



CITY OF GRAND HAVEN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT CORPORATION  
Regular Meeting  
Held Remotely via ZOOM and FaceBook Live  
Monday, January 4, 2021 at 4:00 p.m.

MINUTES – Approved March 1, 2021

**Call to Order @ 4:00 p.m. / Roll Call**

Present: Joy Gaasch (Grand Haven, MI), Bob Monetza (Grand Haven, MI), Mike Fritz (Grand Haven, MI), Eric Schmidt (Grand Haven, MI), John Hierholzer (Grand Haven, MI), Tom Braciak (Grand Haven, MI), Brook Bisonet (Grand Haven, MI), Jim Bonamy (Grand Haven, MI)

Also Present: Hadley Streng, Ryan Kilpatrick, Marilyn Crowley, Denny Cherette, John Byl, Mike Dora, Elizabeth Butler, Amy Bessinger, Pat McGinnis

**Approval of the minutes of the November 2, 2020 meeting.**

*Motion by Mike Fritz, second by Bob Monetza, to accept the minutes of November 2, 2020.*

Yes: Joy Gaasch, Bob Monetza, Jim Bonamy, Mike Fritz, Eric Schmidt, Tom Braciak, Brook Bisonet

No: None

*Motion Carries.*

**Call to Audience**

Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087. No comments entered.

**Robinson Landing development project, located on Comstock Street, for a period of 29 years.**  
Marilyn Crowley of Michigan Community Capital was available to answer questions.

The County Land Bank currently holds title to the property and title will transfer to GH Comstock LLC following several due diligence items including.

Each home will have a concrete driveway going up to the house. Each property will have the opportunity to add a garage.

*Motion by John Hierholzer to approve the Brownfield Plan Amendment as presented and recommend approval to the Grand Haven City Council, second by Mike Fritz,*

Yes: Joy Gaasch, Bob Monetza, Jim Bonamy, Mike Fritz, Eric Schmidt, Tom Braciak, Brook Bisonet, John Hierholzer

No: None

*Motion Carries.*

**Request from the Cherette Group for a TIF for the Tribune Building project located at 101 N Third Street.**

John Byl made a presentation about the proposed Brownfield Plan Amendment for the Tribune Building. Requesting reimbursement for brownfield expenses, a functionally obsolete building and contamination

that will drive costs up. Expenses occurring after September approval of the Planned Development include vapor barrier, investigation costs, tap fees, demolition of the existing building, cost of brownfield plan process and 4% interest for a total of \$445,994.

Due Diligence	\$23,000
Vapor Barrier	86,250
Demolition	103,500
Tap fees	144,500
Brownfield Plan	25,000
Interest	63,744
<b>Total</b>	<b>\$445,994</b>

We will need an inter-local agreement between the MSDDA and the BRA to permit the pass through of tax increments. The proposed amendment allow 75% of local taxes to be retained to cover brownfield purposes and 25% remains available to the MSDDA to pay down the bonds for the 2006 and 2009 TIF bonds.

*Motion by Brook Bisonet to approve the Brownfield Plan Amendment as presented and recommend approval to the Grand Haven City Council and to request the proposed pass through inter-local agreement with the Main Street Downtown Development Authority, second by Mike Fritz.*

Yes: Joy Gaasch, Bob Monetza, Jim Bonamy, Mike Fritz, Eric Schmidt, Tom Braciak, Brook Bisonet, John Heirholzer

No: None

*Motion Carries.*

#### **\$5,000 Loan Opportunity**

Joy mentioned that the loan opportunity continues and the Chamber continues to make that availability known to local businesses.

#### **Call to Audience Part 2**

Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087.

#### **Adjourn**

*Motion by John Hierholzer to adjourn at 5:21 p.m., second by Tom Braciak.*

Yes: Joy Gaasch, Bob Monetza, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer, Tom Braciak, Brook Bisonet

No: None

Next meeting is scheduled for 4:00 p.m. on February 1, 2021