



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: May 28, 2026

STATEMENT OF ISSUE: Consider approval of a proposal from LHB for TIF analysis of the buildings at 533 and 900 NW 4th St.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

As we know, the purchase and renovation/rehabilitation or removal of older structures presents some significant additional cost challenges. The primary tool that is used by municipalities to help overcome those challenges and promote private investment in these older structures and reverse the negative long-term impacts of blight is the use of a TIF Redevelopment district. The City and GREDA used this tool to achieve the redevelopment of the block immediately south of Central School, the former Sawmill Inn property and the former Ainsworth Plant.

GREDA owns the building at 900 NW 4th St. (former Itasca Farm Co-op) which is planned for demolition this summer. The building at 533 NW 4th St. (former Ben's Bait) is also ripe for redevelopment.

To preserve the ability to use a TIF Redevelopment district on either or both sites, it must be determined that the parcel and buildings meets the minimum statutory standards for lot coverage and building conditions, with regard to building code compliance, that qualify it, prior to any removal of the building(s). If the building(s) were to be removed without this inspection and determination, a TIF Redevelopment district cannot be used.

TIF inspections and analysis is a unique area of expertise. The attached proposal from LHB, a firm that we've used with significant experience in this analysis, is for only the inspection/determination phase and not the completion of a report, which would only be required and could be done later if a TIF district were established at some point in the future. The inspection/determination phase for these building will be performed by LHB, for a fee not to exceed \$8,900. Completing this work for both buildings under one trip provides some economies.

RECOMMENDATION:

REQUIRED ACTION: Adopt a motion approving a proposal from LHB for TIF analysis of the buildings at 533 and 900 NW 4th St.