

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
OCTOBER 6, 2025**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:00 pm by Chairperson Weavers in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Mike Fritz, Emily Greene, Linda Weavers, Judith Swiftney-Dembowske, Tom Braciak, Brook Bisonet, Bill Van Lopik

Absent: None

Others Present: Ashley Latsch, Dana Kollewehr

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Braciak, to approve the minutes of the regular EDC/BRA meeting of August 4, 2025, as submitted.

Ayes: 8
Nays: 0

This motion carried.

Motion by Braciak, second by Fritz, to approve the minutes of the special EDC/BRA meeting of August 11, 2025, as submitted.

Ayes: 8
Nays: 0

This motion carried.

APPROVAL OF AGENDA

Motion by Fritz, second by Van Lopik, to approve the agenda as submitted.

Ayes: 8
Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. 1445 Columbus Avenue Project

Beechtree Leasing, represented by Chad Achterhof and Peter Oleszczuk, are proposing a multifamily project at 1445 Columbus Avenue and are requesting consideration of a Commercial Rehabilitation Exemption (CRE). The project is presented as supporting the City's Master Plan housing goals.

Assistant City Manager Kollewehr presented the Plante Moran Realpoint (PMR) analysis and provided an overview. The project is proposed to be a 45 unit multifamily structure on the east end of Columbus Avenue at Beechtree Street. The project is within the previously established Commercial Rehabilitation District along the Beechtree Street corridor. Beechtree Leasing is requesting a CRE for 8 years, with an estimated tax savings of \$638,357 over the term. The PMR report concludes that the project passes the "but for" test, that the project is unlikely to proceed without the incentive.

Weavers noted that the PMR report recommended that a specifically tailored budget should be submitted, whereas the submitted budget was based on similar projects. Bisonet noted that the effect of the CRE was that the taxable value of the property would be frozen and that an artificially imposed cap on the incentive would not make sense. Weavers questioned whether there were existing loans associated with the property. Achterhof noted that there was a loan regarding the existing Spotlight Dance Studio on the site. Weavers noted that the PMR report was not dated.

Motion by Bisonet, second by Fritz, to recommend approval of an 8 year CRE for the 1445 Columbus project to City Council.

Ayes: 8

Nays: 0

This motion carried.

7b. Projects Update

Kollewehr provided an informal verbal update to the Board on various projects currently in process for City approvals:

- Chinook Pier
- Marriott Hotel proposal
- 123 Washington Ave (former Floto's building)
- South Village project (Dake property)

No action taken.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: No report.

8b. Receive Financial Reports: Financial documents submitted for Board information by Greene.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Weavers adjourned the meeting at 4:30 pm.

Bob Monetza