



CITY OF GRAND HAVEN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting  
Council Chamber  
519 Washington Ave  
Monday, January 3, 2022 at 4:00 p.m.

MINUTES – Approved February 7, 2022

**Call to Order @ 4:03 p.m./Roll Call**

Present: Joy Gaasch, Bob Monetza, Mike Fritz, Jim Bonamy, Linda Weavers, Brook Bisonet

Absent: Eric Schmidt, Bill VanLopik, Tom Braciak

Also Present: Elizabeth Butler, Amy Bessinger, Pat McGinnis, Roman Wilson (Fishbeck), Kirk Perschbacher (Fishbeck), Denny Dryer (developer)

**Approval of the minutes of the November 1, 2021 meeting.**

*Motion by Mike Fritz, second by Bob Monetza, to accept the minutes of November 1, 2021. Motion carries.*

**Call to Audience**

No comments

**815 Verhoeks Redevelopment**

Kirk Perschbacher, Fishbeck, presented a project to build three store n lock condos on the property previously occupied by Merle Boes Pac Pride. \$214,750 in eligible costs and the owners are applying for a grant. EGLE review timing presents problems. With a February review, approvals would not allow development until July at the soonest. If they need to wait until July for the grant award, it is more expedient to get a Brownfield TIF plan approved (five to six year TIF plan with State and Local capture).

*Motion by Jim Bonamy to support an application to EGLE for a grant to cover eligible costs for the proposed project at 815 Verhoeks and, as a contingency position in case the grant is not approved in 2022, recommend approval of a Brownfield Plan Amendment to permit tax increment capture to cover eligible costs for up to six years provided the State also participates in the tax capture, second by Brook Bisonet.*

*Motion carries.*

**Update on Diesel Plant Site**

Roman Wilson reported that Ottawa County has completed Phase Two soil gas and groundwater testing. Heavier fuel is on site, which is more difficult to detect. Cost will hinge on how the basement is developed – EGLE would prefer to fill the basement which would make it easier to capture and divert potentially harmful vapors.

Cost estimates to conduct due care, depending on future use, will be \$500,000 - \$750,000. EGLE is likely on board with a grant/loan combination together with an Act 381 Brownfield Work Plan.

**Receive Financial Reports**

Received the first loan draw and the first grant reimbursement from the State on the Peerless Flats project. Otherwise reports are steady at mid-year.

**Updates and other business as needed.**

\$5,000 micro loans for Covid relief remain available

**Adjourn**

*Motion by Mike Fritz to adjourn at 4:48 p.m., second by Brook Bisonet. Motion Carries.*

Next meeting is scheduled for 4:00 p.m. on February 7, 2022