



CITY OF GRAND HAVEN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting  
Council Chamber  
519 Washington Ave  
Monday, February 7, 2022 at 4:00 p.m.

MINUTES

**Call to Order @ 4:01 p.m./Roll Call**

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

Absent: Bill VanLopik, Linda Weavers

Also Present: Andrea Masvero (Cherette Group), Elizabeth Butler (Chamber Economic Development), Amy Bessinger, Pat McGinnis,

**Approval of the minutes of the January 3, 2022 meeting.**

*Motion by Mike Fritz, second by Bob Monetza, to accept the minutes of January 3, 2022. Motion carries.*

**Call to Audience**

No comments

**Discussion and possible motion to approve Amendment and Reassignment Request to the Brownfield Reimbursement Agreement for the Tribune Building project.**

Developer's representative John Byl advises that due to supply chain and labor issues the project has been delayed. They would like to amend the development agreement with the Brownfield Redevelopment Authority to complete the project by December of 2023 and extend the sunset date on tax capture by one year to December 31 of 2030. The Cherette Group also requests that the EDC/BRA approve the assignment of the agreement to the Tribune LLC (this latter entity will be the one to deliver the project to completion).

Motion by Brook Bisonet, second by Mike Fritz, to approve the extension of the deadline for completion and sunset by one year and approve the assignment of rights under the agreement to the Tribune LLC.

**Discussion and recommendation to City Council on SWOT analysis.**

- Strengths: of our community is a history of resiliency and reinvention.
- Weaknesses: lack of community wide knowledge of declining local ownership and lack of a common vision.
- Threats: Increasing absentee ownership, lack of reinvestment in downtown buildings, not attracting young adults due to housing costs and lack of spaces that attract young people.
- Opportunities: Potential to support a connected well-rounded regional community, access to infrastructure funding.

**815 Verhoeks Redevelopment**

Verhoeks grant is submitted; developers do not anticipate seeking a Brownfield Redevelopment Plan to capture TIF. Looks like it will be approved and the development will proceed this year.

**Adjourn**

*Motion by Mike Fritz to adjourn at 4:26 p.m., second by Brook Bisonet. Motion Carries.*

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

DRAFT