CITY OF GRAND RAPIDS
CITY COMMISSION MEETING

TUESDAY, APRIL 23, 2024

07:00 PM

Welcome to the Grand Rapids City Commission Meeting. This session is the final process in the consideration of the items listed on the following agenda. All of these agenda items have been thoroughly reviewed and discussed in the various Standing Committees of the City Commission which meet on Tuesday morning. To view supporting documents for agenda items, please visit: www.grandrapidsmi.gov/commission

Persons who need reasonable accommodation to participate, are asked to contact the City Clerk's Office at 616-456-3010 or cityclerk@grcity.us.

Expected Meeting Procedures

1. Depending on the meeting there can be multiple opportunities for public comment:
    1. The First is limited to items on the Commission's Agenda that are slated to be voted on
    2. The Second is for specially scheduled required public hearings
    3. The Third is for any issue you would like to bring to the attention of the Commission2.
2. You may only speak once on each issue.
3. All comments are to be limited to 3 minutes.
4. City Commission meetings are to be a safe place for everyone involved, as such:
    1. No clapping, cheering, or holding up of signs
    2. Please refrain from swearing, name calling and/or making derogatory comments directed toward a person's race, religion, nation of origin, etc.
5. Do not request or expect comment from the Commission.
6. Please turn OFF cellular phones.

I. CALL TO ORDER

II. MOMENT OF SILENCE

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PUBLIC COMMENTS ON AGENDA ITEMS –

Prior to consideration of the official business, citizens may speak to subjects on today's agenda which are slated to be voted on. The items to be addressed during this time are located in the highlighted section headings. (Please limit comments to 3 minutes.)

VI. APPROVAL OF MINUTES

1. Minutes of 04/09/2024 2:00 PM

VII. **PETITIONS AND COMMUNICATIONS –** Communications addressed to the City Commission are distributed to all members and are acknowledged for information, or are referred to a committee or staff for follow up.

1. Communication received from Douglas Booth regarding their resignation from the Housing Appeals Board
2. Communication received from Karl expressing support for outdoor street seating.
3. Communication received from Lucas Leverett, West Grand Neighborhood Organization Vice President, regarding constituent push-back.
4. Communications received regarding the proposed zoning ordinance.
5. Communication received from Amanda Noble, Chair of Association of Local Government Auditors, expressing support for the City Comptroller's budget proposal to add a second internal auditor

VIII. **REPORTS OF CITY OFFICERS –** The City Manager, City Attorney, City Clerk, City Treasurer, and City Comptroller may submit reports or information directly to the City Commission for consideration.

1. Vicinity Energy Rate Increase – Information Only
2. Comptroller's Warrant Report for the period of March 27, 2024 through April 09, 2024 in the amount of $65,387,698.93
3. Treasurer's Report for Period of March 27, 2024, through April 9, 2024

IX. **CONSENT AGENDA AND REPORTS OF STANDING COMMITTEES**

A. CONSENT AGENDA APPROVAL

B. COMMITTEE ON APPOINTMENTS The Committee considers and makes recommendations on appointments to the City's various boards and commissions.

1. Resolution recognizing the Grand Rapids School System's appointment of Jordoun Eatman to the SmartZone Local Development Finance Authority

C. FISCAL COMMITTEE The Committee considers and makes recommendations on matters referring to bids, claims, and other financial matters of the City.

1. Resolution authorizing execution of an Intergovernmental Agreement between the City of Grand Rapids and the West Michigan Regional Medical Consortium for the Federal FY2023 DHS Grant Program
2. Resolution rescinding City Commission Resolution 93294 and authorizing the Mayor to sign a 2-year contract with Bloomberg L.P. to procure Bloomberg software at a cost "not to exceed" $60,000
3. Resolution approving an increase of $102,233 for Improvements to Sullivan Field for a total not-to-exceed $1,302,233.
4. Resolution Authorizing a Contract for an amount of $25,000 with Kent County for the West Michigan Welcome Plan Collaborative

5. Resolution accepting a grant award of $130,000.00 from the Domestic Violence Action Network (DVAN) for hiring a Domestic Violence Case Manager
6. Resolution authorizing the City Treasurer to establish an account with Stripe, Inc. as a credit card merchant processor to support departmental software applications
7. Bid List Resolution for April 23, 2024

D. COMMUNITY DEVELOPMENT COMMITTEE The Committee considers and makes recommendations on matters concerning public service, public improvements, streets, traffic and public buildings.

1. Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024
2. Resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024
3. Resolution Accepting a Utility Easement and authorizing payment in the amount of $3,230 for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue
4. Resolution approving an agreement with MDOT for the Improvements in Knapp Street from Truxton Drive to East City Limits and authorizing $2,335,450 for the local share of project costs
5. Resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE
6. Resolution accepting an Easement and authorizing payments for Construction of Grand River Edges Trail East – Leonard Street to Ann Street in an amount not to exceed $ 102,648.00
7. Resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW for no consideration
8. Resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium)

E. COMMITTEE OF THE WHOLE The Committee considers all matters that are desired to be deliberated in committee by the full City Commission. Most ordinances and licensing matters are brought before this committee.

1. Resolution approving the request from Short Game Projects LLC dba Big Mini Putt Club for a new Class C Development District Liquor License to be located at 70 Ionia Ave SW, 100 (Unit 1).
2. Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for MWS Ottawa, LLC at 975 Ottawa Avenue NW

3. Resolution approving a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE
4. Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE
5. Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW
6. Resolution approving an eleven-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW

X. **ITEMS REMOVED FROM CONSENT**

XI. **ORDINANCES TO BE ADOPTED**

1. Ordinance amending Section 1 of the Budget Ordinance 2023-15 for Fiscal Year 2024 (Amendment No. 10)
2. Consideration of Zoning Ordinance housing policy text amendments

XII. **CITY COMMISSION RESOLUTIONS –** Resolutions to be deliberated by the City Commission but which come directly to the City Commission rather than from one of the Standing Committees.

XIII. **PUBLIC HEARINGS –** Public hearings are scheduled to allow citizens to speak on subjects which will be before the City Commission for action at a future date. Speakers may address the Commission once on each hearing.

1. City Commission Public Hearing to hear appeals on Nuisance Special Assessment Roll 8784
2. Public Hearing to consider renaming Fairbanks Street from Bond Avenue (proposed to be vacated) to Ionia Avenue as “Corewell Drive”

XIV. **PUBLIC COMMENTS –** At the conclusion of the official business and public hearings, the agenda provides for public comment on any other matters citizens may wish to bring to the attention of the City Commission. (Please limit comments to 3 minutes.)

XV. **COMMENTS BY COMMISSIONERS**

DOCUMENTS FILED

XVI. **ADJOURNMENT**

CITY COMMISSION
GLOSSARY OF TERMS

TERM	DEFINITION
Adjournment	To close the meeting.
Adopt	To accept or approve; i.e., an ordinance, a resolution, a motion, etc.
Amend	To modify; i.e., an ordinance, a resolution, a motion, etc.
Call to Order	Formal opening of a meeting.
City Charter	Legal document establishing a municipality (city).
City Commission	Local form of government consisting of the Mayor and six Commissioners.
City Officers	Includes: Mayor, President of the City Commission, City Manager, City Attorney, City Treasurer, and City Clerk.
Consent Agenda	Matters listed as Consent Agenda items are considered to be routine or matters of unanimous consent by the City Commission. There will be no separate discussion of these matters, and they will be enacted by one motion.
Executive Session	A meeting in which the proceedings are of a confidential nature.Only members and invited guests may attend, and all are honor-bound to maintain confidentiality.
Motion	A proposal that the Commissioners take a specific action or stand on an item being presented to the City Commission.
Ordinance	A piece of legislation enacted by a municipal authority.
Postpone	A motion to postpone is made if the City Commission needs more time to make a decision. A postponement cannot go beyond the next session.
Quorum	Number of voting members who must be present in order that business can be legally transacted.
Recess	Short intermission within a meeting.
Recognize / Obtain the Floor	Acknowledgement by the presiding officer of the City Commission that a member has the right to address the assembly.
Rescind (Repeal)	Allows the City Commission to repeal an action previously taken; i.e., ordinances, etc.
Resolution	A decision by the City Commission to do or not to do something.
Robert's Rules of Order	A guide to fair and orderly meeting procedures.
Suspend the Rules	This motion is used when the City Commission wants to do something that violates its own rules. The motion does not apply to an organization's bylaws, local, state, or national law; or fundamental principles of parlia-mentary law. An appropriate suspension of the rules, used on occasion by the City Commission, would be a motion to change the agenda.
Table, Lay on the	This motion puts aside an item, and everything adhering to it, currently being presented to the City Commission.The item remains "on the table" until taken off.
Table, Take (Remove) from the	The motion to Take from the Table is used when the City Commission wants to continue considering a motion that was Laid on the Table earlier in the present session or in the previous session of the City Commission. When a motion is Taken from the Table, it has everything adhering to it exactly as it was when it was Laid on the Table.
Revised: 06-30-2014	Source(s): Robert's Rules of Order City Commission Standing Rules

CITY OF GRAND RAPIDS COMMISSIONERS

First Ward	Jon O'Connor Drew Robbins	joconnor@grcity.us drobbins@grcity.us	616-456-3035 616-456-3035
Second Ward	Milinda Ysasi Lisa Knight	mysasi@grcity.us lknight@grcity.us	616-456-3035 616-456-3035

Third Ward	Kelsey Perdue Bing Goei	kperdue@grcity.us bgoei@grcity.us	616-456-3035 616-456-3035

OFFICIAL PROCEEDINGS
OF THE
City Commission
OF THE
CITY OF GRAND RAPIDS, MICHIGAN
Regular Session, Tuesday, April 9, 2024

CALL TO ORDER

The Commission was called to order by President O'Connor at 2:00 p.m.

ROLL CALL

Present: Second Ward Commissioner Knight, First Ward Commissioner O'Connor, Third Ward Commissioner Perdue, First Ward Commissioner Robbins, Second Ward Commissioner Ysasi, Thid Ward Commissioner Goei
Absent: Mayor Bliss
The roll was called by the City Clerk.

Result: Approved
Mover: Knight. Supporter: Robbins.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei
Motion to excuse the absence of Mayor Bliss.

APPROVAL OF MINUTES

On the motion of Com. Knight, supported by Com. Perdue, the reading of the minutes of the regular session of March 19, 2024 was waived and said minutes were accepted as presented. Carried.

PETITIONS AND COMMUNICATIONS

93410 Result: Received and Filed
Communication received from Dayja Tillman, ACLU of Michigan Legal Fellow, regarding a response to a FOIA Request.

93411 Result: Received and Filed
Communications received regarding the proposed zoning amendments.

93412 Result: Received and Filed
Vicinity Energy Rate Increase – Information Only.

REPORTS OF CITY OFFICERS

93413 Result: Received and Filed
Comptroller's Warrant Report for the period of March 6, 2024 through March 26, 2024 in the amount of $38,204,951.57 and Monthly Travel & Fund Reports.

93414 Result: Received and Filed
Treasurer's report for the period of March 6, 2024 through March 26, 2024.

93415 Result: Received and Filed
The City Clerk submitted the Mayors appointment of Commissioner Bing Goei to various Standing Committees.

CONSENT AGENDA

A. CONSENT AGENDA APPROVAL

93416 Result: Approved
Mover: Robbins. Supporter: Perdue.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei
Adoption of the following items under the consent agenda.

B. COMMITTEE ON APPOINTMENTS

93417 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED that Mayor Bliss' appointment of Elizabeth Cyr as an alternate member to the Housing Appeals Board for the remainder of a three-year term ending January 4, 2027, be confirmed.

93418 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED, that Mayor Bliss' appointment of Bing Goei to the Uptown Business Improvement District Board for the remainder of a four-year term ending December 31, 2026, be confirmed.

93419 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED, that Mayor Bliss' appointment of Bing Goei to the Uptown Corridor Improvement Authority for the remainder of a four-year term ending December 31, 2026, be confirmed.

93420 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED, that Mayor Bliss' appointment of Darel Ross to the Southtown Corridor Improvement Authority for the remainder of a four-year term ending December 31, 2027, be confirmed.

93421 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED, that the Mobile GR Commission's appointment of Laura Cesa to the Vital Streets Oversight Commission for the remainder of a three-year term ending January 6, 2025, be recognized.

93422 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED that the Grand Rapids School System's appointment of Brandy Mitchell to the SmartZone Local Development Finance Authority for the remainder of a four-year term ending December 31, 2025, be recognized.

C. FISCAL COMMITTEE

93423 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. The Michigan Department of Environment, Great Lakes, and Energy, Public Act 57 of 2019 appropriated funds for grant assistance to Water System Advisory Councils for lead education; and

2. The City is eligible for reimbursement in the amount not exceeding $23,331.00 to procure lead awareness toolkits; therefore

RESOLVED that the City Commission authorizes the City of Grand Rapids to enter into an agreement with the Michigan Department of Environment, Great Lakes, and Energy, and the Mayor and City Clerk are authorized to execute the contract for and on behalf of the City.

93424 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, the Fiscal Committee has considered the attached bids; therefore

RESOLVED that contracts be prepared between the City and the following vendors, and that the Mayor be authorized to sign the contracts on behalf of the City, as follows, in a form to be approved by the City Attorney:

1. **Quick & Careful Moving**
   One-year term contract with two, one-year renewal options for pick-up and delivery services of election equipment for the City Clerk's Office from Quick and Careful Moving for an annual "not-to-exceed" amount of $46,000.00; the estimated three-year total amount is $138,000.00.

2. **Hillard Electric, Inc.**
   One-year term contract with two, one-year renewal options for "as-needed" transformer inspection, testing, and repair services for the Environmental Services Department from Hillard Electric, Inc. for an annual "not-to-exceed" amount of $15,000.00; the estimated three-year total amount is $45,000.00.

3. **American Highway Products LTD.**
   Ferguson Enterprises
   One-year term contracts with two, one-year renewal options for the "as-needed" purchase and delivery of various castings, catch basins and manholes for the Water and Traffic Safety Departments from American Highway Products, Ltd. for items 27-39,41 for the annual "not-to-exceed" amount of $10,000.00 (estimated three-year total amount of $30,000.00); and from Ferguson Enterprises (dba Ferguson Waterworks) for items 1-26,35,40 for the annual "not-to-exceed" amount of $40,000.00 (estimated three-year total amount of $120,000.00).

4. **Nye Uniform**
   One-year term contract with two, one-year renewal options for the purchase of various public safety uniform apparel and accessories for the Police, Fire, and Mobile GR Departments from Nye Uniform Company for an annual "not-to-exceed" amount of $375,000.00; the estimated three-year total amount is $1,125,000.00.

5. **Next Step of West Michigan**
   One-year term contract with two, one-year renewal options the "as-needed" code enforcement maintenance services for the Code Compliance Department for an annual "not-to-exceed" amount of $185,000.00; the estimated three-year total amount is $555,000.00.

6. **Passport Parking**
   Contract extension for an additional one-year term contract with two, one-year renewal options for a mobile payment solution (MOTU) for on-street and off-street parking environments for the Mobile GR Department from Passport Parking, Inc. for the "not-to-exceed" annual amount of $135,000.00; the estimated three-year total amount is $405,000.00.

FURTHER RESOLVED that the Purchasing Agent be authorized to proceed with awards to the following vendors:

7. Aquanuity, Inc.
One-year term contract with two, one-year renewal options for the purchase of Original Equipment Manufacturer (O.E.M.) AquaTwin software licenses and support for the Environmental Services Department and the Water Department from Aquanuity, Inc. for a first-year "not-to-exceed" annual amount of $66,000.00. Future annual renewal costs for licensing and support will be processed per the costs received from Aquanuity, Inc.; at this time, the estimated three-year total amount is $114,000.00.

8. Miller Consultations & Elections
Lease of scanner equipment and associated hardware for the Clerk's Office from Miller Consultations & Elections, Inc. (dba Election Source) for the upcoming Primary Election in August, 2024 and for the upcoming General Election in November, 2024 for a "not-to-exceed" amount of $104,600.00.

9. Lunghamer Ford of Owosso
Cooperative purchase through the State of Michigan MiDEAL Contract #071-B7700180 for various planned replacement vehicles for the Fleet Management Department from Lunghamer Ford of Owosso for the total amount of $608,829.00 as follows:

1 each 2024 Ford F150 Regular Cab 4x4, yellow planned replacement – Facilities Management	$44,378.00/each
1 each 2024 Ford Transit 150 Medium Roof, Cargo Van planned replacement – Facilities Management	$57,098.00/each
4 each 2024 Ford Transit 350 Medium Roof, Cargo Van planned replacement – ESD-IPP	$57,896.00/each
2 each 2024 Ford Transit 350 Medium Roof, Cargo Van planned replacement – ESD-electricians	$58,346.00/each
1 each 2024 Ford F150 Super Crew XLT Lightning new addition, electric vehicle – Facilities	$68,815.00/each
2 each 2024 Ford Police Interceptor Utility planned replacement – Police	$45,131.00/each

10. Carleton Equipment
Cooperative purchase as per Sourcewell contract #040319-CEC for an O.E.M. (Original Equipment Manufacturer) Bobcat stump grinder for the Fleet Management Department from Carleton Equipment for the total amount of $10,063.00.

11. Fredrickson Supply, LLC
Cooperative purchase as per Sourcewell contract #101221-SCA CEC for an O.E.M. (Original Equipment Manufacturer) RAMVAC truck-mounted hydro-excavator and cab & chassis are recommended for the Fleet Management Department from Fredrickson Supply, LLC for the amount of $600,497.99.

12. Presidio Holdings, Inc.
Furnish and install upgrades to the Avigilon Security camera server hardware and software for the Technology and Change Management Department (I.T.) from Presidio Holdings, Inc. (dba Presidio Networked Solutions Group, LLC) for the total "not-to-exceed" amount of $253,125.00.

D. COMMUNITY DEVELOPMENT COMMITTEE

93425 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. The City of Grand Rapids ("City") and the State Land Bank Authority (SLBA) entered into that certain Land Banking Agreement (the "Agreement") approved by the City Commission on October 8, 2019 (Proceeding 89277) and dated as of December 19, 2019; and

2. Pursuant to the Agreement, the City and SLBA work cooperatively to manage, maintain, and dispose of real property located in the City; and

3. On June 21, 2022 via proceeding 91815, the City Commission approved City Commission Policy 900-63 (the "Policy") which, among other things, sets forth the timelines, objectives, processes, and procedures for preparing property for sale, considering proposals for purchase, and facilitating disposition of property owned by the SLBA pursuant to the Agreement; and

4. Applications have been submitted for the properties listed below and have been reviewed according to the Policy; and

5. Staff review has determined that the applications are consistent with the requirements of the Policy and the applicant listed below is eligible and qualified to obtain an option to purchase the properties for which they have applied; therefore

RESOLVED:

1. That City authorizes the SLBA to enter into option agreements with the following individuals or entities for the specific properties listed below, which are subject to the Agreement, providing the prospective purchaser with a 12-month option period in which to finalize and evidence their ability to undertake the projects defined in its applications:

Property Address:	609 Lincoln Avenue NW
Applicant:	New Development Corporation
Parcel Number:	41-12-23-411-007
Purchase Price:	$17,000

Property Address: 749 Sherman Street SE
Applicant: Spitzley Group, LLC
Parcel Number: 41-14-31-234-030
Purchase Price: $5,000

Property Address: 1030 Helen Street NE
Applicant: Spitzley Group, LLC
Parcel Number: 41-14-29-181-011
Purchase Price: $5,000

Property Address: 546 Neland Avenue SE
Applicant: Austin Bekins
Parcel Number: 41-14-32-133-002
Purchase Price: $17,000 and

2. That upon submission of evidence satisfactory to the City that the applicants are prepared to undertake the projects described in its applications and exercise of the option agreements, the SLBA is authorized to convey the properties to the applicants; and

3. That proceeds of sale(s), less fees required to be paid to the SLBA, will be deposited in the Property Management Fund.

93426 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. On January 23, 2024, the City Commission established the Special Assessment Nuisance Roll 8784.

2. On April 23, 2024, the City Commission will sit as Board of Review to hear appeals on the Special Assessment Nuisance Roll 8784.

3. The Special Assessment Roll will be available in the City Assessor's Office in City Hall for ten business days beginning on April 1, 2024. Property owners affected may file a written appeal at any time up to the adjournment of the April 23rd City Commission meeting.

RESOLVED:

1. That the City Commission will sit as Board of Review on April 23, 2024, to hear appeals on the Special Assessment Nuisance Roll 8784

93427 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. On March 15, 2022, the City Commission established the Special Assessment Uptown BID Roll 8786.
2. On May 7, 2024, the City Commission will sit as Board of Review to hear appeals on the Special Assessment Uptown BID Roll 8786.
3. The Special Assessment Roll was available in the City Assessor's Office in City Hall for ten business days, beginning on April 15, 2024. Property owners affected may file a written appeal at any time up to the adjournment of the May 7th City Commission meeting.

RESOLVED:

1. That the City Commission will sit as Board of Review on May 7, 2024, to hear appeals on the Special Assessment Uptown BID Roll 8786.

93428 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, a request has been received for renaming Fairbanks Street from Bond Avenue (proposed to be vacated) to Ionia Avenue as "Corewell Drive"; therefore

RESOLVED that a public hearing for consideration of renaming Fairbanks Street from Bond Avenue (proposed to be vacated) to Ionia Avenue as "Corewell Drive" will be held on April 23, 2024, at 7:00 p.m. local time for the purpose of hearing any and all persons affected by and interested in such commemorative designation. The hearing will be scheduled at City Hall, 300 Monroe Avenue NW, Grand Rapids Michigan 49503.

93429 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, it is necessary to approve a Construction Agreement, and accept two Public Utilities Easements for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer and Water Main in Public Easement (SE), Water Services and Improvements in Garden Street and Improvements in Fair Street (Hope Village PRD); therefore

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids and Mel Trotter Ministries (Developer), be approved and that, upon

approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and

2. That the City accept two Public Utilities Easements for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid easements and for the nominal considerations as noted, which were paid by the developer.

Easement 1

Mel Trotter Ministries $1.00
225 Commerce Avenue SW
Grand Rapids, Michigan 49503

119 Garden Street SE, Parcel No. 41-18-06-151-023

Total of Easement Area: 3990 Square Feet

Easement 2

MTM Support Corporation $1.00
225 Commerce Avenue SW
Grand Rapids, Michigan 49503

101 Garden Street SE, Parcel No. 41-18-06-151-022

Total of Easement Area: 5386 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easements with the Kent County Register of Deeds.

93430 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids, Grand Rapids Charter Township and Covenant Eight, LLC (Developer) be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and

2. That the City accept a recorded Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer.

Marie Havenga, as Personal Representative of the Estate of Lillian Marie Havenga $1.00
15448 Howard Street
Spring Lake, Michigan 49456

4700 Knapp Street NE, Parcel No. 41-14-12-427-002

Total of Easement Area: 47,772 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds

93431 Result: Approved
Mover: Robbins. Supporter: Perdue.

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids, the City of Walker and Tallman Woods Development, LLC (Developer) be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and

2. That the City accept a Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer.

Tallman Woods Development, LLC $1.00
2000 Chicago Drive SW
Wyoming, Michigan 49519

83 Cummings Avenue NW, Parcel No. 41-13-30-251-039

Total of Easement Area: 22,355 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

93432 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 11, 2024 for the following project:

Water Main and Sanitary Sewer in Public Easement (SE)
(Towne & Country Shopping Center)
(hereinafter referred to as the “Project”)

and Kentwood Excavating, Inc. (Kentwood) submitted a bid of $617,475 for which the engineer’s estimate, prepared by Prein & Newhof (P&N), is $580,816; therefore

RESOLVED:

1. That the bid of Kentwood be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount "not-to-exceed" $897,478 which includes the costs of the construction contract, previously authorized design phase services by P&N, previously authorized design phase services by Bloom Sluggett, PC, previously authorized design phase services by Transnation, previously authorized easements during the design phase, construction phase services including inspection by P&N, public information program, engineering/administration, and an approximate ten percent allowance for contingencies. Said amount of $897,478 to be charged to the applicable Water System Fund codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93433 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, proposals were received on March 7, 2024 for the following project:

Comprehensive Master Plan Update for the Grand Rapids Metropolitan Area
Water, Sewer, and Stormwater Services - 2025
(hereinafter referred to as the "Project");

and Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) submitted a proposal of $1,448,500; therefore

RESOLVED:

1. That the proposal of Fishbeck be accepted and the Mayor and City Clerk are authorized to execute the contract in a form to be approved by the City Attorney.

2. That total expenditures for the Project be authorized in an amount not to exceed $1,679,000 which includes the costs of the preliminary design phase services by Fishbeck, administration, and contingencies. Said amount of $1,679,000 to be charged to the applicable codes currently defined as follows: $748,000 to Code No. 5910-536-1000-8010, $681,000 to Code No. 5900-527-1000-8010 and $250,000 to Code No. 1010-533-1000-8010.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93434 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS

1. On July 11, 2023 (Proceeding No. 92713), the City awarded a professional services agreement to Rockford Construction Co (Rockford) for the following project:

   Improvements to Sullivan Field
   (hereinafter referred to as the "Project"); and

2. It is necessary to increase the scope of work and authorize expenditures for the aforesaid project; therefore

RESOLVED:

1. That the scope of work for the professional services agreement with Rockford, be increased at a cost of $73,897.30 with total expenditures not to exceed $1,302,233 which includes the costs of Professional Services Agreement with Rockford, design phase services by Integrated, administration, contingencies and previously authorized fees. Said amount of $1,302,233 to be charged to the applicable Parks millage Codes.

2. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid agreement with Rockford.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93435 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. A proposal was received on March 19, 2024 for the following project:

   Construction of Kendall Street Fire Station
   (hereinafter referred to as the "Project");

   and EV Construction, Co. (EV) submitted a proposal of $15,230 for preconstruction services; and

2. It is necessary to approve a professional services agreement for preconstruction services with EV; therefore

RESOLVED:

1. That EV's proposal be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the preconstruction services agreement for the Project on behalf of the City.

2. That expenditures for the Project be authorized in an amount "not-to-exceed" $546,930 which includes costs for preconstruction services, previously authorized design services, administration and contingencies. Said amount of $546,930 to be charged to the applicable Capital Improvement Fund (Fire) codes.

3. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid contract with EV.

4. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93436 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 26, 2024 for the following project:

Roof Restoration at Kalamazoo, Leonard and Covell Fire Stations
(hereinafter referred to as the "Project");

and C&I Building Maintenance, Inc. (C&I) submitted a bid of $203,746 for which the engineer's estimate, prepared by Integrated Architecture PC (IA), is $308,604; therefore

RESOLVED:

1. That the bid of C&I be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $304,855 which includes the costs of the construction contract, previously authorized design phase services by IA, construction phase services including inspection by IA, administration, and contingencies. Said amount of $304,855 to be charged to the applicable Capital Improvement Fund (Facilities Management) Code.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93437 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 26, 2024 for the following project:

LED Lighting Upgrades at Various Parking Ramps
(hereinafter referred to as the "Project");

and Bazen Electric Co. (Bazen) submitted a bid of $38,521 for which the engineer's estimate, prepared by Fishbeck, Thompson, Carr, & Huber Inc. (Fishbeck), is $53,971; therefore

RESOLVED:

1. That the bid of Bazen be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.
2. That total expenditures for the Project be authorized in an amount "not-to-exceed" $98,695 which includes the costs of the construction contract, previously authorized design phase services by Fishbeck, construction phase services including inspection by Fishbeck, administration, and contingencies. Said amount of $98,695 to be charged to the applicable Parking Services Fund code.
3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

93438 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. Bids were received on March 12, 2024 for the following project:

Water Main in Aqua Fria Court, Brookhills Court, Brookpoint Drive, Burger Drive, Forest Valley Court, Forest Valley Drive, Maple Crest Court, Maple Crest Drive, Misty Lane Court, Oak Creek Court, Oakmont Drive, Oak Tree Drive, Ridgemont Court, Sandy Lane Court, Sandy Lane Drive, Thornapple River Drive, Tricklewood Drive, White Oak Court, Winterberry Court, and Woodbrook Drive (Burger-Goodwood Neighborhood Water Main – Phase 2)
(hereinafter referred to as the "Project")

2. CL Trucking & Excavating, LLC (CL) submitted a bid of $5,626,738.50 for which the engineer's estimate, prepared by Prein & Newhof, Inc. (P&N), is $6,024,575.

3. It is necessary to enter into a cost sharing agreement with Cascade Charter Township; therefore

RESOLVED:

1. That the City of Grand Rapids tentatively awards the construction contract for the Project to CL, contingent upon successful financial arrangements with the Michigan Finance Authority (MFA) through the State Revolving Fund Program.

2. That the aforesaid cost sharing agreement with Cascade Charter Township be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the agreement for the Project on behalf of the City.

3. That the bid of CL be accepted and that, upon completion of financing with MFA and upon approval as to form by the City Attorney, the Mayor is authorized to execute a contract with CL in the amount of $5,626,738.50 for the Project on behalf of the City, which execution shall constitute the award of the contract.

4. All resolutions or parts of resolutions in conflict herewith shall be, and the same are, rescinded.

5. That total expenditures for the Project be authorized in an amount not to exceed $7,133,400 which includes the costs of the construction contract, previously authorized design phase services by P&N, construction phase services including inspection by P&N, bond counsel/financial service fees, administration, and contingencies. Said amount of $7,133,400 to be charged to the applicable Water System codes.

6. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

7. That the City of Grand Rapids, pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project and other related costs in an amount “not-to-exceed” $6,906,150 (Water System Fund) through the issuance of tax-exempt bonds.

8. That a copy of this resolution be available for inspection at the City Clerk’s Office, 2nd Floor, City Hall, 300 Monroe Avenue N.W., Grand Rapids, Michigan 49503.

93439 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 5, 2024 for the following project:

Reconstruction of Hall Street from Madison Avenue to Eastern Avenue and Water Main Abandonment in Adams Street from Paris Avenue to Eastern Avenue and Water Main in Paris Avenue from Adams Street to Hall Street. (hereinafter referred to as the "Project");

and Diversco Construction Company, Inc (Diversco) submitted a bid of $3,189,107.50 for which the engineer's estimate, is $3,328,025; therefore

RESOLVED:

1. That the City tentatively awards the construction contract for the Project to Diversco, contingent upon successful financial arrangements with the Michigan Finance Authority (MFA) through the State Revolving Fund Program.

2. That the bid of Diversco be accepted and that, upon completion of financing with MFA and upon approval as to form by the City Attorney, the Mayor is authorized to execute a contract with Diversco in the amount of $3,189,107.50 for the Project on behalf of the City, which execution shall constitute the award of the contract.

3. That total expenditures for the Project be authorized in an amount "not-to-exceed" $4,237,159 which includes the costs of the construction contract, previously authorized design phase services by Fishbeck, previously authorized design phase services by Bloom Sluggett, PC (BSPC), previously authorized geotechnical phase services by Professional Service Industries, Inc. (PSI), construction phase services by LRE for payroll certification, public information program, testing/permits, engineering/ inspection/administration, and an approximate twelve percent allowance for contingencies. Said amount of $4,237,159 to be charged to the applicable codes currently defined as follows: $2,050,753 to the applicable Water System Fund codes, $20,587 to the applicable Sewer System Fund codes, and $2,165,819 to the applicable Vital Streets Fund codes.

4. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

5. That the City of Grand Rapids, pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project

and other related costs in an amount not to exceed $2,050,753 (Water System Fund) through the issuance of tax-exempt bonds.

6. That a copy of this resolution be available for inspection at the City Clerk's Office, 2nd Floor, City Hall, 300 Monroe Avenue N.W., Grand Rapids, Michigan 49503.

93440 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 7, 2024, for the following project:

Reconstruction of Eleanor Street from Plainfield Avenue
to Diamond Avenue and Reconstruction of Fremont Avenue
from Third Street to Fourth Street.
(hereinafter referred to as the "Project");

and Montgomery Excavating, LLC (Montgomery) submitted a bid of $3,271,994.55 for which the engineer's estimate, is $3,480,187; therefore

RESOLVED:

1. That the City tentatively awards the construction contract for the Project to Montgomery, contingent upon successful financial arrangements with the Michigan Finance Authority (MFA) through the State Revolving Fund Program.

2. That the Bid of Montgomery be accepted and that, upon completion of financing with MFA and upon approval as to form by the City Attorney, the Mayor is authorized to execute a contract with Montgomery in the amount of $3,271,994.55 for the Project on behalf of the City, which execution shall constitute the award of the contract.

3. That total expenditures for the Project be authorized in an amount "not-to-exceed" $4,264,335.00. This amount includes the costs of the construction contract, previously authorized design phase services by Fishbeck, previously authorized design phase services by Materials Testing Consultant (MTC), Inc, construction phase services by Land and Resource Engineering (LRE), public information program, testing/permits, engineering/inspection/administration, and an approximate twelve percent allowance for contingencies. Said amount of $4,264,335.00 to be charged to the applicable codes currently defined as follows: $286,402 to the applicable Sewer System Fund code, $1,549,665 to the applicable Vital Streets Fund code, and $2,428,268 to the applicable Water System Fund Code.

4. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

5. That the City of Grand Rapids, pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project and other related costs in an amount not to exceed $2,428,268 (Water System Fund) through the issuance of tax-exempt bonds.

6. That a copy of this resolution be available for inspection at the City Clerk's Office, 2nd Floor, City Hall, 300 Monroe Avenue N.W., Grand Rapids, Michigan 49503.

93441 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, it is necessary to approve an Agreement and a Lease, accept deeds, and authorize payments for Reconstruction of Godfrey Avenue from the Grand River to Oxford Street and in Chestnut Street from 600' West of Godfrey Avenue to Godfrey Avenue; therefore

RESOLVED:

1. That an Agreement and a Lease are hereby approved with the following property owners:

   450 Market Avenue, L.L.C.
   Gelock Transfer Line Inc.
   450 Market Avenue SW
   Grand Rapids, Michigan 49503; and

2. That deeds are hereby accepted from the following property owners for the following properties for the total compensation amount of $2,606,400:

   <u>489 Market Ave. SW, Parcel No. 41-13-36-102-017</u>

   450 Market Avenue, L.L.C.
   450 Market Avenue SW
   Grand Rapids, Michigan 49503

   <u>501 Market Ave. SW, Parcel No. 41-13-36-102-020</u>

   Gelock Transfer Line Inc.
   450 Market Avenue SW
   Grand Rapids, Michigan 49503; and

3. That the Mayor is hereby authorized to execute the aforesaid Agreement and Lease on behalf of the City contingent upon approval as to form by the City Attorney; and

4. That the City Comptroller is hereby authorized and directed to make payments, in amounts and to said payees including Transnation Title Agency Grand Rapids, as the City Engineer or designee requests in connection with the aforesaid Agreement, Lease and deeds in a total amount "not-to-exceed" $3,300,000; and

5. That the City Clerk is hereby authorized and directed to record the aforesaid deeds with the Kent County Register of Deeds; and

6. That the City of Grand Rapids, pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project and other related costs in an amount not to exceed $3,300,000 (Kent County Drain Bonds) through the issuance of tax-exempt bonds; and

7. That a copy of this resolution be available for inspection at the City Clerk's Office, 2nd Floor, City Hall, 300 Monroe Avenue N.W., Grand Rapids, Michigan 49503.

93442 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, bids were received on March 14, 2024 for the following project:

Rotomilling / Resurfacing of Streets at Various Locations - Contract 2023-2
(hereinafter referred to as the "Project");

and Nagel Construction, Inc. (Nagel) submitted a bid of $3,971,648.95 for which the engineer's estimate is $3,951,071.50; therefore

RESOLVED:

1. That the bid of Nagel be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount "not-to-exceed" $5,223,360.00 which includes the costs of the construction contract, public information program, testing/printing/permits, engineering/inspection/administration, and contingencies. Said amount of $5,223,360.00 to be charged to the applicable Vital Streets Fund Codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

E. COMMITTEE OF THE WHOLE

93443 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS:

1. Increasing the availability of outdoor dining space will help downtown and neighborhood business districts to thrive; and
2. Public Act 124 of 2020, as amended, empowers the City Commission to enhance outdoor spaces by designating them as Social Districts with Commons Areas where purchasers may consume alcoholic beverages sold by multiple qualified Michigan Liquor Control Commission licensees who obtain Social District Permits; and
3. The City Commission has received requests to designate Social Districts; and
4. The City Commission has considered the potential impact of the requested Social Districts on the public health, safety, and welfare; therefore

RESOLVED:

1. That the following Social District containing a Commons Areas is designated within the limits shown on the attached map:
   a. Alger Heights Social District; and
2. That the Commons Areas within the Social Districts shall be as noted on the attached maps with the City Manager, or designee, authorized to make minor reasonable adjustments to the limits of the Commons Areas required by regulatory or operational requirements, or to safeguard the public health, safety, and welfare; and
3. That each Commons Area is contiguous to at least 2 qualified licensees; and
4. That signage shall be placed to define and clearly mark the limits of the Commons Areas; and
5. That the parklet or other outdoor seating area shall be as permitted (subject to permit modifications) within the Social Districts; and
6. That the management and maintenance plan for each Commons Area, including the hours of operation, shall be the same as for the corresponding permitted parklet or other outdoor seating area; and
7. That the Commons Areas shall be maintained in a manner that protects the health and safety of the community; and

8. That the Social Districts shall exclude premises authorized by the Michigan Liquor Control Commission under a special license during the effective period of the special license.

93444 Result: Approved
Mover: Robbins. Supporter: Perdue.

WHEREAS, on February 14, 2024, the City of Grand Rapids Downtown Development Authority ("DDA") approved and recommended to the City Commission an expansion of Development Area No. 1 ("Expanded Development Area No. 1") and an amendment to the Development and Tax Increment Financing Plan for the City of Grand Rapids Downtown Development Area No. 1 ("Amended Plan"); and

WHEREAS, the City Commission may consider the approval of the Expanded Development Area No. 1 and the Amended Plan after conducting a public hearing and proper notice thereof, as required by Act 57 of 2018, as amended; and

WHEREAS, on March 5, 2024, the City Commission adopted a resolution setting the date for a public hearing on the Expanded Development Area No. 1 and the Amended Plan for April 9, 2024; and

WHEREAS, prior to the adoption of the proposed ordinance approving the Expanded Development Area No. 1 and Amended Plan, the City Commission must introduce the proposed ordinance and publish such at least seven days prior to adoption, as required in Section 61 of the Grand Rapids Charter; therefore

RESOLVED:

1. That the attached ordinance amending Sections 1.905 and 1.912 of Chapter 21 of the Grand Rapids City Code be published as part of the proceedings, and

2. That pursuant to Section 10(b) of Title V of the City Charter, the City Clerk shall publish the attached summary of said ordinance in a newspaper of general circulation in the City; and

3. That the proposed ordinance shall be considered for adoption on June 11, 2024; and

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

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 16, 2024, one day after its publication, pursuant to Section 10 of Title V of the City Charter.

ORDINANCES

93445 Result: Approved
Mover: Ysasi. Supporter: Perdue.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei

AN ORDINANCE TO AMEND SECTION 9.857.181 "TRAFFIC" OF CHAPTER 170 OF TITLE IX OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED "MUNICIPAL CIVIL INFRACTIONS"

ORDINANCE NO. 2024 - 16

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 9.857.181 of Chapter 170 of Title IX of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

"**Sec. 9.857.181. – Traffic.**

Code Chapter	Code Section	Municipal Civil Infraction	Initial Offense	First Repeat Offense	Second Repeat and Subsequent Offense	Period for Repeat Offense (Note 1)
181	10.132(1)	Operating a bicycle or micromobility device on a sidewalk within the Downtown Improvement District.	$50.00	$100.00	$200.00	NA
181	10.132(2)	Riding a bicycle or micromobility device on a sidewalk where traffic control devices or signs prohibit bicycles or micromobility devices.	$50.00	$100.00	$200.00	NA
181	10.132(3)	Failure to yield right-of-way to pedestrians or others using the sidewalk or trail.	$50.00	$100.00	$200.00	NA
181	10.132(4)	Failure to provide warning signal to pedestrians.	$50.00	$100.00	$200.00	NA
181	10.132(5)	Failure to yield right-of-way to turning vehicle.	$50.00	$100.00	$200.00	NA
181	10.132(6)	Failure to reduce speed or yield right-of-way at intersection.	$50.00	$100.00	$200.00	NA
181	10.132(7)	Failure to obey traffic control devices or signs while on a trail.	$50.00	$100.00	$200.00	NA
181	10.180	Operating a vehicle in a traffic lane designated for buses.	$100.00	$100.00	$100.00	NA
Note 1: "NA" means there is no time period after which a repeat offense is considered an initial offense.						

93446 Result: Approved
Mover: Knight. Supporter: Ysasi.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei

ORDINANCE AMENDING ARTICLE 8 "BICYCLES" OF CHAPTER 181 "GENERAL TRAFFIC REGULATIONS" OF TITLE X "TRAFFIC" OF THE CODE OF THE CITY OF GRAND RAPIDS

ORDINANCE NO. 2024 - 17

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Article 8 of Chapter 181 of Title X of the Grand Rapids City Code be amended in its entirety as follows:

"ARTICLE 8. – BICYCLES AND MICROMOBILITY DEVICES

Sec. 10.130. Definitions.

As used in this Article, the following words and phrases shall have the following meanings:

(1) *Bicycle* means every mechanical means of transportation having at least two (2) tandem wheels, fully operable pedals, and propelled solely by human power or with an assistive electric motor of less than seven hundred fifty (750) watts, upon which any person or persons may ride.

(2) *Bike Lane* means a portion of a roadway which has been designated by striping, signing and/or markings for the preferential or exclusive use of persons riding bicycles or micromobility devices.

(3) *Micromobility Device* means any device meant to carry one rider or operator and that is not required to be licensed or registered by the State of Michigan. Micromobility devices may be propelled either by the power of the rider or by an electric motor of less than seven hundred and fifty watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a motor while ridden, is less than twenty miles per hour. Micromobility devices include, but are not limited to, unicycles, electric unicycles, tricycles, electric stand-up scooters, electric sit-down scooters, Segways, skateboards, motorized skateboards, rollerblades, and hoverboards.

(4) *Trail* means a section of sidewalk or other pathway which is physically separated from motorized vehicular traffic by an open space or barrier, and which is set aside for use by bicycles, micromobility devices, and pedestrians and is so designated by signs.

(5) *User* means a person fifteen (15) years of age or older who is operating or riding a bicycle or micromobility device.

Sec. 10.131. Manner of Operation.

(1) Users on a public highway shall be granted all of the rights and shall conform to all of the rules herein established for the operation of motor vehicles including

the direction and instructions of police officers, traffic control signals and devices applicable to bicycles and micromobility devices.

(2) *Number of riders.* Bicycles and micromobility devices shall not be ridden by more persons than the number for which it was originally designed and manufactured. Passengers are allowed when using seats, trailers, or other carrying devices designed for use in conjunction with a bicycle or a micromobility device.

(3) *Two (2) Abreast.* Persons riding bicycles or micromobility devices upon a roadway shall not ride more than two (2) abreast except on paths or parts of roadways set aside for the exclusive use of bicycles and micromobility devices, or during special events where a group of Users is otherwise permitted. Persons riding bicycles or micromobility devices two (2) abreast shall not impede the normal and reasonable movement of traffic and, on a laned street, shall ride within a single lane. Persons riding bicycles or micromobility devices upon a sidewalk shall not ride more than single file.

(4) *Erratic Driving.* No Users shall cause or permit a bicycle or micromobility device to curve to and fro.

(5) *Hands on Controls.* For bicycles and micromobility devices with handles, at least one (1) hand of the User shall be on the handle bar at all times except when he or she is in the act of signaling.

Sec. 10.132. Sidewalks, Bike Lanes and Trails.

(1) No User, except for people with disabilities with specially equipped devices, shall operate or ride a bicycle or micromobility device upon any sidewalk within the Downtown Improvement District as described in Section 1.960 of the City Code except in that portion of the Downtown Improvement District that is north of I-196, upon any sidewalk where prohibited by appropriate signage, or through special events or areas of pedestrian activity.

(2) No User shall operate or ride a bicycle or micromobility device upon any sidewalk where traffic control devices or signs are posted or displayed prohibiting riding a bicycle or micromobility device thereon.

(3) When a User is operating or riding a bicycle or micromobility device upon a sidewalk or trail, the User shall yield the right-of-way to all other lawful users of the sidewalk or trail, and to all other persons so near to the sidewalk or trail as to constitute an immediate hazard.

(4) When a User is operating or riding a bicycle or micromobility device upon a sidewalk or trail, he or she shall give an audible warning either verbally, by bell, or other suitable warning device to pedestrians and other lawful users of the sidewalk or trail. Such signal shall be given a reasonable distance before

overtaking or passing by such pedestrian or other lawful user of the sidewalk or trail.

(5) When any User is operating or riding a bicycle or micromobility device upon a designated trail, he or she shall yield right-of-way to all vehicles turning onto streets or roadways intersecting the trail.

(6) When any User operating or riding a bicycle or micromobility device upon a designated trail or sidewalk is approaching an intersecting street or roadway, he or she shall slow down to a speed which will permit him or her to stop prior to entering the intersection, and shall make such reasonable observations as will enable him or her under the existing conditions of the trail, the sidewalk, the weather, the visibility and any other conditions then existing to yield the right-of-way and he or she shall yield the right-of-way to traffic on the intersecting street or roadway prior to entering the intersecting street or roadway.

(7) When any User is operating or riding a bicycle or micromobility device upon a designated trail, he or she shall obey all traffic control devices and signs posted thereon, and all traffic control devices controlling vehicular traffic on any street adjacent or parallel to the trail.

Sec. 10.133. Shared Micromobility Terms of Service.

User shall comply with vendor's terms of service so long as the terms do not conflict with Grand Rapids City Code.

Sec. 10.134. Equipment.

(1) *Lights.* A bicycle or micromobility device being operated on a roadway between one-half (½) hour after sunset and ½ hour before sunrise shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least five hundred (500) feet to the front and with a red reflector on the rear which shall be visible from all distances from one hundred (100) feet to six hundred (600) feet to the rear when directly in front of lawful lower beams of head lamps on a motor vehicle. A lamp emitting a red light visible from a distance of five hundred (500) feet to the rear may be used in addition to the red reflector.

(2) *Brakes.* Every bicycle or micromobility device shall be equipped with a brake which will enable the User to make the braked wheel skid on dry, level, clean pavement.

Sec. 10.135. Hitching to Vehicles.

No User upon any bicycle or micromobility device shall attach the bicycle or micromobility device or himself or herself to any vehicle upon a roadway or sidewalk.

Sec. 10.136. Speed.

(1) No User shall operate his or her bicycle or micromobility device in a manner or at a speed greater than is reasonable and proper under the conditions then existing, or at speed greater than will permit him or her to bring his or her bicycle or micromobility device to a stop within the assured clear distance ahead.

(2) Unless otherwise posted or authorized, no person shall ride upon a sidewalk at a speed greater than fifteen (15) miles per hour.

Sec. 10.137. Reserved.

Sec. 10.138. Private Property.

No User shall ride a bicycle or micromobility device on private property unless the User has the permission of the owner to ride thereon.

Sec. 10.138. Accident Reports.

When any User is riding upon a street, highway, sidewalk, bicycle path and the bicycle or micromobility device is involved in an accident resulting in injury or death to a person or damage to property, the User shall within twenty-four (24) hours report the accident to a Police Officer or personally report the accident to the Police Department at the Information Desk at Police Headquarters."

93447 Result: Approved
Mover: Robbins. Supporter: Knight.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei

ORDINANCE AMENDING SECTION 1.246 "LIFE ALLOWANCE" OF ARTICLE 2, CHAPTER 7, TITLE I OF THE GRAND RAPIDS CITY CODE RELATED TO RETIREMENT BENEFIT MULTIPLIERS FOR FIREFIGHTER MEMBERS OF THE POLICE AND FIRE RETIREMENT SYSTEM

ORDINANCE NO. 2024 - 18

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 1.246 of Chapter 7 of Title I of the Code of the City of Grand Rapids be amended to read as follows:

"Section 1.246 – Life Allowance

Upon a member's retirement as provided in this Article, the member shall receive a life allowance equal to the applicable percent of final average salary in effect for the member at the time of employment termination (Benefit Multiplier), multiplied by the member's years of credited service to the nearest one-twelfth (1/12) year; provided, however, that no such life allowance shall be based upon a percentage of final average salary which exceeds the allowance cap for that member's covered group at the time of retirement as set forth below:

BENEFIT MULTIPLIERS AND ALLOWANCE CAPS FOR MEMBER GROUPS

COVERED GROUP	DATE OF HIRE	BENEFIT MULTIPLIER	ALLOWANCE CAP
Firefighters	Prior to July 1, 1992	2.5%	100%
	-or-		
	Prior to July 1, 1992 with up to 37 years of credited service if, on or before June 28, 2002 a decision to retire was made, effective on or before September 26, 2002	2.7%	100%
	-or-		
	Prior to July 1, 1992 with up to 35 years of credited service	2.7%	94.5%
	July 1, 1992 or after	2.7%	90%
Police Officers and Sergeants	Before March 9, 1995	2.7%	100%
	March 9, 1995 through June 30, 2001	2.7%	87.5%
	July 1, 2001 and after	2.7%	80%
Police Command	Prior to July 1, 2001	2.7%	100%
	July 1, 2001 or after	2.7%	80%
Police Chief or Deputy Police Chief	At any time	2.7%	100%

For Firefighter retirements effective December 18, 2009 through December 31, 2009 and for Firefighter retirements effective on or after July 1, 2012:

COVERED GROUP	DATE OF HIRE	BENEFIT MULTIPLIER	ALLOWANCE CAP
Firefighters	Prior to July 1, 1992	2.5%	100%
	-or-		
	Prior to July 1, 1992	2.8%	94.5%
	July 1, 1992 through January 9, 2012	2.8%	90%
	January 10, 2012 and after	2.0%*	90%

* Firefighter members hired on or after January 10, 2012 will have a 2.0% multiplier for the first five (5) years of employment. Such members will have an option, between four and a half (4½) years and five (5) years of employment, to irrevocably elect to increase their own benefit multiplier to 2.2%, 2.4%, 2.6% or 2.8%, for all future credited service after the first five (5) years. The incremental cost for a higher multiplier will be calculated by the System's actuary following

each experience study, or at least every five (5) years, and shall be added to the member contributions required under Section 1.258(4)(a) for the remainder of the member's employment. If no election is made by such member prior to his/her five-year employment anniversary date, then all credited service shall be calculated using a 2.0% multiplier. Effective as of July 1, 2019, members may irrevocably elect to increase their own benefit multiplier to 2.2%, 2.4% 2.6% or 2.8%, retroactive to no earlier than the member's six-month anniversary date, or in any six-month increment from that date. If no election is made by such member prior to his/her five-year employment anniversary date, then all credited service shall be calculated using a 2.0% multiplier. Members hired on or after January 1, 2024 must make an irrevocable multiplier election before their six-month anniversary date. If no election is made by such member prior to their six-month anniversary date, then all credited service shall be calculated using a 2.0% multiplier. The increased cost of the member's election shall be calculated by the actuary and paid by the member via an increased member contribution rate.

For Police Officers and Sergeants, Police Command and Non-Represented member retirements on or after June 30, 2010:

COVERED GROUP	DATE OF HIRE	BENEFIT MULTIPLIER	ALLOWANCE CAP
Police Officers and Sergeants	Before March 9, 1995	2.8%	100%
	March 9, 1995 through June 30, 2001	2.8%	87.5%
	July 1, 2001 through December 19, 2011	2.8%	80%
	December 20, 2011 and after	2.0%*	80%
Police Command	Prior to July 1, 2001	2.8%	100%
	July 1, 2001 through December 19, 2011	2.8%	80%
	December 20, 2011 and after	2.0%**	80%
Police Chief or Deputy Police Chief	Any	2.8%	100%
Fire Chief or Deputy Fire Chief	Any	2.8%	94.5%

* Police Officers and Sergeants hired on or after December 20, 2011 will have a 2.0% multiplier for the first five (5) years of employment. Such members will have an option, between four (4) and five (5) years of employment, to irrevocably elect to increase their own benefit multiplier to 2.2%, 2.4%, 2.6% or 2.8%, for all future credited service after the first five (5) years. The incremental cost for a higher multiplier will be calculated by the System's actuary following each experience study, or at least every five (5) years, and shall be added to the member

contributions required under Section 1.258(4)(b) for the remainder of the member's employment. If no election is made by such member prior to their five-year employment anniversary date, then all credited service shall be calculated using a 2.0% multiplier. Effective July 1, 2019, members hired between December 20, 2011 and August 31, 2019 will be afforded a one-time opportunity to irrevocably elect to increase their own benefit multiplier to 2.2%, 2.4%, 2.6% or 2.8%, retroactive to no earlier than the member's six-month anniversary date, or in any six-month increment from that date. Prior elections may not be changed to a different multiplier. Members hired on or after September 1, 2019 must make an irrevocable multiplier election before their six-month anniversary date. If no election is made by such member prior to their six-month anniversary date, then all credited service shall be calculated using a 2.0% multiplier. The increased cost of the member's election shall be calculated by the actuary and paid by the member via an increased member contribution rate.

** Police Command members hired on or after December 20, 2011 will have a 2.0% multiplier for the first five (5) years of employment. Such members will have an option, between four (4) and five (5) years of employment, to irrevocably elect to increase their own benefit multiplier to 2.2%, 2.4%, 2.6% or 2.8%, for all future credited service after the first five (5) years. The incremental cost for a higher multiplier will be calculated by the System's actuary following each experience study, or at least every five (5) years, and shall be added to the member contributions required under Section 1.258(4)(c) for the remainder of the member's employment. If no election is made by such member prior to their five-year employment anniversary date, then all credited service shall be calculated using a 2.0% multiplier. If a Police Command member is promoted into the unit from the Police Officers and Sergeants unit and has already elected a higher multiplier, or defaulted to a 2.0% multiplier for all service, then that election or default shall be applicable for service earned while in the Command unit as well.

Life allowances for those former members who terminated service with the employer prior to July 1, 2001 and elected to take a deferred retirement, are subject to and limited by the provisions of Section 1.250."

CITY COMMISSION RESOLUTIONS

Result: Approved
Mover: Robbins. Supporter: Perdue.
Motion to suspend the rules to consider the following resolution.

93448 Result: Approved
Mover: Goei. Supporter: Robbins.
Yeas: Knight, O'Connor, Perdue, Robbins, Ysasi, Goei

RESOLVED that the City Attorney is authorized to compromise, settle and redeem on behalf of the City of Grand Rapids, the circuit court case no. 23-01307-NO, captioned Terrilyn Gross v City of Grand Rapids, and all potential

claims related thereto by the cash payment of Fifty-Five Thousand and No/100ths Dollars ($55,000.00) and the costs of mediation not to exceed Two Thousand Five Hundred and No/100th Dollars ($2,500.00), payable to Terrilyn Gross and the Law Offices of Todd J. Stearn, P.C. by the City of Grand Rapids through its risk-manager, MMRMA; and

IT IS FURTHER RESOLVED that upon execution of an appropriate settlement agreement and release of claims between the parties, the Michigan Municipal Risk Management Authority (MMRMA) is hereby authorized and directed to issue a check to Terrilyn Gross and the Law Offices of Todd J. Stern, P.C., in the amount of Fifty-Five Thousand and no/100ths Dollars ($55,000.00) and the costs of mediation not to exceed Two Thousand Five Hundred and No/100th Dollars ($2,500.00).

PUBLIC HEARINGS

93449 Result: Referred to Committee of the Whole.
Public hearing to consider the establishment of an Obsolete Property Rehabilitation, pursuant to PA 146 of 2000, for MWS Ottawa, LLC at 975 Ottawa Avenue NW.

93450 Result: Referred to Committee of the Whole.
Public hearing to consider the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE.

93451 Result: Referred to Committee of the Whole.
Public hearing to consider an application for a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE.

93452 Result: Referred to Committee of the Whole.
Public hearing to consider the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW.

93453 Result: Referred to Committee of the Whole.
Public hearing to consider an application for an eleven-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW.

93454 Result: Referred to Committee of the Whole.
Public hearing to consider approval of an expansion of the City of Grand Rapids Downtown Development Authority Development Area No. 1 and an amended Development and Tax Increment Financing Plan for Downtown Development Area No. 1.

93455 Result: Closed.
Public Hearing on Programmatic Agreements with the Michigan State Historic Preservation Officer (SHPO).

93456 Result: Referred to Community Development Committee.
Public hearing on the FY 2025 Neighborhood Investment Plan funding recommendations totaling $9,267,976.

DOCUMENTS FILED

93457 Result: Received and filed.
Neighborhood Match Fund Agreements submitted for the public record.

ADJOURNMENT

Commission Adjourned at 3:18 p.m.

JOEL H. HONDORP
City Clerk

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Daniel Kvamme, Administrative Analyst I
City Clerk's Office

SUBJECT: Communication received from Douglas Booth regarding their resignation from the Housing Appeals Board

Communication received from Douglas Booth, dated April 1, 2024, regarding their resignation from the Housing Appeals Board

Your CITY COMMISSION MEETING recommends the adoption of the following communication received from Douglas Booth regarding their resignation from the Housing Appeals Board

Please Click here, delete this text, and enter your resolution here

Hi,

I recently received a job offer from the city of GR. Correct me if I am wrong, but I believe I will need to step down from The housing appeals board while an employee for the city.

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: Communication received from Karl expressing support for outdoor street seating.

Prepared by Emilee Dinh, Customer Service Specialist
Tracking Number: 24-1778

From: BarnacleBob
Sent: Tuesday, April 16, 2024 10:34 AM
To: Mayor <mayor@grand-rapids.mi.us>; O'Connor, Jon <joconnor@grand-rapids.mi.us>; Robbins, Drew <drobbins@grand-rapids.mi.us>; Ysasi, Milinda <mysasi@grand-rapids.mi.us>; Knight, Lisa <lknight@grand-rapids.mi.us>; Goei, Bing <bgoei@grand-rapids.mi.us>; Perdue, Kelsey <kperdue@grand-rapids.mi.us>
Subject: Parklets

As a resident of downtown (monroe center st). Please do not let the outdoor seating come to an end for a handful of more parking spaces. its such a waste as 3/4 of the year is great for outdoor seating. Having more parking spaces also doesn't help the future of the downtown with people just driving in to visit and not actually live downtown. We definitely dont want the dead/dying downtowns of the 80's/90's to return.

-Karl

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: Communication received from Lucas Leverett, West Grand Neighborhood Organization Vice President, regarding constituent push-back.

Prepared by Emilee Dinh, Customer Service Specialist
Tracking Number: 24-1779

From: Lucas Leverett
Sent: Thursday, April 11, 2024 2:40 PM
To: Bliss, Rosalynn <rbliss@grand-rapids.mi.us>; Goei, Bing <bgoei@grand-rapids.mi.us>; O'Connor, Jon <joconnor@grand-rapids.mi.us>; Robbins, Drew <drobbins@grand-rapids.mi.us>; Ysasi, Milinda <mysasi@grand-rapids.mi.us>; Knight, Lisa <lknight@grand-rapids.mi.us>; Perdue, Kelsey <kperdue@grand-rapids.mi.us>; Washington, Mark <mwashington@grand-rapids.mi.us>; Turkelson, Kristin <kturkelson@grand-rapids.mi.us>
Cc: Hondorp, Joel <jhondorp@grand-rapids.mi.us>; David Green ; Hennessy,Carol (Commissioner - District 14) >; Annette Vandenberg ; David LaGrand
Subject: Constituent Push-Back Wake-Up Call
Importance: High

Commissioners and leaders,

I could not attend your latest two Commission meetings, but I did catch up online with both. **Wow! You have taken a walloping from a cross-section of the citizenry and your constituents lately!**

This issue of zoning is merely an example of how things have been allowed to function in this city and how much the demand for change transcends beyond just one issue. How you do business and how poorly you keep the door open or follow through on promises of engaging all of us who pay you (and vote) seems to truly reach across generations, ethnicities, and all demographics.

You clearly have a long way to go on striking a balance for everyone. From the young fist-in-the-air street activist to the retiring Boomer who keeps their curtains drawn, you have some major dissatisfaction being expressed. It was easy to paint people like me who looked at your core practices and attitudes and criticized you as extremists or blowhards slinging rhetoric. But it's clear to me that you're making mistakes that many folks are tired of. ***The People are not pleased, and with good reason.***

We're seeing frustration about your closed-door dealings, questionable communications, and transparency over many new hits: amphitheater, soccer stadium, your role in the zoo parking debate, this zoning… all the way back to the classics - like how you refuse to stand up to police unions or the power-brokers and puppet masters who make up most of the "private-public partnership" part of Grand Rapids' frustrating **non-profit industrial complex**.

You're seeing citizens angrily confronting the realities that have come from the wealthy and powerful elites in this city continuing to be given an **outsized influence** because of their political donations and their "philanthropic" projects - when most of us average working people would have rather they just paid their fair share of taxes all this time, so you could spend our money on the things we want and need under our advisement and within range of our oversight.

I'm asking you as I always do, to do two things: **be better, and govern with guts.**

Please change the flawed habits that poison our ability to work together as citizens and elected representatives. Please take more ownership and be more “invasive” to the departments and staff, and be independent actors on our behalf. It will make your lives easier, but most importantly, it will make people regard you as **true extensions of the will of The People** instead of accusing you of not *listening*. That accusation doesn’t just come from nowhere. It comes from people noticing the dysfunction and the lack of inclusion of dissenting opinions or alternate ideas in the final draft of any given effort. I’m talking about real observations - not “feelings” about something intangible, but noticing an actual thing happening (or not happening).

It’s not all bad! You are making many strides, and I will applaud and champion those. I’ve sent many notes to praise communications improvements, but it’s also clear that some of you still have your thumb on those activities, and some changes are being slowed down by that classic problem: ***tradition.***

You’ll notice below that I am signing this letter with an added designation. I’ve recently been elected **Vice President of the West Grand Neighborhood Organization Board**. Some of you will roll your eyes at that or find it frustrating, *and that’s ok.* Community is supposed to occasionally frustrate leaders. Sometimes even more than occasionally. Philosophical tug-of-war is how we settle into what is best for all, in *real* compromise.

My mention of this is to point to some core values you need to remember. This message is not an official statement on behalf our organization, but it is from me, the person, who is taking on the responsibility of a larger role and looking at others with responsibility and noticing the problems which persist. What I plan to continue to do in my expanded role is to ensure that, *at least in our community*, we are listening to all people - not just our donors or religious leaders or powerful wealthy self-servers - *but all people*.

I’ve made it my focus thus far on the Board to practice as an organization what I have preached about transparency, communication, and inclusion. We have a larger and larger wave of exactly that mindset in West Grand, and GR as a whole.

Here's hoping you will dedicate yourselves to these more noble mindsets and needed changes, and continue to partner with passionate people who love cities, love our community, and love the hope and promise that open-minded leadership can inspire.

Thank you for the work you do. Please know that any call to *“be better”* does not discount that existing effort. It is my hope that definitive and demonstrable actions will begin to be quite apparent and proudly displayed.

Yours in progress,

LUCAS LEVERETT
Branding • Marketing • Design • Events • Imagination • Civic Satori
615.423.3459 • lucas@lucasleverett.com

Vice President, West Grand Neighborhood Organization

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: Communications received regarding the proposed zoning ordinance.

Prepared by Emilee Dinh, Customer Service Specialist
Tracking Number: 24-1780

From: Adam Tauno Williams < >
Sent: Tuesday, April 23, 2024 12:26 AM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Cc: City Manager <manager@grand-rapids.mi.us>; Mayor <mayor@grand-rapids.mi.us>
Subject: StrongtownsGR Petition In Support Of Zoning Ordinance Reform Proposals

Dear Commission,

Strongtowns GR has conducted a petition in support of today's (2024-04-23) zoning reforms which address the shortage of housing in Grand Rapids. Strongtowns GR supports, in full, all of the proposals before you today.

There are 89 petitioners from the city of Grand Rapids, as well as eight (8) from surrounding communities, and ten (10) from elsewhere in Michigan.

Thank you for your consideration. Let's build more housing!

Grand Rapids

Adam Williams	Grand Rapids	49503
Adam Wise	Grand Rapids	49504
Alexis De Weese	Grand Rapids	49506
Allison Peters	Grand Rapids	49512
Amanda Browne	Grand rapids	49505
Amelia Ferenczi	Grand Rapids	49507
Andi Gardner	Grand Rapids	49505
Andrew Carley	Grand Rapids	49507
Anna Carley	Grand Rapids	49507
Bill Larzelere	Grand Rapids	49504
Brent Morgensen	Grand Rapids	49504
Brian DeVree	Grand Rapids	49505
Brian McDonagh	Grand Rapids	49504
Camryn Peterson	Grand Rapids	49544
Carly Sluiter	Grand Rapids	49546
Christopher Browne	Grand Rapids	49505
Clayton Stedman	Grand Rapids	49505
Colin Cooper	Grand Rapids	49505
Colin McDonald	Grand Rapids	49508
Daniel Heeren	Grand Rapids	49507
Daniel Scott	Grand Rapids	49504
Danny McGee	Grand Rapids	49505
David DeTavernier	Grand Rapids	49505
David Gaddy	Grand Rapids	49507
David Walkotten	Grand Rapids	49525
Desiree Giovannis	Grand Rapids	49504

Don Passenger	Grand Rapids	49503
Emily Puls	Grand Rapids	49506
Eric MacFayden	Grand Rapids	49503
George Cervera	Grand Rapids	49506
Grant Drukker	Grand Rapids	49506
Haris Islamcevic	Grand Rapids	49546
Heath Haverdink	Grand Rapids	49534
Ian Winkelstern	Grand Rapids	49505
Ilsabet Kulaga	Grand Rapids	49546
Jace Browning	Grand Rapids	49503
James LaFave	Grand Rapids	49504
Janelle Rai	Grand Rapids	49546
Jennifer Dowsett	Grand Rapids	49505
Jeremy Scully	Grand Rapids	49504
Joe Force	Grand Rapids	49546
Joe Pohlen	Grand Rapids	49503
Joel Gustafson	Grand Rapids	49505
Jon Hearth	Grand Rapids	49506
Jonathan Rapley	Grand Rapids	49502
Joseph Passenger	Grand Rapids	49504
Joshua Brink	Grand Rapids	49504
Julienn Williams	Grand Rapids	49504
Justin Beavers	Grand Rapids	49505
Kelly Arrand	Grand Rapids	49504
Kevin O'Brien	Grand Rapids	49504
Kevin Palmiter	Grand Rapids	49507
Kyle Simpson	Grand Rapids	49546
Layne Fowler	Grand Rapids	49508
Lee Mueller	Grand Rapids	49506
Leslee Rohs	Grand Rapids	49506
Lindsay Passenger	Grand Rapids	49504
Lucio Gonzalez Ramirez	Grand Rapids	49525
Lydia Gustafson	Grand Rapids	49505
Madeline Tousley	Grand Rapids	49503
Margaret Idema	Grand Rapids	49544
Marta Johnson	Grand Rapids	49506
Matt Post	Grand Rapids	49503
Matthew Kaindl	Grand Rapids	49505
Melanie Govan	Grand Rapids	49506
Micah Van Dam	Grand Rapids	49508
Michael Hilden	Grand Rapids	49505
Michael Kulaga	Grand Rapids	49506

Mitchell Schieber	Grand Rapids	49506
Nate Hunt	Grand Rapids	49504
Nathan Biller	Grand Rapids	49508
Nathan Gelderloos	Grand Rapids	49508
Nathan Jindra	Grand Rapids	49506
Paul Harju	Grand Rapids	49506
Pauline Harrington	Grand Rapids	49505
Pete Ford	Grand Rapids	49505
Phil Mellema	Grand Rapids	49506
Ross Johnson	Grand Rapids	49506
Ryan Huebner	Grand Rapids	49534
Samuel Jenner	Grand Rapids	49503
Sandra Rempel	Grand Rapids	49506
Shelby Denhof	Grand Rapids	49504
Silas Monte	Grand Rapids	49503
Sisto Huelga	Grand Rapids	49504
Stefan Pawelka	Grand Rapids	49505
Sydney van Hulle	Grand Rapids	49503
Thomas Ledbetter	Grand Rapids	49504
Traci Montgomery	Grand Rapids	49506
Zachary Lindemulder	Grand Rapids	49546

Adjacent Communities

Aaron Danigelis	Grandville	49418
Alison Kumbalek	Jenison	49428
Calvin Tran	Grandville	49418
Chris Brinkley	Wyoming	49519
Patrick Hollingsworth	Grandville	49418
Phoenix Broadwood-Volkhardt	Comstock Park	49321
Sean Ferguson	Kalamazoo	49048
Warren Rempel	Ada	49301

Michigan

Abbey Bennett	Hudsonville	49426
Drew Smith	Redford	48240
Ember Wind	Caledonia	49316
Mitchell Mudd	Holland	49423
Morgan Feldpausch	Detroit	48206
Savanna Weber	Greenville	48838
Sean Ferguson	Kalamazoo	49048
Simone Hollingsworth	Hudsonville	49426
Trevor Currie	Detroit	48234

Zachary Egglegon Caledonia 49316

From: Anne Hiskes < >
Sent: Monday, April 22, 2024 3:59 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>; Anne Hiskes < >
Subject: Public Comment on Proposed zoning Changes April 23 City Commission Agenda

To: Grand Rapids City Commission

From: Anne L. Hiskes, Member of Together West Michigan's Housing Team

Subject: In support of the Proposed Zoning Changes for April 23, 2024 Meeting

Dear Members of the Grand Rapids City Commission,

I'm writing with strong support of the proposed zoning changes that will come to a vote at your April 23 meeting. I have been a member of the Together West Michigan Housing Team for several years and privy to hearing many stories from those affected by the housing crisis and to many meetings where strategies are discussed. From all of this, it is clear that stable, healthy housing is a necessary precondition for the social and economic well-being of individuals, families, and our entire community. It is also clear that people are suffering from lack of housing.

The proposed changes in zoning seem like common sense, viable, and cost-effective strategies in addressing the current housing crisis in Grand Rapids and Kent County. They are strategies that make good use of available land.

While not a magic bullet in addressing the estimated need for 14,106 housing units in Grand Rapids, these proposed zoning changes are an important first step. Grand Rapids, like other municipalities around the country, must be creative and open to change. The zoning changes proposed for your consideration are well-researched and being implemented around the country with good effects.

Sincerely,

Anne L. Hiskes

From: Ben Van Hof On Behalf Of Ben Van Hof
Sent: Thursday, April 11, 2024 10:26 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Public comment on zoning changes

I would like to register my enthusiastic support for the zoning changes which have recently been proposed to the City Commission: relaxed restrictions on ADUs and SRO residences, allowing more unrelated occupants in a dwelling, and especially permitting more infill in neighborhoods zoned TN-LDR and reducing parking requirements. Grand Rapids has a huge housing affordability problem, and the fact that so much of the city is zoned for single family dwellings only is a part of the problem. And increased density (via decreased parking requirements, smaller lot sizes, and more multi-family dwellings) solves a multitude of ills beyond easing the housing supply crunch, including making transit more viable (more people per mile who can use a given bus route) and increasing the number of destinations reachable by walking or cycling, which reduces car dependency (and the need for all that parking!)

As a third ward resident who had to search long and hard to find a small, affordable condo here just a couple years ago, I can testify to how few options there are on the southeast side which are not single-family homes and are also not way out in the car-dependent suburbs (where safe streets are nonexistent; I know, I used to live and cycle in Kentwood!) I hope these changes would go some way to making denser, more affordable housing available to others like me who need and want it. I know there is some opposition to these measures, so I urge you to do the right thing for our city and vote in support of these urgently-needed updates to our zoning code. Thank you.

Respectfully,

Ben Van Hof
2031 Rowland Ave. SE, Unit 4
Grand Rapids, MI 49546

From: Bob DeBoer
Sent: Thursday, March 14, 2024 4:46 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Help with referendum petition process

Good afternoon!
I would like help with forming a referendum petition to stop the over development of our city and current zoning changes taking place in our city !
They planning to destroy our neighborhoods and want to do something about it I see city clerks office is the department that deals with elections . Please help me with this process !

From: Highland Park Neighborhood Association
Sent: Tuesday, April 09, 2024 7:44 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Cc: City Manager <manager@grand-rapids.mi.us>
Subject: In Support Of Proposed Zoning Reforms

To whom it may concern,

At the 2024-04-09 meeting of the Highland Park Neighborhood Association the association board unanimously supported a resolution in support of the currently proposed zoning reforms.

Resolution
The board of the Highland Park Neighborhood Association supports the currently proposed zoning reforms, as presented at the March 19th, 2023 Commission Night Out regarding:
● Accessory Dwelling Units
● Maximum Unrelated Occupant
● Single Room Occupancy (SRO) group living
● Transitional and Emergency shelters
● Small Scale & Infill Housing
● Parking Reductions for small developments on Link and Network Residential streets.
The majority of the board feels these proposals are in accord with the sentiment expressed by residents who have participated in engagement events facilitated by the neighborhood association. The preference expressed by the community is that new and infill development be focused toward corridor streets and that small scale development, such as ADUs, be permitted. Such changes permit the growth of the neighborhood while maintaining the existing scale; such growth will encourage additional commercial and retail amenities which are desired by the community.

Along with such reforms the majority of the board encourages the city to continue to invest resources in proactive code enforcement as well as facilitating mobility options including improved pedestrian and bicycle facilities and expanded public transportation service.

--
Highland Park Neighborhood Association
Adam Tauno Williams, Board Chair
Grand Rapids, MI.

From: Janice Weeber < >
Sent: Monday, April 22, 2024 4:26 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: city meeting April 23,2024

I strongly OPPOSE any voting on the ARENAS, HOCKEY OR OTHERWISE IN GRAND RAPIDS.

I PROPOSE A STATE INVESTIGATION,…WHICH I AM NOW LOOKING INTO…….CONCERNING THE ''PRE APPROVED '' ARENAS TO BENEFIT THE AREA OF THE BIG BOY RESTAURANT OWNED BY THE DE VOS KIDS.

THIS IS ILLEGAL, AND NO ENVIRONMENTAL STUDIES WERE DONE…….ON TOP OF THE PRE APPROVAL…….. MONTHS AGO …….TO BENEFIT THE DEVOS CLAN.

THE PLANNING COMMISSION DOES NOT HAVE ONE QUALIFIED PLANNER ON THE BOARD……AND AT LEAST TWO DON'T LIVE IN GRAND RAPIDS. YET THEY APPROVE MULTI RESIDENT STRUCTURES WITH ABSOLUTELY NO WATER, SEWAGE OR ENVIRONMENTAL STUDIES OR APPROVAL BY THE STATE. ALL THEY ARE IS A GROUP OF FRIENDS OF THE MAYOR FILLING UP RESUMES

FURTHERMORE, THE PHONY GROUP "'STRONG TOWNS''' GRAND RAPIDS , LED BY THE UNQUALIFIED…….ANDREW CARLEY…….IS MORE THAN SUSPECT. NO HOMES TURNED INTO MULTI UNITS, NO BACK YARDS ALLOWED TO BE BUILT ON, AND NO LOWERING THE SIZE OF LOTS FOR BUILDIING…I WANT TO SEE THE ENVIRONMENTAL AND SAFETY AND TRAFFIC, AND CITY STREET PARKING POLLUTION STUDIES.

I HUMBLY REQUEST ALL THESE COMMENTS ADMITTED TO THE GR CITY COMMISSSION MEETING OF TUESDAY, APRIL 23, 2024.

SINCERELY,

JANICE WEEBER

PS I WAS BORN IN GRAND RAPIDS, RAISED IN THE HOUSE MY GRANDFATHER BUILT, AND HAVE LIVED MY HOME IN GRAND RAPIDS FOR 43 YEARS.

I DON'T TAKE THE ABUSE AND DESTRUCTION OF MY CITY LIGHTLY.

April 11, 2024

Dear Mayor Bliss and City Commissioners:

I am writing in regard to the attached question and answer (Q&A) document released by the City of Grand Rapids Planning Commission to City Commissioners during a scheduled meeting on Tuesday, April 9. This document was not provided online in advance of the public City Commission meeting, nor made available as paper copies to public attendees. Moreover, the Q&A document was not properly referenced within the Commission's meeting agenda. During the public meeting, the Q&A document became a key point of discussion by commissioners during Kristin Turkelson's presentation. However, public attendees could not publicly participate in or provide input regarding engagement with this specific document having not seen it. I kindly ask that the City Attorney, Anita Hitchcock, evaluate the distribution of this document as it relates to the Open Meetings Act.[1]

I greatly appreciate the time and effort city staff have spent in responding to the myriad of questions regarding the city's proposed zoning changes. However, the current Q&A document does not address consideration or a plan for monitoring and fixing unintended consequences resulting from implementation. **I kindly request the Commission devise an action plan regarding implementation oversight of its zoning changes to best mitigate any unintended consequences.**

As it relates to specific topics discussed in the Q&A document, I would like to provide the following comments:

Accessory Dwelling Unit (ADU) Owner Occupancy Requirement: The Q&A document suggests that removing owner occupancy requirements for ADUs would increase flexibility and access to financing, potentially benefiting low-and moderate-income households. This argument contradicts research indicating that owner-occupied properties tend to be better maintained, leading to stable neighborhoods.[2] The document's statement that removing owner occupancy requirements will improve equity overlooks the potential for financial landlords and gentrification, which could exacerbate housing affordability issues for vulnerable populations.[3]

Replacement of Single-Family Homes with Multi-Unit Buildings: The document outlines factors that might limit the likelihood of single-family homes being replaced by multi-unit buildings. However, the document downplays the potential for such transitions, particularly in high-demand neighborhoods[4]. Contrary to the assertion that outside investors are unlikely to invest in small-scale developments, research suggests that investment in real estate can indeed drive changes in neighborhood demographics and affordability.[5] The Q&A document also states that increased housing supply will prevent price gouging. This statement

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[1] https://www.michigan.gov/ag/-/media/Project/Websites/AG/open-meetings/OMA-Handbook-October-2022.pdf?rev=1a0f1edea36c491b8e4728ba2f3e1bf3

[2] https://static1.squarespace.com/static/56b161a622482e966ff4db63/t/59e1207f32601e172d4ec1f4/1507926144073/homeownership-and-neighborhood-stability.pdf

[3] https://www.planning.org/blog/9177620/neil-smith-gentrification-and-the-flow-of-money/

[4] https://www.inderscienceonline.com/doi/abs/10.1504/IJBEM.2010.03338

[5] https://journalistsresource.org/home/single-family-homes-institutional-investors/

overlooks evidence of housing market dynamics where increased supply does not necessarily lead to affordable housing, especially in rapidly gentrifying areas.[6]

Impact of Zoning Changes on Housing Affordability: The Q&A document suggests that zoning changes similar to those being proposed have resulted in positive outcomes in other cities. However, the document overlooks potential negative consequences such as displacement of low-income residents, loss of community cohesion, and increased pressure on infrastructure and services (environment, fire, police, etc)[7]. The assertion that new construction will inevitably lead to affordability does not consider showing that market-rate housing alone may not address the needs of low-income households, necessitating targeted affordability measures.[8]

Thank you in advance for your consideration of my comments. Your ongoing commitment to help our neighborhoods tackle the zoning challenges facing the City of Grand Rapids head-on is greatly appreciated.

Sincerely,

Jennnifer Meeks

ATTACHMENT

[6] https://www.brookings.edu/articles/the-goldilocks-problem-of-housing-supply-too-little-too-much-or-just-right/

[7] https://reason.com/2023/09/07/judge-rules-minneapolis-zoning-reforms-are-getting-too-much-housing-built/

[8] https://www.urban.org/urban-wire/no-single-policy-will-increase-housing-affordability-we-need-comprehensive-strategy

Q&A - Re: Proposed Zoning Text Amendments – Housing

The following questions were raised during the City Commission consideration of proposed text amendments recommended by the City's Planning Commission. Answers were prepared by the City's Planning Department in collaboration with Community Development, Code Compliance, City Attorney's Office, Assessing Department and Housing Next.

1. **What are the benefits of removing owner occupied requirement from Accessory Dwelling Unit (ADU) regulations?**

   Owner occupancy requirements speaks directly to one of the greatest benefits of property ownership: the flexibility of choosing how to use the property. When a homeowner buys a single-family home, they have the option of living there for 30 years, selling the home outright, or renting the home and buying another house in the same neighborhood. For decades, this is how many low- and moderate-income households built wealth for their families and climbed the economic ladder.

   If an owner chooses to build an ADU, that owner can no longer opt to move away from the property without selling it. The owner cannot consider the option of the property serving as a future investment property. Eliminating these options from the possible uses of the property diminishes the flexibility of a property with an ADU.

   Owner occupancy requirements also make ADUs more difficult to finance. Owner occupancy requirements limit who can purchase the property in the future – or more accurately, who is able to benefit from the potential financial value of the ADU. From the perspective of a bank, this makes an investment in an ADU a higher risk loan. A bank is much less likely to offer competitive financing through a traditional 30-year mortgage at 90% loan-to-value to build an ADU if there are owner occupancy requirements. Instead, the bank will likely require a significant amount of owner equity (40% - 50% or more). This now limits who can afford an ADU and will heavily favor wealthy homeowners. As a result, owner occupancy requirements often have a negative impact on equitable outcomes.

   Finally, owner-occupancy restrictions also limit non-profit entities from owning property with ADUs and this can have the effect of limiting the ability of the community to provide more affordable housing options in desirable neighborhoods at small-scale.

2. **In a low-density neighborhood, what is the likelihood of a 3-4 unit rental unit replacing a single family home. Has this practice been widespread in other cities?**

   The likelihood of a single-family home being replaced by a 3-4 unit building is dependent on several factors.

   A. *The cost to purchase and demolish the single-family home. In Grand Rapids, the minimum cost to purchase an existing home in most neighborhoods is $200,000 or more. For as long as housing supply remains well below demand, the cost to purchase existing homes will continue to rise.*

   B. *The cost to build a new building on the property. In Grand Rapids, the average cost of new construction is around $275 per square foot before factoring in utilities and land costs. A 2,400 square foot three-unit building would cost roughly $660,000 to build today. Then add $200,000 in acquisition and $25,000 in demolition costs. Now the total cost to build a 3-unit building is roughly $885,000 (roughly $295,000 per unit). This is less than the cost per unit to build a single-family home (average of $360,000), but each unit must rent for around $2,400 per month if they are not*

subsidized. At around 750 square feet each, these units are likely to be two-bedrooms. The current average market rate rent for a two-bedroom unit in Grand Rapids is $1,525 per month.

C. *There must be potential renters in the market who are willing to pay $900 per month more than they would pay to rent an existing, older two-bedroom unit in the same neighborhood. This type of rent premium is usually limited to only those neighborhoods with such a high degree of amenity and low availability of supply that residents feel the rent premium is justified. Also, the more housing that is available relative to the number of individuals and families seeking housing, the less likely any individual household is to pay a large premium. In other words, more available supply will bring housing prices down rather than raise them. This is a basic rule of supply and demand economics. If every property owner can add one or two additional housing units, over time, it is highly likely that an adequate amount of supply will be created to ensure that price gouging is not possible.*

D. *The value of the rental income from a three unit building after spending nearly $900,000 must be greater than the value of the income that would be available if an investor simply rented the existing single-family home. Currently, a typical single-family home with three bedrooms rents for between $1,600 and $2,000 per month in the city. If the acquisition cost is only $200,000, the investor may be able to make more money by executing a minor rehab or renting that home in an as-is condition as opposed to tearing it down and replacing it with an expensive structure. Each property is somewhat unique and the cost/benefit of renting a property as an existing single family home vs removing the home and replacing it with 2, 3 or 4 units will be highly dependent on the condition of the existing home, its location, and the cost of construction compared to the likely rent the new property could earn.*

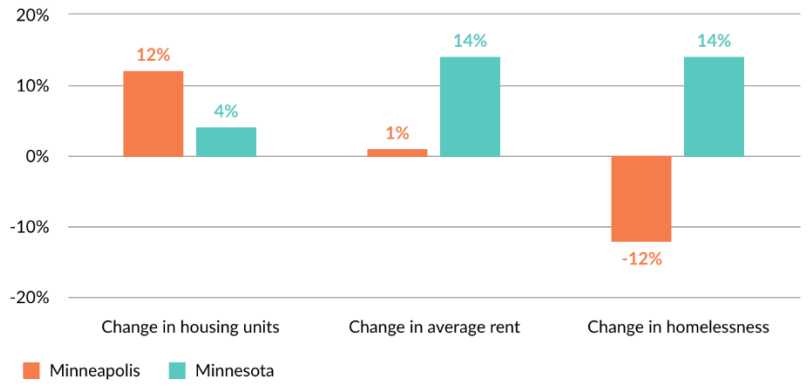
E. *Private equity and outside investors rarely have the local staff capacity or interest to take on the complicated process of buying a single-family home and tearing it down to replace it with just 3 units. The time and expense of finding the property, having plans drawn up, getting those plans approved, and coordinating construction for a three-unit building is not substantially less than the time and expense of buying commercial property and building a 30-unit or 100-unit building. If the investor is not local, it is very unlikely that they will invest the time and energy to hassle with just 3 or 4 units at a time. It is very likely that most small multi-unit buildings will be created by local investors. And, when paired with targeted economic development incentives, it is possible to ensure that a significant majority of these types of projects include some degree of long-term affordability and local ownership.*

3. **What has been the impact in other cities that have made similar changes to their zoning code? Can we get some good data/information from them about lessons learned?**
   Minneapolis adopted city-wide zoning changes to eliminate single-family only neighborhoods in 2018. The result has been that Minneapolis is the only growing housing market in the State of Minnesota that did not experience significant rent growth over the subsequent five years.

Figure 2

Minneapolis' Rent Growth Was Much Lower Than Minnesota's

Percentage change in housing stock, average rent, and homelessness, 2017-22



Note: The Minnesota housing unit data does not include Minneapolis. Homelessness data for Minneapolis reflects data for Hennepin County. Homelessness data for Minnesota excludes Hennepin County.

The Urban Institute also conducted a multi-city study to evaluate the impact of land use reforms on housing affordability. The study found a statistically significant impact on new housing supply and positive effects on housing affordability across the income spectrum. An important nuance of this research is that the land use reforms did not result in the creation of significantly more housing that was affordable to households earning at or below 30% area median income. However, the mover chains that resulted from new supply being available in high demand neighborhoods did create new vacancies within existing low-income and deeply affordable housing units.

These studies also found that changes to single-family zoning were only responsible for a small share of the new housing that was created in those markets. However, the changes to single family zoning allowed greater access to certain neighborhoods among both renters and local investors who would otherwise have been priced out. The increase in potential new supply across a broad geographic area significantly limited speculation and reduced rent growth (or reversed it some cases).

4. **What is the data around parking waivers?**
   Since 2013, the City Planning Commission has considered approximately 1,100 cases. Of those cases, 87 cases included support for a parking waiver that resulted in 2,944 spaces being waived using the standards of the City's Zoning Ordinance.

5. **Does this City have a map identifying the location of existing group living facilities?**
   No, this is not a map that the Planning Department is able to produce as there is not a single data source that can be referenced. A map of state licensed group living facilities could be created, however, it would not be inclusive of all group living facilities that exist within the City as not all facilities require state licensing.

6. **Can additional housing policy changes be made during implementation of the Community Master Plan?**
   Yes. After the Community Master Plan is adopted, the City will begin the process of implementing the recommendations of the Plan. This implementation process will include a significant amendment of the City's Zoning Ordinance.

7. **Relative to equity, what impacts should we expect if these amendments are adopted? Who stands to financially benefit? Who may be harmed?**
There is significant empirical evidence to demonstrate that exclusionary zoning (local regulations that limit who is able to live in which neighborhoods based on their income) places artificial constraints on supply, exacerbates residential racial segregation, and contributes to rising housing costs. As described in detail in the 2020 publication, The Color of Law, modern single-family only zoning has perpetuated racial segregation and undermines housing equity. The City of Grand Rapids eliminated exclusive single-family zone districts in 2008.

The proposed zoning amendments are unlikely to make neighborhoods or individual housing more equitable on their own. However, pairing greater flexibility of zoning with direct investment programs can help to support more equitable outcomes. It is likely that investments already underway and those being considered by the Economic Development and Community Development departments will have a more significant impact.

One of the most important aspects of the proposed zoning amendments is the manner in which they will make small scale, neighborhood-based development opportunities available to regular people. Currently, nearly all development is done by large development firms with access to significant capital. Very few small-scale developments are possible today. With the passage of the proposed amendments, combined with additional tools to support small scale developers, it will become possible for a local family or a young couple to build equity through small scale investments.

The economic development team is currently working with Housing Next and Cinnaire to create an equitable development initiative that is designed to provide training, mentorship, and access to capital to small scale and emerging developers. With the proposed zoning changes, new development opportunities will become far more equitable.

8. **How does increased supply affect housing affordability?**
A study published in the Journal of Urban Economics (2023) found that new housing supply has a direct and substantial impact on housing affordability across the market, even when the new housing being built was market rate. The study authors describe this impact as follows:

"The supply of new market rate units triggers moving chains that quickly reach middle- and low-income neighborhoods and individuals. Thus, new market-rate construction loosens the housing market in middle- and low-income areas even in the short run. Market-rate supply is likely to improve affordability outside the sub-markets where new construction occurs and to benefit low-income people."

This data is consistent with other similar types of commodity pricing in the marketplace. When more supply of a particular good becomes available – whether it be televisions or t-shirts – even when the new supply is expensive, the price of older versions of the same product will moderate or fall – assuming that enough new supply is available to meet or exceed total demand.

It is important to remember that the laws of supply and demand still apply. If enough new housing becomes available, prices will moderate and eventually decline. This trend has been seen recently in markets such as Minneapolis MN, Austin TX, and Nashville TN. However, if too little new housing supply becomes available relative to demand, prices will not moderate.

An important point to keep in perspective is that new construction is almost always more expensive than preserving or adapting existing housing. New construction will only be affordable to households earning less than median income if it is subsidized in some way. This could be tax increment financing, tax credits, or philanthropy. At the same time, adaptation of existing housing – when that existing housing generally meets modern code requirements in existing state – can be much less expensive and can require much less subsidy to be affordable.

9. Will these changes have a disproportionate impact to a historic district?

An important element of the proposed zoning changes is that they impact a broad and dispersed segment of the residential housing stock in the city. This approach allows for the impact of the proposed changes to also be broad and dispersed across many neighborhoods. For this reason, many advocates of this style of zoning reform refer to it as 'gentle density'. A very modest increase in the potential number of new homes does not result in widespread changes to a neighborhood, but rather a gradual 'thickening' of potential residential density.

Based upon evidence from other communities that have adopted similar zoning reforms in recent years, we can expect between 5% and 15% of new housing supply to occur within established neighborhoods and at a small scale. Most new housing supply (85% - 95%) will continue to come from larger developments on corridors and in commercial zones where the City has already allowed for four stories by right, ground floor residential uses in certain areas, and limited parking requirements.

Historic Districts are likely to be least impacted by the proposed zoning changes for a few reasons. The historic districts in Grand Rapids are generally located within the most expensive neighborhoods in the city. The average sale price of a home in Heritage Hill is currently $650,000 with several homes selling for well over $1 million. This means that the cost of acquisition is much higher than comparable neighborhoods nearby. Existing homes just two blocks away still sell for $200,000 to $250,000.

When the cost to purchase an existing building is overly expensive, it will not make financial sense as an investment property unless the potential development yield is high (i.e. a lot of new units can be created to justify the purchase price) or the rent is very high.

However, the proposed amendments may in fact make these homes more affordable to homeowners who intend to live in the home and create an additional residential unit or two to help offset the cost of their mortgage. These investments make more financial sense for an owner-occupant in an expensive district because the investment is not entirely about financial gain. It is also about establishing the means to afford to live in a high opportunity neighborhood.

It is important to remember, when considering the likely benefits to homeowners, that attempting to limit ownership of multi-unit properties to only owner-occupied buyers has several unintended consequences. The primary negative consequence is the implications to financing these properties. It can be very difficult to finance a property that is overly burdened with restrictions. A bank is often looking for unencumbered properties which can be easily sold if the borrower is unable to make the payments on the loan. If the bank is limited in their ability to sell the property, the bank will likely reduce the value of their loan for the property. This, in turn, limits who can purchase these properties to only those buyers with enough cash to satisfy the bank – usually around 40% - 50% of the cost. In Grand Rapids, an owner-occupancy requirement is likely to impact equity in a negative way because of these financing limitations.

Furthermore, an owner-occupancy requirement would limit a buyer's ability to generate wealth over time unless they were living in the property for the entirety of their ownership period. One of the primary ways that existing property owners who live in the Heritage Hill, Cherry Hill, South Town, and Fairmount Square neighborhoods were able to generate wealth for themselves was by purchasing several properties in their neighborhood over time, investing significant time, energy and financial resources into those homes, and reestablishing those neighborhoods as active and thriving places for people of all incomes and generations to share community. These property owners were not limited by owner-occupancy requirements and benefitted significantly as a result.

10. **Do we know how many rental units currently rent to 4 unrelated individuals?**
    The Code Compliance Department does not monitor tenancy. Rental property owners are only required to register the number of rental buildings and the number of dwelling units within each building. There is no requirement to register the number of occupants within each dwelling unit. The current Code Compliance residential rental registry has 16,041 buildings with 40,622 dwellings.

11. **Do we have any indication that our current rule of 4 results in tenant abuse?**
    Overcrowding complaints are reported to the Code Compliance Department for follow-up with a Notice of Complaint (courtesy notice) is sent to the property owner. Approximately 30 days after the Notice of Compliant is sent, a Code Compliance Officer investigates the complaint. If the Code Compliance Officer verifies a zoning violation, a Notice of Violation is issued along with fees. Enforcement proceeds through various legal actions until compliance is reached. From 2019 through 2023 (five years) Code Compliance received 171 overcrowding complaints, of which 21 (12%) resulted in fees.

12. **What safeguards are in place to protect tenants?**
    The Code Compliance Department responds to and investigates a variety of complaints from tenants. Each complaint is inspected for potential violations of the Zoning Code and Property Maintenance Code. In addition, Code Compliance proactively inspects residential rental properties every 2, 4, or 6 years as part of the Residential Rental Property Certification Program. Inspections include interior, exterior, mechanical, smoke detectors, and caron monoxide detectors.

13. **What have we learned from other communities that have put some of these tools in place already, especially around displacement, affordability, economic security.**
    Displacement pressure is most pronounced in places where a little bit of new development is allowed, but not nearly enough to satisfy local demand. The new development proves that local renters are willing to pay more to live in a particular neighborhood, but too few units are produced to satisfy everyone who wants to and can afford to live in that neighborhood. The result is more competition for the scarce supply of available housing, which then drives prices upward.

    The solution to this problem is multi-faceted. The first step is allowing more housing across a broad area rather than in limited pockets. The second step is to proactively pursue affordable housing policies and investment priorities that make affordability a viable option for some of the new development that is now allowed. This can be done with philanthropy, tax credits, incentives, and public financing. The third step is to ensure that existing low- and moderate-income renters and homeowners are connected to available resources in a way that supports their individual needs to allow them to remain in the neighborhood if they desire to do so. This could be home repair services, rental assistance, legal advocacy, and financial investments to preserve existing affordable housing.

14. **How do these changes intersect with the State Building Code and could the City advocate for change?**
The proposed changes to the City's zoning ordinance are not in conflict with the Building Code, nor prompt a need for change. The Building Code contains the requirements for construction anywhere within the State of Michigan. The proposed changes in the City of Grand Rapids ordinance will create new opportunities for housing that may not have been permissible under the current Zoning Ordinance. The construction codes only serve to establish minimum requirements to provide a reasonable level of safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards and to provide a reasonable level of safety to fire fighters and emergency responders during emergency.

15. **How are short-term rentals (i.e. AirBnB's) currently enforced?**
The City does not permit whole house short-term rentals. In 2012, the Planning Department convened a workgroup and developed the current regulatory framework for short-term rentals, which allows owner occupied dwellings to rent one room as a short-term vacation rental. A One-Room Rental requires a license from the City Clerk and each application is reviewed for compliance with various applicable codes, including the Zoning Ordinance.

Short-term rental complaints follow the same enforcement process as overcrowding. Complaints are reported to the Code Compliance Department and a Notice of Complaint (courtesy notice) is sent to the property owner. Approximately 30 days after the Notice of Compliant is sent, a Code Compliance Officer investigates the complaint. If the Code Compliance Officer verifies a zoning violation, a Notice of Violation is issued along with fees. Enforcement proceeds through escalating legal actions until the property owner is in compliance.

From 2019 through 2023 (five years) Code Compliance received approximately 69 complaints regarding short-term rentals, of which 13 (19%) resulted in fees. Enforcement of this portion of the Zoning Code is labor intensive. The courts view advertisements as speculative and hearsay, and require first-hand verification of the violation. Inspectors try to obtain this by speaking directly with renters, which often requires multiple visits to the property. The City Manager, City Attorney and City Clerk are convening a group of city departments to evaluate the current ordinance and identify ways to improve enforcement.

16. **How are vacant and blighted buildings currently regulated?**
In June 2023, the City Commission approved adoption of the 2021 International Property Maintenance Code along with amendments specific to Grand Rapids. As a part of this code adoption, the City's existing Building Maintenace Code (commercial properties) was replaced with the Property Maintenance Code. In 2024, Code Compliance expanded the residential Blight Monitoring Program to include commercial buildings. Properties deemed vacant and abandoned by City code are routinely monitored for unsafe or hazardous conditions, nuisances, and the status of improvement.

Through the Blight Monitoring Program, Code Compliance Officers conduct an inspection every 30 days. If progress is being made on bringing the property into compliance, no fees are charged to the property owner. Once the property is in compliance, it is removed from the blighted property list. There currently are 141 residential properties on the blight list and 21 open enforcement cases for commercial properties that are being reviewed for transition to the Blight Monitoring Program.

17. **Can the City implement a vacant property tax?**
Real property taxes exceed the City's authority under the Michigan Zoning Enabling Act and therefore cannot be implemented through the Zoning Code. Levying new taxes generally implicates the Headlee amendment and approval of the majority of electors.

18. **Can the City implement any policies to limit out-of-state investors?**
The Michigan Zoning Enabling Act authorizes municipalities to regulate uses, not ownership, of land thus the City lacks authority to implement such a policy through the Zoning Ordinance. Such a policy would also implicate constitutional concerns, including equal protection and the dormant commerce clause.

19. **Will these Zoning changes have a negative impact on home ownership?**
The rate of homeownership is highly dependent on a number of factors. The primary factor that influences homeownership is the average cost to purchase and own a home compared to the average wage/income of local households in the market. This includes not only the purchase price but also the cost of financing (interest rates), the cost of maintenance and repairs, and the cost of property taxes and insurance.

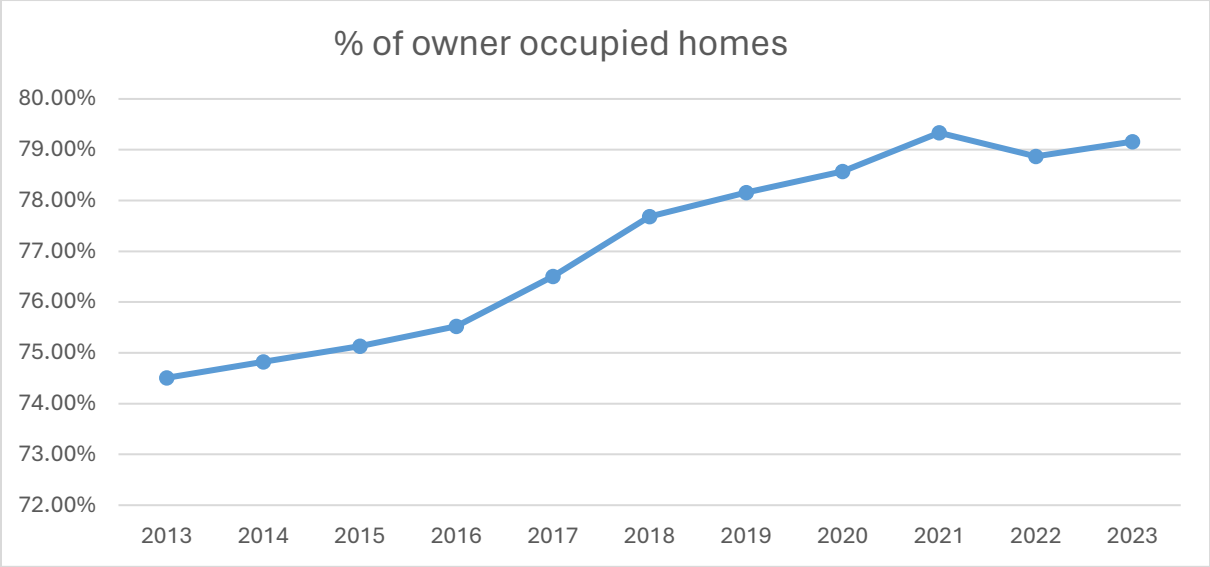
As shown in the newly released dashboard from Housing Kent, the disparity between local household income and median housing costs has grown significantly in recent years. This disparity is largely due to the lack of available homes for sale and significant growth in the number of households seeking to buy a home in the Grand Rapids and broader Kent County housing market. Once again, these are the basic rules of supply and demand impacting price. Because there are very few homes available for sale and a lot of households looking to buy, this competition raises home prices quickly. Furthermore, regional investment groups seized the opportunity to purchase single family homes during the great recession and have rented those homes profitably over the intervening decade.

Investment groups are often very willing to purchase single family homes in established neighborhoods and in known growth markets when supply is limited. This is because these markets are considered very safe investment opportunities given local constraints on adding more housing supply (i.e. zoning) paired with high demand and limited supply. However, as more housing is created in these markets, the investment opportunity becomes less attractive. Many investors refer to this as 'saturation'. When there is enough supply to meet demand investors are much less likely to buy property because the likelihood that they will be able to raise rents or benefit from double digit appreciation is less likely. These markets are much more friendly to local homeownership.

However, this pattern creates an unfortunate paradox. One of the reasons that we glorify homeownership in North America is because of its ability to produce rapid appreciation of wealth for homeowners. And yet, rapid appreciation is only possible when there is a scarcity of supply. If many more people are able to become homeowners because there are an adequate number of homes available for sale at reasonable price points, then appreciation will occur much more slowly.

20. **Do these proposed changes violate Fair Housing Law**?
The proposed changes do not violate the Fair Housing Act. See, e.g., 42 USC 3607(b)(1). Village of Belle Terre v. Borass, 416 US 1 (1974); City of Edmonds v. Oxford House, Inc., 514 US 725 (1995); Stegeman v. City of Ann Arbor, 213 Mich App 487 (1995).

21. **Over the past ten years, has the City experienced an increase or decrease in the number of Principal Residence Exemptions?**
Since 2013, the City has experienced an increase in the % of owner occupied homes, increasing from 74.51% to 79.16%.



22. **For one-unit single family homes that do not have 100% Principal Residence Exemption (PRE) is there a way to compile a list based upon owner of record, grouping them so as to identify patterns of certain entities being owner of record for significant numbers of properties?**
For one-unit single family homes that do not have 100% PRE, there are 10,668 properties.

Typically, owners of rental property do not use the same owner name for all of their rental properties. Instead, the properties are put into limited liability companies (LLC), which have different names. So it is not possible to accurately group properties by owner name. We are able to isolate the number of properties with the same mailing addresses from this group of 10,668 properties. While this is the most relevant data the City has related to this request, it is not exactly on-point as some owners use a management company to handle the mailing for property tax purposes and an out-of-state investor may own properties through an in-state LLC. Also, this list includes owners of apartment style condominiums that are being leased like an apartment building.

Here are relevant statistics related to these one-unit single family properties:

- *There are 50,230 one-unit single family properties*
  - *Of these 50,230 properties, 10,688 are not 100% PRE*
    - *Of these 10,688 properties, 1,816 list an owner mailing address that is shared by at least 10 other one-unit single family properties, characterized by the following:*
      - *There are 75 distinct owner mailing addresses across this group of 1,816 properties*
      - *The largest number of these 1,816 properties shared by a single mailing address is 170*

- *984 of these 1,816 properties have a Grand Rapids mailing address*
- *681 of these 1,816 properties have a Michigan mailing address outside of Grand Rapids*
- *151 of these 1,816 properties have a non-Michigan mailing address*

23. For 2-4 unit properties, wondering about the same information as single family properties regarding owners of record. Curious if there are similar patterns or owners of record that are or are not controlling property in GR.

For residentially classed properties that have 2-4 units, there are 5,855 properties.

Again, it is not possible to isolate properties by owner name, because of the use of different LLC names and entities. We are able to isolate the number of properties with the same mailing addresses from this group of 5,855 properties. While this is the most relevant data the City has related to this request, it is not exactly on-point as some owners use a management company to handle the mailing for property tax purposes and an out-of-state investor may own properties through an in-state LLC.

Here are relevant statistics for these 2-4 unit residentially classed properties:

- *5,855 properties*
  - *Of these 5,855 properties, 930 list an owner mailing address that is shared by at least 7 other 2-4 unit properties*
    - *There are 73 distinct owner mailing addresses across this group of 930 properties*
    - *The largest number of these 930 properties shared by a single mailing address is 61*
    - *633 of these 930 properties have a Grand Rapids mailing address*
    - *289 of these 930 properties have a Michigan mailing address outside of Grand Rapids*
    - *8 of these 930 properties have a non-Michigan mailing address*

24. Lastly wondering about 2-4 unit properties and if there is a way to categorize them by number and percentage of PRE.

Of the 5,855 residentially classed properties that have 2-4 units, there are 1,106 that claim a Principal Residence Exemption greater than 0%, which is 18.9%.

Additional resources:

The following articles speak to questions/concerns about exclusionary zoning, red-lining, gentrification and displacement:

- *Color of Law, NYTimes Review*
- *Arbitrary Lines, Book Review*
- *White House Summary of Exclusionary Zoning*
- *The New Exclusionary Zoning*

South West Area Neighbors dba John Ball Area Neighbors
1120 Bridge St. NW (Lincoln Park Lodge)
616-456-9190 – info@swangr.org

4/19/2024

City Commissioners,

We, the John Ball Area Neighborhood Association (JBAN) Board, are writing to express our concerns regarding the proposed zoning text amendments currently under consideration. After discussion and deliberation within our board and with members of our community, we have concluded that it is not in the best interest of our neighborhood to support these amendments at this time.

Our primary concern is the timing of these proposed amendments in relation to the city's master plan. As you are aware, the master plan serves as a comprehensive blueprint for the future development and growth of our city. It outlines goals, policies, and strategies to guide land use decisions and ensure sustainable development that reflects the needs and aspirations of our community.

Given the significance of the master plan in shaping the long-term vision for our city, we believe it is imperative that any zoning text amendments align closely with its objectives. Approving amendments prior to finalizing the master plan could risk inconsistencies and conflicts between the two, potentially undermining the efficacy of both documents and leading to unintended consequences for our neighborhood.

Therefore, we respectfully request that the city commission prioritize the completion and approval of the master plan before proceeding with any zoning text amendments.

We appreciate the opportunity to share our perspective on this matter and trust that you will give careful consideration to our concerns. Our neighborhood remains committed to constructive engagement and collaboration with the city commission to achieve our shared vision of a vibrant and sustainable community.

Sincerely,

John Ball Area Neighbors Board

From: Lee < >
Sent: Friday, April 19, 2024 10:24 AM
To: Ysasi, Milinda <mysasi@grand-rapids.mi.us>; Knight, Lisa <lknight@grand-rapids.mi.us>; Bliss, Rosalynn <rbliss@grand-rapids.mi.us>
Cc: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Re: Support for Zoning Changes

Mayor and Commissioners,

I wanted to take a moment to reiterate my **support for the proposed zoning ordinance changes** prior to your vote next week.

This is a crucial issue for our community and one step that you can take now to help reduce the pressure on housing affordability. As the City's Frequently Asked Questions (FAQ) make clear, these proposed changes are not out of the blue, nor came from nowhere. Rather, they are the result of years of continued community outreach, conversations, and expert opinion. The changes that have been recommended are balanced, steeped in community engagement, and rooted in best practices that are emerging around the nation. Further delays will only continue to aggravate housing affordability and across our neighborhoods -- when what we need is solutions.

Grand Rapids is a growing community and that is not going to change anytime soon. Please support our expanding neighborhoods and vote to **approve the proposed zoning ordinance changes.**

--
All the best,
Lee

he/him

On Tue, Mar 19, 2024 at 4:03 PM Lee <muellerl@gmail.com> wrote:
Mayor and Commissioners,

I wish to take a moment to affirm my **support for proposed zoning ordinance changes**.

As you are well aware, housing affordability has been a hot topic in our community over the last several years. Exacerbated by a growing population and limited new units, we have all seen both rental rates and housing prices increase. Complicating matters, demand for housing in Grand Rapids is only expected to grow over the next few years. The law of supply and demand simply means prices will continue to rise at unsustainable levels, *unless* significant additional housing units are added to our local market.

To these ends, a lot of smart people have been working for years to identify possible solutions to our housing affordability issues. Indeed, the City Commission has made evaluation of housing affordability a serious concern. Through numerous public meetings, open discourse, and community engagement activities (including very recent efforts tied to master planning) we've been asked to weigh in on various strategies. The recent recommended changes are a direct result of these community-driven processes. **More engagement is not needed.** Rather, it undermines all of the previous time and effort we've each put into this open and clear process.

I have read and considered many of the critiques to the proposed ordinance changes. I am concerned that naysaying and debunked concerns are merely disguising a desire to continue a number of exclusionary zoning practices. Over the years, numerous practices such as minimum square footage requirements, capacity restrictions, spacing requirements, etc. have been used to limit who can live in particular communities -- and our City is not immune to these practices. Therefore, I applaud any time these restrictive ordinance provisions are relaxed.

At the end of the day, any City is a dynamic community. A City like Grand Rapids must change over time to not only serve the needs of current residents, but also account for a growing population. Ultimately, I acknowledge that these zoning changes are not going to solve our City's housing challenges alone. Yet, I know that the same old approaches in development and zoning that got us this far, are not going to work moving forward. Our City needs to continue to explore **further opportunities to relax zoning requirements, encourage development, and allow for creative solutions** to our City's housing challenges.

Please support our growing community and those experiencing challenges in finding safe, reliable, and affordable housing. **Advance the proposed zoning ordinance changes.**

--
All the best,
Lee Mueller
311 Eureka Ave SE
Grand Rapids, MI 49506

he/him

From: Richa
Sent: Wednesday, April 10, 2024 12:49 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Public Comment on Proposed Zoning Changes on April 23 GR City Commission Agenda

Dear Grand Rapids City Commission:

We have a housing crisis, especially affordable housing. Every one of the proposed zoning changes will help us to mitigate that crisis.

I understand there has been some resistance to these proposed changes, especially from some Heritage Hill residents. As a former Heritage Hill resident who has watched changes there for nearly 50 years, i am concerned that some of that resistance may have some roots in racial and class changes in that area.

In studying changes there during part of that period, i learned from census data that there had been a significant reduction in home ownership among minority people. When i first moved to the southern end of Heritage Hill in 1975, my household was the only skin-privileged household on the block. By year 2000, a few years after leaving, the block had become 100% skin-privileged, and clearly far wealthier.

The proposed changes are now well-validated by experience elsewhere, and should benefit everyone involved, including those resistant to change. Please do not let a few loud voices stop you from approving these all-round positive zoning changes.

Peace,
Richa

. . . . . .

The single most important driver of the climate crisis:
Economic injustice.
What we need:
Basic income for everyone and no billionaires!

TODD THEISEN
519 COLLEGE AVE. SE
GRAND RAPIDS, MICHIGAN 49503

April 11, 2024

Mr. Brandon Davis
Director of Oversight and Public Accountability
City of Grand Rapids
300 Monroe Ave. NW, Suite 840
Grand Rapids, MI 49503

Via Email: bdavis@grcity.us

Mr. Davis,

I'd like to make the Office of Equity and Engagement aware of concerns held by residents about the lack of equity and community engagement in the City's proposed zoning changes currently being considered by the City Commission.

These ordinance changes are are part of a nationwide trend referred to as upzoning. Upzoning is intentionally designed to encourage investment, increase the density of neighborhoods and change the housing stock throughout the City to provide more supply. Many of the changes are welcome and needed. That said, two truths can exist at the same time.

Significant adverse consequences to upzoning have been identified in other parts of the county and should be anticipated in Grand Rapids. Reports from Chicago, Minnesota, and New York where upzoning has already taken place indicate challenges ahead. Traditionally low-income, Black and Hispanic residents have suffered displacement from development, fewer options for affordable housing and public transportation, and the loss of neighborhood support systems. I have enclosed research that I have done on these issues.

More than 1,000 residents signed petitions presented to the City Commission asking for more discussion on these zoning changes. Two official neighborhood organizations, West Grand Neighborhood Organization and Heritage Hill Association representing about 20,000 residents, submitted letters asking for review and discussion of the amendments.

The City has responded by claiming the housing discussion has been happening since 2015. This seems disingenuous considering the actual proposed amendments were made public just several weeks ago. The City Commission has held only one public comment session on these sweeping changes which will affect the City for a generation. Shockingly, this one chance for public comment took place outside of City Hall further away from some of the most at-risk neighborhoods.

It is worth considering that the Michigan Statewide Housing Plan prioritizes equity and social justice be considered in all aspects of the housing discussion because of longstanding disparities built into the system. The Grand Rapids Strategic Plan states "Equity is one of the City's six values and must be embedded into all of our decisions, policies and practices."

Residents have raised the issues around equity and asked why they are not being specifically considered as part of these zoning changes based on the reports from other cities. The Commission seems to acknowledge equity was not deliberately a part of the zoning discussion when in the April 9th Committee of the Whole meeting a member stated that this concern "just wasn't the conversation today."

Mr. Davis, I believe in Rep. John Lewis' words: "If you see something that is not right, not fair, not just, you have a moral obligation to do something about it." Please take the time read the enclosed report that I have prepared. Please review how the City Commission has responded to residents' requests for more engagement and its lack of deliberate conversation about equity as part of the upzoning process currently taking place.

I look forward to your opinions on this issue in a timely manor. I believe a perspective from the Office of Equity and Engagement and the Community Relations Commission should be shared with the public and the City Commission prior to the vote on the zoning changes expected to take place on April 23rd, 2024.

Respectfully,

Todd Theisen

encl: Consequences to Consider

Consequences Worth Considering: How will upzoning proposals affect housing affordability and equity in Grand Rapids?

Prepared by Todd Theisen

A considerable amount of effort and resources has been dedicated to the creation and passage of upzoning changes in Grand Rapids. The hard work of considering the impact on different communities in Grand Rapids has not received the same public attention.

Upzoning by its very nature will create more opportunities for housing as an investment tool. The financialization of housing (treating housing as an investment) is real and creates foreseeable adverse consequences to equity and affordability. Information to demonstrate its local effect is provided below. Reasonable actions to encourage equitable outcomes to the proposed zoning changes are provided.

Is the Financialization of Housing a Real Thing?

The United Nations Human Rights Office of the High Commissioner identified "the 'egregious' business practices of giant private equity and investment firms which are scooping up low income and affordable homes around the world, upgrading them, and substantially raising rents, forcing tenants out of their own homes. What makes this practice particularly egregious is that it is being done without any monitoring, or accountability mechanisms in place." The UN continues, "This cannot be left to the private sector to undertake on a voluntary basis."[1]

A distinction should be made between individual investors who have a vested interest in their community vs. corporate landlords that use housing stock primarily as a commodity with little connection to a neighborhood. The report "Beyond Wall Street Landlords" by Strategic Actions for a Just Economy documents "corporate ownership is related to increased eviction and displacement; housing destabilization; extractive rents and gentrification; slum conditions; harassment and other unethical management practices; speculation; tax evasion; and vacancy. These tendencies are not exceptional behaviors but are structured into the relationship between increasingly corporatized landlords and increasingly precarious tenants."[2]

What does upzoning mean for investors?

"Upzoning allows investors to subdivide R1 land into two, or even three units. This is a big deal," according to ALTS.CO, which specializes in alternative investment strategies. "The smart investment play here is to purchase an underutilized single-family home and convert it to a triplex."[3] "Taking a large single-family home and converting it into two to four different rental units has the potential to provide additional income, which is attractive to many investors."[4]

The assumption that "more housing means cheaper housing" fails to recognize that private investors base their decisions on profitability. Construction ... will serve higher income earners and that might actually tend to reinforce rather than diminish the effects of income inequality.[5]

Of course, investors often have more resources than individuals and families seeking to buy their first home, which creates an additional barrier to those hoping to build generational wealth by purchasing a home.[6]

OK, but how many homes are being purchased by investors?

Investors bought 24% of all single-family houses sold nationwide last year, up from 15% to 16% annually going back to 2012, according to a *Stateline* analysis of data provided by CoreLogic, a data analytics firm.[7] In Charlotte and Atlanta, investors purchased more than 30 percent of the homes sold in the fourth quarter of 2021, according to Redfin. In Jacksonville, Fla., Las Vegas, and Phoenix, they bought just under 30 percent. [8,9]

The Milwaukee Journal reports: "Out-of-state corporate landlords are gobbling up Milwaukee homes to rent out, and it's changing the fabric of some neighborhoods."[10]

According to Redfin, single-family homes represented 68.6% of investor purchases in the fourth quarter of 2023 while multi-family properties represented 5.1%.[11]

What makes you think it will happen in Grand Rapids?

It is already happening. Grand Rapids is already on the map as an excellent real estate investment.[12] In fact, as MLive recently reported: "Grand Rapids ranked as the nation's best place to own rental property"[13]

Several Grand Rapids street can be used to demonstrate the impact of investors on specific neighborhoods.

Logan St. SE between Eastern Ave. SE and Fuller Ave. SE has about 102 properties. Nearly 54% of the homes on these four blocks, 55 single family homes and duplexes, are registered as rentals with the City of Grand Rapids.

Oakdale St. SE between Madison Ave. SE and Kalamazoo Ave. SE has 139 parcels. Of those, 63 single family homes and duplexes – about 45% – are registered as rentals.

National Ave. SW has 39 rental properties registered with the City out of 56 properties. Investors own nearly 70% of the homes on the located on the two block stretch south of Fulton St. W.

Muskegon Ave NW has about 120 properties. 63 mostly single-family homes and duplexes are registered as income properties with the City, making about 52% of the properties on this street investor-owned.

Street	Total Properties	Registered Rentals	% Investor Owned
400-1200 Logan St. SE	165	60	36%
400-1100 Oakdale St. SE	139	63	45%
10-200 National Ave SW	56	39	70%
900-1600 Muskegon Ave. NW	121	63	52%

"It's a thing of scale — they're reaching near monopoly in some places," said Madeline Bankson, a housing research coordinator at the nonprofit Private Equity Stakeholder Project. "They're shutting people out of the home-buying process." For most Americans, their home is their largest investment and their primary source of generational wealth. Yet only 46 percent of Black households and 49 percent of Latino households own a home, both well below the national average of 66 percent.[14]

As an example of larger investments, a group outside of the City has purchased 116 rental units in the Heritage Hill area for approximately $14 million using different LLCs. These purchases took place mostly within a two year period between 2021-2022.

Property Location	Number of Units	Purchase Date	Sale Price	Unit Price
Union Ave SE	4	05/18/23	$610,000	$152,500
Cherry St SE	5	06/08/22	$600,000	$120,000
Cherry St SE	5	03/31/22	$650,000	$130,000
Campbell Pl NE	6	01/29/21	$526,000	$87,667
Claremont Pl NE	3	04/29/22	$375,000	$125,000
Lafayette Ave SE	18	01/31/21	$1,350,000	$75,000
Lafayette Ave SE	9	04/27/22	$1,250,000	$138,889
Madison Ave SE	5	10/15/21	$649,900	$129,980
Prospect Ave SE	6	07/15/21	$597,000	$99,500
Union Ave NE	6	03/15/21	$825,000	$137,500
College Ave NE	6	07/14/22	$702,500	$117,083
Washington St SE	11	10/30/20	$952,000	$86,545
Kellogg St SE	5	07/15/22	$955,000	$191,000
Wealthy St SE	7	07/15/21	$898,693	$128,385
Madison Ave SE	20	07/15/21	$2,851,307	$142,565
Totals	**116**		**$13,792,400**	**$118,900**

Also, out-of-state investors are purchasing Grand Rapids properties using local LLCs, which have the effect of masking the of out-of-state investment. An example of this is a multi-unit on the 400 block of Lafayette Ave. SE, which was purchase by investors from California although its tax payment address is located in Okemos, Michigan. This out-of-state investor appears to own at least 13 rental units purchased for over $1.8 million. Any LLC ownership makes it more difficult to identify the owner and obtain the true number of affected properties.

These examples are not intended to disparage these investors, but simply to be considered as factual information as a part of policy making.

What effect does housing financialization have on home buyers, tenants and neighborhoods?

Data demonstrates people at economic risk are often the most negatively impacted when housing is used as a financial commodity by others. Unlike individual homeowners or small landlords who may have a personal stake in the well-being of their community, corporations are primarily motivated by financial gain, often leading to a disconnect between the needs of residents and the priorities of the corporate owner, according to the Housing & Education Alliance.[15]

As investors buy up affordable homes, they crowd out would-be homeowners — individuals and families who now struggle to find affordable homes to purchase amid a housing supply crisis and rising interest rates," reports The Hill.[16] According to the Atlanta Journal Constitution: "In their pursuit of higher returns, the largest firms aggressively increase the cost of housing through rent hikes and fees, while skimping on maintenance and passing many traditional landlord responsibilities on to the tenants themselves."

a. Negatively impacts Black and non-white Hispanic neighborhoods

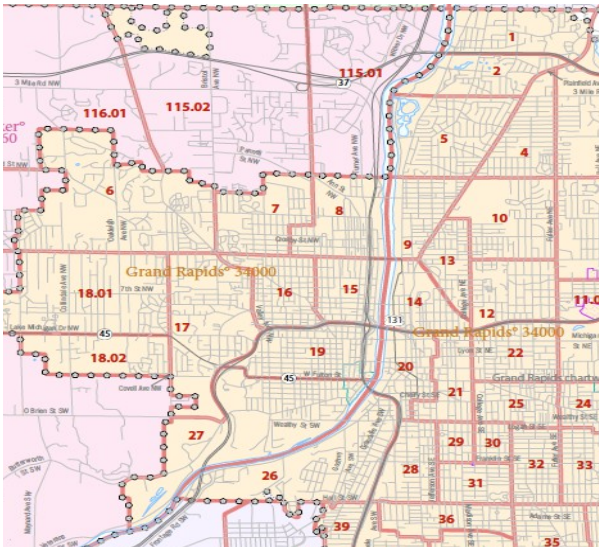
"The buy-to-rent phenomenon is the latest roadblock to Black home ownership, housing experts say, in a long history of practices and policies that have helped fuel longstanding racial disparities in the U.S. and Atlanta. A landmark study from Georgia Tech found that the rise in investor activity caused a 1.4 percentage point drop in home ownership rates in metro Atlanta from 2007 to 2016. Black home ownership dropped 4.2 percentage points during that period, the research found, while home ownership among white people was unaffected."[17]

"Private equity firms and institutional investors have been found to be particularly interested in… purchases of distressed properties in low income, historically non-white neighborhoods that have suffered from disinvestment," according to the Housing Crisis Research Collaborative.[18]

Drexel University reports: "the parts of Jacksonville where investors were most active have seen greater declines in the number of homeowners and the home ownership rate. Investor purchases of single-family homes are particularly prevalent in neighborhoods with low sale prices and high vacancy, elevated mortgage denial rates, and higher shares of residents who are Black or Hispanic."[19]

This study is consistent with neighborhoods in Grand Rapids. A high number of investor-owned housing can already be found in several Grand Rapids neighborhoods with lower-income, lower home prices, and more non-white residents. The following chart using data from the ACS 2022 5-year report shows the correlation between mostly non-white census tracts and investor-owned properties, vacancies and home values compared to more white neighborhoods.[20]

Census Tract	Non-White	Poverty	Investor-Owned	Vacancy	Home Value
36	**87%**	52%	**73%**	8%	$148,000
31	**86%**	26%	**53%**	4%	$100,000
28	**81%**	61%	**84%**	13%	n/a
32	**71%**	32%	**40%**	7%	$160,000
13	**52%**	22%	**67%**	8%	$141,000
2	**16%**	12%	**11%**	1%	$189,000
4	**12%**	59%	**7%**	3%	$196,000
6	**9%**	15%	**4%**	3%	$251,900



According to the Minneapolis Federal Reserve Bank, census tracts in St. Paul, Minnesota, with high concentrations of investor-owned properties have an above-average poverty rate while more affluent communities have fewer investors.[21]

"An analysis shows that when rental properties change hands from an unincorporated owner to an LLC owner, they experience more rapid deterioration. This association is strongest in poor neighborhoods, suggesting that the ongoing expansion of LLC ownership may have particular consequences for housing conditions experienced by the urban poor," according to excerpts from "The Organization of Neglect" in the American Sociology Review.[22]

The Planning & Property Lab at Georgia Tech found "Investors Force Black Families Out of Home Ownership" reporting that housing investors target low-poverty Black and non-white Hispanic neighborhoods and areas with the greatest housing instability risk.[23]

Shelterforce is the most direct: "Corporate Landlords Profit from Segregation, at Cost of Black Home ownership and Wealth"[24]

New York University released a study in 2020 concluding that large upzonings are associated with a 5-9% increase in the share of white residents.[25] Land Use Policy journal published a study that concludes "upzoning activity is significantly associated with the odds of a census tract becoming whiter."[26]

b. Limits home ownership

According to Brandon Peterson at The Hilltop, "Institutional investors buying up properties have contributed to the housing market's supply shortages. Renovating and converting these properties into apartments or housing complexes and renting them out, can price out many of the buyers in the surrounding areas and limit overall residential ownership."[27]

"Corporate landlords make it harder for local residents to buy homes, even without outbidding them on price. Would-be local home buyers cannot match the convenience offered by this combination of cash, speed, and scale," states Marquette University.[28]

c. Increases burdens for renters

The financialization of housing also includes additional fees charged to tenants. CBSNews reports one corporate landlord announcing "the company planned to increase (fees) by 30% per renter 'as we continue to roll out fees and other ancillary services.'"[29] The Chicago Sun Times adds "The added charges are at an all-time high, housing advocates say. They say these 'junk' fees can add hundreds to a renter's monthly bill and make it hard for people to comparison shop and budget."[30]

For example, several Grand Rapids rental listings include "Residents are responsible for a $20 per month water fee. There may be additional fees for electricity charged during high-use months."[31] These particular fees are advertised on a property with apartments that don't appear to be separately metered.

An additional cost to renters in Grand Rapids is commonly known as a Renter's Benefit Package or something similar. These "packages", which vary and are often mandatory fees in addition to rent, cost between $10 - $39.95 each month. They are described as necessary to access maintenance and make monthly rent payments. [32,33,34]

These added costs over the rental amount are part of a national trend. The National Consumer Law Center says "(rental) junk fees render safe and decent rental housing even more out of reach."[35]

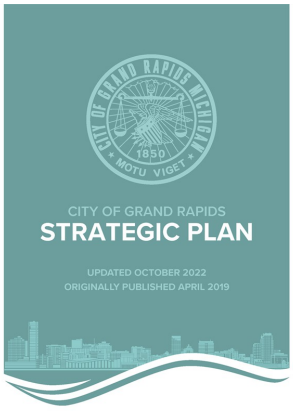
In addition, new tools are being used to increase the profits for investors who rent out housing. It has been widely reported that a rent-setting software by RealPage allows landlords and real estate companies across the US to coordinate within a given market and artificially hike rents — in some instances well over 14% within a month. "Landlords are using any and every tool that's available to them to increase their profit margins. We saw that prior to the pandemic, and we're seeing an even more egregious use of all these types of tools like RealPage YieldStar's algorithm today more than ever."[36]

A local example of rent increases is worth considering. One of the previously mentioned investor groups increased rents on studios and one-bedroom units after purchasing several properties in Heritage Hill. On average the rent increase appears to be 61% within less than a 3 year period. The data was obtained from rental prices provided in the Realtor's MLS listing prior to sale and the currently advertised rental rates after the property purchase.

Studio and One Bedroom Rents

Property Location	*Rent Prior to Sale*	*Rent Currently Advertised*	*Increase*
Union Ave SE	$1,100	$1,395	26.82%
Campbell Pl NE	$850	$1,325	55.88%
Lafayette Ave SE	$700	$1,425	103.57%
Lafayette Ave SE	$900	$1,595	77.22%
Madison Ave SE	$900	$1,745	93.89%
Prospect Ave SE	$750	$1,125	50.00%
Union Ave NE	$995	$1,575	58.29%
Washington St SE	$965	$1,475	52.85%
Kellogg St SE	$850	$1,375	61.76%
Wealthy St SE	$1,025	$1,425	39.02%
Madison Ave SE	$895	$1,425	59.22%
Average			**61.68%**

Why should the Grand Rapids City Commission address the affordability and equity issues along with zoning changes?



The City's Strategic Plan demands it. Addressing affordability and equity concerns at the same time as the proposed zoning changes aligns with the Grand Rapids' Strategic Plan. The Strategic Plan states that **equity "must be embedded into all of our decisions, policies, and practices.** To the extent possible, all plan metrics will be disaggregated by race and ethnicity, and when needed as a proxy, by geography (Census tracts, Wards, etc). This statement is an urgent call to action to transform government to achieve positive and sustainable community level impact."[37]

In addition, an overarching principle of the Michigan Statewide Housing Plan is to lead "with a focus on equity and racial justice because longstanding disparities in housing have compromised individual and family access to housing and generational wealth-building."[38]

The Terner Center for Housing Innovation, using Grand Rapids, Michigan, as an example its report "Lessons in Land Use Reform: Best Practices for Successful Upzoning" found "To ensure land use reform and protections for vulnerable communities are complementary tools, they should be designed and implemented in coordination with one another."[39] The alternative is the wait-and-see attitude that other cities have already tried and are now attempting to correct. For example:

Chicago created a "race-neutral policy" to upzoning near transit areas called TOD in 2013 that resulted in "luxury housing that left out moderate- and low-income families."[40] Learning from its mistakes, Chicago created eTOD (Equitable Transit-Oriented Development) in 2020 to prevent "displacement in communities facing rising housing costs, and promoting affordable housing options near transit in low-affordability communities."[41]

Minneapolis, Minnesota, has been held up as a model for upzoning. After better understanding the market demands, the State of Minnesota is now considering two companion bills against abusive corporate ownership: HF685 limits the number of homes an individual or company can own to 10 properties.[42] SF365 prohibits the conversion by a corporation of an existing owner-occupied single family home into a single-unit rental.[43] This would limit the potential for negative effects to home owners, renters and neighborhoods.

So, how can Grand Rapids make upzoning more equitable?

The Terner Center report goes on to say about upzoning: "The process to make such reforms possible can take years, and if not done in a thoughtful manner, may not achieve the desired outcomes."[44] While upzoning itself may not increase costs and racial disparities, the investment that it attracts will likely do just that. It is important to mitigate the negative affects of upzoning at the same time the City implements any zoning changes. Grand Rapids City Commission could support a more equitable upzoning plan by implementing ordinances and programs to:

1. <u>Ban renter junk fees and hidden costs to renting.</u> The White House has developed a Blueprint for a Renter's Bill of Rights. One principle is "Leases should not include mandatory arbitration clauses, unauthorized terms, hidden or illegal fees, false representations, or other unfair or deceptive practices."[45] Grand Rapids has done something similar with the Residential Rental Application Fee Ordinance[46], and the intent needs to be expanded to include more recently popular junk fees. HUD has provided a Policy & Practice document with specific solutions to address Transparency in Rental Fees.[47]
2. <u>Encourage local participation with community seminars</u> to highlight the benefits of local, individual investment, using rental income for obtaining loans, the process for navigating building codes, and success stories by successful "mom and pop landlords" who can serve as mentors.
3. <u>Incorporate racial and neighborhood factors into its upzoning laws</u> similar to the modifications in 2020 made to Chicago's original upzoning plan from 2013.
4. <u>Limit the number of homes owned by a investment entity</u>, similar to HF685 being considered in Minnesota.

5. Prevent single family homes from being turned into a financial commodity by corporate landlords, similar to SF365 being considered in Minnesota.
6. Encourage "investors to sell single-family rental homes back to homeowners or nonprofits in the community" using The Stop Predatory Investing Act being discussed in the U.S. Senate as a model.[48]
7. Partner with non-profits to acquire pre-existing affordable housing, by using untapped American Rescue Plan Act funds to bolster acquisition programs.[49]
8. Maintain home ownership through foreclosure diversion. For homes that local governments do foreclose upon, ensuring that they do not fall into corporate landlords' hands is crucial, according to Shelterforce. "The White House recently announced plans for federal agencies to extend by 30 days the waiting periods during which defaulted homes are made available only to nonprofits and owner-occupants. Local governments could also take similar measures to more responsibly dispose of homes seized through tax foreclosure."[50] The National Community Stabilization Trust REOMatch™ platform provides approved, mission-driven buyers with an exclusive first look at distressed mortgaged property, providing them an edge over cash buyers."[51]
9. Link zoning changes that allow for more density to low-income housing requirements. One proposal would be to require a percentage of units created by density increase to be marketed to low-income residents when the property is developed by a non-owner occupant. This concept is widely used in many cities along side zoning changes.
10. Increase the budget and better enforce the Grand Rapids Rental Certification program. This would help protect renters from absentee corporate landlords who fail to provide the most basic housing standards. The City of Rochester, New York, considered an ordinance to force accountability and transparency for absentee landlords by requiring streamlined avenues for community input, and penalties for neglecting properties.[52]

What is the right thing to do?

The Grand Rapids City Commission has an obligation to live up to the City's Strategic Plan calling for equity in all decisions. There is sufficient research to demonstrate upzoning increases challenges for those most in need. Data shows Grand Rapids is already experiencing negative effects from the financialization of housing. The City Commission can choose to stand up for for renters, home buyers and neighborhoods while implementing upzoning changes. Developing a package of ordinances that create "EquityNow! Upzoning" would establish Grand Rapids and this City Commission as a nationwide role model for other city governments to follow.

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2 https://www.saje.net/wp-content/uploads/2021/03/Final_A-Just-Recovery-Series_Beyond_Wall_Street.pdf
3 https://alts.co/upzoning-investing-in-housings-missing-middle/#What_does_upzoning_mean_for_investors
4 https://www.realized1031.com/blog/can-you-convert-a-single-family-property-to-a-multi-family-investment
5 https://olywip.org/will-private-investors-build-affordable-homes/
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18 https://bpb-us-w2.wpmucdn.com/sites.gatech.edu/dist/d/2497/files/2022/01/ERaymond-2022-CorporateLandlords_PandemicPurchases.pdf
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20 https://censusreporter.org/profiles/16000US2634000-grand-rapids-mi/
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23 https://research.gatech.edu/investors-force-black-families-out-home-ownership-new-research-shows
24 https://shelterforce.org/2022/10/19/corporate-landlords-profit-from-segregation-at-cost-of-black-homeownership-and-wealth/
25 https://www.thewagnerreview.org/wp-content/uploads/2020/05/Team-1_Final-Version_v2.pdf
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30 https://graphics.suntimes.com/money/2024/chicago-apartment-rent-landlord-tenant-application-junk-fee/
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32 https://simplepmgroup.com/resident-benefit-package/
33 https://www.rentupm.com/resident-benefit-package/
34 https://www.qwestpm.com/resident-benefits-package
35 https://www.nclc.org/wp-content/uploads/2023/03/JunkFees-Rpt.pdf
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38 https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/Statewide-Housing-Plan/MI-Statewide-Housing-Plan_Final-112723.pdf
39 https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Lessons_in_Land_Use_Reform.pdf
40 https://www.wbez.org/stories/logan-square-affordable-housing-near-transit-stops/5564b480-f5fb-4cf9-bddd-fcd268dc466e
41 https://www.chicago.gov/city/en/sites/equitable-transit-oriented-development/home.html
42 https://www.revisor.mn.gov/bills/text.php?number=SF0365&session=ls93&version=latest&session_number=0&session_year=2023
43 https://www.revisor.mn.gov/bills/text.php?number=SF0365&session=ls93&version=latest&session_number=0&session_year=2023
44 https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Lessons_in_Land_Use_Reform.pdf
45 https://www.whitehouse.gov/wp-content/uploads/2023/01/White-House-Blueprint-for-a-Renters-Bill-of-Rights-1.pdf

46 https://www.grandrapidsmi.gov/files/assets/public/v/1/departments/executive-office/files/administrative-policies/18-04-rental-application-fees-ordinance.pdf
47 https://www.huduser.gov/portal/sites/default/files/pdf/policy-and-practice-publication-2023-july.pdf
48 https://www.banking.senate.gov/imo/media/doc/stop_predatory_investing_act1.pdf
49 https://shelterforce.org/2022/10/19/corporate-landlords-profit-from-segregation-at-cost-of-black-homeownership-and-wealth/
50 https://shelterforce.org/2022/10/19/corporate-landlords-profit-from-segregation-at-cost-of-black-homeownership-and-wealth/
51 https://ncst.org/about/
52 https://rbj.net/2017/08/09/legislation-to-hold-absentee-landlords-accountable-introduced/

From: Todd Theisen
Sent: Wednesday, April 17, 2024 11:04 AM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Submission to City Commission Meeting Packet

City Commissioners:

I have heard that Grand Rapids is now looking at how other cities address the consequences of upzoning. One city that I haven't heard discussed is Columbus, Ohio.

A quick online search reveals that Columbus has developed a thoughtful multi-faceted approach to the complicated issues around zoning. Its five stated goals are:

1. Modernize our zoning code to reflect our community's current and future needs, values and aspirations.
2. Support growth that prioritizes environmental and economic sustainability through improved transit, additional housing opportunities and the creation of job centers.
3. Encourage thoughtful investment in neighborhoods that have experienced racial and economic segregation and help undo the harm caused by past urban development policies.
4. Guide the design and development of main streets, neighborhoods and activity centers to support community goals while celebrating the unique character of our neighborhoods and creating a sense of place for residents.
5. Ensure the Columbus zoning code is fair, understandable and accessible.

In addition, Columbus began a 60-day public comment period, opened a walk-in education center, and created a website for feedback after the specific zoning changes were developed.

In contrast, Grand Rapids residents have been told that our concerns about neighborhoods and equity are a topic of conversation for another day. We have been told there has been enough public comment. The Columbus city government understood these issues could not be addressed separately and public outreach would help to achieve their success.

Columbus, Ohio led the country in growth last year and is considered a "best-practice community." The president of Downtown Columbus Inc. was hosted this week at the Grand Rapids Policy Conference to discuss that city's success.

The Grand Rapids Chamber of Commerce vice president of government affairs said: " They've got a lot of the same challenges that we do as a metro," he said. "It's great to see a discussion with someone that has really accomplished a lot and realize we could be there."

The lack of a comprehensive zoning plan in Grand Rapids to incorporate issues other than density at the same time as ordinance changes seems short-sighted and misses the mark for long-term success. I encourage the City Commission to do the thoughtful

and hard work being accomplished in other cities, such as the "best-practices community" of Columbus, Ohio.

More information on Zone In Columbus can be found here: https://zone-in-columbus.hub.arcgis.com/

Respectfully,

Todd Theisen

From: Victoria Mullen < >
Sent: Saturday, April 20, 2024 8:05 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: USE THIS ONE, PLEASE Commissioners - increasing density in low-income neighborhoods (Ordinance Consideration, April 23, 2024)

Dear City Officials:

Thank you for putting together the presentation, "Benefits of Density." Nice graphics. Perky, positive copy.

And, in two words:

Confirmation bias

I, too, suffer from this affliction.

However, with so much at stake, the City is doing its residents a disservice by ignoring the real pitfalls of increasing density in low-income neighborhoods. In theory, your plan sounds absolutely wonderful. The City's concern about the lack of housing in GR is laudable, as I've said many times before.

But it's incredibly frustrating to have my concerns completely ignored. I feel as though I've been writing to a wall.

For example, your handout does not mention concerns raised about increased crime that comes with increased density in lower income neighborhoods. To my last email, I attached 28 notices of crimes (in the first three months of 2024) within .6 miles of my house, as well as a list of nine registered sex offenders a block away from me.

There are studies that show a correlation between increased density in disadvantaged areas and higher rates of crime. For example:

https://newsinfo.iu.edu/news/page/normal/13030.html

"The study found higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. **The correlation was more pronounced in disadvantaged areas** but held true in other areas as well." [Emphasis mine.]

What is the City's plan to ensure the safety of residents in higher-density areas?

Golden Girls? Friends? Really?

I have questions. How will the Golden Girls get around on their walkers when there's no parking nearby? With the bus stop blocks away?

Your plan is a great example of elder discrimination. How are older residents able to age in place when parking and safety are real concerns?

You won't see very many Golden Girls scenarios. What you will see are party houses, more trash, more noise, more angst.

Grand Rapids isn't Minneapolis.

The City compares Grand Rapids to Minneapolis, but the cities couldn't be more different. Minneapolis has double the population. Minneapolis is known for its progressive political views.

Grand Rapids? Evolving but still leaning conservative.

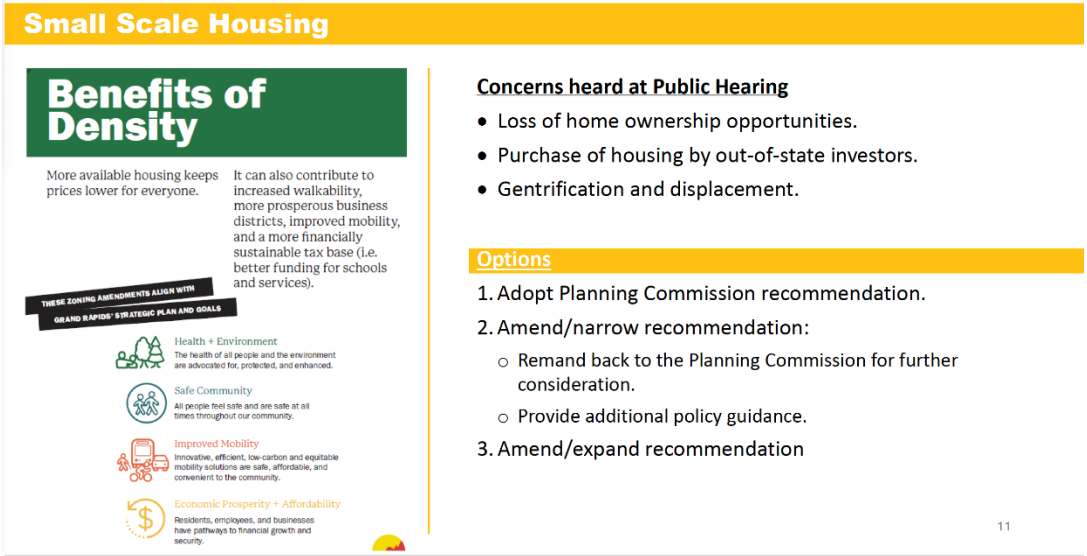
Minneapolis is far more vibrant than Grand Rapids. And it's easy to get around on its excellent transit system:

"In 2015, the Minneapolis City Council passed a law that eliminated parking requirements for buildings with three to 50 units **near high-frequency public transit**

(with [service](#) every 15 minutes or less) and allowed for a 50% reduction in these requirements for larger residential buildings." [Emphasis mine.]

What works for Minneapolis won't work for Grand Rapids as long as we don't have high-frequency public transit. Are there plans to improve public transit here?

Increased density is good... and not so good.



GR really needs to consider both sides of the coin. In the graphic above (once again), concern about crime is omitted.

Zooming in on the lower, left copy:

Health + Environment

The health of all people and the environment are advocated for, protected, and enhanced.

Safe Community

All people feel safe and are safe at all times throughout our community.

Improved Mobility

Innovative, efficient, low-carbon and equitable mobility solutions are safe, affordable, and convenient to the community.

Economic Prosperity + Affordability

Residents, employees, and businesses have pathways to financial growth and security.

If the first strategic plan/goal is to advocate, protect, and enhance the health of all people and the environment, a good place to start is to put aside your confirmation bias and listen to the concerns of your citizens.

As for the second goal, it is unattainable. You're hoping for a Utopia. Right now, I can safely say that I *do not* feel safe. Does the City have a plan to ensure safety in the increased density zones?

Coming to the third goal, improved mobility, do you mean the scooters and bicycles the City offers for rent? I challenge any Golden Girl to get on one of those things without fear of falling and breaking a hip.

I can't speak to point four, but it's a worthy goal.

The population is declining.

In Grand Rapids, schools are being downsized.

The Minneapolis plan you reference? Here's a timely opinion piece published in the *MinnPost*:

https://www.minnpost.com/community-voices/2024/03/housing-density-is-a-fantasy-that-should-not-justify-weakening-minnesotas-environmental-laws/

"But there is an even bigger problem with Minneapolis' plan. It takes 2.1 babies per woman to keep a population stable. The current birth rate in the United States is 1.64 babies per woman and it has been declining since the 1950s. Without immigration, the U.S. would be removing housing."

Also:

"Minneapolis will never have radically more density, yet it is developing as if it will. Buildings are bigger and taller and often cover every square inch of a lot. Developers go wherever they can hustle a parcel, often in a sea of single-family houses. Greenspace is being reduced, solar access lost and polluted runoff increased. And it is all unnecessary."

* * *

Again, thanks for your consideration.

Sincerely,

Victoria Mullen

West Grand Neighborhood Organization
754 Leonard Street NW #2
Grand Rapids, MI 49504
(616) 451-0150
annette@westgrand.org

April 23, 2024
Grand Rapids City Commissioners
300 Monroe Avenue NW
Grand Rapids MI 49504

Re: Zoning Package Vote

City Commissioners,

The resident members and Board of Directors of the West Grand Neighborhood Organization formally request that any City Commissioners with financial, business, or personal interests regarding the zoning package acknowledge their conflict(s) of interest and recuse themselves from any related vote. This would include any landlords, developers, residential rental, and/or vacation rental property owners or shareholders related to such ventures.

On behalf of the Board of Directors:

Kennedy FitzGerald, DC

Dr. Kennedy FitzGerald, DC,
Secretary of the Board
West Grand Neighborhood Organization

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: Communication received from Amanda Noble, Chair of Association of Local Government Auditors, expressing support for the City Comptroller's budget proposal to add a second internal auditor

Prepared by Emilee Dinh, Customer Service Specialist
Tracking Number: 24-1781

Association of Local Government Auditors

April 17, 2024

City of Grand Rapids
300 Monroe, N.W.
Grand Rapids, MI 49503

Honorable Mayor and Members of the City Commission,

The Association of Local Government Auditors (ALGA) strongly supports the City Comptroller's budget proposal to add a second internal auditor to the Comptroller's Office. Independent auditing provides elected officials, managers, and the public with valuable, objective, and timely information to improve government operations, transparency, and accountability. The Office of the City Comptroller can provide valuable feedback to the Commission and executive leadership on the current state of internal controls and make valuable recommendations for improvement. ALGA encourages the Commission to strongly consider funding the Comptroller's proposal to ensure the audit function meets its mandate.

While there is no standard formula to set the number of staff needed for a government audit function, characteristics that generally contribute to increased staff levels include growth in government size, complex government operations or services, volatile government funding, stricter regulatory environment, and greater stakeholder expectations on the audit function. Increased staffing will provide increased audit coverage of current city operations, help identify emerging risks the city faces and provide greater ability to respond promptly to Commissioner, public and employee audit requests as well as develop long term comprehensive internal audit plans for the city. The majority of ALGA member organizations in jurisdictions with populations between 100,000 and 249,000 have more than a single auditor.

ALGA has published best practices for local government auditing on our website (www.algaonline.org) under the "Build and Audit Function" tab, including *Funding the Audit Function: Money Well Spent*, and *Why Your Organization Should Have an Independent Performance Audit Function*. If you would like additional information, please contact either of our Advocacy representatives, Monica Houston (mhouston@cuyahogacounty.us), or Kevin Saionzkowski (ksaionzkowski@columbus.k12.oh.us), or me at anoble@atlantaga.gov.

Sincerely,

Amanda Noble
Atlanta City Auditor
Chair, ALGA Advocacy Committee

cc: Rebecca Takahashi, ALGA President

MW

Item Number: 1

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: City Commission

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Mark Washington, City Manager
Executive Office

SUBJECT: **Vicinity Energy Rate Increase – Information Only**

Since 2008, the City of Grand Rapids has served as the regulatory agency for operation of the local district energy system, which provides steam heating services to approximately 120 buildings in the city's downtown core. This arrangement is outlined in the City of Grand Rapids Ordinance 2008-38 ("Ordinance") which includes the process by which the district establishes its rates for service.

The rates are comprised of three components: a Service Charge, a Consumable Charge and an Energy Charge. The latter two are determined on a volumetric basis based on production and customer utilization. The former (Service Charge) is intended to cover administrative and capital expense, as well as "fair and reasonable" rate of return for the operators of the system. The existing Service Charge was established in 2008 as part of the Ordinance, and allows for an automatic annual adjustment tied to the Consumer Price Index (CPI). It also provides for a biennial opportunity for the operator to request an additional Service Charge adjustment beyond CPI. Per the ordinance, these requests are to be reviewed and approved or denied by the Executive Office. There is no required action of the City Commission as a body in the Ordinance. To date, operators of the district energy system have not exercised their right to adjust the Service Charge outside of the CPI.

In December 2023, the City was approached by the current operator of the district energy system, Vinicity Energy, with a case for increasing the Service Charge based on historical financials and "fair and reasonable" rates of return. The utility has realized net losses in three of the past four reportable years and in all but four years since implementation of the Ordinance in 2008. Vicinity has provided financial data back to 2008 supporting this fact, as well as comparable data on Michigan district energy rates and general expected rates of return for public utilities (attached).

This data demonstrates that Vicinity's current rate is 32-120% lower than district energy

systems in Lansing and Detroit. It also shows that comparable public utilities nationwide generally expect a rate of return on investment of 8-12%. Vicinity's requested rate increase would result in a forecasted "fair and reasonable return" of approximately 6% and establish a rate that remains well below that of peer utilities in Lansing and Detroit.

To validate the request and the underlying assumptions, we had the City's Utility Financial Analyst review the proposal. While some of the assumptions may be different between a privately held utility and a municipal utility (specifically, shareholder return on investment), the proposal was found to be both valid and consistent with general assumptions regarding utility rate setting and financing.

Understanding the impacts on customers of the district energy system, Vicinity has agreed to phase in a rate increase over a two-year period, increasing the rate by $1.50/lb/hr (8.4%) in 2024 and $1.00/lb/hr (5.2%) in 2025. This change would only apply to the Service Charge and not to Consumable or Energy charges.

The district energy system has been identified as a key partner in our decarbonization efforts for one of the most challenging sectors in the City – large commercial buildings that are often challenging and expensive to retrofit or electrify. In total, it is estimated that there is a 15-30% reduction in overall GHG emissions for buildings subscribed to the district energy system. It is worth noting that Vicinity has made a commitment to electrify their system, taking delivery of their first electric boiler in 2023. This would have an even greater impact on local GHG emissions.

Given the case presented, and the City's vested interests in ensuring the continued operation of the district energy utility, on March 12, I approved Vicinity's two-year Service Charge increase plan for 2024-2025.

Please let me office know if you have any questions related to this matter.

CORRECT IN FORM

DEPARTMENT OF LAW

MW

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Max Frantz, City Comptroller
City Comptroller's Office

SUBJECT: **Comptroller's Warrant Report for the period of March 27, 2024 through April 09, 2024 in the amount of $65,387,698.93**

Cash payments released totaled $65,387,698.93 including $5,316,590.16 for Payroll and $1,739,286.00 for Income Tax warrants for the above captioned period. 10,286 Income Tax refunds and 1,139 Accounts Payable checks were issued including those Accounts Payable checks over $20,000, detailed on the following schedules for your reference.

- Checks over $20,000 Details

CORRECT IN FORM
DEPARTMENT OF LAW

Prepared by Jackie Frey, Administrative Secretary

City of Grand Rapids
Checks & EFTS Issued to Vendors
From 03/27/2024 through 04/09/2024 Inclusive

Check #	Disb/Void Date	VENDOR	AMOUNT	DESCRIPTION
1491409	03/27/24	County of Kent	$ 44,503.21	Arrest Processing and Housing of Prisoners at Kent County Jail - February 2024
1491429	03/27/24	GR-KC CONVENTION/ARENA AUTHORITY	$ 174,354.41	Area 2 and DeVos Place Operating Agreement - April 2024
1491438	03/27/24	All City Management Services	$ 21,875.56	School Crossing Guard Services
1491457	03/27/24	New Life Arboricultural Services	$ 98,922.00	Tree and Shrub Removal Services
1491479	03/27/24	County of Kent	$ 31,220.74	Reconstruction of Eastern Ave - Bruton St. to Ardmore St.
1491492	03/27/24	New Life Arboricultural Services	$ 23,640.00	Tree and Shrub Removal Services
1491499	03/28/24	CONSUMERS ENERGY	$ 64,624.19	Electricity - February 2024
1491551	03/28/24	RK Davis, Inc.	$ 342,514.45	Improvements to Franklin Water Pump Station
1491552	03/28/24	Grand Renovations	$ 24,500.00	Housing Rehab - 726 7th St. NW
1491554	03/28/24	Clark Construction Company	$ 67,817.00	Relocation of Facilities at 201 Market Ave.
1491579	03/29/24	DTE ENERGY	$ 32,831.96	Commercial Gas - February 2024
1491584	03/29/24	J & B Motorcycles of G.R., Inc.	$ 132,244.05	(5) 2024 BMW Police Motorcycles
1491585	03/29/24	MCGRAW CONSTRUCTION INC	$ 145,705.00	Elevator Moderations at Ottawa-Fulton Parking Structure
1491610	03/29/24	Triangle Associates, Inc.	$ 44,321.00	Pretreatment System at LMFP
1491642	04/01/24	OWEN-AMES-KIMBALL CO	$ 429,366.76	GR Public Museum Phase 1A
1491670	04/01/24	RK Davis, Inc.	$ 185,272.95	Improvements to Pumps at Franklin Water Pump Station
1491673	04/01/24	STATE OF MICHIGAN	$ 200,223.15	MDOT Road Construction at Various Locations
1491812	04/03/24	CONSUMERS ENERGY	$ 47,515.84	Electricity - February 2024
1491819	04/03/24	ICCF NONPROFIT HOUSING CORP	$ 210,000.00	Construction - 514, 518, & 522 La Grave Ave SE
1491925	04/04/24	Denali Water Solutions, LLC	$ 51,094.02	Composting - February 2024
1491926	04/04/24	AJM Packaging Corporation	$ 46,472.40	(1,170) Yard Waste Bags
1491928	04/04/24	Spartan Innovations, L3C	$ 237,812.50	LDFA Incubator Grant Q3
1491935	04/04/24	Innovative Emergency Management, Inc	$ 20,684.00	Threat & Hazard Identification Assessment
1491936	04/04/24	Grand Renovations	$ 33,760.00	Home Rehab - 2129 Finsbury Ln & 1050 Benjamin St. SE
1492033	04/05/24	PRIORITY HEALTH INSURANCE	$ 60,977.34	Library Health Insurance - April 2024
1492039	04/05/24	CONSUMERS ENERGY	$ 104,801.04	Electricity - March 2024
1492098	04/08/24	ALEXANDER CHEMICAL CORP	$ 24,246.91	Bulk - Liquid Sodium Hypochlorite
1492102	04/08/24	EJ	$ 30,952.97	Fire Hydrants
1492110	04/08/24	ETNA SUPPLY CO	$ 94,633.11	Smartpoints 510 - Water Meters
1492113	04/08/24	PRIORITY HEALTH	$ 46,633.31	DDA- Health Insurance - April 2024-June 2024
1492149	04/08/24	Municipal Supply Company	$ 25,253.20	Water supplies - Copper Tubing & Fittings
1492258	04/08/24	OneAmerica Inc.	$ 21,682.42	(City Employee/Employer) General, Police/Fire PPE 03/30/2024
1492268	04/09/24	CONSUMERS ENERGY	$ 104,733.34	Electricity - March 2024

City of Grand Rapids
EFT's Issued to Vendors
From 03/27/2024 through 04/09/2024 Inclusive

Disb/Void Date	VENDOR	AMOUNT	DESCRIPTION
03/27/24	PRIORITY HEALTH MANAGED BENEFITS INC	$ 302,430.96	Health Insurance Claims
03/27/24	AYA Youth Collective	$ 43,739.55	Grant - Youth Affordable Housing & Support 10/16/23-01/31/2024
03/27/24	VeracityRx, LLC	$ 186,562.03	Prescription Claims
03/27/24	City of Grand Rapids	$ 82,538.75	Withholding Taxes - February 2024
03/28/24	Graybar Electric	$ 51,595.41	Street & Light Poles
03/28/24	FISHBECK, THOMPSON, CARR & HUBER, INC.	$ 53,392.00	Citywide Facility Master Plan
03/28/24	GEOTECH INC	$ 28,405.15	Construction Consulting- Electrical Engineering
03/29/24	STRAIN ELECTRIC CO	$ 100,152.00	LED Street Light Replacement at Various Locations
03/29/24	MOORE & BRUGGINK INC	$ 60,858.41	Construction - Division- Fulton to Michigan
03/29/24	MCDONALD PLUMBING INC	$ 165,880.13	Replacement of Private Lead Service Lines at Various Locations
03/29/24	CDW Corporation	$ 67,771.53	Adobe Pro License Renewal FY24, Iboss Renewal, MS Azure
03/29/24	ROCKFORD-WALSH GRAND RIVER JV	$ 21,653.75	Grand River Project
03/29/24	VeracityRx, LLC	$ 30,904.57	Prescription Claims
04/01/24	PRIORITY HEALTH MANAGED BENEFITS INC	$ 442,121.11	Health Insurance Claims
04/02/24	Grand Rapids Public Museum	$ 23,000.00	Anishinaabe Culture Day & Cultural Heritage Festival & Intersection of Art & Nature
04/03/24	GEOTECH INC	$ 43,489.76	Lighting Design & Records FY24
04/03/24	Magnet Forensics, LLC	$ 54,390.00	GrayKey License Premier Bundle - 03/21/2024-03/20/2025
04/04/24	GEOTECH INC	$ 76,659.45	Construction Consulting - Lighting, Signals & Banner Permits
04/04/24	Clarke Energy, USA, Inc.	$ 38,281.20	CHP Maintenance -February 2024
04/04/24	3CPK Marywood 4 LDHA LLC	$ 170,000.00	Rehab Construction - 43 Lakeside NE
04/04/24	Federal Internal Revenue Service	$ 258,253.24	Employer FICA (Social Security/Medicare)P/E 03/30/2024
04/04/24	Federal Internal Revenue Service	$ 258,253.24	Employee FICA (Social Security/Medicare)P/E 03/30/024
04/04/24	Federal Internal Revenue Service	$ 466,377.73	Federal Income Tax P/E 03/30/2024
04/05/24	Polydyne Inc.	$ 64,618.08	Polymer Thickening
04/05/24	Graybar Electric	$ 32,786.90	(8) Valmont Site Poles
04/08/24	MERS OF MICHIGAN	$ 121,771.08	(City Employee/Employer) General, Police/Fire PPE 03/30/2024
04/08/24	MissionSquare Retirement	$ 234,179.80	(City Employee/Employer) General, Police/Fire PPE 03/30/2024
04/08/24	MissionSquare Retirement	$ 86,962.88	(City Employee/Employer) General, Police/Fire PPE 03/30/2024
04/08/24	Northern Trust Investments, Inc.	$ 1,454,229.93	(City Employee/Employer) General, Police/Fire PPE 03/30/2024
04/08/24	D&D BUILDING, INC.	$ 60,131.85	GRPL Yankee Clipper - Front Desk Construction
04/08/24	PRIORITY HEALTH MANAGED BENEFITS INC	$ 644,872.50	Health Insurance Claims - 04/05/2024

City of Grand Rapids

EFT's Issued to Vendors

From 03/27/2024 through 04/09/2024 Inclusive

	Disb/Void Date	VENDOR	AMOUNT	DESCRIPTION
	04/08/24	Mesmerize Media LLC	$ 29,150.00	Ad Campaign for PAYIT on the Rapid
	04/08/24	Reliable Energy, Inc.	$ 57,223.71	Natural Gas - March 2024
	04/08/24	VeracityRx, LLC	$ 137,314.54	Prescription Claims - 03/23/2024-03/29/2024
	04/09/24	Grand Rapids Community Foundation	$ 114,273.30	Affordable Housing PILOT

Item Number: 3

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Levi Boldt, Investment Officer
City Treasurer's Office

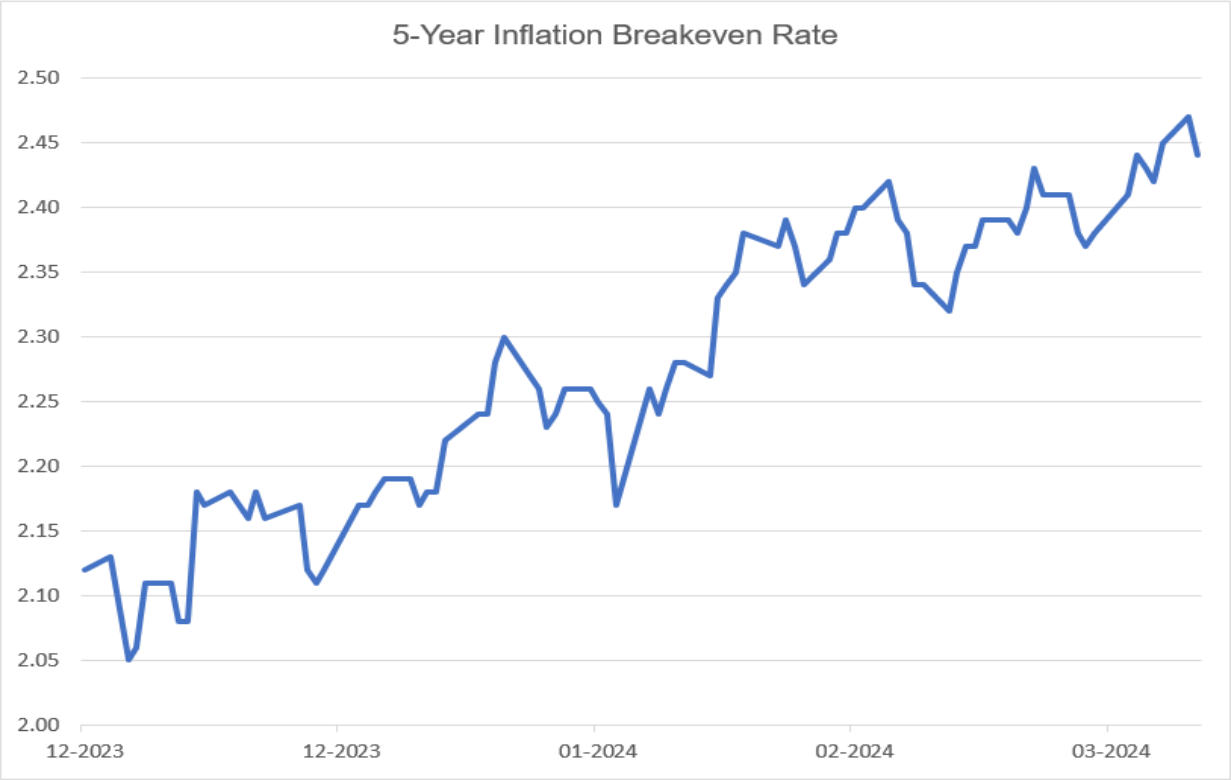
SUBJECT: **Treasurer's Report for Period of March 27, 2024, through April 9, 2024**

In a speech at Stanford University on April 3, Federal Reserve Chair Jerome Powell said,

"On inflation, it is too soon to say whether the recent readings represent more than just a bump. We do not expect that it will be appropriate to lower our policy rate until we have greater confidence that inflation is moving sustainably down toward 2 percent. Given the strength of the economy and progress on inflation so far, we have time to let the incoming data guide our decisions on policy. We have held our policy rate at its current level since last July. As shown in the individual projections the FOMC released two weeks ago, my colleagues and I continue to believe that the policy rate is likely at its peak for this tightening cycle."

That "incoming data" is not encouraging. On April 10, the U.S. Bureau of Labor Statistics released the March Consumer Price Index, another widely-used gauge of inflation. CPI rose 3.5% year-over-year in March, up from a 3.2% year-over-year increase in February.

Rising CPI readings are consistent with market-based measures of increasing future inflation expectations. By comparing yields between inflation-protected Treasury securities to those without such a provision, it is possible to calculate a break-even point. General trends in the break-even point can be used as a gauge of the market's confidence in FOMC's ability to quickly return inflation to its 2.0% goal and keep it there. This has been steadily increasing since last December.



Source: Federal Reserve Bank of St. Louis

Increasing expectations of future inflation have impacted market predictions on the likely path of interest rates. Markets have priced in a 96.9% likelihood that FOMC will maintain short-term interest rates at their current range of 5.25% – 5.50% at its next meeting April 30 – May 1. Market pricing also indicates a 52.8% likelihood that there will be no more than one short-term interest rate cut by 2024 calendar year-end.

As interest rates decline, the market price of outstanding fixed-yield bonds and other debt obligations rise. The opposite also holds true; market prices drop when interest rates climb. The magnitude of the market price change is roughly proportional to time to maturity. Gains or losses in market value are only realized when portfolio securities are sold prior to maturity. Unrealized gains or losses have no impact on portfolio cash flow or interest earnings.

There are a number of large capital projects under consideration that will likely be partially funded from fund balance rather than new debt. Fiscal Services has provided Treasurer's with an expected schedule of major capital expenditures. The Treasurer's Office targets with expected cashflow offsetting expenditures. This results in investment purchases of mostly short-term assets. Due to an inverted yield curve (when short-term interest rates are higher than long-term rates), these purchases have temporarily boosted portfolio yield. However, we are mindful of the need to sustain yields even as overall rates decline. Our focus on short-term investments comes at the expense of sustained yields over longer periods of time once FOMC does begin trimming short-term interest rates.

Governmental accounting standards require the Treasurer's Office to mark the portfolio to current market prices on the City's financial statements. It is important to understand that unrealized gains and losses exist "on paper" only. Sufficient liquidity is available to fund expected current expenditures without selling portfolio holdings prior to maturity.

Portfolio segments and investment returns are listed in the following table.

Portfolio Segment	Funds Managed	Purchase Yield
Pooled Funds	$549,403,217	2.96%
Cemetery Perpetual Care	$5,063,681	4.43%
Bond Proceeds:		
CIB 2021 – Street Lighting	$1,386,556	0.40%
CIB 2023 – Lyon Square	$8,130,180	5.50%
Total:	$563,983,634	3.00%

The attached appendices detail portfolio holdings and recent trading activity. Please contact me at ext. 3285 with any questions on this report. Thank you.

CORRECT IN FORM
CITY ATTORNEY

CLEARWATER ANALYTICS®

Treasurer's Report Asset Listing

As of 04/09/2024

City of Grand Rapids - Aggregate (51265)

Dated: 04/11/2024

Capital Improvement Bond 2023 - Lyon Square

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
GRANDRAPIDS435 First Merchants Bank 5.500	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	7,920,180.91	7,920,180.91	7,920,180.91	0.00	0.00	---	1.405%
FMB101949435 Insured Cash Sweep 5.500	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	209,998.72	209,998.72	209,998.72	0.00	0.00	---	0.037%
--- --- 5.500	**MMFUND**	**04/09/2024 0 to 1 Year ---**	**NA NA ---**	**8,130,179.63**	**8,130,179.63**	**8,130,179.63**	**0.00**	**0.00**	**---**	**1.442%**

Cemetery Perpetual Care

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCYUSD Receivable 0.000	CASH	04/09/2024 0 to 1 Year 0.000	Aaa AAA ---	29,955.96	29,955.96	29,955.96	0.00	0.00	---	0.005%
36179UYX4 G2 MA6126 2.500	GNMA	09/20/2034 10+ Years 3.218	Aaa AA+ ---	177,499.77	180,661.48	160,690.54	-21,082.27	-482.10	2.120	0.029%
3617GGUC7 G2 BF9579 2.500	GNMA	07/20/2043 10+ Years 3.990	Aaa AA+ ---	346,730.52	355,073.73	292,099.66	-63,948.19	-1,711.01	2.025	0.052%
38375JJK2 GNR 2007-007 EF 5.743	GNMA CMO	02/20/2037 10+ Years ---	Aaa AA+ ---	561,349.60	561,349.60	553,900.49	-7,449.11	0.00	0.411	0.098%
31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	1,680,091.35	1,680,091.35	1,680,091.35	0.00	0.00	---	0.298%
CGRAPIDS01 City of Grand Rapids - ADM Deposit 0.000	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	2,138,323.01	2,138,323.01	2,138,323.01	0.00	0.00	---	0.379%
--- --- 2.674	**---**	**03/31/2027 --- 3.486**	**Aaa AAA ---**	**4,933,950.22**	**4,945,455.14**	**4,855,061.02**	**-92,479.57**	**-2,193.11**	**1.152**	**0.861%**

Internal Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
83162CG98 SBAP 2020-25 I I 1.150	ABS	09/01/2045 10+ Years ---	Aaa AA+ ---	3,808,753.93	3,793,429.65	2,919,295.63	-871,302.95	1,263.22	1.216	0.518%
83162CJ87 SBAP 2125C 1.630	ABS	03/01/2046 10+ Years ---	Aaa AA+ ---	818,235.58	826,417.94	647,641.65	-178,034.51	-475.36	1.551	0.115%
880591EU2 TENNESSEE VALLEY AUTHORITY 2.875	AGCY BOND	02/01/2027 2 to 3 Years 2.643	Aaa AA+ ---	2,000,000.00	2,051,734.00	1,909,320.00	-110,789.16	-5,307.29	2.502	0.339%
3130ATUQ8 FEDERAL HOME LOAN BANKS 4.750	AGCY BOND	03/08/2024 0 to 1 Year 0.003	WR NR ---	0.00	0.00	0.00	0.00	22,550.00	5.442	0.000%

CLEARWATER ANALYTICS®

Treasurer's Report Asset Listing

City of Grand Rapids - Aggregate (51265)

As of 04/09/2024

Dated: 04/11/2024

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3134GXWL4 FEDERAL HOME LOAN MORTGAGE CORP 3.025	AGCY BOND	04/29/2024 0 to 1 Year 0.055	Aaa AA+ ---	7,000,000.00	6,877,850.00	6,990,200.00	-1,142.86	113,492.86	5.451	1.240%
3135G05Q2 FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.875	AGCY BOND	08/05/2030 5 to 7 Years 5.995	Aaa AA+ ---	1,150,000.00	1,141,352.00	923,668.50	-220,771.78	452.67	0.954	0.164%
880591EX6 TENNESSEE VALLEY AUTHORITY 1.500	AGCY BOND	09/15/2031 7 to 10 Years 6.851	Aaa AA+ ---	1,600,000.00	1,599,712.00	1,306,624.00	-293,160.74	17.73	1.502	0.232%
31359MGK3 FEDERAL NATIONAL MORTGAGE ASSOCIATION 6.625	AGCY BOND	11/15/2030 5 to 7 Years 5.282	Aaa AA+ ---	5,900,000.00	8,749,945.00	6,612,366.00	-1,041,646.66	-132,369.43	1.821	1.173%
3135G05Y5 FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.750	AGCY BOND	10/08/2027 3 to 5 Years 3.378	Aaa AA+ ---	3,000,000.00	2,995,710.00	2,634,390.00	-363,439.71	325.41	0.771	0.467%
3130ASG94 FEDERAL HOME LOAN BANKS 3.375	AGCY BOND	12/13/2024 0 to 1 Year 0.653	Aaa AA+ ---	1,800,000.00	1,811,154.60	1,779,246.00	-24,032.48	-2,074.77	3.100	0.316%
3133ENVH0 FEDERAL FARM CREDIT BANKS FUNDING CORP 3.125	AGCY BOND	04/26/2030 5 to 7 Years 5.328	Aaa AA+ ---	1,200,000.00	1,191,600.00	1,109,172.00	-84,087.74	448.03	3.228	0.197%
3133ENB33 FEDERAL FARM CREDIT BANKS FUNDING CORP 3.050	AGCY BOND	07/19/2027 3 to 5 Years 3.049	Aaa AA+ ---	2,500,000.00	2,495,150.00	2,381,850.00	-114,954.91	479.95	3.091	0.422%
3133ENB66 FEDERAL FARM CREDIT BANKS FUNDING CORP 3.150	AGCY BOND	07/20/2026 2 to 3 Years 2.150	Aaa AA+ ---	1,000,000.00	998,620.00	963,650.00	-35,569.21	176.16	3.186	0.171%
3133EPBF1 FEDERAL FARM CREDIT BANKS FUNDING CORP 4.875	AGCY BOND	08/21/2024 0 to 1 Year 0.359	Aaa AA+ ---	1,200,000.00	1,199,520.00	1,197,312.00	-2,606.58	180.72	4.894	0.212%
3130AWBY5 FEDERAL HOME LOAN BANKS 4.750	AGCY BOND	06/13/2025 1 to 2 Years 1.116	Aaa AA+ ---	2,000,000.00	1,997,040.00	1,995,700.00	-2,627.97	726.51	4.824	0.354%
3133EAG44 FEDERAL FARM CREDIT BANKS FUNDING CORP 2.630	AGCY BOND	08/03/2026 2 to 3 Years 2.199	Aaa AA+ ---	500,000.00	514,790.00	477,080.00	-28,056.23	-939.02	2.173	0.085%
3130AWTS9 FEDERAL HOME LOAN BANKS 4.500	AGCY BOND	09/13/2030 5 to 7 Years 5.510	Aaa AA+ ---	1,500,000.00	1,500,650.33	1,498,035.00	-2,786.81	142.68	4.490	0.266%
313384YG8 FEDERAL HOME LOAN BANKS 0.000	AGCY DISC	06/18/2024 0 to 1 Year 0.189	P-1 A-1+ ---	5,000,000.00	4,906,316.67	4,949,600.00	-1,208.16	44,491.49	5.226	0.878%
313384YR4 FEDERAL HOME LOAN BANKS 0.000	AGCY DISC	06/27/2024 0 to 1 Year 0.213	P-1 A-1+ ---	5,000,000.00	4,920,141.65	4,943,100.00	-649.16	23,607.51	5.291	0.877%
313384XC8 FEDERAL HOME LOAN BANKS 0.000	AGCY DISC	05/21/2024 0 to 1 Year 0.114	P-1 A-1+ ---	5,000,000.00	4,955,732.64	4,969,400.00	-803.17	14,470.53	5.318	0.881%
CCYUSD Cash 0.000	CASH	04/09/2024 0 to 1 Year 0.000	Aaa AAA ---	0.00	0.00	0.00	0.00	0.00	---	0.000%
CCYUSD Receivable 0.000	CASH	04/09/2024 0 to 1 Year 0.000	Aaa AAA ---	798,393.95	798,393.95	798,393.95	0.00	0.00	---	0.142%

CLEARWATER ANALYTICS

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236455355GR AAC Credit Union 4.040	CD	08/30/2024 0 to 1 Year ---	NA NA ---	250,000.00	250,000.00	250,000.00	0.00	0.00	3.798	0.044%
FLAGSTAR1118GRB Flagstar Bank 4.450	CD	05/09/2024 0 to 1 Year 0.079	NA NA ---	2,620,767.28	2,620,767.28	2,620,767.28	0.00	0.00	4.450	0.465%
50244MW81 LVMH Moët Hennessy - Louis Vuitton, Société Europé 0.000	CP	09/08/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	93,916.66	5.034	0.000%
89233HXB5 Toyota Motor Credit Corporation 0.000	CP	10/11/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	144,783.37	5.267	0.000%
64106HWR8 Nestlé Finance International Ltd. 0.000	CP	09/25/2023 0 to 1 Year 0.008	P-1 A-1+ ---	0.00	0.00	0.00	0.00	120,400.00	5.157	0.000%
88580DV84 3M Company 0.000	CP	08/08/2023 0 to 1 Year 0.003	P-1 A-2 ---	0.00	0.00	0.00	0.00	56,894.44	5.501	0.000%
64106GAX1 Nestlé Finance International Ltd. 0.000	CP	01/31/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	271,911.11	5.467	0.000%
57541WX67 Mass General Brigham Incorporated 0.000	CP	10/06/2023 0 to 1 Year 0.003	P-1 NA ---	0.00	0.00	0.00	0.00	43,016.67	5.424	0.000%
24023HWM3 DCAT, LLC 0.000	CP	09/21/2023 0 to 1 Year 0.003	NA A-1 ---	0.00	0.00	0.00	0.00	20,766.67	5.418	0.000%
64106HX55 Nestlé Finance International Ltd. 0.000	CP	10/05/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	39,405.00	5.334	0.000%
62479LB12 MUFG Bank, Ltd., New York Branch 0.000	CP	02/01/2024 0 to 1 Year 0.003	P-1 A-1 ---	0.00	0.00	0.00	0.00	80,937.50	5.296	0.000%
63873JCF5 Natixis, New York Branch 0.000	CP	03/15/2024 0 to 1 Year 0.003	P-1 A-1 ---	0.00	0.00	0.00	0.00	104,160.00	5.735	0.000%
24023GA80 DCAT, LLC 0.000	CP	01/08/2024 0 to 1 Year 0.008	NA A-1 ---	0.00	0.00	0.00	0.00	93,194.40	5.603	0.000%
90478DZC2 Unilever Finance Netherlands B.V. 0.000	CP	12/12/2023 0 to 1 Year 0.003	P-1 A-1 ---	0.00	0.00	0.00	0.00	50,527.80	5.436	0.000%
8010M3ZM5 Sanofi 0.000	CP	12/21/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	62,416.70	5.439	0.000%
21873FC53 Corewell Health 0.000	CP	03/05/2024 0 to 1 Year 0.003	NA A-1+ ---	0.00	0.00	0.00	0.00	104,062.50	5.668	0.000%
24422LCU5 John Deere Capital Corporation 0.000	CP	03/28/2024 0 to 1 Year 0.003	P-1 A-1 ---	0.00	0.00	0.00	0.00	80,666.70	5.372	0.000%
21873FFD3 Corewell Health 0.000	CP	06/13/2024 0 to 1 Year 0.179	NA A-1+ ---	7,500,000.00	7,390,068.75	7,427,850.00	-1,083.33	38,864.58	5.442	1.317%
26443HE65 Duke University Health System, Inc. 0.000	CP	05/06/2024 0 to 1 Year 0.075	NA A-1+ ---	10,000,000.00	9,909,686.11	9,961,500.00	-5.56	51,819.45	5.427	1.767%
64106GHW6 Nestlé Finance International Ltd. 0.000	CP	08/30/2024 0 to 1 Year 0.389	P-1 A-1+ ---	10,000,000.00	9,765,550.00	9,787,000.00	-7,494.44	28,944.44	5.342	1.736%

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3137FRZ95 FHMS K-107 A1 1.228	FHLMC	10/25/2029 5 to 7 Years ---	Aaa AA+ ---	779,237.22	783,090.55	705,178.51	-75,758.99	-384.37	1.137	0.125%
3137BKRJ1 FHMS K-047 A2 3.329	FHLMC	05/25/2025 1 to 2 Years ---	Aaa AA+ ---	2,200,000.00	2,214,093.75	2,154,746.00	-47,252.37	-3,468.33	3.036	0.382%
3137H8B42 FHMS K-J40 A1 3.400	FHLMC	06/25/2028 3 to 5 Years ---	Aaa AA+ ---	683,049.65	683,041.46	653,398.47	-29,242.70	-117.45	3.380	0.116%
3137FNX47 FHMS K-097 A1 2.160	FHLMC	05/25/2029 5 to 7 Years ---	Aaa AA+ ---	2,751,404.31	2,765,095.30	2,562,988.14	-191,353.74	-1,353.77	2.064	0.455%
31334XZ28 FH QA1661 3.500	FHLMC	08/01/2049 10+ Years 6.484	Aaa AA+ ---	364,908.60	377,395.32	328,304.62	-77,020.20	-1,942.61	2.186	0.058%
3137HAMH6 FHMS K-506 A2 4.650	FHLMC	08/25/2028 3 to 5 Years ---	Aaa AA+ ---	1,500,000.00	1,477,810.50	1,487,400.00	7,695.04	1,750.58	5.018	0.264%
3137H6S63 FHMS K-141 A1 2.550	FHLMC	05/25/2031 7 to 10 Years ---	Aaa AA+ ---	1,025,359.28	996,957.86	921,859.52	-82,443.62	2,023.94	3.002	0.164%
3137FNWW6 FHMS K-736 A1 1.895	FHLMC	06/25/2025 1 to 2 Years ---	Aaa AA+ ---	179,652.65	180,550.92	177,552.52	-2,005.71	-87.55	1.683	0.031%
3132CWMJ0 FH SB0361 3.000	FHLMC	07/01/2035 10+ Years 3.640	Aaa AA+ ---	1,331,109.78	1,261,434.51	1,234,684.19	-28,809.38	8,163.49	4.272	0.219%
3137HAMS2 FHMS K-507 A2 4.800	FHLMC	09/25/2028 3 to 5 Years ---	Aaa AA+ ---	1,500,000.00	1,482,070.50	1,495,740.00	12,356.16	1,300.36	5.055	0.265%
3137H1LS3 FHMS K-J34 A1 0.681	FHLMC	06/25/2026 2 to 3 Years ---	Aaa AA+ ---	64,537.53	64,536.76	61,861.81	-2,666.90	0.33	0.658	0.011%
3137BGK24 FHMS K-043 A2 3.062	FHLMC	12/25/2024 0 to 1 Year ---	Aaa AA+ ---	1,029,549.33	1,080,544.19	1,012,345.56	-22,827.77	-6,242.72	1.902	0.180%
3137FNXH8 FHMS K-J25 A2 2.610	FHLMC	01/25/2026 1 to 2 Years ---	Aaa AA+ ---	810,812.60	846,349.00	785,401.73	-43,827.62	-10,032.01	0.664	0.139%
3137FQXH1 FHMS K-737 A1 2.116	FHLMC	06/25/2026 2 to 3 Years ---	Aaa AA+ ---	1,101,967.93	1,107,471.16	1,074,484.85	-27,067.99	-724.90	1.975	0.191%
3132DNYP2 FH SD1618 5.000	FHLMC	09/01/2052 10+ Years 5.964	Aaa AA+ ---	1,340,697.74	1,320,168.30	1,303,721.29	-17,592.85	1,157.60	5.247	0.231%
3137F62S5 FHMS K-J31 A1 0.569	FHLMC	05/26/2026 2 to 3 Years ---	Aaa AA+ ---	0.00	0.00	0.00	0.00	84.32	0.818	0.000%
3131XDDP7 FH ZK9110 3.000	FHLMC	12/01/2032 7 to 10 Years 3.202	Aaa AA+ ---	414,173.31	425,692.51	388,726.51	-36,631.53	-1,638.26	2.182	0.069%
3137H4RZ5 FHMS K-J36 A1 1.298	FHLMC	12/25/2026 2 to 3 Years ---	Aaa AA+ ---	54,082.38	54,082.17	51,097.58	-2,640.27	10.41	1.419	0.009%
3137HA4K9 FHMS K-J45 A1 4.455	FHLMC	11/25/2028 3 to 5 Years ---	Aaa AA+ ---	1,494,800.15	1,494,797.16	1,468,073.12	-25,984.69	-453.39	4.423	0.260%
3137H92N8 FHMS K-J42 A1 3.902	FHLMC	07/25/2029 5 to 7 Years ---	Aaa AA+ ---	828,498.26	828,466.77	795,432.89	-32,576.84	-25.87	3.876	0.141%
3137FPJF3 FHMS K-099 A1 2.258	FHLMC	06/25/2029 5 to 7 Years ---	Aaa AA+ ---	1,298,983.68	1,305,422.74	1,210,860.63	-89,430.50	-667.76	2.153	0.215%

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3133BP4Q8 FH QF2631 5.500	FHLMC	11/01/2052 10+ Years 5.425	Aaa AA+ ---	1,269,862.52	1,268,473.61	1,265,811.66	-2,303.38	-52.44	5.487	0.225%
3133L7LB1 FH RC1222 3.500	FHLMC	12/01/2034 10+ Years 3.547	Aaa AA+ ---	869,661.28	934,885.87	827,360.95	-108,452.36	-8,135.06	1.603	0.147%
3137HAMA1 FHMS K-159 A1 4.600	FHLMC	12/25/2032 7 to 10 Years ---	Aaa AAA ---	1,486,920.63	1,445,184.25	1,467,546.05	19,684.58	2,895.81	5.100	0.260%
3137HACX2 FHMS K-505 A2 4.819	FHLMC	06/25/2028 3 to 5 Years ---	Aaa AA+ ---	1,500,000.00	1,514,982.00	1,496,100.00	-16,218.49	-1,977.74	4.556	0.265%
3133A25X4 FH QA8062 3.500	FHLMC	03/01/2050 10+ Years 6.263	Aaa AA+ ---	520,063.56	555,817.93	467,901.18	-117,140.30	-3,348.50	1.873	0.083%
3137ARM29 FHR 4057 ZB 3.500	FHLMC CMO	06/15/2042 10+ Years ---	Aaa AA+ ---	1,464,503.79	1,406,838.95	1,338,527.17	-69,181.82	3,866.25	4.171	0.237%
3137FVG22 FHR 5000 LB 1.250	FHLMC CMO	07/25/2046 10+ Years ---	Aaa AA+ ---	737,855.71	752,382.25	590,410.01	-163,601.87	-1,418.74	0.892	0.105%
3137FBTA4 FHMS K-728 A2 3.064	FHLMC CMO	08/25/2024 0 to 1 Year ---	Aaa AA+ ---	1,265,929.98	1,267,611.29	1,254,017.58	-10,078.20	-893.58	2.893	0.222%
3137BCA32 FHR 4371 B 3.000	FHLMC CMO	06/15/2040 10+ Years ---	Aaa AA+ ---	0.00	0.00	0.00	0.00	-2.80	0.938	0.000%
3137HAAF3 FHMS K-157 A1 4.463	FHLMC CMO	06/25/2032 7 to 10 Years ---	Aaa AA+ ---	1,498,476.85	1,491,368.08	1,474,815.91	-16,906.59	282.90	4.546	0.262%
3137F7RG2 FHR 5050 LB 0.750	FHLMC CMO	06/25/2043 10+ Years ---	Aaa AA+ ---	1,026,461.27	992,692.29	790,087.77	-200,354.80	2,962.11	1.261	0.140%
3137F7TC9 FHR 5050 XL 1.000	FHLMC CMO	07/15/2036 10+ Years ---	Aaa AA+ ---	1,092,592.23	1,066,643.17	973,008.01	-95,915.92	4,885.60	1.805	0.173%
3137F2ME3 FHR 4714 PA 3.000	FHLMC CMO	11/15/2046 10+ Years ---	Aaa AA+ ---	738,755.44	760,456.38	667,546.81	-95,340.57	-2,588.77	2.338	0.118%
3137B9YK5 FHR 4333 DA 2.250	FHLMC CMO	04/15/2044 10+ Years ---	Aaa AA+ ---	860,642.70	868,980.18	749,516.51	-120,745.77	-939.91	2.029	0.133%
31410LT93 FN 890776 3.500	FNMA	11/01/2031 7 to 10 Years 1.975	Aaa AA+ ---	588,515.89	610,953.06	569,330.27	-35,905.46	-4,531.85	2.037	0.101%
3140MRY35 FN BW0729 5.000	FNMA	07/01/2052 10+ Years 5.922	Aaa AA+ ---	1,324,220.60	1,358,981.38	1,291,485.87	-65,089.09	-1,671.64	4.583	0.229%
3140XALC4 FN FM6622 2.500	FNMA	02/01/2036 10+ Years 3.948	Aaa AA+ ---	988,778.28	1,039,762.16	895,447.50	-136,477.92	-4,732.11	1.510	0.159%
3140X52Y8 FN FM2590 3.500	FNMA	12/01/2034 10+ Years 3.545	Aaa AA+ ---	459,805.38	487,896.62	437,440.45	-55,493.54	-4,620.43	1.679	0.078%
3140J9QL8 FN BM4958 4.000	FNMA	12/01/2033 7 to 10 Years 3.432	Aaa AA+ ---	956,983.46	978,216.53	931,872.22	-45,329.92	-2,635.42	3.372	0.165%
3140X6AQ4 FN FM2714 3.000	FNMA	03/01/2050 10+ Years 6.259	Aaa AA+ ---	586,148.61	607,030.15	504,375.02	-114,349.85	-1,667.37	2.307	0.089%
3140Q9FM0 FN CA1971 3.500	FNMA	06/01/2033 7 to 10 Years 3.124	Aaa AA+ ---	867,612.07	915,466.30	828,257.18	-85,851.83	-6,921.43	1.954	0.147%

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3140XFHZ7 FN FS0247 3.500	FNMA	01/01/2052 10+ Years 6.026	Aaa AA+ ---	603,751.85	636,109.18	537,254.62	-98,309.69	-1,670.09	2.776	0.095%
3140XB6Y1 FN FM8086 3.500	FNMA	07/01/2051 10+ Years 5.991	Aaa AA+ ---	1,025,745.82	1,106,683.58	915,078.11	-197,549.70	-4,925.08	2.334	0.162%
3140X56L2 FN FM2674 4.000	FNMA	03/01/2050 10+ Years 6.051	Aaa AA+ ---	384,447.45	412,920.59	356,255.92	-84,405.33	-3,014.18	2.084	0.063%
3140QBY28 FN CA4328 3.000	FNMA	10/01/2034 10+ Years 3.539	Aaa AA+ ---	448,625.91	461,033.22	417,670.72	-45,187.16	-1,940.55	2.170	0.074%
3136BCB82 FNA 2020-M52 A1 0.878	FNMA	10/25/2030 5 to 7 Years ---	Aaa AA+ ---	517,773.65	517,768.47	480,504.30	-37,908.80	-29.04	0.889	0.085%
3140X4FY7 FN FM1082 3.000	FNMA	09/01/2031 7 to 10 Years 2.121	Aaa AA+ ---	382,517.09	393,574.22	365,525.68	-25,415.93	-2,090.55	1.960	0.065%
3140X3AJ7 FN FM0008 3.500	FNMA	08/01/2049 10+ Years 6.422	Aaa AA+ ---	269,899.72	279,810.10	242,844.98	-52,132.41	-1,310.70	2.357	0.043%
3140X9K46 FN FM5714 4.000	FNMA	11/01/2035 10+ Years 3.448	Aaa AA+ ---	570,318.07	621,290.24	554,411.90	-70,913.35	-7,068.67	1.434	0.098%
3140XA4V1 FN FM7135 3.500	FNMA	05/01/2050 10+ Years 6.353	Aaa AA+ ---	793,640.46	850,683.37	716,228.77	-152,703.05	-4,386.06	2.299	0.127%
3140QCG75 FN CA4721 3.500	FNMA	11/01/2034 10+ Years 3.519	Aaa AA+ ---	433,787.29	451,816.58	412,687.88	-42,648.34	-2,705.28	2.185	0.073%
3138EHKA9 FN AL1188 4.000	FNMA	09/01/2026 2 to 3 Years 0.957	Aaa AA+ ---	371,897.64	388,168.16	365,921.24	-12,630.06	-4,559.30	1.963	0.065%
3136AJB54 FNA 2014-M04 A2 3.346	FNMA	03/25/2024 0 to 1 Year ---	Aaa AA+ ---	0.00	0.00	0.00	0.00	-977.02	1.412	0.000%
3140X57G2 FN FM2694 3.000	FNMA	03/01/2035 10+ Years 3.543	Aaa AA+ ---	597,983.07	630,124.66	556,722.24	-74,065.13	-4,132.82	1.627	0.099%
3140X9SP1 FN FM5925 4.000	FNMA	11/01/2034 10+ Years 3.339	Aaa AA+ ---	620,382.28	673,308.64	605,170.51	-73,526.54	-10,233.16	1.461	0.107%
3140XC4K1 FN FM8925 4.000	FNMA	08/01/2034 10+ Years 3.394	Aaa AA+ ---	707,081.70	766,741.72	692,395.62	-65,630.56	-6,916.93	1.958	0.123%
3140XJMC4 FN FS3054 5.500	FNMA	10/01/2052 10+ Years 5.410	Aaa AA+ ---	1,300,432.65	1,283,567.66	1,296,284.27	11,935.92	985.44	5.735	0.230%
3140XBDS6 FN FM7312 4.500	FNMA	08/01/2049 10+ Years 5.751	Aaa AA+ ---	698,028.32	765,431.67	671,056.51	-124,628.09	-5,560.36	2.506	0.119%
3140J8C92 FN BM3695 4.000	FNMA	11/01/2037 10+ Years 4.101	Aaa AA+ ---	715,999.26	783,124.19	685,411.77	-101,708.31	-9,468.98	1.912	0.122%
3140J8C43 FN BM3690 3.500	FNMA	12/01/2032 7 to 10 Years 2.945	Aaa AA+ ---	1,022,560.42	1,059,947.79	979,878.75	-76,196.28	-5,548.06	2.424	0.174%
3140XCZN1 FN FM8848 2.500	FNMA	09/01/2041 10+ Years 4.977	Aaa AA+ ---	1,210,836.61	1,278,567.79	1,042,711.95	-226,972.13	-4,698.90	1.657	0.185%
3136B7EE7 FNR 2019-64 NA 2.500	FNMA CMO	09/25/2048 10+ Years ---	Aaa AA+ ---	1,229,036.44	1,285,111.23	1,070,773.41	-217,457.20	-4,329.73	1.771	0.190%

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3136A85N6 FNR 2012-107 GA 1.500	FNMA CMO	09/25/2027 3 to 5 Years ---	Aaa AA+ ---	295,296.00	291,212.61	283,439.87	-9,924.93	1,242.39	2.086	0.050%
3136ACQB0 FNR 2013-19 GE 2.500	FNMA CMO	03/25/2033 7 to 10 Years ---	Aaa AA+ ---	798,734.91	807,471.07	733,542.17	-73,222.63	-1,282.26	2.185	0.130%
31398PLM9 FNR 2010-35 DL 6.000	FNMA CMO	04/25/2040 10+ Years ---	Aaa AA+ ---	1,285,455.25	1,317,993.34	1,341,154.03	23,764.03	-3,290.09	5.453	0.238%
3136AETD9 FNR 2013-61 HE 1.750	FNMA CMO	06/25/2033 7 to 10 Years ---	Aaa AA+ ---	973,053.00	956,936.81	871,485.73	-85,485.81	2,314.90	2.176	0.155%
3136B43E6 FNR 2019-37 TC 2.500	FNMA CMO	03/25/2037 10+ Years ---	Aaa AA+ ---	1,012,991.06	1,028,502.49	920,616.41	-109,309.53	-2,086.89	2.073	0.163%
3136B5WR2 FNR 2019-42 KC 2.500	FNMA CMO	07/25/2049 10+ Years ---	Aaa AA+ ---	1,102,728.03	1,114,358.37	938,178.95	-179,873.68	-1,159.93	2.276	0.166%
36241LWE2 GN 783345 3.500	GNMA	06/15/2026 2 to 3 Years 0.825	Aaa AA+ ---	59,743.80	60,471.83	58,721.59	-1,241.54	-369.67	3.175	0.010%
36202FZL3 G2 005247 3.500	GNMA	11/20/2026 2 to 3 Years ---	Aaa AA+ ---	19,040.47	19,270.40	18,372.72	-736.45	-66.76	3.187	0.003%
36241LR65 GN 783209 3.000	GNMA	01/15/2026 1 to 2 Years 0.826	Aaa AA+ ---	163,334.85	163,692.14	159,661.45	-3,693.01	-149.29	2.965	0.028%
3622A2JW3 GN 783877 3.500	GNMA	07/15/2027 3 to 5 Years 1.146	Aaa AA+ ---	190,064.30	192,721.10	185,996.92	-5,233.11	-1,203.57	3.107	0.033%
36241L6Z4 GN 783588 3.000	GNMA	06/15/2027 3 to 5 Years 1.349	Aaa AA+ ---	239,271.46	238,673.29	231,712.87	-7,123.71	187.76	3.055	0.041%
36296QW62 GN 698269 4.500	GNMA	07/15/2024 0 to 1 Year 0.217	Aaa AA+ ---	5,210.05	5,374.49	5,187.18	-31.10	-205.89	3.825	0.001%
3620AWS76 GN 742242 3.500	GNMA	01/15/2026 1 to 2 Years 0.785	Aaa AA+ ---	11,628.68	11,683.19	11,368.08	-282.04	-39.69	3.405	0.002%
36179MKL3 G2 MA0299 2.500	GNMA	08/20/2027 3 to 5 Years 1.329	Aaa AA+ ---	118,283.98	118,136.12	113,622.40	-4,506.57	71.31	2.532	0.020%
36179WA24 G2 MA7225 1.500	GNMA	03/20/2036 10+ Years 3.330	Aaa AA+ ---	1,376,628.07	1,389,506.49	1,175,502.71	-210,985.10	-1,391.38	1.255	0.209%
36179WA32 G2 MA7226 2.000	GNMA	03/20/2036 10+ Years 3.486	Aaa AA+ ---	579,974.33	597,192.32	515,939.36	-79,094.20	-2,076.13	1.248	0.092%
38381TTF2 GNR 2019-044 EJ 2.500	GNMA CMO	04/20/2049 10+ Years ---	Aaa AA+ ---	725,291.96	721,778.83	618,695.80	-101,828.84	68.90	2.573	0.110%
38383CN89 GNR 2021-175 DF 3.500	GNMA CMO	10/20/2051 10+ Years ---	Aaa AA+ ---	771,530.08	771,047.87	669,734.40	-113,911.29	-491.07	0.279	0.119%
38383F5U3 GNR 2022-101 DA 2.500	GNMA CMO	12/20/2043 10+ Years ---	Aaa AA+ ---	1,373,522.88	1,273,727.85	1,237,351.82	-37,568.53	7,202.86	3.831	0.219%
38381WQU5 GNR 2019-069 PD 2.500	GNMA CMO	01/20/2048 10+ Years ---	Aaa AA+ ---	1,203,984.58	1,202,103.35	1,031,248.91	-170,749.24	83.90	2.517	0.183%
38381TLF0 GNR 2019-29 EH 3.500	GNMA CMO	04/20/2048 10+ Years ---	Aaa AA+ ---	736,733.18	758,720.06	673,138.38	-101,547.66	-2,186.95	2.649	0.119%

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31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	28,782,269.84	28,782,269.84	28,782,269.84	0.00	0.00	---	5.105%
516447CY3 LANSING MICH TAX INCREMENT FIN AUTH 3.580	MUNI	05/01/2030 5 to 7 Years 5.257	NA A+ ---	550,000.00	583,522.50	511,885.00	-56,475.41	-2,591.04	2.866	0.091%
645172LA3 NEW HAVEN MICH CMNTY SCHS 2.760	MUNI	05/01/2027 3 to 5 Years 2.845	Aa1 NA ---	3,820,000.00	3,849,948.80	3,588,431.60	-243,941.00	-1,713.47	2.649	0.636%
645172KZ9 NEW HAVEN MICH CMNTY SCHS 2.640	MUNI	05/01/2026 2 to 3 Years 1.946	Aa1 NA ---	1,885,000.00	1,885,000.00	1,797,705.65	-87,294.35	0.00	2.640	0.319%
170016E21 CHIPPEWA VALLEY MICH SCHS 2.287	MUNI	05/01/2028 3 to 5 Years 3.762	Aa1 NA ---	3,250,000.00	3,172,750.00	2,965,592.50	-216,800.42	6,629.84	2.857	0.526%
413450KA4 HARPER CREEK MICH CMNTY SCH DIST 2.466	MUNI	05/01/2027 3 to 5 Years 2.861	NA AA ---	350,000.00	350,000.00	326,819.50	-23,180.50	0.00	2.466	0.058%
516391DJ5 LANSING MICH BRD WTR & LT UTIL SYS REV 2.429	MUNI	07/01/2026 2 to 3 Years 2.114	Aa3 AA- ---	500,000.00	500,000.00	473,555.00	-26,445.00	0.00	2.429	0.084%
035519VZ7 ANN ARBOR MICH SCH DIST PUB SCHS 2.475	MUNI	05/01/2027 3 to 5 Years 2.862	Aa1 NA ---	1,500,000.00	1,500,000.00	1,403,955.00	-96,045.00	0.00	2.475	0.249%
272497RG5 EAST GRAND RAPIDS MICH PUB SCH DIST 2.364	MUNI	05/01/2027 3 to 5 Years 2.864	NA AA ---	1,025,000.00	1,004,094.50	951,425.50	-60,227.40	3,184.17	2.814	0.169%
272497RF7 EAST GRAND RAPIDS MICH PUB SCH DIST 2.284	MUNI	05/01/2026 2 to 3 Years 1.954	NA AA ---	300,000.00	300,000.00	284,100.00	-15,900.00	0.00	2.283	0.050%
594654GV1 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 2.570	MUNI	12/01/2027 3 to 5 Years 3.378	Aa2 AA+ ---	415,000.00	431,886.35	382,310.45	-40,959.70	-1,686.45	2.000	0.068%
594654GX7 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 2.690	MUNI	12/01/2028 3 to 5 Years 4.233	Aa2 AA+ ---	855,000.00	896,484.60	776,511.00	-101,455.11	-3,629.54	2.080	0.138%
39081JBE7 GREAT LAKES WTR AUTH MICH WTR SUPPLY SYS REV 5.000	MUNI	07/01/2036 10+ Years 2.074	A1 A+ ---	2,000,000.00	2,166,280.00	2,059,260.00	-3,963.70	-20,926.37	3.510	0.365%
946303D27 WAYNE ST UNIV MICH UNIV REVS 1.804	MUNI	11/15/2026 2 to 3 Years 2.468	Aa3 A+ ---	1,385,000.00	1,450,995.25	1,277,371.65	-135,379.73	-8,155.21	1.020	0.227%
032879VE5 ANCHOR BAY MICH SCH DIST 1.950	MUNI	11/01/2030 5 to 7 Years 5.944	NA AA ---	2,500,000.00	2,563,675.00	2,104,025.00	-437,946.65	-4,671.03	1.679	0.373%
714738MP3 PERRY MICH PUB SCHS 1.534	MUNI	05/01/2027 3 to 5 Years 2.904	NA AA ---	1,310,000.00	1,342,750.00	1,183,742.20	-141,457.75	-3,775.73	1.147	0.210%
946303D35 WAYNE ST UNIV MICH UNIV REVS 1.954	MUNI	11/15/2027 3 to 5 Years 3.375	Aa3 A+ ---	1,060,000.00	1,122,253.80	957,667.60	-133,773.85	-6,623.05	1.110	0.170%
516393LQ6 LANSING MICH BLDG AUTH 1.534	MUNI	06/01/2027 3 to 5 Years 2.987	NA AA ---	100,000.00	100,000.00	90,410.00	-9,590.00	0.00	1.534	0.016%
516393LT0 LANSING MICH BLDG AUTH 1.932	MUNI	06/01/2030 5 to 7 Years 5.607	NA AA ---	105,000.00	105,000.00	89,038.95	-15,961.05	0.00	1.932	0.016%
516393LP8 LANSING MICH BLDG AUTH 1.424	MUNI	06/01/2026 2 to 3 Years 2.056	NA AA ---	50,000.00	50,000.00	46,434.00	-3,566.00	0.00	1.424	0.008%

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516393LS2 LANSING MICH BLDG AUTH 1.882	MUNI	06/01/2029 5 to 7 Years 4.757	NA AA ---	100,000.00	100,000.00	86,969.00	-13,031.00	0.00	1.882	0.015%
734336WG1 PORT HURON MICH 1.748	MUNI	03/01/2026 1 to 2 Years 1.820	NA AA ---	350,000.00	359,285.50	328,443.50	-24,805.38	-1,313.04	1.250	0.058%
734336WK2 PORT HURON MICH 2.040	MUNI	03/01/2029 3 to 5 Years 4.541	NA AA ---	500,000.00	513,445.00	437,185.00	-70,762.98	-1,203.28	1.700	0.078%
516447DH9 LANSING MICH TAX INCREMENT FIN AUTH 1.782	MUNI	06/01/2028 3 to 5 Years 3.882	NA AA ---	50,000.00	50,000.00	44,364.00	-5,636.00	0.00	1.782	0.008%
516447DJ5 LANSING MICH TAX INCREMENT FIN AUTH 1.882	MUNI	06/01/2029 5 to 7 Years 4.756	NA AA ---	50,000.00	50,000.00	43,380.50	-6,619.50	0.00	1.882	0.008%
516447DK2 LANSING MICH TAX INCREMENT FIN AUTH 1.932	MUNI	06/01/2030 5 to 7 Years 5.603	NA AA ---	55,000.00	55,000.00	46,376.55	-8,623.45	0.00	1.932	0.008%
516447DG1 LANSING MICH TAX INCREMENT FIN AUTH 1.534	MUNI	06/01/2027 3 to 5 Years 2.987	NA AA ---	50,000.00	50,000.00	45,137.50	-4,862.50	0.00	1.534	0.008%
594615HT6 MICHIGAN ST BLDG AUTH REV 1.116	MUNI	10/15/2026 2 to 3 Years 2.417	Aa2 NA ---	1,000,000.00	1,012,530.00	917,860.00	-87,407.19	-1,601.51	0.904	0.163%
59447TZP1 MICHIGAN FIN AUTH REV 5.000	MUNI	06/15/2029 5 to 7 Years 4.526	NA AA- ---	495,000.00	636,673.95	541,599.30	-39,748.82	-12,377.75	1.488	0.096%
59447TCE1 MICHIGAN FIN AUTH REV 5.000	MUNI	05/15/2025 1 to 2 Years 1.045	WR NR ---	550,000.00	654,764.00	558,178.50	-16,915.60	-17,635.54	0.810	0.099%
768415CP4 RIVER ROUGE MICH SCH DIST 1.216	MUNI	05/01/2026 2 to 3 Years 1.980	Aa1 NA ---	3,040,000.00	3,072,315.20	2,818,505.60	-233,689.65	-4,535.88	1.018	0.500%
594615HS8 MICHIGAN ST BLDG AUTH REV 0.916	MUNI	10/15/2025 1 to 2 Years 1.466	Aa2 NA ---	1,000,000.00	1,005,670.00	941,850.00	-59,889.46	-883.36	0.800	0.167%
563336DE3 MANISTEE MICH AREA PUB SCHS 2.000	MUNI	05/01/2026 2 to 3 Years 1.961	NA AA ---	965,000.00	1,024,820.35	908,566.80	-79,017.73	-8,420.24	0.850	0.161%
563336DD5 MANISTEE MICH AREA PUB SCHS 2.000	MUNI	05/01/2025 1 to 2 Years 1.019	NA AA ---	965,000.00	1,025,293.20	932,865.50	-46,356.38	-10,383.89	0.600	0.165%
539243UJ2 LIVONIA MICH PUB SCHS SCH DIST 0.871	MUNI	05/01/2025 1 to 2 Years 1.027	NA AA ---	4,000,000.00	4,000,000.00	3,820,400.00	-179,600.00	0.00	0.871	0.678%
563336DH6 MANISTEE MICH AREA PUB SCHS 2.000	MUNI	05/01/2029 5 to 7 Years 4.660	NA AA ---	965,000.00	1,023,382.50	844,307.45	-156,053.51	-5,233.49	1.250	0.150%
017014LB5 ALLEGAN MICH PUB SCH DIST 1.017	MUNI	05/01/2026 2 to 3 Years 1.985	NA AA ---	310,000.00	310,000.00	286,223.00	-23,777.00	0.00	1.017	0.051%
017014LC3 ALLEGAN MICH PUB SCH DIST 1.147	MUNI	05/01/2027 3 to 5 Years 2.926	NA AA ---	160,000.00	160,000.00	143,273.60	-16,726.40	0.00	1.147	0.025%
017014LD1 ALLEGAN MICH PUB SCH DIST 1.384	MUNI	05/01/2028 3 to 5 Years 3.837	NA AA ---	225,000.00	225,000.00	197,268.75	-27,731.25	0.00	1.384	0.035%
017014LA7 ALLEGAN MICH PUB SCH DIST 0.730	MUNI	05/01/2025 1 to 2 Years 1.029	NA AA ---	200,000.00	200,000.00	190,854.00	-9,146.00	0.00	0.730	0.034%
563336DF0 MANISTEE MICH AREA PUB SCHS 2.000	MUNI	05/01/2027 3 to 5 Years 2.882	NA AA ---	965,000.00	1,025,852.90	885,879.65	-108,105.88	-7,220.52	1.000	0.157%

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539243UK9 LIVONIA MICH PUB SCHS SCH DIST 1.163	MUNI	05/01/2026 2 to 3 Years 1.981	NA AA ---	2,000,000.00	2,000,000.00	1,850,340.00	-149,660.00	0.00	1.163	0.328%
017014LE9 ALLEGAN MICH PUB SCH DIST 1.514	MUNI	05/01/2029 5 to 7 Years 4.724	NA AA ---	300,000.00	300,000.00	256,737.00	-43,263.00	0.00	1.514	0.046%
627780UG2 MUSKEGON MICH 1.350	MUNI	10/01/2026 2 to 3 Years 2.400	NA A+ ---	135,000.00	135,000.00	127,926.00	-7,074.00	0.00	1.350	0.023%
611771FE1 MONTABELLA CMNTY SCH DIST MICH MONTCALM ISABELLA M 5.000	MUNI	05/01/2026 2 to 3 Years 1.914	NA AA ---	685,000.00	833,323.05	709,495.60	-35,927.26	-22,583.67	0.676	0.126%
72220QBN4 PINCKNEY MICH CMNTY PUB LIBR 2.000	MUNI	05/01/2025 1 to 2 Years 1.023	NA AA ---	120,000.00	126,722.40	116,862.00	-4,888.40	-1,277.86	0.614	0.021%
594615HR0 MICHIGAN ST BLDG AUTH REV 0.816	MUNI	10/15/2024 0 to 1 Year 0.501	Aa2 NA ---	1,000,000.00	1,007,220.00	977,690.00	-23,384.26	-1,616.22	0.606	0.173%
109367WE8 BRIGHTON MICH AREA SCH DIST 1.120	MUNI	05/01/2026 2 to 3 Years 1.982	NA AA ---	505,000.00	505,000.00	466,433.15	-38,566.85	0.00	1.120	0.083%
776219QA8 ROMULUS MICH CMNTY SCHS 1.000	MUNI	05/01/2025 1 to 2 Years 1.026	NA AA ---	300,000.00	300,000.00	286,482.00	-13,518.00	0.00	1.000	0.051%
885205PQ1 THORNAPPLE KELLOGG MICH SCH DIST 0.930	MUNI	05/01/2025 1 to 2 Years 1.028	Aa1 NA ---	675,000.00	675,000.00	646,204.50	-28,795.50	0.00	0.930	0.115%
885205PR9 THORNAPPLE KELLOGG MICH SCH DIST 1.130	MUNI	05/01/2026 2 to 3 Years 1.983	Aa1 NA ---	885,000.00	885,000.00	820,678.20	-64,321.80	0.00	1.130	0.146%
776219QB6 ROMULUS MICH CMNTY SCHS 1.230	MUNI	05/01/2026 2 to 3 Years 1.978	NA AA ---	500,000.00	500,000.00	461,855.00	-38,145.00	0.00	1.230	0.082%
109367WD0 BRIGHTON MICH AREA SCH DIST 0.950	MUNI	05/01/2025 1 to 2 Years 1.027	NA AA ---	645,000.00	645,000.00	616,349.10	-28,650.90	0.00	0.950	0.109%
516228RT2 LANSE CREUSE MICH PUB SCHS 0.876	MUNI	05/01/2025 1 to 2 Years 1.029	NA AA ---	1,100,000.00	1,044,812.00	1,054,449.00	-21,626.57	9,673.62	3.011	0.187%
042105NG7 ARMADA MICH AREA SCHS 1.150	MUNI	05/01/2026 2 to 3 Years 1.982	NA AA ---	470,000.00	470,000.00	435,586.60	-34,413.40	0.00	1.150	0.077%
042105NF9 ARMADA MICH AREA SCHS 0.950	MUNI	05/01/2025 1 to 2 Years 1.027	NA AA ---	675,000.00	675,000.00	645,968.25	-29,031.75	0.00	0.950	0.115%
129644B41 CALHOUN CNTY MICH 1.130	MUNI	10/01/2025 1 to 2 Years 1.433	NA AA ---	360,000.00	360,000.00	340,524.00	-19,476.00	0.00	1.130	0.060%
594698RV6 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 0.797	MUNI	09/01/2024 0 to 1 Year 0.386	Aa2 NA ---	1,500,000.00	1,502,250.00	1,473,015.00	-27,267.32	-558.76	0.749	0.261%
577056LD4 MATTAWAN MICH CONS SCH DIST 0.885	MUNI	05/01/2025 1 to 2 Years 1.027	NA AA ---	400,000.00	400,000.00	381,764.00	-18,236.00	0.00	0.885	0.068%
691610GG8 OXFORD MICH CMNTY SCHS 2.000	MUNI	11/01/2024 0 to 1 Year 0.542	Aa1 NA ---	420,000.00	440,588.40	412,738.20	-10,770.21	-4,869.12	0.498	0.073%
955023WD4 WEST OTTAWA MICH PUB SCH DIST 1.060	MUNI	11/01/2025 1 to 2 Years 1.508	NA AA- ---	1,200,000.00	1,200,000.00	1,132,728.00	-67,272.00	0.00	1.060	0.201%

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072257Q35 BAY CNTY MICH 1.161	MUNI	10/01/2025 1 to 2 Years 1.430	NA NA ---	235,000.00	235,000.00	221,123.25	-13,876.75	0.00	1.161	0.039%
072257Q43 BAY CNTY MICH 1.311	MUNI	10/01/2026 2 to 3 Years 2.382	NA AA ---	310,000.00	310,000.00	282,369.70	-27,630.30	0.00	1.311	0.050%
776559CA2 ROOSEVELT PARK MICH 1.190	MUNI	10/01/2025 1 to 2 Years 1.430	NA AA ---	245,000.00	245,000.00	230,692.00	-14,308.00	0.00	1.190	0.041%
105173LF3 BRANCH CNTY MICH BLDG AUTH 2.000	MUNI	07/01/2026 2 to 3 Years 2.134	NA AA- ---	240,000.00	252,280.80	229,581.60	-11,132.93	-2,451.97	0.674	0.041%
780464KA0 ROYAL OAK MICH 3.302	MUNI	10/01/2024 0 to 1 Year 0.466	NA AA ---	1,000,000.00	1,053,500.00	990,920.00	-18,737.99	-15,658.33	1.258	0.176%
914455VD9 UNIVERSITY MICH UNIV REVS 3.386	MUNI	04/01/2030 5 to 7 Years 5.309	Aaa AAA ---	100,000.00	100,000.00	93,161.00	-6,839.00	0.00	3.386	0.017%
914455VC1 UNIVERSITY MICH UNIV REVS 3.359	MUNI	04/01/2029 3 to 5 Years 4.505	Aaa AAA ---	1,410,000.00	1,388,066.40	1,332,097.50	-60,909.01	2,379.65	3.626	0.236%
914455UZ1 UNIVERSITY MICH UNIV REVS 3.096	MUNI	04/01/2026 1 to 2 Years 1.886	Aaa AAA ---	185,000.00	185,000.00	179,152.15	-5,847.85	0.00	3.096	0.032%
914455VB3 UNIVERSITY MICH UNIV REVS 3.289	MUNI	04/01/2028 3 to 5 Years 3.667	Aaa AAA ---	825,000.00	815,568.40	785,391.75	-32,730.31	1,232.11	3.516	0.139%
670029WZ6 NOVI MICH CMNTY SCH DIST 2.920	MUNI	05/01/2026 2 to 3 Years 1.940	Aa2 NA ---	1,000,000.00	1,000,000.00	960,970.00	-39,030.00	0.00	2.920	0.170%
670029XA0 NOVI MICH CMNTY SCH DIST 3.030	MUNI	05/01/2027 3 to 5 Years 2.834	Aa2 NA ---	750,000.00	750,000.00	712,252.50	-37,747.50	0.00	3.030	0.126%
670029WY9 NOVI MICH CMNTY SCH DIST 2.850	MUNI	05/01/2025 1 to 2 Years 1.014	Aa2 NA ---	250,000.00	250,000.00	244,065.00	-5,935.00	0.00	2.850	0.043%
670029XB8 NOVI MICH CMNTY SCH DIST 3.100	MUNI	05/01/2028 3 to 5 Years 3.698	Aa2 NA ---	1,000,000.00	1,000,000.00	941,110.00	-58,890.00	0.00	3.100	0.167%
279196CU1 ECORSE MICH PUB SCH DIST 2.302	MUNI	05/01/2027 3 to 5 Years 2.870	Aa1 NA ---	2,000,000.00	1,914,035.00	1,861,600.00	-84,027.04	12,877.33	3.248	0.330%
516228RU9 LANSE CREUSE MICH PUB SCHS 1.126	MUNI	05/01/2026 2 to 3 Years 1.985	NA AA ---	1,500,000.00	1,374,855.00	1,396,365.00	-37,005.69	23,964.56	3.379	0.248%
897404TB5 TROY MICH CITY SCH DIST 1.357	MUNI	05/01/2027 3 to 5 Years 2.916	NA AA ---	1,700,000.00	1,561,385.00	1,534,539.00	-77,781.25	20,860.57	3.147	0.272%
170016F38 CHIPPEWA VALLEY MICH SCHS 1.181	MUNI	05/01/2027 3 to 5 Years 3.553	Aa1 NA ---	0.00	0.00	0.00	0.00	2,267.14	3.300	0.000%
416848XM6 HARTLAND MICH CONS SCH DIST 1.979	MUNI	05/01/2028 3 to 5 Years 3.789	Aa1 NA ---	1,000,000.00	915,960.00	903,220.00	-37,790.86	10,353.63	3.553	0.160%
416848XN4 HARTLAND MICH CONS SCH DIST 2.079	MUNI	05/01/2029 5 to 7 Years 4.656	Aa1 NA ---	500,000.00	451,435.00	443,335.00	-20,238.55	5,019.90	3.671	0.079%
59447T2B8 MICHIGAN FIN AUTH REV 2.300	MUNI	11/01/2030 5 to 7 Years 5.871	NA AA- ---	270,000.00	231,981.30	231,738.30	-7,719.74	3,082.41	4.298	0.041%
958638ZC5 WESTERN MICH UNIV REVS 1.047	MUNI	11/15/2026 2 to 3 Years 2.495	Aa3 AA ---	1,050,000.00	973,792.50	948,370.50	-56,358.80	12,761.72	2.799	0.168%

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39081HCP5 GREAT LAKES WTR AUTH MICH SEW DISP SYS REV 2.315	MUNI	07/01/2031 7 to 10 Years 6.443	Aa3 AA- ---	1,500,000.00	1,359,720.00	1,281,900.00	-103,649.54	10,661.56	3.520	0.227%
958638ZH4 WESTERN MICH UNIV REVS 1.857	MUNI	11/15/2031 7 to 10 Years 6.814	Aa3 AA ---	500,000.00	435,095.00	399,775.00	-46,742.62	4,717.59	3.471	0.071%
59465PCU0 MICHIGAN ST HSG DEV AUTH RENT HSG REV 3.550	MUNI	04/01/2029 3 to 5 Years 4.517	NA AA+ ---	565,000.00	565,000.00	560,107.10	-4,892.90	0.00	3.551	0.099%
59465PCW6 MICHIGAN ST HSG DEV AUTH RENT HSG REV 3.650	MUNI	04/01/2030 5 to 7 Years 5.325	NA AA+ ---	335,000.00	335,000.00	335,659.95	659.95	0.00	3.651	0.060%
844181MX2 SOUTHFIELD MICH 2.000	MUNI	05/01/2030 5 to 7 Years 5.547	NA AA ---	380,000.00	338,359.60	338,637.00	-8,536.48	3,715.72	3.600	0.060%
914455VE7 UNIVERSITY MICH UNIV REVS 3.436	MUNI	04/01/2031 5 to 7 Years 6.076	Aaa AAA ---	685,000.00	670,930.10	631,138.45	-42,413.57	1,100.13	3.710	0.112%
170016F46 CHIPPEWA VALLEY MICH SCHS 1.429	MUNI	05/01/2028 3 to 5 Years 4.449	Aa1 NA ---	0.00	0.00	0.00	0.00	11,059.24	3.564	0.000%
824433LX2 SHIAWASSEE CNTY MICH 3.830	MUNI	10/01/2028 3 to 5 Years 4.047	NA AA ---	650,000.00	650,000.00	623,311.00	-26,689.00	0.00	3.831	0.111%
824433LW4 SHIAWASSEE CNTY MICH 3.670	MUNI	10/01/2027 3 to 5 Years 3.211	NA AA ---	150,000.00	150,000.00	144,067.50	-5,932.50	0.00	3.671	0.026%
824433LZ7 SHIAWASSEE CNTY MICH 4.052	MUNI	10/01/2030 5 to 7 Years 5.597	NA AA ---	1,440,000.00	1,440,000.00	1,370,448.00	-69,552.00	0.00	4.052	0.243%
935341P35 WARREN MICH CONS SCH DIST 1.846	MUNI	05/01/2031 7 to 10 Years 6.381	NA AA ---	1,050,000.00	916,125.00	863,982.00	-76,882.21	10,440.68	3.522	0.153%
824433LY0 SHIAWASSEE CNTY MICH 3.930	MUNI	10/01/2029 5 to 7 Years 4.845	NA AA ---	685,000.00	685,000.00	654,147.60	-30,852.40	0.00	3.931	0.116%
59465PCY2 MICHIGAN ST HSG DEV AUTH RENT HSG REV 3.750	MUNI	04/01/2031 5 to 7 Years 6.088	NA AA+ ---	120,000.00	121,020.00	120,406.80	-420.30	-79.71	3.637	0.021%
39081JDR6 GREAT LAKES WTR AUTH MICH WTR SUPPLY SYS REV 2.187	MUNI	07/01/2027 3 to 5 Years 3.037	Aa3 AA- ---	500,000.00	459,075.00	461,290.00	-11,540.92	6,037.08	4.000	0.082%
594698SC7 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 2.128	MUNI	09/01/2031 7 to 10 Years 6.623	Aa2 NA ---	5,000,000.00	4,115,700.00	4,082,200.00	-179,667.62	64,417.42	4.498	0.724%
539243UP8 LIVONIA MICH PUB SCHS SCH DIST 1.719	MUNI	05/01/2030 5 to 7 Years 5.562	NA AA ---	345,000.00	284,083.35	288,609.75	-7,675.16	5,362.68	4.400	0.051%
59447TXT5 MICHIGAN FIN AUTH REV 2.834	MUNI	12/01/2028 3 to 5 Years 4.216	Aa3 AA- ---	1,055,000.00	981,622.40	960,651.35	-38,237.41	8,395.18	4.104	0.170%
39081HCL4 GREAT LAKES WTR AUTH MICH SEW DISP SYS REV 2.115	MUNI	07/01/2028 3 to 5 Years 3.940	Aa3 AA- ---	315,000.00	288,174.60	284,945.85	-10,105.48	3,335.79	3.750	0.051%
59447TCY7 MICHIGAN FIN AUTH REV 3.896	MUNI	09/01/2030 5 to 7 Years 5.544	Aa2 AA+ ---	250,000.00	246,775.00	237,830.00	-9,512.80	278.68	4.087	0.042%
467107CJ5 JACKSON CNTY MICH 3.729	MUNI	12/01/2030 5 to 7 Years 5.690	Aa3 NA ---	555,000.00	542,617.95	515,445.15	-29,295.99	1,030.50	4.049	0.091%

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39081HCQ3 GREAT LAKES WTR AUTH MICH SEW DISP SYS REV 2.365	MUNI	07/01/2032 7 to 10 Years 7.214	Aa3 AA- ---	4,500,000.00	3,829,285.00	3,768,255.00	-152,770.06	45,022.99	4.234	0.668%
59447TXS7 MICHIGAN FIN AUTH REV 2.734	MUNI	12/01/2027 3 to 5 Years 3.365	Aa3 AA- ---	2,750,000.00	2,595,560.00	2,539,542.50	-100,054.44	21,582.61	3.928	0.450%
691610GA1 OXFORD MICH CMNTY SCHS 2.000	MUNI	11/01/2027 3 to 5 Years 3.337	Aa1 NA ---	470,000.00	431,699.70	428,033.70	-14,811.96	5,461.64	3.750	0.076%
768415CT6 RIVER ROUGE MICH SCH DIST 1.887	MUNI	05/01/2030 5 to 7 Years 5.534	Aa1 NA ---	1,260,000.00	1,081,962.00	1,068,089.40	-46,827.20	16,167.32	4.050	0.189%
170016D97 CHIPPEWA VALLEY MICH SCHS 2.237	MUNI	05/01/2027 3 to 5 Years 2.873	Aa1 NA ---	4,000,000.00	3,757,560.00	3,714,560.00	-121,988.48	38,681.95	3.662	0.659%
516228RV7 LANSE CREUSE MICH PUB SCHS 1.443	MUNI	05/01/2027 3 to 5 Years 2.915	NA AA ---	10,000,000.00	9,057,100.00	9,117,000.00	-247,173.67	150,477.87	3.660	1.617%
594654PU3 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 2.114	MUNI	12/01/2031 7 to 10 Years 6.790	Aa2 AA+ ---	110,000.00	94,784.80	89,740.20	-7,314.44	1,113.31	3.911	0.016%
778017QS5 ROSEVILLE MICH CMNTY SCHS 1.827	MUNI	05/01/2031 7 to 10 Years 6.384	NA AA ---	250,000.00	209,615.00	205,032.50	-11,054.98	3,175.49	4.057	0.036%
4832064B1 KALAMAZOO MICH 4.370	MUNI	12/01/2034 10+ Years 8.222	NA AA- ---	500,000.00	506,500.00	475,405.00	-26,524.05	-2,274.87	3.755	0.084%
597589CP3 MIDLAND MICH PUB SCHS 1.405	MUNI	05/01/2027 3 to 5 Years 2.912	NA AA ---	1,150,000.00	1,078,570.00	1,038,036.00	-63,667.50	11,432.30	2.869	0.184%
914455UD0 UNIVERSITY MICH UNIV REVS 1.372	MUNI	04/01/2027 2 to 3 Years 2.857	Aaa AAA ---	5,015,000.00	4,535,415.55	4,552,968.05	-140,655.77	78,170.95	3.665	0.808%
443114UV3 HOWELL MICH PUB SCHS 1.266	MUNI	05/01/2026 2 to 3 Years 1.979	NA AA ---	2,000,000.00	1,841,120.00	1,858,040.00	-49,882.52	33,010.42	3.608	0.330%
627780TE9 MUSKEGON MICH 1.930	MUNI	10/01/2023 0 to 1 Year 0.006	NA NR ---	0.00	0.00	0.00	0.00	-1,113.39	0.450	0.000%
59447TJY0 MICHIGAN FIN AUTH REV 2.610	MUNI	11/01/2025 1 to 2 Years 1.484	Aa2 AA- ---	2,990,000.00	2,800,463.90	2,881,433.10	-8,267.36	47,236.85	4.873	0.511%
554885K36 MACOMB CNTY MICH 4.416	MUNI	11/01/2025 1 to 2 Years 1.460	Aa1 AA+ ---	2,000,000.00	1,996,800.00	1,983,200.00	-15,081.31	813.18	4.474	0.352%
594698SV5 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 2.030	MUNI	04/15/2024 0 to 1 Year 0.017	Aa2 NA ---	4,250,000.00	4,133,890.00	4,248,342.50	25.27	94,720.96	5.001	0.754%
897404SY6 TROY MICH CITY SCH DIST 0.503	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	3,000,000.00	3,005,250.00	2,992,200.00	-7,907.04	-1,439.66	0.441	0.531%
577056LC6 MATTAWAN MICH CONS SCH DIST 0.588	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	300,000.00	300,000.00	299,199.00	-801.00	0.00	0.588	0.053%
105295NJ4 BRANDON SCH DIST MICH 0.516	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	1,525,000.00	1,525,000.00	1,520,943.50	-4,056.50	0.00	0.516	0.270%
416848WW5 HARTLAND MICH CONS SCH DIST 1.874	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	1,000,000.00	1,040,170.00	997,960.00	-2,876.68	-11,251.73	0.421	0.177%

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951495VQ0 WEST BLOOMFIELD TWP MICH 0.950	MUNI	05/01/2024 0 to 1 Year 0.061	NA AAA ---	535,000.00	535,000.00	533,753.45	-1,246.55	0.00	0.950	0.095%
042105NE2 ARMADA MICH AREA SCHS 0.600	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	765,000.00	765,000.00	763,049.25	-1,950.75	0.00	0.600	0.135%
510336SS0 LAKE ORION MICH CMNTY SCH DIST 0.500	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	1,040,000.00	1,040,000.00	1,037,296.00	-2,704.00	0.00	0.500	0.184%
516228RS4 LANSE CREUSE MICH PUB SCHS 0.561	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	2,000,000.00	2,000,000.00	1,995,100.00	-4,900.00	0.00	0.561	0.354%
776219PZ4 ROMULUS MICH CMNTY SCHS 0.670	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	765,000.00	765,000.00	762,957.45	-2,042.55	0.00	0.670	0.135%
775104DJ8 ROGERS CITY MICH 2.120	MUNI	05/01/2024 0 to 1 Year 0.061	NA A ---	230,000.00	230,115.00	229,553.80	-447.75	-20.74	2.108	0.041%
885205PP3 THORNAPPLE KELLOGG MICH SCH DIST 0.600	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	345,000.00	345,000.00	344,106.45	-893.55	0.00	0.600	0.061%
182252XC5 CLARKSTON MICH CMNTY SCHS 1.438	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	750,000.00	750,000.00	748,252.50	-1,747.50	0.00	1.438	0.133%
109367WC2 BRIGHTON MICH AREA SCH DIST 0.600	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	865,000.00	865,000.00	862,725.05	-2,274.95	0.00	0.600	0.153%
539243UH6 LIVONIA MICH PUB SCHS SCH DIST 0.741	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	375,000.00	375,000.00	374,047.50	-952.50	0.00	0.741	0.066%
443114UT8 HOWELL MICH PUB SCHS 0.890	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	3,000,000.00	3,038,970.00	2,992,830.00	-7,981.71	-10,915.84	0.420	0.531%
670029WX1 NOVI MICH CMNTY SCH DIST 2.600	MUNI	05/01/2024 0 to 1 Year 0.061	Aa2 NA ---	100,000.00	100,000.00	99,853.00	-147.00	0.00	2.600	0.018%
488026KZ7 KELLOGGSVILLE MICH PUB SCH DIST 0.609	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	100,000.00	100,000.00	99,734.00	-266.00	0.00	0.609	0.018%
563336DC7 MANISTEE MICH AREA PUB SCHS 2.000	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	965,000.00	1,017,331.95	963,224.40	-2,636.60	-11,577.93	0.450	0.171%
017014KZ3 ALLEGAN MICH PUB SCH DIST 0.660	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	595,000.00	595,000.00	593,488.70	-1,511.30	0.00	0.660	0.105%
507318NW9 LAINGSBURG MICH CMNTY SCH DIST 0.550	MUNI	05/01/2024 0 to 1 Year 0.061	NA AA ---	175,000.00	175,000.00	174,545.00	-455.00	0.00	0.550	0.031%
516447DD8 LANSING MICH TAX INCREMENT FIN AUTH 1.045	MUNI	06/01/2024 0 to 1 Year 0.143	NA AA ---	50,000.00	50,000.00	49,705.50	-294.50	0.00	1.045	0.009%
594654PD1 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 0.692	MUNI	06/01/2024 0 to 1 Year 0.143	Aa2 AA+ ---	325,000.00	325,000.00	322,855.00	-2,145.00	0.00	0.693	0.057%
129271UV2 CALEDONIA MICH CMNTY SCHS 5.090	MUNI	05/01/2033 7 to 10 Years 6.987	NA AA ---	375,000.00	375,000.00	378,671.25	3,671.25	0.00	5.088	0.067%
129271UQ3 CALEDONIA MICH CMNTY SCHS 5.250	MUNI	05/01/2028 3 to 5 Years 3.517	NA AA ---	205,000.00	207,947.90	208,571.10	951.23	-328.03	4.898	0.037%

CLEARWATER ANALYTICS

Treasurer's Report Asset Listing

City of Grand Rapids - Aggregate (51265)

As of 04/09/2024

Dated: 04/11/2024

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129271UP5 CALEDONIA MICH CMNTY SCHS 5.250	MUNI	05/01/2027 3 to 5 Years 2.716	NA AA ---	460,000.00	465,469.40	465,800.60	1,131.92	-800.72	4.888	0.083%
129271UU4 CALEDONIA MICH CMNTY SCHS 5.000	MUNI	05/01/2032 7 to 10 Years 6.388	NA AA ---	350,000.00	350,000.00	353,430.00	3,430.00	0.00	4.998	0.063%
129271US9 CALEDONIA MICH CMNTY SCHS 4.950	MUNI	05/01/2030 5 to 7 Years 5.041	NA AA ---	500,000.00	500,000.00	505,020.00	5,020.00	0.00	4.948	0.090%
594654VD4 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.736	MUNI	06/01/2031 7 to 10 Years 5.668	Aa2 AA+ ---	285,000.00	285,000.00	294,610.20	9,610.20	0.00	5.733	0.052%
594654UV5 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.382	MUNI	06/01/2027 3 to 5 Years 2.785	Aa2 AA+ ---	220,000.00	220,000.00	221,713.80	1,713.80	0.00	5.377	0.039%
594654UX1 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.532	MUNI	06/01/2028 3 to 5 Years 3.570	Aa2 AA+ ---	710,000.00	710,000.00	723,220.20	13,220.20	0.00	5.528	0.128%
594654VB8 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.728	MUNI	06/01/2030 5 to 7 Years 5.005	Aa2 AA+ ---	350,000.00	350,000.00	361,508.00	11,508.00	0.00	5.725	0.064%
594654VF9 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.796	MUNI	06/01/2032 7 to 10 Years 6.284	Aa2 AA+ ---	220,000.00	220,000.00	228,137.80	8,137.80	0.00	5.793	0.040%
594654UZ6 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.648	MUNI	06/01/2029 5 to 7 Years 4.309	Aa2 AA+ ---	755,000.00	755,000.00	775,634.15	20,634.15	0.00	5.644	0.138%
594654UT0 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.393	MUNI	06/01/2026 2 to 3 Years 1.948	Aa2 AA+ ---	215,000.00	215,000.00	215,965.35	965.35	0.00	5.386	0.038%
776559BZ8 ROOSEVELT PARK MICH 0.890	MUNI	10/01/2024 0 to 1 Year 0.466	NA AA ---	240,000.00	240,000.00	234,919.20	-5,080.80	0.00	0.890	0.042%
072257Q27 BAY CNTY MICH 0.783	MUNI	10/01/2024 0 to 1 Year 0.466	NA NA ---	235,000.00	235,000.00	229,891.10	-5,108.90	0.00	0.783	0.041%
129644B33 CALHOUN CNTY MICH 0.759	MUNI	10/01/2024 0 to 1 Year 0.466	NA AA ---	360,000.00	360,000.00	352,360.80	-7,639.20	0.00	0.759	0.062%
054375VT4 AVONDALE MICH SCH DIST 1.750	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	1,030,000.00	1,031,225.70	1,027,847.30	-2,170.98	-162.54	1.719	0.182%
441587GM8 HOUGHTON-PORTAGE TWP SCH DIST MICH 2.550	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	520,000.00	518,798.80	519,199.20	-785.90	114.24	2.600	0.092%
182252WV4 CLARKSTON MICH CMNTY SCHS 2.420	MUNI	05/01/2029 5 to 7 Years 4.616	Aa1 NA ---	1,000,000.00	1,000,000.00	904,000.00	-96,000.00	0.00	2.420	0.160%
193126HH5 COLDWATER MICH ELEC UTIL REV 2.702	MUNI	02/01/2029 3 to 5 Years 4.393	A3 AA ---	110,000.00	110,000.00	99,460.90	-10,539.10	0.00	2.702	0.018%
947576JP0 WEBBERVILLE MICH CMNTY SCH DIST 2.462	MUNI	05/01/2027 3 to 5 Years 2.861	NA AA ---	425,000.00	425,000.00	396,831.00	-28,169.00	0.00	2.462	0.070%
512534HL5 LAKEWOOD MICH PUB SCHS 1.950	MUNI	05/01/2029 5 to 7 Years 4.669	NA AA ---	450,000.00	450,000.00	394,758.00	-55,242.00	0.00	1.950	0.070%

CLEARWATER ANALYTICS

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574446HD5 MARYSVILLE MICH PUB SCHS DIST 2.340	MUNI	05/01/2027 3 to 5 Years 2.864	Aa1 NA ---	1,030,000.00	1,025,880.00	953,986.00	-74,260.23	243.46	2.398	0.169%
205759KN2 COMSTOCK PARK MICH PUB SCHS 2.662	MUNI	11/01/2029 5 to 7 Years 4.991	NA AA ---	1,270,000.00	1,270,000.00	1,133,665.50	-136,334.50	0.00	2.662	0.201%
462153GE1 IONIA MICH PUB SCHS 2.330	MUNI	05/01/2028 3 to 5 Years 3.760	Aa1 NA ---	1,000,000.00	1,000,000.00	916,200.00	-83,800.00	0.00	2.330	0.163%
444240TB1 HUDSONVILLE MICH PUB SCHS 2.581	MUNI	05/01/2029 5 to 7 Years 4.592	NA AA ---	350,000.00	350,000.00	316,722.00	-33,278.00	0.00	2.581	0.056%
932423VK9 WALLED LAKE MICH CONS SCH DIST 0.859	MUNI	05/01/2026 2 to 3 Years 1.988	Aa1 NA ---	400,000.00	400,000.00	367,720.00	-32,280.00	0.00	0.859	0.065%
611821GD5 MONTAGUE MICH AREA PUB SCHS 2.030	MUNI	05/01/2029 5 to 7 Years 4.656	NA AA ---	335,000.00	335,000.00	293,547.10	-41,452.90	0.00	2.030	0.052%
754254EZ9 RAVENNA MICH PUB SCHS 2.500	MUNI	05/01/2028 3 to 5 Years 3.740	NA AA ---	700,000.00	699,573.00	639,611.00	-60,171.11	22.46	2.508	0.113%
386497CR0 GRAND TRAVERSE CNTY MICH 1.950	MUNI	09/01/2030 5 to 7 Years 5.839	NA AA+ ---	895,000.00	895,000.00	746,054.10	-148,945.90	0.00	1.950	0.132%
193126HJ1 COLDWATER MICH ELEC UTIL REV 2.802	MUNI	02/01/2030 5 to 7 Years 5.212	A3 AA ---	225,000.00	225,000.00	200,299.50	-24,700.50	0.00	2.802	0.036%
6276787J8 MUSKEGON CNTY MICH 3.630	MUNI	11/01/2025 1 to 2 Years 1.471	NA AA ---	500,000.00	486,750.00	489,970.00	-1,069.41	2,429.33	4.839	0.087%
216876LS9 COOPERSVILLE AREA MICH PUB SCHS 2.595	MUNI	05/01/2027 3 to 5 Years 2.853	Aa1 NA ---	1,000,000.00	1,000,000.00	934,690.00	-65,310.00	0.00	2.595	0.166%
778017QN6 ROSEVILLE MICH CMNTY SCHS 1.199	MUNI	05/01/2027 3 to 5 Years 2.923	NA AA ---	1,700,000.00	1,700,000.00	1,524,764.00	-175,236.00	0.00	1.199	0.270%
557786JM3 MADISON MICH DIST PUB SCHS 1.800	MUNI	05/01/2028 3 to 5 Years 3.795	NA AA ---	430,000.00	430,000.00	379,711.50	-50,288.50	0.00	1.800	0.067%
07207PBR0 BAY CITY MICH BROWNFIELD REDEV AUTH 2.264	MUNI	10/01/2028 3 to 5 Years 4.167	NA AA ---	265,000.00	265,000.00	238,015.05	-26,984.95	0.00	2.264	0.042%
444240SX4 HUDSONVILLE MICH PUB SCHS 2.671	MUNI	05/01/2030 5 to 7 Years 5.403	NA AA ---	400,000.00	400,000.00	356,348.00	-43,652.00	0.00	2.671	0.063%
279196CX5 ECORSE MICH PUB SCH DIST 2.192	MUNI	05/01/2026 2 to 3 Years 1.958	Aa1 NA ---	1,000,000.00	961,680.00	947,820.00	-32,067.64	4,158.41	3.210	0.168%
105295NB1 BRANDON SCH DIST MICH 2.280	MUNI	05/01/2026 2 to 3 Years 1.954	NA AA ---	750,000.00	750,000.00	710,032.50	-39,967.50	0.00	2.280	0.126%
685713DY2 ORCHARD VIEW MICH SCHS 2.687	MUNI	05/01/2031 7 to 10 Years 6.183	NA AA ---	685,000.00	685,000.00	591,771.50	-93,228.50	0.00	2.687	0.105%
791587JD1 ST LOUIS MICH PUB SCHS 1.400	MUNI	05/01/2027 3 to 5 Years 2.913	NA AA ---	370,000.00	370,000.00	333,925.00	-36,075.00	0.00	1.400	0.059%
182252XJ0 CLARKSTON MICH CMNTY SCHS 2.363	MUNI	05/01/2030 5 to 7 Years 5.460	Aa1 NA ---	710,000.00	710,000.00	626,255.50	-83,744.50	0.00	2.363	0.111%
771503JQ3 ROCHESTER MICH 1.816	MUNI	10/01/2030 5 to 7 Years 5.949	NA AAA ---	250,000.00	250,000.00	207,257.50	-42,742.50	0.00	1.816	0.037%

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480520GA7 JONESVILLE MICH CMNTY SCHS 2.249	MUNI	05/01/2029 5 to 7 Years 4.630	NA AA ---	685,000.00	685,000.00	608,321.10	-76,678.90	0.00	2.249	0.108%
077527MA4 BELDING MICH AREA SCHS 2.700	MUNI	05/01/2029 5 to 7 Years 4.577	NA AA ---	1,500,000.00	1,500,000.00	1,362,795.00	-137,205.00	0.00	2.700	0.242%
803208NG8 SARANAC MICH CMNTY SCH DIST 2.127	MUNI	05/01/2030 5 to 7 Years 5.488	NA AA ---	500,000.00	500,000.00	427,700.00	-72,300.00	0.00	2.127	0.076%
109367VZ2 BRIGHTON MICH AREA SCH DIST 1.281	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	1,000,000.00	1,000,000.00	997,770.00	-2,230.00	0.00	1.281	0.177%
565369EU5 MAPLE VALLEY MICH SCHS 1.529	MUNI	05/01/2028 3 to 5 Years 3.823	NA AA ---	950,000.00	950,000.00	836,076.00	-113,924.00	0.00	1.529	0.148%
07207PBT6 BAY CITY MICH BROWNFIELD REDEV AUTH 2.414	MUNI	10/01/2030 5 to 7 Years 5.846	NA AA ---	500,000.00	500,000.00	431,695.00	-68,305.00	0.00	2.414	0.077%
824433MA1 SHIAWASSEE CNTY MICH 4.152	MUNI	10/01/2031 7 to 10 Years 6.308	NA AA ---	1,100,000.00	1,100,000.00	1,042,382.00	-57,618.00	0.00	4.152	0.185%
947576JR6 WEBBERVILLE MICH CMNTY SCH DIST 2.562	MUNI	05/01/2029 5 to 7 Years 4.595	NA AA ---	425,000.00	425,000.00	384,408.25	-40,591.75	0.00	2.562	0.068%
722205NU1 PINCKNEY MICH CMNTY SCHS LIVINGSTON & WASHTENAW CN 1.309	MUNI	05/01/2026 2 to 3 Years 1.977	Aa1 NA ---	500,000.00	500,000.00	463,545.00	-36,455.00	0.00	1.309	0.082%
714738MQ1 PERRY MICH PUB SCHS 1.803	MUNI	05/01/2028 3 to 5 Years 3.798	NA AA ---	1,450,000.00	1,450,000.00	1,288,122.00	-161,878.00	0.00	1.803	0.228%
611821GE3 MONTAGUE MICH AREA PUB SCHS 2.080	MUNI	05/01/2030 5 to 7 Years 5.498	NA AA ---	405,000.00	405,000.00	346,412.70	-58,587.30	0.00	2.080	0.061%
338639HS9 FLAT ROCK MICH CMNTY SCH DIST 2.471	MUNI	05/01/2028 3 to 5 Years 3.739	Aa1 NA ---	500,000.00	500,000.00	453,760.00	-46,240.00	0.00	2.471	0.080%
07207PBS8 BAY CITY MICH BROWNFIELD REDEV AUTH 2.364	MUNI	10/01/2029 5 to 7 Years 5.021	NA AA ---	485,000.00	485,000.00	427,920.35	-57,079.65	0.00	2.364	0.076%
512534HM3 LAKEWOOD MICH PUB SCHS 2.050	MUNI	05/01/2030 5 to 7 Years 5.507	NA AA ---	500,000.00	500,000.00	429,270.00	-70,730.00	0.00	2.050	0.076%
849765GF3 SPRING LAKE MICH PUB SCHS 1.952	MUNI	05/01/2028 3 to 5 Years 3.788	NA AA ---	540,000.00	540,000.00	484,493.40	-55,506.60	0.00	1.952	0.086%
708186JK8 PENNFIELD MICH SCHS DIST 2.191	MUNI	05/01/2027 3 to 5 Years 2.873	NA AA ---	450,000.00	450,000.00	416,115.00	-33,885.00	0.00	2.191	0.074%
59447TYU1 MICHIGAN FIN AUTH REV 2.381	MUNI	06/15/2028 3 to 5 Years 3.873	NA AA- ---	545,000.00	545,000.00	497,121.75	-47,878.25	0.00	2.381	0.088%
699398GM9 PARCHMENT MICH SCH DIST 2.341	MUNI	05/01/2026 2 to 3 Years 1.952	Aa1 NA ---	655,000.00	655,000.00	620,396.35	-34,603.65	0.00	2.341	0.110%
170016G37 CHIPPEWA VALLEY MICH SCHS 2.064	MUNI	05/01/2031 7 to 10 Years 6.333	Aa1 NA ---	500,000.00	500,000.00	419,445.00	-80,555.00	0.00	2.064	0.074%
59447TYW7 MICHIGAN FIN AUTH REV 2.581	MUNI	06/15/2030 5 to 7 Years 5.537	NA AA- ---	395,000.00	395,000.00	349,077.30	-45,922.70	0.00	2.581	0.062%

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661224JF3 NORTH MUSKEGON MICH PUB SCHS SCH DIST 2.530	MUNI	05/01/2028 3 to 5 Years 3.740	NA AA ---	500,000.00	500,000.00	458,970.00	-41,030.00	0.00	2.530	0.081%
557786JJ0 MADISON MICH DIST PUB SCHS 1.020	MUNI	05/01/2025 1 to 2 Years 1.025	NA AA ---	130,000.00	130,000.00	124,104.50	-5,895.50	0.00	1.020	0.022%
754254FA3 RAVENNA MICH PUB SCHS 2.550	MUNI	05/01/2029 5 to 7 Years 4.591	NA AA ---	750,000.00	749,497.50	672,945.00	-76,769.09	23.32	2.558	0.119%
897404TC3 TROY MICH CITY SCH DIST 1.557	MUNI	05/01/2028 3 to 5 Years 3.823	NA AA ---	200,000.00	200,000.00	176,952.00	-23,048.00	0.00	1.557	0.031%
193126HF9 COLDWATER MICH ELEC UTIL REV 2.448	MUNI	02/01/2027 2 to 3 Years 2.650	A3 AA ---	255,000.00	255,000.00	237,514.65	-17,485.35	0.00	2.447	0.042%
657740FZ4 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 1.914	MUNI	05/01/2030 5 to 7 Years 5.527	Aa1 NA ---	300,000.00	300,000.00	254,016.00	-45,984.00	0.00	1.914	0.045%
557786JL5 MADISON MICH DIST PUB SCHS 1.630	MUNI	05/01/2027 3 to 5 Years 2.897	NA AA ---	165,000.00	165,000.00	148,891.05	-16,108.95	0.00	1.630	0.026%
771503JL4 ROCHESTER MICH 1.121	MUNI	10/01/2026 2 to 3 Years 2.388	NA AAA ---	220,000.00	220,000.00	200,235.20	-19,764.80	0.00	1.121	0.036%
627679JG9 MUSKEGON CNTY MICH BLDG AUTH 3.588	MUNI	11/01/2028 3 to 5 Years 4.073	NA AA ---	1,100,000.00	1,057,353.00	1,047,849.00	-15,610.27	3,179.71	4.400	0.186%
081707DL2 BENDLE MICH PUB SCH DIST 2.562	MUNI	05/01/2029 5 to 7 Years 4.589	NA AA ---	410,000.00	410,000.00	368,093.90	-41,906.10	0.00	2.562	0.065%
657740FN1 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 2.490	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	500,000.00	514,140.00	499,210.00	-972.87	-1,402.00	1.850	0.089%
462153GJ0 IONIA MICH PUB SCHS 0.950	MUNI	05/01/2025 1 to 2 Years 1.028	NA AA ---	735,000.00	735,000.00	704,152.05	-30,847.95	0.00	0.950	0.125%
897387TV8 TROY MICH 0.830	MUNI	11/01/2025 1 to 2 Years 1.510	NA AAA ---	175,000.00	175,000.00	164,059.00	-10,941.00	0.00	0.830	0.029%
846625ND9 SPARTA MICH AREA SCHS 1.287	MUNI	05/01/2027 3 to 5 Years 2.919	NA AA ---	300,000.00	300,000.00	269,799.00	-30,201.00	0.00	1.287	0.048%
53860RBQ0 LIVINGSTON CNTY MICH 2.600	MUNI	05/01/2028 3 to 5 Years 3.739	Aaa NA ---	925,000.00	925,000.00	856,827.50	-68,172.50	0.00	2.600	0.152%
729429RD4 PLYMOUTH-CANTON MICH CMNTY SCH DIST 1.342	MUNI	05/01/2028 3 to 5 Years 3.841	Aa2 NA ---	1,700,000.00	1,700,000.00	1,490,084.00	-209,916.00	0.00	1.342	0.264%
386497CQ2 GRAND TRAVERSE CNTY MICH 1.850	MUNI	09/01/2029 5 to 7 Years 4.999	NA AA+ ---	875,000.00	875,000.00	747,171.25	-127,828.75	0.00	1.850	0.133%
791587JF6 ST LOUIS MICH PUB SCHS 1.875	MUNI	05/01/2029 5 to 7 Years 4.677	NA AA ---	200,000.00	200,000.00	174,368.00	-25,632.00	0.00	1.875	0.031%
947576JQ8 WEBBERVILLE MICH CMNTY SCH DIST 2.512	MUNI	05/01/2028 3 to 5 Years 3.743	NA AA ---	425,000.00	425,000.00	390,847.00	-34,153.00	0.00	2.512	0.069%
07207PBN9 BAY CITY MICH BROWNFIELD REDEV AUTH 1.527	MUNI	10/01/2025 1 to 2 Years 1.429	NA AA ---	130,000.00	130,000.00	123,371.30	-6,628.70	0.00	1.527	0.022%

CLEARWATER ANALYTICS

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City of Grand Rapids - Aggregate (51265)

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989258PB8 ZEELAND MICH PUB SCHS 1.775	MUNI	05/01/2028 3 to 5 Years 3.804	NA AA ---	500,000.00	500,000.00	446,230.00	-53,770.00	0.00	1.775	0.079%
955023VE3 WEST OTTAWA MICH PUB SCH DIST 1.415	MUNI	05/01/2027 3 to 5 Years 2.916	Aa1 NA ---	420,000.00	420,000.00	382,376.40	-37,623.60	0.00	1.415	0.068%
780464KG7 ROYAL OAK MICH 4.053	MUNI	10/01/2030 5 to 7 Years 5.604	NA AA ---	1,000,000.00	1,100,390.00	959,180.00	-85,779.71	-5,398.87	2.689	0.170%
554885J53 MACOMB CNTY MICH 3.326	MUNI	11/01/2025 1 to 2 Years 1.474	Aa1 AA+ ---	500,000.00	499,800.00	487,145.00	-12,763.91	25.05	3.338	0.086%
443114UU5 HOWELL MICH PUB SCHS 0.970	MUNI	05/01/2025 1 to 2 Years 1.027	NA AA ---	1,000,000.00	1,000,000.00	957,200.00	-42,800.00	0.00	0.970	0.170%
516391DM8 LANSING MICH BRD WTR & LT UTIL SYS REV 2.640	MUNI	07/01/2029 5 to 7 Years 4.746	Aa3 AA- ---	500,000.00	500,000.00	451,125.00	-48,875.00	0.00	2.640	0.080%
129271UT7 CALEDONIA MICH CMNTY SCHS 4.900	MUNI	05/01/2031 7 to 10 Years 5.751	NA AA ---	500,000.00	500,000.00	505,345.00	5,345.00	0.00	4.897	0.090%
955023VD5 WEST OTTAWA MICH PUB SCH DIST 1.305	MUNI	05/01/2026 2 to 3 Years 1.981	Aa1 NA ---	300,000.00	300,000.00	280,155.00	-19,845.00	0.00	1.305	0.050%
072257Q68 BAY CNTY MICH 1.743	MUNI	10/01/2028 3 to 5 Years 4.206	NA NA ---	325,000.00	325,000.00	282,711.00	-42,289.00	0.00	1.743	0.050%
803208NE3 SARANAC MICH CMNTY SCH DIST 2.007	MUNI	05/01/2028 3 to 5 Years 3.781	NA AA ---	500,000.00	500,000.00	447,895.00	-52,105.00	0.00	2.007	0.079%
611821GC7 MONTAGUE MICH AREA PUB SCHS 1.950	MUNI	05/01/2028 3 to 5 Years 3.787	NA AA ---	200,000.00	200,000.00	179,084.00	-20,916.00	0.00	1.950	0.032%
594698RW4 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 1.116	MUNI	09/01/2025 1 to 2 Years 1.351	Aa2 NA ---	800,000.00	744,312.00	756,640.00	-19,162.82	7,479.81	3.361	0.134%
533883PT5 LINCOLN MICH CONS SCH DIST 2.565	MUNI	05/01/2027 3 to 5 Years 2.854	NA AA ---	500,000.00	500,000.00	466,925.00	-33,075.00	0.00	2.565	0.083%
129644B66 CALHOUN CNTY MICH 1.536	MUNI	10/01/2027 3 to 5 Years 3.316	NA AA ---	550,000.00	550,000.00	495,203.50	-54,796.50	0.00	1.536	0.088%
765177DA5 RICHMOND MICH CMNTY SCHS 1.000	MUNI	05/01/2024 0 to 1 Year 0.061	Aa1 NA ---	650,000.00	658,645.00	648,433.50	-1,735.58	-1,296.24	0.548	0.115%
846625NE7 SPARTA MICH AREA SCHS 1.467	MUNI	05/01/2028 3 to 5 Years 3.829	NA AA ---	550,000.00	550,000.00	483,736.00	-66,264.00	0.00	1.467	0.086%
966578NA0 WHITMORE LAKE MICH PUB SCH DIST 2.607	MUNI	05/01/2029 5 to 7 Years 4.584	NA AA ---	1,000,000.00	1,000,000.00	899,790.00	-100,210.00	0.00	2.607	0.160%
771503JM2 ROCHESTER MICH 1.221	MUNI	10/01/2027 3 to 5 Years 3.328	NA AAA ---	115,000.00	115,000.00	101,574.90	-13,425.10	0.00	1.221	0.018%
691610ET2 OXFORD MICH CMNTY SCHS 2.390	MUNI	11/01/2029 5 to 7 Years 5.036	Aa1 NA ---	1,700,000.00	1,758,208.00	1,507,475.00	-233,436.74	-3,398.29	1.889	0.267%
897387TW6 TROY MICH 1.145	MUNI	11/01/2026 2 to 3 Years 2.456	NA AAA ---	210,000.00	210,000.00	191,408.70	-18,591.30	0.00	1.145	0.034%
510318EH7 LAKE ORION MICH 5.080	MUNI	04/01/2033 7 to 10 Years 7.151	NA AA ---	130,000.00	130,000.00	131,847.30	1,847.30	0.00	5.079	0.023%

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565369ET8 MAPLE VALLEY MICH SCHS 1.349	MUNI	05/01/2027 3 to 5 Years 2.915	NA AA ---	905,000.00	905,000.00	814,273.75	-90,726.25	0.00	1.349	0.144%
771503JP5 ROCHESTER MICH 1.716	MUNI	10/01/2029 5 to 7 Years 5.100	NA AAA ---	200,000.00	200,000.00	169,850.00	-30,150.00	0.00	1.716	0.030%
59447TYT4 MICHIGAN FIN AUTH REV 2.198	MUNI	06/15/2027 3 to 5 Years 2.993	NA AA- ---	520,000.00	520,000.00	480,412.40	-39,587.60	0.00	2.198	0.085%
557786JK7 MADISON MICH DIST PUB SCHS 1.230	MUNI	05/01/2026 2 to 3 Years 1.977	NA AA ---	210,000.00	210,000.00	193,785.90	-16,214.10	0.00	1.230	0.034%
081707DK4 BENDLE MICH PUB SCH DIST 2.512	MUNI	05/01/2028 3 to 5 Years 3.740	NA AA ---	395,000.00	395,000.00	361,097.15	-33,902.85	0.00	2.512	0.064%
791587JG4 ST LOUIS MICH PUB SCHS 2.000	MUNI	05/01/2030 5 to 7 Years 5.514	NA AA ---	390,000.00	390,000.00	332,888.40	-57,111.60	0.00	2.000	0.059%
129644B58 CALHOUN CNTY MICH 1.280	MUNI	10/01/2026 2 to 3 Years 2.387	NA AA ---	425,000.00	425,000.00	390,613.25	-34,386.75	0.00	1.280	0.069%
418308TA0 HASLETT MICH PUB SCH DIST 2.699	MUNI	05/01/2029 5 to 7 Years 4.577	NA AA ---	700,000.00	700,000.00	635,642.00	-64,358.00	0.00	2.699	0.113%
557786JP6 MADISON MICH DIST PUB SCHS 2.130	MUNI	05/01/2030 5 to 7 Years 5.481	NA AA ---	225,000.00	225,000.00	190,894.50	-34,105.50	0.00	2.130	0.034%
483270KP8 KALAMAZOO MICH PUB SCHS 1.670	MUNI	05/01/2027 3 to 5 Years 2.900	NA AA ---	375,000.00	375,000.00	341,801.25	-33,198.75	0.00	1.670	0.061%
193126HE2 COLDWATER MICH ELEC UTIL REV 2.358	MUNI	02/01/2026 1 to 2 Years 1.730	A3 AA ---	165,000.00	165,000.00	156,918.30	-8,081.70	0.00	2.357	0.028%
533883PR9 LINCOLN MICH CONS SCH DIST 2.375	MUNI	05/01/2025 1 to 2 Years 1.016	NA AA ---	200,000.00	200,000.00	194,100.00	-5,900.00	0.00	2.375	0.034%
311243RH4 FARMINGTON MICH 2.450	MUNI	06/01/2029 5 to 7 Years 4.689	NA AA ---	1,010,000.00	1,010,000.00	906,818.40	-103,181.60	0.00	2.450	0.161%
925394HA9 VESTABURG MICH CMNTY SCHS 2.420	MUNI	05/01/2025 1 to 2 Years 1.016	NA AA ---	1,275,000.00	1,285,977.75	1,238,598.75	-38,555.17	-886.49	2.257	0.220%
07207PBP4 BAY CITY MICH BROWNFIELD REDEV AUTH 1.841	MUNI	10/01/2026 2 to 3 Years 2.371	NA AA ---	140,000.00	140,000.00	129,864.00	-10,136.00	0.00	1.841	0.023%
846625NF4 SPARTA MICH AREA SCHS 1.663	MUNI	05/01/2029 5 to 7 Years 4.705	NA AA ---	605,000.00	605,000.00	521,764.10	-83,235.90	0.00	1.663	0.093%
621060MZ2 MOUNT CLEMENS MICH CMNTY SCH DIST 2.550	MUNI	05/01/2026 2 to 3 Years 1.948	NA AA ---	1,185,000.00	1,185,000.00	1,128,060.75	-56,939.25	0.00	2.550	0.200%
989258PC6 ZEELAND MICH PUB SCHS 1.885	MUNI	05/01/2029 5 to 7 Years 4.678	NA AA ---	750,000.00	750,000.00	655,762.50	-94,237.50	0.00	1.885	0.116%
849765GE6 SPRING LAKE MICH PUB SCHS 1.746	MUNI	05/01/2027 3 to 5 Years 2.895	NA AA ---	1,000,000.00	1,000,000.00	912,210.00	-87,790.00	0.00	1.746	0.162%
07207PBQ2 BAY CITY MICH BROWNFIELD REDEV AUTH 2.041	MUNI	10/01/2027 3 to 5 Years 3.287	NA AA ---	100,000.00	100,000.00	91,024.00	-8,976.00	0.00	2.041	0.016%

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657740FY7 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 1.824	MUNI	05/01/2029 5 to 7 Years 4.682	Aa1 NA ---	310,000.00	310,000.00	268,807.20	-41,192.80	0.00	1.824	0.048%
776219PP6 ROMULUS MICH CMNTY SCHS 2.309	MUNI	05/01/2027 3 to 5 Years 2.864	Aa1 NA ---	715,000.00	704,410.85	659,716.20	-50,733.42	630.30	2.527	0.117%
708186JJ1 PENNFIELD MICH SCHS DIST 2.112	MUNI	05/01/2026 2 to 3 Years 1.959	NA AA ---	500,000.00	500,000.00	472,310.00	-27,690.00	0.00	2.112	0.084%
791587JH2 ST LOUIS MICH PUB SCHS 2.100	MUNI	05/01/2031 7 to 10 Years 6.319	NA AA ---	200,000.00	200,000.00	167,040.00	-32,960.00	0.00	2.100	0.030%
791587JE9 ST LOUIS MICH PUB SCHS 1.650	MUNI	05/01/2028 3 to 5 Years 3.813	NA AA ---	200,000.00	200,000.00	177,238.00	-22,762.00	0.00	1.650	0.031%
072257Q50 BAY CNTY MICH 1.543	MUNI	10/01/2027 3 to 5 Years 3.308	NA NA ---	240,000.00	240,000.00	213,230.40	-26,769.60	0.00	1.543	0.038%
771503JN0 ROCHESTER MICH 1.616	MUNI	10/01/2028 3 to 5 Years 4.221	NA AAA ---	190,000.00	190,000.00	165,423.50	-24,576.50	0.00	1.616	0.029%
557786JN1 MADISON MICH DIST PUB SCHS 1.980	MUNI	05/01/2029 5 to 7 Years 4.656	NA AA ---	170,000.00	170,000.00	147,187.70	-22,812.30	0.00	1.980	0.026%
955023WC6 WEST OTTAWA MICH PUB SCH DIST 0.700	MUNI	11/01/2024 0 to 1 Year 0.546	NA AA- ---	2,100,000.00	2,100,000.00	2,050,503.00	-49,497.00	0.00	0.700	0.364%
421560LU5 HAZEL PARK MICH SCH DIST 2.275	MUNI	11/01/2024 0 to 1 Year 0.541	NA AA ---	700,000.00	700,000.00	688,562.00	-11,438.00	0.00	2.275	0.122%
594654PE9 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 0.752	MUNI	12/01/2024 0 to 1 Year 0.626	Aa2 AA+ ---	450,000.00	450,000.00	437,121.00	-12,879.00	0.00	0.753	0.078%
516228RX3 LANSE CREUSE MICH PUB SCHS 1.841	MUNI	05/01/2029 5 to 7 Years 4.689	NA AA ---	6,000,000.00	5,325,540.00	5,281,200.00	-70,324.40	25,984.40	4.238	0.937%
594654XF7 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.473	MUNI	12/01/2032 7 to 10 Years 6.825	Aa2 AA+ ---	300,000.00	300,000.00	304,464.00	4,464.00	0.00	5.474	0.054%
594654XG5 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.503	MUNI	06/01/2033 7 to 10 Years 7.124	Aa2 AA+ ---	300,000.00	300,000.00	304,800.00	4,800.00	0.00	5.504	0.054%
594654XE0 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.373	MUNI	06/01/2032 7 to 10 Years 6.529	Aa2 AA+ ---	385,000.00	385,000.00	388,561.25	3,561.25	0.00	5.374	0.069%
594654XC4 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.297	MUNI	06/01/2031 7 to 10 Years 5.885	Aa2 AA+ ---	290,000.00	290,000.00	292,259.10	2,259.10	0.00	5.298	0.052%
594654XK6 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.573	MUNI	12/01/2034 10+ Years 7.103	Aa2 AA+ ---	435,000.00	435,000.00	441,973.05	6,973.05	0.00	5.574	0.078%
594654XJ9 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.553	MUNI	06/01/2034 10+ Years 7.109	Aa2 AA+ ---	215,000.00	215,000.00	218,530.30	3,530.30	0.00	5.554	0.039%

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594654XD2 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.347	MUNI	12/01/2031 7 to 10 Years 6.210	Aa2 AA+ ---	300,000.00	300,000.00	302,742.00	2,742.00	0.00	5.348	0.054%
594654XH3 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.533	MUNI	12/01/2033 7 to 10 Years 7.116	Aa2 AA+ ---	575,000.00	575,000.00	584,550.75	9,550.75	0.00	5.534	0.104%
594654XL4 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 5.623	MUNI	12/01/2039 10+ Years 7.069	Aa2 AA+ ---	4,500,000.00	4,594,470.00	4,517,190.00	-76,897.80	-382.20	5.332	0.801%
914455UC2 UNIVERSITY MICH UNIV REVS 1.004	MUNI	04/01/2025 0 to 1 Year 0.951	Aaa AAA ---	1,260,000.00	1,260,000.00	1,211,238.00	-48,762.00	0.00	1.004	0.215%
83164HWB2 SBA 506942 5.860	Other MTGE	06/25/2029 5 to 7 Years ---	Aaa AA+ ---	0.00	0.00	0.00	0.00	-13,481.56	2.596	0.000%
83164MP52 SBA 510344 6.125	Other MTGE	01/25/2029 3 to 5 Years ---	Aaa AA+ ---	1,106,521.11	1,122,823.29	1,113,868.42	-76,124.35	-15,645.19	2.700	0.198%
83164KB51 SBA 508160 7.825	Other MTGE	08/25/2032 7 to 10 Years ---	Aaa AA+ ---	407,532.50	425,572.78	414,595.04	-4,245.91	-3,659.95	2.832	0.074%
83165ASZ8 SBA 522136 9.333	Other MTGE	05/25/2027 3 to 5 Years ---	Aaa AA+ ---	12,383.59	13,909.02	12,399.69	-197.81	-309.81	1.734	0.002%
83164JYH3 SBA 507912 5.885	Other MTGE	11/25/2028 3 to 5 Years ---	Aaa AA+ ---	153,619.52	153,667.53	153,339.93	-6,638.23	-1,895.77	2.263	0.027%
83164MWZ8 SBA 510564 5.875	Other MTGE	06/25/2044 10+ Years ---	Aaa AA+ ---	252,071.37	252,071.37	251,116.02	-955.35	0.00	2.109	0.045%
83164MW39 SBA 510566 5.850	Other MTGE	02/25/2030 5 to 7 Years ---	Aaa AA+ ---	178,443.23	178,443.23	177,895.40	-547.82	0.00	2.036	0.032%
831628EW8 SBA 100149 3.200	Other MTGE	04/25/2045 10+ Years ---	Aaa AA+ ---	552,986.78	588,758.11	491,981.27	-108,847.63	-5,555.91	2.821	0.087%
912796Z51 UNITED STATES TREASURY 0.000	T-BILL	08/31/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	88,058.58	5.351	0.000%
912796Y37 UNITED STATES TREASURY 0.000	T-BILL	08/03/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	173,252.53	5.196	0.000%
912797GG6 UNITED STATES TREASURY 0.000	T-BILL	08/15/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	20,668.81	5.334	0.000%
912797HA8 UNITED STATES TREASURY 0.000	T-BILL	10/10/2023 0 to 1 Year 0.011	P-1 A-1+ ---	0.00	0.00	0.00	0.00	39,525.00	5.379	0.000%
912797HB6 UNITED STATES TREASURY 0.000	T-BILL	10/17/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	49,583.33	5.364	0.000%
912797GV3 UNITED STATES TREASURY 0.000	T-BILL	10/03/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	29,055.56	5.333	0.000%
912797JA6 UNITED STATES TREASURY 0.000	T-BILL	01/23/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	50,082.07	5.499	0.000%
912797HC4 UNITED STATES TREASURY 0.000	T-BILL	10/24/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	12,486.60	5.360	0.000%

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912797HN0 UNITED STATES TREASURY 0.000	T-BILL	12/05/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	40,405.63	5.436	0.000%
912797HV2 UNITED STATES TREASURY 0.000	T-BILL	12/19/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	49,697.82	5.450	0.000%
912797HD2 UNITED STATES TREASURY 0.000	T-BILL	10/31/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	13,334.05	5.383	0.000%
912797HL4 UNITED STATES TREASURY 0.000	T-BILL	11/21/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	31,196.25	5.436	0.000%
912797HM2 UNITED STATES TREASURY 0.000	T-BILL	11/28/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	91,502.74	5.436	0.000%
912796ZN2 UNITED STATES TREASURY 0.000	T-BILL	12/28/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	85,747.55	5.454	0.000%
912797GY7 UNITED STATES TREASURY 0.000	T-BILL	03/28/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	138,044.94	5.543	0.000%
912796Z28 UNITED STATES TREASURY 0.000	T-BILL	02/22/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	139,125.00	5.483	0.000%
912797FV4 UNITED STATES TREASURY 0.000	T-BILL	12/21/2023 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	30,788.50	5.399	0.000%
912797HZ3 UNITED STATES TREASURY 0.000	T-BILL	01/16/2024 0 to 1 Year 0.011	P-1 A-1+ ---	0.00	0.00	0.00	0.00	63,328.80	5.351	0.000%
912796ZY8 UNITED STATES TREASURY 0.000	T-BILL	01/25/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	50,963.90	5.342	0.000%
912797JF5 UNITED STATES TREASURY 0.000	T-BILL	02/27/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	98,033.40	5.329	0.000%
912797JD0 UNITED STATES TREASURY 0.000	T-BILL	02/13/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	34,360.25	5.388	0.000%
912797JM0 UNITED STATES TREASURY 0.000	T-BILL	04/09/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	54,140.00	5.342	0.000%
912796Y45 UNITED STATES TREASURY 0.000	T-BILL	06/27/2024 0 to 1 Year 0.213	P-1 A-1+ ---	3,000,000.00	2,940,022.23	2,966,130.00	-1,154.85	27,262.62	5.221	0.526%
912797HS9 UNITED STATES TREASURY 0.000	T-BILL	05/30/2024 0 to 1 Year 0.138	P-1 A-1+ ---	3,000,000.00	2,950,492.50	2,978,190.00	-285.00	27,982.50	5.340	0.528%
912797JZ1 UNITED STATES TREASURY 0.000	T-BILL	06/04/2024 0 to 1 Year 0.152	P-1 A-1+ ---	5,000,000.00	4,914,512.99	4,959,750.00	-739.20	45,976.21	5.350	0.880%
912797JK4 UNITED STATES TREASURY 0.000	T-BILL	03/26/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	36,423.60	5.372	0.000%
912797LL9 UNITED STATES TREASURY 0.000	T-BILL	03/21/2024 0 to 1 Year 0.003	P-1 A-1+ ---	0.00	0.00	0.00	0.00	27,787.50	5.383	0.000%
912797JP3 UNITED STATES TREASURY 0.000	T-BILL	04/23/2024 0 to 1 Year 0.038	P-1 A-1+ ---	5,000,000.00	4,981,038.05	4,990,500.00	-19.02	9,480.98	5.359	0.885%
912810FD5 UNITED STATES TREASURY 3.625	TIPS	04/15/2028 3 to 5 Years 1.838	Aaa AA+ ---	1,910,020.00	2,327,682.82	2,023,456.09	-77,829.80	-1,774.02	0.553	0.359%

CLEARWATER ANALYTICS

Treasurer's Report Asset Listing

City of Grand Rapids - Aggregate (51265)

As of 04/09/2024

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
912810FH6 UNITED STATES TREASURY 3.875	TIPS	04/15/2029 5 to 7 Years 2.253	Aaa AA+ ---	1,879,190.00	2,370,750.39	2,046,062.07	-85,914.49	-4,335.10	0.561	0.363%
912828Z37 UNITED STATES TREASURY 0.125	TIPS	01/15/2030 5 to 7 Years 2.848	Aaa AA+ ---	2,401,440.00	2,576,720.73	2,163,577.37	-352,325.02	28,204.43	-0.816	0.384%
912828S50 UNITED STATES TREASURY 0.125	TIPS	07/15/2026 2 to 3 Years 1.120	Aaa AA+ ---	1,288,800.00	1,403,506.38	1,235,018.38	-102,494.98	6,671.10	-1.752	0.219%
9128282L3 UNITED STATES TREASURY 0.375	TIPS	07/15/2027 3 to 5 Years 1.607	Aaa AA+ ---	1,262,890.00	1,389,798.64	1,199,290.86	-129,031.26	7,347.38	-1.414	0.213%
9128285W6 UNITED STATES TREASURY 0.875	TIPS	01/15/2029 3 to 5 Years 2.313	Aaa AA+ ---	3,670,380.00	4,172,261.59	3,486,714.18	-505,192.06	14,271.15	-1.139	0.618%
912828WU0 UNITED STATES TREASURY 0.125	TIPS	07/15/2024 0 to 1 Year 0.133	Aaa AA+ ---	1,951,560.00	2,073,956.98	1,953,335.92	-9,846.35	1,092.47	-2.340	0.346%
91282CCA7 UNITED STATES TREASURY 0.125	TIPS	04/15/2026 2 to 3 Years 0.995	Aaa AA+ ---	2,061,465.00	2,217,383.38	1,974,450.56	-156,468.99	10,630.64	-1.689	0.350%
91282CBF7 UNITED STATES TREASURY 0.125	TIPS	01/15/2031 5 to 7 Years 3.338	Aaa AA+ ---	1,186,730.00	1,292,923.55	1,049,627.08	-214,599.75	12,653.04	-0.919	0.186%
912828B25 UNITED STATES TREASURY 0.625	TIPS	01/15/2024 0 to 1 Year 0.004	WR AA+ ---	0.00	0.00	0.00	0.00	71,392.81	3.882	0.000%
91282CGK1 UNITED STATES TREASURY 1.125	TIPS	01/15/2033 7 to 10 Years 4.128	Aaa AA+ ---	5,185,500.00	4,851,980.21	4,824,018.79	-33,823.72	38,612.30	1.917	0.856%
9128286B1 UNITED STATES TREASURY 2.625	US GOV	02/15/2029 3 to 5 Years 4.457	Aaa AA+ ---	6,400,000.00	6,028,445.00	5,906,496.00	-167,806.56	31,271.07	3.795	1.048%
9128282R0 UNITED STATES TREASURY 2.250	US GOV	08/15/2027 3 to 5 Years 3.160	Aaa AA+ ---	1,000,000.00	998,913.75	929,920.00	-69,619.75	101.74	2.264	0.165%
912810EZ7 UNITED STATES TREASURY 6.625	US GOV	02/15/2027 2 to 3 Years 2.571	Aaa AA+ ---	1,000,000.00	1,309,695.00	1,055,700.00	-64,831.02	-31,516.14	2.234	0.187%
9128283F5 UNITED STATES TREASURY 2.250	US GOV	11/15/2027 3 to 5 Years 3.363	Aaa AA+ ---	1,000,000.00	997,976.25	926,020.00	-73,074.64	185.91	2.276	0.164%
912810FM5 UNITED STATES TREASURY 6.250	US GOV	05/15/2030 5 to 7 Years 4.989	Aaa AA+ ---	1,000,000.00	1,377,507.50	1,097,150.00	-124,486.78	-26,036.98	2.329	0.195%
912828K74 UNITED STATES TREASURY 2.000	US GOV	08/15/2025 1 to 2 Years 1.304	Aaa AA+ ---	31,050,000.00	31,702,822.26	29,868,547.50	-1,336,662.18	-64,055.15	1.624	5.298%
91282CAM3 UNITED STATES TREASURY 0.250	US GOV	09/30/2025 1 to 2 Years 1.438	Aaa AA+ ---	5,000,000.00	4,567,187.50	4,672,450.00	-129,474.94	100,818.75	3.021	0.829%
91282CCZ2 UNITED STATES TREASURY 0.875	US GOV	09/30/2026 2 to 3 Years 2.397	Aaa AA+ ---	5,000,000.00	4,560,546.85	4,565,450.00	-175,221.47	77,367.45	3.069	0.810%
91282CCX7 UNITED STATES TREASURY 0.375	US GOV	09/15/2024 0 to 1 Year 0.423	Aaa AA+ ---	5,000,000.00	4,727,148.40	4,897,250.00	-49,686.05	94,454.37	2.882	0.869%
91282CED9 UNITED STATES TREASURY 1.750	US GOV	03/15/2025 0 to 1 Year 0.905	Aaa AA+ ---	5,000,000.00	4,840,625.00	4,848,700.00	-96,308.58	44,844.91	2.959	0.860%
91282CBT7 UNITED STATES TREASURY 0.750	US GOV	03/31/2026 1 to 2 Years 1.918	Aaa AA+ ---	5,000,000.00	4,588,671.85	4,627,950.00	-152,974.38	82,574.94	3.056	0.821%

CLEARWATER ANALYTICS

Treasurer's Report Asset Listing

City of Grand Rapids - Aggregate (51265)

As of 04/09/2024

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
9128282D1 UNITED STATES TREASURY 1.375	US GOV	08/31/2023 0 to 1 Year 0.003	WR AA+ ---	0.00	0.00	0.00	0.00	4,074.89	3.039	0.000%
91282CAK7 UNITED STATES TREASURY 0.125	US GOV	09/15/2023 0 to 1 Year 0.003	WR AA+ ---	0.00	0.00	0.00	0.00	24,460.27	2.524	0.000%
91282CBR1 UNITED STATES TREASURY 0.250	US GOV	03/15/2024 0 to 1 Year 0.003	WR AA+ ---	0.00	0.00	0.00	0.00	86,411.63	2.739	0.000%
912828ZY9 UNITED STATES TREASURY 0.125	US GOV	07/15/2023 0 to 1 Year 0.003	Aaa AA+ ---	0.00	0.00	0.00	0.00	4,156.25	5.077	0.000%
912828WJ5 UNITED STATES TREASURY 2.500	US GOV	05/15/2024 0 to 1 Year 0.098	Aaa AA+ ---	7,000,000.00	6,840,312.50	6,980,470.00	-1,051.48	141,208.98	5.318	1.238%
912828ZN3 UNITED STATES TREASURY 0.500	US GOV	04/30/2027 3 to 5 Years 2.962	Aaa AA+ ---	715,000.00	614,704.49	632,996.65	4,394.68	13,897.48	4.801	0.112%
912828ZL7 UNITED STATES TREASURY 0.375	US GOV	04/30/2025 1 to 2 Years 1.029	Aaa AA+ ---	3,620,000.00	3,353,025.00	3,448,737.80	8,445.93	87,266.87	5.279	0.612%
91282CBZ3 UNITED STATES TREASURY 1.250	US GOV	04/30/2028 3 to 5 Years 3.851	Aaa AA+ ---	3,505,000.00	3,006,358.98	3,090,989.40	31,803.30	52,827.12	4.735	0.548%
91282CBB6 UNITED STATES TREASURY 0.625	US GOV	12/31/2027 3 to 5 Years 3.597	Aaa AA+ ---	12,025,000.00	11,560,928.71	10,448,161.75	-1,286,902.01	40,115.48	1.293	1.853%
9128282Y5 UNITED STATES TREASURY 2.125	US GOV	09/30/2024 0 to 1 Year 0.464	Aaa AA+ ---	12,000,000.00	11,721,562.48	11,827,200.00	-31,624.25	67,604.05	4.675	2.098%
91282CDM0 UNITED STATES TREASURY 0.500	US GOV	11/30/2023 0 to 1 Year 0.003	WR AA+ ---	0.00	0.00	0.00	0.00	27,239.08	4.543	0.000%
912828B66 UNITED STATES TREASURY 2.750	US GOV	02/15/2024 0 to 1 Year 0.003	WR AA+ ---	0.00	0.00	0.00	0.00	669.56	2.919	0.000%
9128283W8 UNITED STATES TREASURY 2.750	US GOV	02/15/2028 3 to 5 Years 3.579	Aaa AA+ ---	1,000,000.00	951,132.81	939,610.00	-23,277.12	4,726.07	3.796	0.167%
912828Z78 UNITED STATES TREASURY 1.500	US GOV	01/31/2027 2 to 3 Years 2.690	Aaa AA+ ---	3,100,000.00	3,273,515.63	2,849,954.00	-331,430.37	-15,198.85	0.556	0.506%
91282CBC4 UNITED STATES TREASURY 0.375	US GOV	12/31/2025 1 to 2 Years 1.679	Aaa AA+ ---	3,000,000.00	2,951,484.38	2,781,210.00	-200,630.02	5,549.55	0.729	0.493%
91282CFX4 UNITED STATES TREASURY 4.500	US GOV	11/30/2024 0 to 1 Year 0.615	Aaa AA+ ---	11,000,000.00	10,959,570.05	10,949,400.00	-20,284.30	10,114.25	4.940	1.942%
--- --- 2.250	**---**	**03/06/2028 --- 2.372**	**Aaa AA+ ---**	**579,058,815.00**	**576,727,041.95**	**549,403,217.07**	**-27,086,791.38**	**4,612,564.84**	**2.960**	**97.449%**

Street Lighting Bond 2021

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCU9102208924 CCU9102208924 0.400	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	1,395,754.87	1,395,754.87	1,395,754.87	0.00	0.00	---	0.248%

CLEARWATER ANALYTICS

Treasurer's Report Asset Listing

City of Grand Rapids - Aggregate (51265)

As of 04/09/2024

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCU9102208924 CCU9102208924 0.400	**MMFUND**	**04/09/2024 0 to 1 Year ---**	**NA NA ---**	**1,395,754.87**	**1,395,754.87**	**1,395,754.87**	**0.00**	**0.00**	**---**	**0.248%**

Summary

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
--- --- 2.296	**---**	**02/08/2028 --- 2.373**	**Aaa AA+ ---**	**593,518,699.72**	**591,198,431.59**	**563,784,212.59**	**-27,179,270.95**	**4,610,371.73**	**2.957**	**100.000%**

* Grouped by: Portfolio. * Groups Sorted by: Portfolio. * Weighted by: Market Value. * Holdings Displayed by: Position by Account.

* Disposed holdings that generated income are shown on this report due to the presence of income columns.

CLEARWATER ANALYTICS®

Treasury Report - Trading Activity

03/27/2024 - 04/09/2024

City of Grand Rapids - Aggregate (51265)

Dated: 04/11/2024

* Does not Lock Down.

Capital Improvement Bond 2023 - Lyon Square

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
FMB101949435 Insured Cash Sweep 5.500	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	Buy Settled	03/29/2024 03/29/2024	1,155.40	1.000	1,155.40	0.00	0.00	-1,155.40	--- --- ---
GRANDRAPIDS435 First Merchants Bank 5.500	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	Buy Settled	03/29/2024 03/29/2024	36,907.75	1.000	36,907.75	0.00	0.00	-36,907.75	--- --- ---
--- --- 5.500	**MMFUND**	**04/09/2024 0 to 1 Year ---**	**NA NA ---**	**Buy Settled**	**03/29/2024 03/29/2024**	**38,063.15**	**1.000**	**38,063.15**	**0.00**	**0.00**	**-38,063.15**	**--- --- ---**

Cemetery Perpetual Care

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
36179UYX4 G2 MA6126 2.500	GNMA	09/20/2034 10+ Years 3.259	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-12,298.74	---	-12,298.74	0.00	0.00	12,298.74	5.416 --- 5.416
3617GGUC7 G2 BF9579 2.500	GNMA	07/20/2043 10+ Years 4.033	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-16,505.07	---	-16,505.07	0.00	0.00	16,505.07	6.402 --- 6.402
31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	Sell Settled	03/28/2024 03/28/2024	-1,855.25	1.000	-1,855.25	0.00	0.00	1,855.25	--- --- ---
31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	Buy Settled	--- ---	8,121.13	1.000	8,121.13	0.00	0.00	-8,121.13	--- --- ---
CGRAPIDS01 City of Grand Rapids - ADM Deposit 0.000	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	Sell Settled	04/04/2024 04/04/2024	-238,576.18	1.000	-238,576.18	0.00	0.00	238,576.18	--- --- ---
--- --- 0.445	**---**	**11/18/2025 --- 3.702**	**Aaa AA+ ---**	**--- ---**	**--- ---**	**-261,114.11**	**---**	**-261,114.11**	**0.00**	**0.00**	**261,114.11**	**5.981 --- 5.981**

Internal Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
24422LCU5 John Deere Capital Corporation 0.000	CP	03/28/2024 0 to 1 Year 0.003	P-1 A-1 ---	Maturity Settled	03/28/2024 03/28/2024	-10,000,000.00	100.000	-10,000,000.00	0.00	0.00	10,000,000.00	0.000 --- 0.000
3131XDDP7 FH ZK9110 3.000	FHLMC	12/01/2032 7 to 10 Years 3.221	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-4,609.62	---	-4,609.62	0.00	0.00	4,609.62	4.867 --- 4.867
31334XZ28 FH QA1661 3.500	FHLMC	08/01/2049 10+ Years 6.541	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-665.67	---	-665.67	0.00	0.00	665.67	5.024 --- 5.024

CLEARWATER ANALYTICS®

Treasury Report - Trading Activity

03/27/2024 - 04/09/2024

City of Grand Rapids - Aggregate (51265)

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
3132CWMJ0 FH SB0361 3.000	FHLMC	07/01/2035 10+ Years 3.683	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-17,281.04	---	-17,281.04	0.00	0.00	17,281.04	4.965 --- 4.965
3133A25X4 FH QA8062 3.500	FHLMC	03/01/2050 10+ Years 6.492	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-1,347.79	---	-1,347.79	0.00	0.00	1,347.79	5.036 --- 5.036
3133L7LB1 FH RC1222 3.500	FHLMC	12/01/2034 10+ Years 3.590	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-6,862.99	---	-6,862.99	0.00	0.00	6,862.99	4.827 --- 4.827
3132DNYP2 FH SD1618 5.000	FHLMC	09/01/2052 10+ Years 6.058	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-18,328.11	---	-18,328.11	0.00	0.00	18,328.11	5.444 --- 5.444
3133BP4Q8 FH QF2631 5.500	FHLMC	11/01/2052 10+ Years 5.441	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-2,360.06	---	-2,360.06	0.00	0.00	2,360.06	5.528 --- 5.528
3137ARM29 FHR 4057 ZB 3.500	FHLMC CMO	06/15/2042 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-7,089.44	---	-7,089.43	0.00	-0.01	7,089.43	--- --- ---
3137F2ME3 FHR 4714 PA 3.000	FHLMC CMO	11/15/2046 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-9,255.68	---	-9,255.68	0.00	0.00	9,255.68	--- --- ---
3137B9YK5 FHR 4333 DA 2.250	FHLMC CMO	04/15/2044 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-8,149.80	---	-8,149.80	0.00	0.00	8,149.80	--- --- ---
3137FVG22 FHR 5000 LB 1.250	FHLMC CMO	07/25/2046 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-7,060.23	---	-7,060.23	0.00	0.00	7,060.23	--- --- ---
3137F7RG2 FHR 5050 LB 0.750	FHLMC CMO	06/25/2043 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-13,037.67	---	-13,037.67	0.00	0.00	13,037.67	--- --- ---
3137F7TC9 FHR 5050 XL 1.000	FHLMC CMO	07/15/2036 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-28,872.00	---	-28,872.00	0.00	0.00	28,872.00	--- --- ---
3136BCB82 FNA 2020-M52 A1 0.878	FNMA	10/25/2030 5 to 7 Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-43,878.81	---	-43,878.81	0.00	0.00	43,878.81	--- --- ---
3138EHKA9 FN AL1188 4.000	FNMA	09/01/2026 2 to 3 Years 0.980	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-23,850.54	---	-23,850.54	0.00	0.00	23,850.54	5.466 --- 5.466
3140X4FY7 FN FM1082 3.000	FNMA	09/01/2031 7 to 10 Years 2.152	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-8,352.88	---	-8,352.88	0.00	0.00	8,352.88	5.006 --- 5.006
31410LT93 FN 890776 3.500	FNMA	11/01/2031 7 to 10 Years 2.004	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-15,675.74	---	-15,675.74	0.00	0.00	15,675.74	5.042 --- 5.042
3140X3AJ7 FN FM0008 3.500	FNMA	08/01/2049 10+ Years 6.477	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-625.71	---	-625.71	0.00	0.00	625.71	5.039 --- 5.039
3140QBY28 FN CA4328 3.000	FNMA	10/01/2034 10+ Years 3.574	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-8,244.99	---	-8,244.99	0.00	0.00	8,244.99	4.926 --- 4.926
3140QCG75 FN CA4721 3.500	FNMA	11/01/2034 10+ Years 3.561	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-4,014.12	---	-4,014.12	0.00	0.00	4,014.12	4.838 --- 4.838
3140X52Y8 FN FM2590 3.500	FNMA	12/01/2034 10+ Years 3.587	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-10,241.79	---	-10,241.79	0.00	0.00	10,241.79	4.828 --- 4.828
3140X6AQ4 FN FM2714 3.000	FNMA	03/01/2050 10+ Years 6.871	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-3,009.89	---	-3,009.89	0.00	0.01	3,009.89	5.036 --- 5.036

CLEARWATER ANALYTICS®

Treasury Report - Trading Activity

03/27/2024 - 04/09/2024

City of Grand Rapids - Aggregate (51265)

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
3140X57G2 FN FM2694 3.000	FNMA	03/01/2035 10+ Years 3.600	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-5,600.31	---	-5,600.31	0.00	0.00	5,600.31	4.912 --- 4.912
3140X56L2 FN FM2674 4.000	FNMA	03/01/2050 10+ Years 6.241	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-1,164.60	---	-1,164.60	0.00	0.00	1,164.60	5.160 --- 5.160
3140X9K46 FN FM5714 4.000	FNMA	11/01/2035 10+ Years 3.520	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-5,919.49	---	-5,919.49	0.00	0.00	5,919.49	4.772 --- 4.772
3140XALC4 FN FM6622 2.500	FNMA	02/01/2036 10+ Years 3.972	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-7,194.02	---	-7,194.02	0.00	0.01	7,194.02	4.886 --- 4.886
3140XA4V1 FN FM7135 3.500	FNMA	05/01/2050 10+ Years 6.598	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-7,761.19	---	-7,761.19	0.00	-0.01	7,761.19	4.970 --- 4.970
3140X9SP1 FN FM5925 4.000	FNMA	11/01/2034 10+ Years 3.381	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-26,384.35	---	-26,384.35	0.00	0.00	26,384.35	4.702 --- 4.702
3140XBDS6 FN FM7312 4.500	FNMA	08/01/2049 10+ Years 5.978	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-2,152.09	---	-2,152.10	0.00	0.01	2,152.10	5.129 --- 5.129
3140J8C92 FN BM3695 4.000	FNMA	11/01/2037 10+ Years 4.182	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-26,405.13	---	-26,405.13	0.00	0.00	26,405.13	4.962 --- 4.962
3140XCZN1 FN FM8848 2.500	FNMA	09/01/2041 10+ Years 5.011	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-8,683.20	---	-8,683.20	0.00	0.00	8,683.20	5.260 --- 5.260
3140XB6Y1 FN FM8086 3.500	FNMA	07/01/2051 10+ Years 5.997	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-4,942.65	---	-4,942.65	0.00	0.00	4,942.65	5.287 --- 5.287
3140XC4K1 FN FM8925 4.000	FNMA	08/01/2034 10+ Years 3.437	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-9,396.07	---	-9,396.07	0.00	0.00	9,396.07	4.581 --- 4.581
3140Q9FM0 FN CA1971 3.500	FNMA	06/01/2033 7 to 10 Years 3.138	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-9,060.05	---	-9,060.05	0.00	0.00	9,060.05	5.183 --- 5.183
3140XFHZ7 FN FS0247 3.500	FNMA	01/01/2052 10+ Years 6.033	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-990.20	---	-990.19	0.00	-0.01	990.19	5.313 --- 5.313
3140J8C43 FN BM3690 3.500	FNMA	12/01/2032 7 to 10 Years 2.985	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-17,384.84	---	-17,384.84	0.00	0.00	17,384.84	4.834 --- 4.834
3140J9QL8 FN BM4958 4.000	FNMA	12/01/2033 7 to 10 Years 3.476	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-8,268.59	---	-8,268.59	0.00	0.00	8,268.59	4.734 --- 4.734
3140MRY35 FN BW0729 5.000	FNMA	07/01/2052 10+ Years 6.011	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-1,877.87	---	-1,877.87	0.00	0.01	1,877.87	5.397 --- 5.397
3140XJMC4 FN FS3054 5.500	FNMA	10/01/2052 10+ Years 5.421	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-15,185.72	---	-15,185.72	0.00	0.01	15,185.72	5.528 --- 5.528
3136AETD9 FNR 2013-61 HE 1.750	FNMA CMO	06/25/2033 7 to 10 Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-11,920.95	---	-11,920.95	0.00	0.00	11,920.95	--- --- ---
3136B43E6 FNR 2019-37 TC 2.500	FNMA CMO	03/25/2037 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-9,779.01	---	-9,779.01	0.00	0.00	9,779.01	--- --- ---
3136B5WR2 FNR 2019-42 KC 2.500	FNMA CMO	07/25/2049 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-12,293.16	---	-12,293.16	0.00	0.00	12,293.16	--- --- ---

CLEARWATER ANALYTICS®

Treasury Report - Trading Activity

03/27/2024 - 04/09/2024

City of Grand Rapids - Aggregate (51265)

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
3136ACQB0 FNR 2013-19 GE 2.500	FNMA CMO	03/25/2033 7 to 10 Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-14,500.06	---	-14,500.06	0.00	0.00	14,500.06	--- --- ---
3136A85N6 FNR 2012-107 GA 1.500	FNMA CMO	09/25/2027 3 to 5 Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-22,912.74	---	-22,912.74	0.00	0.00	22,912.74	--- --- ---
3136B7EE7 FNR 2019-64 NA 2.500	FNMA CMO	09/25/2048 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-6,665.73	---	-6,665.73	0.00	0.01	6,665.73	--- --- ---
31398PLM9 FNR 2010-35 DL 6.000	FNMA CMO	04/25/2040 10+ Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-21,557.70	---	-21,557.70	0.00	0.00	21,557.70	--- --- ---
36202FZL3 G2 005247 3.500	GNMA	11/20/2026 2 to 3 Years ---	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-903.69	---	-903.69	0.00	0.00	903.69	--- --- ---
36179MKL3 G2 MA0299 2.500	GNMA	08/20/2027 3 to 5 Years 1.351	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-6,158.57	---	-6,158.57	0.00	-0.01	6,158.57	5.402 --- 5.402
36296QW62 GN 698269 4.500	GNMA	07/15/2024 0 to 1 Year 0.238	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-2,291.93	---	-2,291.93	0.00	0.00	2,291.93	5.723 --- 5.723
3622A2JW3 GN 783877 3.500	GNMA	07/15/2027 3 to 5 Years 1.169	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-10,110.55	---	-10,110.55	0.00	0.00	10,110.55	5.299 --- 5.299
36241L6Z4 GN 783588 3.000	GNMA	06/15/2027 3 to 5 Years 1.375	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-7,360.30	---	-7,360.30	0.00	0.00	7,360.30	5.289 --- 5.289
36241LR65 GN 783209 3.000	GNMA	01/15/2026 1 to 2 Years 0.849	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-9,520.25	---	-9,520.24	0.00	-0.01	9,520.24	5.625 --- 5.625
36241LWE2 GN 783345 3.500	GNMA	06/15/2026 2 to 3 Years 0.848	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-4,217.06	---	-4,217.06	0.00	0.00	4,217.06	5.463 --- 5.463
3620AWS76 GN 742242 3.500	GNMA	01/15/2026 1 to 2 Years 0.807	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-677.66	---	-677.66	0.00	0.00	677.66	6.213 --- 6.213
36179WA24 G2 MA7225 1.500	GNMA	03/20/2036 10+ Years 3.357	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-5,463.13	---	-5,463.13	0.00	0.00	5,463.13	5.897 --- 5.897
36179WA24 G2 MA7225 1.500	GNMA	03/20/2036 10+ Years 3.357	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-5,823.57	---	-5,823.57	0.00	0.00	5,823.57	5.897 --- 5.897
36179WA32 G2 MA7226 2.000	GNMA	03/20/2036 10+ Years 3.512	Aaa AA+ ---	Principal Paydown Receivable	04/01/2024 04/01/2024	-6,810.32	---	-6,810.32	0.00	0.00	6,810.32	5.147 --- 5.147
31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	Sell Settled	--- ---	-25,711,440.16	1.000	-25,711,440.16	0.00	0.00	25,711,440.16	--- --- ---
31846V542 FIRST AMER:TRS OBG Z 5.160	MMFUND	04/09/2024 0 to 1 Year ---	Aaa AAAm ---	Buy Settled	--- ---	33,283,396.61	1.000	33,283,396.61	0.00	0.00	-33,283,396.61	--- --- ---
914455UX6 UNIVERSITY MICH UNIV REVS 2.734	MUNI	04/01/2024 0 to 1 Year 0.006	WR AAA ---	Maturity Settled	04/01/2024 04/01/2024	-345,000.00	100.000	-345,000.00	0.00	0.00	345,000.00	2.698 --- 2.698
912797GY7 UNITED STATES TREASURY 0.000	T-BILL	03/28/2024 0 to 1 Year 0.003	P-1 A-1+ ---	Maturity Settled	03/28/2024 03/28/2024	-5,500,000.00	100.000	-5,500,000.00	0.00	0.00	5,500,000.00	0.000 --- ---
912797JP3 UNITED STATES TREASURY 0.000	T-BILL	04/23/2024 0 to 1 Year 0.071	P-1 A-1+ ---	Buy Settled	03/28/2024 03/28/2024	5,000,000.00	99.621	4,981,038.05	0.00	0.00	-4,981,038.05	4.547 --- 4.547

CLEARWATER ANALYTICS

Treasury Report - Trading Activity

City of Grand Rapids - Aggregate (51265)

03/27/2024 - 04/09/2024

Dated: 04/11/2024

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
912797JM0 UNITED STATES TREASURY 0.000	T-BILL	04/09/2024 0 to 1 Year 0.003	P-1 A-1+ ---	Maturity Settled	04/09/2024 04/09/2024	-5,000,000.00	100.000	-5,000,000.00	0.00	0.00	5,000,000.00	0.000 --- 0.000
--- --- 3.596	**---**	**05/08/2024 --- 0.061**	**Aaa AA+ ---**	**--- ---**	**--- ---**	**-8,833,194.87**	**---**	**-8,852,156.80**	**0.00**	**-0.02**	**8,852,156.80**	**0.968 --- 1.226**

Street Lighting Bond 2021

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
CCU9102208924 CCU9102208924 0.400	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	Sell Settled	03/29/2024 03/29/2024	-100,152.00	1.000	-100,152.00	0.00	0.00	100,152.00	--- --- ---
CCU9102208924 CCU9102208924 0.400	MMFUND	04/09/2024 0 to 1 Year ---	NA NA ---	Buy Settled	03/31/2024 03/31/2024	550.23	1.000	550.23	0.00	0.00	-550.23	--- --- ---
CCU9102208924 CCU9102208924 0.400	**MMFUND**	**04/09/2024 0 to 1 Year ---**	**NA NA ---**	**--- Settled**	**--- ---**	**-99,601.77**	**1.000**	**-99,601.77**	**0.00**	**0.00**	**99,601.77**	**--- --- ---**

Summary

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Maturity, Yield to Call, Yield to Worst
--- --- 3.583	**---**	**05/09/2024 --- 0.065**	**Aaa AA+ ---**	**--- ---**	**--- ---**	**-9,155,847.60**	**---**	**-9,174,809.53**	**0.00**	**-0.02**	**9,174,809.53**	**0.974 --- 1.232**

* Grouped by: Portfolio. * Groups Sorted by: Portfolio. * Showing transactions with Trade Date within selected date range. * Weighted by: Absolute Value of Principal. * MMF transactions are collapsed.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

MW

Item No. 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee on Appointments
LIAISON: Joel H. Hondorp, City Clerk

FROM: Daniel Kvamme, Administrative Analyst I
City Clerk's Office

SUBJECT: **Resolution recognizing the Grand Rapids School System's appointment of Jordoun Eatman to the SmartZone Local Development Finance Authority**

A resolution has been prepared to recognize the Grand Rapids Public School System's appointment of Jordoun Eatman to the SmartZone Local Development Finance Authority for the remainder of a four-year term ending December 31, 2025.

Following this appointment, there will be one (1) vacancy on the SmartZone Local Development Finance Authority and the composition is attached.

Prepared by Daniel Kvamme, Administrative Analyst I
Tracking Number: 24-1612

Your COMMITTEE ON APPOINTMENTS recommends the adoption of the following resolution recognizing the Grand Rapids School System's appointment of Jordoun Eatman to the SmartZone Local Development Finance Authority.

RESOLVED, that the Grand Rapids School System’s appointment of Jordoun Eatman to the SmartZone Local Development Finance Authority for the remainder of a four-year term ending December 31, 2025, be recognized.

CORRECT IN FORM

DEPARTMENT OF LAW

SmartZone Local Development Finance Authority Board Composition

0 Vacancies

11 Total Seats

Residency	**Total Count**	**Race/Ethnic Background and Gender**	**Total Count**
Ward 1	1	African American Female	1
Ward 2	2	African American Male	2
Ward 3	1	Asian or Pacific Islander Female	
OSC	6	Asian or Pacific Islander Male	
No Response	1	American Indian or Alaskan Native Female	
		American Indian or Alaskan Native Male	
		Caucasian Female	
		Caucasian Male	6
		Hispanic or Latino Female	1
		Hispanic or Latino Male	
		Multiracial Female	
		Multiracial Male	
		No Response	1

Item Number: 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Brad Brown, Fire Chief
Fire Department

SUBJECT: **Resolution authorizing execution of an Intergovernmental Agreement between the City of Grand Rapids and the West Michigan Regional Medical Consortium for the Federal FY2023 DHS Grant Program**

As a state recognized Emergency Management Program and a member of the State of Michigan Region 6 Homeland Security Planning Board, the City of Grand Rapids is eligible to receive Department of Homeland Security (DHS) grant funds and grant funded equipment to augment its emergency response and preparedness capabilities. The West Michigan Regional Medical Consortium (WMRMC) is designated as the Fiduciary for the 2023 Homeland Security Grant Program by the Region 6 Homeland Security Planning Board and accepted this position of Fiduciary.

In order to process and receive these pass-thru funds from the Michigan State Police (the State Administrative Agency), a signed Intergovernmental Agreement between the City of Grand Rapids and the West Michigan Regional Medical Consortium (WMRMC) must be in place. The Intergovernmental Agreement must also be signed to receive DHS grant dollars for approved response training and the backfill and overtime associated with the training. If the City of Grand Rapids chooses not to enter into the Intergovernmental Agreement with the fiduciary, the grant funds will not be available to the City.

Examples of past grant-funded equipment purchases for the City of Grand Rapids include funding for Rescue Task Force gear for GRFD, supplies for the Emergency Operations Center; hazardous materials monitoring equipment for the fire department; portable radios for Police and Fire as well as dispatch equipment for the Communications Center. Equipment purchases are determined by the federal and state investments for homeland security, and the gaps that exist within the City in addressing those investments. The West Michigan Regional Medical Consortium (WMRMC) and the City enter into this agreement for the purpose of delineating the relationship and

responsibilities between the WMRMC and the City of Grand Rapids, and the Region 6 Homeland Security Planning Board, regarding the 2023 Homeland Security Grant Programs (Grant Program) and use of the Grant Program funds, included but not limited to, the purchase, use, and tracking of equipment purchased with Grant Program funds, purchase or reimbursement of services with Grant Program funds, and/or reimbursement for certain salaries and/or backfill/overtime with Grant Program funds.

Attached is a resolution for City Commission action which accepts these grant funds for the City of Grand Rapids as determined by the Michigan State Police Region 6 Homeland Security Planning Board. The term of agreement is from the date of execution through May 31, 2026, the end of the FY 2023 Homeland Security Grant. The resolution will authorize the Mayor to sign the required Intergovernmental Agreement on behalf of the City of Grand Rapids with the Region 6 fiduciary, West Michigan Regional Medical Consortium.

Your FISCAL COMMITTEE recommends the adoption of the following resolution authorizing execution of an Intergovernmental Agreement between the City of Grand Rapids and the West Michigan Regional Medical Consortium for the Federal FY2023 DHS Grant Program

RESOLVED:

1. That the Mayor is hereby authorized to sign an Intergovernmental Agreement with West Michigan Regional Medical Consortium (WMRMC), after approval by the City Attorney, for the purpose of delineating the relationship and responsibilities between the WMRMC and the City of Grand Rapids, and the Region 6 Homeland Security Planning Board, regarding the FY2023 Homeland Security Grant Program and use of Grant Program funds, including but not limited to, the purchase, use, and tracking of equipment purchased with Grant Program funds, purchase or reimbursement of services with Grant Program funds, and/or reimbursement for certain salaries and/or backfill/overtime with Grant Program funds; and

2. That the Mayor is hereby authorized, after approval by the City Attorney, to execute other documents necessary to obtain and fulfill the grant requirements, and to take other actions necessary to fulfill the grant requirements; and

3. That the term of the agreement is from the date of execution through May 31, 2026, for the FY 2023 Homeland Security Grant.

CORRECT IN FORM

CITY ATTORNEY

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John Globensky, City Treasurer
City Treasurer's Office

SUBJECT: **Resolution rescinding City Commission Resolution 93294 and authorizing the Mayor to sign a 2-year contract with Bloomberg L.P. to procure Bloomberg software at a cost "not to exceed" $60,000**

This request is to rescind City Commission resolution 93294, passed on February 20, 2024. At that time, the City Treasurer's office was unaware that a 2-year contract was required to procure the Bloomberg software. This resolution will allow Mayor Bliss to execute a 2-year contract for the Bloomberg software with approval to work with Bloomberg L.P. to purchase a Bloomberg terminal and software solution. This software will be used to support Mr. Levi Boldt, Investment Officer, and his work to invest City funds. This is an industry-leading tool and solution used by investment houses, brokers, dealers, and financial professionals.

In FY 23, we requested and recommended ending the contracts with outside investment managers. When analyzing the cost of investment managers and other services, we identified $160,000 of cost savings to do the work ourselves. As part of the change, we were able to add an Accountant I position to learn investments and our daily cash process. The final step was to acquire a Bloomberg terminal and software. When considering the FTE, Bloomberg terminal, and other costs, our net savings will be around $25,000. This is a way to restructure part of the Treasurer's office and capture cost savings.

The efficiency the Bloomberg solution provides will give us a more focused approach to investing. The impact is a greater success rate in purchasing the desired investments, which may also increase the return on our investments. We are very interested in learning the advanced capabilities of the software and how it will help guide the Treasurer's office in areas such as portfolio strategy and management.

Our request is for approval to begin the procurement process with Bloomberg L.P. The project cost was “not to exceed” $60,000 for a 2-year period and will be funded from the current operational budget. The annual funding is also covered in future budget requests as an ongoing operational cost.

A link is provided for your reference:

https://www.bloomberg.com/professional/solution/bloomberg-terminal/?utm_source=bloomberg-menu&utm_medium=company

This resolution is presented to request:

- An Agreement with Bloomberg Finance LP for a terminal service subscription for a term of 2 years in an amount not to exceed $60,000.
- Upon approval as to form by the City Attorney, the Mayor is authorized to execute the Agreement on behalf of the City.
- The Comptroller is authorized and directed to make payments pursuant to the terms of the Agreement.
- All resolutions or parts of resolutions in conflict herewith are hereby rescinded.

Please contact me at ext. 3285 with any questions.

Thank You

JMG/jmg:FC Bloomberg Terminal and Software 4.23.2024.docx

cc: Roberta Cahill, Deputy City Treasurer
Phillip Longoria, Administrative Analyst II
Levi Boldt, Investment Officer

Your FISCAL COMMITTEE recommends the adoption of the following resolution rescinding City Commission Resolution 93294 and authorizing the Mayor to sign a 2-year contract with Bloomberg L.P. to procure Bloomberg software at a cost “not to exceed” $60,000.

RESOLVED:

1. That an agreement with Bloomberg Finance LP for a terminal service subscription for a term of 2 years in an amount not to exceed $60,000 is hereby approved;

2. That upon approval as to form by the City Attorney, the Mayor is authorized to execute the agreement on behalf of the City;

3. That the Comptroller is hereby authorized and directed to make payments according to the terms of the agreement; and

4. That City Commission Resolution 93294 is hereby rescinded, along with any and all other resolutions or parts of resolutions in conflict herewith.

CORRECT IN FORM
CITY ATTORNEY

MW

Item Number: 3

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 9, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an increase of $102,233 for Improvements to Sullivan Field for a total not-to-exceed $1,302,233.**

On July 11, 2023 (Proceeding No. 92713), the City awarded a professional services agreement to Rockford Construction Co. (Rockford), and authorized expenditures in the amount of $1,200,000 for this project which consists of Phase 1 work focusing on improvements to the grandstand (new roof, replacement bleachers, painting, improved accessibility, etc.).

When construction began on the foundation and structural components of the grandstand, it was revealed that there were multiple structural issues with the grandstand that were unknown previously due to their inaccessible location. When the existing foundation wall was excavated and exposed it was discovered that the foundation does not have a footing or rebar installed, creating an immediate safety concern, for the structure and construction workers. After review by the structural engineer, it was determined that the entire excavated trench (over 200' long and 8' wide) needed engineered backfill, along with structural shoring of the existing structure. The project team worked together to implement the immediate fixes needed to secure the structure and create a safe working environment. Rockford installed temporary fencing around the entire area, they utilized a boom lift to remove the attached backstop fencing from the structure and quickly removed the concrete frost wall and sidewalk to backfill with the required engineered aggregate. All of this work was completed in a timely fashion working under a time and material agreement.

The attached resolution provides for the approval of an increase in the scope of work and authorization of expenditures to the professional services agreement with Rockford, for their structural fixes, in the amount of $73,897.30 with total expenditures not to exceed $1,302,233. This amount includes the costs of Professional Services Agreement with Rockford, design phase services by Integrated, administration, contingencies and previously authorized fees.

Prepared by Karie Enriquez, Project Manager
Tracking Number: 24-1682

Phase 1 is being financed by the Parks Millage Fund and is in accordance with the Parks Millage Investment Guidelines adopted by the City Commission on December 15, 2020 (Proceeding No. 90427). The Parks Advisory Board has approved this project and the expenditure of millage funds.

#21048

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an increase in the scope of work and approving an increase in the project total expenditures in connection with the professional services agreement with Rockford Construction Co for Improvements to Sullivan Field.

WHEREAS,

1. On July 11, 2023 (Proceeding No. 92713), the City awarded a professional services agreement to Rockford Construction Co (Rockford) for the following project:

   Improvements to Sullivan Field
   (hereinafter referred to as the "Project"); and

2. It is necessary to increase the scope of work and authorize expenditures for the aforesaid project; therefore

RESOLVED:

1. That the scope of work for the professional services agreement with Rockford, be increased at a cost of $73,897.30 with total expenditures not to exceed $1,302,233 which includes the costs of Professional Services Agreement with Rockford, design phase services by Integrated, administration, contingencies and previously authorized fees. Said amount of $1,302,233 to be charged to the applicable Parks millage Codes.

2. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid agreement with Rockford.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

CORRECT IN FORM

DEPARTMENT OF LAW

SUMMARY OF ESTIMATED COSTS

for

Improvements to Sullivan Field

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
Parks Millage Fund	$1,200,000	$102,233	$1,302,233
Total Project Sources	$1,200,000	$102,233	$1,302,233

Breakdown of Project Uses

Professional Services Agreement with Rockford	$73,897.30
Design Phase Services by Integrated	10,000
Administration	5,000
Sub-Total	$88,897.30
Contingencies (15%)	13,335.70
Prior Authorization (Proceeding No. 92713)	1,200,000
Total Project Uses	$1,302,233

City Commission and Committees

Task Name	Assigned To	Created	Completed	Completed By
City Manager Review		04/03/2024 1:49 PM		
Department of Law Review		04/02/2024 11:49 AM	04/03/2024 1:49 PM	Patrick Beatty
Managing Director Review	Mary Kate Berens	03/29/2024 10:19 AM	04/02/2024 11:49 AM	Mary Kate Berens
Department Director Review	Tim Burkman	03/28/2024 11:39 AM	03/29/2024 10:19 AM	Tim Burkman
Accounting Review		03/27/2024 12:22 PM	03/28/2024 11:39 AM	
Admin Review		03/26/2024 12:51 PM	03/27/2024 12:22 PM	
Add Item to System		03/26/2024 11:34 AM	03/26/2024 11:34 AM	
Create Document		03/26/2024 11:34 AM	03/26/2024 11:34 AM	
Add Attachments		03/26/2024 11:34 AM	03/26/2024 11:34 AM	
Add Item to Meeting		03/26/2024 11:34 AM	03/26/2024 11:34 AM	
Preparer	Karie Enriquez	03/26/2024 11:34 AM	03/26/2024 12:50 PM	Karie Enriquez
Approve Item				
Peer Review				
Peer Review				
Peer Review				
Peer Review				
Peer Review				
Peer Review				
Peer Review				
Split				
Join				
Peer Review				
Committee Liaison Review				
Add Item to Meeting				
Approve Item				

Item Number: 4

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Brandon Davis, Interim Managing Director of The Office of Oversight & Public Accountability & The Office of Equity & Engagement

SUBJECT: **Resolution Authorizing a Contract for an amount of $25,000 with Kent County for the West Michigan Welcome Plan Collaborative**

This is a resolution authorizing a Professional Services agreement with Kent County Michigan for support of the West Michigan Welcome Plan Collaborative.

In 2018, Samaritas, along with the City of Grand Rapids, the Grand Rapids Chamber, The Right Place, Kent County and the West Michigan Hispanic Chamber of Commerce, applied for and received a research award from Gateways for Growth II, a national initiative focused on helping communities develop multi-sector plans to be more welcoming to immigrants and refugees. This effort collaboratively developed a report on the economic impact of New Americans in Kent County, released September 12, 2018, through two community events. Continuing the momentum, our community was again selected as a Gateways for Growth community in 2019, this time receiving technical assistance in strategic planning to create a Welcome Plan. Being chosen as a Gateways for Growth awardee twice demonstrates our community's commitment to building strategic and concrete plans to foster an even healthier, more welcoming community.

Kent County Office of Inclusion serves as the fiduciary for the collaborative and supports the administration and staffing for the West Michigan Welcome Plan Collaborative (WPC) work. The WPC is a multi-organizational network that represents over 50 organizations including local school districts, non-profits, government bodies, and businesses. The WPC is tasked with implementing and advancing the following Welcome Plan priority areas and goals:

- Maximize the Economic Potential of New Americans
- Engaged Communities
- Provide Equitable Access to Services
- Improve Educational Outcomes for New Americans
- Safe and Connected Communities

The City's vision is to be nationally recognized as an equitable, welcoming, innovative, and collaborative city with a robust economy, safe and healthy community and the opportunity for a high quality of life for all. The West Michigan Welcome Plan Collaborative aligns with this vision and works to further the objectives and strategies contained in the City's Strategic Plan to achieve mutual goals economic prosperity and affordability as well as an engaged and connected community, a multifaceted plan in collaboration with community agencies.

This contract will be thoroughly reviewed by the City Attorney's Office and signed by the Mayor before implementation. The contract will include at a minimum:

· Contract beginning and end date
· Outlined deliverables
· Invoice submission process
· Reporting process
· Evaluation process

The contract is for services expected to begin no later than May 1, 2024.

Your FISCAL COMMITTEE recommends the adoption of the following resolution Authorizing a Contract for an amount of $25,000 with West Michigan Welcome Plan Collaborative.

RESOLVED:

1. That the City Commission authorizes a Professional Services Agreement with the West Michigan Welcome Plan Collaborative through its fiduciary Kent County Office of Inclusion for the provision of professional services in support of the West Michigan Welcome Plan Collaborative in an amount not to exceed $25,000.

2. That the period of performance is from 5/1/2024 to 6/30/2026; and

3. That the Mayor is authorized to execute said Agreement upon approval as to form by the City Attorney; and

4. That the Comptroller is authorized and directed to pay invoices pursuant to the terms of said Agreement.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 5

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tanya Todd, Court Administrator
61st District Court

SUBJECT: **Resolution accepting a grant award of $130,000.00 from the Domestic Violence Action Network (DVAN) for hiring a Domestic Violence Case Manager**

The 61st District Court has been awarded grant funds to hire a Domestic Violence Case Manager for the newly established Domestic Violence Court in the amount of $130,000.00.

In response to the significant allocation of American Rescue Plan Act (ARPA) funds, Kent County has strategically targeted a portion of these resources towards the critical area of domestic violence prevention and response. One of the pivotal goals under the Domestic Violence Action Network initiative is the establishment of a specialized Domestic Violence Court. This innovative court aims to address and mitigate the complexities of domestic violence cases through a focused, integrated approach that enhances the support and protection for victims while ensuring a more efficient and effective judicial process. Central to the operational success of the Domestic Violence Court is the creation of the Domestic Violence Case Manager (DVCM) position. This role is envisioned as a cornerstone in the court's efforts to provide comprehensive, tailored support to defendants charged with domestic violence offenses. DVAN has $130,000.00 allocated towards the payment of the salary for the case manager position.

We are seeking Commission approval for the acceptance of these grant funds as we continue moving forward with the Domestic Violence Court.

Your FISCAL COMMITTEE recommends the adoption of the following resolution authorizing the 61st District Court to accept the Domestic Violence Action Network grant award, in the amount of $130,000.00, for the purpose of hiring a Domestic Violence Case Manager.

RESOLVED that an award, in a form to be approved by the 61st District Court, between the Domestic Violence Action Network, in collaboration with Kent County, and the 61st District Court, in the amount of $130,000.00 is hereby approved and the 61st District Court is authorized to execute same on behalf of the City.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 6

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John Globensky, City Treasurer
City Treasurer's Office

SUBJECT: **Resolution authorizing the City Treasurer to establish an account with Stripe, Inc. as a credit card merchant processor to support departmental software applications**

MCL 129.91 provides that the City's governing body may authorize its City Treasurer by resolution to work with various financial institutions. This has mainly been used with banks, credit unions, and investment brokers/dealers. This request is to work with a merchant credit card processor. The software solutions City departments would like to use only integrate with Stripe as a credit card payment channel. To facilitate this process, I'm asking for authority to establish a Stripe account, which will then be used to handle payments.

The costs of this service are 2.9% + $.30 per credit card transaction. A secondary fee of 2.1% is also added to cover gateway, acquirer, and funding costs. The cost to process a $50.00 payment would be $2.80 or 5.6%. The costs have been communicated to the department and it would be covered by the fees being charged. It is difficult to capture the cost savings as staff time will be reduced in managing golf leagues and payments can be made in advance of a tee time. This will reduce the line at the counter as golfers are trying to get out on the course. It is important to note this work revolves around the overall customer experience and ease of using City facilities.

This request supports the Parks & Recreation Department's request to accept credit cards with the Gear Library and Golf League Guru software. Both of these software applications accept credit cards, but only if the City has a Stripe account. Other applications may benefit from having a Stripe account. This would be a good, limited test case for the City as we look to have flexibility for customer payment options. The fees are very similar to the other credit card fees incurred by the City.

Please review this matter and contact me at ext. 3285 with any questions or comments.

Thank you.

Your FISCAL COMMITTEE recommends the adoption of the following resolution authorizing the City Treasurer to establish an account with Stripe, Inc. as a credit card merchant processor to support departmental software applications.

WHEREAS:

1. MCL 129.91 provides that the City's governing body may authorize its City Treasurer by resolution to work with various financial institutions; and
2. Software solutions City departments would like to use only integrate with Stripe as a credit card payment channel; therefore

RESOLVED:

1. That the City Treasurer is authorized to establish an account with Stripe, Inc. as a credit card merchant processor;
2. That the Mayor is authorized to execute any written agreement necessary to establish such account, upon approval as to form by the City Attorney;
3. That the City Comptroller is hereby authorized and directed to make payments pursuant to the account agreement; and
4. That any resolutions or parts of resolutions in conflict herewith are hereby rescinded.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 7

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tony Wojciakowski, Buyer
Purchasing

SUBJECT: **Bid List Resolution for April 23, 2024**

The Bid List Resolution for April 23, 2024 (attached) includes the recommendation for the award of 8 items for City Commission's review and approval. Following is information regarding the bid list recommendations:

1. Ferguson Enterprises (Couplings, Flex, Fernco) NTE $20,000.00
   Lowest and best bid is recommended for a one-year term contract with two, one-year renewal options for the "as needed" purchase of Original Equipment Manufacturer (O.E.M.) Fernco couplings for the Water Department from Ferguson Enterprises (dba Ferguson Waterworks) for the annual "not-to-exceed" amount of $20,000.00; the estimated three-year total amount is $60,000.00.

   Purchases under this contract will be funded by the Water Department through the Water Supply Fund. Invitations to Bid were issued to 37 companies; 2 responses were received (bid tabulation attached). The award was based on the response that met all bid requirements and specifications while providing the lowest cost to the City; the Regional Bid Discount for each company was applied for analysis, but did not factor into the award. The lower bid by Etna for various items for year 1 were deemed not in the best interest of the City, as a split award for a single item would not provide the best value.

   Fernco couplings (also known as slip couplings or repair joints) are used for plumbing and sewer repairs and replacements.

   A Contract will be prepared for the Mayor's signature in a form to be approved by the City Attorney.

   Ferguson Enterprises NTE $150,000.00
2. Etna Supply Company (Fire Hydrants & Parts) NTE $ 10,000.00
   Low bids are recommended for one-year term contracts with two, one-year renewal

options for the “as needed” purchase of O.E.M. (Original Equipment Manufacturer) fire hydrants and parts for the Water Department from Ferguson Enterprises (dba Ferguson Waterworks) for items 1-21, 24, 28-42, 48-49, 55-111, for the annual “not-to-exceed” amount of $150,000.00 (estimated three-year total amount of $450,000.00); and from Etna Supply Company (dba GRR Pipe) for items 22-27,38,43-57,60 for the annual “not-to-exceed” amount of $10,000.00 (estimated three-year total amount of $30,000.00).

Purchases under these contracts will be funded by the Water Department through the Water Supply Fund. Invitations to Bid were issued to 55 companies; 3 responses were received (bid tabulation attached). The award is based on the low total amount by unit cost over the three-year term that met all bid requirements and specifications; the lower bid by Core and Main for items 77-82 was not deemed in the best interest of the City. The Regional Bid Discount for each company was applied for analysis, but it did not factor into the award.

The hydrants and parts are utilized by the Water Department for replacements, repairs, and new installations.

Contracts for each vendor will be prepared for the Mayor’s signature in a form to be approved by the City Attorney.

			Contract Amendment
3.	Parkeon, Inc.	(Parking Meters and Hosting Services)	$1,100,000.00

On February 20, 2018 Proceeding No.87447, the City Commission approved a one-year term contract with two, one-year renewal options for O.E.M. (Original Equipment Manufacture) Parkeon pay station equipment, components, and monthly data/hosting services for the annual “not-to-exceed” amount of $2,200,000.00.

On April 13, 2021 Proceeding No. 90687, the City Commission approved an additional one-year term contract with two, one-year renewal options for O.E.M. (Original Equipment Manufacture) Parkeon pay station equipment, components, and monthly data/hosting services for the annual “not-to-exceed” amount of $2,200,000.00.

At this time, Mobile GR remains satisfied with the equipment and services provided by Parkeon, as the pay stations have proven to be extremely effective and resulted in positive experiences for both Parking Services staff and customers. The pay stations have proven to be very effective and efficient operationally in meeting the department’s on-street collection needs, providing streamlined maintenance with the solar powered solution, while providing a more convenient option for credit card payments and receipts for customers.

To allow for continued equipment installations and hosting services, it is recommended to extend the agreement with Parkeon, Inc. (dba Flowbird) for an additional one-year term with two, one-year renewal options, at the existing terms,

conditions, and requirements with updated costs, for the “not-to-exceed” annual amount of $1,100,000.00; the estimated three-year total amount is $3,300,000.00. The annual amount requested is based on the anticipated costs for new installs and replacements, as the department desires to maintain the flexibility (based on market variables) to adjust the scheduled replacement plan from year to year, and operational costs (which include monthly data hosting services, extended warranties, and service repairs and parts) estimated to be approximately $750,000.00 per year.

Equipment and services under this Contract will be funded by the Mobile GR and Parking Services Department through the Parking Services Fund. There is no bid tabulation for this item.

A Contract Amendment will be prepared for the Mayor’s signature in a form to be approved by the City Attorney.

Contract Extension

4. Havener Tech (SPF Application Services) NTE $250,000.00

On June 02, 2020 Proceeding No. 98984, the City Commission approved one-year term contract with two, one-year renewal options for spray polyurethane foam (SPF) application services to drainage structures for the Water Department for an annual “not-to-exceed” amount of $464,000.00

At this time, the City remains very satisfied with the services provided through Havener Tech, and desires to continue utilization of the service program. Services provided include spray application of product in existing drainage structures throughout the City, which reinforce the structural integrity of manholes and catch basins, extending useful life for up to an additional ten years.

It is recommended to continue the relationship with Havener Tech for spray polyurethane foam (SPF) application services to drainage structures, at updated unit rates, costs, terms, and conditions, and extend the Agreement for an additional one-year term contract with two, one-year renewal options for the annual “not-to-exceed” amount of $250,000.00; the estimated three-year total amount is $750,000.00.

Services will be funded by the Water Department through the Water Supply Fund. There is no bid tabulation for this item.

A Contract Amendment will be prepared for the Mayor’s signature in a form to be approved by the City Attorney.

5. VWR International (Lab Supplies and Equipment) NTE $25,000.00

On March 17, 2020 Proceeding No. 89702, the City Commission approved a one-year term with two, one-year renewal options through the State of Michigan MiDEAL program for the “as needed” purchase and delivery laboratory supplies for Environmental Protection and Water Department from VWR International for an annual “not-to-exceed” amount of $25,000.00

Recently, the State of Michigan extended the MiDEAL agreement with VWR International for laboratory supplies and equipment; MiDEAL is an extended purchasing program which allows local units of government in Michigan to use State contracts for various goods and services at unit pricing conditional to the West Michigan Region for product and delivery. The City has been utilizing this cooperative agreement for the past 9+ years.

At this time, it is recommended to extend the existing City contract for the as-needed purchase of lab supplies for a one-year term contract with two, one-year renewal options for the purchase and delivery of laboratory supplies and equipment for the Environmental Services and Water Departments from VWR International, as per MiDEAL contract #240000000257, for an annual "not-to-exceed" amount of $25,000.00; the estimated 3-year total amount is $75,000.00.

Purchases will be funded by the Environmental Protection and Water Departments through the Sewage Disposal Fund and the Water Supply Fund. The various items and supplies are utilized in the laboratories at the Water Resource Recovery Facility and Water facilities. There is no bid tabulation for this item.

6. Escape Velocity Holding, Inc. (Server Hardware & Support) NTE $24,794.38
Original Equipment Manufacturer (O.E.M.) authorized reseller is recommended for a one-year term contract with two one-year renewal options for continued maintenance and support of EMC VNX5200 server equipment, components, and support for MobileGR from Escape Velocity Holdings (dba Trace3) for the first-year annual amount of $24,794.38. The renewal costs for the second and third years will be processed as per the costs received from Escape Velocity Holdings; at this time, the estimated three-year total is $74,383.14. There is no bid tabulation for this item.

Services under this contract will be funded by Mobile GR and Parking Services through the Parking Services Fund; there is no bid tabulation for this item.

The VNX5200 server is utilized by Parking Services for their network operations.

7. Pioneer Construction (Restroom Trailer) NTE $65,000.00
It is recommended to purchase a portable restroom trailer for the Environmental Services Department from Pioneer Construction for the total amount of $65,000.00.

This purchase will be funded by ESD through the Sewage Disposal Fund; there is no bid tabulation for this item. Pioneer Construction has been tasked with the 201 Market Ave Amphitheater Project, which includes the relocation of personnel and equipment from 201 Market to the Water Resource Recovery Facility (WRRF) located at 1300 Market Ave; as part of those relocation efforts Pioneer Construction has built and placed portable restroom trailers and portable office trailers within the WRRF property as part of the Memorandum of Understanding (MOU) between the City and Grand Action 2.0.

Since the placement of the portable trailers, ESD has identified the need for an additional restroom trailer to be placed on the WWRF, to be utilized by Collection System Asset Technicians (CSAT). The CSAT team and equipment have not had any permanent office space, restroom facilities, or garage since the selling of 660 Market property; a temporary office has been set up but does not contain any restroom facilities. Placement of the new portable trailer (with the exact build as the initial trailers) would greatly assist and enhance the operations and daily workflow for CSAT crews.

Rieth-Riley Construction Co.
Michigan Paving & Materials

8. Black Gold Holdings (Highway Materials, Summer Bitum.) NTE $2,850,000.00

A cooperative agreement through the Kent County Road Commission (KCRC) Contract #24-MNT-08 is recommended for a one-year term contract with one, one-year renewal option for bituminous summer materials for the Public Works Department from various vendors as follows:

Vendor	Materials	Annual
Rieth-Riley Constr.	LVSP, 3E1/4E1/5E1, Ultra-thin, SS-1H	$1,850,000.00
Michigan Paving & Mats.	LVSP, 3E1/4E1/5E1, Ultra-thin, SS-1H	$500,000.00
Black Gold Holdings	LVSP, 3E1/4E1/5E1, Ultra-thin, SS-1H	$500,000.00

The estimated two-year total amount for all contracts is $5,700,000.00. The total annual amount requested is based on historical order costs by the City, while the individual contract amounts are based on expected orders and usage; the individual contract amounts by vendor are expected to be adjusted based on need and use, but will not exceed the aggregate total approved.

Purchases under this contract will be funded by the Public Works Department through the Major and Local Streets Funds. The KCRC, acting as the lead agency, issued an Invitation to Bid that resulted in 3 bid responses received; the bid tabulation from Kent County Road Commission is attached. The bituminous and emulsion asphalt materials are used for street repairs throughout the City. By awarding to multiple vendors, it allows for the materials needed to be delivered or picked up from the contractor closest to the job site, as well as ensuring availability of the product.

Your FISCAL COMMITTEE recommends the adoption of the following bid List Resolution for April 23, 2024

WHEREAS, the Fiscal Committee has considered the attached bids; therefore

RESOLVED that contracts be prepared between the City and the following vendors, and that the Mayor be authorized to sign the contracts on behalf of the City, as follows, in a form to be approved by the City Attorney:

1. **Ferguson Enterprises**
   One-year term contract with two, one-year renewal options for the "as needed" purchase of Original Equipment Manufacturer (O.E.M.) Fernco couplings for the Water Department from Ferguson Enterprises (dba Ferguson Waterworks) for the annual "not-to-exceed" amount of $20,000.00; the estimated three-year total amount is $60,000.00.

2. **Ferguson Enterprises**
   Etna Supply
   One-year term contracts with two, one-year renewal options for the "as needed" purchase of O.E.M. (Original Equipment Manufacturer) fire hydrants and parts for the Water Department from Ferguson Enterprises (dba Ferguson Waterworks) for items 1-21, 24, 28-42, 48-49, 55-111, for the annual "not-to-exceed" amount of $150,000.00 (estimated three-year total amount of $450,000.00); and from Etna Supply Company (dba GRR Pipe) for items 22-27,38,43-57,60 for the annual "not-to-exceed" amount of $10,000.00 (estimated three-year total amount of $30,000.00).

3. **Parkeon, Inc.**
   Contract extension for an additional one-year term with two, one-year renewal options, at the existing terms, conditions, and requirements with updated costs, for O.E.M. (Original Equipment Manufacturer) Parkeon pay station equipment, components, and monthly data/hosting services for MobileGR from Parkeon, Inc. for the "not-to-exceed" annual amount of $1,100,000.00; the estimated three-year total amount is $3,300,000.00.

4. **Havener Tech**
   Contract extension for an additional one-year term contract with two, one-year renewal options, at updated unit rates, costs, terms, and conditions, for spray polyurethane foam (SPF) application services to drainage structures for the Water Department from Havener Tech for the annual "not-to-exceed" amount of $250,000.00; the estimated three-year total amount is $750,000.00.

FURTHER RESOLVED that the Purchasing Agent be authorized to proceed with

awards to the following vendors:

5. **VWR International**
   Cooperative agreement as per MiDEAL contract #240000000257 for a one-year term contract with two, one-year renewal options for the purchase and delivery of laboratory supplies and equipment for the Environmental Services and Water Departments from VWR International for an annual "not-to-exceed" amount of $25,000.00; the estimated 3-year total amount is $75,000.00.

6. **Escape Velocity Holdings, Inc.**
   One-year term contract with two one-year renewal options for continued Original Equipment Manufacturer (O.E.M.) maintenance and support of EMC VNX5200 server equipment, components, and support for MobileGR from Escape Velocity Holdings (dba Trace3) for the first-year annual amount of $24,794.38. The renewal costs for the second and third years will be processed as per the costs received from Escape Velocity Holdings; at this time, the estimated three-year total is $74,383.14.

7. **Pioneer Construction**
   Purchase of a portable restroom trailer for the Environmental Services Department from Pioneer Construction for the total amount of $65,000.00.

8. **Rieth Riley Construction Company**
   Michigan Paving & Materials
   Black Gold Holdings
   Cooperative agreement through the Kent County Road Commission (KCRC) for a one-year term contract with one, one-year renewal option for bituminous summer materials (LVSP, 3E1/4E1/5E1, Ultra-thin, SS-1H) for the Public Works Department from Rieth-Riley Construction for the annual "not-to-exceed" amount of $1,850,000.00; from Michigan Paving & Materials for the annual "not-to-exceed" amount of $500,000.00; and from Black Gold Holdings for the annual "not-to-exceed" amount of $500,000.00.

CORRECT IN FORM

DEPARTMENT OF LAW

BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 1 6 Each Coupling, Concrete-Plastic, Fernco, 6" #1006-66RC $/Each	ITEM 2 6 Each Coupling, Concrete - Plastic, Fernco, 6" #1006-66 $/Each	ITEM 3 2 Each Coupling, Plastic-Plastic, Fernco, 6" #1056-66RC $/Each	ITEM 4 4 Each Coupling, Clay-Plastic, Fernco, 6" #1002-66RC $/Each
Year 1				
Year 2				
Year 3				
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$68.40	$11.85	$44.85	$58.50
	$75.25	$13.00	$49.35	$64.75
	$83.60	$14.50	*$54.80	$71.50
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$66.89	$11.59	$43.84	$57.22
	$70.00	$12.13	$45.88	$59.88
	$73.41	$12.72	$55.95	$62.80

*not in the best interest of the City to split the award

BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 5 2 Each Coupling, Concrete-Plastic, Fernco, 8" #1006-88RC $/Each	ITEM 6 2 Each Coupling, Plastic-Plastic, Fernco, 8" #1056-88RC $/Each	ITEM 7 2 Each Coupling, Clay-Plastic, Fernco, 8" #1002-88RC $/Each	ITEM 8 2 Each Coupling, Plastic-Plastic, Fernco, 15" #1056-1515 $/Each
Year 1				
Year 2				
Year 3				
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$87.00	$66.55	$66.55	$45.40
	$95.65	$73.20	$73.20	$49.95
	$106.30	$81.35	$81.35	$55.50
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$85.03	$62.50	$65.10	$44.40
	$88.99	$63.14	$68.13	$46.47
	$93.33	$63.80	$71.45	$48.73

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 9 40 Each Coupling, Plastic-Clay, Fernco, 15" #1002-1515 $/Each	ITEM 10 12 Each Coupling, Plastic-Plastic, Fernco, 12" #1056-1212 $/Each	ITEM 11 88 Each Coupling, Plastic-Clay, Fernco, 10" #1002-1010 $/Each	ITEM 12 16 Each Coupling, Plastic-Plastic, Fernco, 8" #1056-88 $/Each	ITEM 13 32 Each Coupling, Plastic-Clay, Fernco, 12" #1002-1212 $/Each
Year 1					
Year 2					
Year 3					
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$45.40	$28.90	$24.75	$16.50	$28.90
	$49.95	$31.75	$27.25	$18.15	$31.75
	$55.50	$35.30	$30.25	$20.15	$35.30
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$44.40	$28.23	$24.20	$16.12	$28.23
	$46.47	$29.55	$25.33	$16.87	$29.55
	$48.73	$30.99	$26.56	$17.70	$30.99

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 14 8 Each Coupling, Clay-Clay, Fernco, 6" #1001-66 $/Each	ITEM 15 4 Each Coupling, Plastic-Concrete, Fernco, 15" #1006-1515 $/Each	ITEM 16 84 Each Coupling, Plastic-Plastic, Fernco, 4" #1056-44 $/Each	ITEM 17 2 Each Coupling, Clay-Clay, Fernco, 4" #1001-44 $/Each	ITEM 18 9 Each Coupling, Plastic-Clay, Fernco, 4" #1002-44 $/Each
Year 1					
Year 2					
Year 3					
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	*$11.55	$63.65	*$5.00	$5.40	*$5.00
	$12.70	$69.70	*$5.50	$5.95	$5.50
	$14.15	$77.40	$6.15	$6.60	$6.15
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$11.57	$61.94	$5.05	$3.94	$5.01
	$12.12	$64.83	$5.50	$4.15	$5.25
	$12.73	$67.99	$6.00	$4.37	$5.51

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 19 2 Each Coupling, Plastic-Clay, Fernco, 18" #1002-1818 $/Each	ITEM 20 2 Each Coupling, Corrugated Fernco, 4" #C-204 $/Each	ITEM 21 28 Each Coupling, Plastic-Clay, Fernco, 6"X8" #1002-86 $/Each	ITEM 22 3 Each Coupling, Clay-Clay, Fernco, 6" #1001-1010 $/Each
Year 1				
Year 2				
Year 3				
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$100.50	$18.90	$19.90	$24.75
	$110.55	$20.75	$21.90	$27.25
	$122.85	$23.05	$24.35	$30.25
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$98.29	$18.47	$19.91	$24.20
	$100.52	$18.89	$21.11	$25.33
	$102.86	$19.33	$21.90	$26.56

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 23 72 Each Coupling, Plastic-Plastic, Fernco, 10" #1056-1010 $/Each	ITEM 24 90 Each Coupling, Plastic-Plastic, Fernco, 6" #1056-66 $/Each	ITEM 25 18 Each Coupling, Plastic-Concrete Fernco, 12" #1006-1212 $/Each	ITEM 26 18 Each Coupling, Plastic-Clay, Fernco, 4"X6" #1002-64 $/Each
Year 1				
Year 2				
Year 3				
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$24.75	*$10.70	*$28.85	*$12.55
	$27.25	$11.75	$31.75	$13.80
	$30.25	$13.10	$35.30	$15.35
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$24.20	$10.72	$28.88	$12.58
	$25.33	$11.36	$30.25	$12.87
	$26.56	$11.79	$31.76	$13.50

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 27 202 Each Coupling, Plastic-Clay, Fernco, 6" #1002-66 $/Each	ITEM 28 4 Each Coupling, Clay-Clay, Fernco, 8" #1001-88 $/Each	ITEM 29 88 Each Coupling, Plastic-Clay, Fernco, 8" #1002-88 $/Each	ITEM 30 7 Each Coupling, Plastic-Concrete Fernco, 8" #1006-88 $/Each	ITEM 31 2 Each Coupling, Plastic-Concrete Fernco, 24" #1006-2424 $/Each
Year 1					
Year 2					
Year 3					
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	*$10.70	*$16.50	$16.50	$17.80	$522.00
	*$11.80	*$18.15	$18.15	$19.60	$574.75
	$13.10	$20.15	$20.15	*$21.75	$638.65
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$11.00	$17.41	$16.87	$17.41	$499.80
	$12.00	$18.22	$17.70	$18.22	$522.52
	$13.00	$19.11	$18.14	$21.76	$540.96

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BID TAB

BID FILE #450-74-19 BID OPENING DATE: March 6, 2024 FOR: Couplings, Flex, Fernco # BIDDERS SOLICITED: 37 BUYER: DW DEPT: Water Department	ITEM 32 18 Each Coupling, Plastic- Concrete Fernco, 10" #1006-1010 $/Each	ITEM 33 5 Each Coupling, Plastic- Ac/Di, Fernco, 12" #1051-1212 $/Each	ITEM 34 2 Each Coupling, Plastic- Plastic, Fernco, 6"X4" #1056-64 $/Each
Year 1			
Year 2			
Year 3			
Etna Supply Company 4901 Clay Avenue SW Grand Rapids, MI 49548	$24.75	$28.85	$12.55
	$27.25	$31.75	$13.80
	$30.25	$35.30	$15.35
Ferguson Enterprises LLC DBA Ferguson WaterWorks 3900 44th St Se Kentwood, MI 49512	$24.20	$28.23	$12.30
	$25.33	$29.55	$12.87
	$26.56	$30.99	$13.50

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BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6
	Fire Hydrant East Jordan #5-BR 250 $/Each	Fire Hydrant East Jordan Conversion, 5' $/Each	Fire Hydrant East Jordan Conversion, 5'6" $/Each	Fire Hydrant East Jordan Conversion, 6' $/Each	Fire Hydrant East Jordan Conversion, 6'6" $/Each	Fire Hydrant East Jordan Conversion, 7' $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$2,964.15	No Bid	No Bid	No Bid	No Bid	No Bid
	$3,152.00	No Bid	No Bid	No Bid	No Bid	No Bid
	$3,356.00	No Bid	No Bid	No Bid	No Bid	No Bid
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$2,899.00	No Bid	No Bid	No Bid	No Bid	No Bid
	$2,987.00	No Bid	No Bid	No Bid	No Bid	No Bid
	$3,077.00	No Bid	No Bid	No Bid	No Bid	No Bid
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 7 Fire Hydrant East Jordan Conversion, 7'6" $/Each	ITEM 8 Fire Hydrant East Jordan Conversion, 8' $/Each	ITEM 9 East Jordan Conversion to Traverse City $/Each	ITEM 10 East Jordan Hydrant Ext. Old Style, 6" $/Each	ITEM 11 East Jordan Hydrant Ext. Old Style, 12" $/Each	ITEM 12 East Jordan Hydrant Ext. Old Style, 18" $/Each	ITEM 13 East Jordan Hydrant Ext. Old Style, 24" $/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	No Bid	No Bid	No Bid	$410.90	$502.30	$526.85	$590.10
	No Bid	No Bid	No Bid	$437.00	$534.20	$560.35	$627.60
	No Bid	No Bid	No Bid	$465.25	$568.75	$596.60	$667.25
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	$411.00	$503.00	$521.00	$58.00
	No Bid	No Bid	No Bid	$423.00	$517.00	$537.00	$607.00
	No Bid	No Bid	No Bid	$440.00	$532.00	$553.00	$626.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 14	ITEM 15	ITEM 16	ITEM 17	ITEM 18	ITEM 19	ITEM 20
	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.	East Jordan Hydrant Ext.
	New Style, 6" $/Each	New Style, 12" $/Each	New Style, 18" $/Each	New Style, 24" $/Each	Stem, 6" $/Each	Stem, 12" $/Each	Stem, 18" $/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$339.50	$391.00	$442.15	$497.40	$47.80	$47.35	$54.60
	$361.05	$415.65	$470.65	$529.00	$50.80	$50.35	$58.05
	$384.40	$442.50	$500.65	$563.25	$54.10	$53.60	$51.85
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$339.00	$391.00	$437.50	$497.00	$47.79	$47.32	$54.00
	$350.00	$403.00	$446.00	$512.00	$49.22	$48.74	$55.57
	$360.00	$414.00	$460.00	$527.00	$50.71	$50.20	$57.33
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 21 East Jordan Hydrant Ext. Stem, 24" $/Each	ITEM 22 East Jordan #14 Swivel Flanges Old Style $/Each	ITEM 23 East Jordan #22 Swivel Flanges New Style $/Each	ITEM 24 East Jordan #15 Upper Flange Gasket $/Each	ITEM 25 East Jordan #19 Lower Flange Gasket $/Each	ITEM 26 East Jordan #17 Quad Seal O-Ring $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$62.50	$39.45	$32.75	$23.60	$6.60	$10.75
	$66.45	$42.00	$34.80	$25.05	$7.00	$11.40
	$70.75	$44.70	$37.05	$26.65	$7.45	$12.15
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$61.81	$80.00	$68.00	$23.30	$7.30	$11.00
	$63.67	$82.00	$70.00	$24.25	$8.00	$12.00
	$65.57	$84.00	$72.00	$25.00	$9.00	$13.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 27	ITEM 28	ITEM 29	ITEM 30	ITEM 31	ITEM 32
	East Jordan #33 Inlet	East Jordan #4 & #27 Drip	East Jordan #4 & #27 Drip	East Jordan #5 & #29 Valve	East Jordan #5 & #29 Valve	East Jordan #6 Vale Washer
	Flange O-Ring $/Each	Shut-Off, Bronze, 5" $/Each	Shut-Off, Bronze, 6" $/Each	Seat, Bronze, 5" $/Each	Seat, Bronze, 6" $/Each	Cast Iron $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$6.60	$126.05	$89.50	$242.40	$125.35	$21.40
	$7.00	$134.05	$95.20	$257.75	$133.30	$22.70
	$7.45	$142.70	$101.35	$274.45	$141.95	$24.20
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$7.00	$126.00	$87.66	$239.84	$124.00	$21.15
	$8.00	$129.00	$90.29	$247.00	$127.00	$21.78
	$9.00	$133.00	$93.00	$254.45	$131.00	$22.44
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 33	ITEM 34	ITEM 35	ITEM 36	ITEM 37	ITEM 38
	East Jordan #35 Valve Washer	East Jordan #7 & #2 Hold	East Jordan #8 & #1 Operating	East Jordan #9 & #13 Pumper	East Jordan #10 & #14	East Jordan #11 & #16
	Ductile Iron $/Each	Down Nut, Brass $/Each	Nut Brass $/Each	Nozzle, Brass $/Each	Pumper Cap C.I. $/Each	Reservoir O-ring $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$31.75	$56.85	$102.25	$122.65	$118.30	$3.20
	$33.75	$60.45	$108.70	$130.40	$125.80	$3.40
	$35.95	$64.35	$115.75	$138.85	$133.95	$3.60
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$31.42	$56.26	$101.00	$121.35	$117.00	$4.00
	$32.35	$57.95	$104.00	$123.71	$119.32	$5.00
	$33.33	$59.69	$107.00	$127.41	$123.00	$6.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 39	ITEM 40	ITEM 41	ITEM 42	ITEM 43	ITEM 44
	East Jordan #12-A & #6	East Jordan #12-B & #26	East Jordan #16 & #34 Seating	East Jordan #16 & #34 Seating	East Jordan #17 & #28	East Jordan #18 & #11 Pumper
	Oper. Stem Top $/Each	Oper. Stem Lower $/Each	Valve Rubber, 5" $/Each	Valve Rubber, 6" $/Each	Inserts $/Each	Nozzle Cap Gasket $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$84.90	$95.15	$55.85	$103.65	$4.85	$7.40
	$90.25	$101.15	$59.40	$110.25	$5.15	$7.90
	$96.10	$107.70	$63.20	$117.35	$5.45	$8.40
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$84.86	$95.13	$55.84	$72.00	$6.00	$8.00
	$87.41	$96.96	$57.00	$74.22	$7.00	$8.50
	$90.00	$99.86	$59.24	$76.45	$8.00	$9.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 45	ITEM 46	ITEM 47	ITEM 48	ITEM 49	ITEM 50
	East Jordan #20 & #12 Pumper	East Jordan #21 & #7 Hose	East Jordan #22 & #19	East Jordan #23 & #8 Hose	East Jordan #24 & #9 Hose	East Jordan #25 & #10 Hose
	Nozzle O-ring $/Each	Nozzle O-ring $/Each	Drive Loc Pin $/Each	Nozzle, Brass $/Each	Nozzle Cap $/Each	Nozzle Cap Gasket $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$4.65	$2.00	$5.52	$49.50	$45.45	$1.80
	$5.00	$2.15	$5.81	$53.10	$48.30	$1.90
	$5.25	$2.25	$6.12	$56.55	$51.40	$2.00
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$5.00	$3.00	$6.25	$50.00	$45.00	$3.00
	$6.00	$4.00	$7.00	$51.43	$46.26	$4.00
	$7.00	$5.00	$8.00	$53.00	$47.69	$5.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 51	ITEM 52	ITEM 53	ITEM 54	ITEM 55
	East Jordan #27 #31 Valve	East Jordan #28 & #3 Weather	East Jordan #29 Pin	East Jordan #24 Cotter Key	East Jordan #30 & #32 Stem
	Seat O-rings $/Each	Seal O-ring $/Each	$/Each	$/Each	Coupling - Breakable $/Each
Year 1					
Year 2					
Year 3					
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$6.30	$5.70	$6.20	$1.80	$18.20
	$6.65	$6.65	$6.55	$1.85	$19.30
	$7.10	$7.10	$6.95	$2.00	$20.55
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$6.40	$6.00	$6.50	$2.00	$18.75
	$7.00	$7.00	$8.00	$3.00	$19.11
	$8.00	$8.00	$9.00	$4.00	$19.89
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 56	ITEM 57	ITEM 58	ITEM 59	ITEM 60	ITEM 61
	East Jordan #30A Stem Coupling	East Jordan #34 & #39	East Jordan #35 & #30	East Jordan #36 & #15	East Jordan #38 & #5	East Jordan Hydrant Wrench
	Non-Breakable $/Each	Set Screw $/Each	Bronze Liner $/Each	Brass Collar $/Each	Thrust Washer $/Each	#91950 $/Each
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$15.85	$0.60	$1,191.00	$75.75	$2.80	$48.75
	$16.85	$0.65	$1,266.90	$80.55	$2.75	$51.85
	$17.95	$0.70	$1,348.90	$85.75	$2.90	$55.20
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$18.75	$1.00	$1,155.00	$75.00	$3.00	$48.75
	$19.11	$2.00	$1,190.00	$77.00	$4.00	$50.21
	$19.89	$3.00	$1,225.00	$79.00	$5.00	$51.72
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 62	ITEM 63	ITEM 64	ITEM 65	ITEM 66	ITEM 67	ITEM 68
	Traverse City Part #F	Traverse City Part #G	Traverse City Part #H	Traverse City Part #I	Traverse City Part #J	Traverse City Part #K	Traverse City Part #L
	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	No Bid	$318.35	$733.75	$120.35	$116.45	$289.60	$142.85
	No Bid	$343.80	$792.45	$56.45	$125.75	$312.75	$154.30
	No Bid	$369.30	$851.15	$139.60	$135.10	$335.95	$165.70
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$287.87	No Bid	$656.53	$108.83	$105.32	$261.89	$129.19
	$310.90	No Bid	$709.05	$117.53	$113.74	$282.84	$139.53
	$333.94	No Bid	$761.57	$126.24	$122.17	$303.80	$149.86
Core & Main 4530 36th Street SE Kentwood, MI 49512	$300.67	No Bid	$693.00	$113.67	$110.00	$273.54	$137.94
	$324.73	No Bid	$784.45	$122.76	$122.76	$295.42	$145.74
	$348.78	No Bid	$803.88	$131.86	$127.60	$317.30	$156.53

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 69	ITEM 70	ITEM 71	ITEM 72	ITEM 73	ITEM 74	ITEM 75
	Traverse City Part #M	Traverse City Part #N	Traverse City Part #O	Traverse City Part #P	Traverse City Part #R	Traverse City Part #S	Traverse City Part #T
	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$322.25	$190.25	$73.75	No Bid	$43.45	$1,290.50	$67.50
	$348.00	$205.45	$79.65	No Bid	$46.95	$1,393.70	$72.95
	$373.75	$220.65	$85.55	No Bid	$50.40	$1,496.95	$78.35
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$291.38	$172.02	$68.15	No Bid	$40.17	$1,130.85	$62.41
	$314.69	$185.79	$73.61	No Bid	$43.39	$1,221.31	$67.40
	$338.00	$199.54	$79.05	No Bid	$46.60	$1,331.78	$72.40
Core & Main 4530 36th Street SE Kentwood, MI 49512	$304.34	$179.67	$69.67	No Bid	$41.07	$1,218.80	$63.80
	$328.68	$194.05	$75.25	No Bid	$44.36	$1,316.30	$68.90
	$353.03	$208.42	$80.42	No Bid	$47.64	$1,413.82	$74.02

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 76	ITEM 77	ITEM 78	ITEM 79	ITEM 80	ITEM 81	ITEM 82
	Traverse City Part #U	Traverse City Part #W	Traverse City Part #X	Traverse City Part #Y	Traverse City Part #Z	Traverse City Part #X1	Traverse City Part #X2
	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each	$/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$945.75	$10.85	$65.25	$4.65	$4.65	$27.15	$14.75
	$1,021.75	$11.75	$70.45	$5.05	$5.05	$29.35	$15.90
	$1,097.05	$12.60	$75.65	$5.40	$5.40	$31.50	$17.10
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$837.38	$10.50	$60.26	$4.50	$4.50	$26.25	$14.25
	$904.36	$11.34	$65.09	$4.86	$4.86	$28.35	$15.39
	$971.35	$12.18	$69.90	$5.22	$5.22	$30.45	$16.53
Core & Main 4530 36th Street SE Kentwood, MI 49512	$893.20	$9.24	$55.44	$4.40	$4.40	$25.67	$13.94
	$964.66	$11.09	$66.54	$4.76	$4.76	$27.73	$15.05
	$1,036.12	$11.92	$71.46	$5.10	$5.10	$29.78	$16.17

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 83 Traverse City Hydrant Extension 6" $/Each	ITEM 84 Traverse City Hydrant Extension 12" $/Each	ITEM 85 Traverse City Hydrant Extension 18" $/Each	ITEM 86 Traverse City Hydrant Extension 24" $/Each	ITEM 87 Traverse City Hydrant Ext. Stem, 6" $/Each	ITEM 88 Traverse City Hydrant Ext. Stem, 12" $/Each	ITEM 89 Traverse City Hydrant Ext. Stem, 18" $/Each
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$2,004.85	$2,155.45	$2,310.00	$2,762.65	$260.90	$260.90	$260.90
	$2,165.25	$2,327.90	$2,494.80	$2,983.70	$281.75	$281.75	$281.75
	$2,325.65	$2,500.35	$2,679.60	$3,204.70	$302.65	$302.65	$302.65
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$1,813.00	$1,950.00	$2,045.00	$2,472.00	$235.91	$235.91	$235.91
	$1,958.00	$2,105.00	$2,209.00	$2,670.00	$254.79	$254.79	$254.79
	$2,103.00	$2,261.00	$2,373.00	$2,868.00	$273.66	$273.66	$273.66
Core & Main 4530 36th Street SE Kentwood, MI 49512	$1,893.47	$2,035.74	$2,181.67	$2,609.21	$246.40	$246.40	$246.40
	$2,044.95	$2,198.59	$2,356.20	$2,817.94	$266.12	$266.12	$266.12
	$2,196.43	$2,361.46	$2,530.74	$3,026.67	$285.83	$285.83	$285.83

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 90	ITEM 92	ITEM 93	ITEM 94	ITEM 95	ITEM 96	ITEM 97
	Traverse City Hydrant Ext. Stem, 24" $/Each	Clow Hydrant Ext. 12" $Ea.	Clow Hydrant Ext. 18" $Ea.	Clow Hydrant Ext. 24" $Ea.	Clow Operating Nut $Ea.	Clow Thrust Nut $Ea.	Clow Thrust Bearing Race $Ea.
Year 1							
Year 2							
Year 3							
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	$260.90	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	$281.75	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	$302.65	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$235.91	$825.00	$924.00	$1,010.00	$30.00	$57.00	No Bid
	$254.79	$865.00	$969.00	$1,060.00	$32.00	$59.00	No Bid
	$273.66	$900.00	$1,018.00	$1,115.00	$34.00	$63.00	No Bid
Core & Main 4530 36th Street SE Kentwood, MI 49512	$246.40	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	$266.12	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	$285.83	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 98	ITEM 99	ITEM 100	ITEM 101	ITEM 102	ITEM 103	ITEM 104	ITEM 105
	Clow Cover Gasket $Ea.	Clow Standpipe Gasket $Ea.	Clow Valve Seal Rubber $Ea.	Clow Lower Valve Plate $Ea.	Clow Retaining Ring $Ea.	Clow Valve Seal Ring $Ea.	Clow Stem Coupling $Ea.	Clow Upper Stem CL $Ea.
Year 1								
Year 2								
Year 3								
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$18.00	No Bid	$70.00	No Bid	$14.00	$89.00	$112.00	$322.00
	$19.00	No Bid	$75.00	No Bid	$16.00	$94.00	$118.00	$338.00
	$20.00	No Bid	$78.00	No Bid	$18.00	$100.00	$124.00	$355.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

BID TAB

BID FILE #340-60-31 BID OPENING DATE: March 25, 2024 FOR: Fire Hydrants & Parts # BIDDERS SOLICITED: 55 BUYER: DW DEPT: Water	ITEM 106 Clow Upper Stem Or 1018CRS $Ea.	ITEM 107 Clow Lower Stem $Ea.	ITEM 108 Clow Steamer Nozzle 4" $Ea.	ITEM 109 Clow Hose Nozzle $Ea.	ITEM 110 Clow Bearing $Ea.	ITEM 111 Clow Safety Flange $Ea.
Year 1						
Year 2						
Year 3						
ETNA Supply Company dba GRR Pipe 4901 Clay Avenue Grand Rapids, MI 49548	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Ferguson Enterprises LLC dba Ferguson Waterworks 3900 44th Street SE Kentwood, MI 49512	$322.00	$276.00	$300.00	$137.00	No Bid	$316.00
	$338.00	$289.00	$315.00	$145.00	No Bid	$331.00
	$355.00	$305.00	$330.00	$151.00	No Bid	$349.00
Core & Main 4530 36th Street SE Kentwood, MI 49512	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid

Kent County Road Commission

Bid Tabulation

Bid #24-MNT-08: Summer Bituminous Patching Materials

Bid Term: Through 12/31/2024

	Price Per Ton					
Bidder	**LVSP Picked Up / Delivered**	**3EL Picked Up / Delivered**	**4EL Picked Up / Delivered**	**5EL Picked Up / Delivered**	**Ultra-Thin Picked Up / Delivered**	**SS-1H Picked Up Price Per Gallon**
Rieth-Riley Construction Co., Inc.	$63 (Picked Up)	$64 (Picked Up)	$65 (Picked Up)	$66 (Picked Up)	$90 (Picked Up)	$5.50
Michigan Paving & Materials Co.	$65 / $75	$68 / $78	$67 / $77	$67.50 / $77.50	$86 / $96	$5.25
Black Gold Holdings	$66 / $81	$66 / $81	$66 / $81	$67 / $82	$90 / $105	

Bidder	**Plant Locations**	**Opening Date**
Rieth-Riley Construction Co., Inc.	2020 Chicago Dr SW, Wyoming, MI 6900 East Paris Industrial Ct, Caledonia, MI	04/15/2024 04/08/2024
Michigan Paving & Materials Co.	3566 Millcreek Dr Comstock Park, MI 1100 Market Ave SW Grand Rapids, MI	04/29/2024 04/15/2024
Black Gold Holdings	4237 Dorr Commerce Dr. Wayland, MI	04/01/2024

2024 HMA Price Reflects a 3.58% Increase from the 2023 Price

STAFF RECOMMENDS FOR THE BOARD TO AWARD THE BID TO ALL BIDDERS

Bids Received: 03/05/2024
Anticipated Award Date: 03/26/2024

Item Number: 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Brad Brown, Fire Chief
Fire Department

SUBJECT: **Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024**

Attached is a resolution recommending approval of a request from Pyrotek Special Effects, Inc. for a Fireworks Discharge Permit for indoor special effects at GLC Live at 20 Monroe. The indoor effects will take place in connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024.

The applicant has provided evidence of insurance which has been reviewed and approved by Risk Management. If the attached resolution is approved, the Fire Department will issue the permit after conducting an inspection.

Prepared by Dawn Kulak, Financial Administrator Coordinator
Tracking Number: 24-1733

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024.

RESOLVED that the request to grant Pyrotek Special Effect, Inc. a Fireworks Discharge Permit to be used in conjunction with the Sum 41 – Tour of the Setting Sum performance at GLC Live at 20 Monroe on April 26, 2024, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Brad Brown, Fire Chief
Fire Department

SUBJECT: **Resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024**

Attached is a resolution recommending approval of a request from Pyrotecnico Fireworks Inc. for a Fireworks Discharge Permit for SpartanNash‘s event. The fireworks will launch from the Gillett Bridge on Tuesday, July 23, 2024, at approximately 10:00 pm.

The applicant has provided evidence of insurance which has been reviewed and approved by Risk Management. If the attached resolution is approved, the Fire Department will issue the permit after conducting an inspection.

Prepared by Dawn Kulak, Financial Administrator Coordinator
Tracking Number: 24-1712

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024.

RESOLVED that the request to grant Pyrotecnico Fireworks Inc., a Fireworks Discharge Permit to be used in conjunction with SpartanNash’s event to be launched from the Gillette Bridge on Tuesday, July 23, 2024, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 3

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution Accepting a Utility Easement and authorizing payment in the amount of $3,230 for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue**

City Engineering Department staff, Water Department staff, Environmental Services, and consulting engineers Fishbeck, Thompson, Carr & Huber, Inc. have been working together to acquire right-of-way in connection with the reconstruction of Stevens Street from Steele Avenue to Randolph Avenue. The project will complete the construction of new sewer, water, and street facilities. An easement is required to facilitate the construction of a wider turn radius that currently serves multiple property owners and truck routes in the area. This project will return to Commission at a future date to approve the award of a construction contract once the project has been bid.

The property owner at 236 Stevens Street SW has conveyed a Highway and Utility Easement to the City for $3,230 in connection with the proposed Stevens Street reconstruction. The City's Good Faith Offer amount was based on the City Assessor's Land Value for the properties.

The attached resolution provides for the acceptance of a Highway and Utility Easement and for the authorization of payment in a not to exceed amount of $3,230 in connection with the aforesaid project. This cost will be paid by the Vital Streets Fund.

At this time, it is not anticipated that this project will return to Commission for approval of additional easements to facilitate the reconstruction of Stevens Street from Steele Avenue to Randolph Avenue.

cc: Dan Siminski

#23011

Prepared by Wayne Regier, Property Acquisition Officer
Tracking Number: 24-1721

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting a Utility Easement and authorizing payment for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue.

WHEREAS, it is necessary to accept a Highway and Utility Easement and to authorize payment for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue; therefore

RESOLVED:

1. That a Highway and Utility Easement is hereby accepted from the following property owner for the described properties for the compensation amount noted:

   TTLC Investments, LLC $3,230.00
   236 Stevens St SW
   Grand Rapids, MI 49507

   236 Stevens St SW, Grand Rapids, MI (PPN 41-17-01-251-008); and

2. That payment for a total payment in the amount of $3,230.00 is hereby authorized for TTLC Investments, LLC; and

3. That the City Comptroller is hereby authorized and directed to make payments, in amounts to said to payees, as the City Engineer or designee requests in connection with the aforesaid Utility Easement; and

4. That the City Clerk is hereby authorized and directed to record the aforesaid Utility Easement with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW

Proposed easement for 236 Stevens St SW

CITY OF GRAND RAPIDS MICHIGAN
www.ci.grand-rapids.mi.us

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The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information presented. Users of this information assume all liability of its fitness for a particular purpose.

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an agreement with MDOT for the Improvements in Knapp Street from Truxton Drive to East City Limits and authorizing $2,335,450 for the local share of project costs**

This project consists of improvements in Knapp Street from Truxton Dr. to East City Limits including new asphalt pavement, concrete curb and gutter, bike lanes, American with Disabilities Act (ADA) compliant ramps, 83 street trees, pavement markings, traffic signage and final restoration. This project is part of the local region's Surface Transportation Program – Urban (STPU), administered by Grand Valley Metropolitan Council (GVMC), as part of the FY 2024-2027 Transportation Improvement Program. The work planned furthers the goals of the Vital Streets Plan, the Bike Action Plan, and Green Grand Rapids initiatives. Knapp Street will be reconstructed from Truxton Drive to Fuller Avenue and Knapp Street will be rotomilled and resurfaced from Fuller Avenue to East City Limits. Buffered bike lanes will be installed on Knapp Street through the intersection of Fuller Avenue completing a gap in this corridor and connecting to striped shoulders for bicycles to the east in Grand Rapids Township. Four median islands with street trees will be installed to encourage traffic calming through design and to reduce stormwater runoff from the roadway.

Michigan Department of Transportation (MDOT) received bids for this project on April 5, 2024. The engineer's estimate prepared by Integral Partners LLC dba Land & Resource Engineering (LRE) is $2,732,792 and Michigan Paving and Materials Company submitted a bid of $2,673,525.25. Estimated total expenditures required for this project are $3,518,904 which includes the construction contract, previously authorized design phase services by LRE, construction phase services including inspection by LRE, traffic safety and street lighting force account work/public information program, administration, and an

approximate twelve percent allowance for contingencies.

The attached resolution provides for the approval of an agreement with MDOT and the authorization of total expenditures in an amount not to exceed $2,335,450 for the local share of costs for this project. The agreement with MDOT sets forth the financial responsibilities of the parties and the conditions under which the work will be performed. The local share of costs for this project is being financed by the Vital Streets Fund.

cc: Patti Caudill
Tricia Chapman

#23014

Your COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving an agreement with the Michigan Department of Transportation and authorizing expenditures in connection with Improvements in Knapp Street from Truxton Drive to East City Limits.

WHEREAS:

1. Bids were received on April 5, 2024 by the Michigan Department of Transportation for the following project:

   Improvements in Knapp Street from Truxton Drive to East City Limits
   (MDOT Contract No. 24-5120)
   (hereinafter referred to as the "Project")

and Michigan Paving and Materials Company submitted the low bid of $2,673.525.25 for which the engineer's estimate prepared by Integral Partners LLC dba Land & Resource Engineering (LRE) is $2,732,792;

2. It is necessary to enter into an agreement with the Michigan Department of Transportation in connection with the Project and to authorize expenditures in connection therewith; therefore

RESOLVED:

1. That the City enter into an agreement with the Michigan Department of Transportation for the Project and that, upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute the same on behalf of the City.

2. That expenditures for the local share of costs for the Project be authorized in an amount not to exceed $2,335,450, which includes the costs of the construction contract, previously authorized design phase services by LRE, construction phase services including inspection by LRE, traffic safety and street lighting force account work/public information program, administration, and contingencies. Said amount of $2,335,450 to be charged to the applicable Vital Streets Fund codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

CORRECT IN FORM
DEPARTMENT OF LAW

SUMMARY OF ESTIMATED COSTS

for

Improvements in Knapp Street from Truxton Drive to East City Limits

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
MDOT STPU Grant 2024	$1,183,454.00	$0.00	$1,183,454.00
Vital Streets Fund*	2,335,450.00	0.00	2,335,450.00
Total Project Sources	$3,518,904.00	$0.00	$3,518,904.00

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Contract	$2,673,525.25
Previously Authorized Design Phase Services by LRE	145,381.79
Construction Phase Services Including Inspection by Consult	164,630.00
Public Information Program	2,000.00
Traffic Safety and Street Lighting Force Account Work	4,000.00
Administration	149,476.85
Sub-Total	$3,139,013.89
Contingencies (12%)	379,890.11
Total Project Uses	$3,518,904.00

Item Number: 5

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE**

Attached is a resolution setting May 7, 2024, at 2:00 p.m. as the date and time when the City Commission will hold a public hearing to consider a Brownfield Plan Amendment (the "Amendment") filed by ICCF Nonprofit Housing Corporation (the "Developer") for a redevelopment project, Seymour Condominiums, proposed at 2550 Eastern Avenue SE (the "Property"). The Property qualifies for the Brownfield program because it has been determined to be "functionally obsolete" by a Level IV Assessor under Section 2(u) of Public Act 381 of 1996, Brownfield Redevelopment Financing Act, as amended (the "Act"). Additionally, the Property qualifies as "housing property" under Section 2(y) of the Act.

The Developer owns the Property, which is approximately two (2) acres and currently contains a vacant, one-story, 21,165 square foot structure. The Developer plans to rehabilitate the existing structure and add a second story addition. The Developer will also add a new 15,440 square foot two-story addition on the Property. The project will result in a total of twenty-seven (27) new for-sale residential units and will be all electric. Fourteen (14) of the units will be sold to households earning at or below 80% of the Area Median Income ("AMI") and will be included in the Developer's Community Land Trust ("CLT"). The remaining thirteen (13) units will be sold to households earning at or below 120% AMI. Total investment in the project is estimated to be $13.6 million with approximately $9.9 million in construction costs.

The Developer is requesting reimbursement of up to $3,017,150 for brownfield eligible activities including environmental assessment, lead and asbestos abatement, and housing development activities. Due to the changes to the Act in 2023, "housing development activities" are now included in the definition of eligible activities. For this project, housing development activities include demolition, site preparation, infrastructure improvements, and reimbursement to fill a financing gap associated with the development

of housing units priced for income qualified households via a subsidy for potential development loss ("PDL").

Reimbursement of the eligible activity costs is expected to occur over a period of 23 years, which will be used to service permanent debt issued for the project by IFF with funding from the Kent County Housing Revolving Loan Fund. The Amendment is expected to remain in place for a 30-year period, which will include up to five years of capture for the Local Brownfield Revolving Fund (LBRF). The first year of capture will be tax year 2025.

The twenty-seven (27) units will be a mixture of two- and three-bedroom homes in a condominium development. Information about housing affordability and PDL is described in the table below. According to the Housing Needs Assessment recently updated by Bowen National Research in 2022, there is demand for approximately 1,127 new for-sale units for households earning 51%-80% AMI and 2,697 units for households earning 81%-120% by 2027. For homeownership projects utilizing Brownfield support, the affordability period is based upon the subsidy provided per unit for the PDL. The total request for reimbursement for the PDL is $2.16 million, which equates to approximately $80,000 per unit and twenty (20) years of affordability, pursuant to the Interim Guidelines approved by the Brownfield Redevelopment Authority (BRA) board. Fourteen (14) units will be included in the CLT and for the thirteen (13) remaining units, the Developer will be filing deed restrictions on the units to maintain affordability with units required to be sold to households with incomes not-to-exceed 120% AMI.

Number of Units	**Household AMI Limit[1]**	**Est. Monthly Housing Costs[2]**	**Est. Home Sales Price per unit[3]**	**Est. Development Cost per unit[4]**	**Est. Development Loss per unit**
14	≤ 80% AMI	$1,665	$175,000	$289,805	$114,805
13	≤ 120% AMI	$2,103	$230,000	$289,805	$59,805

[1]*Area Median Income (AMI) ranges are for price-point reference, do not include other housing costs, and are found in the 05/15/2023 Income and Rent Limits published by the Michigan State Housing Development Authority.*

[2]*Estimated monthly housing costs assume a 7.5% mortgage interest rate, 5% down payment, $75 monthly insurance payment, and $197 HOA fee. Utilities are not included in this calculation.*

[3]*Estimated home sales prices were calculated at 60% of the estimated Fair Market Value (FMV) for 80% AMI homes and 85% FMV for 120% AMI homes.*

[4]*Estimated Development Cost Per Unit = (Total Development Cost – Grants) / Number of Units*

The Developer is working towards the following subcontractor participation goals in connection with the project for Micro-Local Business Enterprises (MLBEs), Women-Owned Business Enterprises (WBE), and Minority-Owned Business Enterprises (MBE) during construction: 2% MLBE, 3% WBE, and 5% MBE, which amounts to an overall participation of 10% or $992,989 of the $9.9 million in construction costs.

The project also meets multiple objectives of the City's Strategic Plan and Equitable Economic Development and Mobility Strategic Plan, including:

- Prioritization of MBE, WBE, and MLBE businesses and subcontractors for projects supported by City incentives, and
- Facilitates increased housing supply through the development of a variety of housing types.

Environmental concerns at the Property will be addressed during development, and the Developer is current on its tax liabilities to the City. The Project received approval from the Planning Commission for a special land use to rehabilitate and expand the vacant building at its meeting on September 8, 2022. The Developer has met with various organizations around the project area, and previously held an Alger Heights neighborhood meeting about the project in February of 2022.

The project has also received additional financial support from the Economic Development Department through the Michigan Economic Development Corporation's Revitalization and Placemaking Grant Program 2.0 in the amount of $1.8 million. Additionally, the project received a $1.8 million grant from the Missing Middle Housing Program administered by MSHDA and $600,000 in HOME program funds from the Community Development Department.

The BRA approved and recommended the Brownfield Plan Amendment at its meeting on March 27, 2024. At the same meeting, the BRA also approved a $600,000 forgivable loan from the LBRF to help support the housing development activities.

Project Projections – 2550 Eastern Avenue SE		
	Total Amount	**City of Grand Rapids Portion**
Total Development Costs	$13.6 million	
Construction Costs	$9.9 million	
Total New Taxes Generated* (1 year)	$107,024	$28,354
Taxes Paid (1 year)	$107,024	$28,354
New City Income Taxes	-	$13,316

Attachments

JK/js

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE.

WHEREAS**:**

1. The City Commission previously approved the Brownfield Plan (the "Plan") of the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") December 22, 1998, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq; and

2. The Authority has pursuant to Act 381 approved and recommended an amendment of the Plan for the Seymour Condominiums Redevelopment Project (the "Project") identified therein (the "Amendment"); and

3. Before considering approval of the Amendment 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 Amendment to the Plan of the Authority; and

2. That the public hearing be held on Tuesday, May 7, 2024, at 2:00 p.m., in the City Commission Chambers on the 9th Floor of the City Hall, 300 Monroe Avenue, N.W., in the City; 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 Project subject to capture under Act 381; and

5. That a copy of the Amendment 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.

Item Number: 5

CORRECT IN FORM

CITY ATTORNEY

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DeStigter Architecture

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DeStigter Architecture

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DeStigter
Architecture

Item Number: 6

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024
TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution accepting an Easement and authorizing payments for Construction of Grand River Edges Trail East – Leonard Street to Ann Street in an amount not to exceed $ 102,648.00**

On October 13, 2020 (Proceeding No. 90286) the City approved a grant application to the Michigan Department of Transportation (MDOT) for grant funding and on January 25, 2022 (Proceeding No. 91363) the City authorized final design engineering services in connection with Grand River Edges Trail East – Leonard Street to Ann Street (the "Project"). The Project is scheduled to be constructed in 2025 and will close one of the most significant gaps in the City's trail system along the Grand River and will connect the City's non-motorized network to regional trails.

City Engineering Department staff and engineering consultants Fishbeck, Thompson, Carr & Huber, Inc. and Site Design Solutions LLC dba Viridis Design Group have been working together to acquire easements and Temporary Grading Permits that are necessary for construction of portions of the trail that will be constructed on private property adjacent to riverfront property owned by the City.

The attached resolution provides for the acceptance of a Sidewalk and Utility Easement from Members First Credit Union, f/k/a Grand Rapids Federal Employees Credit Union, at 150 Ann Street NW and authorizes a payment in the amount of $67,648.00. Said compensation amount is based on an appraisal completed by Integra Realty Resources-Grand Rapids. The attached resolution also provides for a payment to Members First Credit Union for electric relocation in an amount not to exceed $10,000.00. Said payments in an amount not to exceed $77,648.00 will be paid from the Capital Improvement Fund.

The attached resolution further provides for the authorization of payments in an amount not to exceed $25,000 for review appraisals to be completed by Beam, Longest & Neff, Egis BLN USA, Inc. and Maturen & Associates, Inc. and for complex title search services

by Transnation Title Agency of Michigan. MDOT-funded projects require reviews of appraisals by a licensed appraiser who is precertified by MDOT for the work and Beam, Longest & Neff, Egia BLN USA, Inc. and Maturen & Associates, Inc. have agreed to complete the necessary reviews for multiple appraisals that were required for the Project.

Resolution of the remaining easement acquisitions necessary for the Project will be submitted to the City Commission for consideration after negotiations with the property owners have been finalized.

cc: Karie Enriquez
Kimberly Dixon

#19100

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting an easement and authorizing payments in an amount not to exceed $102,648.00 in connection with Construction of Grand River Edges Trail East – Leonard Street to Ann Street.

WHEREAS:

1. On October 13, 2020 (Proceeding No. 90286) the City approved a grant application to the Michigan Department of Transportation (MDOT) for grant funding and on January 25, 2022 (Proceeding No. 91363) the City authorized final design engineering services in connection with Grand River Edges Trail East – Leonard Street to Ann Street; and

2. It is necessary to accept an easement and authorize payments in connection with the aforesaid project; therefore

RESOLVED:

1. That a Sidewalk and Utility Easement is hereby accepted from the following property owner for the described property for the compensation amount noted:

Members First Credit Union f/k/a Grand Rapids Federal Employees Credit Union 150 Ann Street NW Grand Rapids, Michigan 49506	$67,648.00

<u>150 Ann St. NW, Parcel No. 41-13-13-276-001</u>; and

2. That payments in an amount not to exceed $10,000.00 are hereby authorized to Members First Credit Union for relocation of electric utilities; and

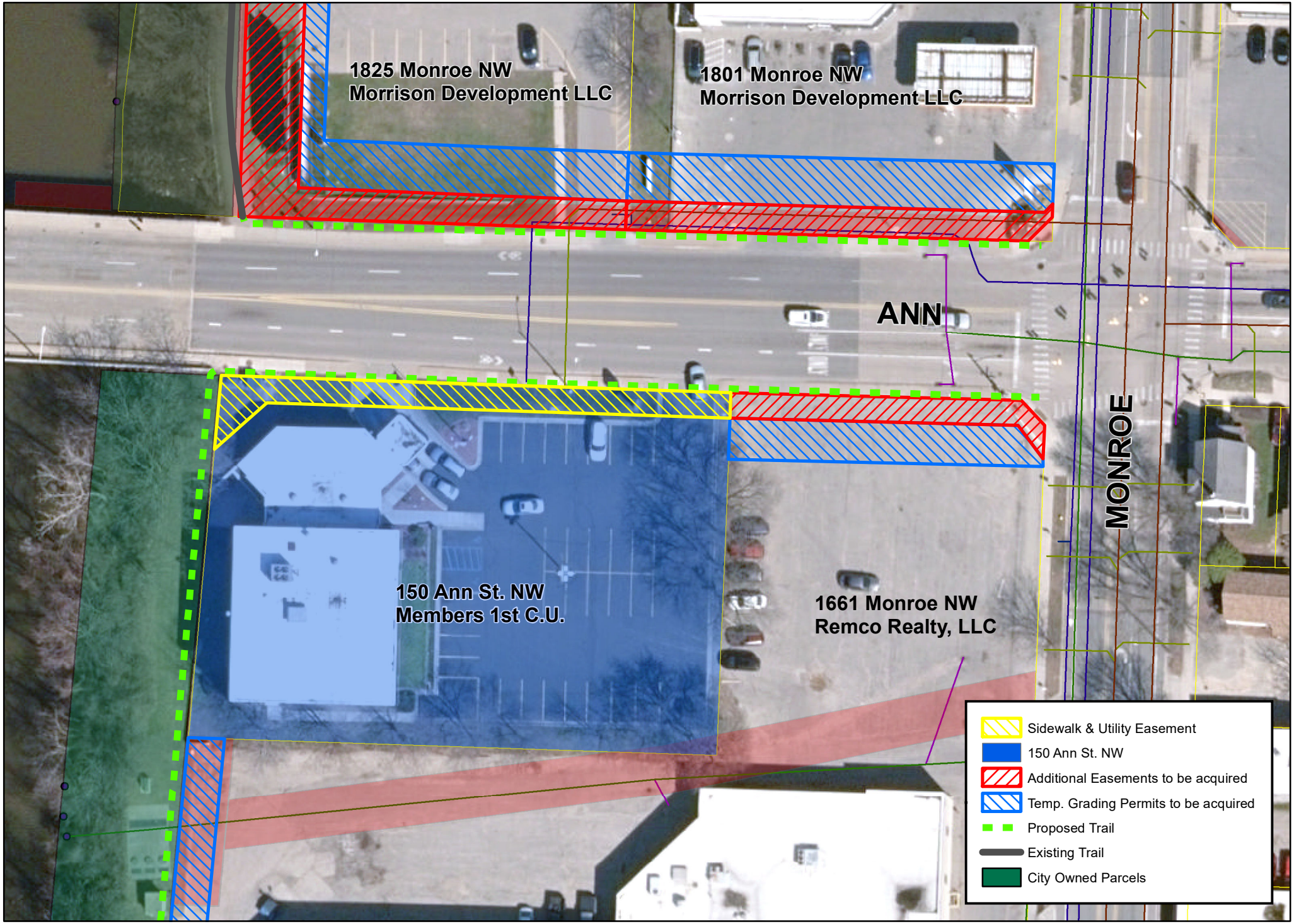
3. That payments in an amount not to exceed $25,000 are hereby authorized to Beam, Longest & Neff, Egis BLN USA, Inc. and Maturen Associates, Inc. for review appraisal services and to Transnation Title Agency for title services; and

4. That the City Comptroller is hereby authorized and directed to make payments, in amounts and to said payees including Beam, Longest & Neff, Egia BLN USA, Inc. and Maturen & Associates, Inc. and Transnation Title Agency of Michigan, as the City Engineer or designee requests in connection with the aforesaid easement, electric relocation, review appraisals and title information in a total amount not to exceed $102,648.00; and

5. That the City Clerk is hereby authorized and directed to record the aforesaid Sidewalk and Utility Easement with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW



CITY OF GRAND RAPIDS MICHIGAN
www.ci.grand-rapids.mi.us

Sidewalk & Utility Easement
150 Ann St. NW 4/23/24

N W E S

1" = 50'

The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information presented. Users of this information assume all liability of its fitness for a particular purpose.

Sidewalk & Utility Easement
150 Ann St. NW 4/23/24

N
W E
S

1" = 150'

The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information presented. Users of this information assume all liability of its fitness for a particular purpose.

Item Number: 7

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024
TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW for no consideration**

On February 11, 2020 (Proceeding No. 89606) the City approved an Option Agreement to Purchase Real Estate in connection with the City's acquisition of the former Kent County Road Commission (KCRC) property at 1500 Scribner Avenue NW. The Covenant Deed from KCRC to the City is recorded in Instrument No. 202309270055681, Kent County Register of Deeds.

There is an existing Michigan Department of Transportation (MDOT) easement for drain, sewer, and subsurface utility purposes for MDOT's US-131 storm sewer that crosses 1500 Scribner Avenue NW that is recorded in Liber 1907 Page 1152, and Liber 1976 Page 242, Kent County Register of Deeds. MDOT's storm sewer is to be relocated by the City and will be replaced by a public storm sewer. MDOT's requirements for the release of its easement include a replacement easement for the storm sewer facilities. The replacement storm sewer will be a public storm sewer on the City's property, and the City does not grant easements to itself but the City can record a "Notice of Utility Easement" document with the Kent County Register of Deeds that will give public notice that if the City ceases to own 1500 Scribner Avenue NW there will be a public utility easement for the storm sewer.

The attached resolution provides for the approval of a Notice of Utility Easement at 1500 Scribner Avenue NW and authorizes the Mayor to execute the same on behalf of the City, contingent upon approval as to form by the City Attorney.

The attached resolution also accepts a release of easement from MDOT for the abandoned MDOT drainage easement area.

cc: Kristin Pfauth

Prepared by Chris Barfuss, Real Property Manager and Cindy Irving, Assistant City Engineer
Tracking Number: 24-1747

Item Number: 7

Daniel Taber
#17045

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW.

WHEREAS:

1. On February 11, 2020 (Proceeding No. 89606) the City approved an Option Agreement to Purchase Real Estate in connection with the City's acquisition of the former Kent County Road Commission (KCRC) property at 1500 Scribner Avenue NW. The Covenant Deed from KCRC to the City is recorded in Instrument No. 202309270055681, Kent County Register of Deeds; and

2. It is necessary to approve a Notice of Utility Easement and to accept a release of easement at 1500 Scribner Avenue NW; therefore

RESOLVED:

1. That the City hereby approves a Notice of Utility Easement at 1500 Scribner Avenue NW for no consideration; and

2. That the Mayor is hereby authorized to execute the aforesaid Notice of Utility Easement on behalf of the City, contingent upon approval as to form by the City Attorney; and

3. That the City Clerk is hereby authorized and directed to record the aforesaid Notice of Utility Easement with the Kent County Register of Deeds; and

4. That the City hereby accepts a release of easement from the Michigan Department of Transportation for easements at 1500 Scribner Avenue NW.

CORRECT IN FORM

DEPARTMENT OF LAW

CITY OF GRAND RAPIDS MICHIGAN
www.ci.grand-rapids.mi.us

Notice of Utility Easement & Release of Easement
1500 Scribner Ave. NW 4/23/24

N
W E
S

1" = 150'

The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information presented. Users of this information assume all liability of its fitness for a particular purpose.

Item Number: 8

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium)**

On December 12, 2023 (Proceeding No. 93150), the City approved a Memorandum of Understanding between the City and Kent County regarding the potential future amendment of the Grand Rapids-Kent County Convention/Arena Authority (CAA) Operating Agreement to support the efforts of the CAA and Grand Action 2.0 to develop, fund, and construct a public soccer stadium. Grand Action 2.0 is a 501c(3) organization and a Michigan nonprofit corporation formed for civic purposes including gaining private and public support for public facilities including a public soccer stadium.

The City has received a request from Grand Action Foundation 2.0 to encroach into the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way in connection with a pending request to permanently vacate the streets and alley for construction of the proposed public soccer stadium.

The vacation request has been circulated to affected City departments and there were no objections.

The attached resolution approves an Encroachment Agreement and authorizes the Mayor to execute said agreement on behalf of the City, contingent upon approval as to form by the City Attorney. The agreement will set forth the conditions under which the encroachment will be permitted, including requirements to remove the encroachment if requested by the City, to maintain appropriate insurance in the types and amounts determined by the City's Risk Manager, and to indemnify the City.

Prepared by Chris Barfuss, Real Property Manager
Tracking Number: 24-1772

The vacation request will be submitted for consideration at a later date in compliance with City Commission Policy No. 1000-01 (Procedure to Grant City Consent for the Vacation of Public Right-of-Way).

cc: John Gorney

#23029

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium).

WHEREAS:

1. On December 12, 2023 (Proceeding No. 93150), the City approved a Memorandum of Understanding between the City and Kent County regarding the potential future amendment of the Grand Rapids-Kent County Convention/Arena Authority (CAA) Operating Agreement to support the efforts of the CAA and Grand Action 2.0 to develop, fund, and construct a public soccer stadium; and

2. Grand Action 2.0 is a 501c(3) organization and a Michigan nonprofit corporation formed for civic purposes including gaining private and public support for public facilities including a public soccer stadium; and

3. Grand Action Foundation 2.0 has requested approval to encroach into the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way in connection with a public soccer stadium; and

4. Grand Action Foundation 2.0 is willing to enter into an Encroachment Agreement with the City which outlines the conditions under which the City would permit the aforesaid encroachment; and

5. Grand Action Foundation 2.0 agrees to pay all costs associated with the aforesaid encroachment; therefore

RESOLVED:

1. That the City hereby approves an Encroachment Agreement with Grand Action Foundation 2.0, that consents, with conditions, to encroachments within the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way; and

2. That the Mayor is hereby authorized to execute the aforesaid Encroachment Agreement on behalf of the City, contingent upon approval as to form by the City Attorney; and

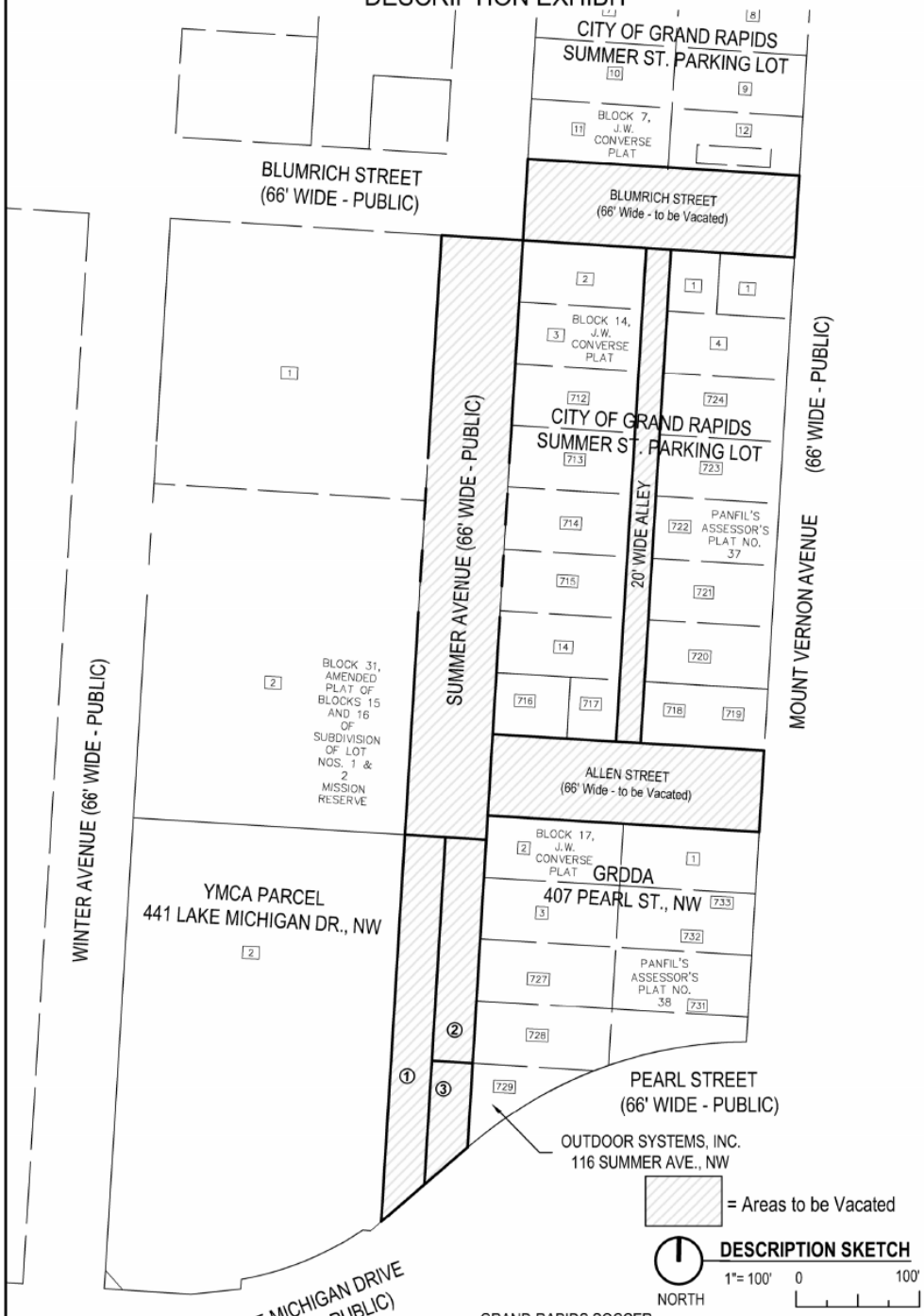
3. That the City Clerk is hereby authorized and directed to record the aforesaid Encroachment Agreement with the Kent County Register of Deeds.

Item Number: 8

CORRECT IN FORM

CITY ATTORNEY

DESCRIPTION EXHIBIT



GRAND RAPIDS SOCCER
CITY OF GRAND RAPIDS
LAKE MICHIGAN DR., NW
Project No.: 60836017

Sheet 1 of 3

I, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF CLOSURE IS NO GREATER THAN 1/5000 AND THAT SAID SURVEY SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT #132 OF 1970 AS AMENDED.

STATE OF MICHIGAN
CHRISTOPHER J. GOWER
PROFESSIONAL SURVEYOR
No. 4001047951
LICENSED PROFESSIONAL SURVEYOR

P.S. 47951

CHRISTOPHER J. GOWER

progressive|ae

1811 4 Mile Rd NE | Grand Rapids, MI 49525 | 616.361.2664
330 South Tyron St. Suite 500 | Charlotte, NC 28202 | 704.731.8080 www.progressiveae.com

Item Number: 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Resolution approving the request from Short Game Projects LLC dba Big Mini Putt Club for a new Class C Development District Liquor License to be located at 70 Ionia Ave SW, 100 (Unit 1).**

Short Game Projects LLC, located at 70 Ionia Ave SW, 100 (Unit 1), has submitted an application for a new Class C Development District liquor license in the Downtown Development Area pursuant to City Commission Policy No. 300-08.

This application has been reviewed by the requisite city departments and is being recommended for approval. In addition, the Downtown Development Area (DDA) Board adopted a resolution at its April 10, 2024, meeting, which supports the City Commissions recommendation for the approval of the issuance of a new Class C Development District liquor license. The applicant submitted information required by MCL 436.1521a, which will be forwarded to the Michigan Liquor Control Commission (MLCC) with a certified copy of the resolution, if approved.

Prepared by Steven Kowalski, Clerks Administrative Specialist
Tracking Number: 24-1754

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution approving the request from Short Game Projects LLC dba Big Mini Putt Club for a new Class C Development District Liquor License to be located at 70 Ionia Ave SW, 100 (Unit 1).

WHEREAS:

1. The State of Michigan has provided for the issuance of additional Liquor Licenses within the Downtown Development Area (DDA), as authorized by Public Act 501 of 2006 (MCL 436.1521a(1)(b)); and

2. Short Game Projects LLC dba Big Mini Putt Club, at 70 Ionia Ave SW, 100 (Unit 1), Grand Rapids, MI 49503, Kent County, has submitted an application for a license under Section 521a(1)(b) of the Act; and

3. Short Game Projects LLC dba Big Mini Putt Club, has supplied information with their application which supports the required stipulations of the Act; and

4. The City Assessor has submitted an affidavit stating the total amount of public and private investment in real and personal property within the Downtown Development Area is in excess of $200,000 over the preceding five (5) year time period; and

5. The Downtown Development Area Board adopted a resolution on April 10, 2024, recommending approval of the issuance of a new Class C Development District liquor license, at 70 Ionia Ave SW, 100 (Unit 1), Grand Rapids, MI 49503, Kent County, above all others; therefore

   RESOLVED that the request from Short Game Projects LLC dba Big Mini Putt Club, located at 70 Ionia Ave SW, 100 (Unit 1), Grand Rapids, MI 49503, Kent County for a new Class C Development District liquor license pursuant to Public Act 501 of 2006 (MCL 436.1521a(1)(b)) be approved above others.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for MWS Ottawa, LLC at 975 Ottawa Avenue NW**

Attached is a resolution approving the establishment of an Obsolete Property Rehabilitation District, pursuant to Public Act 146 of 2000, for MWS Ottawa, LLC (the "Applicant") for the property located at 975 Ottawa Avenue NW, including units one (1) through four (4) of the 975 Ottawa Avenue Business Condominiums (the "Property"). A public hearing was held on April 9, 2024.

The Applicant is the current owner of the Property and is currently developing plans to rehabilitate the obsolete building for commercial use. The building at the Property contains two stories with 45,000 square feet and was originally constructed around 1920. The building is currently vacant and was most recently used as a fitness center and physical therapy facility.

The Applicant is planning rehabilitation of the Property beginning in the summer or fall of 2024. The current plan for redevelopment includes rehabilitating both floors for use as a restaurant, event space, and recreation facility.

The City Assessor inspected the Property on February 5, 2024, and determined that it meets the definition of functional obsolescence contained in the Act. The Assessor's determination qualifies the Property for the establishment of an OPRA District, which is an action the City can take proactively to encourage the rehabilitation of the building. Establishing the district at this time creates the opportunity for the property owner to apply for an OPRA exemption in the near future. There are no financial implications for the City or any other taxing jurisdiction as a result of this action. Although the establishment of an OPRA district is generally processed concurrently with applications for OPRA exemptions, this alternative process has been used for past projects to accomplish a similar outcome.

A future application for an OPRA exemption would be evaluated as usual and presented to the City Commission for consideration with specific details of a proposed project consistent with all other incentive applications.

Attachment

JK/js

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for MWS Ottawa, LLC at 975 Ottawa Avenue NW.

WHEREAS:

1. MWS Ottawa, LLC has filed a request with the City of Grand Rapids for the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, at 975 Ottawa Avenue NW; and

2. Before acting upon said request, a public hearing was held on April 9, 2024, in accordance with Section 3(3) of PA 146 of 2000; therefore

RESOLVED:

1. That based upon the facts and information submitted, the City Commission does hereby establish an Obsolete Property Rehabilitation District at 975 Ottawa Avenue NW (PPNs 41-13-24-284-001, 41-13-24-284-002, 41-13-24-284-003, and 41-13-24-284-004); and

2. That based upon the facts and information submitted, the City Commission does also hereby find and determine that the above-mentioned property is Obsolete Property as defined in Section 2(h) of PA 146 of 2000.

CORRECT IN FORM

CITY ATTORNEY

MWS Ottawa, LLC
975 Ottawa Avenue NW
Proposed OPRA District

975 Ottawa Avenue NW

N

Economic Development Department
March 2024

Item Number: 3

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution approving a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE**

Attached is a resolution approving an application for a ten-year Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate, pursuant to Public Act 146 of 2000, for 130 Packard, LLC (the "Applicant") for a project located at 130 Packard Avenue SE (the "Property"). A public hearing was held on April 9, 2024.

The Applicant is the current owner of the Property and plans to rehabilitate the obsolete building for commercial use. The building, which is currently vacant, is a 1,352 square foot, single story building, and was previously used as an auxiliary building for the Cherry Street Market, but most recently was used as a locksmith shop. The City Assessor inspected the building on October 18, 2023, and determined that it meets the definition of "functionally obsolete," as defined by Public Act 146 of 2000, and will require significant investment and rehabilitation prior to future use.

The plan for redevelopment includes the rehabilitation of the first floor for a future retail tenant, and the addition of a second story which will contain a two-bedroom apartment. Investment by the Applicant in the rehabilitation is currently estimated to be $476,720 with hard construction costs estimated at $400,000.

The Applicant is working towards the following subcontractor participation goals in connection with the project for Micro-Local Business Enterprises (MLBEs), Women-Owned Business Enterprises (WBE), and Minority-Owned Business Enterprises (MBE) during construction: 15% MBE, 5% WBE, and 15% MLBE. These levels of participation would amount to a total of 35%, or $140,000 of the total project construction costs.

The project qualifies for a ten-year OPRA term, pursuant to City Commission Policy 900-42 (the "Policy"), adopted on February 23, 2016. The project meets multiple objectives of

the City's Strategic Plan and Equitable Economic Development and Mobility Strategic Plan, including:

- Prioritization of MBE, WBE, and MLBE businesses and subcontractors for projects supported by City incentives,
- Facilitate increased housing supply through the development of a variety of housing types and price points,
- Support the creation, retention, and growth of businesses, and
- Increase the number and diversity of business owners, property owners, and developers participating in economic development incentive programs.

A tenant for the commercial space has not been identified, and the Applicant intends to seek a small, locally owned business to occupy the space. The estimated jobs the Applicant anticipates may be created by a future tenant are two (2) full-time equivalent jobs with average wages of $16.50. Additionally, the Applicant estimates two (2) parttime jobs may be created with the same average wages. Depending on the final tenant, the number of jobs and wages may differ from what is currently estimated by the Applicant.

The table below provides details about the proposed residential unit. According to the housing needs assessment recently updated by Bowen National Research, there is demand for 1,573 new rental units in the 81%-120% AMI range by 2027.

Est. Household Affordability*	**Est. Monthly Rent**	**Bedrooms**	**Square Footage**
<100% AMI	$1,800	2	900

**Area Median Income (AMI) ranges are for price-point reference, do not include other housing costs, and are found in the 05/15/2023 Income and Rent Limits by number of bedrooms in a unit for Kent County, published by the Michigan State Housing Development Authority.*

There are no known environmental concerns at the Property and the Applicant is current on its tax liabilities to the City. The Applicant received approval from the Historic Preservation Commission at its meeting on February 7, 2024 to renovate the building and add the second story addition. The Applicant met with the East Hill Council of Neighbors and received a letter of support for the project. Additionally, the Applicant received a $7,500 design assistance grant from the Uptown Corridor Improvement Authority and is also pursuing a Build MI Communities grant from the Michigan Economic Development Corporation.

Project Projections – 130 Packard Avenue SE		
	Total Amount	**City of Grand Rapids Portion**
Investment – Real Property	$400,000	
Retained Jobs (FTE)	-	
New Jobs (FTE)	3	
Average Hourly Wage	$16.50	
Total New Taxes Generated (1 year)	$8,329	$1,460
Taxes Paid (1 year)	$1,939	-
Taxes Abated (1 year)	$6,390	$1,460
New City Income Taxes (1 year)	-	$1,414

Attachment

JK/js

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution approving a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE.

WHEREAS, 130 Packard, LLC has filed an application with the City of Grand Rapids for an Obsolete Property Rehabilitation Exemption Certificate under PA 146 of 2000; therefore

RESOLVED:

1. That the local unit is a Qualified Local Governmental Unit; and

2. That the Obsolete Property Rehabilitation District was legally established by the City Commission on April 23, 2024, after a public hearing held on April 9, 2024, as provided by Section 3 of PA 146 of 2000; and

3. That the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under PA 146 of 2000 and under PA 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the unit; and

4. That the application is being approved after a public hearing held on April 9, 2024, as provided by Section 4(2) of PA 146 of 2000; and

5. That the applicant is not delinquent in any taxes related to the facility and that the application is for Obsolete Property as defined in Section 2(h) of PA 146 of 2000; and

6. That all of the items required as attachments for the Application for an Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant; and

7. That the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

8. That the application relates to a rehabilitation project that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000 and that it is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under PA 146 of 2000 to establish such a district; and

9. That upon completion of the rehabilitation facility it is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment and revitalize urban areas; and

10. That the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(l) of PA 146 of 2000; and

11. That the date of completion of the 130 Packard, LLC facility located at 130 Packard Avenue SE, the subject of the Obsolete Property Rehabilitation Exemption Certificate, shall be December 31, 2025; and

12. That the cost of the real property improvement is estimated at $400,000; and

13. That the State Equalized Value (SEV) of the real property, excluding land subject to the obsolete property for the tax year is $50,400 and the taxable value is $50,400; and

14. That the certificate for 130 Packard, LLC is approved for a period of ten (10) years, pursuant to PA 146 of 2000, based on the increase in commercial activity, increased revenue due to the increased value of the SEV as currently projected, and the economic value to the community as stated in the hearings; and

15. That the term of the exemption will not be extended beyond the term approved by this resolution; and

16. That upon approval as to form by the City Attorney, the Mayor is authorized to sign the Memorandum of Understanding for 130 Packard, LLC.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 4

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE**

Attached is a resolution approving the establishment of an Obsolete Property Rehabilitation District, pursuant to Public Act 146 of 2000, for 130 Packard, LLC (the "Applicant") for the property located at 130 Packard Avenue SE (the "Property"). A public hearing was held on April 9, 2024.

The Applicant is the current owner of the Property and plans to rehabilitate the obsolete building for commercial use. The building, which is currently vacant, is a 1,352 square foot single story building and was previously used as an auxiliary building for the Cherry Street Market, and most recently was used as a locksmith shop. The plan for redevelopment includes the rehabilitation of the first floor for a future retail tenant, and the addition of a second story, which will contain a two-bedroom apartment.

The subsequent agenda item contains a resolution approving a ten-year Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate and provides additional details related to the project and OPRA certificate.

Attachment

JK/js

Prepared by Jessica Solis, Economic Development Coordinator
Tracking Number: 24-1731

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for 130 Packard, LLC at 130 Packard Avenue SE.

WHEREAS:

1. 130 Packard, LLC has filed a request with the City of Grand Rapids for the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, at 130 Packard Avenue SE; and

2. Before acting upon said request, a public hearing was held on April 9, 2024, in accordance with Section 3(3) of PA 146 of 2000; therefore

RESOLVED:

1. That based upon the facts and information submitted, the City Commission does hereby establish an Obsolete Property Rehabilitation District at 130 Packard Avenue SE (PPN 41-14-30-433-006); and

2. That based upon the facts and information submitted, the City Commission does also hereby find and determine that the above-mentioned property is Obsolete Property as defined in Section 2(h) of PA 146 of 2000.

CORRECT IN FORM

DEPARTMENT OF LAW

130 Packard, LLC
130 Packard Avenue SE
Proposed OPRA District

130 Packard Street SE

N

Economic Development Department
March 2024

Item Number: 5

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW**

Attached is a resolution approving the establishment of an Obsolete Property Rehabilitation District, pursuant to Public Act 146 of 2000, for Pure 662, LLC (the "Applicant") for the property located at 662 Leonard Street NW (the "Property"). A public hearing was held on April 9, 2024.

The Applicant is the current owner of the Property and plans to rehabilitate the obsolete building for commercial use. The building, which is currently vacant, is a 6,294 square foot, one story building that was originally constructed in 1913 and used previously as an auto shop. The plan for redevelopment includes the rehabilitation of the building into an indoor sports facility with golf simulators, pickleball courts, pro shop, and bar area.

The subsequent agenda item contains a resolution approving an eleven-year Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate and provides additional details related to the project and OPRA certificate.

Attachment

JK/js

Prepared by Jessica Solis, Economic Development Coordinator
Tracking Number: 24-1732

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution establishing an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW.

WHEREAS:

1. Pure 662, LLC has filed a request with the City of Grand Rapids for the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, at 662 Leonard Street NW; and

2. Before acting upon said request, a public hearing was held on April 9, 2024, in accordance with Section 3(3) of PA 146 of 2000; therefore

RESOLVED:

1. That based upon the facts and information submitted, the City Commission does hereby establish an Obsolete Property Rehabilitation District at 662 Leonard Street NW (PPN 41-13-24-103-004); and

2. That based upon the facts and information submitted, the City Commission does also hereby find and determine that the above-mentioned property is Obsolete Property as defined in Section 2(h) of PA 146 of 2000.

CORRECT IN FORM

DEPARTMENT OF LAW

Pure 662, LLC
662 Leonard Street NW
Proposed OPRA District

662 Leonard Street NW

N

Economic Development Department
March 2024

Item Number: 6

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution approving an eleven-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW**

Attached is a resolution approving an application for an eleven-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to Public Act 146 of 2000, for Pure 662, LLC (the "Applicant") for a project located at 662 Leonard Street NW (the "Property"). A public hearing was held on April 9, 2024.

The Applicant, an entity affiliated with Pure Architects, is the current owner of the Property and plans to rehabilitate the obsolete building for commercial use. The building, which is currently vacant, is a 6,294 square foot, one story building that was constructed in 1913 and used previously as an auto shop. The City Assessor inspected the building on February 26, 2024, and determined that it meets the definition of "functionally obsolete," as defined by Public Act 146 of 2000, and will require significant investment and rehabilitation prior to future use.

The plan for redevelopment includes the rehabilitation of the existing building into an indoor sports facility with golf simulators, pickleball courts, pro shop, and bar area. Investment by the Applicant in the rehabilitation is currently estimated to be $2 million with hard construction costs estimated at $1.6 million.

The Applicant is working towards the following subcontractor participation goals in connection with the project for Micro-Local Business Enterprises (MLBEs), Women-Owned Business Enterprises (WBE), and Minority-Owned Business Enterprises (MBE) during construction: 15% MBE, 2% WBE, and 4% MLBE. These levels of participation would amount to a total of 21.5%, or $345,000 of the project construction costs.

The project qualifies for an eleven-year OPRA term, pursuant to City Commission Policy 900-42 (the "Policy"), adopted on February 23, 2016, because the Applicant will provide transit passes to each employee for the first two-years of project occupancy (Criterion

5.A). The project meets multiple objectives of the City's Strategic Plan and Equitable Economic Development and Mobility Strategic Plan, including:

- Prioritization of MBE, WBE, and MLBE businesses and subcontractors for projects supported by City incentives,
- Support the creation, retention, and growth of businesses, and
- Increase the number and diversity of business owners, property owners, and developers participating in economic development incentive programs.

The Applicant estimates one (1) full-time equivalent job with an average wage of $20.00 per hour will be created as a result of the project. Additionally, the Applicant estimates four (4) part-time jobs with the same average wages will be created. There are no known environmental concerns at the Property and the Applicant is current on its tax liabilities to the City.

The Applicant received approval by the City's Planning Commission at its meeting on February 22, 2024, for alcohol sales and a parking waiver. The Applicant has also met with the West Grand Neighborhood Organization and received a letter of support for the project. Additionally, the Applicant submitted an Environmental Site Assessment grant application through the Brownfield Redevelopment Authority, which was approved at its meeting on March 27, 2024. It is also anticipated the Applicant will seek a façade improvement grant from the West Side Corridor Improvement Authority at one of its upcoming meetings.

Project Projections – 662 Leonard Street NW		
	Total Amount	**City of Grand Rapids Portion**
Investment – Real Property	$1.6 million	
Retained Jobs (FTE)	-	
New Jobs (FTE)	3	
Average Hourly Wage	$20.00	
Total New Taxes Generated (1 year)	$33,316	$5,839
Taxes Paid (1 year)	$7,757	-
Taxes Abated (1 year)	$25,559	$5,839
New City Income Taxes (1 year)	-	$1,248

Attachment

JK/js

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution approving an eleven-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for Pure 662, LLC at 662 Leonard Street NW.

WHEREAS, Pure 662, LLC has filed an application with the City of Grand Rapids for an Obsolete Property Rehabilitation Exemption Certificate under PA 146 of 2000; and

RESOLVED:

1. That the local unit is a Qualified Local Governmental Unit; and

2. That the Obsolete Property Rehabilitation District was legally established by the City Commission on April 23, 2024, after a public hearing held on April 9, 2024, as provided by Section 3 of PA 146 of 2000; and

3. That the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under PA 146 of 2000 and under PA 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the unit; and

4. That the application is being approved after a public hearing held on April 9, 2024, as provided by Section 4(2) of PA 146 of 2000; and

5. That the applicant is not delinquent in any taxes related to the facility and that the application is for Obsolete Property as defined in Section 2(h) of PA 146 of 2000; and

6. That all of the items required as attachments for the Application for an Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant; and

7. That the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

8. That the application relates to a rehabilitation project that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000 and that it is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under PA 146 of 2000 to establish such a district; and

9. That upon completion of the rehabilitation facility it is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment and revitalize urban areas; and

10. That the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(l) of PA 146 of 2000; and

11. That the date of completion of the Pure 662, LLC facility located at 662 Leonard Street NW, the subject of the Obsolete Property Rehabilitation Exemption Certificate, shall be December 31, 2026; and

12. That the cost of the real property improvement is estimated at $1,600,000; and

13. That the State Equalized Value (SEV) of the real property, excluding land subject to the obsolete property for the tax year is $121,600 and the taxable value is $46,549; and

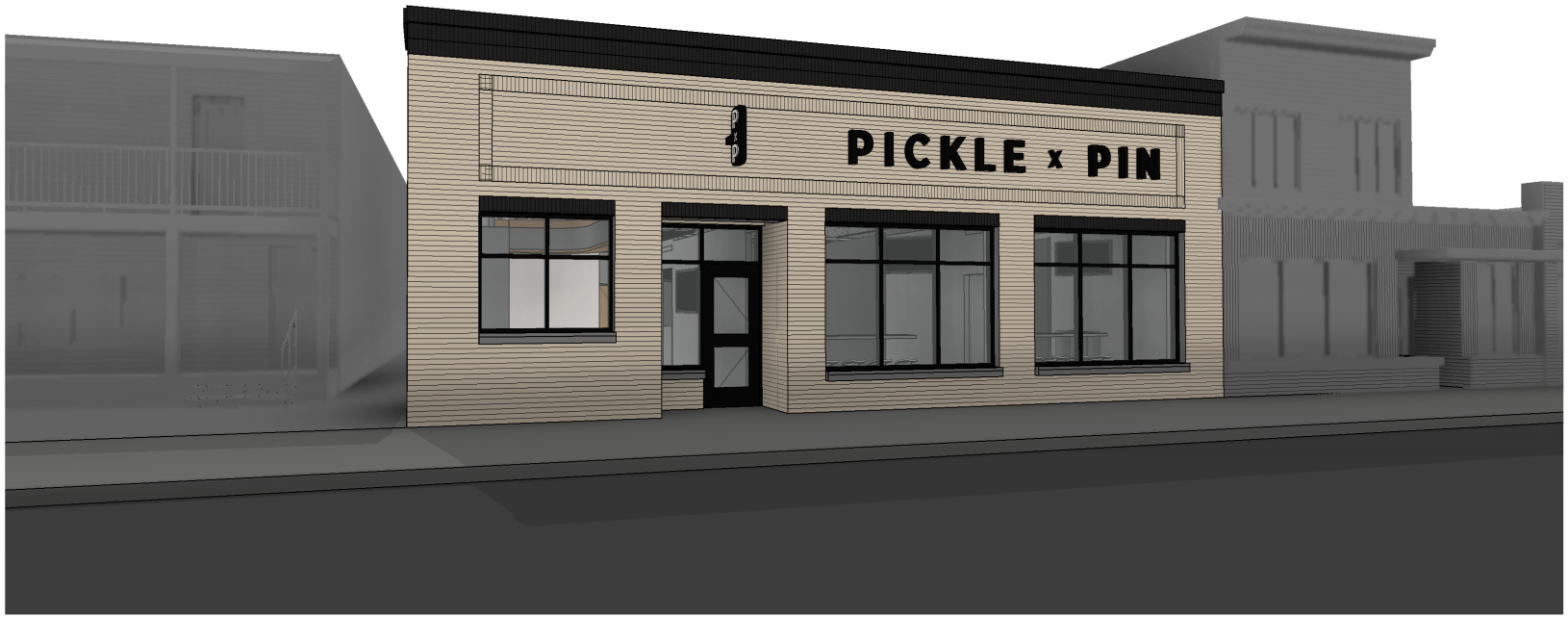
14. That the certificate for Pure 662, LLC is approved for a period of eleven (11) years, pursuant to PA 146 of 2000, based on the increase in commercial activity, increased revenue due to the increased value of the SEV as currently projected, and the economic value to the community as stated in the hearings; and

15. That the term of the exemption will not be extended beyond the term approved by this resolution; and

16. That upon approval as to form by the City Attorney, the Mayor is authorized to sign the Memorandum of Understanding for Pure 662, LLC.

CORRECT IN FORM

DEPARTMENT OF LAW



NORTH ELEVATION

PROJECT

PURE 662 & PICKLE X PIN

CLIENT

PICKLE x PIN

ISSUE DATE

02.2024

SHEET NAME

NORTH ELEVATION

SHEET NUMBER

AR101

©2022

PROJECT NO. Project Number

Item Number: 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Scott Saindon, Deputy Chief Financial Officer
Fiscal Services

SUBJECT: **Ordinance amending Section 1 of the Budget Ordinance 2023-15 for Fiscal Year 2024 (Amendment No. 10)**

1. **Stormwater Department – Building Resilient Infrastructure and Communities Grant**
   The Stormwater Department is requesting to recognize and appropriate an award in the amount of $19,410 from the Federal Emergency Management Agency (FEMA) and the U.S. Department of Homeland Security (DHS) 2022 Building Resilient Infrastructure and Communities (BRIC) grant. The project scoping will allow the City to perform a hydraulic and hydrological study near the Woodlawn Cemetery in preparation for future hazard mitigation. The purpose of this project scoping is to review the potential for green infrastructure and pipe daylighting solutions to address flooding that occurs downstream of the Woodlawn Cemetery in the Alger Heights Neighborhood. This is a reimbursement grant, and the period of performance is August 25, 2023, to August 26, 2026. The total grant value is $19,410 which consists of $14,557.50 (75%) in federal funds and $4,852.50 (25%) of required local match, which is being requested from the Stormwater operational budget. This grant was accepted by the City Commission (Proceeding No. 93177) on January 9, 2024 (see Attachment A).

   Approval would authorize an increase of $19,410.00 in Estimated Revenue and Appropriations of the ***Other Grants Fund (2730)*** with no effect on Fund Balance. It would further authorize the transfer of $4,852.50 from the ***General Operating Fund – Stormwater Dept. (1010)*** to the ***Other Grants Fund (2730)*****.**

2. **Planning Department – Underrepresented Communities Grant**
   The Planning Department is requesting to recognize and appropriate an award in the amount of $60,000 from the National Park Service (NPS) Underrepresented Communities (UC) grant to fund the hiring of a consultant to research, survey, and create a National Register of Historic Places Nomination for the Auburn Hills

Neighborhood. The goals of this project are to bring recognition to Auburn Hills, its history, its founders and their struggles, the history of racial practices and the impacts this development had on the racial practices of its day in Grand Rapids. The project will help shed light on a community that is woefully missing from our historical context and story. This grant will be overseen by the Planning Department and there is no grant match requirement. The grant agreement was accepted by the Commission on March 19, 2024 (Proceeding No. 93370) and is for the period of April 1, 2024, through March 30, 2026 (see Attachment B).

Approval would authorize an increase of $60,000 in Estimated Revenue and Appropriations of the ***Other Grants Fund (2730)*** with no effect on Fund Balance.

3. **Refuse Department – Fleet Equipment Purchase**
The Refuse Department is requesting to appropriate Fund Balance in the amount of $61,782.60 for the purchase of an additional piece of equipment for the fleet, specifically a 4x4 super cab pickup truck through the State of Michigan contract. The total purchase amount also includes toolboxes. The equipment was not budgeted for in the current fiscal year, however, sufficient funds are available in the Refuse Collection Fund. Over the past year, the department was tasked with implementing routine corridor cleaning in specific areas throughout the City. The scope of work has continued to grow, necessitating the addition of three staff members to manage the workload. The department now needs to provide the appropriate equipment for the added staff. In collaboration with the Fleet Department, staff have carefully evaluated the recommended purchase, as the appropriate equipment needed for the work (see Attachment C).

Approval would authorize an increase of $61,782.60 in Appropriations of the ***Refuse Collection Fund (2260)*** with a corresponding decrease in Fund Balance.

4. **Parks and Recreation Department – Fairplains Cemetery Paving**
The Parks and Recreation Department is requesting to appropriate Cemetery Operating Fund Balance in the amount of $1,050,000 in order to transfer funding for Fairplains Cemetery paving to a project account in the Parks Capital Fund. This project consists of reconstruction of internal paved roadway system in the cemetery including concrete curb and gutter, sidewalk and landscaping. In 2018, the Fairplains Cemetery roadway system was graded as a level of service D with 4 years of remaining useful life left through the Grand Rapids Asset Management Program for City Surface Lot. Fairplains Cemetery was prioritized as the first cemetery that should receive funding for reconstruction of the roadway. The Cemetery Operating fund receives $325,000 annually from the Capital Reserve Fund to be used towards cemetery projects. The funding for this project is an accumulation of the annual subsidy set aside over the past four years (see Attachment D).

Approval would authorize an increase of $1,050,000 in Estimated Revenue and Appropriations of the ***Parks – Capital Projects Fund (4080)*** with no effect on

Fund Balance. Approval would further authorize the increase, and subsequent transfer, of $1,050,000 in Appropriations of the ***Cemetery Operating Fund (5020)*** with a corresponding decrease in Fund Balance.

5. **Water Department – Lead Awareness Toolkits**
   The Water Department is requesting to recognize and appropriate a reimbursement grant award in the amount of $23,331 from the Water System Advisory Councils (WSACs) mini-grant opportunity provided by the Michigan Department of Environment, Great Lakes, and Energy under Public Act 57 of 2019. This grant aims to alleviate costs associated with lead education by the local WSACs. In January 2024, the Water System submitted a grant application seeking reimbursement for the procurement of 3,000 lead awareness toolkits. The Water System received notification of the grant award in early March 2024. The City Commission approved the grant agreement between the Water System and the Michigan Department of Environment, Great Lakes, and Energy on April 9, 2024 (Proceeding No 93423). This budget amendment request would recognize the grant revenue and establish the necessary appropriations. The grant period began in October 2023 and ends in August 2024 and there is no local match required (see Attachment E).

   Approval would authorize an increase of $23,331 in Estimated Revenue and Appropriations of the ***Other Grants Fund (2730)*** with no effect on Fund Balance.

6. **Parks and Recreation Department – Sullivan Field MEDC Funding**
   The Parks & Recreation Department is requesting to recognize and appropriate $1,050,000 of Michigan Economic Development Corporation (MEDC) state appropriation for the restoration and revitalization of Sullivan Field. In partnership with the non-profit group, Fans of Valley Field, the City is embarking on a rehabilitation and general aesthetic improvement project for Sullivan Field. The planned improvements will improve the quality of the baseball field and supporting amenities (dugouts, grandstand, bullpen, etc.); improve public opportunities for year-round activation, events, and use of the park beyond baseball; improve entrances, accessibility, and visitor experience; and celebrate past players and the history of the park. The City has $1,200,000 allocated towards the planned improvements and is working in partnership with Fans of Valley Field to fundraise and apply for grants for the additional funding to complete phase I and future phases of work. The total estimated investment for this project is approximately $3.24 million (see Attachment F).

   Approval would authorize an increase of $1,050,000 in Estimated Revenue and Appropriations of the ***Parks – Capital Projects Fund (4080)*** with no effect on Fund Balance.

7. **61st District Court – Domestic Violence Case Manager**
   The 61st District Court is requesting to recognize and appropriate an American Rescue Plan Act (ARPA) grant award from the Domestic Violence Action Network

(DVAN) in the amount of $130,000 to hire a Domestic Violence Case Manager. In response to the significant allocation of ARPA funds, Kent County has strategically targeted a portion of these resources towards the critical area of domestic violence prevention and response. One of the pivotal goals under the Domestic Violence Action Network initiative is the establishment of a specialized Domestic Violence Court. This innovative court aims to address and mitigate the complexities of domestic violence cases through a focused, integrated approach that enhances the support and protection for victims while ensuring a more efficient and effective judicial process. Central to the operational success of the Domestic Violence Court is the creation of the Domestic Violence Case Manager (DVCCM) position. This role is envisioned as a cornerstone in the court's efforts to provide comprehensive, tailored support to defendants charged with domestic violence offenses. The Domestic Violence Court Case Manager classification is new with a D15 title code and a 09S range. The estimated annual cost of this position is approximately $130,000. This position request involves the strategic utilization and management of grant funds and, as such, does not directly impact on the current fiscal year's budget. If the grant is not renewed nor additional funding secured to sustain the additional position after the grant term, the position will be removed from the City roster. A resolution requesting acceptance of the grant award will be presented to the City Commission concurrent with this budget amendment request on April 23, 2024. No local matching funds are required for this grant (see Attachment G).

Approval would authorize the addition of one (1) Domestic Violence Case Manager position to the permanent personnel roster of the ***61st District Court Grants Fund (7401).***

Approval would also authorize an increase of $130,000 in Estimated Revenue and Appropriations of the ***61st District Court Grants Fund (7401)*** with no effect on Fund Balance.

8. 61st District Court – Problem Solving Court Case Manager

The 61st District Court is requesting to add a Problem Solving Court Case Manager to their personnel roster. The Office of Community Corrections (OCC) grant, allocated at $193,254 for the fiscal year, plays a critical role in the Court's ongoing efforts to improve justice and rehabilitation services. This funding is earmarked to support substance abuse education, treatment programs, and prevention initiatives, directly addressing the rehabilitation and management of offenders. The Problem Solving Court Case Manager position is specifically designed to enhance the Sobriety Court program's response to felony drunk drivers. This grant-funded role is central to the Court's strategy of implementing best practices to reduce addiction-related recidivism, lower local incarceration rates, and provide targeted support for participants' sobriety and successful reintegration into the community. The Problem Solving Court Case Manager classification is new with a D13 title code and a 09S range. The estimated annual cost of this position is approximately $130,000. The addition of the Problem Solving Court Case Manager position does not require additional funding, as the

grant funds were previously appropriated on October 24, 2023 (Proceeding No. 93035). Therefore, this request solely seeks to add the new Case Manager position to the roster, optimizing the use of the OCC grant funds to enhance the effectiveness and reach of our Sobriety Court program. If the grant is not renewed nor additional funding secured to sustain the additional position after the grant term, the position will be removed from the City roster (see Attachment H).

Approval would authorize the addition of one (1) Problem Solving Court Case Manager position to the permanent personnel roster of the ***61st District Court Grants Fund (7401).***

9. **Engineering Department – Coldbrook Pumping Station Decommissioning**
The Engineering Department is requesting to recognize and appropriate Capital Improvement Fund bond proceeds revenue in the amount of $27,550 for utility work related to the decommissioning of the Coldbrook Pumping Station. After construction started, circumstances required that the scope and schedule of proposed street lighting, telecommunications, and private utility work be revised. This required extra effort and time from the engineering consultant Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) and subconsultant Geotech, Inc. (Geotech) to complete this portion of the project. Geotech assisted in coordinating and implementing this work on behalf of the City's Energy, Lighting, and Communications Department. City Staff has reviewed the projects currently planned to be funded with Capital Improvement Series 2021 bonds and has determined that it is appropriate to include this project in this bond series. This project was included in the Notice of Intent for this bond series. Approval of this budget amendment will over-commit this series and carry some exposure with respect to funding. If total expenditures exceed this series funding, it is anticipated that additional funding will be secured through either the future issuance of Bonds or the use of cash in the Capital Improvement Fund. This budget amendment in the Capital Improvement Fund will provide a portion of project costs for this project (see Attachment I).

Approval would authorize an increase of $27,550 in Estimated Revenue and Appropriations of the ***Capital Improvement Bond Series 2021 Fund (4014)*** with no effect on Fund Balance.

10. **Economic Development Department – Uptown Business Improvement District**
The Economic Development Department is requesting to appropriate Fund Balance in the amount of $10,000 to cover vehicle rental until a city vehicle is decommissioned. The BID budget anticipated a vehicle made available July 1, 2023; therefore, this additional expense wasn't reflected in the adopted budget. The Uptown BID board recommended a budget amendment at the April 10, 2024, meeting increasing appropriations by $10,000 which will come from fund balance which was $87,247 at the end of March (see Attachment J).

Approval would authorize an increase of $10,000 in Appropriations of the ***Uptown Business Improvement District Fund (2520)*** with a corresponding decrease in Fund Balance.

11. Engineering Department – Improvements to Grand River East River Front

The Engineering Department is requesting to recognize and appropriate an anticipated revenue/expenditure reimbursement in the amount of $750,000 from the Greenway Grant agreement between Downtown Grand Rapids, Inc. (DGRI) and the City of Grand Rapids as a subrecipient for project expenditures associated with Improvements to Grand River East River Front from Fulton Street to Wealthy Street. In 2022, DGRI was awarded $55 Million to grow the Grand Rapids Greenway in Grand Rapids and Kent County. Of that funding, DGRI has allotted $10 million to the 201 Market Site, which will extend on the east river edge from US-131 to the railroad bridge. This project proposes to add improvements of a non-motorized trail, river access, and improved flood protection. Native plantings and landscaping to soften the current concrete edge of the river will also improve habitat and ecology in this area. In order to meet expectations for Capital Project delivery, it is often desirable to begin the design process prior to the majority of the funding being in place. As a result, approval is needed for the estimated design phase services. (see Attachment K).

Approval would authorize an increase of $750,000 in Estimated Revenue and Appropriations of the ***Capital Improvement Fund (4010)*** with no effect on Fund Balance.

CONTINGENT BALANCE:

If the Commission approves Budget Ordinance Amendment #24-10 there will be a balance of $935,080.21 remaining in the General Operating Fund's Contingent Account.

Beginning Contingent Balance	$	935,080.21
Changes requested:		
		(0.00)
Ending Contingent Balance	$	935,080.21

Your FISCAL COMMITTEE recommends the adoption of the following ordinance amending Section 1 of the Budget Ordinance 2023-15 for Fiscal Year 2024 (Amendment No. 10)

ORDINANCE NO. 2024-___

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That the following constitutes amended additions to the designated line items of Section 1 of Ordinance 2023-15, the Budget of the City of Grand Rapids for Fiscal Year 2024, as amended.

CORRECT IN FORM

DEPARTMENT OF LAW

BA24-10 Attachment A

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Daniel Taber, Stormwater Manager
Environmental Services

SUBJECT: **Budget Amendment in the amount of $19,410 for Stormwater's FEMA 2022 Building Resilient Infrastructure Communities (BRIC) Grant**

On January 9, 2024, the City Commission approved a resolution (Proceeding No. 93177) accepting an award of $19,410 from the Federal Emergency Management Agency (FEMA) and the U.S. Department of Homeland Security (DHS) 2022 Building Resilient Infrastructure and Communities (BRIC) Grant.

The federal award is $14,557.50 with a City match of $4,852.50. The project scoping will allow the City to perform a hydraulic and hydrological study near the Woodlawn Cemetery in preparation for future hazard mitigation.

The proposed budget amendment would transfer the match amount of $4,852.50 from the Stormwater Operating Fund to a new grant code for this project, along with the $14,557.50 to be provided by the federal government. The corresponding accounting codes are listed below.

Sources/Appropriations	Code Description	Amount (From)/To
1010-533-1000-8010	Stormwater Operations Fund – Contractual Services	($4,852.50)
1010-533-1000-9955	Stormwater Operations Fund – Transfer Out (Stormwater)	$4,852.50
2730-533-7000-6995-BRIC24-Z24BRIC	Building Resilient Infrastructure Communities Fund – Transfer in	($4,852.50)
2730-533-7000-5054-BRIC24-Z24BRIC	Building Resilient Infrastructure Communities – Dept of Homeland Security	($14,557.50)
2730-533-7000-8010-BRIC24-Z24BRIC	Building Resilient Infrastructure Communities – Contractual Services (Stormwater)	$19,410.00

Cc:
Scott Saindon, Fiscal Services Manager
James Hurt, Managing Director of Public Services
James Ouzts, Environmental Services Manager
Tai Verbrugge, Utility Financial Officer

Prepared by Daniel Taber, Stormwater Manager

BA24-10 Attachment B

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Kristin Turkelson, Director Planning Department

SUBJECT: **Budget Amendment for Underrepresented Communities Grant – Auburn Hills Neighborhood**

Background

In July of 2023 the Planning Department applied for a National Park Service (NPS) Underrepresented Communities (UC) grant to fund the hiring of a consultant to research, survey, and create a National Register of Historic Places Nomination for the Auburn Hills Neighborhood. Auburn Hills is loosely located between Sweet, Fuller, Benjamin and Knapp and is historically significant in relationship to racial practices and changes in Grand Rapids during the 1950's and 1960's. In the face of staunch opposition, a group of four African American men purchased a tract of 20 acres from the city to create a subdivision of 50 to 60 medium-priced homes available to all races. This neighborhood is the first African American developed residential neighborhood in Grand Rapids and was a key factor in the creation and passing of the Fair Housing Ordinance.

Staff has been working with residents of the neighborhood and decedents of the original developers to bring recognition to this neighborhood. The means in which to bring this recognition was determined to be through listing on the National Register of Historic Places. Listing on the National Register provides nationwide recognition. It does not provide protection or regulations as it pertains to privately funded projects. National designation is honorary only, the only additional reviews associated with this level of designation is related to federally funded projects. Local historic guidelines and permitting processes associated with the City's Historic Preservation Commission are for local historic districts only.

In February of 2024, the Planning Department was awarded a $60,000 Underrepresented Communities Grant, to fund the hiring of a consultant to create a National Register Nomination for Auburn Hills that includes, public meetings, research, survey, oral histories, photography, mapping and general writing and creation of the nomination.

Impact

The goals of this project are to bring recognition to Auburn Hills, its history, its founders and their struggles, the history of racial practices and the impacts this development had on the racial practices of its day in Grand Rapids. The project will help shed light on a community that is woefully missing from our historical context and story.

Request

The purpose of this amendment is to create a budget amendment to allow acceptance of the $60,000 NPS grant money, which will be overseen by the City of Grand Rapids Planning Department. The UC grant requires no match and allows for drawdowns as often as needed, as such this amendment does not seek funds from any city source.

Sources/Appropriations	Project Description	Amount (From)/To
2730-701-7000-5280-HPFG24-Z24AHNR	UC Grant – Auburn Hills Neighborhood	($60,000)
2730-701-7000-8010-HPFG24-Z24AHNR	UC Grant – Auburn Hills Neighborhood	$60,000

cc:

BA24-10 Attachment C

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John Gorney
Public Works Director

SUBJECT: **Materials Management – Refuse Millage Funds**
Addition to Fleet

The Public Works Department, Materials Management Division, is requesting a budget amendment to purchase an additional piece of equipment for the fleet, specifically a 4x4 super cab pickup truck through the State of Michigan contract. The equipment was not budgeted for in the current fiscal year, however, sufficient funds are available in the Refuse Fund - Fund Balance. The total purchase amount including toolboxes is $61,782.60.

Over the past year, the Public Works Department was tasked with implementing routine corridor cleaning in specific areas throughout the City. The scope of work has continued to grow, necessitating the addition of 3 staff members to manage the workload. The department now needs to provide the appropriate equipment for the added staff. In collaboration with the Fleet Department, Public Works staff have carefully evaluated the recommended purchase, as the appropriate equipment needed for the work.

Sources/Appropriations	Description	Amount (From)/To
2260-528-BSA 3390	Refuse Fund – Fund Balance	($61,782.60)
2260-528-2200-9760	Refuse Millage - Equipment	$61,782.60

Please place this item on the April 23, 2024, Fiscal Committee agenda for consideration. Thank you.

Cc: James Hurt, Managing Director of Public Services
Scott Saindon, Deputy Chief Financial Officer
Bob Swain, Public Works Manager
Susan Barnes, Financial Analyst I

BA24-10 Attachment D

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Laura Cleypool, Assistant Director
Parks and Recreation

SUBJECT: **Budget Amendment - Fairplains Cemetery Paving**

Background

This project consists of reconstruction of internal paved roadway system in the cemetery including concrete curb and gutter, sidewalk and landscaping. In 2018, the Fairplains Cemetery roadway system was graded as a level of service D with 4 years of remaining useful life left through the Grand Rapids Asset Management Program for City Surface Lot. Fairplains Cemetery was prioritized as the first cemetery that should receive funding for reconstruction of the roadway.

On March 19, 2024 (Proceeding No. 93395), the City approved a contract with Katerberg-Verhage, Inc. for a total not to exceed of $1,050,000. This project will align the paving level of service with the city's goals for proactive asset management practices.

Request

The Cemetery Operating fund receives $325,000 annually to be used towards cemetery projects. The funding for this project is an accumulation of the annual subsidy set aside over the past 4 years. The purpose of this amendment is to appropriate the funding for this project from fund balance to a capital project account.

Sources/Appropriations	Project Description	Amount (From)/To
5020-567 BSA 3390	Cemetery- Fund Balance	($1,050,000)
5020-567-1000-9953	Cemetery – Transfer Out-Cap	($1,050,000)
4080-567-9000-6993-24077-408024077	Fairplains Cemetery Paving	$1,050,000
4080-567-9000-9880-24077-408024077	Fairplains Cemetery Paving	$1,050,000

cc: David Marquardt, Director of Parks and Recreation
Connie Bohatch, Managing Director of Community Services
Karie Enriquez, Project Manager
Scott Saindon, Deputy CFO
Otniel Kish, Budget Analyst

BA24-10 Attachment E

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Wayne Jernberg
Water System Manager

SUBJECT: **Budget Amendment Request of $23,331.00 for the purchase of Lead Awareness Toolkits**

Background

The City of Grand Rapids Water System (Water System) pursued a Water System Advisory Councils (WSACs) mini-grant opportunity provided by the Michigan Department of Environment, Great Lakes, and Energy under Public Act 57 of 2019. This grant aims to alleviate costs associated with lead education by the local WSACs.

The Grand Rapids Water Advisory Council (Council) was established in 2019 as part of the updated 2018 Lead and Copper Rule. Meeting six times a year, the Council advises the Water System and its partner communities on raising awareness regarding water quality issues. Its primary objectives include the elimination of lead service lines, the reduction of lead in drinking water, and the protection of public health.

In January 2024, the Water System submitted a grant application seeking reimbursement of $23,331.00 for the procurement of 3,000 lead awareness toolkits. The Water System received notification of the grant award in early March 2024.

The City Commission approved the grant agreement between the Water System and the Michigan Department of Environment, Great Lakes, and Energy on April 9, 2024.

Request

The Water System is eligible to receive $23,331.00 from the Michigan Department of Environment, Great Lakes, and Energy during the grant period that began in October 2023 and ends in August 2024 to purchase 3,000 lead awareness toolkits. The lead awareness toolkits will include the following:

- Tote bag
- Aerator grip
- Aerator cleaning brush
- Risk reduction magnet

- Microfiber towel (clean lead paint chips and dust)
- Lead education brochures

A budget amendment is requested to appropriate funds to the accounting codes listed below.

Sources/Appropriations	**Project Description**	**Amount (From)/To**
2730-536-7000-5522-WSAC24-Z24WSAC	MI Department of Environmental Quality	($23,331)
2730-536-7000-8800--WSAC24-Z24WSAC	Water System Community Promotion	23,331

Thank you for considering the budget amendment request.

cc: Curt Reppuhn Scott Saindon Erica Bills

Tai Verbrugge Alan Avitia Alexia Hall

BA24-10 Attachment F

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Laura Cleypool
Assistant Director of Parks and Recreation

SUBJECT: **Budget Amendment for Sullivan Field MEDC funding**

Background and Impact

Located on the west side of Grand Rapids, Valley Field became a City park in 1931 with an official dedication of the baseball field and grandstand in 1937. Many baseball leagues have played at Valley Field over the years and, to honor the local businessman, player, manager, and Detroit Tigers' baseball scout, Bob Sullivan, the park was renamed Sullivan Field in 1996.

In partnership with the non-profit group, Fans of Valley Field, the City is embarking on a rehabilitation and general aesthetic improvement project for Sullivan Field. The Project consultant, Integrated Architecture Corporation (Integrated) has completed final concept plans for the site which include significant renovations to the park. The planned improvements will improve the quality of the baseball field and supporting amenities (dugouts, grandstand, bullpen, etc.); improve public opportunities for year-round activation, events, and use of the park beyond baseball; improve entrances, accessibility and visitor experience; and celebrate past players and the history of the park.

The City has $1,200,000 allocated towards the planned improvements and is working in partnership with Fans of Valley Field to fundraise and apply for grants for the additional funding to complete phase I and future phases of work.

Request

The purpose of this amendment is to appropriate the revenue and expenses associated with the MEDC state appropriation in the amount of $1,050,000 for the restoration and revitalization of this historical baseball field.

Sources/Appropriations	Project Description	Amount (From)/To
4080-751-9000-5762-24079-408024079G	Sullivan Field	($1,050,000)
4080-751-9000-9880-24079-408024079G	Sullivan Field	$1,050,000

cc: David Marquardt, Director of Parks and Recreation
Connie Bohatch, Managing Director of Community Services
Karie Enriquez, Project Manager
Scott Saindon, Deputy CFO
Otniel Kish, Budget Analyst

BA24-10 Attachment G

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tanya Todd, Court Administrator
61st District Court

SUBJECT: **Budget Amendment Request to Add Grant Funded Case Manager Position – Domestic Violence Case Manager**

Background

In response to the significant allocation of American Rescue Plan Act (ARPA) funds, Kent County has strategically targeted a portion of these resources towards the critical area of domestic violence prevention and response. One of the pivotal goals under the Domestic Violence Action Network initiative is the establishment of a specialized Domestic Violence Court. This innovative court aims to address and mitigate the complexities of domestic violence cases through a focused, integrated approach that enhances the support and protection for victims while ensuring a more efficient and effective judicial process. Central to the operational success of the Domestic Violence Court is the creation of the Domestic Violence Case Manager (DVCM) position. This role is envisioned as a cornerstone in the court's efforts to provide comprehensive, tailored support to defendants charged with domestic violence offenses.

Request

The Domestic Violence Case Manager (DVCM) position is integral to the operation of the newly established Domestic Violence Court. This role is designed to support defendants charged with qualifying offenses, ensuring they adhere to court-ordered conditions and facilitating their participation in appropriate programs. The DVCM collaborates with judges, attorneys, service providers, victims, and community agencies to deliver comprehensive support and assistance. Key responsibilities include assessing participants' needs and risks, supervising caseloads, enforcing program participation conditions, referring to treatment programs, and providing counseling. This position requires a bachelor's degree in a related field, experience in case management, and a comprehensive understanding of intimate partner violence dynamics. The DVCM must possess a range of skills, including counseling, crisis intervention, and the ability to develop and monitor treatment programs. This grant-funded position is essential for the effective management and rehabilitation of individuals charged with domestic violence offenses, contributing significantly to the court's mission of delivering justice and support to affected parties.

Impact

The information discussed in the request pertains to the strategic utilization and management of grant funds and, as such, does not directly impact on the current fiscal year's budget. These positions and programs are grant-funded, specifically allocated for their designated purposes without drawing from or affecting the general budget allocations for the fiscal year.

Sources/Appropriations	Project Description	Amount (From)/To
7401-286-7000-5280-DVAN24-D24DVAN	Grant Award from American Rescue Plan Act from (ARPA) from the Domestic Violence Action Network (DVAN)	$130,000.00
7401-286-7000-7020-DVAN24-D24DVAN	Case Manager Salary (1 FTE)	($130,000.00)

cc: Scott Saindon
Otniel Kish

BA24-10 Attachment H

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tanya Todd, Court Administrator
61st District Court

SUBJECT: **Request to Add Grant Funded Case Manager Position – Problem Solving Court Case Manager**

Background

The Office of Community Corrections (OCC) grant, allocated at $193,254 for the fiscal year, plays a critical role in our ongoing efforts to improve justice and rehabilitation services. This funding is earmarked to support substance abuse education, treatment programs, and prevention initiatives, directly addressing the rehabilitation and management of offenders. Our commitment to the effective utilization of OCC funds is in strict adherence to the guidelines set by the Michigan State Court Administrative Office, ensuring that program descriptions are detailed, and case management standards are exemplary. The funds associated with this grant were appropriated on October 24, 2023, for the current D24MDCG grant cycle.

Request

We are requesting the creation of the Problem Solving Court Case Manager position, specifically designed to enhance the Sobriety Court program's response to felony drunk drivers. This grant-funded role is central to our strategy of implementing best practices to reduce addiction-related recidivism, lower local incarceration rates, and provide targeted support for participants' sobriety and successful reintegration into the community.

The responsibilities of the Problem Solving Court Case Manager include conducting initial assessments, developing and adjusting treatment plans, facilitating team meetings, and providing updates on participants' progress. This position requires close coordination with judges, attorneys, community service providers, and participation in interdisciplinary planning sessions. By monitoring participant compliance, making informed recommendations to the court, and maintaining detailed records, the Problem Solving Court Case Manager plays a vital role in ensuring that those in the program receive the comprehensive support needed to achieve their rehabilitation goals.

Impact

The addition of the Problem Solving Court Case Manager position does not require additional funding, as the grant funds were previously appropriated in October 2023. The current request involves transferring existing budget between expense objects, which can be accomplished administratively. Therefore, this request solely seeks to add the new Case Manager position to the roster, optimizing the use of the OCC grant funds to enhance the effectiveness and reach of our Sobriety Court program.

cc: Scott Saindon
Otniel Kish

BA24-10 Attachment I

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tim Burkman, P.E., City Engineer

SUBJECT: **Request for Capital Improvement Fund Budget Amendment – Reconstruction of and Water Main in the Ottawa Avenue/Coldbrook Street/Monroe Avenue Intersection (Decommissioning of Coldbrook Pumping Station)**

On September 6, 2022 (Proceeding No. 91992), the City awarded a contract to Diversco Construction Company, Inc. (Diversco), and authorized expenditures in connection with the above-captioned project. On March 19, 2024 (Proceeding No. 93380), the City approved an increase in the scope of work and authorizing expenditures to the contract with Diversco Construction Company, Inc in connection with the above-captioned project.
.
This project consists of road reconstruction, roundabout installation, water main abandonment and reconfiguration, and minor storm and ADA upgrades.

After construction started, circumstances required that the scope and schedule of proposed street lighting, telecommunications, and private utility work be revised. This required extra effort and time from the engineering consultant Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck) and subconsultant Geotech, Inc. (Geotech) to complete this portion of the project. Geotech assisted in coordinating and implementing this work on behalf of the City's Energy, Lighting, and Communications Department.

City Staff have reviewed the projects currently planned to be funded with Capital Improvement Series 2021 bonds and has determined that it is appropriate to include this project in this bond series. This project was included in the Notice of Intent for this bond series. Note: approval of this budget amendment will over-commit this series and carry some exposure with respect to funding. Past experience indicates that the City needs to "over-commit" bond proceeds to assure that the funds are expended in a timely manner and in accordance with IRS regulations. Projects appropriated include contingencies and, based on past trends, tend to come in lower than appropriated. If total expenditures exceed this series funding, it is anticipated that additional funding will be secured through either the future issuance of Bonds or the use of cash in the Capital Improvement Fund.

The following budget amendment in the Capital Improvement Fund will provide a portion of project costs for this project. Please include this request in the next budget amendment.

Sources/Appropriations	Project Description	Amount (From)/To
4014-448-9000-6981-19STL-401419096	Coldbrook Pump Station	($27,550)
4014-448-9000-9880-19STL-401419096	Coldbrook Pump Station	$27,550

If you have any questions, please advise. Thank you for your assistance in this matter.

cc: Kate Berens, Curt Reppuhn, Scott Saindon
Erica Bills, Bruce Sweeris, Nicolas Salazar
Lorrie Freeman, Tricia Chapman

P:\CD24\Budget\FC Coldbrook PS Increase amdmt
20003

SUMMARY OF ESTIMATED COSTS
for

Reconstruction of and Water Main in the Ottawa Avenue/Coldbrook Street/Monroe Avenue Intersection (Decommissioning of Coldbrook Pumping Station)

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
Water System Fund	$4,372,000	$0	$4,372,000
Capital Improvement Fund (STL)	413,700	27,550	441,250
Sewer System Fund	41,000	0	41,000
Vital Streets Fund*	535,300	0	535,300
Total Project Sources	$5,362,000	$27,550	$5,389,550

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Phase Services by Geotech	$26,550
Administration	1,000
Sub-Total	$27,550
Prior authorization (Proceeding No. 91992)	$5,362,000
Total Project Uses	$5,389,550

BA24-10 Attachment J

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tricia Chapman
Administrative Services Officer II

SUBJECT: **Budget Amendment Request – Uptown Business Improvement District**

The Uptown Business Improvement District is requesting a $10,000 increase to appropriations to cover vehicle rental until a city vehicle is decommissioned. The BID budget anticipated a vehicle made available July 1, 2023, therefore this additional expense wasn't reflected in the adopted budget.

The Uptown BID board recommended a budget amendment at the April 10, 2024 meeting increasing appropriations by $10,000 which will come from fund balance which was $87,247 at the end of March.

The accounting codes to process this amendment request are as follows:

Sources/Appropriations	Project Description	Amount (From)/To
2520-746-2000-BSA 3390	Fund Balance	($10,000)
2520-746-2000-9410	Equipment Rentals or Lease	$10,000

TC

cc: Scott Saindon, Deputy CFO
Ingrid Miller, Uptown Executive Director

BA24-10 Attachment K

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Tim Burkman, P.E., City Engineer

SUBJECT: **Request for Capital Improvement Fund Budget Amendment – Improvements to Grand River East River Front from Fulton Street to Wealthy Street**

The 2011 Green Grand Rapids Plan updated the 2002 City Master Plan with a focus of green infrastructure, sustainability, and quality of life. One of the concepts plans prepared as part of the Green Grand Rapids was the redevelopment of the riverfront 201 Market Street site, and it illustrated a 50-foot-wide riparian corridor and riverwalk zones along the Grand River. The 2017 River for All Strategic Master Plan from the Parks and Recreation Department also notes the importance of extending the riverfront trail along the 201 Market Street Site.

In 2022, Downtown Grand Rapids, Inc. (DGRI) was awarded $55 Million to grow the Grand Rapids Greenway in Grand Rapids and Kent County. Of that funding, DGRI has allotted $10 million to the 201 Market Site, which will extend on the east river edge from US-131 to the railroad bridge.

This project proposes to add improvements of a non-motorized trail, river access, and improved flood protection. Native plantings and landscaping to soften the current concrete edge of the river will also improve habitat and ecology in this area.

In order to meet expectations for Capital Project delivery, it is often desirable to begin the design process prior to the majority of the funding being in place. As a result, approval is needed for the estimated design phase services.

The following budget amendment in the Capital Improvement Fund provides for the recognition of anticipated revenue/expenditure reimbursement in an estimated not-to-exceed amount of $750,000 from the Greenway Grant agreement between DGRI and the City of Grand Rapids for the estimated design phase services. Please include this request in the next budget amendment.

Sources/Appropriations	Project Description	Amount (From)/To
Revenue/expenditure Reimbursement		
4010-447-9000-5280-24080-401024080G	Federal Grants	($750,000)
4010-447-9000-9880-24080-401024080G	Grand River East-Fulton to Wealthy	$750,000

If you have any questions, please advise. Thank you for your assistance in this matter.

cc: Kate Berens, Curt Reppuhn, Scott Saindon, Lorrie Freeman, Erica Bills, Nicolas Salazar, Tricia Chapman

P:\CD24\Budget\FC Grand River East-Fulton to Wealthy amdmt
22096

BA24-10

Other Grants Fund

Previously Approved Resources	27,926,249.24
Other	102,741.00
From (To) Fund Balance	-
Total Amended Resources	28,028,990.24
Previously Approved Appropriations	27,926,249.24
Requested Changes	102,741.00
Total Amended Appropriations	28,028,990.24

Refuse Collection Fund

Previously Approved Resources	18,254,253.00
Other	-
From (To) Fund Balance	61,782.60
Total Amended Resources	18,316,035.60
Previously Approved Appropriations	18,254,253.00
Requested Changes	61,782.60
Total Amended Appropriations	18,316,035.60

Parks - Capital Projects Fund

Previously Approved Resources	-
Other	2,100,000.00
From (To) Fund Balance	-
Total Amended Resources	2,100,000.00
Previously Approved Appropriations	-
Requested Changes	2,100,000.00
Total Amended Appropriations	2,100,000.00

Cemetery Operating Fund

Previously Approved Resources	1,758,383.00
Other	-
From (To) Retained Earnings	1,050,000.00
Total Amended Resources	2,808,383.00
Previously Approved Appropriations	1,758,383.00
Requested Changes	1,050,000.00
Total Amended Appropriations	2,808,383.00

Uptown Business Improvement District Fund

Previously Approved Resources	122,840.00
Other	-
From (To) Fund Balance	10,000.00
Total Amended Resources	132,840.00
Previously Approved Appropriations	122,840.00
Requested Changes	10,000.00
Total Amended Appropriations	132,840.00

Capital Improvement Bond Series 2021 Fund

Previously Approved Resources	9,993,829.00
Other	27,550.00
From (To) Fund Balance	-
Total Amended Resources	10,021,379.00
Previously Approved Appropriations	9,993,829.00
Requested Changes	27,550.00
Total Amended Appropriations	10,021,379.00

61st District Court Grants Fund

Previously Approved Resources	2,832,765.86
Other	130,000.00
From (To) Fund Balance	-
Total Amended Resources	2,962,765.86
Previously Approved Appropriations	2,832,765.86
Requested Changes	130,000.00
Total Amended Appropriations	2,962,765.86

Capital Improvement Fund

Previously Approved Resources	105,904,159.69
Other	750,000.00
From (To) Fund Balance	-
Total Amended Resources	106,654,159.69
Previously Approved Appropriations	105,904,159.69
Requested Changes	750,000.00
Total Amended Appropriations	106,654,159.69

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission Meeting
LIAISON: N/A

FROM: Kristin Turkelson, Planning Director
Planning, Design & Development

SUBJECT: **Consideration of Zoning Ordinance housing policy text amendments**

On March 19, 2024, the City Commission held a public hearing on a package of Zoning Ordinance text amendments intended to increase housing supply, diversify housing types, and increase housing affordability. The text amendments focus on accessory dwelling units, unrelated occupants in a household, single room occupancy dwellings, transitional and emergency housing, small scale residential infill, and changes to certain parking regulations.

Immediately prior to the City Commission meeting, members of the public were able to explore the proposed amendments directly with Planning Department staff during Commission Night Out activities. During the public hearing, a significant amount of testimony was received, which was discussed by the City Commission on April 9, 2024 in preparation for the formal ordinance consideration set for April 23, 2024. Attached is a list of questions that that were raised during the public hearing and by the City Commission at their April 9 discussion, along with answers prepared by the City's Planning Department in collaboration with Community Development, Code Compliance, City Attorney's Office, Assessing Department and Housing Next.

BACKGROUND

In the spring of 2023, an update to the 2020 Housing Needs Assessment was presented by the City's Housing Practice Leader, Ryan Kilpatrick of Housing Next. The update determined that by 2027, approximately 34,700 dwelling units are needed countywide, with 14,106 of the units in the City of Grand Rapids, to accommodate household growth and older home replacement. In response to the Assessment, the City Commission expressed a desire to evaluate the City's housing policies and requested that the Planning Commission provide them with recommendations.

To ensure general alignment on potential zoning changes, a joint Planning Commission/City Commission meeting was held on July 13, 2023. During the meeting,

the Planning Director facilitated a discussion around five categories identified by staff as starting points for consideration. These categories were chosen because of past planning work (i.e. Great Housing Strategies and Housing NOW!), current planning work (update to the 2002 Community Master Plan) and State and National zoning reform work. These five categories included Accessory Dwelling Units, Unrelated Occupants, Group Living Uses, Small Scale Residential Infill/Missing Middle Housing Types and Parking Requirements. Both Commissions generally agreed that zoning amendments pertaining to the five categories held the potential to increase housing supply, diversify housing types, and increase housing affordability.

Since July 2023, the Planning Commission, with the support of city staff, began thorough deliberation on each of the five categories. On September 28, 2023, the Commission discussed changes to regulations for accessory dwelling units (ADUs) and the number of unrelated occupants that may occupy a household. On November 9, 2023, the Commission discussed group living uses, small scale residential infill/missing middle housing, and parking requirements. And finally, on January 11, 2024, the Commission reviewed the draft text amendments to ensure the desired changes were accurately captured and were ready for a public hearing.

SUMMARY OF PROPOSED HOUSING POLICY TEXT AMENDMENTS

Accessory Dwelling Units

- Streamline review process and allow as a permitted use
- Remove owner occupancy requirement
- Modify height and setback requirements
- Permit in association with single- and two-family dwellings
- Eliminate parking requirement

Unrelated Occupants

- Modify definition of Family, increasing unrelated occupants from four (4) to six (6)

Group Living

- Modify Single-Room Occupancy (SRO) requirements:
    - Modify SRO definition
    - Allow small-scale SROs in residential zone districts
    - Provide a tiered review process for small, medium and large-scale SROs
    - Require a Good Neighbor Plan when permitted as a Special Land Use
    - Increase tenancy requirement from 32 to 90 days
- Modify Transitional/Emergency Shelter requirements:
    - Allow small-scale shelters in residential zone districts
    - Add additional use regulations
    - Require a Good Neighbor Plan when permitted as a Special Land Use

Small Scale Residential Infill

- Within the TN-LDR (Traditional Neighborhood–Low Density Residential) Zone District:

- Reduce lot area and width requirements for two-family and multiple-family residential developments of six (6) or fewer units
- Permit multiple-family residential developments of six (6) or fewer units when located on Link Residential or Network residential streets (as defined by the Vital Streets plan)
- Eliminate established (i.e. median) lot area and width requirements
- Allow conversion of existing single- and two-family housing stock to higher densities

Parking

- Within the TN-LDR (Traditional Neighborhood–Low Density Residential) Zone District, eliminate parking requirements for developments of six (6) or fewer dwelling units on Link Residential or Network residential streets
- Modify the required distance to transit (from 300 feet to ½-mile) to allow for increased utilization of the parking reduction

ADDITIONAL CONTEXT

The proposed zoning text amendments represent significant changes from existing policies. However, it's important to remember that these changes are heavily informed by past planning work (2015 Great Housing Strategies and the 2018 Housing NOW! effort), current Community Master Planning (CMP) work, state and national zoning reform publications and best practices from around the country.

It is relevant to note that the Request for Proposals for the current Community Master Plan update, approved by the appointed 50-member steering committee, the City Planning Commission and City Commission, states the City's willingness to advance critical housing discussions and recommendations prior to the adoption of the CMP adoption (page 10 of the approved CMP contract with Planning Next). It is staff's opinion that the proposed text amendments align with the community feedback we have received thus far.

It is important to consider these changes in the context of today's economic market, housing trends, building code requirements and advances in mobility options. To provide more detail on some of these items, the City's Housing Practice Leader, Ryan Kilpatrick and the Mobile GR Department, provided the following input:

Housing Next

The proposed zoning amendments must be considered within the context of current economic and cultural conditions within the City of Grand Rapids. While the housing need is significant, it is highly unlikely that the proposed zoning changes will produce dramatic changes in local neighborhoods over a short period of time for the following reasons:

1. Housing availability. A major factor that is influencing affordability right now is the relative scarcity of available homes on the market. When fewer homes are available for sale, local buyers are forced to compete for the handful of homes that are available. This competition pushes prices up.

a. In the current market, even though a homeowner could potentially sell their home for two or three times what they paid for it, the limited housing options for relocation in the community that would suit their needs and budget may drive them not to sell, further reducing housing availability.

b. When homes do become available for sale, recent market trends have been favoring homeowners rather than landlords. The current average price to purchase an older home in Grand Rapids cannot be justified by local rental rates. In other words, many landlords cannot recoup their costs when buying older homes given the repairs that may be necessary to satisfy code requirements. For example, in the 49507 zip code between the 2011 and 2021 census years, there was a decrease in the number of two-unit, three-unit, and four-unit structures (-410), and there was an increase in the number of single family homes (+220). There was also an increase in the number of owner-occupied structures (+424). These trends occurred despite the fact that the City Zoning Ordinance was amended to allow for duplexes by-right on corner lots. While market forces currently favor homeowners, the majority of homeowners entering the housing market are earning well over the median income and are not representative of the income demographics of the households that have traditionally lived in these neighborhoods for the last 30-40 years.

2. Culture. In West Michigan, we do not currently have a strong culture of entrepreneurial spirit baked into our housing choices. In other words, we don't have a lot of homeowners who want to be landlords. Generally, homeowners in West Michigan are accustomed to the privacy and spaciousness of having their entire property to themselves. This cultural pattern will likely need to change as housing scarcity continues to grow. However, culture does not change overnight. Most homeowners will not choose to add a second dwelling unit to their property because of both the financial cost of creating the extra unit and the change in their sense of privacy that can occur when sharing a property with another household. Our hope is that somewhere between 2% and 5% of homeowners will take advantage of the new zoning over the next decade. In order to achieve that rate of change, a fairly robust communications and marketing effort may be required in partnership with local Realtors and other landlord associations to help homeowners understand the process and the financial calculations.

3. Incentives. The proposed zoning changes are unlikely to reverse the trend of higher income owner-occupied households moving into historically lower-income neighborhoods. However, the proposed zoning changes will likely create opportunities to slow the pace of change and, when paired with new financial incentives like Brownfield TIF for housing and scattered site Payment in Lieu of Tax options, the proposed changes can provide non-profit entities and Benefit Corporations with greater options to acquire and preserve naturally occurring affordable housing.

4. Investment. Some properties will begin to make more financial sense for a third-party, for-profit property manager to acquire; however, this will occur on a case-by-case basis and will be highly dependent upon the condition on the existing structure and whether the mechanicals, electrical, and plumbing must be updated in addition to creating a fully separated secondary dwelling unit. The proposed zoning changes are designed as a small-scale, incremental adjustment to allow for one-degree of change within selected zone districts and key corridors. This is the preferred method of allowing for finely calibrated adjustments, evaluating the results over a few years, and assessing whether additional adjustments are necessary.

5. Equitable Development. Several organizations are currently working to establish an Equitable Development Initiative in Kent County that would support small-scale emerging developers and minority developers. As the region grows and more housing is created, our collective goal is to ensure that smaller scale developers and minority developers have an equitable opportunity to capture a share of the wealth that is created in the process of growing local/regional housing supply. This initiative is expected to include a mentorship component as well as direct access to capital for developers who do not have access to significant assets to start their first development on their own.

   Creating small-scale, financially viable opportunities to break into the development business is important to catalyze more emerging developers in this space. A critical component of this is aligning local zoning codes with housing needs and financially viable product types – assuming impact capital as the lead investor.

Mobile GR

Mobile GR Department staff have been participating in conversations and discussions with City staff and the City Planning Commission related to Housing Policy Zoning Ordinance Text Amendments. In particular, Mobile GR staff have been helping to review, collect data and analyze potential recommendations related to mobility, traffic and parking for the various text amendments. Mobile GR staff is in full support of eliminating parking minimums across the City, but at a minimum in all Traditional Neighborhood Zone Districts, both residential and commercial.

Over the last five years, the Mobile GR Department has been annually producing parking counts for every street in the entire City of Grand Rapids. This data is regularly included in the various City staff reports as part of Planning Commission packets. According to this data, there are 122,508 on-street parking spaces available across the City with an average percentage occupancy of 21.7%. Of that total, 62,968 spaces (51.4%) are in the Traditional Neighborhoods with an average percentage occupancy of 30.4%. Based solely on this data, there is excess parking capacity across the City and in Traditional Neighborhoods to absorb additional housing development and the proposed Housing Policy Zoning Ordinance Text Amendments.

The City has a tool to help manage additional demand for on street parking in neighborhoods with a residential parking permit program. On neighborhood streets or

areas in the City where parking capacity exceeds 75 percent occupancy at a peak period, a parking permit program can be implemented to ensure that parking spaces are available to residents. The Neighbors of Belknap Lookout is the only neighborhood in the City that has a residential parking permit program and a handful of streets have had one implemented where metered parking abuts a residential parking area. Those streets include Alabama Street and Lake Drive with a handful of permits.

Every year, Mobile GR assesses parking demand and availability in residential neighborhoods and business districts. In qualifying areas with heavy parking demand, City staff propose Residential Parking Permit (RPP) Zones. RPP Zones prioritize parking spots for residents within the area. To park within an RPP Zone, you must be a resident or a guest of a resident and must have a Residential Parking Permit. Vehicles parked within an RPP zone without a permit will be subject to parking enforcement. Residents within RPP Zones can apply for a permit for a small permit fee. Permit fees are $30 and the program allows for fee waivers for qualified residents as well as free caregiver permits. Additional information about the RPP program can be found on the City's website here.

GR Forward, adopted by City Commission in December 2015, included a recommendation to eliminate parking minimums in the Downtown Zone District. Parking minimums were eliminated in 2016 for the Downtown Zone District. Since that time parking has still been included as part of new developments. However, without a parking minimum, constructed parking has been driven by private sector demand. Since 2016, the City has increased mobility investments to better support transportation access across the City. The City's DASH service was recently expanded to a new route that extends Wednesday – Sunday service to westside neighborhoods at the Creston neighborhood in addition to downtown. This service includes late night weekend service. The City also continues to partner with the Rapid on making service improvements to existing fixed route bus service across the City. Currently, the Rapid is developing a Transit Master Plan in coordination with the City's Community Master Plan to ensure that transit service can adequately address the growing needs of the City of Grand Rapids.

The City developed, piloted and established a full time micromobility program in partnership with Lime that provides access to e-scooters and e-bikes across the City. These new and environmentally friendly options allow for commuters, visitors and residents to get around Grand Rapids in new and fun ways. The current service area includes 12 square miles, much of which is centered on Traditional Neighborhoods. Ridership continues to grow each year. Through September 2023, more than 262,000 rides have been taken on scooters and e-bikes with the average ride being 15.8 minutes and average distance of just over one mile. Mobile GR staff continue to work with Lime on improvements to the program including installing additional designated parking zones, promotion of access programs, a new affordability pass program and safety messaging.

In early 2024, the Mobile GR Department will be launching a neighborhood electric vehicle (EV) carsharing program to maximize equity outcomes. The goals of the program are to:

- Provide an affordable electric car sharing service,
- Improve the awareness, perception, and adoption of EVs in low- and moderate-income households,
- Enhance the ability of visitors, residents, and businesses to reduce private vehicle usage,
- Encourage community-wide behavior shift towards greater use of shared mobility and electric vehicles,
- Provide a high-quality user experience that attracts and retains long-term members so that the program is financially sustainable after initial startup funds are exhausted.

The City is currently in Phase 1 of the project, working to procure and install EV chargers at three to four neighborhood sites. The carshare vendor is scheduled to procure vehicles and prepare the program infrastructure. The City anticipates the program to launch in March/April 2024. The current planned sites are in Burton Heights, Madison Heights, Eastown, and the John Ball Zoo area, with a few more cars located at existing downtown charging facilities where market needs and equipment availability dictate. The City is currently starting neighborhood engagement related to the Phase 1 program. Additional phases of the program are expected to expand to 12-15 vehicles in other neighborhoods by December 2024. This program will also help reduce vehicle ownership needs for Grand Rapids residents.

The City also maintains an annual capital project program to improve biking and walking across the City. Annual projects include investments in protected bicycling infrastructure and pedestrian crossing improvements. In November 2023, the City completed a two-way curb lane protected bicycle facility on Turner Avenue from Richmond to 6th Street on the west side of the Grand River. Additional annual investments in protected bicycling projects and neighborhood bicycling greenways are budgeted for future years.

All of these mobility investments combined with the on-street parking data collected support elimination of parking minimums being considered as zoning text amendments for additional housing development. At a minimum, the parking minimum elimination should be implemented in the Traditional Neighborhood Zone Districts but can support elimination across the City.

SUMMARY OF OTHER PROPOSED TEXT AMENDMENTS

A number of additional text amendments are proposed. The intent is to provide additional information, clarity, and consistency. Changes include clarifying that temporary assembly or fundraising events may be permitted in residential zone districts on lot approved for institutional, educational, or governmental uses (rather than on any residential property); allowing a height increase in the SD-IT Zone District with Special Land Use approval; and allowing limited parking in the front yard in the SD-IT Zone District; among other amendments.

PLANNING COMMISSION

At the Planning Commission meeting of January 25, 2024, the Planning Director provided a detailed overview of the proposed text amendments, with assistance from the City's Housing Practice Leader, Ryan Kilpatrick of Housing Next.

In association with the public hearing as well as during preparatory discussions during previous Planning Commission meetings, a significant amount of written and oral public input on the text amendments was received, both in support of and in opposition to the changes.

- September 28, 2023 – public comment, written communications (a)
- October 26, 2023 – public comment, written communications (a, b)
- November 9, 2023 – public comment
- January 11, 2024 - public comment
- January 25, 2024 – public hearing (beginning at 1:15), written communications

After the public hearing, the Planning Commission deliberated on the text amendments, with each Commissioner explaining in detail the rationale for how they planned to vote. All Commissioners supported the text amendments as proposed, with a vote of 9-0.

City Commission Action
The City Commission may approve, modify, or deny the proposed Zoning Ordinance text amendments as presented.

ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 61, TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED "ZONING ORDINANCE"

ORDINANCE NO. 2024-__

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That the Single room occupancy (SRO) row of Household Living of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05 of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	**Specific Use**		**TN, MCN, MON**		**Use or Other Regulations**
			LDR	**MDR**	
RESIDENTIAL					
Household Living	Single room occupancy (SRO)	"6 or fewer units	P	P"	5.9.32.
		"7-12 units	S	S"	
		"13 or more units	X	S"	

Section 2. That the Transitional or emergency shelter row of Household Living of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Household Living	Transitional or emergency shelter	"S"	S	5.9.36.

Section 3. That the Accessory dwelling unit row of Accessory Uses of Title V, Chapter 61, Table 5.05.05.B. of Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Accessory Uses	Accessory dwelling unit	“P	P”	5.9.03.

Section 4. That Title V, Chapter 61, Section 5.5.05. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.05. Uses of Land.

“C. *Attached Single-Family Residential Use.* For development of Attached Single-Family dwellings on a single lot.

1. Permitted Use within LDR zone districts where the following conditions apply:

   a. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required; and

   b. The parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C Zone District, as measured from the closest point of the parcels along the public right-of-way.

2. Special Land Use within LDR zone districts where the following conditions apply:

   a. Where demolition of an existing structure is required; or

   b. More than five (5) units are constructed in a row.

D. *Two-Family Residential Use.* A two-family residential dwelling is a Permitted Use within LDR zone districts when located on a corner lot.

E. Multiple-Family Residential Use. A multiple-family residential development of six (6) or fewer units is a permitted use on Link Residential and Network Residential Streets in the TN-LDR Zone District.”

Section 5. That the Detached single-family, interior row under Minimum Lot Area of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts							
Neighborhood Classification	**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District	**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Area (sq. ft./unit - except as noted)							
Two-family (total)	“3,800	2,500”	5,000[1]	3,000[1]	7,000[1]	3,500[1]	5.5.06.B.

Section 6. That the Two-family row under Minimum Lot Area of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts							
Neighborhood Classification	**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District	**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Area (sq. ft./unit - except as noted)							
Two-family (total)	“3,800	2,500”	7,000[1]	6,000[1]	9,000[1]	8,000[1]	5.5.06.B.

Section 7. That the Detached single-family, interior row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts							
Neighborhood Classification	**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District	**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Width (ft.)							
Detached single-family, interior	“36	36"	42[1]	42[1]	60[1]	60[1]	5.5.06.C.

Section 8. That the Two-family row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts

Neighborhood Classification	TN		MCN		MON		Use or Other Regulations
Zone District	**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Width (ft.)							
Two-family	“36	36"	70[1]	60[1]	90[1]	80[1]	5.5.06.C.

Section 9. That the Multiple family/group living row under Minimum Lot Width of Title V, Chapter 61, Table 5.5.06.A. of Section 5.5.06. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District		**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Width (ft.)								
”Multiple family/group living	3-6 units	36	36	100	90	100	100	5.5.06.C.“
	7 or more units	90	80					

Section 10. That the Maximum Height row of Title V, Chapter 61, Table 5.7.04.D. of Section 5.7.04. of the Code of the City of Grand Rapids, be amended to read as follows:

Sec. 5.7.04. Special District - Industrial-Transportation (SD-IT).

Table 5.7.04.D. Building Elements: Industrial Transportation District	
Maximum Height	3 stories or 45 ft., whichever is less. “Height may be increased by the Planning Commission in accordance with the Special Land Use standards and procedures of Section 5.12.09.”

Section 11. That Title V, Chapter 61, Section 5.9.02.A. of the Code of the City of Grand Rapids be amended to add Subsection 4. to read as follows:

Sec. 5.9.02. Applicability.

A. *Use Regulations and Approval Process of Table 5.9.02*

“4. *Special Land Use*. All uses listed shall be in accordance with the provisions of Section 5.12.09. The Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.09 are substantially met.”

Section 12. That the Accessory dwelling units row of Title V, Chapter 61, Table 5.9.02. of Section 5.9.02. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Accessory dwelling units	5.9.03.	“LDR, MDR	CC, TCC, TBA, TOD, C, NOS	—"	—

Section 13. That the Single room occupancy row of Title V, Chapter 61, Table 5.9.02. of Section 5.9.02. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Single room occupancy	5.9.32.	—	CC, TCC, TBA, TOD, C, NOS	—	“LDR, MDR“

Section 14. That Title V, Chapter 61, Section 5.9.03. of the Code of the City of Grand Rapids be amended in its entirety to read as:

Sec. 5.9.03. Accessory Dwelling Units (ADU).

“A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot.

B. An ADU may be permitted only in association with a single-family or two-family dwelling.

C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.

D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.

E. *Setbacks.*

1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.

2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.

F. *Floor Area.*

1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.

2. Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.

G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.

H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.

I. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.

J. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building , including but not limited to entrances, roof pitch, siding and windows.

K. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney."

Section 15. That Title V, Chapter 61, Section 5.9.06. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

"A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.

B. *Minimum Lot Area.* The minimum lot area per dwelling unit is as required in the Zone District.

C. *Minimum Setbacks.*

1. *Interior Lots.* The minimum required interior side setback on the side of the dwelling unit containing the common wall is reduced to zero. The (interior) side and rear setback standards of the Zone District apply around the perimeter of the project.

2. *Corner Lots.*

   a. The interior side setback may be reduced to zero. However, the remaining side setback must comply with the standards of the Zone District.

   b. The required building setback from one (1) front lot line may be reduced to fifteen (15) feet. This setback may be further reduced to match the predominant setbacks of adjoining structures on the same side of the street between the nearest intersecting streets or alleys, provided that a minimum setback of three (3) feet is provided in all cases.

D. *Minimum Building Width.* Each dwelling shall have a minimum dimension of fourteen (14) feet in any horizontal dimension.

E. *Separation Between Walls.*

1. When the end wall of a row of attached single-family dwellings faces the front wall or rear wall of another row of attached dwellings, there shall be at least twenty (20) feet between the main buildings (excluding minor building projections allowed under Section 5.2.05.).

2. Driveways, walkways, and open parking areas may be located within this separation area, provided that landscaped planting areas with a minimum separation of four (4) feet from one (1) building wall are provided.

F. *Building Façades on Public Streets.*

1. *Building Façades.* Building façades that face public streets shall include elements typical of a front façade, including doors and/or windows.

2. *Attached Single-Family Dwelling Façade Treatment.* The front of each dwelling must be distinct through either the use of different façade materials; staggered building lines of at least two (2) feet; an identifiable permanent architectural design element such as a chimney; pilaster or column (excluding gutter spouts or siding trim); or a combination of these methods.

G. *Attached Single-Family Roof Line.* The roof line of each dwelling must be distinct through either a separation of roof pitches (minimum difference at least five (5)

degrees), a difference in roof direction, a difference in roof height (minimum of two [2] vertical feet), or a combination of both methods.

H. *Garage Doors.*

1. *Attached Single-Family Garage Door Entrances.*

   a. Garage door entrances for individual dwellings shall not face a public street. Alleys or interior driveways shall be used for access. This provision is not intended to prohibit garage doors that serve common parking areas.

   b. Administrative Departure. Garages for individual dwellings may be approved to face a public street where site conditions warrant. If approved, garage doors shall be set back at least twenty (20) feet from the front lot line. Garage doors shall be subject to the same transparency requirements as the building façade.

2. *Maximum Width.* Garage doors facing the street may not occupy more than forty (40) percent of the width of the street-facing façade of the main building. The maximum continuous, uninterrupted width of a garage door (or combination of smaller, single-car garage doors) along the street-facing façade may not exceed twenty-five (25) feet. A minimum separation of two (2) feet is required between garage doors.

3. *Recess.* All garage doors must be recessed at least five (5) feet from the front building wall nearest the front lot line.

I. *Private Yards.*

1. *Minimum Area.* Each attached single-family dwelling shall have at least two hundred (200) square feet of private yard with a minimum dimension of five (5) feet.

2. *Location.* For attached single-family dwellings, the private yard shall be contiguous to individual units, immediately adjacent to a wall of the dwelling it serves.

3. *At Grade.* Required private yards may be at grade, or within four (4) feet of grade if a terrace or patio. An Administrative Departure may be approved for a deck that is more than four (4) feet above grade.

4. *Contiguous to Common Open Space.* Required private yards for attached single-family dwellings may be within a common open space area provided that the common area is contiguous and directly accessible to the dwelling and the private yard area exceeds the minimum required common open space.

5. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) may be located within required private yards.

J. *Attached Single Family Dwellings - Common Open Space.*

1. *Minimum Required Open Space.* In addition to required private yards in Section 5.5.08.K., an attached single-family dwelling development of forty (40) or more units must provide a minimum of one hundred fifty (150) square feet of common open space per dwelling unit.

2. *Minimum Dimensions.* Required common open space must be located on the same lot as the development and in one (1) or more usable, common areas, each with minimum dimensions of twenty-five (25) feet and a minimum area of two thousand (2,000) square feet.

3. *Accessibility and Landscaping.* Common open space areas must be accessible to all attached single-family dwellings and must be improved with landscaping, recreational facilities, and/or walkways.

4. *Trees.* Trees must be planted within common open space areas at the rate of one (1) tree for every one thousand (1,000) square feet of required common open space. All trees must have a minimum two and one-half (2½) inch caliper.

5. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) may be located within the common open space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required open space is not used for off-street parking, loading or vehicle circulation."

Section 16. That Title V, Chapter 61, Section 5.9.20. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

Sec. 5.9.20. Multiple-Family Dwellings.

"A. *Applicability.* The following requirements apply to multiple-family dwellings, not including attached single-family dwellings, within any Residential Zone District, unless otherwise noted.

B. *Location.*

1. Multiple-family dwellings shall not be located on a Neighborhood Residential Street as defined in the City's Street Classification Policy. The Planning Commission may waive this restriction for redevelopment projects.

2. In the TN-LDR Zone District, a multiple-family development of six (6) or fewer units is a permitted use when located on a Link Residential or Network Residential Street.

C. *Open Space.*

1. *Minimum Required Greenspace or Urban Open Space.*

   a. In the MCN and MON district, every residential unit shall have a minimum of sixty-five (65) square feet of greenspace or urban open space and the required open space must be provided on the same lot as the dwelling unit(s) it serves.

   b. The open space area shall be substantially covered with grass, ground cover, shrubs, plants, trees or usable outdoor space open features, such as walkways or patios.

   c. The open space area shall not be less than twelve (12) feet in any dimension.

   d. The open space area must be usable, and cannot be occupied by mechanical equipment, dumpsters or service areas.

3. *Required Rear Yard.* In the MCN and MON districts, the required rear yard open space shall be within the rear yard, at ground level or, if on a terrace or patio, within four (4) feet of ground level. Where structures are in the rear yard setback and do not exceed six (6) feet in height, required open space may be provided directly above the structures.

D. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) shall be within the required rear yard space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required rear yard open space is not used for off-street parking, loading or vehicle circulation."

Section 17. That Title V, Chapter 61, Section 5.9.32. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

Sec. 5.9.32. Single Room Occupancy (SRO).

"A. *Separation Requirement.* Any SRO having thirteen (13) or more units shall be at least one thousand five hundred (1,500) feet from any other SRO, residential rehabilitation facility, transitional or emergency shelter, or small or large adult foster care facility.

B. *Continuous Tenancy.* At least ninety (90) percent of the SRO units shall be occupied by the same tenants for a continuous period of at least ninety (90) days.

C. *Size Limitation.* An SRO unit shall be limited to one (1) habitable room of three hundred (300) square feet or less, exclusive of up to seventy (70) square feet of floor area devoted to kitchen use.

D. *Good Neighbor Plan*. When a Special Land Use is required, a Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D."

Section 18. That Title V, Chapter 61, Section 5.9.35.H. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.9.35. Temporary Structures and Uses.

H. "*Assembly and Fundraising Activities.* Assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, and shows) or fundraising activities that benefit a community service group or non-profit organization (e.g. car washes, bake sales, auctions) are permitted in Residential Zone Districts on properties approved for educational, governmental, or institutional uses and in Mixed-Use Commercial Zone Districts, subject to the following requirements.

1. *Parking and Access.* A designated off-street parking area shall be provided adequate to serve the activity where it does not interrupt the flow of traffic on public streets; or impede access to the principal use, adjacent uses, pedestrian movements, or emergency vehicle access.

2. *Hours of Operation.* In all Residential Zone Districts, hours of operation shall start no earlier than 8:00 a.m. and end no later than 8:00 p.m., except on Fridays and Saturdays the hours may extend to 10:00 p.m. Hours of operation in all other districts shall operate within the hours of 8:00 a.m. to 11:00 p.m. unless otherwise approved by the Director.

3. *Setup/Takedown.* The duration of use provided in Table 5.9.35.A. shall include setup and takedown activities.

4. *Fundraising Agreement.* Goods or services being sold by a commercial entity for a fundraising event shall submit evidence of an event agreement with the community service group or non-profit organization with the permit application."

Section 19. That Title V, Chapter 61, Section 5.9.36. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

Sec. 5.9.36. Transitional or Emergency Shelters.

"A. In a residential zone district, any transitional or emergency shelter having seven (7) or more adults shall:

1. Be located on a Network Residential or Crosstown Connector Street as identified by the Vital Streets Plan, unless located on a lot of one acre or more in area.

2. Be located within two thousand five hundred (2,500) feet of a transit stop.

B. Any transitional or emergency shelter having thirteen (13) or more adults shall be at least one thousand five hundred (1,500) feet from any other transitional or emergency shelter, residential rehabilitation facility, single room occupancy dwelling, or small or large adult foster care facility.

C. Good Neighbor Plan. A Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D."

Section 20. That Title V, Chapter 61, Section 5.10.03.E. of the Code of the City of Grand Rapids, be amended to read as follows:

Sec. 5.10.03. Off-Street Parking: Design Requirements.

E. *Setbacks.* Except for parking areas on the same lot as a detached single-family or two-family dwelling, off-street parking and loading areas shall meet the following requirements.

1. *Front Yard Setbacks.*

a. For accessory parking areas, no part of the parking area shall be permitted in the front yard.

b. For parking areas that are principal uses and for parking lots in the MON-C Zone District, the parking area shall conform to the front yard setback or RBL requirements as appropriate, provided that a five (5) foot setback shall be met where there is no established RBL.

c. Parking areas that are accessory to a Vehicle Fueling Station may be permitted in the front yard subject to the requirements of Section 5.9.38.H.

"d. Parking areas that support office or retail uses accessory to the primary use may be permitted in front yard in the SD-IT Zone District."

Section 21. That the Accessory dwelling unit row of Accessory Uses of Title V, Chapter 61, Table 5.10.04.C. of Section 5.10.04. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.10.04. - Off-Street Parking: Space Requirements.

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	**Use**	**Zone District**			**Measurement/Additional Requirements**
		TN-TCC;	**TN-MDR; TN-**	**All Other**	

		TN-TOD	TBA; MCN-TOD; MON-TOD	Zone Districts	
		Number of Parking Spaces			
RESIDENTIAL					
Accessory Uses	Accessory dwelling unit	"0	0	0	"

Section 22. That Title V, Chapter 61, Section 5.10.04.F. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.10.04. Off-Street Parking: Space Requirements.

F. "*Traditional Neighborhoods Parking Requirements.*

1. Traditional Neighborhoods - City Center (TN-CC) Zone District Parking Requirements. Off-street parking shall not be required. If provided, the number of spaces shall not exceed one (1) space for each one thousand (1,000) square feet of gross floor area for all non-residential buildings and hotels, and one (1) space per dwelling unit, unless approved by the Planning Commission as a Special Land Use and based on a Parking Demand Study submitted by the applicant, as provided in Section 5.10.04.A.

2. Traditional Neighborhoods – Low Density Residential (TN-LDR) and Mixed-Density Residential (TN-MDR) Zone District Parking Requirements. Off-street parking shall not be required for developments of six (6) or fewer dwelling units when located on Link Residential and Network Residential Streets."

Section 23. That Title V, Chapter 61, Section 5.10.05.E.1.a. of the Code of the City of Grand Rapids be amended to read as:

Sec. 5.10.05. Off-Street Parking: Reductions in Parking Requirements.

E. *Alternate Modes of Transportation.* One (1) or more of the following methods may be used to reduce off-street parking requirements.

1. *Transit.*

a. "Parking requirements may be reduced under the provisions of Section 5.10.05. for up to fifty (50) percent of required parking spaces for buildings, structures, or uses within a half mile of a Bus Rapid Transit (BRT) station or one quarter of a mile of a transit stop."

Section 24. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of DWELLING UNIT, ACCESSORY under HOUSEHOLD LIVING (DWELLING UNIT), to read as follows:

Sec. 5.16.02. Definitions.

1. “DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family or two-family dwelling, included within an accessory structure, or separate from but located on the same lot as a detached single-family or two-family dwelling. Also known as a "granny flat.""

Section 25. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of FAMILY, to read as follows:

Sec. 5.16.02. Definitions.

“FAMILY

1. Any number of persons related by blood, marriage, adoption or guardianship, occupying a dwelling unit and living as a single nonprofit housekeeping unit; or not more than six (6) unrelated individuals eighteen (18) years of age or older living together in one (1) dwelling unit, having a relationship which is functionally equivalent to a family. The relationship must be of a permanent and distinct character, cooking as a single housekeeping unit with a demonstrable and recognizable bond characteristic of a cohesive unit.
2. The following do not qualify as a family: Any society, club, fraternity, sorority, association, lodge, organization, coterie, combine, federation, organization which is not a recognized religious order, or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary and/or of resort-seasonal character in nature. The term family does not include any adult foster care facility licensed under Public Act No. 218 of 1979 (MCL 400.701 et seq.) except an adult foster care family home as defined in Section 3 of that Act (MCL 400.703).”

Section 26. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of SINGLE ROOM OCCUPANCY (SRO) under GROUP LIVING, to read as follows:

Sec. 5.16.02. Definitions.

7. “SINGLE ROOM OCCUPANCY (SRO). A room in a dwelling that contains either a bathroom or kitchen, but not both, and that is designed and intended for a single person's long-term accommodation. An SRO facility is not an owner-occupied rooming/boarding house, hotel, motel or bed and breakfast.”

Section 27. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to modify the definition of TRANSITIONAL OR EMERGENCY SHELTER under GROUP LIVING, to read as follows:

Sec. 5.16.02. - Definitions.

8. "TRANSITIONAL OR EMERGENCY SHELTER. A residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements."

CORRECT IN FORM
CITY ATTORNEY

Q&A - Re: Proposed Zoning Text Amendments – Housing

The following questions were raised during the City Commission consideration of proposed text amendments recommended by the City's Planning Commission. Answers were prepared by the City's Planning Department in collaboration with Community Development, Code Compliance, City Attorney's Office, Assessing Department and Housing Next.

1. **What are the benefits of removing owner occupied requirement from Accessory Dwelling Unit (ADU) regulations?**

   Owner occupancy requirements speaks directly to one of the greatest benefits of property ownership: the flexibility of choosing how to use the property. When a homeowner buys a single-family home, they have the option of living there for 30 years, selling the home outright, or renting the home and buying another house in the same neighborhood. For decades, this is how many low- and moderate-income households built wealth for their families and climbed the economic ladder.

   If an owner chooses to build an ADU, that owner can no longer opt to move away from the property without selling it. The owner cannot consider the option of the property serving as a future investment property. Eliminating these options from the possible uses of the property diminishes the flexibility of a property with an ADU.

   Owner occupancy requirements also make ADUs more difficult to finance. Owner occupancy requirements limit who can purchase the property in the future – or more accurately, who is able to benefit from the potential financial value of the ADU. From the perspective of a bank, this makes an investment in an ADU a higher risk loan. A bank is much less likely to offer competitive financing through a traditional 30-year mortgage at 90% loan-to-value to build an ADU if there are owner occupancy requirements. Instead, the bank will likely require a significant amount of owner equity (40% - 50% or more). This now limits who can afford an ADU and will heavily favor wealthy homeowners. As a result, owner occupancy requirements often have a negative impact on equitable outcomes.

   Finally, owner-occupancy restrictions also limit non-profit entities from owning property with ADUs and this can have the effect of limiting the ability of the community to provide more affordable housing options in desirable neighborhoods at small-scale.

2. **In a low-density neighborhood, what is the likelihood of a 3-4 unit rental unit replacing a single family home. Has this practice been widespread in other cities?**

   The likelihood of a single-family home being replaced by a 3-4 unit building is dependent on several factors.

   A. *The cost to purchase and demolish the single-family home. In Grand Rapids, the minimum cost to purchase an existing home in most neighborhoods is $200,000 or more. For as long as housing supply remains well below demand, the cost to purchase existing homes will continue to rise.*

   B. *The cost to build a new building on the property. In Grand Rapids, the average cost of new construction is around $275 per square foot before factoring in utilities and land costs. A 2,400 square foot three-unit building would cost roughly $660,000 to build today. Then add $200,000 in acquisition and $25,000 in demolition costs. Now the total cost to build a 3-unit building is roughly $885,000 (roughly $295,000 per unit). This is less than the cost per unit to build a single-family home (average of $360,000), but each unit must rent for around $2,400 per month if they are not*

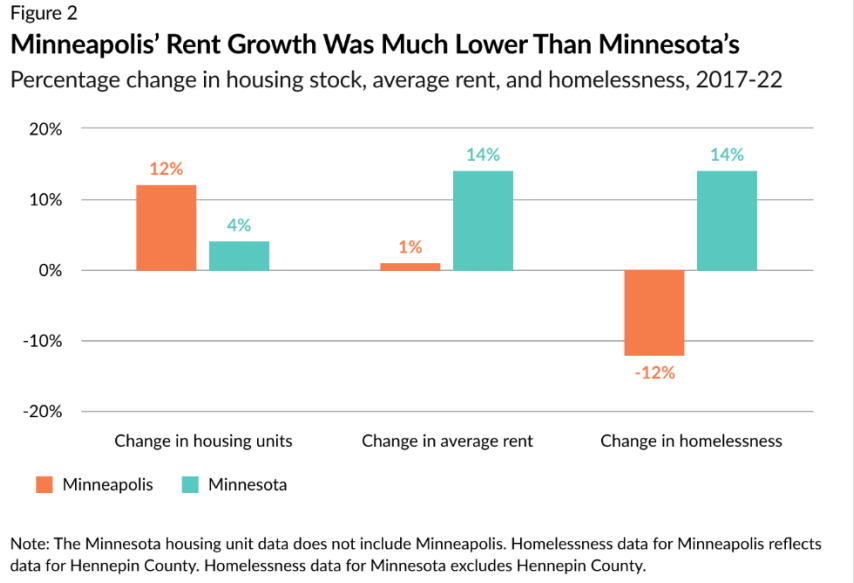
subsidized. At around 750 square feet each, these units are likely to be two-bedrooms. The current average market rate rent for a two-bedroom unit in Grand Rapids is $1,525 per month.

C. *There must be potential renters in the market who are willing to pay $900 per month more than they would pay to rent an existing, older two-bedroom unit in the same neighborhood. This type of rent premium is usually limited to only those neighborhoods with such a high degree of amenity and low availability of supply that residents feel the rent premium is justified. Also, the more housing that is available relative to the number of individuals and families seeking housing, the less likely any individual household is to pay a large premium. In other words, more available supply will bring housing prices down rather than raise them. This is a basic rule of supply and demand economics. If every property owner can add one or two additional housing units, over time, it is highly likely that an adequate amount of supply will be created to ensure that price gouging is not possible.*

D. *The value of the rental income from a three unit building after spending nearly $900,000 must be greater than the value of the income that would be available if an investor simply rented the existing single-family home. Currently, a typical single-family home with three bedrooms rents for between $1,600 and $2,000 per month in the city. If the acquisition cost is only $200,000, the investor may be able to make more money by executing a minor rehab or renting that home in an as-is condition as opposed to tearing it down and replacing it with an expensive structure. Each property is somewhat unique and the cost/benefit of renting a property as an existing single family home vs removing the home and replacing it with 2, 3 or 4 units will be highly dependent on the condition of the existing home, its location, and the cost of construction compared to the likely rent the new property could earn.*

E. *Private equity and outside investors rarely have the local staff capacity or interest to take on the complicated process of buying a single-family home and tearing it down to replace it with just 3 units. The time and expense of finding the property, having plans drawn up, getting those plans approved, and coordinating construction for a three-unit building is not substantially less than the time and expense of buying commercial property and building a 30-unit or 100-unit building. If the investor is not local, it is very unlikely that they will invest the time and energy to hassle with just 3 or 4 units at a time. It is very likely that most small multi-unit buildings will be created by local investors. And, when paired with targeted economic development incentives, it is possible to ensure that a significant majority of these types of projects include some degree of long-term affordability and local ownership.*

3. **What has been the impact in other cities that have made similar changes to their zoning code? Can we get some good data/information from them about lessons learned?**
Minneapolis adopted city-wide zoning changes to eliminate single-family only neighborhoods in 2018. The result has been that Minneapolis is the only growing housing market in the State of Minnesota that did not experience significant rent growth over the subsequent five years.



The [Urban Institute](#) also conducted a multi-city study to evaluate the impact of land use reforms on housing affordability. The study found a statistically significant impact on new housing supply and positive effects on housing affordability across the income spectrum. An important nuance of this research is that the land use reforms did not result in the creation of significantly more housing that was affordable to households earning at or below 30% area median income. However, the mover chains that resulted from new supply being available in high demand neighborhoods did create new vacancies within existing low-income and deeply affordable housing units.

These studies also found that changes to single-family zoning were only responsible for a small share of the new housing that was created in those markets. However, the changes to single family zoning allowed greater access to certain neighborhoods among both renters and local investors who would otherwise have been priced out. The increase in potential new supply across a broad geographic area significantly limited speculation and reduced rent growth (or reversed it some cases).

4. **What is the data around parking waivers?**
   Since 2013, the City Planning Commission has considered approximately 1,100 cases. Of those cases, 87 cases included support for a parking waiver that resulted in 2,944 spaces being waived using the standards of the City's Zoning Ordinance.

5. **Does this City have a map identifying the location of existing group living facilities?**
   No, this is not a map that the Planning Department is able to produce as there is not a single data source that can be referenced. A map of state licensed group living facilities could be created, however, it would not be inclusive of all group living facilities that exist within the City as not all facilities require state licensing.

6. **Can additional housing policy changes be made during implementation of the Community Master Plan?**
   Yes. After the Community Master Plan is adopted, the City will begin the process of implementing the recommendations of the Plan. This implementation process will include a significant amendment of the City's Zoning Ordinance.

7. **Relative to equity, what impacts should we expect if these amendments are adopted? Who stands to financially benefit? Who may be harmed?**
There is significant empirical evidence to demonstrate that exclusionary zoning (local regulations that limit who is able to live in which neighborhoods based on their income) places artificial constraints on supply, exacerbates residential racial segregation, and contributes to rising housing costs. As described in detail in the 2020 publication, The Color of Law, modern single-family only zoning has perpetuated racial segregation and undermines housing equity. The City of Grand Rapids eliminated exclusive single-family zone districts in 2008.

The proposed zoning amendments are unlikely to make neighborhoods or individual housing more equitable on their own. However, pairing greater flexibility of zoning with direct investment programs can help to support more equitable outcomes. It is likely that investments already underway and those being considered by the Economic Development and Community Development departments will have a more significant impact.

One of the most important aspects of the proposed zoning amendments is the manner in which they will make small scale, neighborhood-based development opportunities available to regular people. Currently, nearly all development is done by large development firms with access to significant capital. Very few small-scale developments are possible today. With the passage of the proposed amendments, combined with additional tools to support small scale developers, it will become possible for a local family or a young couple to build equity through small scale investments.

The economic development team is currently working with Housing Next and Cinnaire to create an equitable development initiative that is designed to provide training, mentorship, and access to capital to small scale and emerging developers. With the proposed zoning changes, new development opportunities will become far more equitable.

8. **How does increased supply affect housing affordability?**
A study published in the Journal of Urban Economics (2023) found that new housing supply has a direct and substantial impact on housing affordability across the market, even when the new housing being built was market rate. The study authors describe this impact as follows:

"The supply of new market rate units triggers moving chains that quickly reach middle- and low-income neighborhoods and individuals. Thus, new market-rate construction loosens the housing market in middle- and low-income areas even in the short run. Market-rate supply is likely to improve affordability outside the sub-markets where new construction occurs and to benefit low-income people."

This data is consistent with other similar types of commodity pricing in the marketplace. When more supply of a particular good becomes available – whether it be televisions or t-shirts – even when the new supply is expensive, the price of older versions of the same product will moderate or fall – assuming that enough new supply is available to meet or exceed total demand.

It is important to remember that the laws of supply and demand still apply. If enough new housing becomes available, prices will moderate and eventually decline. This trend has been seen recently in markets such as Minneapolis MN, Austin TX, and Nashville TN. However, if too little new housing supply becomes available relative to demand, prices will not moderate.

An important point to keep in perspective is that new construction is almost always more expensive than preserving or adapting existing housing. New construction will only be affordable to households earning less than median income if it is subsidized in some way. This could be tax increment financing, tax credits, or philanthropy. At the same time, adaptation of existing housing – when that existing housing generally meets modern code requirements in existing state – can be much less expensive and can require much less subsidy to be affordable.

9. **Will these changes have a disproportionate impact to a historic district?**
An important element of the proposed zoning changes is that they impact a broad and dispersed segment of the residential housing stock in the city. This approach allows for the impact of the proposed changes to also be broad and dispersed across many neighborhoods. For this reason, many advocates of this style of zoning reform refer to it as 'gentle density'. A very modest increase in the potential number of new homes does not result in widespread changes to a neighborhood, but rather a gradual 'thickening' of potential residential density.

Based upon evidence from other communities that have adopted similar zoning reforms in recent years, we can expect between 5% and 15% of new housing supply to occur within established neighborhoods and at a small scale. Most new housing supply (85% - 95%) will continue to come from larger developments on corridors and in commercial zones where the City has already allowed for four stories by right, ground floor residential uses in certain areas, and limited parking requirements.

Historic Districts are likely to be least impacted by the proposed zoning changes for a few reasons. The historic districts in Grand Rapids are generally located within the most expensive neighborhoods in the city. The average sale price of a home in Heritage Hill is currently $650,000 with several homes selling for well over $1 million. This means that the cost of acquisition is much higher than comparable neighborhoods nearby. Existing homes just two blocks away still sell for $200,000 to $250,000.

When the cost to purchase an existing building is overly expensive, it will not make financial sense as an investment property unless the potential development yield is high (i.e. a lot of new units can be created to justify the purchase price) or the rent is very high.

However, the proposed amendments may in fact make these homes more affordable to homeowners who intend to live in the home and create an additional residential unit or two to help offset the cost of their mortgage. These investments make more financial sense for an owner-occupant in an expensive district because the investment is not entirely about financial gain. It is also about establishing the means to afford to live in a high opportunity neighborhood.

It is important to remember, when considering the likely benefits to homeowners, that attempting to limit ownership of multi-unit properties to only owner-occupied buyers has several unintended consequences. The primary negative consequence is the implications to financing these properties. It can be very difficult to finance a property that is overly burdened with restrictions. A bank is often looking for unencumbered properties which can be easily sold if the borrower is unable to make the payments on the loan. If the bank is limited in their ability to sell the property, the bank will likely reduce the value of their loan for the property. This, in turn, limits who can purchase these properties to only those buyers with enough cash to satisfy the bank – usually around 40% - 50% of the cost. In Grand Rapids, an owner-occupancy requirement is likely to impact equity in a negative way because of these financing limitations.

Furthermore, an owner-occupancy requirement would limit a buyer's ability to generate wealth over time unless they were living in the property for the entirety of their ownership period. One of the primary ways that existing property owners who live in the Heritage Hill, Cherry Hill, South Town, and Fairmount Square neighborhoods were able to generate wealth for themselves was by purchasing several properties in their neighborhood over time, investing significant time, energy and financial resources into those homes, and reestablishing those neighborhoods as active and thriving places for people of all incomes and generations to share community. These property owners were not limited by owner-occupancy requirements and benefited significantly as a result.

10. **Do we know how many rental units currently rent to 4 unrelated individuals?**
    The Code Compliance Department does not monitor tenancy. Rental property owners are only required to register the number of rental buildings and the number of dwelling units within each building. There is no requirement to register the number of occupants within each dwelling unit. The current Code Compliance residential rental registry has 16,041 buildings with 40,622 dwellings.

11. **Do we have any indication that our current rule of 4 results in tenant abuse?**
    Overcrowding complaints are reported to the Code Compliance Department for follow-up with a Notice of Complaint (courtesy notice) is sent to the property owner. Approximately 30 days after the Notice of Compliant is sent, a Code Compliance Officer investigates the complaint. If the Code Compliance Officer verifies a zoning violation, a Notice of Violation is issued along with fees. Enforcement proceeds through various legal actions until compliance is reached. From 2019 through 2023 (five years) Code Compliance received 171 overcrowding complaints, of which 21 (12%) resulted in fees.

12. **What safeguards are in place to protect tenants?**
    The Code Compliance Department responds to and investigates a variety of complaints from tenants to ensure health and safety. Each complaint is inspected for potential violations of the Zoning Code and Property Maintenance Code. In addition, Code Compliance proactively inspects residential rental properties every 2, 4, or 6 years as part of the Residential Rental Property Certification Program. Inspections include interior and exterior conditions, and mechanical systems, smoke detectors, and carbon monoxide detectors.

13. **What have we learned from other communities that have put some of these tools in place already, especially around displacement, affordability, economic security.**
    Displacement pressure is most pronounced in places where a little bit of new development is allowed, but not nearly enough to satisfy local demand. The new development proves that local renters are willing to pay more to live in a particular neighborhood, but too few units are produced to satisfy everyone who wants to and can afford to live in that neighborhood. The result is more competition for the scarce supply of available housing, which then drives prices upward.

    The solution to this problem is multi-faceted. The first step is allowing more housing across a broad area rather than in limited pockets. The second step is to proactively pursue affordable housing policies and investment priorities that make affordability a viable option for some of the new development that is now allowed. This can be done with philanthropy, tax credits, incentives, and public financing. The third step is to ensure that existing low- and moderate-income renters and homeowners are connected to available resources in a way that supports their individual needs to allow them to remain in the neighborhood if they desire to do so. This could be home repair services, rental assistance, legal advocacy, and financial investments to preserve existing affordable housing.

14. **How do these changes intersect with the State Building Code and could the City advocate for change?**
The proposed changes to the City's zoning ordinance are not in conflict with the Building Code, nor prompt a need for change. The Building Code contains the requirements for construction anywhere within the State of Michigan. The proposed changes in the City of Grand Rapids ordinance will create new opportunities for housing that may not have been permissible under the current Zoning Ordinance. The construction codes only serve to establish minimum requirements to provide a reasonable level of safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards and to provide a reasonable level of safety to fire fighters and emergency responders during emergency.

15. **How are short-term rentals (i.e. AirBnB's) currently enforced?**
The City does not permit whole house short-term rentals. In 2012, the Planning Department convened a workgroup and developed the current regulatory framework for short-term rentals, which allows owner occupied dwellings to rent one room as a short-term vacation rental. A One-Room Rental requires a license from the City Clerk and each application is reviewed for compliance with various applicable codes, including the Zoning Ordinance.

Short-term rental complaints follow the same enforcement process as overcrowding. Complaints are reported to the Code Compliance Department and a Notice of Complaint (courtesy notice) is sent to the property owner. Approximately 30 days after the Notice of Compliant is sent, a Code Compliance Officer investigates the complaint. If the Code Compliance Officer verifies a zoning violation, a Notice of Violation is issued along with fees. Enforcement proceeds through escalating legal actions until the property owner is in compliance.

From 2019 through 2023 (five years) Code Compliance received approximately 69 complaints regarding short-term rentals, of which 13 (19%) resulted in fees. Enforcement of this portion of the Zoning Code is labor intensive. The courts view advertisements as speculative and hearsay, and require first-hand verification of the violation. Inspectors try to obtain this by speaking directly with renters, which often requires multiple visits to the property. The City Manager, City Attorney and City Clerk are convening a group of city departments to evaluate the current ordinance and identify ways to improve enforcement.

16. **How are vacant and blighted buildings currently regulated?**
In June 2023, the City Commission approved adoption of the 2021 International Property Maintenance Code along with amendments specific to Grand Rapids. As a part of this code adoption, the City's existing Building Maintenace Code (commercial properties) was replaced with the Property Maintenance Code. In 2024, Code Compliance expanded the residential Blight Monitoring Program to include commercial buildings. Properties deemed vacant and abandoned by City code are routinely monitored for unsafe or hazardous conditions, nuisances, and the status of improvement.

Through the Blight Monitoring Program, Code Compliance Officers conduct an inspection every 30 days. If progress is being made on bringing the property into compliance, no fees are charged to the property owner. Once the property is in compliance, it is removed from the blighted property list. There currently are 141 residential properties on the blight list and 21 open enforcement cases for commercial properties that are being reviewed for transition to the Blight Monitoring Program.

17. **Can the City implement a vacant property tax?**
Real property taxes exceed the City's authority under the Michigan Zoning Enabling Act and therefore cannot be implemented through the Zoning Code. Levying new taxes generally implicates the Headlee amendment and approval of the majority of electors.

18. **Can the City implement any policies to limit out-of-state investors?**
The Michigan Zoning Enabling Act authorizes municipalities to regulate uses, not ownership, of land thus the City lacks authority to implement such a policy through the Zoning Ordinance. Such a policy would also implicate constitutional concerns, including equal protection and the dormant commerce clause.

19. **Will these Zoning changes have a negative impact on home ownership?**
The rate of homeownership is highly dependent on a number of factors. The primary factor that influences homeownership is the average cost to purchase and own a home compared to the average wage/income of local households in the market. This includes not only the purchase price but also the cost of financing (interest rates), the cost of maintenance and repairs, and the cost of property taxes and insurance.

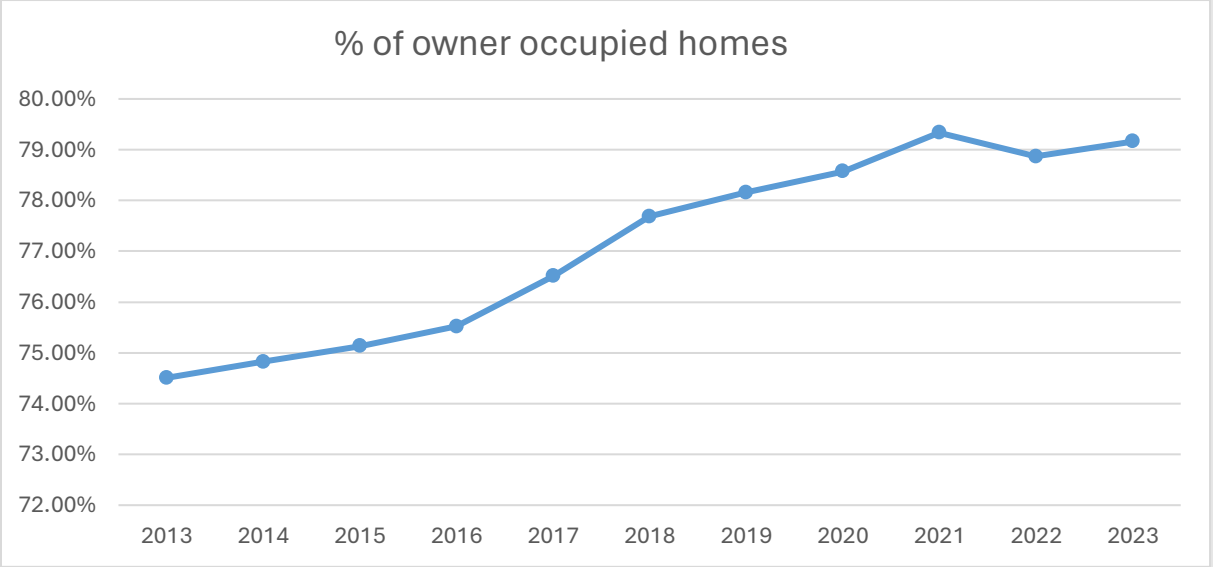
As shown in the newly released dashboard from Housing Kent, the disparity between local household income and median housing costs has grown significantly in recent years. This disparity is largely due to the lack of available homes for sale and significant growth in the number of households seeking to buy a home in the Grand Rapids and broader Kent County housing market. Once again, these are the basic rules of supply and demand impacting price. Because there are very few homes available for sale and a lot of households looking to buy, this competition raises home prices quickly. Furthermore, regional investment groups seized the opportunity to purchase single family homes during the great recession and have rented those homes profitably over the intervening decade.

Investment groups are often very willing to purchase single family homes in established neighborhoods and in known growth markets when supply is limited. This is because these markets are considered very safe investment opportunities given local constraints on adding more housing supply (i.e. zoning) paired with high demand and limited supply. However, as more housing is created in these markets, the investment opportunity becomes less attractive. Many investors refer to this as 'saturation'. When there is enough supply to meet demand investors are much less likely to buy property because the likelihood that they will be able to raise rents or benefit from double digit appreciation is less likely. These markets are much more friendly to local homeownership.

However, this pattern creates an unfortunate paradox. One of the reasons that we glorify homeownership in North America is because of its ability to produce rapid appreciation of wealth for homeowners. And yet, rapid appreciation is only possible when there is a scarcity of supply. If many more people are able to become homeowners because there are an adequate number of homes available for sale at reasonable price points, then appreciation will occur much more slowly.

20. **Do these proposed changes violate Fair Housing Law**?
The proposed changes do not violate the Fair Housing Act. See, e.g., 42 USC 3607(b)(1). Village of Belle Terre v. Borass, 416 US 1 (1974); City of Edmonds v. Oxford House, Inc., 514 US 725 (1995); Stegeman v. City of Ann Arbor, 213 Mich App 487 (1995).

21. **Over the past ten years, has the City experienced an increase or decrease in the number of Principal Residence Exemptions?**
Since 2013, the City has experienced an increase in the % of owner occupied homes, increasing from 74.51% to 79.16%.



22. **For one-unit single family homes that do not have 100% Principal Residence Exemption (PRE) is there a way to compile a list based upon owner of record, grouping them so as to identify patterns of certain entities being owner of record for significant numbers of properties?**
For one-unit single family homes that do not have 100% PRE, there are 10,668 properties.

Typically, owners of rental property do not use the same owner name for all of their rental properties. Instead, the properties are put into limited liability companies (LLC), which have different names. So it is not possible to accurately group properties by owner name. We are able to isolate the number of properties with the same mailing addresses from this group of 10,668 properties. While this is the most relevant data the City has related to this request, it is not exactly on-point as some owners use a management company to handle the mailing for property tax purposes and an out-of-state investor may own properties through an in-state LLC. Also, this list includes owners of apartment style condominiums that are being leased like an apartment building.

Here are relevant statistics related to these one-unit single family properties:

- *There are 50,230 one-unit single family properties*
  - *Of these 50,230 properties, 10,688 are not 100% PRE*
    - *Of these 10,688 properties, 1,816 list an owner mailing address that is shared by at least 10 other one-unit single family properties, characterized by the following:*
      - *There are 75 distinct owner mailing addresses across this group of 1,816 properties*
      - *The largest number of these 1,816 properties shared by a single mailing address is 170*
      - *984 of these 1,816 properties have a Grand Rapids mailing address*

- *681 of these 1,816 properties have a Michigan mailing address outside of Grand Rapids*
- *151 of these 1,816 properties have a non-Michigan mailing address*

23. For 2-4 unit properties, wondering about the same information as single family properties regarding owners of record. Curious if there are similar patterns or owners of record that are or are not controlling property in GR.
For residentially classed properties that have 2-4 units, there are 5,855 properties.

Again, it is not possible to isolate properties by owner name, because of the use of different LLC names and entities. We are able to isolate the number of properties with the same mailing addresses from this group of 5,855 properties. While this is the most relevant data the City has related to this request, it is not exactly on-point as some owners use a management company to handle the mailing for property tax purposes and an out-of-state investor may own properties through an in-state LLC.

Here are relevant statistics for these 2-4 unit residentially classed properties:

- *5,855 properties*
  - *Of these 5,855 properties, 930 list an owner mailing address that is shared by at least 7 other 2-4 unit properties*
    - *There are 73 distinct owner mailing addresses across this group of 930 properties*
    - *The largest number of these 930 properties shared by a single mailing address is 61*
    - *633 of these 930 properties have a Grand Rapids mailing address*
    - *289 of these 930 properties have a Michigan mailing address outside of Grand Rapids*
    - *8 of these 930 properties have a non-Michigan mailing address*

24. For 2-4 unit properties, is there is a way to categorize them by number and percentage of PRE?
Of the 5,855 residentially classed properties that have 2-4 units, there are 1,106 that claim a Principal Residence Exemption greater than 0%, which is 18.9%.

Additional resources:
The following articles speak to questions/concerns about exclusionary zoning, red-lining, gentrification and displacement:

- *Color of Law, NYTimes Review*
- *Arbitrary Lines, Book Review*
- *White House Summary of Exclusionary Zoning*
- *The New Exclusionary Zoning*

Additional Q&A From 4/9/2024 Commission Discussion

25. Can the owner of an occupied detached single-family home that has an Accessory Dwelling Unit (ADU) located on the property, use the ADU as a Short Term Rental (STR)?
No. The City's Zoning Ordinance doesn't allow whole house or ADU short term rentals. The owner is required to occupy the dwelling in which a single room, couch or sleeping area is rented to not more than two adult guests overnight and shall be on the premise when rental activity is occurring.

26. What programs are in place to support existing renters and prevent eviction of those renters?

For tenants with an eviction case for nonpayment of rent in the 61st District Court, the Eviction Prevention Program (EPP) may be able to provide financial assistance. The EPP is a collaboration among The Salvation Army, Michigan Department of Health and Human Services (MDHHS), the City, and the 61st District Court. If the tenant cannot be assisted by the EPP, they may be referred to another homelessness prevention program. Other homelessness prevention programs include, but are not limited to, those operated by the Grand Rapids Urban League, Community Rebuilders, the 61st District Court Eviction Diversion Initiative, Family Promise of West Michigan, Access of West Michigan, Mel Trotter Ministries, and Kent County Community Action. Many of these programs can be accessed by calling 2-1-1 or The Salvation Army Housing Assessment Program at 616-454-5840.

Different programs may have different requirements. In general, most programs require the household be under a certain income threshold and be at imminent risk of homelessness. Some programs may also require that the rent meet affordability criteria (e.g. rent is lower than the Fair Market Rent and/or under a certain percentage of the tenant's income). It should be noted that resources remain limited for eviction prevention and diversion. These programs do not address issues such as:

- *The tenant has no current eviction case against them, but rent increased and they cannot afford the current unit long term.*
- *The landlord has opted not to renew a tenant's current lease and they will need to vacate in a month.*
- *The tenant is facing an eviction case for a lease violation/termination.*

27. How are occupancy limits determined to ensure quality and safety of housing?

Occupancy limits are determined by square footage requirements established in the Building Code for new construction and the Property Maintenance Code for existing residential structures. Below is information from the Property Maintenance Code, which is based on the 2021 International Property Maintenance Code (IPMC).

404.4.1 Room area. Every living room shall contain at least 120 square feet (11.2 m2) and every bedroom shall contain a minimum of 70 square feet (6.5 m2) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m2) of floor area for each occupant thereof.

TABLE 404.5 MINIMUM AREA REQUIREMENTS			
SPACE	MINIMUM AREA IN SQUARE FEET		
	1 - 2 Occupants	3 - 5 Occupants	6 or more Occupants
Living room (a, b)	120	120	150
Dining room (a, b)	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

28. When would the zoning text amendments go into effect? What is the implementation and communication plan?

If adopted, the zoning text amendments would go into effect 30 days after publication in the Grand Rapids Press (approximately 35 days after adoption).

The zoning changes included in the text amendments would be summarized promptly in a post-adoption media release, distributed to community partner organizations in addition to media organizations. Those changes would be incorporated into relevant Planning and Development Center guides and other online resources. They would be discussed with customers during consultations about relevant project types.

29. How would the effectiveness of the zoning text amendments be measured, in terms of achieving their intended outcomes?

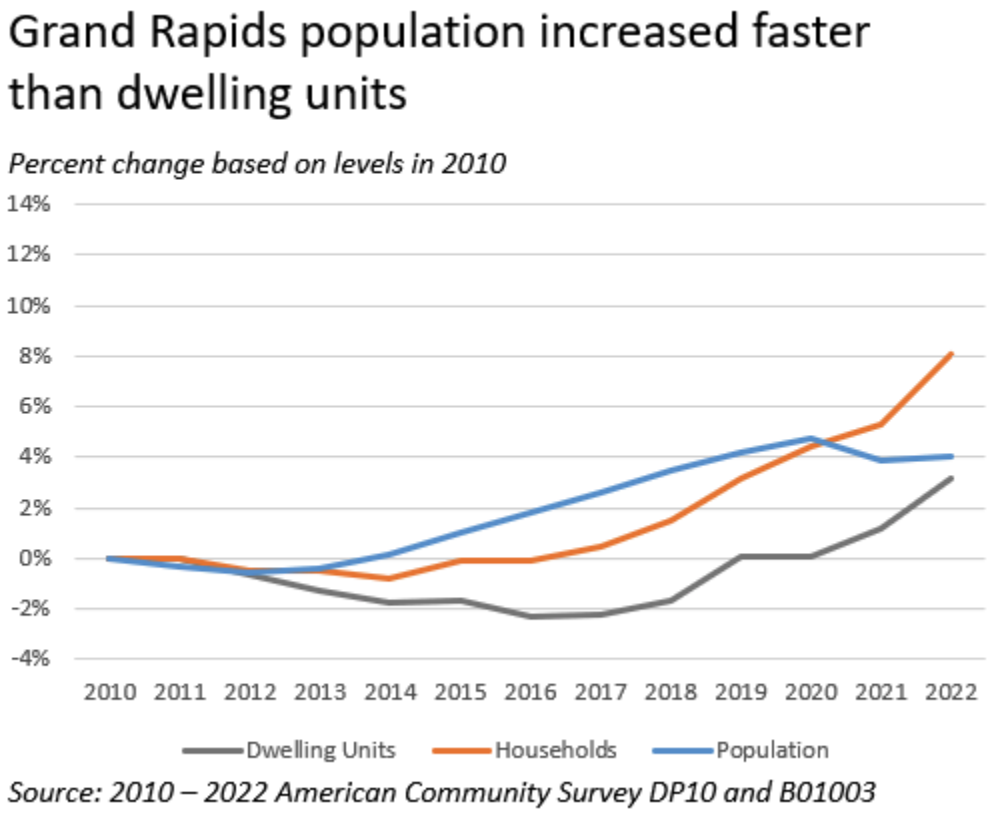
The zoning text amendments would allow more flexible land and building use, but various requirements like permitting, construction inspections, and/or occupancy certification still would apply. Resulting changes are anticipated to be experienced over a period of years – not necessarily weeks or months. Applicable metrics (e.g, number and type of housing units, etc.) would be tracked and incorporated in the Planning Commission's annual report, which will be shared with the City Commission and public. A 6 month progress update will be shared at an upcoming Economic Development Project Team (EDPT) meeting.

Housing needs and related data in Grand Rapids and Kent County.

There has been some conversion in the community in recent months about changes in the data trends that have not perfectly aligned with the projections of the Bowen National Research Housing Needs Assessment. Specifically, there have been questions about the recent decline in overall population in the City of Grand Rapids (population decreased slightly between 2019 and 2023 census estimates), and whether this decline in overall population should be taken as a signal that new housing is no longer needed.

Overall population is one of several factors which influence how much housing is needed. Other factors include local and regional job growth, regional construction patterns, commuting patterns, work-from-home trends, and household growth. None of these factors are predictive on their own, but taken together, they can provide a reasonable estimate of needs. The Bowen National Research housing needs assessment used all of these factors to create its Housing Gap Estimates published in 2022.

One specific indicator which may explain the recent decline in population while pressure for additional housing continues unabated is growth in the number of households compared to the growth in population and the growth in total dwelling units.



During the period between 2010 and 2022, the overall population in Grand Rapids increased by a total of about 4%. This 12-year growth includes the slight decline that has occurred over the last couple of years. However, over the same period of time, the number of households in Grand Rapids increased by just over 8% and the number of dwelling units increased by only 3%. Most notably, the period between 2021 and 2022 showed the sharpest increase in households[1].

Despite a three year time period that shows a clear dip in population, the gap between new household formations in the City and new housing units created remains stark. Grand Rapids will likely need several years of robust housing development to make up the difference - even if the overall population remains stagnant.

Why would the population decline while the number of households has grown?

It's important to understand the demographic trends that underlie these seemingly contradictory data points.

1) Baby Boomers are currently the largest cohort of homeowners in the City of Grand Rapids. The youngest members of this generation will be turning 60 years old this year. The vast majority of these homeowners no longer have children living at home. Meanwhile, they are still a major force in the housing market among single family homes in the City. And, while they once had an average of 3.6 people per household living with them, the Boomer generation is now living in households with an average of just 1.4 people per household. They are consuming the same amount of homes but with far fewer people per home[2].

   Secondarily, despite the majority of this generation having reached the age of retirement - or approaching it very soon - relatively few are inclined to downsize their living arrangements. This is especially true in the current environment of high interest rates and historically low housing supply. Many Boomers purchased homes for well under $150,000 in the City and have had interest rates in the low 3% range for the last 8-10 years. Attempting to sell their homes and downsize now would likely result in less home for much more money. It simply doesn't make a lot of financial sense for this generation to downsize at this stage of the market.

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[1] US Census Bureau. American Community Survey. Grand Rapids City, Michigan. United States Census Bureau. Accessed January 22, 2024.
[2] Botros, Alena. Boomers' dominance of the housing market is so complete that empty nesters own twice as many large homes as millennials with kids, Redfin analysis reveals. Fortune, January 16, 2024. https://fortune.com/2024/01/16/redfin-baby-boomers-empty-nesters-millennials-housing-market/

Finally, Baby Boomers over the age of 65 have a longer life expectancy than any generation before them. This generation is far less inclined to seek assisted living or other types of group homes until they are in their 80s or early 90s. It is very likely that this generation will continue to be a significant force in the single family home market for at least another decade and they will likely continue to have more wealth than younger generations[3].

2) Millennials are now the second largest generation in U.S. history and the youngest members of this generation will be 28 years old in 2024. The vast majority of this generation has finally moved out of their parent's homes, but many are waiting much longer than previous generations to start families and have children. In fact, the marriage rate among young adults has fallen from 61% among Boomers to just 44% among millennials[4]. The households formed by millennials are also much smaller, on average, than previous generations.

   Overall, the millennial generation prefers living in locations that are more walkable and more urban when compared to older generations. This is especially true among more highly educated millennials who also tend to be higher earners[5]. This often means that, as prices increase in a given neighborhood, it is often smaller and more affluent households who are more capable of affording those price increases when compared to larger households with more children.

   Secondary to this is the matter of access to perceived quality education. Numerous studies have shown that families with children often make locational choices based on local school rankings. Those with the income to afford the best quality education, often locate in those districts with higher ranking schools[6]. While Grand Rapids Public Schools has some very high performing schools within its district, on average, it does not rank as well as some of its suburban counterparts[7]. This may be driving some families with children into those higher ranking suburban districts.

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[3] Gavin, Kara. Most Older Adults Want to Age in Place. University of Michigan. 2022. https://news.umich.edu/most-older-adults-want-to-age-in-place-but-many-havent-taken-steps-to-help-them-do-so/
[4] Statistica - Share of Americans married between the ages of 23 and 38. https://www.statista.com/statistics/318927/percentage-of-americans-whe-were-married-between-age-18-32-by-generation/
[5] Choi, Jung, Zhu, Jun, Goodman, Laurie. Millennial Homeownership - Why is it so low and how can we increase it? Urban Institute. July 2018. https://www.urban.org/sites/default/files/publication/98729/millennial_homeownership.pdf
[6] Goldstein, Adam and Hastings, Orestes. "Buying In - Positional Competition, schools, income, Inequality, and Housing Consumption." Sociological Science. 2019. https://sociologicalscience.com/download/vol-6/may/SocSci_v6_416to445.pdf
[7] "Best Michigan Elementary Schools. U.S. News & World Report. 2023. https://www.usnews.com/education/k12/elementary-schools/michigan

This leads to an important exploration of what is fueling gentrification in the City of Grand Rapids, where it is most likely to occur, and how the City might be able to reduce its influence. In a recent study published by the New York University Furman Center, Looking at new research, the analysis reaffirms the finding of past studies that new construction can drive rents down — at least across entire cities or regions. Furthermore, "*one of the clearest illustrations of new housing's positive impact on a region is looking at its chain effect: Building new housing can set off other moves from building to building that quickly free up units for lower-income renters, new studies show."*[8]

Similar research has been compiled and analyzed by the Urban Institute. Their research has found conclusive evidence that "*high housing costs—resulting from a lack of available housing—cause affluent buyers to look for homes in low- and moderate-income neighborhoods. That means cities' housing supply can determine how fast gentrification may occur. Boosting the supply of housing can slow the pace of new buyers moving into lower-income neighborhoods."*[9]

Finally, examining the somewhat unique characteristics of Grand Rapids reveals a mixed picture, but one that is not dissimilar to other midwestern cities. In another 2020 study by the Urban Institute, researchers noted several large rust belt cities that recorded simultaneous population decline and household growth[10]. What they found was that there are specific neighborhoods with a high demand for housing due to the amenities in that area. If adequate supply is not available for the types of households in search of housing, that high demand for the neighborhood will spillover into adjacent neighborhoods and create more powerful symptoms of gentrification. This effect was most pronounced where high income neighborhoods with strong amenities were located in close proximity to low income neighborhoods. These higher income neighborhoods also tend to be the neighborhoods where NIMBY sentiment is strongest[11].

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[8] Holder, Sarah. "No, Really. Building More Housing Can Combat Rising Rents." Bloomberg, City Lab. November 20, 2023. https://www.bloomberg.com/news/articles/2023-11-20/does-building-new-housing-cause-gentrification
[9] Goodman, Laurie. Seidman, Ellen. Zhu, Jun. "To Understand the Pace of a Cities Gentrification, Look at Its Housing Supply." Urban Institute. June 2020.
[10] Treskon, Mark. "Cities Losing Population Could Still Be Gaining Households". Urban Institute. January 2020.
[11] Einstein, Katherine Levine. Palmer, Maxwell. Glick, David. "Who Participates in Local Government? Evidence from Meeting Minutes." Boston University. 2017

ACCESSORY DWELLING UNITS

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Accessory Uses	Accessory dwelling unit	~~QR~~P	~~QR~~P	5.9.03.

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Accessory dwelling units	5.9.03.	~~—~~ LDR, MDR	CC, TCC, TBA, TOD, C, NOS	~~LDR, MDR~~	—

Sec. 5.9.03. Accessory Dwelling Units (ADU).

~~The following ADU use regulations shall not be waived or altered by the Planning Commission.~~

A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot~~included within a detached single-family dwelling (primary dwelling unit), or accessory structure, or separate from but located on the same lot as a detached single-family dwelling~~.

B. An ADU may be permitted only in association with a single-family or two-family dwelling.

C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.

~~C~~D. *Residential Density.* An~~The~~ ADU shall be excluded from maximum residential density requirements.

~~D~~E. *Setbacks.*

1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.

2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.

~~*Building Height.*~~

~~1. The portion of a single family detached dwelling with an ADU, when newly added, shall not exceed the permissible main building height of the Zone District. The Planning Commission may increase the height of an accessory structure occupied by an ADU up to a maximum of twenty-five (25) feet.~~

~~2. The maximum permitted height for a detached ADU is twenty-five (25) feet where the applicable zone district setback requirements for a primary structure are met. Where zone district setback requirements for a primary structure cannot be satisfied, the detached ADU shall be no higher than (20) feet.~~

ACCESSORY DWELLING UNITS

FE. *Floor Area.*

1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.

2. Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.*Maximum Floor Area.* The maximum permitted floor area for an accessory structure that contains an ADU may be increased by one-hundred (100) percent solely for the construction of a second-floor unit. Minimum/Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.

GF. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet. Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.

HG. *Minimum/Maximum ADU Size.* The ADU shall not exceed forty (40) percent of the gross floor area of the primary dwelling unit, but in any case shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.

H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.

I. *Owner Occupancy.* One (1) of the dwelling units shall be owner-occupied. If the ADU is leased, it shall be registered with the City as required in Chapter 140 of the City Code.

J. *Leasing or Rental.* No ADU shall be leased or rented for fewerless than thirty (30) days, anddays and shall not be used as a short-term rental. If the ADU is leasednot occupied as a residence by the owner, it shall be registered and certified with the City as required in Chapter 140 of the City Code.

JK. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate the an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding and windows.

KL. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.

Sec. 5.10.04. - Off-Street Parking: Space Requirements.

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	Use	Zone District			Measurement/Additional Requirements
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
		Number of Parking Spaces			
RESIDENTIAL					
Accessory Uses	Accessory dwelling unit	~~1~~ 0	~~1~~ 0	~~1~~ 0	~~Per dwelling unit plus .25/per bedroom over 1 bedroom~~

Sec. 5.16.02. Definitions.

DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family or two-family dwelling ~~(primary dwelling unit)~~, included within an accessory structure, or separate from but located on the same lot as a detached single-family or two-family dwelling. Also known as a "granny flat."

ACCESSORY DWELLING UNITS

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Accessory Uses	Accessory dwelling unit	P	P	5.9.03.

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Accessory dwelling units	5.9.03.	LDR, MDR	CC, TCC, TBA, TOD, C, NOS		—

Sec. 5.9.03. Accessory Dwelling Units (ADU).

A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot .

B. An ADU may be permitted only in association with a single-family or two-family dwelling.

C. *Minimum Lot Area.* An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.

D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.

E. *Setbacks*.

1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.

2. A detached ADU shall be subject to the zone district setback requirements for an accessory structure.

F. *Floor Area.*

1. The maximum permitted floor area for an accessory structure that contains a second floor ADU may be increased by one hundred (100) percent solely for the construction of a second-floor unit.

2. Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the primary structure or four hundred (400) square feet, whichever is larger. In no case shall the ADU exceed eight hundred fifty (850) square feet in gross floor area.

G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.

H. *Bedroom Maximum.* A maximum of two (2) bedrooms are permitted within an ADU.

I. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.

J. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building , including but not limited to entrances, roof pitch, siding and windows.

K. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.

Sec. 5.10.04. - Off-Street Parking: Space Requirements.

Table 5.10.04.C. Off-Street Parking Requirements					
Use Category	Use	Zone District			Measurement/Additional Requirements
		TN-TCC; TN-TOD	TN-MDR; TN-TBA; MCN-TOD; MON-TOD	All Other Zone Districts	
		Number of Parking Spaces			
RESIDENTIAL					
Accessory Uses	Accessory dwelling unit	0	0	0	

Sec. 5.16.02. Definitions.

DWELLING UNIT, ACCESSORY. A secondary and clearly subordinate dwelling unit that is contained within a detached single-family or two-family dwelling, included within an accessory structure, or separate from but located on the same lot as a detached single-family or two-family dwelling. Also known as a "granny flat."

UNRELATED PEOPLE LIVING AS A FAMILY

Sec. 5.16.02. Definitions.

FAMILY

1. Any number of persons related by blood, marriage, adoption or guardianship, occupying a dwelling unit and living as a single nonprofit housekeeping unit; or not more than six (6)~~four (4)~~ unrelated individuals eighteen (18) years of age or older living together in one (1) dwelling unit, having a relationship which is functionally equivalent to a family. The relationship must be of a permanent and distinct character, cooking as a single housekeeping unit with a demonstrable and recognizable bond characteristic of a cohesive unit.

2. The following do not qualify as a family: Any society, club, fraternity, sorority, association, lodge, organization, coterie, combine, federation, organization which is not a recognized religious order, or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary and/or of resort-seasonal character in nature. The term family does not include any adult foster care facility licensed under Public Act No. 218 of 1979 (MCL 400.701 et seq.) except an adult foster care family home as defined in Section 3 of that Act (MCL 400.703).

UNRELATED PEOPLE LIVING AS A FAMILY

Sec. 5.16.02. Definitions.

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2. The following do not qualify as a family: Any society, club, fraternity, sorority, association, lodge, organization, coterie, combine, federation, organization which is not a recognized religious order, or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary and/or of resort-seasonal character in nature. The term family does not include any adult foster care facility licensed under Public Act No. 218 of 1979 (MCL 400.701 et seq.) except an adult foster care family home as defined in Section 3 of that Act (MCL 400.703).

SINGLE ROOM OCCUPANCY (SRO)

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	**Specific Use**		**TN, MCN, MON**		**Use or Other Regulations**
			LDR	**MDR**	
RESIDENTIAL					
Household Living	Single room occupancy (SRO)	6 or fewer units	P~~X~~	P ~~S~~	5.9.32.
		7-12 units	S	S	
		13 or more units	X	S	

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Single room occupancy	5.9.32.	—	CC, TCC, TBA, TOD, C, NOS	—	LDR, MDR

Sec. 5.9.32. Single Room Occupancy (SRO).

A. *Separation Requirement.* Any SRO having ~~more than ten (10)~~thirteen (13) or more units shall be at least one thousand five hundred (1,500) feet from any other SRO, residential rehabilitation facility, transitional or emergency shelter, or small or large adult foster care facility.

B. *Continuous Tenancy.* At least ninety (90) percent of the SRO units shall be occupied by the same tenants for a continuous period of at least ~~thirty-two (32)~~ninety (90) days.

C. *Size Limitation.* An SRO unit shall be limited to one (1) habitable room of three hundred (300) square feet or less, exclusive of up to seventy (70) square feet of floor area devoted to kitchen use.

D. *Good Neighbor Plan*. -When a Special Land Use is required, a Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.

Sec. 5.16.02. Definitions.

SINGLE ROOM OCCUPANCY (SRO). A room in a dwelling that contains either a bathroom or kitchen, but not both, and that ~~usually contains fifty (50) or more units and~~ is designed and intended for a single person's long-term accommodation ~~that contains either a bathroom or kitchen, but not both~~. An SRO facility is not an owner-occupied rooming/boarding house, hotel, motel or bed and breakfast.

SINGLE ROOM OCCUPANCY (SRO)

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	**Specific Use**		**TN, MCN, MON**		**Use or Other Regulations**
			LDR	**MDR**	
RESIDENTIAL					
Household Living	Single room occupancy (SRO)	6 or fewer units	P	P	5.9.32.
		7-12 units	S	S	
		13 or more units	X	S	

Sec. 5.9.02. Applicability.

Table 5.9.02. Use Regulations and Approval Process					
Use	**Section**	**Counter Review**	**Director Review**	**Qualified Review**	**Special Land Use**
Single room occupancy	5.9.32.	—	CC, TCC, TBA, TOD, C, NOS	—	LDR, MDR

Sec. 5.9.32. Single Room Occupancy (SRO).

A. *Separation Requirement.* Any SRO having thirteen (13) or more units shall be at least one thousand five hundred (1,500) feet from any other SRO, residential rehabilitation facility, transitional or emergency shelter, or small or large adult foster care facility.

B. *Continuous Tenancy.* At least ninety (90) percent of the SRO units shall be occupied by the same tenants for a continuous period of at least ninety (90) days.

C. *Size Limitation.* An SRO unit shall be limited to one (1) habitable room of three hundred (300) square feet or less, exclusive of up to seventy (70) square feet of floor area devoted to kitchen use.

D. *Good Neighbor Plan*. When a Special Land Use is required, a Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.

Sec. 5.16.02. Definitions.

SINGLE ROOM OCCUPANCY (SRO). A room in a dwelling that contains either a bathroom or kitchen, but not both, and that is designed and intended for a single person's long-term accommodation. An SRO facility is not an owner-occupied rooming/boarding house, hotel, motel or bed and breakfast.

TRANSITIONAL OR EMERGENCY SHELTERS

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Household Living	Transitional or emergency shelter	~~X~~ S	S	5.9.36.

Sec. 5.9.36. Transitional or Emergency Shelters.

A. In a residential zone district, any transitional or emergency shelter having seven (7) or more adults shall:

1. Be located on a Network Residential or Crosstown Connector Street as identified by the Vital Streets Plan, unless located on a lot of one acre or more in area.

2. Be located within two thousand five hundred (2,500) feet of a transit stop.

B. Any transitional or emergency shelter having ~~more than twelve (12)~~thirteen (13) or more adults shall be at least one thousand five hundred (1,500) feet from any other transitional or emergency shelter, residential rehabilitation facility, single room occupancy dwelling, or small or large adult foster care facility.

C. Good Neighbor Plan. A Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.

Sec. 5.16.02. - Definitions.

TRANSITIONAL OR EMERGENCY SHELTER. A residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements.

TRANSITIONAL OR EMERGENCY SHELTERS

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts				
Use Category	**Specific Use**	**TN, MCN, MON**		**Use or Other Regulations**
		LDR	**MDR**	
RESIDENTIAL				
Household Living	Transitional or emergency shelter	S	S	5.9.36.

Sec. 5.9.36. Transitional or Emergency Shelters.

A. In a residential zone district, any transitional or emergency shelter having seven (7) or more adults shall:

   1. Be located on a Network Residential or Crosstown Connector Street as identified by the Vital Streets Plan, unless located on a lot of one acre or more in area.

   2. Be located within two thousand five hundred (2,500) feet of a transit stop.

B. Any transitional or emergency shelter having thirteen (13) or more adults shall be at least one thousand five hundred (1,500) feet from any other transitional or emergency shelter, residential rehabilitation facility, single room occupancy dwelling, or small or large adult foster care facility.

C. Good Neighbor Plan. A Good Neighbor Plan shall be submitted in accordance with the requirements of Section 5.12.06.D.

Sec. 5.16.02. - Definitions.

TRANSITIONAL OR EMERGENCY SHELTER. A residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements.

INFILL HOUSING

Sec. 5.5.05. Uses of Land.

C. *Attached Single-Family Residential Use~~ Restrictions~~.* For development of Attached Single-Family dwellings on a single lot.

1. Permitted Use within ~~the~~ LDR zone districts where the following conditions apply:

a. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required; and~~, Attached Single-Family Residential dwelling units are a Permitted Use within the LDR zone district when the~~

b. The parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district, as measured from the closest point of the parcels along the public right-of-way.

2. Special Land Use within LDR zone districts where the following conditions apply:

a. Where demolition of an existing structure is required~~,~~; or

b. ~~m~~More than five (5) units are constructed in a row~~, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district~~.

D. *Two-Family Residential Use~~ Restrictions~~.* A two-family residential dwelling is a Permitted Use within ~~the~~ LDR zone districts when located on a corner lot.

E. Multiple-Family Residential Use. A multiple-family residential development of six (6) or fewer units is a permitted use on Link Residential and Network Residential Streets in the TN-LDR Zone District.

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District		**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Area (sq. ft./unit - except as noted)								
Detached single-family, interior		3,800[1]	2,500[1]	5,000[1]	3,000[1]	7,000[1]	3,500[1]	5.5.06.B.
Detached single-family, corner		5,000	3,000	6,000	4,000	8,000	4,500	
Attached single-family		1,500	1,250	3,500	3,000	4,500	4,000	5.5.06.B, 5.5.08
Two-family (total)		3,800~~6,000~~[1]	2,500~~5,000~~[1]	7,000[1]	6,000[1]	9,000[1]	8,000[1]	5.5.06.B.
Multiple family/group living:	Minimum (sq. ft./unit)	2,000	1,250	2,500	1,500	2,750	1,750	5.5.09.
	Minimum lot area (total sq. ft.)	—	—	20,000	20,000	25,000	25,000	5.9.20.
Non-residential uses		6,000	6,000	6,000	6,000	6,000	6,000	5.6.07.B.
Minimum Lot Width (ft.)								
Detached single-family, interior		36[1]	36[1]	42[1]	42[1]	60[1]	60[1]	5.5.06.C.
Detached single-family, corner		50	50	70	60	70	70	
Attached single-family (per unit)		—	—	35	30	45	40	
Two-family		36~~60~~[1]	36~~50~~[1]	70[1]	60[1]	90[1]	80[1]	
Multiple family/group living	3-6 units	36	36	100	90	100	100	
	7 or more units	90	80					
Non-residential uses		80	80	80	80	100	100	—
Minimum Setbacks and Yards for Residential Uses (ft.)								
Required Building Line (RBL)		27[1]	22[1]	35[1]	30[1]	—	—	5.5.06.D.
Front setback		—	—	—	—	30	20	
Interior Side Setback	One side	5	5	7	5	7	7	5.5.06.E.
	Total both sides	14	14	18	14	18	20	
Corner Side Setback	One side	5	5	7	5	10	7	5.5.06.E.
	Total both sides	20	20	20	20	25	20	
Rear Setback		25	20	25	30	40	30	5.5.06.F.
Minimum Setbacks and Yards for Non-Residential Uses (ft.)								
Front setback		20	20	25	25	25	25	5.5.06.D.
Side setback		10	10	10	10	20	20	5.5.06.E.
Rear setback		25	25	30	30	30	30	5.5.06.F.
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.								

Building Façade Along RBL (%)	60	60	50	50	—	—	5.5.06.G.
Minimum Green Space at Grade (% of lot area)							
Detached single-family	40	30	50	40	60	50	5.5.06.H.
Attached single-family	40	20	50	30	60	40	
Two-family	35	20	40	25	50	30	
Multiple family	30	20	30	25	30	30	
Non-residential uses	30	30	30	30	30	30	
Minimum Tree Canopy (% of lot area)							
Multiple-family/ group living	37	34	48	41	51	35	5.11.09.
Non-residential uses	37	34	48	41	51	35	
[1] This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D.							
[2] See Section 5.5.06.B.4.							
"—" = Not Applicable							

Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.

B. ~~*Conversion.* The conversion of attached single-family and two-family dwellings to a higher density on the same lot is prohibited, except where the building exceeds five thousand (5,000) square feet in gross floor area and the Director determines that the size of the house is out of character with other nearby residential uses, the use shall be heard as a Special Land Use by the Planning Commission to determine the appropriate number of units.~~

Sec. 5.9.20. Multiple-Family Dwellings.

A. *Applicability.* The following requirements apply to multiple-family dwellings, not including attached single-family dwellings, within any Residential Zone District, unless otherwise noted.

B. *Location.*

1. Multiple-family dwellings shall not be located on a Neighborhood Residential ~~permitted on a Regional Street, Major City Street or City Collector Street, or within two hundred (200) feet of a Regional or Major Street as~~Street as defined in the City's Street Classification Policy. The Planning Commission may waive this ~~requirement~~ restriction for redevelopment projects.

2. In the TN-LDR Zone District, a multiple-family development of six (6) or fewer units is a permitted use when located on a Link Residential or Network Residential Street. ~~For parcels within the TOD Zone District, a ground floor residential use is a Permitted Use, except that a Special Land Use approval shall be required when the use is proposed within one hundred (100) feet of a Major or Regional Street.~~

C. ~~*Conversions.* Existing single-family and two-family dwellings shall not be converted to a multiple-family dwelling except as provided in Sections 5.2.07. and 5.5.08.~~

~~D.~~ *Open Space.*

1. *Minimum Required Greenspace or Urban Open Space.*

a. In the MCN and MON district, every residential unit shall have a minimum of sixty-five (65) square feet of greenspace or urban open space and the required open space must be provided on the same lot as the dwelling unit(s) it serves.

b. The open space area shall be substantially covered with grass, ground cover, shrubs, plants, trees or usable outdoor space open features, such as walkways or patios.

c. The open space area shall not be less than twelve (12) feet in any dimension.

d. The open space area must be usable, and cannot be occupied by mechanical equipment, dumpsters or service areas.

2. *Required Rear Yard.* In the MCN and MON districts, the required rear yard open space shall be within the rear yard, at ground level or, if on a terrace or patio, within four (4) feet of ground level. Where structures are in the rear yard setback and do not exceed six (6) feet in height, required open space may be provided directly above the structures.

D~~E~~. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) shall be within the required rear yard space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required rear yard open space is not used for off-street parking, loading or vehicle circulation.

INFILL HOUSING

Sec. 5.5.05. Uses of Land.

C. *Attached Single-Family Residential Use.* For development of Attached Single-Family dwellings on a single lot.

1. Permitted Use within LDR zone districts where the following conditions apply:

   a. Where four (4) or fewer units are constructed in a row on a vacant lot and no demolition is required; and

   b. The parcel is located within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district, as measured from the closest point of the parcels along the public right-of-way.

2. Special Land Use within LDR zone districts where the following conditions apply:

   a. Where demolition of an existing structure is required; or

   b. More than five (5) units are constructed in a row.

D. *Two-Family Residential Use.* A two-family residential dwelling is a Permitted Use within LDR zone districts when located on a corner lot.

E. Multiple-Family Residential Use. A multiple-family residential development of six (6) or fewer units is a permitted use on Link Residential and Network Residential Streets in the TN-LDR Zone District.

Sec. 5.5.06. Site Layout and Building Placement Requirements.

Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts								
Neighborhood Classification		**TN**		**MCN**		**MON**		**Use or Other Regulations**
Zone District		**LDR**	**MDR**	**LDR**	**MDR**	**LDR**	**MDR**	
Minimum Lot Area (sq. ft./unit - except as noted)								
Detached single-family, interior		3,800	2,500	5,000[1]	3,000[1]	7,000[1]	3,500[1]	5.5.06.B.
Detached single-family, corner		5,000	3,000	6,000	4,000	8,000	4,500	
Attached single-family		1,500	1,250	3,500	3,000	4,500	4,000	5.5.06.B, 5.5.08
Two-family (total)		3,800	2,500	7,000[1]	6,000[1]	9,000[1]	8,000[1]	5.5.06.B.
Multiple family/group living:	Minimum (sq. ft./unit)	2,000	1,250	2,500	1,500	2,750	1,750	5.5.09.
	Minimum lot area (total sq. ft.)	—	—	20,000	20,000	25,000	25,000	5.9.20.
Non-residential uses		6,000	6,000	6,000	6,000	6,000	6,000	5.6.07.B.
Minimum Lot Width (ft.)								
Detached single-family, interior		36	36	42[1]	42[1]	60[1]	60[1]	5.5.06.C.
Detached single-family, corner		50	50	70	60	70	70	
Attached single-family (per unit)		—	—	35	30	45	40	
Two-family		36	36	70[1]	60[1]	90[1]	80[1]	
Multiple family/group living	3-6 units	36	36	100	90	100	100	
	7 or more units	90	80					
Non-residential uses		80	80	80	80	100	100	—
Minimum Setbacks and Yards for Residential Uses (ft.)								
Required Building Line (RBL)		27[1]	22[1]	35[1]	30[1]	—	—	5.5.06.D.
Front setback		—	—	—	—	30	20	
Interior Side Setback	One side	5	5	7	5	7	7	5.5.06.E.
	Total both sides	14	14	18	14	18	20	
Corner Side Setback	One side	5	5	7	5	10	7	5.5.06.E.
	Total both sides	20	20	20	20	25	20	
Rear Setback		25	20	25	30	40	30	5.5.06.F.
Minimum Setbacks and Yards for Non-Residential Uses (ft.)								
Front setback		20	20	25	25	25	25	5.5.06.D.
Side setback		10	10	10	10	20	20	5.5.06.E.
Rear setback		25	25	30	30	30	30	5.5.06.F.
See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses.								

Building Façade Along RBL (%)	60	60	50	50	—	—	5.5.06.G.
Minimum Green Space at Grade (% of lot area)							
Detached single-family	40	30	50	40	60	50	5.5.06.H.
Attached single-family	40	20	50	30	60	40	
Two-family	35	20	40	25	50	30	
Multiple family	30	20	30	25	30	30	
Non-residential uses	30	30	30	30	30	30	
Minimum Tree Canopy (% of lot area)							
Multiple-family/ group living	37	34	48	41	51	35	5.11.09.
Non-residential uses	37	34	48	41	51	35	
[1] This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D.							
[2] See Section 5.5.06.B.4.							
"—" = Not Applicable							

Sec. 5.9.06. Attached Single-Family and Two-Family Dwellings.

A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.

Sec. 5.9.20. Multiple-Family Dwellings.

A. *Applicability.* The following requirements apply to multiple-family dwellings, not including attached single-family dwellings, within any Residential Zone District, unless otherwise noted.

B. *Location.*

1. Multiple-family dwellings shall not be located on a Neighborhood Residential Street as defined in the City's Street Classification Policy. The Planning Commission may waive this restriction for redevelopment projects.

2. In the TN-LDR Zone District, a multiple-family development of six (6) or fewer units is a permitted use when located on a Link Residential or Network Residential Street.

C. *Open Space.*

1. *Minimum Required Greenspace or Urban Open Space.*

a. In the MCN and MON district, every residential unit shall have a minimum of sixty-five (65) square feet of greenspace or urban open space and the required open space must be provided on the same lot as the dwelling unit(s) it serves.

b. The open space area shall be substantially covered with grass, ground cover, shrubs, plants, trees or usable outdoor space open features, such as walkways or patios.

c. The open space area shall not be less than twelve (12) feet in any dimension.

d. The open space area must be usable, and cannot be occupied by mechanical equipment, dumpsters or service areas.

2. *Required Rear Yard.* In the MCN and MON districts, the required rear yard open space shall be within the rear yard, at ground level or, if on a terrace or patio, within four (4) feet of ground

level. Where structures are in the rear yard setback and do not exceed six (6) feet in height, required open space may be provided directly above the structures.

D. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) shall be within the required rear yard space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required rear yard open space is not used for off-street parking, loading or vehicle circulation.

PARKING REDUCTIONS

Sec. 5.10.04. Off-Street Parking: Space Requirements.

F. *Traditional Neighborhoods ~~- City Center (TN-CC) Zone District~~ Parking Requirements.*

1. Traditional Neighborhoods - City Center (TN-CC) Zone District Parking Requirements. Off-street parking shall not be required.

~~2.~~ If provided, the number of spaces ~~required for all uses~~ shall not exceed one (1) space for each one thousand (1,000) square feet of gross floor area for all non-residential buildings and hotels, and one (1) space per dwelling unit, unless approved by the Planning Commission as a Special Land Use, and based on a Parking Demand Study submitted by the applicant, as provided in Section 5.10.04.A.

2. Traditional Neighborhoods – Low Density Residential (TN-LDR) and Mixed-Density Residential (TN-MDR) Zone District Parking Requirements. Off-street parking shall not be required for developments of six (6) or fewer dwelling units when located on Link Residential and Network Residential Streets.

G. *Affordable Housing.* The number of required off-street parking spaces for developments that utilize the Affordable Housing Bonus as outlined in Articles 5 and 6 may be calculated at one-half space less per unit than what is required in Table 5.10.04.C.

Sec. 5.10.05. Off-Street Parking: Reductions in Parking Requirements.

E. *Alternate Modes of Transportation.* One (1) or more of the following methods may be used to reduce off-street parking requirements.

1. *Transit.*

a. Parking requirements may be reduced under the provisions of Section 5.10.05. for up to fifty (50) percent of required parking spaces for buildings, structures or uses within a half mile~~three hundred (300) feet~~ of a Bus Rapid Transit (BRT) station or one quarter of a mile~~hundred (100) feet~~ of a transit stop.

b. A Transportation Demand Management (TDM) study may be required to demonstrate that a sufficient number of vehicle drivers already use or would immediately opt for transit, and therefore would not result in adverse parking impacts on surrounding properties.

c. The applicant shall provide a written statement from The Rapid verifying that the transit station or transit stop is in a permanent location for the foreseeable future.

PARKING REDUCTIONS

Sec. 5.10.04. Off-Street Parking: Space Requirements.

F. *Traditional Neighborhoods Parking Requirements.*

1. Traditional Neighborhoods - City Center (TN-CC) Zone District Parking Requirements. Off-street parking shall not be required. If provided, the number of spaces shall not exceed one (1) space for each one thousand (1,000) square feet of gross floor area for all non-residential buildings and hotels, and one (1) space per dwelling unit, unless approved by the Planning Commission as a Special Land Use, and based on a Parking Demand Study submitted by the applicant, as provided in Section 5.10.04.A.

2. Traditional Neighborhoods – Low Density Residential (TN-LDR) and Mixed-Density Residential (TN-MDR) Zone District Parking Requirements. Off-street parking shall not be required for developments of six (6) or fewer dwelling units when located on Link Residential and Network Residential Streets.

G. *Affordable Housing.* The number of required off-street parking spaces for developments that utilize the Affordable Housing Bonus as outlined in Articles 5 and 6 may be calculated at one-half space less per unit than what is required in Table 5.10.04.C.

Sec. 5.10.05. Off-Street Parking: Reductions in Parking Requirements.

E. *Alternate Modes of Transportation.* One (1) or more of the following methods may be used to reduce off-street parking requirements.

1. *Transit.*

   a. Parking requirements may be reduced under the provisions of Section 5.10.05. for up to fifty (50) percent of required parking spaces for buildings, structures or uses within a half mile of a Bus Rapid Transit (BRT) station or one quarter of a mile of a transit stop.

   b. A Transportation Demand Management (TDM) study may be required to demonstrate that a sufficient number of vehicle drivers already use or would immediately opt for transit, and therefore would not result in adverse parking impacts on surrounding properties.

   c. The applicant shall provide a written statement from The Rapid verifying that the transit station or transit stop is in a permanent location for the foreseeable future.

OTHER ZONING ORDINANCE TEXT AMENDMENTS

Sec. 5.9.02. Applicability.

A. *Use Regulations and Approval Process of Table 5.9.02*

1. *Director Review.* All uses shall be in accordance with the provisions of Section 5.12.16.

2. *Counter Reviews.* All uses listed shall be in accordance with the provisions of Section 5.12.16.

3. *Qualified Review.* All uses listed shall be in accordance with the provisions of Section 5.12.16.D.

4. *Special Land Use*. All uses listed shall be in accordance with the provisions of Section 5.12.09. The Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.09 are substantially met.

Sec. 5.9.35. Temporary Structures and Uses.

H. *Assembly and Fundraising Activities.* Assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, and shows) ~~and~~ or fundraising activities ~~(e.g. car washes, bake sales, auctions)~~ that benefit a community service group or non-profit organization (e.g. car washes, bake sales, auctions) are permitted in Residential Zone Districts on properties approved for an educational, governmental, or institutional uses and in M~~m~~ixed-U~~u~~se C~~c~~ommercial Zone Districts~~and residential zone districts and on properties approved for an educational or institutional use~~, subject to the following requirements.

Sec. 5.7.04. Special District - Industrial-Transportation (SD-IT).

Table 5.7.04.D. Building Elements: Industrial Transportation District	
Maximum Height	3 stories or 45 ft., whichever is less. Height may be increased by the Planning Commission in accordance with the Special Land Use standards and procedures of Section 5.12.09.

Sec. 5.10.03. Off-Street Parking: Design Requirements.

E. *Setbacks.* Except for parking areas on the same lot as a detached single-family or two-family dwelling, off-street parking and loading areas shall meet the following requirements.

1. *Front Yard Setbacks.*

a. For accessory parking areas, no part of the parking area shall be permitted in the front yard.

b. For parking areas that are principal uses and for parking lots in the MON-C Zone District, the parking area shall conform to the front yard setback or RBL requirements as appropriate, provided that a five (5) foot setback shall be met where there is no established RBL.

c. Parking areas that are accessory to a Vehicle Fueling Station may be permitted in the front yard subject to the requirements of Section 5.9.38.H.

d. Parking areas that support office or retail uses accessory to the primary use may be permitted in front yard of the SD-IT Zone District.

OTHER ZONING ORDINANCE TEXT AMENDMENTS

Sec. 5.9.02. Applicability.

A. *Use Regulations and Approval Process of Table 5.9.02*

1. *Director Review.* All uses shall be in accordance with the provisions of Section 5.12.16.
2. *Counter Reviews.* All uses listed shall be in accordance with the provisions of Section 5.12.16.
3. *Qualified Review.* All uses listed shall be in accordance with the provisions of Section 5.12.16.D.
4. *Special Land Use*. All uses listed shall be in accordance with the provisions of Section 5.12.09. The Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.09 are substantially met.

Sec. 5.9.35. Temporary Structures and Uses.

H. *Assembly and Fundraising Activities.* Assembly activities (e.g., carnivals, fairs, rodeos, sport events, concerts, and shows) or fundraising activities that benefit a community service group or non-profit organization (e.g. car washes, bake sales, auctions) are permitted in Residential Zone Districts on properties approved for an educational, governmental, or institutional uses and in Mixed-Use Commercial Zone Districts, subject to the following requirements.

Sec. 5.7.04. Special District - Industrial-Transportation (SD-IT).

Table 5.7.04.D. Building Elements: Industrial Transportation District	
Maximum Height	3 stories or 45 ft., whichever is less. Height may be increased by the Planning Commission in accordance with the Special Land Use standards and procedures of Section 5.12.09.

Sec. 5.10.03. Off-Street Parking: Design Requirements.

E. *Setbacks.* Except for parking areas on the same lot as a detached single-family or two-family dwelling, off-street parking and loading areas shall meet the following requirements.

1. *Front Yard Setbacks.*

   a. For accessory parking areas, no part of the parking area shall be permitted in the front yard.

   b. For parking areas that are principal uses and for parking lots in the MON-C Zone District, the parking area shall conform to the front yard setback or RBL requirements as appropriate, provided that a five (5) foot setback shall be met where there is no established RBL.

   c. Parking areas that are accessory to a Vehicle Fueling Station may be permitted in the front yard subject to the requirements of Section 5.9.38.H.

   d. Parking areas that support office or retail uses accessory to the primary use may be permitted in front yard of the SD-IT Zone District.

MW

Item Number: 1

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission
LIAISON: N/A

FROM: Paula Grivins-Jastifer, City Assessor
Assessor

SUBJECT: **City Commission Public Hearing to hear appeals on Nuisance Special Assessment Roll 8784**

The City Commission declared a necessity for Special Assessment Nuisance Roll #8784 on January 23, 2024, proceeding number 93209, and ordered the Assessor to create a special assessment roll. Notices of charges were mailed to the property owners on March 15, 2024.

On April 23, 2024, the City Commission will sit as the Board of Review in a public hearing to hear appeals on the Special Assessment Nuisance Roll #8784.

The total charges on the roll at the time the roll opened to the public on April 1, 2024, was $459,716.94. There are five (5) appeals filed to date.

Adjustments will be made before confirmation of the roll to reflect any appeals granted.

CORRECT IN FORM
CITY ATTORNEY

Prepared by Jessica Pakiela, Assessment Records Specialist
Tracking Number: 24-1771

Item Number: 2

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: City Commission
LIAISON: N/A

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Public Hearing to consider renaming Fairbanks Street from Bond Avenue (proposed to be vacated) to Ionia Avenue as "Corewell Drive"**

This public hearing is to consider a request received from Corewell Health for renaming Fairbanks Street from Bond Avenue (proposed to be vacated) to Ionia Avenue as "Corewell Drive".

Corewell Health has indicated that:

1. Corewell Health is currently the largest employer in the City of Grand Rapids as well as the State of Michigan.
2. Corewell Health owns approximately ten acres in the Monroe North area and is currently constructing an administrative campus that will ultimately be comprised of multiple facilities.
3. This portion of Fairbanks Street is non-contiguous with any other portion of Fairbanks due to the Grand River and Belknap Lookout, and Corewell Health, or Corewell Health Subsidiaries, own the parcels on both sides of this portion of Fairbanks Street.

The request has been circulated to City Departments in accordance with City Commission Policy No. 1000-20, "Renaming City Streets". In accordance with that policy all owners of record of properties directly abutting the portion of Fairbanks Street that is requested to be renamed have been notified of the hearing by mail.

Prepared by Cindy Irving, Assistant City Engineer
Tracking Number: 24-1744

Item Number: 2

CORRECT IN FORM

DEPARTMENT OF LAW