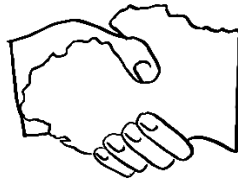


Together



West Michigan

Join Us:

Equity and Transparency In Massive Downtown Project

Tuesday, November 12th

300 Monroe Ave. NW

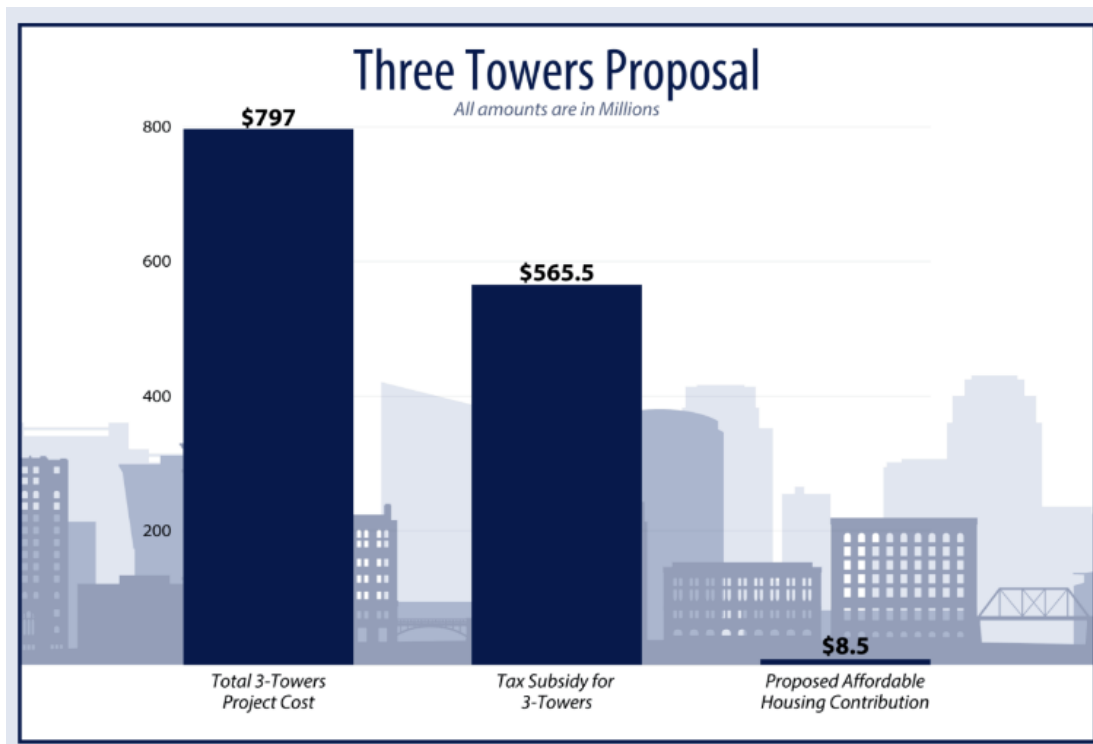
Grand Rapids, MI 49503

(Paid [parking](#) available in Government Center Ramp below Calder Plaza/City Hall)

1:30pm - Press Conference - Calder Plaza

2:00pm - City Commission Meeting - City Commission Chamber on the 9th floor of the City Building,
300 Monroe Ave. NW

[Let us know you'll be there!](#)



The citizens of Grand Rapids are being asked to give **over a half a billion dollars (\$565 million) in future tax revenue** in exchange for a paltry \$8.5 million donation paid over 20 years to the Grand Rapids Affordable Housing Fund.

That's a bad deal for Grand Rapids.

Join us Tuesday, November 12th at 2:00pm to tell the Grand Rapids City Commission we can do better.

Public investment should require public transparency: Most citizens did not know about the Fulton Market proposal [until news broke in September 2024](#) - just 2 months before the request for approval by the City Commission expected in early December. There are no criteria for an open and transparent public engagement process on this type of project. The investors have also refused to publicly clarify the expected rate of return on the project except to say that it is "under 12% by a meaningful amount."

Investors are seeking a huge public subsidy for a PRIVATE development: \$565 in tax captures for a \$797 million project. That means taxpayers would reimburse 71% of the costs over 20-30 years for the project - three towers of hotel, office space, high end condos and market rate apartments.

\$8.5 million over 20 years is not an equitable trade-off for the \$565 million in our future tax dollars.

We can do better!

[**Let us know you'll be there!**](#)

OUR PROPOSAL

1) 20% Affordable Housing Fund Contribution - In the faith tradition of many in Grand Rapids, a bare-minimum investment of 10% of wealth is called for to lift up the most vulnerable. A world-class project must include a world-class investment in affordable housing.

Investors should make a world-class, "tithe-worthy" investment, equivalent to 20% of the requested \$565 million Transformational Brownfield Project incentives to the Grand Rapids Affordable Housing Fund - no strings attached.

Half of this should be deposited at the start of the project to help address the dire need for housing. The other half could be contributed on an annual basis in equal increments. This investment could come from the tax revenue itself as it is collected, from philanthropic contributions by the investors, or both.

2) Create a more transparent public process - We are calling on City Commissioners and staff to:

- A. Publicly share the "number crunching" that led to the proposal for an \$8.5 million dollar contribution.
- B. Work with TWM and with experts in the creation of public benefit from public investment to create a stronger, more transparent public process for future projects.

3) Delay a vote on approval for this project in order to achieve these ends if necessary - The City Commission is the final local elected body with the authority to approve or call for changes before this proposal moves to the state. We are confident that a stronger agreement can be negotiated that creates a greater public benefit in return for public investment. We are ready to come to the table and work together to make that happen.

We can do better, Grand Rapids!

[**Join us on November 12th!**](#)

See more here:

[Together West Michigan Facts, Concerns, Proposal](#)

[Four Things to Know As Grand Rapids Weighs \\$544 Million Incentive](#)

[As Grand Rapids Eyes Big Downtown Investments, Residents Push For More Affordable Housing](#)

[Resolution Approving A Transformational Brownfield Plan for Fulton and Market](#)

[Fulton Market Presentation](#)