



CITY OF GRAND HAVEN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
Regular Meeting Minutes
City Council Chambers
519 Washington Avenue, Grand Haven, MI 49417

Grand Haven EDC/BRA Meeting, July 3, 2023

Meeting called to order by Chairperson Gaasch at 4:00 pm. Roll Call:

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

Absent: Eric Schmidt, Brook Bisonet, Bill Van Lopik

Also Present: Elizabeth Butler, Ashley Latsch, Emily Greene, Mark Allen, Roman Wilson

Approval of Minutes of the May 1, 2023, meeting:

As noted prior to motion for approval, the word "statuary" was revised to "statutory" in the first paragraph under "New Business". Motion to Approve as corrected by Fritz, second by Bonamy.

Motion to approve the Minutes carried unanimously.

Call to the Audience:

Mark Allen was welcomed as the new President of the Chamber.

EDC/BRA Board Chair Nomination

Motion to nominate Jim Bonamy to be chairperson of the EDC/BRA Board, replacing Joy Gaasch, by Weavers, second by Fritz. Motion carried unanimously.

It was further noted that Mark Allen has applied to fill the vacancy on the EDC/BRA Board created by the expiration of Gaasch's term; Gaasch is holding over until replaced.

Small Business Loan Payment Arrears:

Two loans are in arrears, and there has not been contact with these businesses recently:

Rustic Roots, outstanding amount \$2333.40

Adorn Kids, outstanding amount \$3750.05.

The City plans to take action to collect in small claims court.

State and SET Tax Capture Discussion:

Roman Wilson addressed the Board to discuss why local-only tax captures may be requested and whether the Board and Council should continue to approve them. State tax capture approvals take longer to get approval from the state and a developer may find that the delays and uncertainties incur additional costs or lost opportunity to move forward. The decision should be considered on a case-by-

case basis. The baseline year may be the current year or the next year, as requested by the applicant. Debt millages and special assessments are not subject to capture.

Weavers asked about the approval process for the Ver Hoeks project, which was local-only capture. There were two phases to this project, with an EGLE grant received for the first phase for a vapor barrier. The local BRA provided guidance to EGLE, including information on community support to satisfy grant criteria. The tax increment financing for eligible costs was approved for phase 2 and timing was the issue.

Bonamy and Greene offered to provide a summary report to the Board of historical projects.

No other action was taken.

Report from City Manager:

No report.

Receive Financial Reports:

Greene noted that a new fund will be set up in BS&A for Harbor Island investigation and remediation costs.

Other Business:

Monetza questioned the OPRA district application presented to council for the Diesel Plant, whether that should have been a presentation to the EDC/BRA Board, and whether the OPRA would preclude a proposal for a Brownfield TIF. Wilson advised that the OPRA and Brownfield TIF were not mutually exclusive, and that OPRA tax abatement would precede the period of tax capture by a TIF.

Butler informed the Board that the Unicorn Tavern does not anticipate the need for the second draw on their loan. They are managing for a longer timeline of expansion of their business.

Motion to Adjourn by Braciak, second by Fritz, carried unanimously. Meeting adjourned at 4:50 pm.