

CITY OF GRAND RAPIDS
COMMUNITY DEVELOPMENT COMMITTEE

TUESDAY, NOVEMBER 18, 2025, 9:15 AM

City Hall, 300 Monroe Ave NW, 9th Floor, City Commission Chambers

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

1. Resolution approving a Fireworks Discharge Permit for Image SFX for indoor special effects at the Van Andel Arena in connection with TSO, Ghosts of Christmas Eve on December 7, 2025
2. Resolution approving a Fireworks Discharge Permit for the Grand Rapids Ballet Company for indoor special effects at DeVos Hall in connection with the Nutcracker on December 10, 2025
3. Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for indoor special effects at the Van Andel Arena in connection with Jonas Brothers 2025 on December 12, 2025
4. Resolution approving a Fireworks Discharge Permit for Strictly FX L.L.C. for indoor special effects at the Van Andel Arena in connection with WWE Smack Down on December 19, 2025
5. Resolution approving a Fireworks Discharge Permit for RKM Fireworks Co. for indoor special effects at the Van Andel Arena in connection with the Griffins hockey game on December 31, 2025
6. Resolution approving an agreement with West Michigan Mountain Biking Alliance for maintenance and development of bike facilities in City parks
7. Resolution approving an increase of \$17,675 with Environmental Consulting & Technology, Inc. for Grand River Revitalization for a total not-to-exceed \$127,325
8. Resolution awarding a contract with McGraw Construction Inc. for Police Admin Building Elevator Upgrades in the amount of \$1,206,999 with total amount not-to-exceed \$1,599,320
9. Resolution approving an increase in the scope of work and authorizing expenditures to the contract with Lodestar Construction, Inc. in connection with Rotomilling/Resurfacing of Streets at Various Locations – Contract 2024-3 in the amount of \$930,000 with total project costs not-to-exceed \$5,011,850

10. Resolution awarding a contract with DHE Plumbing and Mechanical Inc. for LMFP Backwash Check Valve Replacement in the amount of \$99,400 with total amount not-to-exceed \$303,580
11. Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Waterford Reserve
12. Resolution approving a Release of Easement at 540 Russwood Street NE
13. Resolution accepting two sidewalk and utility easements on Coit Avenue NE in connection with 3 Mile Road from Monroe Avenue to Plainfield Avenue Resurfacing and authorizing payments for a total of \$7,350
14. Resolution accepting utility easements at 1707 Kloet Street NW and 1721 Kloet Street NW in connection with the Vacation of Kloet Street NW for \$1.00 Each
15. Resolution approving a utility easement to Consumers Energy at 850 Pannell Street NW in connection with Construction of Fire Training Facility for \$1.00
16. Resolution accepting a Public Utilities Easement for Garden Apartments – Phase 2
17. Resolution setting December 2, 2025, as the date to consider an ordinance amendment correcting the legal description of a portion of 411 Fuller Avenue rezoned to the TN-TBA (Traditional Neighborhood–Traditional Business Area) Zone District
18. Resolution scheduling a public hearing for December 2, 2025, on an amendment to the Brownfield Plan of the City of Grand Rapids Brownfield Redevelopment Authority related to the Seeds of Promise Redevelopment Project



CITY OF GRAND RAPIDS

AGENDA ACTION REQUEST

Item Number: 1

DATE: November 18, 2025

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 Image SFX for indoor special effects at the Van Andel Arena in connection with TSO, Ghosts of Christmas Eve on December 7, 2025**

Attached is a resolution recommending approval of a request from Image SFX for a Fireworks Discharge Permit for indoor special effects at the Van Andel Arena. The indoor special effects will take place in connection with TSO, The Ghosts of Christmas Eve on December 7, 2025.

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.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Image SFX for indoor special effects at the Van Andel Arena in connection with TSO, Ghosts of Christmas Eve on December 7, 2025.

RESOLVED that the request to grant Image SFX a Discharge Permit to be used in conjunction with TSO, Ghosts of Christmas Eve on December 7, 2025, 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: November 18, 2025

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 the Grand Rapids Ballet Company for indoor special effects at DeVos Hall in connection with the Nutcracker on December 10, 2025**

Attached is a resolution recommending approval of a request from the Grand Rapids Ballet Company for a Fireworks Discharge Permit for indoor special effects at DeVos Hall. The indoor special effects will take place in connection with the Nutcracker on December 10, 2025.

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

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for the Grand Rapids Ballet Company for indoor special effects at Devos Hall in connection with the Nutcracker on December 10, 2025.

RESOLVED that the request to grant the Grand Rapids Ballet Company a Discharge Permit to be used in conjunction with the Nutcracker on December 10, 2025, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW



CITY OF GRAND RAPIDS

AGENDA ACTION REQUEST

Item Number: 3

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Brad Brown, Fire Chief
Fire Department

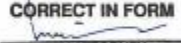
SUBJECT: **Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for indoor special effects at the Van Andel Arena in connection with Jonas Brothers 2025 on December 12, 2025**

Attached is a resolution recommending approval of a request from Pyrotek Special Effects, Inc. for a Fireworks Discharge Permit for indoor special effects at the Van Andel Arena. The indoor special effects will take place in connection with Jonas Brothers 2025 on December 12, 2025.

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.

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 the Van Andel Arena in connection with Jonas Brothers 2025 on December 12, 2025.

RESOLVED that the request to grant Pyrotek Special Effects, Inc. a Discharge Permit to be used in conjunction with Jonas Brothers 2025 on December 12, 2025, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

CITY ATTORNEY



CITY OF GRAND RAPIDS

AGENDA ACTION REQUEST

Item Number: 4

DATE: November 18, 2025

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 Strictly FX L.L.C. for indoor special effects at the Van Andel Arena in connection with WWE Smack Down on December 19, 2025**

Attached is a resolution recommending approval of a request from Strictly FX L.L.C. for a Fireworks Discharge Permit for indoor special effects at the Van Andel Arena. The indoor special effects will take place in connection with WWE Smack Down on December 19, 2025.

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.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Strictly FX L.L.C. for indoor special effects at the Van Andel Arena in connection with WWE Smack Down on December 19, 2025.

RESOLVED that the request to grant Strictly FX L.L.C. a Discharge Permit to be used in conjunction with WWE Smack Down on December 19, 2025, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW



CITY OF GRAND RAPIDS

AGENDA ACTION REQUEST

Item Number: 5

DATE: November 18, 2025

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 RKM Fireworks Co. for indoor special effects at the Van Andel Arena in connection with the Griffins hockey game on December 31, 2025**

Attached is a resolution recommending approval of a request from RKM Fireworks Co. for a Fireworks Discharge Permit for indoor special effects at the Van Andel Arena. The indoor special effects will take place in connection with the Griffins hockey game on December 31, 2025.

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.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for RKM Fireworks Co. for indoor special effects at the Van Andel Arena in connection with the Griffins hockey game on December 31, 2025.

RESOLVED that the request to grant RKM Fireworks Co. a Discharge Permit to be used in conjunction with the Griffins hockey game on December 31, 2025, is approved, pending an inspection by the Fire Department.


CORRECT IN FORM
CITY ATTORNEY



Item Number: 6

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Laura Cleypool, Interim Director
Parks & Recreation

SUBJECT: **Resolution approving an agreement with West Michigan Mountain Biking Alliance for maintenance and development of bike facilities in City parks**

Attached is a resolution authorizing approval of an agreement with West Michigan Mountain Biking Alliance (WMMBA). WMMBA and the City of Grand Rapids first entered into an agreement in 2009 which allowed WMMBA to develop and maintain mountain biking facilities at Bike Park, located at 580 Kirtland Street SW. With this long-standing partnership, WMMBA has also developed and improved facilities in Richmond Park, Ken-O-Sha Park and at 2350 and 2400 Kalamazoo Avenue, SE.

This agreement allows for continued partnership with WMMBA to maintain and improve existing bike facilities and develop and maintain facilities in additional City parks. All costs will be covered by WMMBA, with no costs incurred by the City. Key terms of the agreement include:

- WMMBA will construct or cause to be constructed improvements on behalf of the City in accordance with the site plan or as otherwise approved by the City in writing.
- WMMBA shall provide maintenance to bike facilities.
- WMMBA will abide by City ordinances and other federal, state and local laws.
- All improvements and related construction shall be and remain property of the City.
- The parks where bike facilities are constructed are and shall remain a public park.
- All development and maintenance costs shall be the responsibility of WMMBA.
- The agreement will be for an initial 3-year term with two one-year renewal options.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an agreement with West Michigan Mountain Biking Alliance for maintenance and development of bike facilities in City parks.

RESOLVED:

1. That an agreement is approved between the City of Grand Rapids and West Michigan Mountain Biking Alliance for maintenance and development of bike facilities in City parks; and
2. That the agreement shall be for an initial period of December 1, 2025, through November 30, 2028, with two one-year renewal options; and
3. That the Mayor is authorized to execute the agreement on behalf of the City in a form to be approved by the City Attorney.


CORRECT IN FORM
CITY ATTORNEY



Item Number: 7

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: **Resolution approving an increase of \$17,675 with Environmental Consulting & Technology, Inc. for Grand River Revitalization for a total not-to-exceed \$127,325**

On November 14, 2023 (Proceeding No. 93069), the City approved the acceptance of the proposal and terms for services for Environment Consulting & Technology, Inc. (ECT) and authorized expenditures in the amount of \$82,650. On November 12, 2024 (Proceeding No. 94072), the City approved an increase of \$27,000 with total expenditures up to \$109,650 for this project, which consists of the removal of four low head dams and installation of diverse boulders and alluvium in the Grand River in partnership with Grand Rapids Whitewater.

ECT prepared a Plan – Environmental Assessment (Plan-EA), which was submitted to the Natural Resource Conservation Service (NRCS) in June 2024 and assisted with the preparation of the permit application to EGLE. The Plan-EA was recently posted for public comment, and with the amendment, ECT will now work to address all public comments and prepare a Finding of No Significant Impact.

The attached resolution provides for the approval of an increase in the authorization of expenditures to the agreement with ECT in the amount of \$17,650 with total expenditures not to exceed \$127,325. This amount includes the cost of the services provided by ECT and previously authorized fees.

This project is being financed by the Capital Improvement Fund.

#17014

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an increase of \$17,675 with Environmental Consulting & Technology, Inc. for Grand River Revitalization for a total not-to-exceed \$127,325.

WHEREAS:

1. On November 14, 2023 (Proceeding No. 93069), the City approved an agreement to Environmental Consulting & Technology, Inc. (ECT) for the following project:

Grand River Revitalization
(hereinafter referred to as the "Project").

2. On November 12, 2024 (Proceeding No. 94072), the City increased the expenditures with the agreement by \$27,000 to a total not to exceed \$109,650.
3. It is necessary to increase the authorization of expenditures for the aforesaid contract; therefore

RESOLVED:

1. That the scope of work for the agreement with ECT, be increased at a cost of \$17,675 with total expenditures not to exceed \$127,325 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 services on behalf of the City.
2. That the City is hereby directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.
3. The total expenditures for this work be authorized in an amount not-to-exceed \$127,325 for the Professional Services Agreement. Said amount to be charged to the Capital Improvement Fund.

CORRECT IN FORM

DEPARTMENT OF LAW



Item Number: 8

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: **Resolution awarding a contract with McGraw Construction Inc. for Police Admin Building Elevator Upgrades in the amount of \$1,206,999 with total amount not-to-exceed \$1,599,320**

This project consists of elevator, mechanical, electrical and plumbing upgrades to the twin elevators in the Grand Rapids Police Administration Building. Most of the work involves the modernization of the two elevators. The modernization includes but is not limited to upgrades (cab, motor, controls, etc.) to two elevators, new electrical and lighting in elevator pits and machine rooms, patching and repair of the interior of the elevator machine rooms, new fire alarm panel and devices, repainting elevator lobby walls and elevator door frames, and the installation of a fire/smoke curtain at the motor pool level.

In 2015, the City of Grand Rapids (City) developed an asset management plan (AMP) for all City-owned elevators. This AMP included condition assessments as well as a projected modernization timeline. The twin elevators at the Grand Rapids Police Administration Building were identified to need modernization in 2024 due to the age and degree of use. One of the elevators has five (5) lifts and the other that serves the motor pool level has six (6). These elevators are two of the three passenger elevators in the facility. This modernization will ensure the continued safe use of these two elevators and allow the Grand Rapids Police Department (GRPD) to efficiently use the facility.

One bid was received on October 16, 2025 for this project. The engineer's estimate, prepared by Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck), is \$1,352,400 and McGraw Construction Inc. (McGraw) submitted a bid of \$1,206,999 (low discounted bid is \$1,194,929). McGraw will be utilizing 1% Micro Local Business Enterprise participation and will be subcontracting a total amount of \$785,012. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project

to McGraw in the amount of \$1,206,999 with total expenditures not to exceed \$1,599,320. This amount includes the costs of the construction contract, previously authorized design phase services by Fishbeck, construction phase services including inspection by Fishbeck, administration, and contingencies. Fishbeck will provide the construction phase services including inspection pursuant to their existing term contract with the City.

This project is being financed by the Capital Improvement Fund (Facilities Management). A budget request in the Capital Improvement Fund (Facilities Management) is necessary to finance this project and will be presented to the Fiscal Committee for consideration and approval at a future date.

cc: Amaad Hardy
Steve Prins
Phillip Wheeler
Jordan Weber
Henry Ringlever

Reviewed by O.E.E.

#24046

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution awarding a contract to McGraw Construction, Inc. and authorizing expenditures in connection with Replacement of Twin Elevator Controls and Cab at the Police Administration Building.

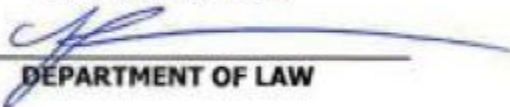
WHEREAS, bids were received on October 16, 2025 for the following project:

Replacement of Twin Elevator Controls and Cab at the Police Administration Building.
(hereinafter referred to as the "Project")

and McGraw Construction, Inc. (McGraw) submitted a bid of \$1,206,999 for which the engineer's estimate, prepared by Fishbeck, Thompson, Carr & Huber, Inc. (Fishbeck), is \$1,352,400; therefore

RESOLVED:

1. That the bid of McGraw 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 \$1,599,320 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 \$1,599,320 to be charged to the applicable Capital Improvement Fund (Facilities Management) codes.
3. That the City is hereby 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

Replacement of Twin Elevator Controls and Cab at the Police Administration Building

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Capital Improvement Fund (Facilities Management)	\$1,337,960	\$261,360	\$1,599,320
Total Project Sources	<u>\$1,337,960</u>	<u>\$261,360</u>	<u>\$1,599,320</u>

Breakdown of Project Uses

Construction Contract	\$1,206,999
Previously Authorized Design Phase Services by Fishbeck	71,300
Construction Phase Services Including Inspection by Fishbeck	81,665
Administration	<u>67,998</u>
Sub-Total	\$1,427,962
Contingencies	<u>171,358</u>
Total Project Uses	<u>\$1,599,320</u>

Reviewed by PM: SMT

Reviewed by BM: MMB

				Bids Received:	10/16/2025		
				at:	11:00am	at the City Engineer's Office	
Replacement of Twin Elevator Controls and Cab at the POLICE ADMINISTRATION BUILDING				ENGINEER'S		MCGRAW CONSTRUCTION INC	
				ESTIMATE			
File No. 24046	Original Bid Amount (TOTAL)			\$ 1,352,400.00		\$ 1,206,999.00	
Allowable Discount Points						1.0	
Allowable Discount Amount						\$ 12,069.99	
DISCOUNTED BID						\$ 1,194,929.01	
Discounted BID Ranking No.						1	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total
1	GRPD Twin Elevator Modernization	Lump Sum	1	\$ 1,352,400.00	\$ 1,352,400.00	\$ 1,206,999.00	\$ 1,206,999.00

Replacement of Twin Elevator Controls and Cab at the POLICE ADMINISTRATION BUILDING, File No. 24046		
	MCGRAW CONSTRUCTION INC	
Original Bid Amounts (Total)	\$1,206,999.00	
Prosperous Economy (A)	MLBE-	
	N/A	
Total Micro-LBE Participation	0.00%	\$ -
Micro-LBE Discount Points	0.00	
SUMMARY:		
Social Equity (A)	1.00	
Prosperous Economy (B)	0.00	
Registered Apprenticeship (B)		
Prosperous Economy - Annual (C)		
Enriched Lives (D)		
Clean Environment (E)		
TOTAL DISCOUNT POINTS	1.0	
Allowable Discount Points	1.0	
Discount Amount	\$	12,069.99
Allowable Discount Amount	\$	12,069.99
DISCOUNTED BID	\$	1,194,929.01
Discounted BID Ranking	1	



Item Number: 9

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: Resolution approving an increase in the scope of work and authorizing expenditures to the contract with Lodestar Construction, Inc. in connection with Rotomilling/Resurfacing of Streets at Various Locations – Contract 2024-3 in the amount of \$930,000 with total project costs not-to-exceed \$5,011,850

On October 22, 2024 (Proceeding No. 94028), the City of Grand Rapids (City) awarded a contract to Lodestar Construction, Inc. (Lodestar), and authorized expenditures in the amount of \$3,814,850 for this project. This project consists of rotomilling and resurfacing streets at various locations in the southeast part of the City and is part of the preventative maintenance and rehabilitation work recommended by the Sustainable Streets Task Force and the Vital Streets and Sidewalks Implementation Strategy.

The contract reserved the right at the City's option to add additional locations, contingent upon the successful negotiations with the contractor. Recent work at some locations has been more extensive than anticipated; additionally, there were other locations that were added to this contract that will be completed in the spring 2026.

The attached resolution provides for approval of an increase in the amount of \$930,000 with total expenditures not to exceed \$5,011,850, which includes the cost of the construction contract, engineering/inspection, contingencies, and previously authorized services.

This additional work is being financed by the Vital Streets Fund.

#24037

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an increase in the scope of work and authorizing expenditures to the contract with Lodestar Construction, Inc. in connection with Rotomill/Resurfacing of Streets at Various Locations – Contract 2024-3.

WHEREAS:

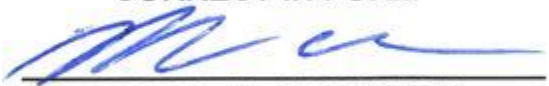
1. On October 22, 2024 (Proceeding No. 94028), the City awarded a contract to Lodestar Construction, Inc. (Lodestar) for the following project:

Rotomill/Resurfacing of Streets at Various Locations – Contract 2024-3
(hereinafter referred to as the “Project”).

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

RESOLVED:

1. That the scope of work for the contract with Lodestar, be increased in an amount of \$930,000 with total expenditures not to exceed \$5,011,850 which includes the costs of the construction contract, engineering/inspection/administration, contingencies, and previously authorized services. Said amount of \$5,011,850 to be charged to the applicable Vital Streets Fund codes.
2. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid contract with Lodestar.
3. That the City is hereby 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

Rotomilling/Resurfacing of Streets at Various Locations – Contract 2024-3

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Vital Streets Fund*	\$3,814,850	\$1,197,000	\$5,011,850
Total Project Sources	<u>\$3,814,850</u>	<u>\$1,197,000</u>	<u>\$5,011,850</u>

*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	\$930,000
Engineering/Inspection/Administration	139,500
Sub-Total	<u>\$1,069,500</u>
Contingencies	127,500
Prior Authorization (Proceeding No. 94028)	\$3,814,580
Total Project Uses	<u><u>\$5,011,850</u></u>



Item Number: 10

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: Resolution awarding a contract with DHE Plumbing and Mechanical Inc. for LMFP Backwash Check Valve Replacement in the amount of \$99,400 with total amount not-to-exceed \$303,580

This project consists of the replacement of the check valves on backwash pumps 1 & 2 and associated piping reconfiguration at the Lake Michigan Filtration Plant.

Bids were received on October 21, 2025 for this project. The engineer's estimate, prepared by Wade Trim, Inc. (Wade Trim), is \$336,612 and DHE Plumbing and Mechanical, Inc. (DHE) submitted a bid of \$99,400 (low discounted bid same as bid). DHE will not be utilizing any Micro Local Business Enterprise participation but will be subcontracting an amount of \$6,000. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to DHE in the amount of \$99,400 with total expenditures not to exceed \$303,580. This amount includes the costs of the construction contract, previously authorized preliminary and design phase services by Wade Trim, construction phase services including inspection by Wade Trim, administration, and contingencies. Wade Trim will provide the construction phase services including inspection pursuant to their existing term contract with the City.

This project is being financed by the Water Fund.

cc: Amaad Hardy Molly Clarin Nick Fisher
Wayne Jernberg Chad Reenders Lindsay Sagorski-Munsell

Reviewed by O.E.E.

#24086

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution awarding a contract to DHE Plumbing and Mechanical Inc. and authorizing expenditures in connection with Replacement of Backwash Check Valves at the Lake Michigan Filtration Plant.

WHEREAS, bids were received on October 21, 2025 for the following project:

Replacement of Backwash Check Valves at the Lake Michigan Filtration Plant
(hereinafter referred to as the "Project")

and DHE Plumbing and Mechanical, Inc. (DHE) submitted a bid of \$99,400 for which the engineer's estimate, prepared by Wade Trim, Inc. (Wade Trim), is \$336,612; therefore

RESOLVED:

1. That the bid of DHE 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 \$303,580 which includes the costs of the construction contract, previously authorized preliminary and design phase services by Wade Trim, construction phase services including inspection by Wade Trim, administration, and contingencies. Said amount of \$303,580 to be charged to the applicable Water Fund codes.
3. That the City is hereby 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

CITY ATTORNEY

SUMMARY OF ESTIMATED COSTS

for

Replacement of Backwash Check Valves at the Lake Michigan Filtration Plant

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Water Fund	\$303,580	\$0	\$303,580
Total Project Sources	<u>\$303,580</u>	<u>\$0</u>	<u>\$303,580</u>

Breakdown of Project Uses

Construction Contract	\$99,400
Previously Authorized Preliminary Design Phase Services by Wade Trim	40,700
Previously Authorized Design Phase Services by Wade Trim	65,400
Construction Phase Services Including Inspection by Wade Trim	22,480
Administration	<u>25,000</u>
Sub-Total	\$252,980
Contingencies	<u>50,600</u>
Total Project Uses	<u>\$303,580</u>

Reviewed by PM: 
Reviewed by ESA: 

						Bids Received:	10/21/2025				
						at:	11:00am	at the City Engineer's Office			
Replacement of Backwash Check Valves at the LAKE MICHIGAN FILTRATION PLANT				ENGINEER'S		DHE PLUMBING AND MECHANICAL INC		FRANKLIN HOLWERDA COMPANY		ALLIED MECHANICAL SERVICES INC	
				ESTIMATE							
File No. 24086	Original Bid Amount (TOTAL)				\$ 336,612.00		\$ 99,400.00		\$ 174,000.00		\$ 204,576.00
						Allowable Discount Points					4.0
						Allowable Discount Amount					\$ 8,183.04
						DISCOUNTED BID			\$ 99,400.00	\$ 174,000.00	\$ 196,392.96
Discounted BID Ranking No.						1		2		3	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Replacement of Check Valves for Backwash Pumps 1 & 2	Lump Sum	1	\$ 336,612.00	\$ 336,612.00	\$ 99,400.00	\$ 99,400.00	\$ 174,000.00	\$ 174,000.00	\$ 204,576.00	\$ 204,576.00

Replacement of Backwash Check Valves at the LAKE MICHIGAN FILTRATION PLANT, File No. 24086						
	DHE PLUMBING AND MECHANICAL INC		FRANKLIN HOLWERDA COMPANY		ALLIED MECHANICAL SERVICES INC	
Original Bid Amounts (Total)	\$99,400.00		\$174,000.00		\$204,576.00	
Prosperous Economy (A)	MLBE-N/A		MLBE-N/A		MLBE-N/A	
Total Micro-LBE Participation	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Micro-LBE Discount Points	0.00		0.00		0.00	
SUMMARY:						
Prosperous Economy (A)	0.00		0.00		0.00	
Social Equity (B)					4.00	
Registered Apprenticeship (B)						
Prosperous Economy - Annual (C)						
Enriched Lives (D)						
Clean Environment (E)						
TOTAL DISCOUNT POINTS					4.0	
Allowable Discount Points					4.0	
Discount Amount					\$ 8,183.04	
Allowable Discount Amount					\$ 8,183.04	
DISCOUNTED BID	\$ 99,400.00		\$ 174,000.00		\$ 196,392.96	
Discounted BID Ranking	1		2		3	



Item Number: 11

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: **Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Waterford Reserve**

The attached resolution provides for the approval of a Construction Agreement with the City of Walker (Walker) and Koetje Builders & Developers LLC, and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer and water main in connection with the above-captioned project. The development includes the addition of 52 single-family residential lots, each requiring water and sanitary service connections, located in Walker.

The public sanitary sewer and water main will be maintained by the City of Grand Rapids (City) in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with the current Grand Rapids' Standard Construction Specifications 2021 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by Prein & Newhof, Inc. on behalf of Walker. The public sanitary sewer and water main will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (plan review, project management, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located south of Leonard Street and east of Kinney Avenue in the Utility Service District of Walker and has been previously approved in concept by staff.

cc: Scott Connors (City of Walker) Molly Clarin
Wayne Jernberg Brian Bradley
James Ouzts

#25038

Prepared by Payton Novak, Assistant Project Manager and Cindy Irving, Assistant City Engineer
Tracking Number: 25-96354

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Construction Agreement between the City of Grand Rapids, the City of Walker, and Koetje Builders & Developers LLC and acceptance of a Public Utilities Easement to facilitate public sanitary sewer and water main construction in connection with Sanitary Sewer and Water Main in Maplerow Avenue and Waterford Reserve Drive and Water Main in Kusterer Drive and Waterford Village Drive (Waterford Reserve).

WHEREAS, it is necessary to approve a Construction Agreement and accept a Public Utilities Easement for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer and Water Main in Maplerow Avenue and Waterford Reserve Drive and Water Main in Kusterer Drive and Waterford Village Drive (Waterford Reserve); therefore

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids, the City of Walker and Koetje Builders & Developers 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 Agreements on behalf of the City.
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.

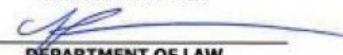
Public Utilities Easement (Terminating - Future ROW)

Koetje Builders & Developers LLC \$1.00
547 Baldwin Street
Jenison, Michigan 49428

3487 Lake Michigan Drive NW, Parcel No. 41-13-20-401-009

Total of Easement Area: 173,908 Square Feet

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

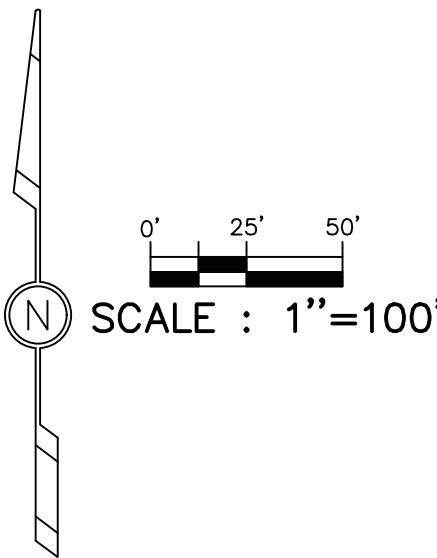
CORRECT IN FORM

DEPARTMENT OF LAW

1. SANITARY SEWER AND WATER MAIN CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD CONSTRUCTION SPECIFICATIONS OF CITY OF GRAND RAPIDS, 2021 EDITION, AND ALL REVISIONS THEREOF.

UTILITY LEGEND

- PROP WATER MAIN
- PROP 8" SANITARY SEWER
- EX 8" WATER MAIN
- EX SANITARY SEWER

PROJECTED SAN MH RIM
PROJECTED SAN MH INVERT

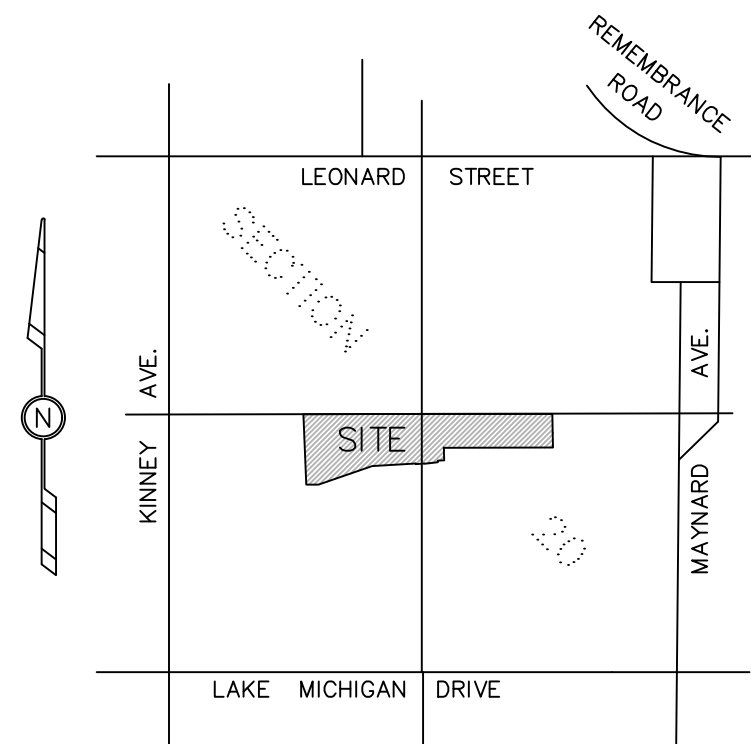


20' WIDE EASEMENT TO THE CITY OF GRAND RAPIDS FOR CONSTRUCTING AND MAINTAINING SANITARY SEWER AND WATERMAIN PER LIBER 2197, PAGE 599

NOTE :
LATERALS & WATER SERVICES ARE EXISTING TO LOTS 1-12 ON MARLBORO STREET

NOTE :
PHASE ONE = LOT 1 THRU 11
PHASE TWO = LOT 12 THRU 52
(PHASE ONE & PHASE TWO ARE TO BE CONSTRUCTED TOGETHER)

NOTE :
THE PROPOSED DEVELOPMENT WILL BE CALLED "WATERFORD RESERVE PLAT PHASE 1 & PHASE 2". THIS WILL BE A SINGLE FAMILY RESIDENTIAL PLAT



LOCATION MAP

PRELIMINARY UTILITY PLAN
WATERFORD RESERVE PLAT PHASE 1 & PHASE 2

FOR: KOETJE BUILDERS
ATTN: RANDY KOETJE
547 BALDWIN STREET
JENISON, MI 49428
PART OF THE SOUTH 1/2, SECTION 20, T7N, R12W, CITY OF WALKER, KENT COUNTY, MICHIGAN

					excel engineering, inc. planners - engineers - surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.excelengineering.com
05/19/25	REV PER CITY OF GRAND RAPIDS	DATE	REVISION		
				DRAWN BY: MK	PROJ. ENG.: JPM
				APPROVED BY: JPM	PROJ. SURV.: KJV
				FILE NO.: 231328E	DATE: 04/29/25
					SHEET 1 of 1

Item Number: 12



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: Resolution approving a Release of Easement at 540 Russwood Street NE

On July 26, 1955 (Proceeding No. 2753), the City accepted an easement as part of the plat for Riverside Gardens Addition No.19 dedicating the rear 6 ft. of each lot for public utilities. On June 12, 1959 (L. 1871 P. 554) the City of Grand Rapids vacated platted Conger Street and combined parcels to develop a property for a school building with the Board of Education of the City of Grand Rapids which never used the easements or installed facilities within them. On October 29, 1993 (L.3357 P. 827) the Board of Education of the City of Grand Rapids sold the parcel at 540 Russwood Street NE to Grand Rapids Baptist Academy (now known and registered as Northpointe Christian Schools Educational Foundation). The current owners are developing new areas and expanding the school grounds which would require the unused easements to be released to facilitate needs of use for expansion.

The attached resolution provides for the approval of a Release of Easement for nominal consideration of One Dollar (\$1.00) and authorizes the Mayor to execute the same on behalf of the City, contingent upon approval as to form by the City Attorney.

cc: Elizabeth Zeller

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Release of Easement at 540 Russwood Street NE.

WHEREAS:

1. On July 26, 1955 (Proceeding No. 2753) the City accepted an easement as part of the plat for Riverside Gardens Addition No.19 dedicating the rear 6 ft. of each lot for public utilities. On June 12, 1959 (L. 1871 P. 554) the City of Grand Rapids vacated platted Conger Street and combined parcels to develop a property for a school building with the Board of Education of the City of Grand Rapids which never used the easements or installed facilities within them. On October 29, 1993 (L.3357 P. 827) the Board of Education of the City of Grand Rapids sold the parcel at 540 Russwood Street NE to Grand Rapids Baptist Academy (now known and registered as Northpointe Christian Schools Educational Foundation). The current owners are developing new areas and expanding the school grounds which would require the unused easements to be released to facilitate needs of use for expansion.
2. It is necessary to release the easement recorded in the Riverside Gardens Plat No. 19, Kent County Register of Deeds; therefore

RESOLVED

1. That the City hereby approves a Release of Easement to the following property owner for the easement described in Riverside Gardens Plat No. 19, Kent County Register of Deeds, for nominal consideration of One Dollar (\$1.00):

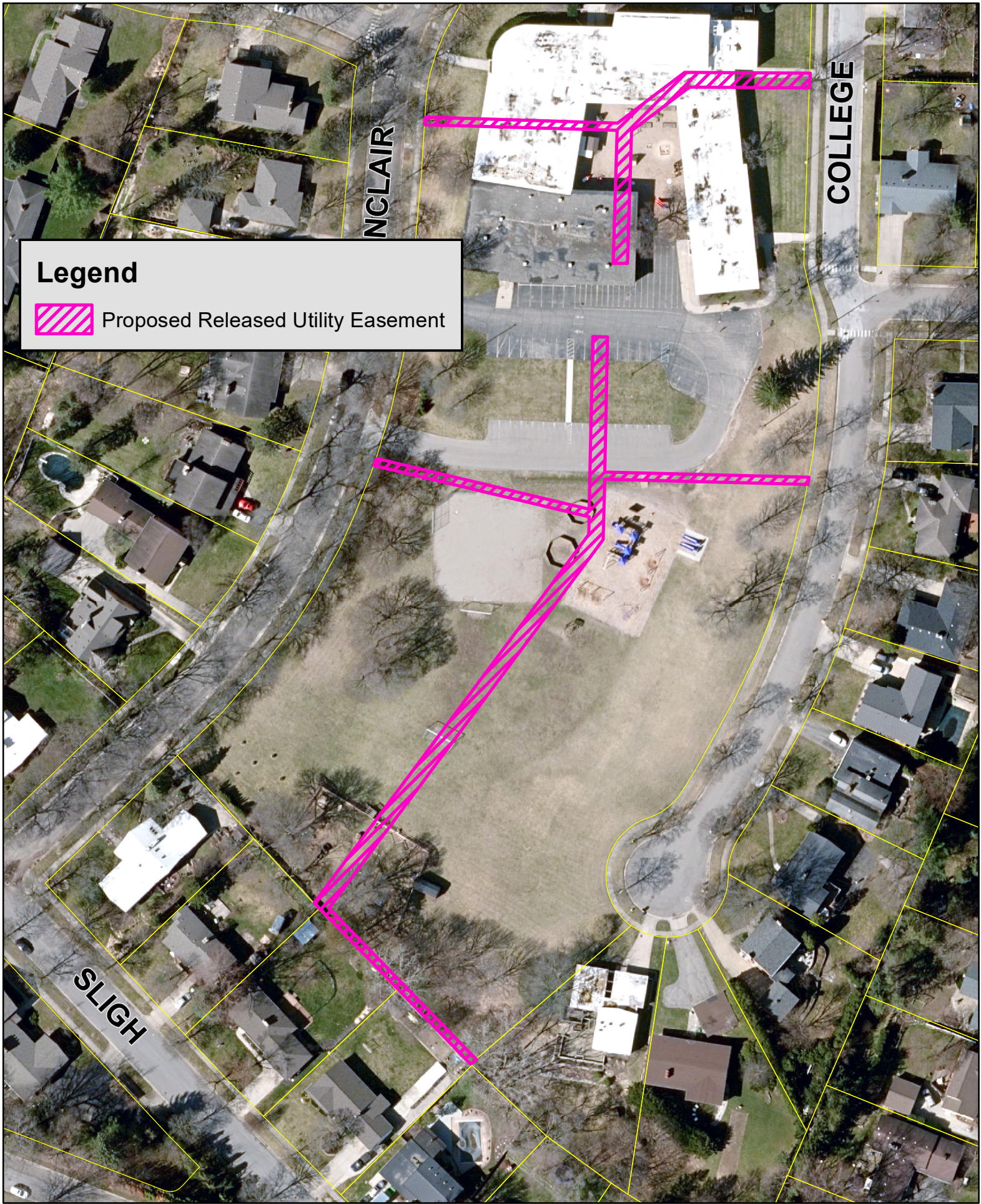
North Pointe Christian Schools and successors	\$1.00
3101 Leonard St NE	
Grand Rapids, MI 49525	

Parcel No 41-14-07-205-053 & 540 Russwood St NE; and

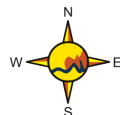
2. That the Mayor is hereby authorized to execute the aforesaid Release of Easement on behalf of the City, contingent upon approval as to form by the City Attorney.
3. That the City Clerk is hereby authorized and directed to record the aforesaid Release of Easement with the Kent County Register of Deeds.

CORRECT IN FORM

CITY ATTORNEY



Proposed Easement to be Released



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.

Item Number: 13



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, City Engineer
Engineering

SUBJECT: **Resolution accepting two sidewalk and utility easements on Coit Avenue NE in connection with 3 Mile Road from Monroe Avenue to Plainfield Avenue Resurfacing and authorizing payments for a total of \$7,350**

The Michigan Department of Transportation (MDOT) will be resurfacing 3 Mile Road NE from Monroe Avenue to Plainfield Avenue and adding a roundabout at the 3 Mile Road and Coit Avenue intersection. The existing intersection will be reconstructed with wider areas required to accommodate the proposed roundabout. This addition will require sidewalk and utility easements to facilitate right-of-way needs at this intersection. Construction is planned to occur in 2026.

The attached resolution provides for the acceptance of two sidewalk and utility easements and the authorization of payments to the property owner at 2782 Coit Avenue NE for a compensation amount of \$2,350 and to the property owner at 2805 Coit Avenue NE for a compensation amount of \$5,000. Said compensation is based on an appraisal provided by Integra Realty Resources-Grand Rapids with an administrative settlement agreed upon by the Assistant City Engineer in connection with easement at 2805 Coit Avenue NE. Said compensation will be paid from the Vital Streets fund.

Additional easements in connection with this project will be presented to the City Commission for consideration as negotiations with the property owners progress and the documents are conveyed to the City.

cc: Jim Herman
Cindy Irving

#24032

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting two sidewalk and utility easements and authorizing payments in connection with 3 Mile Road from Monroe to Plainfield Resurfacing.

WHEREAS,

1. The Michigan Department of Transportation (MDOT) will be resurfacing 3 Mile Road NE from Monroe Avenue to Plainfield Avenue and adding a roundabout at the 3 Mile Road and Coit Avenue intersection. The existing intersection will be reconstructed with wider areas required to accommodate the proposed roundabout. This addition will require sidewalk and utility easements to facilitate right-of-way needs at this intersection.
2. It is necessary to accept two Sidewalk and Utility Easements from the following property owners for the described properties in connection with 3 Mile Road from Monroe Avenue to Plainfield Avenue Resurfacing for the compensation amount noted; therefore

RESOLVED:

1. That the City hereby accepts the following sidewalk and utility easements from the following property owners for the described property for the compensation amounts noted:

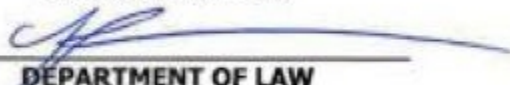
Jennifer Krauss (\$2,350.00)
2782 Coit Avenue NE
Grand Rapids, MI 49505

Parcel No 41-14-07-202-001, 2782 Coit Ave NE;

Vera Development LLC (\$5,000.00)
2805 Coit Ave NE
Grand Rapids, MI 49505

Parcel No 41-14-06-456-021, 2805 Coit Ave NE; and

2. That the City is hereby directed to make payment, in amounts and to said payees as the City Engineer or designee requests in connection with the aforesaid easement.
3. That the City Clerk is hereby authorized and directed to record the aforesaid easements with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW



3 MILE

COIT

Legend

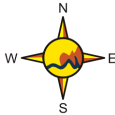


Proposed Easement at 2782 Coit



2782 Coit Avenue

**Proposed Easement at
2782 Coit Ave NE**



1" = 50'

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Legend

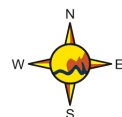
 Proposed Easement at 2805 Coit

 2805 Coit Avenue

3 MILE

COIT

Proposed Easement at 2805 Coit Ave NE



1" = 50'

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CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: **Resolution accepting utility easements at 1707 Kloet Street NW and 1721 Kloet Street NW in connection with the Vacation of Kloet Street NW for \$1.00 Each**

The City of Walker has granted a partial vacation of Kloet Street NW to the neighboring parcel owners. Public facilities within the Kloet Street NW right of way are owned by the City of Grand Rapids (City). Those remaining facilities must be accessible by the City to maintain and provide future use to the public. It is necessary to include a utility easements allowing that access in the former areas of Kloet Street NW being vacated to ensure the City maintains control over the utilities in the area.

The attached resolution provides for the acceptance of two utility easements at the vacated area of Kloet Street NW adjacent to 1707 Kloet Street NW and 1721 Kloet Street NW for nominal consideration of One Dollar (\$1.00) each.

Additional easements in connection with vacation will be presented to the City Commission for consideration as negotiations with the property owners progress and the documents are conveyed to the City.

cc: Payton Novak
Brian Bradley
Tom Bulten

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting a utility easement in vacated right of way adjacent to 1707 Kloet Street NW and 1721 Kloet Street NW.

WHEREAS:

1. The City of Walker has granted a partial vacation of Kloet Street NW to the neighboring parcel owners. Public facilities within the Kloet Street right of way are owned by the City of Grand Rapids (City). Those remaining facilities must be accessible by the City to maintain and provide future use to the public. It is necessary to include a utility easement allowing that access in the former areas of Kloet Street right of way being vacated to ensure the City maintains control over the utilities in the area.
2. It is necessary to accept two utility easements from the following property owners for the described properties in connection with the vacation of Kloet Street NW; therefore

RESOLVED:

1. That the City hereby accepts two utility easements from the following property owners for the described property for nominal consideration of One Dollar (\$1.00) each:

Betz Industries Inc. (\$1.00)
2121 Bristol Road NW
Grand Rapids, MI 49504

Parcel No. 41-13-10-476-02 & 1707 Kloet St NW

Kloet Street LLC (\$1.00)
1721 Kloet St NW
Grand Rapids, MI 49504

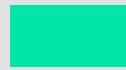
Parcel No. 41-13-10-476-014 & 1721 Kloet St NW; and

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

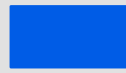
CORRECT IN FORM

DEPARTMENT OF LAW

Legend



Vacated kloet St NW



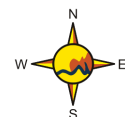
1707 Kloet St NW



Proposed Easement at 1707 Kloet



Proposed Utility Easement at 1707 Kloet St NW



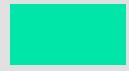
1" = 50'

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Legend



Proposed Easement at 1721 Kloet



Vacated kloet St NW



1721 Kloet St NW

KLOET

Item Number: 15



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: Resolution approving a utility easement to Consumers Energy at
850 Pannell Street NW in connection with Construction of Fire
Training Facility for \$1.00

Ongoing construction of the proposed Construction of Fire Training Facility at 850 Pannell Street NW requires an easement be granted to Consumers Energy to run service to a proposed transformer necessary for supplying electrical power to the Fire Training Facility.

The attached resolution provides for the approval of a utility easement to Consumers Energy at 850 Pannell Street NW for nominal consideration of One Dollar (\$1.00). Additional easements in connection with this project will be presented to the City Commission for consideration as negotiations with the property owners progress and the documents are conveyed to the City.

cc: Kristin Pfauth
Kimberly Dixon

#23054

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a utility easement to Consumers Energy in connection with Construction of Fire Training Facility at 850 Pannell Street NW.

WHEREAS:

1. Ongoing construction of the proposed Construction of Fire Training Facility at 850 Pannell Street NW requires an easement be granted to Consumers Energy to run service to a proposed transformer necessary for supplying electrical power to the Fire Training Facility.
2. It is necessary to approve a utility easement to the following party for nominal consideration); therefore

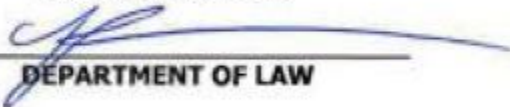
RESOLVED:

1. That the City hereby grants a utility easement to the following party for nominal consideration of One Dollar (\$1.00):

Consumers Energy Company (\$1.00)
One Energy Plaza
Jackson, MI 49201

Parcel No 41-13-14-226-005. 850 Pannell Street NW; and

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

CORRECT IN FORM

DEPARTMENT OF LAW

Legend



Proposed Consumers Energy Easement



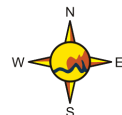
850 Pannell St NW

PANNELL

THORNAPPLE



Proposed Consumers Energy Easement at 850 Pannell St NW



1" = 50'

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Item Number: 16



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jeff McCaul, Acting City Engineer
Engineering

SUBJECT: **Resolution accepting a Public Utilities Easement for Garden Apartments – Phase 2**

On July 16, 2024 (Proceeding No. 93693) the City approved a Construction Agreement and a Water Main Oversizing Agreement in the amount of \$57,900.80, and accepted two Public Utilities Easements for the construction of public sanitary sewer and water main facilities in connection with the above-captioned project.

The attached resolution provides for the acceptance of an additional Public Utilities Easement to facilitate the construction of future public sanitary sewer in connection with the above-captioned project.

The project is privately funded and involves the development of multi-family apartments in Cascade Charter Township. The development includes the addition of eight buildings serving 256 units.

The future public sanitary sewer will be maintained by the City of Grand Rapids in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

The project is located north of 60th Street and east of Broadmoor Avenue in the Utility Service District of the Township and has been previously approved in concept by staff.

cc: Molly Clarin
Wayne Jernberg
Brian Bradley
James Ouzts

#22089

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting a Public Utilities Easement to facilitate future public sanitary sewer construction in connection with Sanitary Sewer and Water Main in Executive Parkway and Public Easement (SE) (Garden Apartments – Phase 2).

WHEREAS,

1. On July 16, 2024 (Proceeding No. 93693) the City approved a Construction Agreement and a Water Main Oversizing Agreement in the amount of \$57,900.80, and accepted two Public Utilities Easements for construction of public sanitary sewer and water main facilities in connection with the above-captioned project.
2. It is necessary to accept a Public Utility Easement from the following property owner for the described property in connection with Sanitary Sewer and Water Main in Executive Parkway and Public Easement (SE) (Garden Apartments – Phase 2) for nominal consideration; therefore

RESOLVED:

1. That the City hereby 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 consideration as noted, which was paid by the developer.

Edward Rose Development Company, L.L.C. (\$1.00)
38525 Woodward Avenue
Bloomfield Hills, Michigan 48304

5201 60th Street SE, Parcel No. 41-19-31-400-029

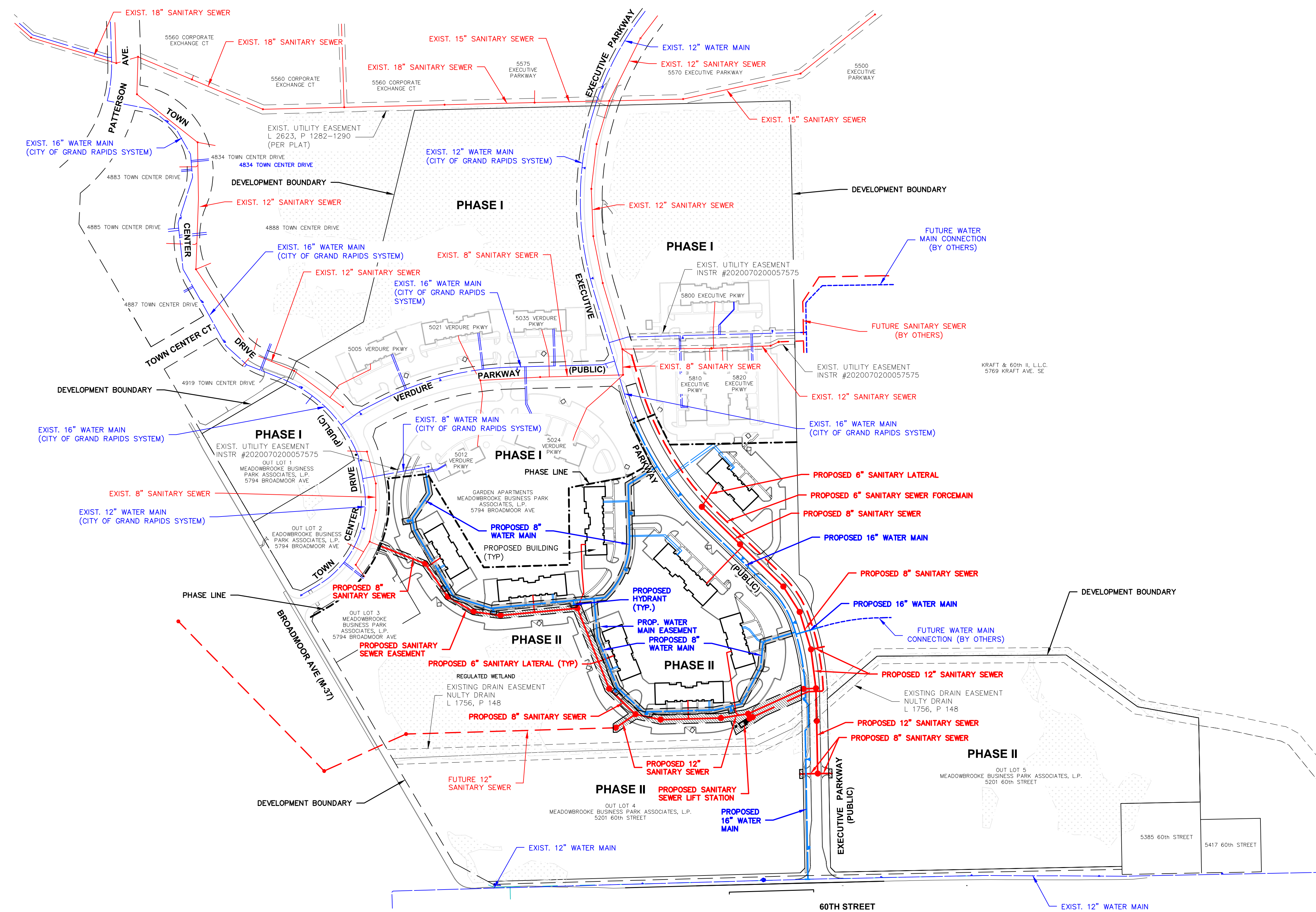
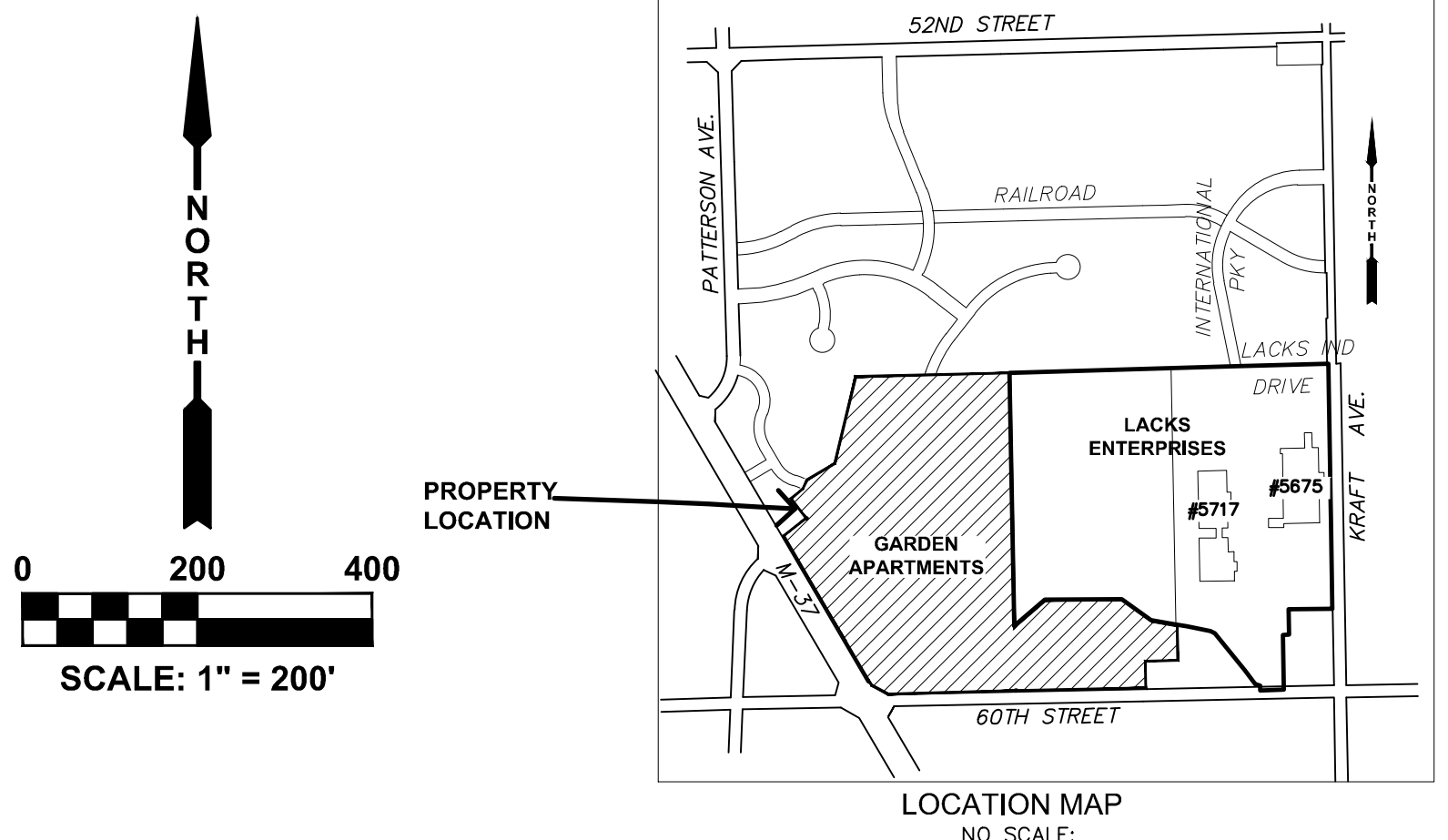
Total of Easement Area: 23,162 Square Feet

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

CORRECT IN FORM

DEPARTMENT OF LAW

PRELIMINARY UTILITY PLAN
for
GARDEN APARTMENTS
MEADOWBROOKE BUSINESS PARK ASSOCIATES, L.P.
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



- PROPOSED PUBLIC WATERMAIN EASEMENT
- PROPOSED PUBLIC SANITARY SEWER EASEMENT
- FUTURE PUBLIC SANITARY
- PROPOSED PUBLIC WATER MAIN
- PROPOSED PUBLIC SANITARY
- PROPOSED PUBLIC SANITARY FORCEMAIN
- EXISTING PUBLIC WATER MAIN
- EXISTING PUBLIC SANITARY

- GENERAL NOTES:
- 1) MINIMUM IN LINE VALVE SPACING SHALL BE DETERMINED DURING THE FINAL CHECK PRINT PROCESS.
 - 2) MAXIMUM SANITARY SEWER MANHOLE SPACING SHALL BE 400'.
 - 3) MAXIMUM FIRE HYDRANT SPACING SHALL BE 300'.
 - 4) STORM SEWER SHALL BE DESIGNED AROUND WATER MAIN AT STANDARD DEPTH. NO W-10'S OR DEFLECTIONS ARE PREFERRED ON NEW DEVELOPMENTS.
 - 5) PRIVATE UTILITIES (GAS, PHONE, CABLE, ELEC.) ARE TO BE RUN OUTSIDE OF PUBLIC UTILITY EASEMENTS, EXCEPT FOR CROSSINGS.
 - 6) FRONTAGE WILL BE DUE ALONG 60TH STREET UPON CONNECTION IN FUTURE PHASE.
- DATE : MARCH 20, 2024, PROJECT No. 160230.02

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbce.com



Item Number: 17

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Kristin Turkelson, Planning Director
Planning, Design & Development

SUBJECT: Resolution setting December 2, 2025, as the date to consider an ordinance amendment correcting the legal description of a portion of 411 Fuller Avenue rezoned to the TN-TBA (Traditional Neighborhood–Traditional Business Area) Zone District

On July 29, 2025, the City Commission adopted an ordinance rezoning the northerly 25.74 feet of 411 Fuller Avenue SE from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to the TN-TBA (Traditional Neighborhood–Traditional Business Area) Zone District to facilitate a lot split and re-combination for future residential development.

Subsequent to adoption of the ordinance, it was determined that the legal description was incorrectly written. This ordinance is intended to correct this error.

Please forward the attached resolution for consideration at the next scheduled City Commission meeting.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution setting December 2, 2025, as the date to consider an ordinance amendment correcting the legal description of a portion of 411 Fuller Avenue rezoned to the TN-TBA (Traditional Neighborhood–Traditional Business Area) Zone District.

RESOLVED:

1. That the following amendment to Map 39 of Chapter 61 of Title V of the Code of the City of Grand Rapids be published as part of the proceedings; and
2. That the amendment be considered for adoption by the City Commission at its meeting of December 2, 2025.

AN ORDINANCE TO AMEND MAP 39 OF CHAPTER 61 OF TITLE V
OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE

ORDINANCE NO. 2025 - _____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map 39 of Chapter 61 of Title V of the City Code of Grand Rapids be amended to rezone the northerly 25.74 feet of 411 Fuller Avenue SE from the TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to the TN-TBA (Traditional Neighborhood–Traditional Business Area) Zone District to facilitate a lot split and re-combination for future development.

Parcel Identification #: 41-14-32-127-032
Property Address: 411 Fuller Avenue SE
Legal Description: The North 25.74 feet of the following described property: E
101.91 FT OF LOT 11 BLK 2 EXCEPT S 10 FT* BARTH S
ADDITION


CORRECT IN FORM
CITY ATTORNEY



Item Number: 18

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: November 18, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Sarah Rainero, Economic Development Director
Economic Development

SUBJECT: **Resolution scheduling a public hearing for December 2, 2025, on an amendment to the Brownfield Plan of the City of Grand Rapids Brownfield Redevelopment Authority related to the Seeds of Promise Redevelopment Project**

Attached is a resolution setting December 2, 2025, at 2:00 p.m. as the date and time for when the City Commission will host a public hearing to consider an amendment to the Brownfield Plan of the City of Grand Rapids Brownfield Redevelopment Authority related to the Seeds of Promise Redevelopment Project.

The Seeds of Promise Project, proposed over thirteen (13) parcels of property located at: 1018 Prospect SE, 1139 Lafayette SE, 703 Alexander St. SE, 713 Alexander St. SE, 717 Alexander St. SE, 721 Alexander St. SE, 722 Alexander St. SE (lot to be split into two for a house on each), 727 Alexander St. SE, 741 Alexander St. SE, 1140 Dallas, 1741 Jefferson, 1051 Kalamazoo, and 615 Cordelia, Grand Rapids, Michigan (each, a "Property" and together, the "Properties"). Four Properties are considered "blighted," as defined by Act 381 of 1996, as amended (the "Act"), because they are under the control of the Grand Rapids Land Bank fast track authority. The remaining Properties qualify as "housing property" under Section 2(y) of Michigan Public Act 381 of 1996, Brownfield Redevelopment Financing Act, as amended (the "Act").

The Project will redevelop blighted properties within the community with the addition of new pre-manufactured one, two and three-bedroom "smart homes" for a total of fourteen (14) new homes for sale to income qualified buyers with incomes at or below 120% area median income (AMI) with a target between 80-120%.

The project will result in a total of fourteen (14) new for-sale single-family residential units across a scattered site. Of the 14 units, seven (7) will be one-bedroom units with an average size of 983 square feet, three (3) will be two-bedroom units with an average size

of 864 square feet and the remaining four (4) will be three-bedroom units with an average size of 1,120 square feet. 7 of the units are expected to be priced for households earning at or below 80% of the AMI, 3 for households at or below 100% of the AMI and 4 for households at or below 120% AMI. Total investment in the project is estimated to be \$3.8 million with approximately \$2.9 million in construction costs.

The Developer is requesting reimbursement from the Brownfield Redevelopment Authority (the “Authority”) of up to \$1,212,344 for “housing development activities”. For this project, housing development activities include only 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”).

As proposed, the attached Amendment provides for the first \$200,000 to be paid from a grant from the Local Brownfield Revolving Fund (“LBRF”), to fund downpayment assistance for the 7 units priced at 80% AMI or below, equating to a total investment of \$28,571 per unit. The remainder of the eligible activity costs will be reimbursed using tax increment revenues (“TIR”) over a period of 25 years. The Amendment is expected to remain in place for a 30-year period, which will include any remaining available capture for the LBRF in the last up to five (5) years of the plan. Additionally, the Grand Rapids Land Bank Authority has agreed to waive the 5/50 tax capture on the four (4) parcels of property that are located in the Land Bank. The first year of capture will be tax year 2027.

The fourteen (14) units will be a mixture of one, two and three-bedroom homes. 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 2025, there is demand for approximately 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 \$1,175,341 million, which equates to approximately \$83,952 per unit and twenty-five (25) years of affordability, pursuant to the Interim Guidelines approved by the Brownfield Authority board. The Developer will be filing deed restrictions on all the units to maintain affordability during the required affordability period.

Number of Units	Number of Bedrooms	Household AMI Limit ¹	Est. Home Sales Price per unit	Est. Monthly Mortgage Payment per unit ³	Avg. Development Cost per unit	Avg. Development Loss per unit
7	1	≤ 80% AMI	\$143,650	\$940	\$237,042	\$93,392
3	2	≤ 100% AMI	\$194,650-\$220,150	\$1,273-\$1,440	\$318,657	\$115,507
4	3	≤ 120% AMI	\$211,650 - \$220,150	\$1,384-\$1,440	\$311,793	\$118,142

¹Area Median Income (AMI) ranges are for price-point reference, do not include other housing costs, and are found in the 04/01/2025 [Income and Rent Limits](#) published by the Michigan State Housing Development Authority.

²Estimated Monthly Mortgage payment per unit assumes 6.8% interest rate and a 15% downpayment. This calculation does not include taxes, utilities or insurance.

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: Approximately 50% of the total project cost is attributable to the specialized installation of prefabricated housing units. This work can only be performed by one of two State Certified entities, one of which qualifies toward MBE, WBE, or MLBE participation goals. When those non-eligible costs are excluded, the "Inclusionary Opportunity" amounts to \$1,680,510. Of that, \$286,010 has been awarded to certified MLBE, MBE, and WBE firms, representing approximately 17% participation. Additionally, the Developer has approximately \$84,510 in professional services costs and has a goal of 100% or \$84,510 in participation from MBE, WBE and MLBEs.

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,
- Facilitates increased housing supply through the development of a variety of housing types, and
- Increase the number and diversity of business owners, property owners, and developers participating in economic development incentive programs.

There are no environmental concerns on the properties, and the Developer is current on its tax liabilities to the City. The Developer has done significant community engagement related to the project within the neighborhoods and has received several letters of support from individuals and entities across the site.

Project Projections – Seeds of Promise Project		
	Total Amount	City of Grand Rapids Portion
Total Development Costs	\$3.8 million	
Construction Costs	\$2.9 million	
Total New Taxes Generated* (1 year)	\$40,247	\$10,802
Taxes Paid (1 year)	\$40,247	\$10,802
New City Income Taxes	-	\$4,810

Attachments
SLR/mm

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution scheduling a public hearing on an amendment to the Brownfield Plan of the City of Grand Rapids Brownfield Redevelopment Authority related to the Seeds of Promise Redevelopment Project.

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 Seeds of Promise 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, December 2, 2025, at 2:00 p.m., at City Hall, 300 Monroe Avenue N.W., in the City of Grand Rapids; 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.

CORRECT IN FORM

DEPARTMENT OF LAW

CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN FOR THE SEEDS OF PROMISE PROJECT

October 22, 2025

Introduction

Seeds of Promise, a Michigan nonprofit corporation (“Developer”), is an urban community improvement initiative located in Southeast Grand Rapids. As part of its mission, Developer intends to redevelop blighted properties within the community with the addition of new pre-manufactured one, two and three-bedroom “smart homes” for a total of fourteen (14) new homes for sale to income qualified buyers (the “Project”).

Developer is proposing to develop a total of thirteen (13) parcels of property (one lot to be split into two) located at: 1018 Prospect SE, 1139 Lafayette SE, 703 Alexander St. SE, 713 Alexander St. SE, 717 Alexander St. SE, 721 Alexander St. SE, 722 Alexander St. SE (lot to be split into two for a house on each), 727 Alexander St. SE, 741 Alexander St. SE, 1140 Dallas, 1741 Jefferson, 1051 Kalamazoo, and 615 Cordelia, Grand Rapids, Michigan (each, a “Property” and together, the “Properties”). (See **Figure 2** for a map of the Properties). Each Property is one parcel located within the City of Grand Rapids. (See **Figures 1 and 2** for legal descriptions, parcel sizes, and maps of the Properties). The Project will result in the availability of fourteen (14) residential homes for sale to buyers with incomes at or below 120% area median income (AMI) with a target between 80-120%.

The Project will facilitate the development of housing projected to be sold to households earning at or below 120% AMI, of which there is a demand for 2,697 units by 2027 as identified by the Grand Rapids/Kent County Housing Needs Assessment, linked below.

https://www.housingnext.org/files/ugd/d93581_035b42c5c5d546b0b4ab57cea0e89010.pdf

Construction is expected to begin by winter 2026 and is estimated to be completed within 6-12 months. Total capital investment in the Project is estimated to be approximately \$3.8 million. The Brownfield Plan is requested to assist the Project with housing development activities related to development and potential development loss in the sale of the new homes.

Basis of Eligibility

Three of the Properties, listed and legally described in **Figure 1**, are considered “blighted,” as defined by Act 381 of 1996, as amended (the “Act”), because they are owned or under the control of a land bank fast track authority. Additionally, the Properties are all considered “housing property” under Section 2(y) of the Act and the Project includes “housing development activities” under Section 2(x) of the Act.

Therefore, the Properties are considered “eligible property” as defined in the Act. (See text of **Figure 1** for confirmation of blighted eligibility).

Required Elements of Brownfield Plan

1. A description of costs intended to be paid for with the tax increment revenues. (MCLA 125.2663(2)(a))

Developer will seek tax increment financing (“TIF”) from available local taxes and state education tax millage for eligible activities at each Property, including housing development activities, brownfield plan/work plan preparation, development, and implementation, and an administrative fee to be paid to the Authority totaling \$1,212,344.

Table 1 below presents estimated costs of the eligible activities for the Project which qualify for reimbursement from tax increment financing.

Table 1 – Eligible Activities	
Task	Cost Estimate
1. Housing Development Activities – Financing Gap/Potential Development Loss	\$1,175,341
<i>Eligible Activity Sub-total</i>	<i>\$1,175,341</i>
2. Brownfield Plan/Work Plan Preparation and Development	\$25,000
3. Prepaid Brownfield Authority Administrative Fee	\$12,003
ELIGIBLE ACTIVITY TOTAL	\$1,212,344

2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))

“Eligible activities” are defined in the Act as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Grand Rapids, the Act includes the following additional activities under the definition of “eligible activities”: (A) infrastructure improvements that directly benefit eligible property; and (B) site preparation that is not a response activity under Part 201 of NREPA. Additionally, for housing property located in a community that has a specific housing need and has absorption data or job growth data included in the brownfield plan, eligible activities include housing development activities, infrastructure improvements that are necessary for housing property and support housing

development activities, and site preparation that is not a response activity and that supports housing development activities.

The cost of eligible activities is estimated in **Table 1** above and includes the following:

1. Housing development activities. To support the critical need for attainable housing in the City, Developer intends to price 100% of the Project's residential units for income qualified households (i.e., those with an annual household income of not more than 120% AMI with a target of 80-120% AMI). Reimbursement to fill Developer's financing gap associated with the development of those units is an eligible activity. Developer is seeking a \$200,000 LBRF (defined below) Grant and the amount of financing gap requested is net of this support.
2. Brownfield Plan Preparation and Development. Costs incurred to prepare and develop this brownfield plan, as required per the Act.
3. Local Prepaid Authority Administrative Fee. Local prepaid Authority administrative fees paid by Developer.

3. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))

2. An estimate of real property tax capture for tax increment financing is attached as **Table**

4. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))

The cost of the Eligible Activities included in this Plan will initially be paid for by Developer and it will seek reimbursement through available tax increment revenue during the term of the Plan.

5. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))

Bonds will not be issued for the Project.

6. The proposed beginning date and duration of capture of tax increment revenues for each eligible property as determined under section 13b(16). (MCLA 125.2663(2)(f)).

The duration of the Plan for the Project is estimated to be 31 years. It is estimated that redevelopment of the Property will be completed by the end of 2026 and that it will take up to 24 years to recapture the eligible activities costs through tax increment revenues, plus

up to five years of capture for the Local Brownfield Revolving Fund (the “LBRF”), if available. Therefore, the first year of tax increment capture will be 2027 and the Plan will remain in place until Developer is fully reimbursed, and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds to fund the LBRF with tax increment revenue capture, if available.

7. An estimate of the future tax revenues of all taxing jurisdictions in which the eligible property is located to be generated during the term of the plan. (MCLA 125.2663(2)(g))

An estimate of real property tax capture is attached as **Table 2**. Land Bank has agreed to waive the 5/50 capture and the property tax capture reflects the same.

8. A legal description of the parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCLA 125.2663(2)(h))

- a. Legal Description: See legal description and site map in **Figure 1**.
- b. Eligible Property Status: Three of the parcels are considered “blighted” (see confirmation of blighted status shown in **Figure 1**) and all of the parcels are considered “housing property” under Section 2(y) of the Act and the Project includes “housing development activities” under Section 2(x) of the Act.
- c. Characteristics of Property: The Properties are all vacant and formerly housed single-family homes that were foreclosed and razed due to their poor condition. **Figure 1** outlines current ownership with some units being conveyed to the Grand Rapids Land Bank Authority, Grand Rapids Housing Commission or ICCF via a quit claim deed.
- d. Personal property: Personal property is not included as part of the “eligible property.”

9. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))

There are no persons currently residing on these Properties and, therefore, no families or individuals will be displaced.

10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))

This section is inapplicable to this site as there are no persons residing on these Properties.

11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(2)(k))

This section is inapplicable to this site as there are no persons residing on these Properties.

12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable (MCLA 125.2663(2)(l))

This section is inapplicable to this site as there are no persons residing on these Properties.

13. Other material that the Authority or the City Commission considers pertinent. (MCLA 125.2663(2)(m))

Developer's scatter site Project will provide new attainable housing to new residents and reactivate underutilized parcels within the City of Grand Rapids while increasing the tax base and revitalizing neighborhoods in the City.

Figure 1

Property Description

Property Address: 1018 Prospect Ave SE, Grand Rapids, MI 49507 (Land Bank Owned)
Tax Parcel No.: 41-14-31-379-005
Parcel Size: 0.129 Acres
Legal Description: LOT 7* TIBBS ADDITION

Property Address: 1139 Lafayette Ave. SE, Grand Rapids, MI 49507 (Land Bank Owned)
Tax Parcel No.: 41-14-31-381-032
Parcel Size: 0.115 Acres
Legal Description: LOT 10 EXCEPT W 6 FT ALLEY* WHITE & CODY S ADDITION

Property Address: 703 Alexander St. SE, Grand Rapids, MI 49507 (GR Housing Commission)
Tax Parcel No.: 41-14-31-433-045
Parcel Size: 0.072 Acres
Legal Description: LOT 719* DORAN S ASSESSOR S PLAT NO 22

Property Address: 713 Alexander St. SE, Grand Rapids, MI 49507 (ICCF Owned)
Tax Parcel No.: 41-14-31-433-047
Parcel Size: 0.066 Acres
Legal Description: LOT 723* DORAN S ASSESSOR S PLAT NO 22

Property Address: 717 Alexander St. SE, Grand Rapids, MI 49507 (ICCF Owned)
Tax Parcel No.: 41-14-31-433-048
Parcel Size: 0.066 Acres
Legal Description: LOT 726* DORAN S ASSESSOR S PLAT NO 22

Property Address: 721 Alexander St. SE, Grand Rapids, MI 49507 (GR Housing Commission)
Tax Parcel No.: 41-14-31-433-049
Parcel Size: 0.069 Acres
Legal Description: LOT 727* DORAN S ASSESSOR S PLAT NO 22

Property Address: 722 Alexander St. SE, Grand Rapids, MI 49507 (Land Bank Owned) – To be split into two lots
Tax Parcel No.: 41-14-31-476-028
Parcel Size: 0.151 Acres
Legal Description: LOTS 729 & 732 * DORAN'S ASSESSORS PLAT NO. 22

Property Address: 727 Alexander St. SE, Grand Rapids, MI 49507 (ICCF Owned)
Tax Parcel No.: 41-14-31-433-063
Parcel Size: 0.101 Acres
Legal Description: LOTS 730 & 731 * DORAN'S ASSESSORS PLAT NO. 22

Property Address: 741 Alexander St. SE, Grand Rapids, MI 49507 (Land Bank Owned)
Tax Parcel No.: 41-14-31-433-063
Parcel Size: 0.086 Acres
Legal Description: W 60 FT OF LOT 738* DORAN S ASSESSOR S PLAT NO 22

Property Address: 1140 Dallas Ave. SE, Grand Rapids, MI 49507 (GR Housing Commission)
Tax Parcel No.: 41-14-32-381-009
Parcel Size: 0.132 Acres
Legal Description: LOT 9 BLK 11* CAMPBELL & UNDERWOOD S WINDSOR PARK ADDITION

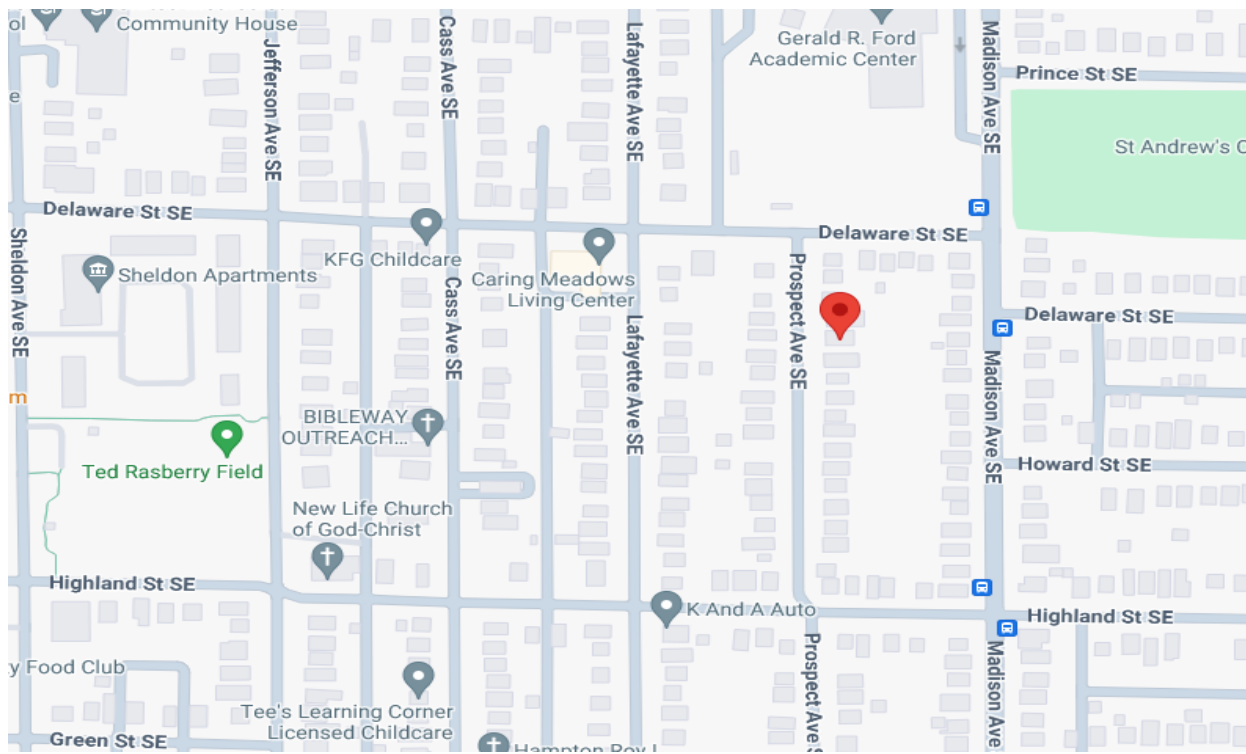
Property Address: 1741 Jefferson Ave. SE, Grand Rapids, MI 49507 (GR Housing Commission)
Tax Parcel No.: 41-18-06-307-024
Parcel Size: 0.119 Acres
Legal Description: LOT 11* STOW S ADDITION

Property Address: 1051 Kalamazoo Ave. SE, Grand Rapids, MI 49507 (GR Housing Commission)
Tax Parcel No.: 41-14-32-351-043
Parcel Size: 0.125 Acres
Legal Description: LOT 3 EXCEPT W 55 FT THEREOF* PECK & VEENBOER S SECOND ADDITION

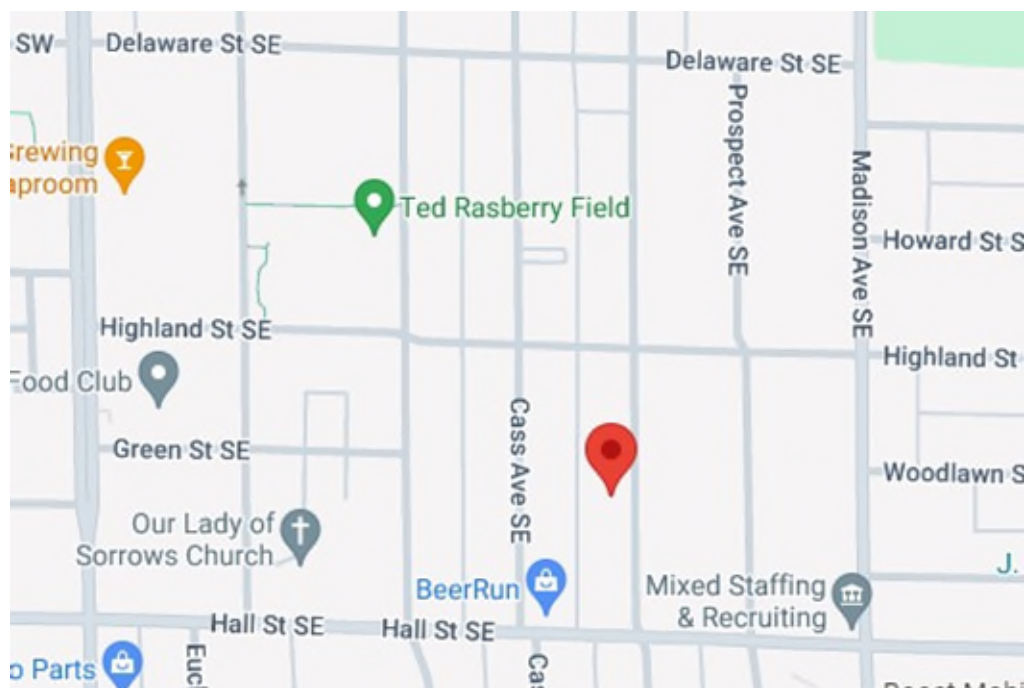
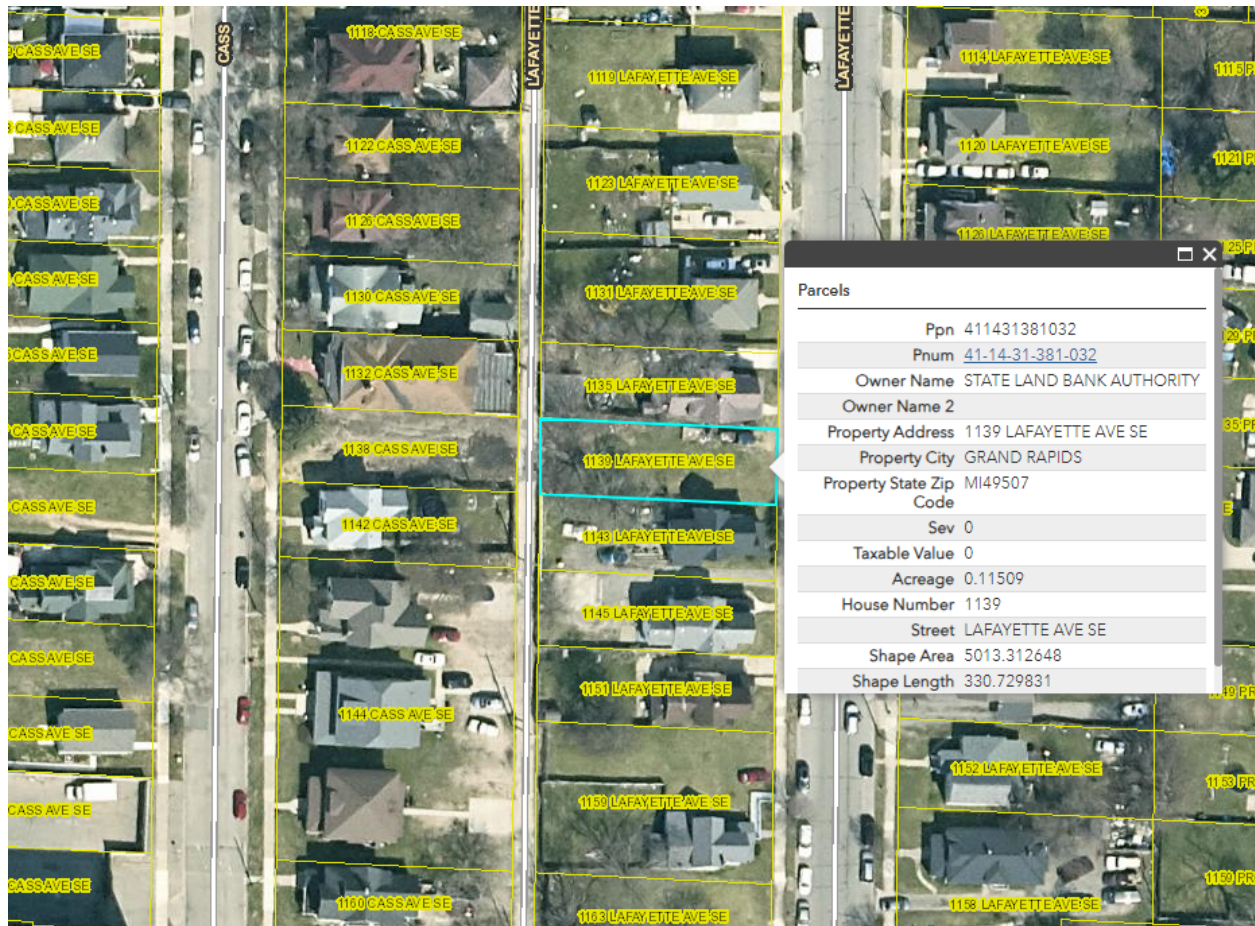
Property Address: 615 Cordelia St. SW, Grand Rapids, MI 49503 (GR Housing Commission)
Tax Parcel No.: 41-17-01-156-044
Parcel Size: 0.071 Acres
Legal Description: LOT 13* BOGEMA S SUBDIVISION* OF LOTS 49 & 50 KROODSMA ADDITION

Figure 2
Eligible Property Map

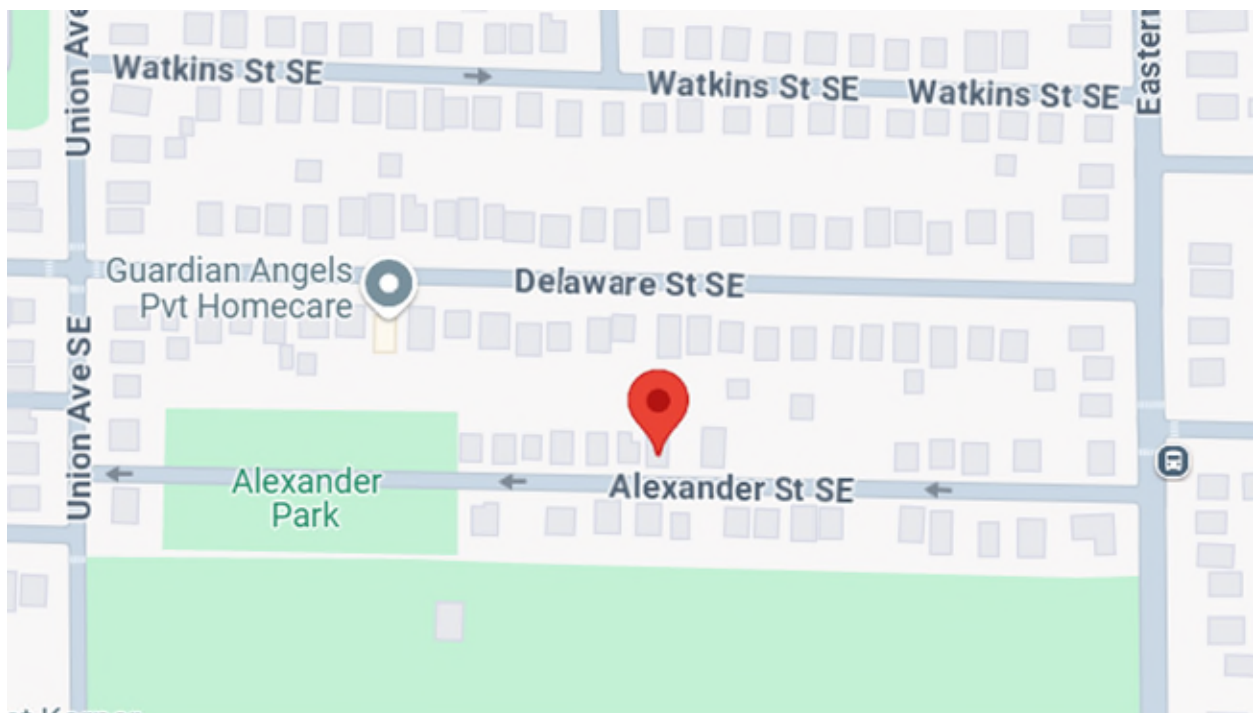
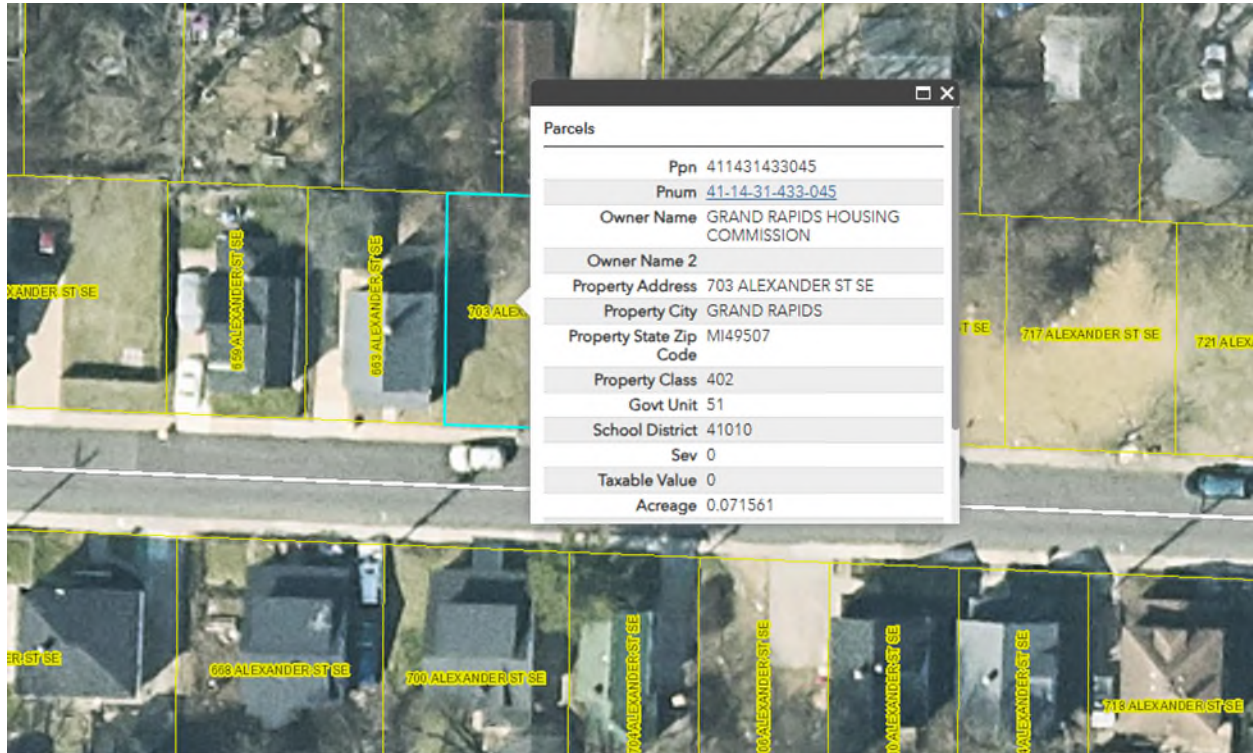
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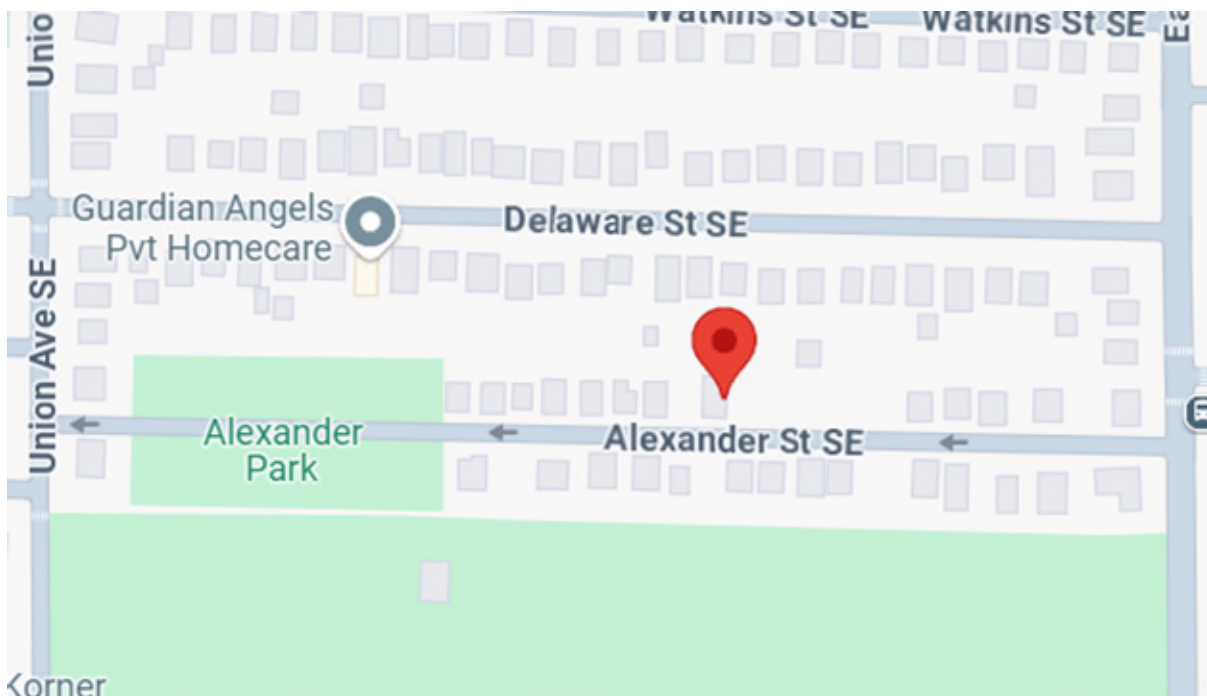
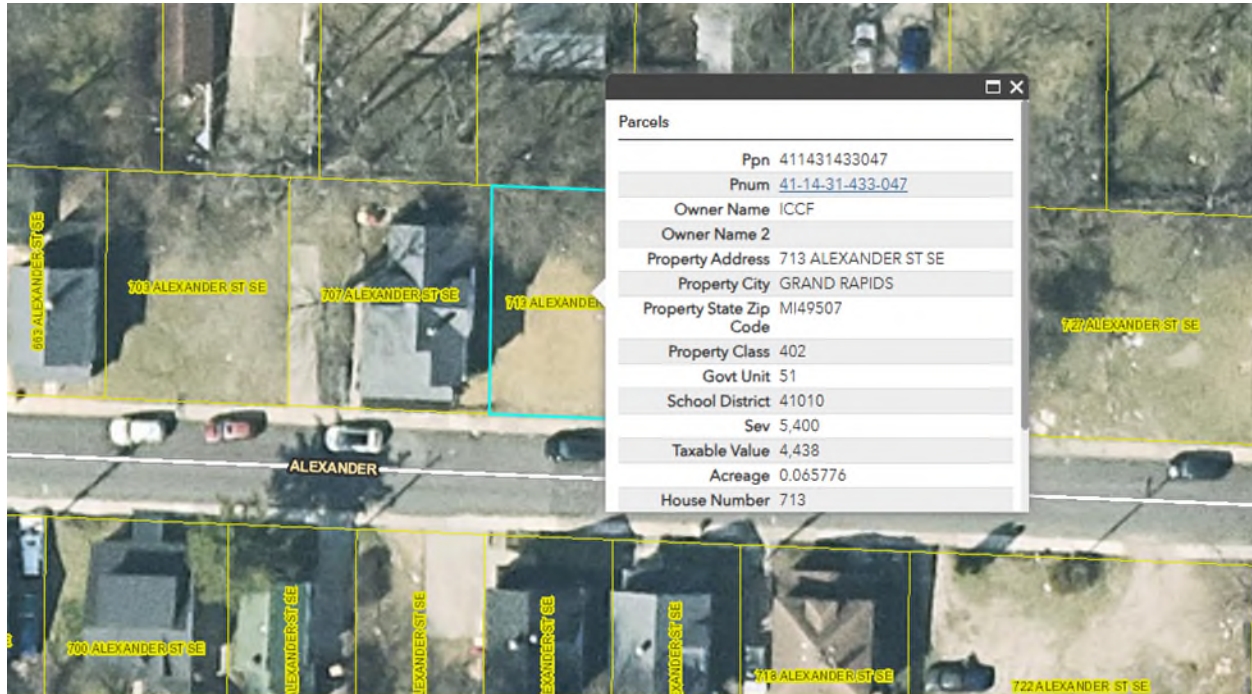
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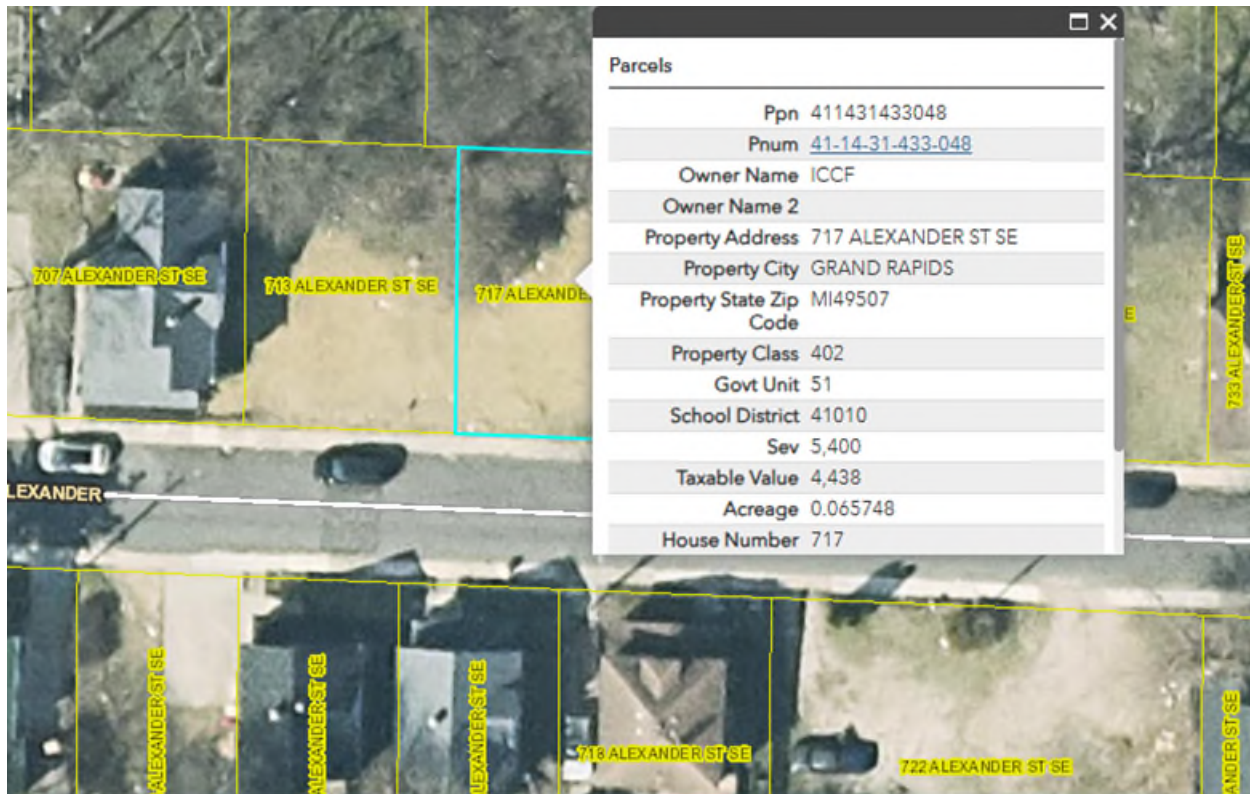
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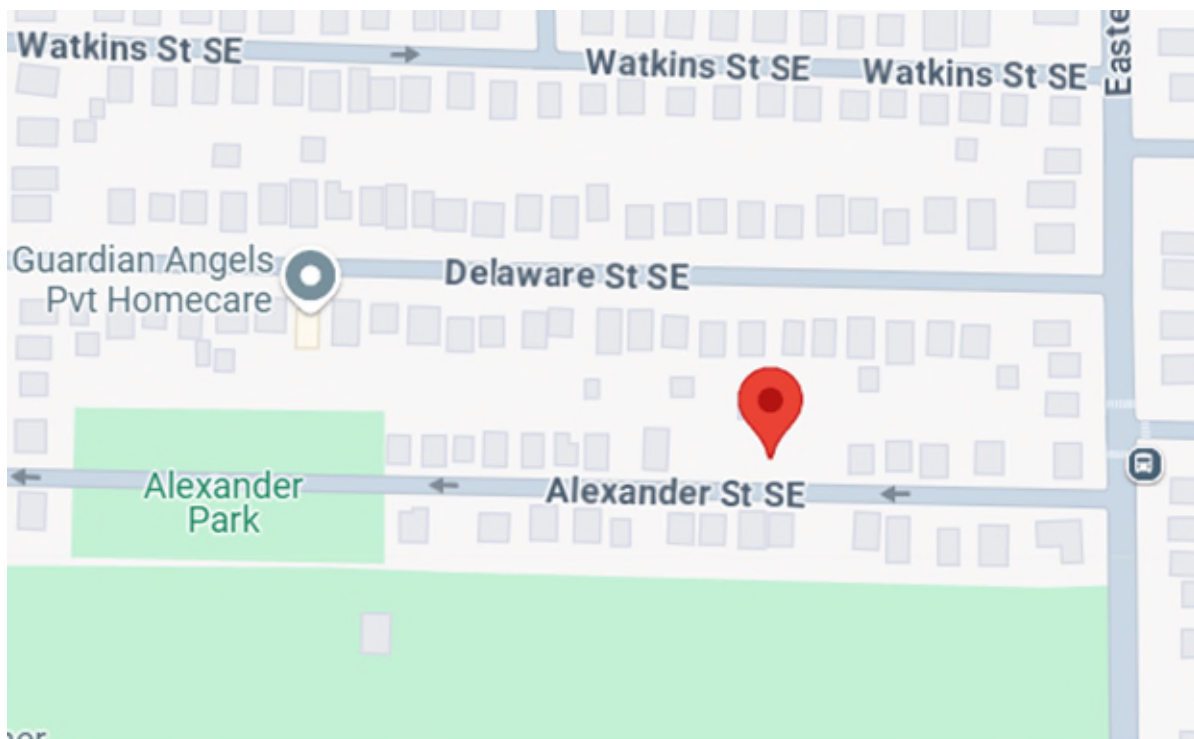
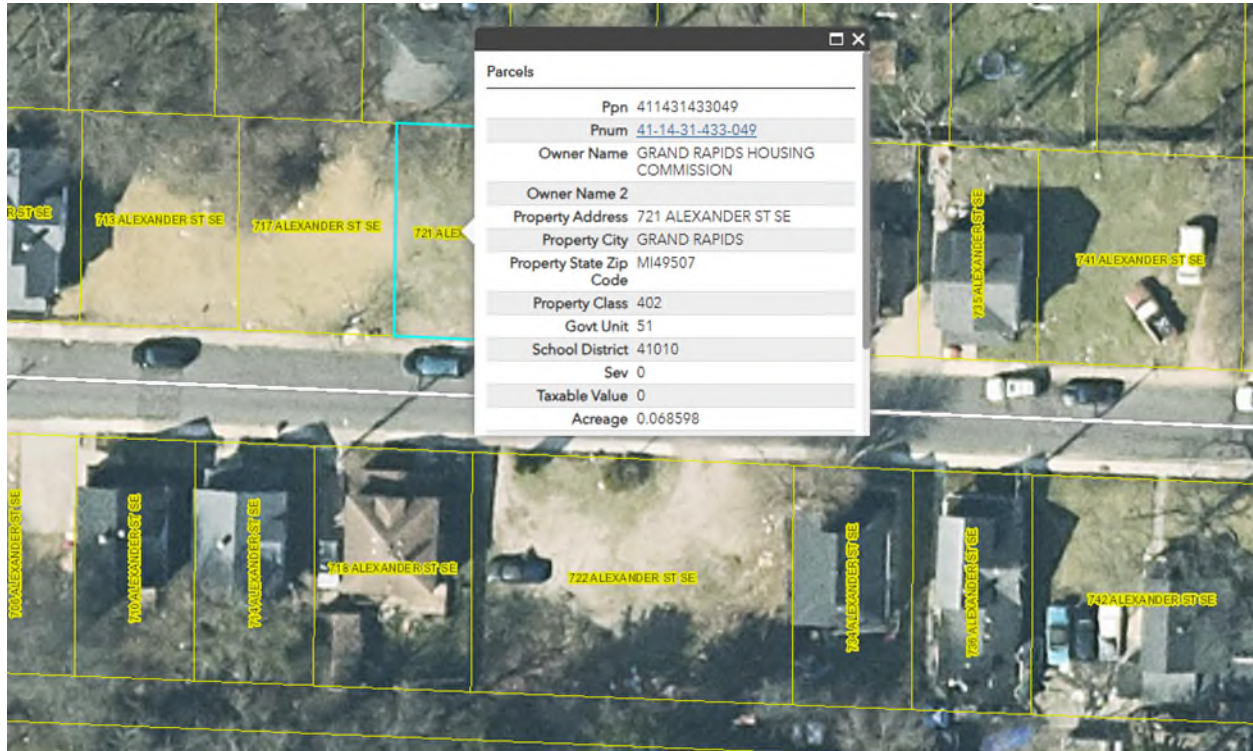
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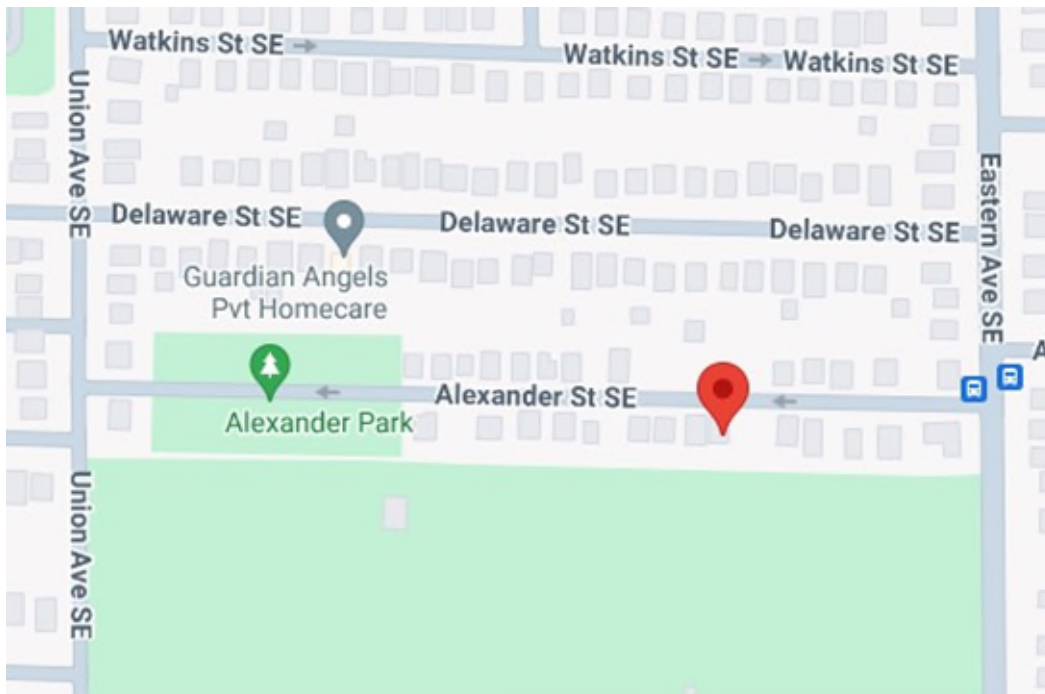
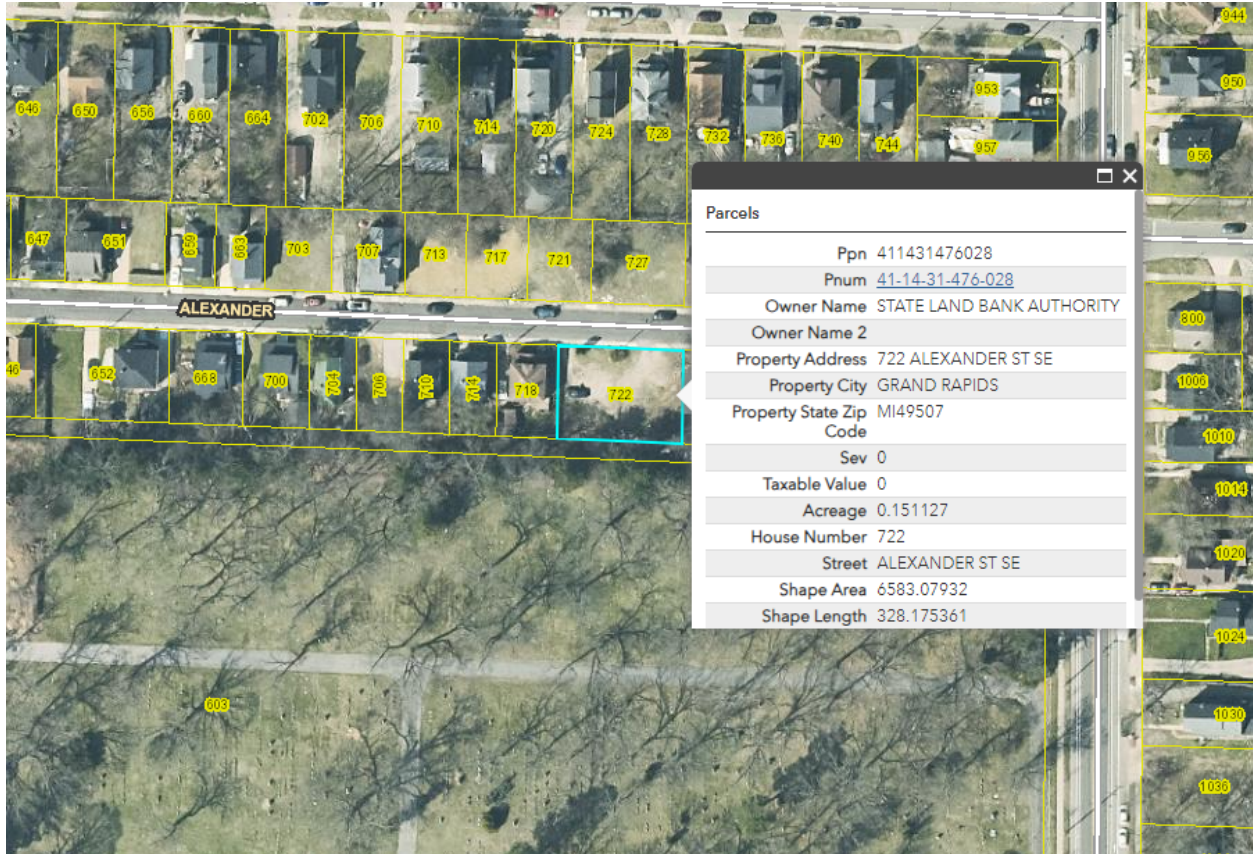
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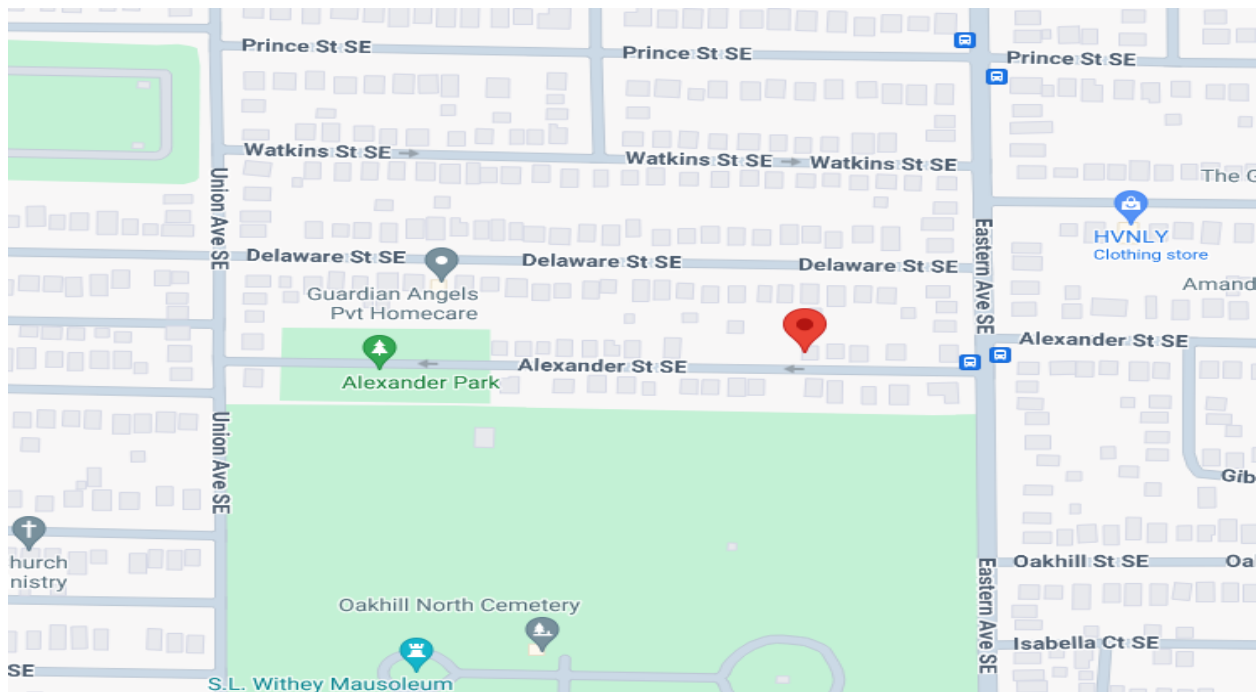
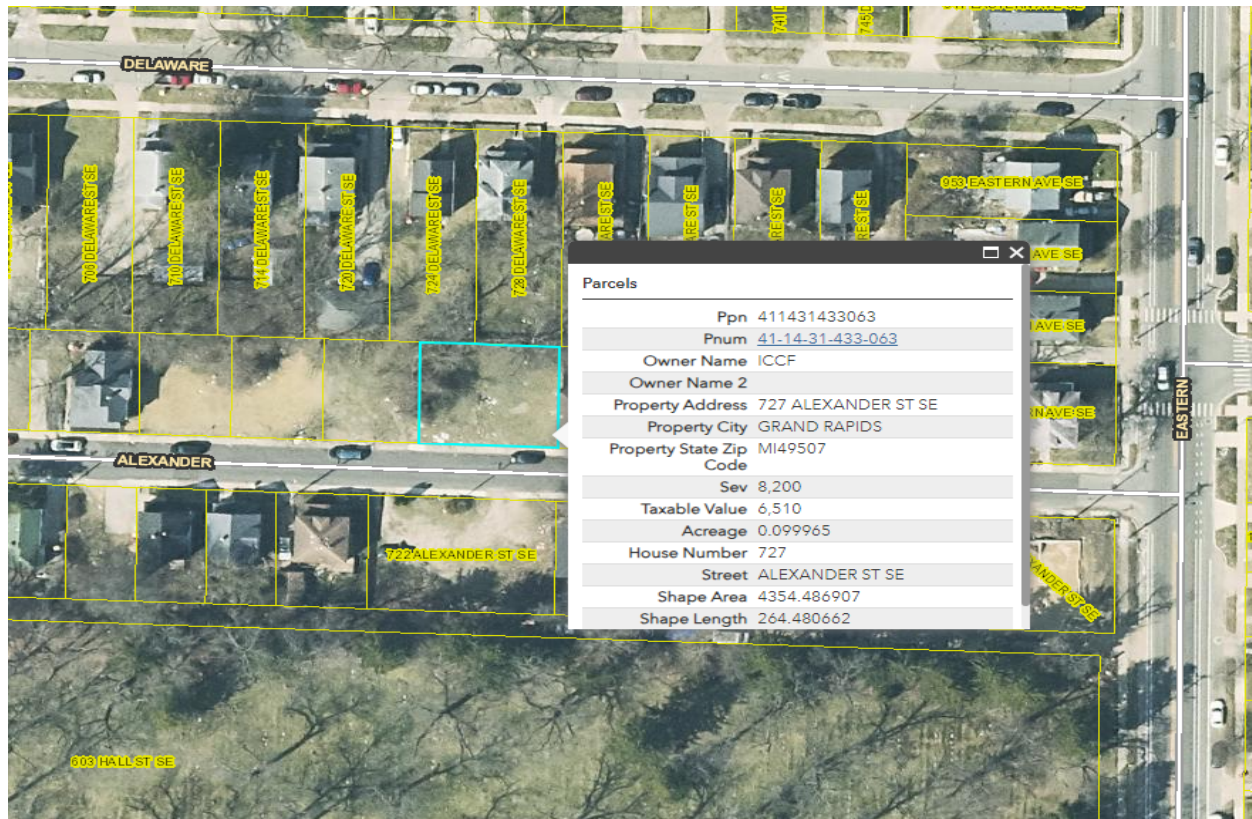
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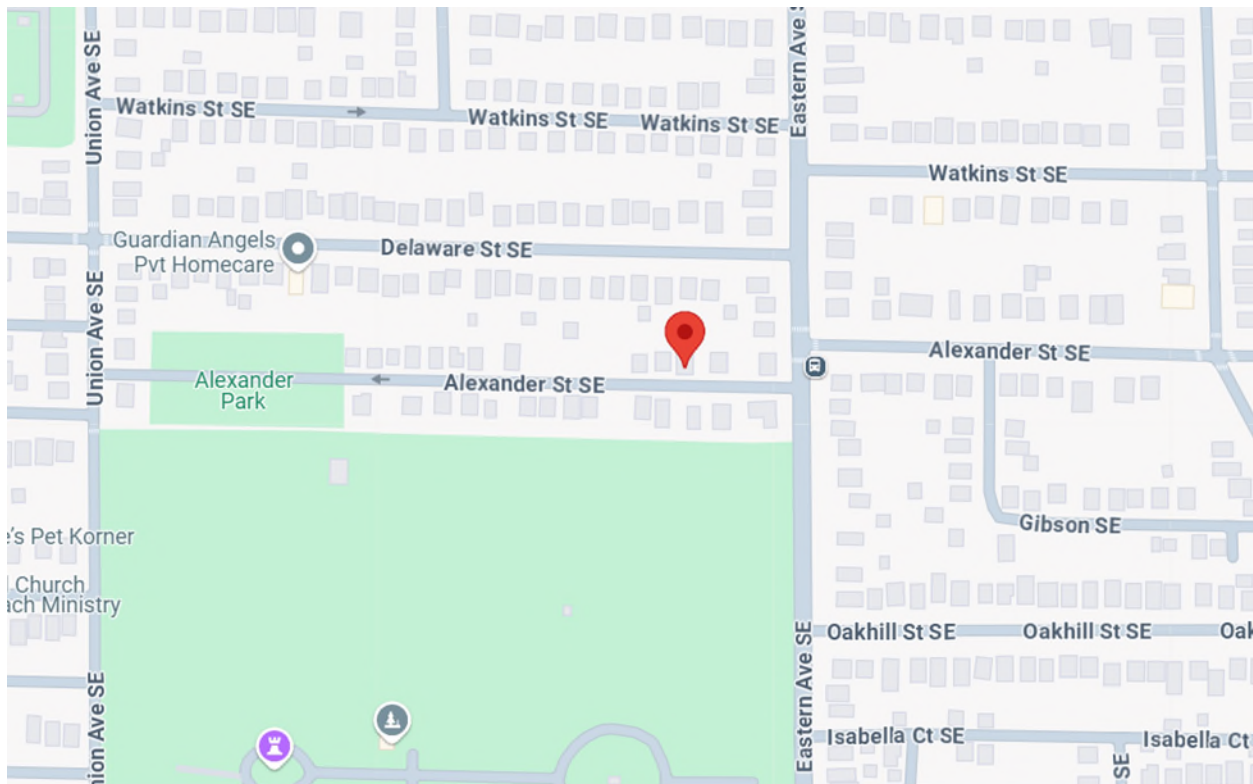
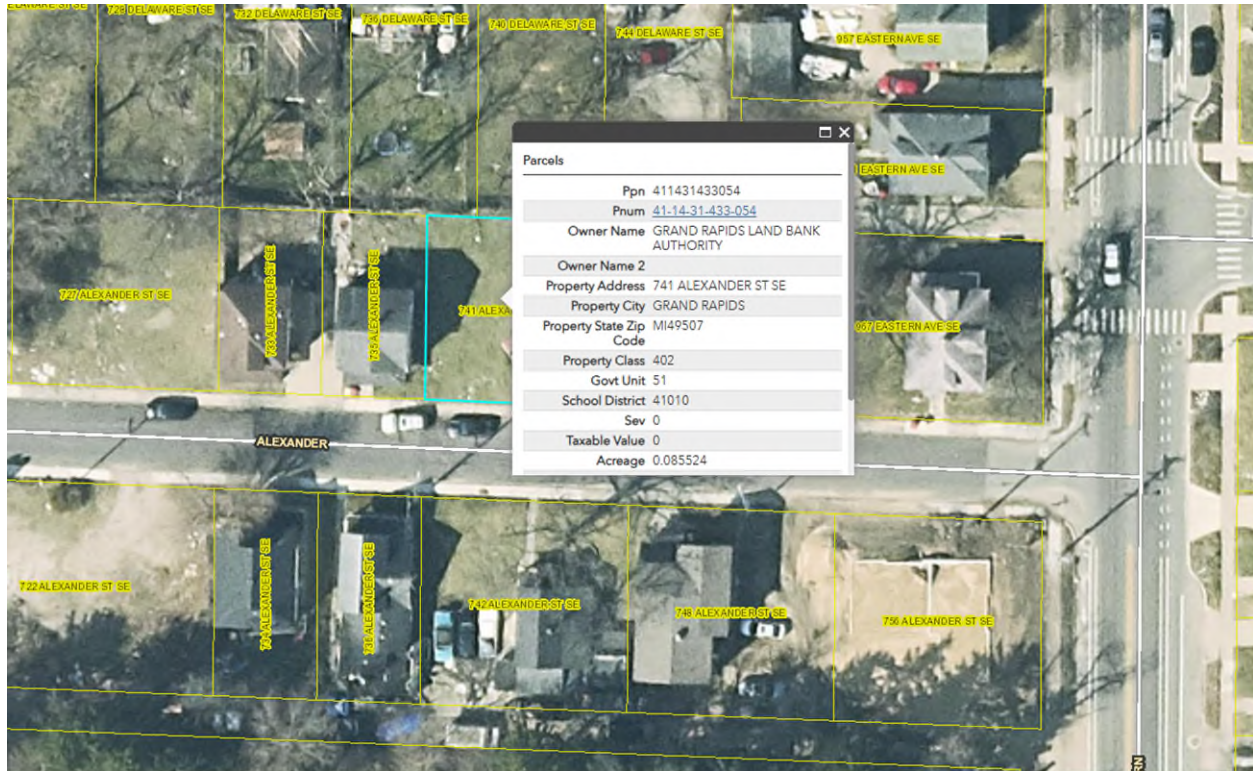
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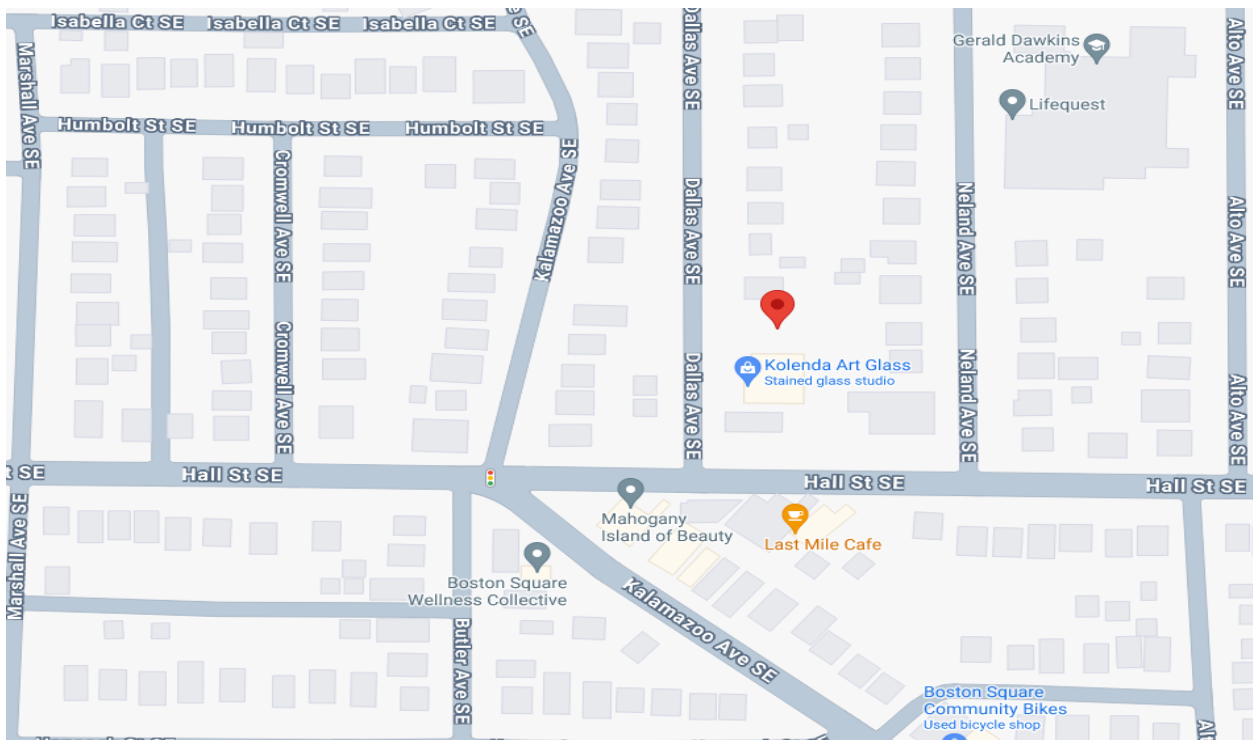
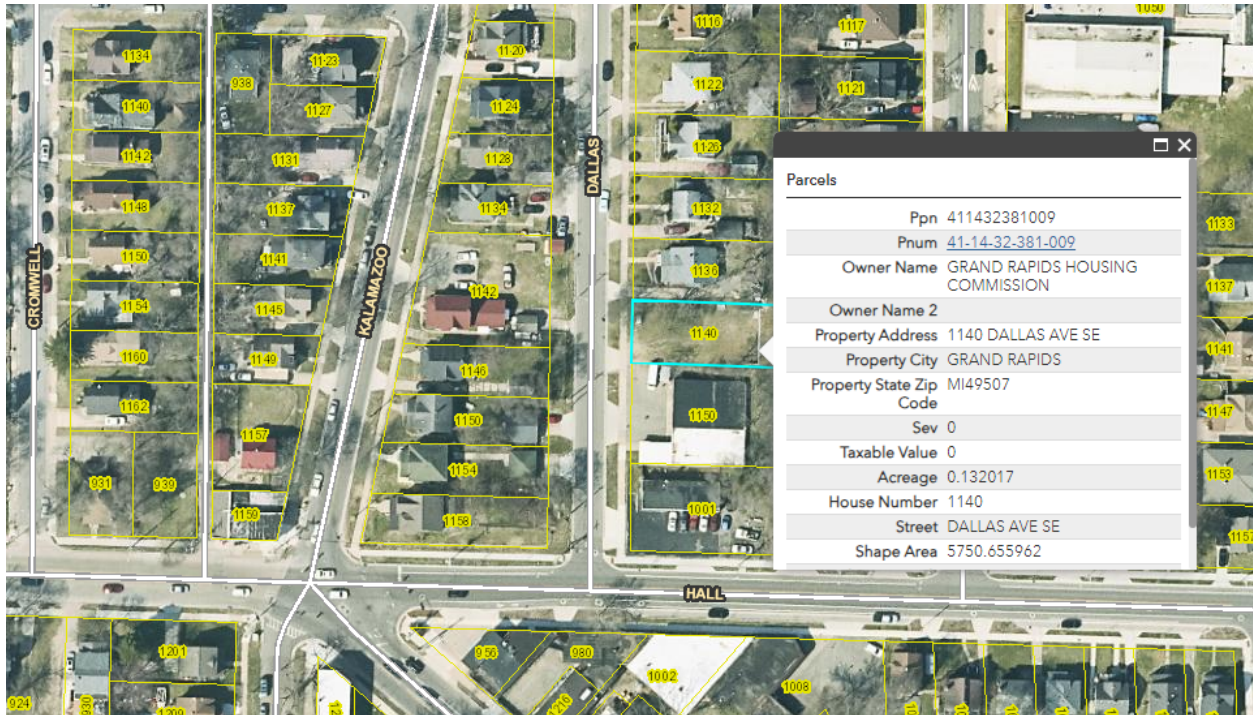
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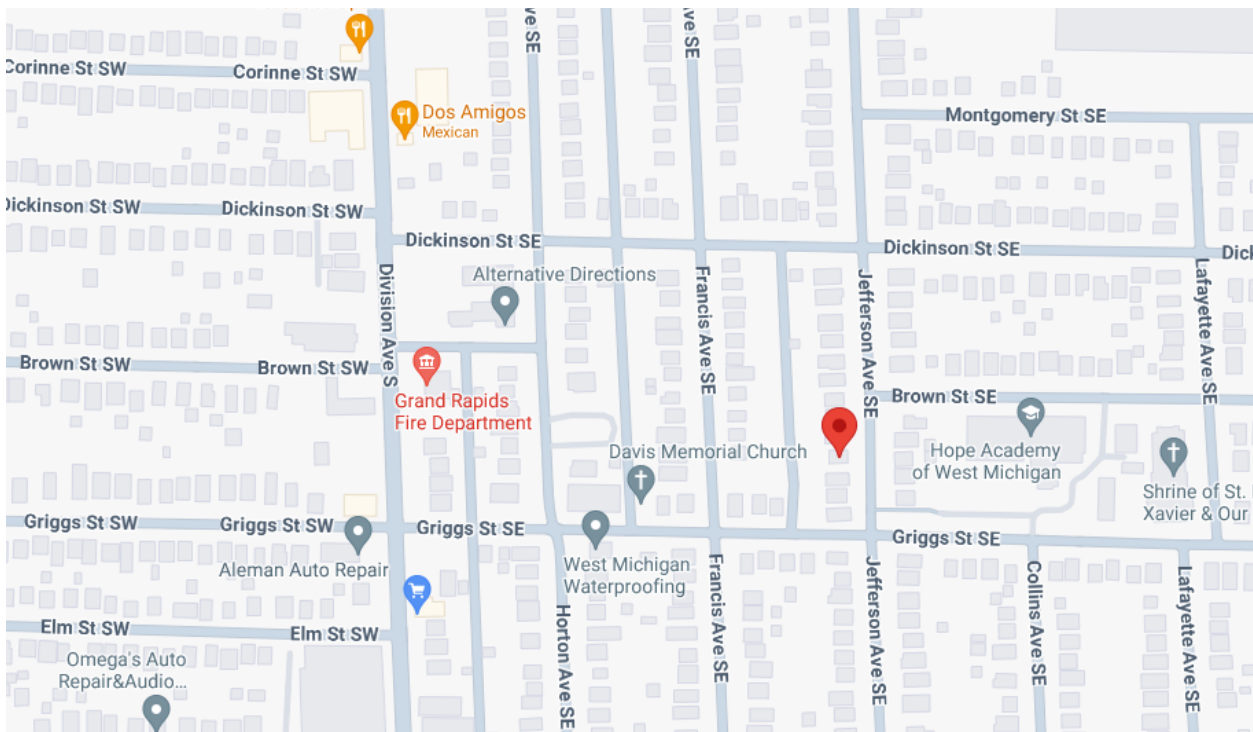
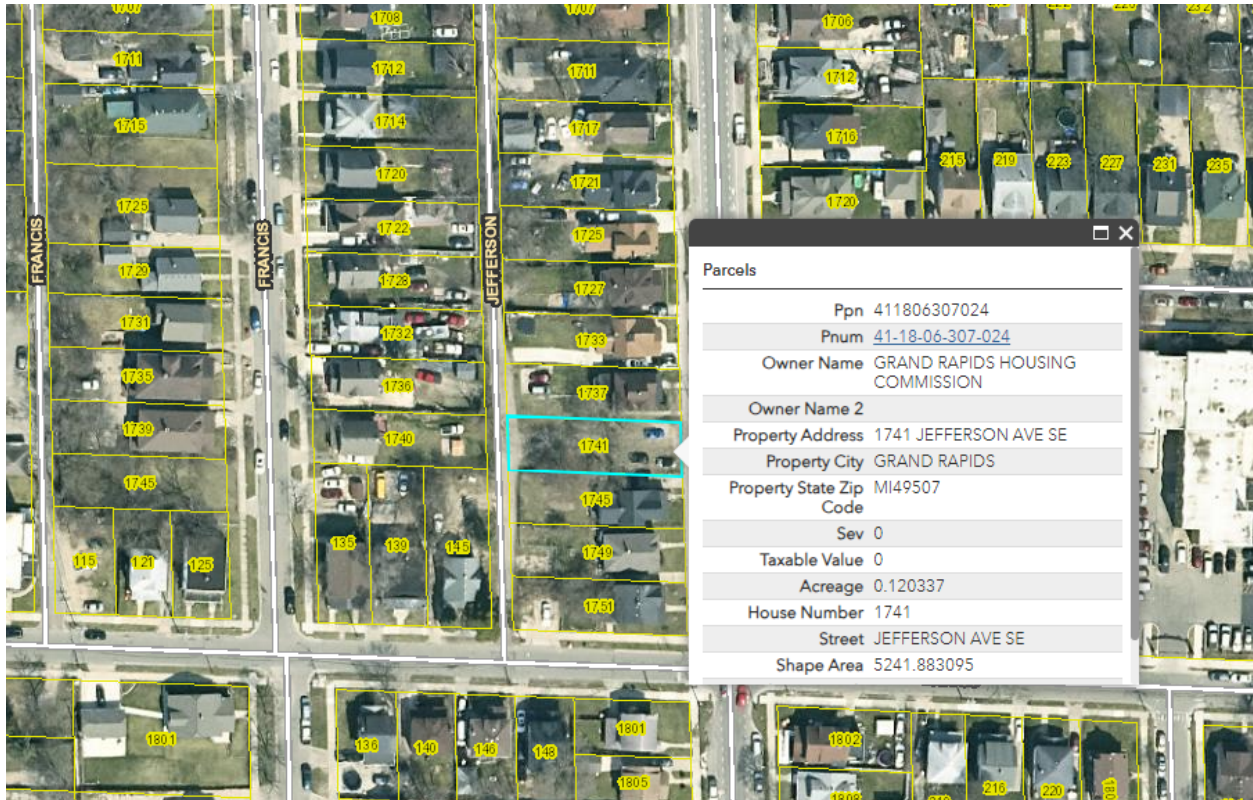
741 Alexander St. SE:



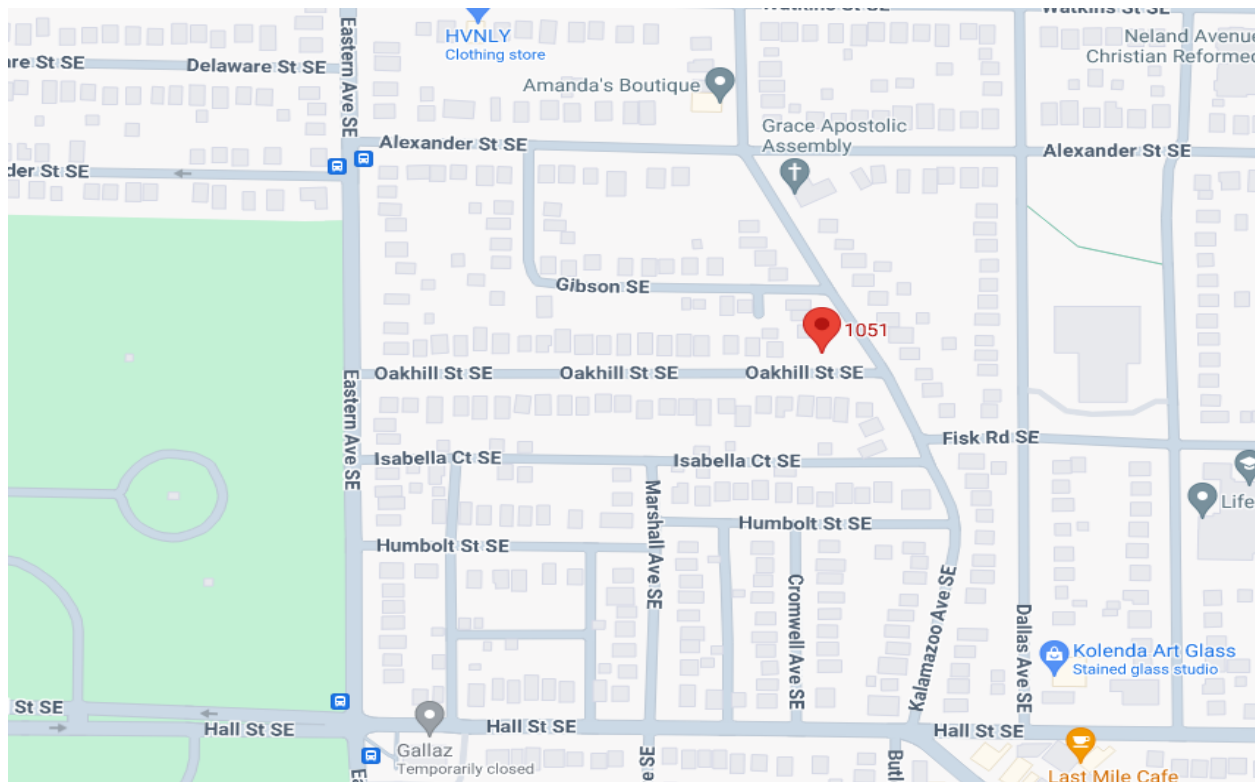
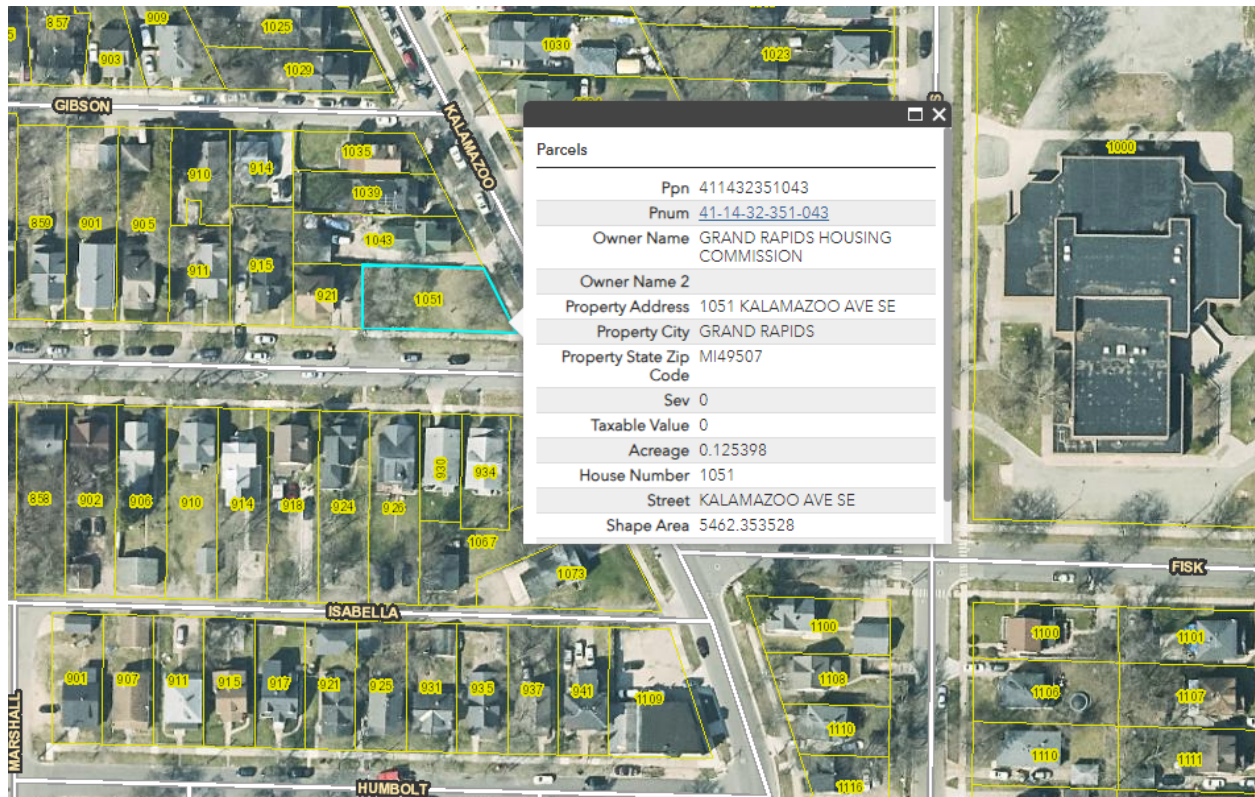
1140 Dallas Ave. SE:



1741 Jefferson Ave. SE:



1051 Kalamazoo Ave. SE:



615 Cordelia St. SW:

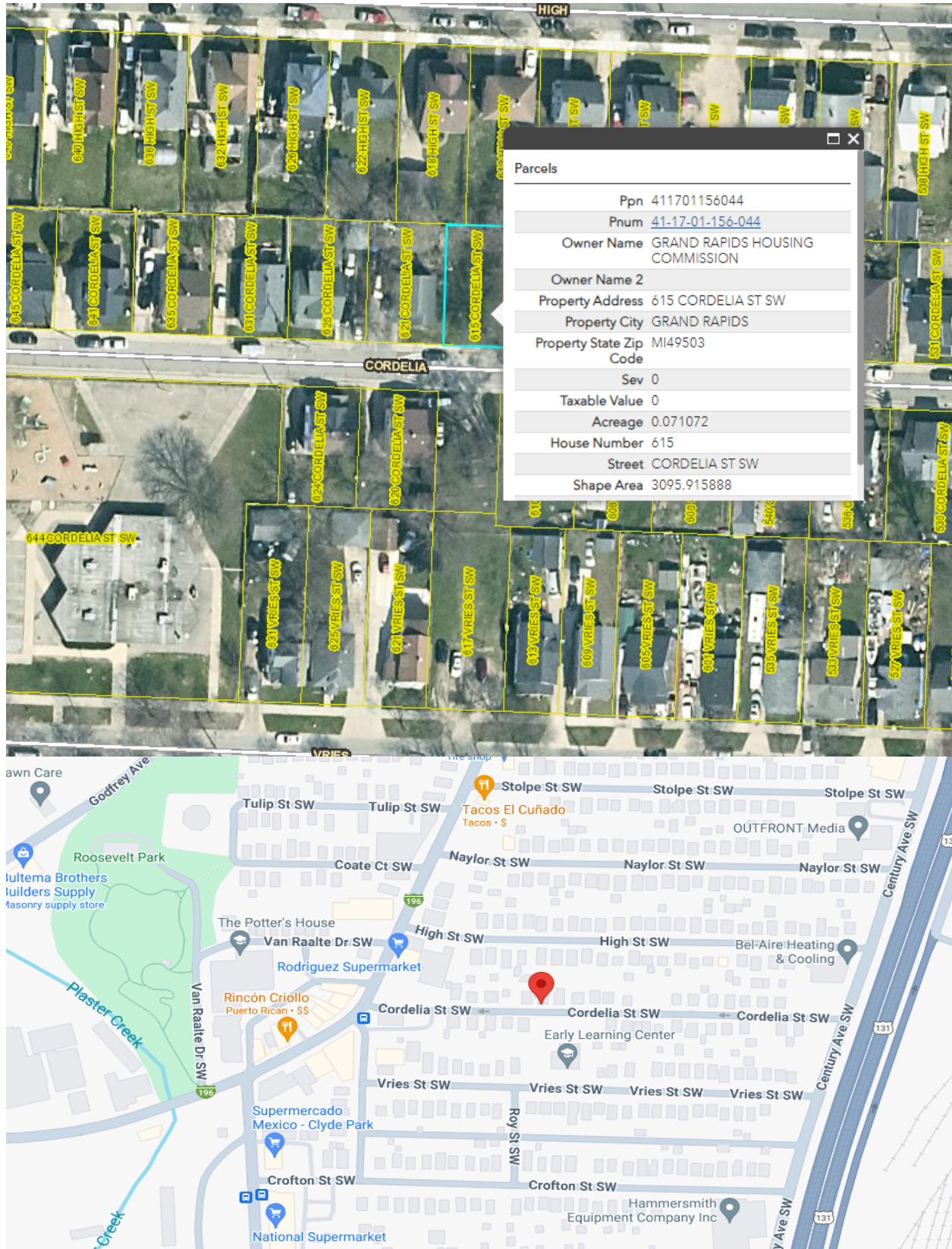


Table 2
TIF Table

Tax Increment Revenue Capture Estimates
Seeds of Promise
Redevelopment Project
Grand Rapids, Michigan
October 22, 2025

Estimated Taxable Value (TV) Increase Rate:		2% per year																		
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated New TV	\$ -	\$ 621,500	\$ 1,206,430	\$ 1,230,559	\$ 1,255,170	\$ 1,280,273	\$ 1,305,879	\$ 1,481,996	\$ 1,511,636	\$ 1,541,869	\$ 1,572,706	\$ 1,604,160	\$ 1,636,244	\$ 1,668,968	\$ 1,877,348	\$ 1,914,895	\$ 1,953,193	\$ 1,992,257	\$ 2,032,102
	Incremental Difference (New TV - Base TV)	\$ -	\$ 621,500	\$ 1,206,430	\$ 1,230,559	\$ 1,255,170	\$ 1,280,273	\$ 1,305,879	\$ 1,481,996	\$ 1,511,636	\$ 1,541,869	\$ 1,572,706	\$ 1,604,160	\$ 1,636,244	\$ 1,668,968	\$ 1,877,348	\$ 1,914,895	\$ 1,953,193	\$ 1,992,257	\$ 2,032,102

School Capture	Millage Rate																			
State Education Tax (SET)	6.00000	\$ -	\$ -	\$ 7,239	\$ 7,383	\$ 7,531	\$ 7,682	\$ 7,835	\$ 8,892	\$ 9,070	\$ 9,251	\$ 9,436	\$ 9,625	\$ 9,817	\$ 10,014	\$ 11,264	\$ 11,489	\$ 11,719	\$ 11,954	\$ 12,193
School Operating Tax	18.00000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	24.00000	\$ -	\$ -	\$ 7,239	\$ 7,383	\$ 7,531	\$ 7,682	\$ 7,835	\$ 8,892	\$ 9,070	\$ 9,251	\$ 9,436	\$ 9,625	\$ 9,817	\$ 10,014	\$ 11,264	\$ 11,489	\$ 11,719	\$ 11,954	\$ 12,193

Local Capture	Millage Rate																			
City General Operating	2.48960	\$ -	\$ -	\$ 3,004	\$ 3,064	\$ 3,125	\$ 3,187	\$ 3,251	\$ 3,690	\$ 3,763	\$ 3,839	\$ 3,915	\$ 3,994	\$ 4,074	\$ 4,155	\$ 4,674	\$ 4,767	\$ 4,863	\$ 4,960	\$ 5,059
City Capital Reserve	1.25000	\$ -	\$ -	\$ 1,508	\$ 1,538	\$ 1,569	\$ 1,600	\$ 1,632	\$ 1,852	\$ 1,890	\$ 1,927	\$ 1,966	\$ 2,005	\$ 2,045	\$ 2,086	\$ 2,347	\$ 2,394	\$ 2,441	\$ 2,490	\$ 2,540
City Library Oper	1.88560	\$ -	\$ -	\$ 2,275	\$ 2,320	\$ 2,367	\$ 2,414	\$ 2,462	\$ 2,794	\$ 2,850	\$ 2,907	\$ 2,965	\$ 3,025	\$ 3,085	\$ 3,147	\$ 3,540	\$ 3,611	\$ 3,683	\$ 3,757	\$ 3,832
City Library Capital	0.34600	\$ -	\$ -	\$ 417	\$ 426	\$ 434	\$ 443	\$ 452	\$ 513	\$ 523	\$ 533	\$ 544	\$ 555	\$ 566	\$ 577	\$ 650	\$ 663	\$ 676	\$ 689	\$ 703
City Promo & Adver	0.00680	\$ -	\$ -	\$ 8	\$ 8	\$ 9	\$ 9	\$ 9	\$ 10	\$ 10	\$ 10	\$ 11	\$ 11	\$ 11	\$ 11	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14
City Refuse	1.80000	\$ -	\$ -	\$ 2,172	\$ 2,215	\$ 2,259	\$ 2,304	\$ 2,351	\$ 2,668	\$ 2,721	\$ 2,775	\$ 2,831	\$ 2,887	\$ 2,945	\$ 3,004	\$ 3,379	\$ 3,447	\$ 3,516	\$ 3,586	\$ 3,658
City Parks & Rec	1.17640	\$ -	\$ -	\$ 1,419	\$ 1,448	\$ 1,477	\$ 1,506	\$ 1,536	\$ 1,743	\$ 1,778	\$ 1,814	\$ 1,850	\$ 1,887	\$ 1,925	\$ 1,963	\$ 2,209	\$ 2,253	\$ 2,298	\$ 2,344	\$ 2,391
Interurban Transit	1.39500	\$ -	\$ -	\$ 1,683	\$ 1,717	\$ 1,751	\$ 1,786	\$ 1,822	\$ 2,067	\$ 2,109	\$ 2,151	\$ 2,194	\$ 2,238	\$ 2,283	\$ 2,328	\$ 2,619	\$ 2,671	\$ 2,725	\$ 2,779	\$ 2,835
KISD General Ed	0.08490	\$ -	\$ -	\$ 102	\$ 104	\$ 107	\$ 109	\$ 111	\$ 126	\$ 128	\$ 131	\$ 134	\$ 136	\$ 139	\$ 142	\$ 159	\$ 163	\$ 166	\$ 169	\$ 173
KISD Special Ed	3.51950	\$ -	\$ -	\$ 4,246	\$ 4,331	\$ 4,418	\$ 4,506	\$ 4,596	\$ 5,216	\$ 5,320	\$ 5,427	\$ 5,535	\$ 5,646	\$ 5,759	\$ 5,874	\$ 6,607	\$ 6,739	\$ 6,874	\$ 7,012	\$ 7,152
KISD Voc Ed	0.93980	\$ -	\$ -	\$ 1,134	\$ 1,156	\$ 1,180	\$ 1,203	\$ 1,227	\$ 1,393	\$ 1,421	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,568	\$ 1,764	\$ 1,800	\$ 1,836	\$ 1,872	\$ 1,910
KISD Local (expires 2026)	0.85780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRCC	1.69510	\$ -	\$ -	\$ 2,045	\$ 2,086	\$ 2,128	\$ 2,170	\$ 2,214	\$ 2,512	\$ 2,562	\$ 2,614	\$ 2,666	\$ 2,719	\$ 2,774	\$ 2,829	\$ 3,182	\$ 3,246	\$ 3,311	\$ 3,377	\$ 3,445
Kent County Operating	4.09870	\$ -	\$ -	\$ 4,945	\$ 5,044	\$ 5,145	\$ 5,247	\$ 5,352	\$ 6,074	\$ 6,196	\$ 6,320	\$ 6,446	\$ 6,575	\$ 6,706	\$ 6,841	\$ 7,695	\$ 7,849	\$ 8,006	\$ 8,166	\$ 8,329
Kent County Jail	0.75460	\$ -	\$ -	\$ 910	\$ 929	\$ 947	\$ 966	\$ 985	\$ 1,118	\$ 1,141	\$ 1,163	\$ 1,187	\$ 1,210	\$ 1,235	\$ 1,259	\$ 1,417	\$ 1,445	\$ 1,474	\$ 1,503	\$ 1,533
Kent County Senior	0.50000	\$ -	\$ -	\$ 603	\$ 615	\$ 628	\$ 640	\$ 653	\$ 741	\$ 756	\$ 771	\$ 786	\$ 802	\$ 818	\$ 834	\$ 939	\$ 957	\$ 977	\$ 996	\$ 1,016
Kent County Veterans	0.05000	\$ -	\$ -	\$ 60	\$ 62	\$ 63	\$ 64	\$ 65	\$ 74	\$ 76	\$ 77	\$ 79	\$ 80	\$ 82	\$ 83	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102
Kent County Zoo/Museum	0.42060	\$ -	\$ -	\$ 507	\$ 518	\$ 528	\$ 538	\$ 549	\$ 623	\$ 636	\$ 649	\$ 661	\$ 675	\$ 688	\$ 702	\$ 790	\$ 805	\$ 822	\$ 838	\$ 855
Kent County Early Childhood	0.24090	\$ -	\$ -	\$ 291	\$ 296	\$ 302	\$ 308	\$ 315	\$ 357	\$ 364	\$ 371	\$ 379	\$ 386	\$ 394	\$ 402	\$ 452	\$ 461	\$ 471	\$ 480	\$ 490
Local Total	23.5113	\$ -	\$ -	\$ 27,330	\$ 27,876	\$ 28,434	\$ 29,003	\$ 29,583	\$ 33,572	\$ 34,244	\$ 34,929	\$ 35,627	\$ 36,340	\$ 37,067	\$ 37,808	\$ 42,528	\$ 43,379	\$ 44,247	\$ 45,132	\$ 46,034

Non-Capturable Millages	Millage Rate																			
School debt	3.8500	\$ -	\$ -	\$ 4,645	\$ 4,738	\$ 4,832	\$ 4,929	\$ 5,028	\$ 5,706	\$ 5,820	\$ 5,936	\$ 6,055	\$ 6,176	\$ 6,300	\$ 6,426	\$ 7,228	\$ 7,372	\$ 7,520	\$ 7,670	\$ 7,824
Total Non-Capturable Taxes	3.8500	\$ -	\$ -	\$ 4,645	\$ 4,738	\$ 4,832	\$ 4,929	\$ 5,028	\$ 5,706	\$ 5,820	\$ 5,936	\$ 6,055	\$ 6,176	\$ 6,300	\$ 6,426	\$ 7,228	\$ 7,372	\$ 7,520	\$ 7,670	\$ 7,824

Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ 34,568	\$ 35,260	\$ 35,965	\$ 36,684	\$ 37,418	\$ 42,464	\$ 43,314	\$ 44,180	\$ 45,064	\$ 45,965	\$ 46,884	\$ 47,822	\$ 53,793	\$ 54,868	\$ 55,966	\$ 57,085	\$ 58,227
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Footnotes:
Assumes millages rates remain the same with the exception of noted expiration above.
Assumes 2% inflation and uncapping every 7yrs
Land Bank agreed to waive 5/50 capture on owned lots
Assumes 100% Homestead Exemptions

Tax Increment Revenue Capture Estimates
Seeds of Promise
Redevelopment Project
Grand Rapids, Michigan
October 22, 2025

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$2,072,744	\$2,114,199	\$2,351,483	\$2,398,512	\$2,446,482	\$2,495,412	\$2,545,320	\$2,596,227	\$2,648,151	\$2,901,114	\$2,959,137	\$3,018,319	\$3,078,686	\$3,078,686
Incremental Difference (New TV - Base TV)	\$	2,072,744	\$ 2,114,199	\$ 2,351,483	\$ 2,398,512	\$ 2,446,482	\$ 2,495,412	\$ 2,545,320	\$ 2,596,227	\$ 2,648,151	\$ 2,901,114	\$ 2,959,137	\$ 3,018,319	\$ 3,078,686	\$ 3,078,686
School Capture	Millage Rate														
State Education Tax (SET)	6.00000	\$ 12,436	\$ 12,685	\$ 14,109	\$ 14,391	\$ 14,679	\$ 14,972	\$ 15,272	\$ 15,577	\$ 15,889	\$ 17,407	\$ 17,755	\$ 18,110	\$ 18,472	\$ 364,149
School Operating Tax	18.00000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	24.0000	\$ 12,436	\$ 12,685	\$ 14,109	\$ 14,391	\$ 14,679	\$ 14,972	\$ 15,272	\$ 15,577	\$ 15,889	\$ 17,407	\$ 17,755	\$ 18,110	\$ 18,472	\$ 364,149
Local Capture	Millage Rate														
City General Operating	2.48960	\$ 5,160	\$ 5,264	\$ 5,854	\$ 5,971	\$ 6,091	\$ 6,213	\$ 6,337	\$ 6,464	\$ 6,593	\$ 7,223	\$ 7,367	\$ 7,514	\$ 7,665	\$ 151,097
City Capital Reserve	1.25000	\$ 2,591	\$ 2,643	\$ 2,939	\$ 2,998	\$ 3,058	\$ 3,119	\$ 3,182	\$ 3,245	\$ 3,310	\$ 3,626	\$ 3,699	\$ 3,773	\$ 3,848	\$ 75,864
City Library Oper	1.88560	\$ 3,908	\$ 3,987	\$ 4,434	\$ 4,523	\$ 4,613	\$ 4,705	\$ 4,799	\$ 4,895	\$ 4,993	\$ 5,470	\$ 5,580	\$ 5,691	\$ 5,805	\$ 114,440
City Library Capital	0.34600	\$ 717	\$ 732	\$ 814	\$ 830	\$ 846	\$ 863	\$ 881	\$ 898	\$ 916	\$ 1,004	\$ 1,024	\$ 1,044	\$ 1,065	\$ 20,999
City Promo & Adver	0.00680	\$ 14	\$ 14	\$ 16	\$ 16	\$ 17	\$ 17	\$ 17	\$ 18	\$ 18	\$ 20	\$ 20	\$ 21	\$ 21	\$ 413
City Refuse	1.80000	\$ 3,731	\$ 3,806	\$ 4,233	\$ 4,317	\$ 4,404	\$ 4,492	\$ 4,582	\$ 4,673	\$ 4,767	\$ 5,222	\$ 5,326	\$ 5,433	\$ 5,542	\$ 109,245
City Parks & Rec	1.17640	\$ 2,438	\$ 2,487	\$ 2,766	\$ 2,822	\$ 2,878	\$ 2,936	\$ 2,994	\$ 3,054	\$ 3,115	\$ 3,413	\$ 3,481	\$ 3,551	\$ 3,622	\$ 71,397
Interurban Transit	1.39500	\$ 2,891	\$ 2,949	\$ 3,280	\$ 3,346	\$ 3,413	\$ 3,481	\$ 3,551	\$ 3,622	\$ 3,694	\$ 4,047	\$ 4,128	\$ 4,211	\$ 4,295	\$ 84,665
KISD General Ed	0.08490	\$ 176	\$ 179	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216	\$ 220	\$ 225	\$ 246	\$ 251	\$ 256	\$ 261	\$ 5,153
KISD Special Ed	3.51950	\$ 7,295	\$ 7,441	\$ 8,276	\$ 8,442	\$ 8,610	\$ 8,783	\$ 8,958	\$ 9,137	\$ 9,320	\$ 10,210	\$ 10,415	\$ 10,623	\$ 10,835	\$ 213,604
KISD Voc Ed	0.93980	\$ 1,948	\$ 1,987	\$ 2,210	\$ 2,254	\$ 2,299	\$ 2,345	\$ 2,392	\$ 2,440	\$ 2,489	\$ 2,726	\$ 2,781	\$ 2,837	\$ 2,893	\$ 57,038
KISD Local (expires 2026)	0.85780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRCC	1.69510	\$ 3,514	\$ 3,584	\$ 3,986	\$ 4,066	\$ 4,147	\$ 4,230	\$ 4,315	\$ 4,401	\$ 4,489	\$ 4,918	\$ 5,016	\$ 5,116	\$ 5,219	\$ 102,878
Kent County Operating	4.09870	\$ 8,496	\$ 8,665	\$ 9,638	\$ 9,831	\$ 10,027	\$ 10,228	\$ 10,433	\$ 10,641	\$ 10,854	\$ 11,891	\$ 12,129	\$ 12,371	\$ 12,619	\$ 248,756
Kent County Jail	0.75460	\$ 1,564	\$ 1,595	\$ 1,774	\$ 1,810	\$ 1,846	\$ 1,883	\$ 1,921	\$ 1,959	\$ 1,998	\$ 2,189	\$ 2,233	\$ 2,278	\$ 2,323	\$ 45,798
Kent County Senior	0.50000	\$ 1,036	\$ 1,057	\$ 1,176	\$ 1,199	\$ 1,223	\$ 1,248	\$ 1,273	\$ 1,298	\$ 1,324	\$ 1,451	\$ 1,480	\$ 1,509	\$ 1,539	\$ 30,346
Kent County Veterans	0.05000	\$ 104	\$ 106	\$ 118	\$ 120	\$ 122	\$ 125	\$ 127	\$ 130	\$ 132	\$ 145	\$ 148	\$ 151	\$ 154	\$ 3,035
Kent County Zoo/Museum	0.42060	\$ 872	\$ 889	\$ 989	\$ 1,009	\$ 1,029	\$ 1,050	\$ 1,071	\$ 1,092	\$ 1,114	\$ 1,220	\$ 1,245	\$ 1,270	\$ 1,295	\$ 25,527
Kent County Early Childhood	0.24090	\$ 499	\$ 509	\$ 566	\$ 578	\$ 589	\$ 601	\$ 613	\$ 625	\$ 638	\$ 699	\$ 713	\$ 727	\$ 742	\$ 14,621
Local Total	23.5113	\$ 46,955	\$ 47,894	\$ 53,269	\$ 54,335	\$ 55,421	\$ 56,530	\$ 57,660	\$ 58,814	\$ 59,990	\$ 65,720	\$ 67,035	\$ 68,375	\$ 69,743	\$ 1,374,874
Non-Capturable Millages	Millage Rate														
School debt	3.8500	\$ 7,980	\$ 8,140	\$ 9,053	\$ 9,234	\$ 9,419	\$ 9,607	\$ 9,799	\$ 9,995	\$ 10,195	\$ 11,169	\$ 11,393	\$ 11,621	\$ 11,853	\$ 233,662
Total Non-Capturable Taxes	3.8500	\$ 7,980	\$ 8,140	\$ 9,053	\$ 9,234	\$ 9,419	\$ 9,607	\$ 9,799	\$ 9,995	\$ 10,195	\$ 11,169	\$ 11,393	\$ 11,621	\$ 11,853	\$ 233,662
Total Tax Increment Revenue (TIR) Available for Capture	\$	59,391	\$ 60,579	\$ 67,378	\$ 68,726	\$ 70,100	\$ 71,502	\$ 72,932	\$ 74,391	\$ 75,879	\$ 83,127	\$ 84,790	\$ 86,485	\$ 88,215	\$ 1,739,023

Footnotes:
Assumes millages rates remain the same with the exception of noted expiration above.
Assumes 2% inflation and uncapping every 7yrs
Land Bank agreed to waive 5/50 capture on owned lots
Assumes 100% Homestead Exemptions

Tax Increment Revenue Reimbursement Allocation Table
Seeds of Promise Redevelopment Project
Grand Rapids, Michigan
October 22, 2025

Developer Maximum Reimbursement	**Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	12.4%	\$ 138,258	\$ -	\$ 138,258
Local	87.6%	\$ 977,984	\$ -	\$ 977,984
TOTAL				\$ 1,116,242
MSHDA - Authority	0.0%	\$ -	\$ -	\$ -
MSHDA - Developer	100.0%	\$ 1,116,242	\$ -	\$ 1,116,242

Estimated Total
Years of Plan: 32

Estimated Capture	\$ 1,651,391
Administrative Fees	\$ 82,570
State Brownfield Fund	\$ 138,258
LBRF	\$ 314,320

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total State Incremental Revenue	\$ -	\$ -	\$ 7,239	\$ 7,383	\$ 7,531	\$ 7,682	\$ 7,835	\$ 8,892	\$ 9,070	\$ 9,251	\$ 9,436	\$ 9,625	\$ 9,817	\$ 10,014	\$ 11,264	\$ 11,489	\$ 11,719	\$ 11,954
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ (3,619)	\$ (3,692)	\$ (3,766)	\$ (3,841)	\$ (3,918)	\$ (4,446)	\$ (4,535)	\$ (4,626)	\$ (4,718)	\$ (4,812)	\$ (4,909)	\$ (5,007)	\$ (5,632)	\$ (5,745)	\$ (5,860)	\$ (5,977)
State TIR Available for Reimbursement	\$ -	\$ -	\$ 3,619	\$ 3,692	\$ 3,766	\$ 3,841	\$ 3,918	\$ 4,446	\$ 4,535	\$ 4,626	\$ 4,718	\$ 4,812	\$ 4,909	\$ 5,007	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977
Total Local Incremental Revenue	\$ -	\$ -	\$ 27,330	\$ 27,876	\$ 28,434	\$ 29,003	\$ 29,583	\$ 33,572	\$ 34,244	\$ 34,929	\$ 35,627	\$ 36,340	\$ 37,067	\$ 37,808	\$ 42,528	\$ 43,379	\$ 44,247	\$ 45,132
BRA Administrative Fee (5%)	\$ -	\$ -	\$ (1,728)	\$ (1,763)	\$ (1,798)	\$ (1,834)	\$ (1,871)	\$ (2,123)	\$ (2,166)	\$ (2,209)	\$ (2,253)	\$ (2,298)	\$ (2,344)	\$ (2,391)	\$ (2,690)	\$ (2,743)	\$ (2,798)	\$ (2,854)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 25,601	\$ 26,113	\$ 26,636	\$ 27,168	\$ 27,712	\$ 31,449	\$ 32,078	\$ 32,720	\$ 33,374	\$ 34,042	\$ 34,722	\$ 35,417	\$ 39,839	\$ 40,636	\$ 41,448	\$ 42,277
Total State & Local TIR Available	\$ -	\$ -	\$ 29,221	\$ 29,805	\$ 30,401	\$ 31,009	\$ 31,629	\$ 35,895	\$ 36,613	\$ 37,345	\$ 38,092	\$ 38,854	\$ 39,631	\$ 40,424	\$ 45,471	\$ 46,380	\$ 47,308	\$ 48,254

DEVELOPER	Beginning Balance																		
DEVELOPER Reimbursement Balance	\$ 1,142,074	\$ 1,142,074	\$ 1,142,074	\$ 1,112,853	\$ 1,083,048	\$ 1,052,647	\$ 1,021,638	\$ 990,008	\$ 954,113	\$ 917,500	\$ 880,155	\$ 842,062	\$ 803,208	\$ 763,577	\$ 723,153	\$ 677,682	\$ 631,302	\$ 583,994	\$ 535,740

MSHDA Housing Activities Costs - Developer	\$1,130,766	\$ 1,130,766	\$ 1,130,766	\$ 1,130,766	\$ 1,101,545	\$ 1,071,740	\$ 1,041,339	\$ 1,010,330	\$ 978,700	\$ 942,805	\$ 906,192	\$ 868,847	\$ 830,754	\$ 791,900	\$ 752,269	\$ 711,845	\$ 666,374	\$ 619,994	\$ 572,686
State Tax Reimbursement		\$ -	\$ -	\$ 3,619	\$ 3,692	\$ 3,766	\$ 3,841	\$ 3,918	\$ 4,446	\$ 4,535	\$ 4,626	\$ 4,718	\$ 4,812	\$ 4,909	\$ 5,007	\$ 5,632	\$ 5,745	\$ 5,860	\$ 5,977
Local Tax Reimbursement		\$ -	\$ -	\$ 25,601	\$ 26,113	\$ 26,636	\$ 27,168	\$ 27,712	\$ 31,449	\$ 32,078	\$ 32,720	\$ 33,374	\$ 34,042	\$ 34,722	\$ 35,417	\$ 39,839	\$ 40,636	\$ 41,448	\$ 42,277
Total MSHDA Reimbursement Balance		\$ 1,130,766	\$ 1,130,766	\$ 1,101,545	\$ 1,071,740	\$ 1,041,339	\$ 1,010,330	\$ 978,700	\$ 942,805	\$ 906,192	\$ 868,847	\$ 830,754	\$ 791,900	\$ 752,269	\$ 711,845	\$ 666,374	\$ 619,994	\$ 572,686	\$ 524,432

Local Only Costs	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308
Total Annual Developer Reimbursement		\$ -	\$ -	\$ 29,221	\$ 29,805	\$ 30,401	\$ 31,009	\$ 31,629	\$ 35,895	\$ 36,613	\$ 37,345	\$ 38,092	\$ 38,854	\$ 39,631	\$ 40,424	\$ 45,471	\$ 46,380	\$ 47,308	\$ 48,254

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture																			

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:
Assumes millages rates remain the same with the exception of noted expirations above.
Assumes 2% inflation for capture
Land Bank agreed to waive 5/50 capture on owned lots
Assumes 100% Homestead Exemption

Tax Increment Revenue Reimbursement Allocation Table
Seeds of Promise Redevelopment Project
Grand Rapids, Michigan
October 22, 2025

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL
Total State Incremental Revenue	\$ 12,193	\$ 12,436	\$ 12,685	\$ 14,109	\$ 14,391	\$ 14,679	\$ 14,972	\$ 15,272	\$ 15,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,516
State Brownfield Redevelopment Fund (50% of SET)	\$ (6,096)	\$ (6,218)	\$ (6,343)	\$ (7,054)	\$ (7,196)	\$ (7,339)	\$ (7,486)	\$ (7,636)	\$ (7,789)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (138,258)
State TIR Available for Reimbursement	\$ 6,096	\$ 6,218	\$ 6,343	\$ 7,054	\$ 7,196	\$ 7,339	\$ 7,486	\$ 7,636	\$ 7,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,258
Total Local Incremental Revenue	\$ 46,034	\$ 46,955	\$ 47,894	\$ 53,269	\$ 54,335	\$ 55,421	\$ 56,530	\$ 57,660	\$ 58,814	\$ 59,990	\$ 65,720	\$ 67,035	\$ 68,375	\$ 69,743	\$ 1,374,874
BRA Administrative Fee (5%)	\$ (2,911)	\$ (2,970)	\$ (3,029)	\$ (3,369)	\$ (3,436)	\$ (3,505)	\$ (3,575)	\$ (3,647)	\$ (3,720)	\$ (2,999)	\$ (3,286)	\$ (3,352)	\$ (3,419)	\$ (3,487)	\$ (82,570)
Local TIR Available for Reimbursement	\$ 43,123	\$ 43,985	\$ 44,865	\$ 49,900	\$ 50,898	\$ 51,916	\$ 52,955	\$ 54,014	\$ 55,094	\$ 56,990	\$ 62,434	\$ 63,683	\$ 64,957	\$ 66,256	\$ 1,292,305
Total State & Local TIR Available	\$ 49,219	\$ 50,204	\$ 51,208	\$ 56,955	\$ 58,094	\$ 59,256	\$ 60,441	\$ 61,650	\$ 62,883	\$ 56,990	\$ 62,434	\$ 63,683	\$ 64,957	\$ 66,256	\$ 1,430,563
DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 486,521	\$ 436,317	\$ 385,110	\$ 328,155	\$ 270,061	\$ 210,805	\$ 150,364	\$ 88,714	\$ 25,832	\$ 25,832	\$ 25,832	\$ 25,832	\$ 25,832	\$ 25,832	\$ -
MSHDA Housing Activities Costs - Developer	\$ 524,432	\$ 475,213	\$ 425,009	\$ 373,802	\$ 316,847	\$ 258,753	\$ 199,497	\$ 139,056	\$ 77,406	\$ 14,524	\$ 14,524	\$ 14,524	\$ 14,524	\$ 14,524	\$ -
State Tax Reimbursement	\$ 6,096	\$ 6,218	\$ 6,343	\$ 7,054	\$ 7,196	\$ 7,339	\$ 7,486	\$ 7,636	\$ 7,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,258
Local Tax Reimbursement	\$ 43,123	\$ 43,985	\$ 44,865	\$ 49,900	\$ 50,898	\$ 51,916	\$ 52,955	\$ 54,014	\$ 55,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977,984
Total MSHDA Reimbursement Balance	\$ 475,213	\$ 425,009	\$ 373,802	\$ 316,847	\$ 258,753	\$ 199,497	\$ 139,056	\$ 77,406	\$ 14,524	\$ 14,524	\$ 14,524	\$ 14,524	\$ 14,524	\$ 14,524	\$ -
Local Only Costs	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ 11,308	\$ -
Total Annual Developer Reimbursement	\$ 49,219	\$ 50,204	\$ 51,208	\$ 56,955	\$ 58,094	\$ 59,256	\$ 60,441	\$ 61,650	\$ 62,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,990	\$ 62,434	\$ 63,683	\$ 64,957	\$ 66,256	\$ 314,320
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,990	\$ 62,434	\$ 63,683	\$ 64,957	\$ 66,256	\$ 314,320
Total LBRF Capture															

* Up to five years of capture for LBRF Deposits after
Footnotes:
Assumes millages rates remain the same with the e
Assumes 2% inflation for capture
Land Bank agreed to waive 5/50 capture on owned
Assumes 100% Homestead Exemption

Table 3
Housing Gap Calculation

Housing TIF Financing Gap Cap Calculation - For-Sale

Project: Seeds of Promise

*PDL for 80-120% AMI Households

FORMULA	Developer AMI Commitment	Location	Type	Affordable Mortgage	Mortgage Payment*	Utility, Insurance, Taxes	Total Monthly Payment	Total Annual Housing Costs	AMI Housing Cost Limit	Total Development Cost	PDL per Unit (Cost less Attainable Mtg)	Units
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 263,312	\$ 119,662	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 233,102	\$ 89,452	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 211,290	\$ 67,640	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 234,298	\$ 90,648	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 221,960	\$ 78,310	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 253,203	\$ 109,553	1
Income	80%	Kent	1 bedroom	\$143,650	\$940	\$309	\$1,249	\$ 14,983	\$ 19,164	\$ 242,133	\$ 98,483	1
Income	100%	Kent	2 bedroom	\$220,150	\$1,440	\$435	\$1,875	\$ 22,500	\$ 28,740	\$ 291,130	\$ 70,980	1
Income	100%	Kent	2 bedroom	\$194,650	\$1,273	\$392	\$1,665	\$ 19,980	\$ 28,740	\$ 401,385	\$ 206,735	1
Income	100%	Kent	2 bedroom	\$194,650	\$1,273	\$392	\$1,665	\$ 19,980	\$ 28,740	\$ 263,456	\$ 68,806	1
Income	120%	Kent	3 bedroom	\$211,650	\$1,384	\$421	\$1,805	\$ 21,660	\$ 33,204	\$ 294,238	\$ 82,588	1
Income	120%	Kent	3 bedroom	\$220,150	\$1,440	\$435	\$1,875	\$ 22,500	\$ 33,204	\$ 317,645	\$ 97,495	1
Income	120%	Kent	3 bedroom	\$220,150	\$1,440	\$435	\$1,875	\$ 22,500	\$ 33,204	\$ 317,645	\$ 97,495	1
Income	120%	Kent	3 bedroom	\$220,150	\$1,440	\$435	\$1,875	\$ 22,500	\$ 33,204	\$ 317,645	\$ 97,495	1
*Assumes 30yr fixed at 6.83% and 15% downpayment									TOTAL Housing Subsidy		\$1,375,341	14
									Less \$200k LBRF Grant		(\$200,000)	
									TOTAL Requested Housing Subsidy		\$1,175,341	
Approved BRA TIF Request for Financing Gap - PDL											\$1,175,341	
Other Housing Activities Allowed												
BF/WP Prep and Development												
Total Housing Subsidy Requested for Approval											\$1,200,341	