



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting
Council Chamber
519 Washington Ave
Tuesday, September 7, 2021 at 4:00 p.m.

MINUTES – Approved October 4, 2021

Call to Order @ 3:30 p.m. / Roll Call

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

Absent: Eric Schmidt, Brook Bisonet,

Also Present: Elizabeth Butler, Amy Bessinger, Pat McGinnis, Jessica DeBone

Approval of the minutes of the July 12, 2021 meeting.

Motion by Mike Fritz, second by Bob Monetza, to accept the minutes of July 12, 2021 corrected as follows:

During the Peerless Flats discussion, Linda Weavers noted that the date was missing from the agreement and that this should be added. This was corrected in office by Amy Bessinger for City records.

Motion carries.

Call to Audience

No public present

Robinson Landing Brownfield Plan Amendment

Amy explained that there had been an effort to connect utilities to the north, using an easement from three property owners to the west of the Robinson Landing site. Those easements were not accomplished, so the additional costs to connect sanitary sewer to the property will be \$347,127. This would extend the developer reimbursement from 25 to 28 years, and extend the plan from 29 to 30 years.

Linda Weavers asked if we could have detail about the future revised budget to include contingency allowances. Jim Bonamy asked that eventual proposed amendment include a maximum number of years of capture and a maximum dollar amount to be captured (whichever comes first).

Grand Landing TIF Extension

Jessica DeBone of PM Environmental is representing Elite Hotels, a company that owns or is developing dozens of hotel properties in Michigan. She anticipates significant brownfield costs to be incurred in the redevelopment of the site.

She presented initial projections which include an increase from \$510,000 to \$3,343,000, or an annual tax bill of \$190,000. There could be 14 years of additional capture on improvements on these parcels only.

Motion by Bob Monetza to support the conceptual hotel development at Grand Landing, as presented by Elite Hospitality, and layered Brownfield Plan Amendment consistent with applicable State laws and limitations and staff recommendation.

Linda Weavers disclosed that she was the treasurer of the Convention and Visitors Bureau and that the organization would be collecting taxes/fees from this property should it be developed and used for overnight lodging.

Motion by Bill Van Lopik to allow Linda Weavers to recuse herself due to a potential perceived conflict of interest. Motion carries.

Motion carries on original motion with Linda Weavers abstaining.

Receive Financial Reports

Everybody is up to date on payments. Elizabeth reported that she has had a few inquiries about \$5,000 Covid related loans; Board members concurred that there was no reason to terminate the program until after we are out of the Covid woods.

Updates and other business

Pat McGinnis reported that the City would be working closely with the Board of Light and Power and the State Department of Environment, Great Lakes and Energy to remediate the site of the former coal plant and City dump. The Brownfield Redevelopment Authority will likely be asked to support future costs for investigation and remediation, so staff will be regularly reporting on progress. Currently the City is seeking qualifications from firms that may be interested in providing professional services.

Adjourn

Motion by Bill VanLopik to adjourn at 4:38 p.m., second by Tom Braciak. Motion Carries.

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