



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, October 2, 2023

Meeting called to order by Chairperson Bonamy at 4:03 pm. Roll Call:

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

Absent: Brook Bisonet, Bill Van Lopik, Eric Schmidt, Joy Gaasch

Also Present: Emily Greene, Tim Price, Elizabeth Butler, Brian Urquhart

Approval of Minutes of October 2, 2023, meeting:

Motion by Fritz, second by Weavers, carried unanimously.

Call to the Audience:

No response.

PA 381 Update:

Roman Wilson was scheduled to address the EDC/BRA, but was unable to attend. This update will be rescheduled at a future date.

Peerless Flats Brownfield Plan Administrative Budget Line Item Adjustment:

Eric Helzer, representing the Peerless Flats, aka Jackson Flats Redevelopment Project, presented a Brownfield Plan Administrative Budget Line Item Adjustment Request of Authority, dated 9/25/23, to enable the Reimbursement Request No. 1 and Final Request No. 2 to be fully reimbursed.

Originally, the brownfield plan was adopted without the EGLE grant applied.

The proposed adjustment cites additional requests from the City, and increased non-environmental costs due to inflation and supply-chain issues. The adjustments maintain the proportionality between state and local capture. The adjustment eliminates the need for an overall brownfield plan amendment. An Act 381 workplan will be prepared which stays below the original state capture. The number of years of capture by the plan has been reduced to 27 years, although the plan as adopted is capped at 34 years.

Helzer noted that the developer is appealing the taxable valuation of the project.

Future townhouses, not included here, could be added to the plan with an amendment.

Moved by Monetza, second by Fritz, to approve the Administrative Budget Line Item Adjustment. Motion carried unanimously. Helzer will prepare and submit an Act 381 Workplan Amendment to the MEDC for their approval.

Report from City Manager:

City Manager Latsch was not present. City Planner Brian Urquhart stated that the Redevelopment Ready Communities (RRC) recertification requires that all city boards update their By-laws, with a due date of 9/21/23, which can be extended. City Planner asked to have updated By-laws by early 2024. Discussion of updates to the By-laws has been led by Gaasch. Greene will get an update.

Updates:

Greene stated that the small claims court date for delinquent loans will be 10/16/2023.

Motion to Adjourn by Weavers, second by Braciak, carried unanimously. Meeting adjourned at 4:32 pm.