

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
NOVEMBER 6, 2023**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:01 pm by Chairperson Jim Bonamy in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Linda Weavers, Jim Bonamy, Mike Fritz, Bill Van Lopik, Joy Gaasch

Absent: Brook Bisonet, Eric Schmidt, Tom Braciak

Others Present: Emily Greene, Elizabeth Butler, Roman Wilson, Brian Urquhart

APPROVAL OF MEETING MINUTES

Gaasch moved, seconded by Fritz to approve the regular meeting minutes of October 2, 2023.

Ayes: 6

Nays: 0

This motion carried.

APPROVAL OF AGENDA

Fritz moved, seconded by Van Lopik to approve the agenda as submitted.

Ayes: 6

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Tribune Lofts Submittal of Reimbursable TIF Expenses:

Andrea Masvero of Charette Group presented a Request of Approval of reimbursable expenses dated 10/18/2023, in the total amount of \$254,750. It is noted in the request that actual itemized

expenses as presented were \$271,228.89, but the Brownfield Reimbursement Agreement dated 4/30/2021 listed the total eligible activities at \$254,750.

Gaasch asked about rentals and occupancy. Masvero stated that approximately one quarter of the 39 units were already rented, and that they anticipated tenants moving in on 11/10/2023. Fritz commented that this was a quality project.

Motion to accept report for purposes of future reimbursement by Fritz, second by Weavers. Motion carried unanimously.

Robinson Landing Brownfield Plan Administrative Budget Line Item Adjustment:
Marilyn Chrumka of Michigan Community Capital informed the EDC/BRA that the Brownfield Plan Reimbursement Agreement had not been updated following Amendment #1, approved on 10/18/2023, with eligible costs listed at \$1,868,161.92 and total developer reimbursement of \$2,965,421. The original agreement had a cutoff date of 2046, and the amendment extends that by three years to 2049. Weavers noted modifications in Section E were needed.

Chrumka will send an updated agreement to be approved at the EDC/BRA for its December 2023 meeting. Bonamy called for no action at this time, prefers to have all paperwork in order.

PA 381 Update from Roman Wilson:

PA 381 Amendment adds housing, with at least one unit, for Brownfield TIF eligibility. This replaces the Land Bank Process where it fulfills a need of the community, through MSHDA. Wilson updated the EDC/BRA on details of the new process as a “Transformational Brownfield”, locally administered with ability to capture a broader range of taxes and shrink repayment time. Wilson will provide links from MSHDA.

Bonamy noted that additional future administrative staffing may be needed. Gaasch commented that economic development is contracted with the Chamber. Gaasch further commented that policy guidelines need to be written and incorporated into the Incentive Policy Guide.

Small Claims Cases:

Greene reported that Rustic Roots is in Chapter 13 bankruptcy, that Adorn Kids owes \$4,631.29 and she is trying to work with Adorn Kids to set up payments. No additional payments have been received at this time.

REPORT BY BOARD MEMBERS

Diesel Plant OPRA Abatement request will be going to City Council, and a TIF request will be coming to the EDC/BRA. A draft of by-laws had been distributed to the Board by Greene but will be discussed at a future meeting.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

After hearing no further business, Chairperson Jim Bonamy adjourned the meeting at 5:03 pm.

Bob Monetza