



DOWNTOWN  
**GRAND  
RAPIDS**  
MICHIGAN



# City of Grand Rapids Brownfield Redevelopment Authority POLICIES, GOALS and PRIORITIES

- Overview of Grand Rapids brownfield redevelopment projects
  - TIF & MBT
  - MBT only

## BROWNFIELD PLAN PROJECT SUMMARY

The City of Grand Rapids Brownfield Redevelopment Authority was created in 1997 and its plan was approved on December 22, 1998. Subsequently, several project plan amendments have been approved and below is a summary of Authority activities.

	CC Approval	Type	Grantee	Property Address	Invest. Amount	Jobs	Complete	Construction Status	Acreage	TIF Amount	SBT / MBT Amount
1	12/22/1998	Facility	Coca Cola	1440 Butterworth SW	25,000,000	50	Yes		19.25	\$ 1,344,600	
2	12/22/1998		56 Grandville LLC	56 Grandville SW	6,000,000	100	Yes		0.38	\$ -	
<b>1998 Totals</b>					<b>\$31,000,000</b>	<b>150</b>			<b>19.63</b>	<b>\$ 1,344,600</b>	<b>\$0</b>
3	5/11/1999	Facility	J & R Land LLC	855 Godfrey SW	800,000	22	Yes		1.56	\$ -	
4	6/22/1999	Facility	GR Chair Co	625 Chestnut SW	350,000	25	Yes		0.56	\$ -	
5			OAK Co	801 Century SW	575,000	0	Yes		4.80	\$ -	
<b>1999 Totals</b>					<b>\$1,725,000</b>	<b>47</b>			<b>6.92</b>	<b>\$ -</b>	<b>\$0</b>
6	2/6/2001	Facility	CRC Paulstra	460 Fuller NE	3,400,000	20	Yes		27.64	\$ -	\$340,000
7	2/6/2001	Facility	Leonard/Monroe LLC	1140 Monroe NW	3,700,000	50	Yes	SBT Not Finalized	2.41	\$ -	\$0
8	7/10/2001	Obsolete	Franklin Kids LLC	801 Oakland SW	10,100,000	40	Yes		1.08		\$229,382
<b>2001 Totals</b>					<b>\$17,200,000</b>	<b>110</b>			<b>31.13</b>		<b>\$569,382</b>
9	1/22/2002	Facility	601 Properties LLC	601 5th St. NW	4,000,000	30	Yes		0.29	\$ -	\$400,000
10	3/26/2002	Facility	Loret LLC	1562 Kalamazoo SE	850,000	12	Yes		0.65	\$ -	\$85,000
11	5/28/2002	Obsolete	Huizen's LLC	124-138 Ionia SW	450,000	2	Yes		0.48	\$ -	\$45,000
12	6/22/2002	Facility	American Seating Park LLC	801 Broadway NW	25,300,000	120	Yes		10.38	\$ -	\$2,530,000
13	10/8/2002	Obsolete	71 S. Division LLC	71 S. Division	1,500,000	6	Yes		0.15	\$ -	\$150,000
14	11/5/2002	Obsolete	Rockford Development LLC	38 Oakes, 100 Ionia etal	4,500,000	75	Yes		0.81		\$450,000
<b>2002 Totals</b>					<b>\$36,600,000</b>	<b>245</b>			<b>12.76</b>	<b>\$ -</b>	<b>\$3,660,000</b>
15	4/22/2003	Facility	Windows Ventures	2120 Oak Industrial NE	2,400,000	45	Yes		3.18	\$ -	\$240,000
16	5/13/2003	Facility	Pinnacle Ventures	1010 Front Ave NW	560,000	25	Yes		1.19	\$ -	\$450,000
17	8/19/2003	Obsolete	Haviland Products	525 Ann St NW	2,470,000	18	Yes		5.66	\$ -	\$245,000
18	8/19/2003	Facility	Integra Printing	2000 Oak Industrial NE	8,500,000	25	Yes		5.70	\$ -	\$850,000
19	10/14/2003	Facility	Mercantile Bank	310 Leonard NW	11,000,000	100	Yes		2.76	\$ 613,433	\$1,038,657
20	12/16/2003	Facility	First Ward LLC	47 Commerce SW	2,000,000	8	Yes		0.23	\$ -	\$70,000
21	12/16/2003	Obsolete	61 Commerce LLC	61 Commerce SW	1,450,000	60	Yes		0.14	\$ -	\$145,000
22	12/16/2003	Obsolete	Belford Development LLC	51-63 Monroe Center	1,500,000	25	Yes		0.42	\$ -	\$150,000
23	12/16/2003	Obsolete	56-58 Monroe Center Assoc	56-58 Monroe Center	445,000	8	Yes		0.10	\$ -	\$44,500
24	12/16/2003	Obsolete	35 Oakes Associates	35 Oakes SW	4,650,000	5	No	Modified	0.20	\$ -	\$796,458
<b>2003 Totals</b>					<b>\$34,975,000</b>	<b>319</b>			<b>19.58</b>	<b>\$ 613,433</b>	<b>\$4,029,615</b>
25	1/20/2004	Facility	Custer Office	217 Grandville SW	2,691,933	6	Yes		2.77	\$ 330,000	\$250,000
26	4/20/2004	Facility	Benteler Automotive	1350 Steele SW	5,800,000	6	Yes		1.76	\$ 550,000	\$220,000
27	6/29/2004	Facility	DeVries Properties	1430 Monroe NW	5,000,000	15	No	80% complete	4.52	\$ -	\$499,500
28	6/29/2004	Facility	HP3 Alticor	226 & 234 Pearl NW	59,300,000	250	Yes		1.51	\$ -	\$5,930,000
29	6/29/2004	Blighted	Mid Towne Village	College near Michigan	50,000,000	350	No	Under construction; 1st building completed; other two buildings 70% complete.	6.48	\$ 272,900	\$2,000,000
30	9/21/2004	Facility	Martineau	104-134 South Division	11,000,000	27	Yes		3.49	\$ 410,000	\$752,900
31	9/28/2004	Facility	2320 Properties LLC, 600 Fifth	601 Fourth St & 600 Fifth St.	11,000,000	500	No	Under construction	2.33	\$ -	\$999,000
32	9/28/2004	Obsolete	First Shot, LLC	83 & 85 Monroe Center NW	1,800,000	10	No	No Activity yet	0.09	\$ -	\$189,500
33	9/28/2004	Facility	64 Ionia LLC	64 Ionia Ave SW	2,100,000	12	Yes		0.11	\$ -	\$210,000
34	10/4/2004	Obsolete	101 S. Division, LLC	101 S. Division	5,600,000	41	Yes		0.25	\$ -	\$1,120,000
35	11/1/2004	Obsolete	Kelsey Limited Dividend	235 S. Division	3,400,000	18	Yes		0.18	\$ -	\$287,401
<b>2004 Totals</b>					<b>\$157,691,933</b>	<b>1,235</b>			<b>23.49</b>	<b>\$ 1,562,900</b>	<b>\$12,458,301</b>

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36	1/3/2005	Obsolete	Parkland Properties (Union Sq	615 Turner & 433 Third St. NW	10,000,000	0	Yes		1.08	\$ 1,006,825	\$1,000,000
37	5/11/2005	Facility	Michigan Hill	21 Michigan St. NE	120,000,000	2,050	No	Phase I: 2008 Complete Phase II: 2010			
38	5/11/2005	Obsolete	1234 Michigan, LLC	1234 Michigan St.	2,400,000	10	No	New project 7/2008	2.22	\$ 150,000	\$300,000
39	6/15/2005	Obsolete	Fairmount Square Investors, L	920 Cherry St. SE	10,000,000	30	No	Under Construction			
40	6/15/2005	Obsolete	2 East Fulton, LLC	2 East Fulton (former JA Bldg)	4,600,000	20	No	5% complete; one wall up. Building gutted; waiting for tenant.	0.22	\$ 1,036,373	\$1,000,000
41	12/20/2005	Obsolete	33 Library, LLC (Fitzgerald Investors, LLC)	33 Library (former YMCA)	13,835,000	0	Yes		0.81	\$ 1,504,500	\$1,300,000
42	9/20/2005	Facility	Uptown Village L.D.H.A. L.P.	946-950 Wealthy, 415 Diamond 947-959 Sigsbee St. SE	5,500,000	10	Yes		0.94	\$ -	\$550,000
43	9/20/2005	Facility	Icon on Bond	538 & 601 Bond Ave.	56,000,000	28	No	Condo bldg complete	0.75	\$ 1,839,866	\$3,213,545
44	12/20/2005	Obsolete	Irish Twins, LLC	801-803 Ionia	9,700,000	200	No	No activity yet	1.75	\$ 923,220	\$900,000
<b>2005 Totals</b>					<b>\$215,335,000</b>	<b>2,118</b>			<b>4.57</b>	<b>\$ 15,891,364</b>	<b>\$16,063,545</b>
45	1/24/2006	Facility	Tall House at 45 Ionia, LLC	45 Ionia	27,000,000	211	No	No activity yet	0.67	\$ -	\$999,999
46	1/24/2006	Facility	Fulton and Division, LLC	48 Williams (aka 240 Ionia)	15,000,000	100	No	Property cleared and fenced; No activity yet	0.35	\$ 226,550	\$1,410,000
47	3/7/2006	Facility	Two West Fulton, LLC	2 West Fulton St.	20,000,000	30	No	Under construction	0.84	\$ -	\$1,000,000
48	3/7/2006	Facility	Verne Barry Place	44 1/2 S. Division Av.	15,100,000	27	Yes		0.76	\$ 385,000	\$1,300,000
49	3/21/2006	Obsolete	Bicycle Factory, LLC Phase I	514 Butterworth NW	4,000,000	4	Yes		0.45	\$ 338,675	\$250,000
50	7/11/2006	Facility	Tallgrass Properties, LLC	1212 Burton St. SE and 2020 Newark Ave. SE	3,109,671	20	Yes		2.43	\$ 1,045,000	\$125,900
51	9/26/2006	Facility	Seventh Street Properties, LLC (Asian Building)	600 7th Street	7,915,275	45	No	Under construction	8.89	\$ 1,732,810	\$699,000
52	10/31/2006	Facility	BSG Group, LLC (Eastern Flora	818 Butterworth Street, SW	2,200,000	12	Yes		3.20	\$ 406,200	\$250,000
53	12/5/2006	Facility	Raider Development, L.L.C and Hopson Flats, LLC	202-208 Grandville Ave. SW 212-216 Grandville Ave. SW	6,050,000	65	Yes		0.86	\$ -	\$450,000
<b>2006 Totals</b>					<b>\$49,374,946</b>	<b>269</b>			<b>16.49</b>	<b>\$ 3,795,560</b>	<b>\$4,234,900</b>
54	1/23/2007	Facility	Ashley Grand Rapids, LLC (Steelcase Campus)	Eastern Avenue between 36th Street and 44th Street	162,170,808	2,060	No	Under construction	107.88	\$ 13,091,870	\$5,425,368
55	3/27/2007	Facility	Infinity Companies, LLC	333-351 Commerce Ave SW	3,000,000	10	Yes		0.51	\$ 356,684	\$281,923
56	6/5/2007	Facility	Founders RE, LLC & Blue Tiger, LLC	248 Williams ST, SW, 235 Grandville Ave, SW, 244 Finney Ave	2,000,000	16	Yes		2.38	\$ 431,250	\$200,000
57	6/19/2007	Facility	275 Fulton Place, LLC	261 W. Fulton Street, NW	50,923,684	194	No	On Hold	3.13	\$ -	\$4,187,433
58	7/10/2007	Facility	Front Street Property, LLC	678 Front Avenue NW, 640 Scribner Avenue NW, 660 Scribner ave NW	10,300,000	75	No	Under construction	3.04	\$ -	\$0
59	12/18/2007	Obsolete	Bicycle Factory, LLC Phase II	514 Butterworth Street NW	2,000,000	6	Yes			\$ 877,195	\$570,625
<b>2007 Totals</b>					<b>230,394,492</b>	<b>2,361</b>			<b>116.94</b>	<b>\$ 14,756,999</b>	<b>\$10,665,349</b>
60	1/29/2008	Facility	38 Commerce, LLC	38 Commerce SW, 54 Commerce SW	13,900,000	60	No	Under construction	1.62	\$ -	\$1,785,297
61	1/29/2008	Obsolete	2 East Fulton, LLC	2 East Fulton Street SE	3,000,000	30	No	Same as above	0.00	\$ 471,090	\$443,800
62	1/29/2008	Obsolete	Stratus Properties, LLC	345 State Street SE, 131 Madison Ave SE	4,500,000	30	No	No activity yet.	0.59	\$ 327,750	\$366,500

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63	2/19/2008	Facility	Hotel Holdings Monroe	Monroe NW	37,200,000		No	Demo Unerway	1.10	\$ -	\$3,459,000
64	2/19/2008	Facility	Two West Fulton, LLC	1 Division Ave.	34,000,000	32	No	Under construction	0.82	\$ -	\$2,300,000
65	4/1/2008	Obsolete	Third Coast Development Partners, LLC	1697 Michigan Street NE	3,444,250	30	No	Under construction	1.23	\$ 380,545	\$344,425
66	7/8/2008	Facility	201 Monroe Ave LLC	201 Monroe Ave NW	10,000,000	48	No	Under construction	0.09	\$ -	\$2,000,000
67	7/8/2008	Facility	Lighthouse Development Cente	1167 Madison Ave SE	1,300,000	16	No	No activity yet.	0.43	\$ -	\$265,000
68	9/2/2008	Obsolete	607 Dewey LLC (True North)	607 Dewey Ave NW	1,900,000	15	No	No activity yet.	0.39	\$ -	\$201,482
69	12/9/2008	Obsolete	Robinson Lake LLC	1350 Lake Drive	2,969,000	12	No	No activity yet.	0.69	\$ 669,000	\$593,800
70	8/12/2008	Obsolete	1234 Michigan Holdings LLC	1234 Michigan St NE	2,400,000	10	No	No activity yet.	2.22	\$ 584,250	\$150,000
71	11/12/2008	Facility	Irish Twins Group III LLC	801-803 Ionia Ave NW	5,000,000	60	No		1.77	\$ 3,521,000	\$1,000,000
<b>2008 Totals</b>					<b>\$119,613,250</b>	<b>283</b>			<b>10.95</b>	<b>\$ 5,953,635</b>	<b>\$12,909,304</b>
72	2/3/2009	Obsolete	Flat Iron Holdings LLC	100, 112, 114 Monroe Center St NW	4,500,000	40	No	No activity yet.	0.22	\$ -	\$527,800
73	2/3/2009	Obsolete	Kendall Renaissance LLC	16 Monroe Center St NE	4,000,000	12	No	No activity yet.	0.07	\$ -	\$500,000
74	3/10/2009	Facility	Seward, LLC	601 Third St NW & 528 Fourth St NW	10,000,000	30	No	No activity yet.	1.42	\$ -	\$1,250,000
75	3/10/2009	Facility	Meridian Building Company,	20 Fulton St E	26,000,000	15	No	No activity yet.	0.69	\$ -	\$4,171,000
76	4/14/2009	Facility	Harris Lofts	111 Division Ave S	4,600,000	15	No	No activity yet.	0.20	\$ -	\$700,000
77	4/14/2009	Facility	1to3.org LLC	502 Second St NW	450,000	4	No	No activity yet.	0.23	\$ 139,150	\$76,200
78	5/26/2009	Facility	TIA2K, LLC	45 Ionia Ave SW	29,000,000	95	No	No activity yet.	0.67	\$ -	\$4,980,000
79	5/26/2009	Obsolete	Wealthy Street Hist. Dev.	632-636 Wealthy St SE	700,000	12	No	No activity yet.	0.26	\$ -	\$700,000
80	7/21/2009	Facility	Meijer, Inc.	1540 - 28th St SE	15,600,000	15	No	No activity yet.	7.01	\$ 1,161,000	\$0
81	8/25/2009	Facility	Cherrystone	200, 212, & 216 Sheldon Ave SE, 116 Cherry St SE, 201, 203, & 211 LaGrave Ave SE	17,000,000	80	No	No activity yet.	1.25	\$ -	\$2,207,500
82	9/1/2009	Facility	Core Fitness Holdings, LLC	975 Ottawa Ave NW	2,700,000	34	No	No activity yet.	1.07	\$ -	\$343,750
<b>2009 Totals</b>					<b>\$111,850,000</b>	<b>223</b>			<b>13.09</b>	<b>\$ 1,300,150</b>	<b>\$15,456,250</b>
<b>GRAND TOTAL</b>					<b>\$1,005,759,621</b>	<b>7,360</b>			<b>275.55</b>	<b>\$ 45,218,641</b>	<b>\$80,046,646</b>
Notes:											
1. Projects in bold identify the projects that involved the creation of a tax increment financing district to reimburse the developer.											
2. All other project approvals qualified the project developers to claim an investment tax credit against their State of Michigan Business Tax liability.											
<span style="background-color: red; color: white;">Waiting on information from State of Michigan</span> <span style="background-color: yellow;">Multiple projects or revised projects for same property. Not included in overall totals.</span>											
<b>PENDING PROJECTS</b>											
Application		Grantee	Property Address	Comments							
<b>PROJECTS WHOSE STATUS HAS CHANGED SINCE APPROVAL</b>											
CC Approval	Type	Grantee	Property Address	Comments							
		70 Ionia, LLC	70 Ionia SW	No project. Property sold.							
		Grandville Apartments (Moch II International)	235 Grandville SW & 248 Williams	Project has new developers: Founders RE, LLC and Blue Tiger, LLC							
11/8/2005	Facility	Division Properties Mgmt. LLC	2850 S. Division Ave.	This "facility" project was approved by CC on 11/8/05, anticipated an \$11.2 million investment and creation of 107 jobs. The project never materialized. No D & R Agrmt was signed.							

## Estimated Brownfield Program Economic Impact Since 1998

- \$1,005,759,621 Investment
- 7,360 Jobs
- 275.55 Acres
- \$45,218,641 TIF Local/SET
- \$80,046,646 SBT/MBT Credit

# Brownfield Plan Policies

## Application

Same as MEDC Part I-don't duplicate data collection

Document the need for program assistance

## Fee Agreement

Applicant agrees to pay administrative fee + legal fees

## Functionally Obsolete Determination

Don't use City Assessor or Developers Assessor (could be used as documentation for assessment change)

External Independent Contractor prepares a written determination for the BRA and fee for service is paid by the Applicant

# Brownfield Plan Policies

Drafted by the Applicant based on BRA Template

Must define a specific plan for redevelopment

No speculative projects

No Interest is allowed for reimbursement-delays reimbursement  
and

the return to ad valorem tax roll

Includes Personal Property-but verify no negative impact to capture

BRA Administrative Fee Varies 0%-30% (generally 10%)

Applicant is required to attend public meetings

City Commission holds the public hearing as opposed to delegating  
the responsibility to the BRA

Local only TIF only approved for substantial projects to the city

## Brownfield Program Goals

- Correcting a brownfield condition
- Supports other City initiatives (Green Grand Rapids, DDA, CIA)
- Spur additional development
- Job creation/investment
- Redevelopment of Vacant property
- Future tax revenue
- Leverage other incentive programs

## BRA Leveraging Grant Dollars

- EPA funds \$200,000
- MEDQ Areawide Site Assessment Funds \$500,000
- EPA Revolving Fund \$1M

## 381 Work Plans

- Applicant responsible for filing the work plan
- BRA provides the cover letter after approval

# Development & Reimbursement Agreements

- Standard format used
  - 4 pages & concise
  - No reimbursement payments until project is substantially complete w/Certificate of Occupancy
- Requires
  - Project signage
  - Progress reporting & final report
  - Tax payment before reimbursement

# Development & Reimbursement Agreement

- Site visit at project completion
- BRA Administrative Fee collected first before eligible activity reimbursement
- No assignment of the agreement without BRA approval
- Assessment changes result in decreases or increases of reimbursement
- 5 year RLF at the end of the

- Specific documentation required for reimbursement
  - Invoices
  - Evidence of payment

# Keys to Successful Brownfield Plans

- Don't let the applicants consultant or attorney drive the project
- Maintain a list of your plan projects & a pipeline of potential projects
- Make sure the applicant is clear as to what documentation will be needed for reimbursement

# Contact Information

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# Success Stories



- LEED Certified Neighborhood Commercial Development
- Historic Renovation
- On-site Storm Water Retention



# Projects Currently Under Construction

Michigan Hill Project – Tower 25

Investment: \$120 Million

Key Aspects:

- 7-stories
- 150,000 square feet



Michigan State Univ. College  
of Human Medicine

Investment: \$90 Million

Key Aspects:

- 7-stories
- 200,000 square feet



# Projects Currently Under Construction

## The Bicycle Factory

Investment: \$20 Million

### Key Aspects:

- 5-stories
- 3 Floors of Commercial Office
- 12 Market Rate Rental Units



# Projects Currently Under Construction

## The Gallery on Fulton

Investment: \$34 Million

### Key Aspects:

- 11-stories; Public/Private Partnership
- 260 Space Parking Ramp
- 74 market rate Rental Units



## 38 Commerce Building

Investment: \$55 Million

### Key Aspects:

- 8-stories; Public/Private Partnership
- 360 Space Parking Ramp

# Planned Projects



111 S. Division – The Harris Building

Investment: \$3.8 Million

Key Aspects:

- 24-hr; Multi-purpose facility
- Ground Floor Retail



The Kendall Building

Investment: \$4 Million

Key Aspects:

- 2 Retail Suites
- 12 market rate Rental Units

# Planned Projects



## The Flat Iron Building

Investment: \$4 Million

Key Aspects:

- 3 Floors of Commercial Office
- Historic Restoration



## The Fox Lofts Building

Investment: \$3 Million

Key Aspects:

- 16 Residential Units
- Historic Restoration

# Planned Projects

## Stay Bridge Suites

Investment: \$18 Million

### Key Aspects:

- 100 Extended Stay Guest Room Suites
- 9-stories
- On site parking



## Suburban Inn Suites

Investment: \$28 Million

### Key Aspects:

- 100 Extended Stay Guest Room Suite
- 9-stories
- On site parking



# Planned Projects



ICCF – Wealthy / Jefferson Planned Community Master Plan

# Planned Projects



The Cambria Suites Hotel

Investment: \$24 Million

Key Aspects:

- 100 Extended Stay Guest Suites
- One site parking

The Meridian Building

Investment: \$24 Million

Key Aspects:

- 10-stories
- 105 Market Rate Apartments
- 10,000 Sq / Ft of Retail



# Additional Planned Projects



Expansion of the B.O.B.

Renovation of the Fmr Junior Achievement Building



# Planned Public Improvements

- 1) Reconstruction of Cherry Street: Commerce to Sheldon
- 2) Reconstruction of Louis Street: Fulton to Fountain
- 3) Reconstruction of Monument Square
- 4) Reconstruction of Oakes Street: Ottawa to Grandville
- 5) Monroe North Surface Parking Lot

