



CITY OF GRAND HAVEN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT CORPORATION  
Regular Meeting Minutes  
Council Chamber  
519 Washington Ave  
Monday, March 6, 2023 at 4:00 p.m.

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

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

Also Present: Emily Greene and Ashley Latsch

Absent: Eric Schmidt, Bill VanLopik

**Approval of the minutes of the February 6, 2023 meeting.**

*Motion by Fritz, second by Monetza, to accept the minutes of February 6, 2023. Motion carries.*

**Call to Audience**

No comments were made.

**EDC/BRA Terms**

Gaasch reviewed members upcoming term expirations and reminded members to resubmit their applications if they were interested in continuing.

**Board Make-Up**

Gaasch explained the history of the board membership and the importance of maintaining membership of whomever was in the economic development role.

*Motion by Monetza, second by Weavers, to reflect that the economic development role maintains a role on the board. Motion carries.*

**Minutes**

Greene polled the board to see if any member would like to volunteer to take minutes at future meetings.

Monetza volunteered.

**Diesel Plant Update**

Roman Wilson from Fishbeck, Thompson, Carr & Huber, Inc., provided an update on the status of the Diesel Plant Project and the efforts of Grand Power Works, LLC. The project was reportedly expected to close in April or May.

Wilson further updated the board on the status of their demolition plans and anticipated funding. He reported that the developers would be coming forward with a brownfield plan in May due to EGLE withholding previously anticipated funds.

Gaasch commented that she would check with her EGLE contact as she was previously led to believe there was other funding available for this purpose.

Weavers clarified whether the brownfield was in place of the EGLE grant that was being sought. Wilson confirmed.

Latsch inquired whether the Mercury levels had carried any weight in EGLE's consideration. Wilson explained that although there were levels of Mercury, they did not exceed the qualifying levels for vapor intrusion per EGLE standards.

Wilson inquired whether a brownfield with tax capture would be considered by the board for this project.

Members of the board commented that given the priority of saving the façade, some level of ask was anticipated.

#### **Adorn Kids Loan**

Greene reported that no payments had been received for the existing loan.

Bisonet added that there had been no luck in communication with the owner either.

Weavers inquired if bankruptcy had been filed. Bisonet responded there had not been.

With general consensus, Bisonet suggested the board file a small claims suit and see what comes of it.

#### **River Caddis**

Greene reported on the status of the loan, noting that the developer had reported project completion and requested a portion of the escrow back.

*Motion by Bisonet, second by Monetza to return +/- \$38,000 in escrow funds back to the developer, maintaining 10% of escrow balance. Motion carries.*

#### **Unicorn Tavern**

Butler reported that the owner of the Unicorn was looking to begin phase II of construction and was seeking direction from the board on next steps.

Butler added that a review of financials was yet to be completed.

Bisonet further commented that the review could be completed and they could report back at the April meeting.

**ASP**

Gaasch updated the board that the building was to be auctioned off in the next month and that there were interested parties. Gaasch further explained that the site had significant contamination and would likely be a future consideration for the EDC/BRA board.

**City Manager Report**

No Report.

**Other Business**

No Report.

*Motion by Fritz to adjourn at 5:01 p.m., second by Weavers. Motion Carries.*

Next meeting is scheduled for 4:00 p.m. on April 10, 2023.