



CITY OF GRAND HAVEN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT CORPORATION  
Regular Meeting

Monday, May 6, 2019, at 4:00 p.m.  
City Manager's Conference Room at Grand Haven City Hall  
519 Washington Avenue, Grand Haven Michigan, 49417

Minutes

1. Call to Order / Roll Call  
Chairperson Joy Gaasch called the meeting to order at 4:02 p.m..  
Present: Joy Gaasch, Brook Bisonet, Mayor Geri McCaleb, Mayor Pro Tem Mike Fritz, Tom Braciak & Jim Bonamy  
Absent: Denny Van Hall, John Hierholzer, Patricia Harney, Eric Schmidt  
Guests: City Manager Pat McGinnis; Roman Wilson, Fishbeck Engineer; Andrea Ryswick, EGLE Brownfield Coordinator (State of Michigan Department of Environment, Great Lakes & Energy)
2. Approval of the minutes of the March 4, 2019 regular meeting.  
Motion by Fritz, seconded by Braciak, CARRIED, to approve the minutes as presented. (6-0)
3. Discussion items -
  - a. Extended discussion on 541 Beechtree site owned by Bhupinder Dhillon for a potential EDC or BRA financing request. Roman Wilson, Fishbeck Engineer working with property owner began the discussion. A need to uncover underground storage tank(s) not found under a survey done by Lakeshore Environmental to determine the size and extent of any release was noted, cost about \$2,000.  
Bonamy moved, Fritz seconded, CARRIED, for the EDC to use \$2,000 from its economic development revolving loan fund to finance uncovering the underground storage tanks to gain information for future site remediation and economic development (Wayback Burger restaurant). Dhillon, working with Roman Wilson, would hire a contractor to uncover the tank(s) to gain additional information needed for the bank, the EDC/BRA and the State EGLE Department for possible future grants to push the development along. If reimbursement is possible, EDC would seek the \$2000 reimbursement. (6-0)
  - b. Extended discussion on delinquent Pavilion Wharf Deli loans and an agreement for Long Road Distillery to fund outstanding EDC & MSDDA/Loutit Foundation loan payments over 10 years, 120 monthly payments of \$847.47 at 4.5% interest beginning May, 2019.  
Fritz moved, Braciak seconded, CARRIED, to approve the payment plan, noting that the original loans remain a lien on the Pavilion property until paid in full.
  - c. EDC & BRA financials – to April 30, 2019 (July 1, 2018 to present). Bonamy noted the cash balances available for EDC and Brownfield purposes.
  - d. Other business, none.
4. Adjournment  
Motion by Bisonet, seconded by Fritz to adjourn, CARRIED (6-0)  
Chairperson Gaasch adjourned the session at 5:23 p.m.

Denny Van Hall



## Finance Department

TO: EDC/ BRA Board Members  
FROM: Jim Bonamy, Finance Director  
DATE: May 1, 2019  
RE: Notes for the May 6, 2019 EDC/BRA meeting.

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### Discussion items -

- a. Discussion on 541 Beechtree site owned by Dhillon Bhupinder. A potential need for either Brownfield or EDC support is possible. Roman Wilson will be present to discuss the situation presented to Mr. Bhupinder at this time. Mr. Bhupinder has also been asked to attend.

At present, what is known is that the property at 541 Beechtree, directly west across Beechtree from Mr. Bhupinder's gas station/convenience store at 540 Beechtree, was purchased and the former Oasis Party Store was demolished. At the time of the purchase there was no knowledge of underground storage tanks still in place on the property. This is causing financial complications for Mr. Bhupinder.

It may be possible that the Economic Development Corporation's revolving loan fund or the Brownfield Redevelopment Authority's available reserves may be tapped to assist the project. Mr. Bhupinder has already acquired a liquor license and a franchise for a burger restaurant to be built on the site.

We have requested Mr. Bhupinder's presence at the meeting & Roman Wilson, who has been working with Mr. Bhupinder will also be present.

- b. Pavilion Wharf Deli has outstanding loans with the EDC and the Grand Haven Main Street Downtown Development Authority (GHMSDDA) which have been in default since 2008. Long Road Distillery is seeking to purchase the Pavilion building and may be willing to assume the Pavilion loan payments, stretching \$850.00 monthly payments over ten years. As it appears that the EDC and GHMSDDA may have a better chance for collection from Long Road Distillery, the EDC extended agreement may need Board approval.
- c. Noto's at the Bil Mar is operating. To date, they have requested & received \$125,000 of the EDC \$150,000 loan. The first loan payment was made April 29, 2019 & a debt payment schedule has been sent to JoAnn Noto. There has been no comment as yet whether they will need additional funds from the loan. They have the ability to request the remaining funds through December, 2019, at which point, the loan total will be finalized.
- d. The 1453 Washington environmental study projects reports for quarter 1 and the final (quarter 2) have been signed and sent to Andrea at MDEQ. Some clerical and accounting issues delayed the filing, but we're on the track to completion and reimbursement of funds for the project.
- e. EDC & BRA financials – to April 30, 2019
- f. Other business, if any.



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Regular Meeting

Monday, March 4, 2019, at 4:00 p.m.

City Manager's Conference Room at Grand Haven City Hall  
519 Washington Avenue, Grand Haven Michigan, 49417

MINUTES - draft

1. Call to Order / Roll Call  
Chairperson Gaasch called the meeting to order at 4:01 p.m.  
Present: Joy Gaasch, Brook Bisonet, Mayor Geri McCaleb, Mayor Pro Tem Mike Fritz, Denny Van Hall, Tom Braciak, Jim Bonamy  
Absent: Eric Schmidt, Tricia Harney  
Guests: Elizabeth Butler, Patrick McGinnis, Roman Wilson
2. Approval of the minutes of the December 3, 2018 regular meeting.  
Fritz moved, Bisonet seconded, CARRIED to approve the minutes as presented (6-0)  
(Tom Braciak arrives after voting was completed.)
3. Discussion items -
  - g. Update on CS Erickson/DPW entry (Ferry Street) property project. City Manager Pat McGinnis led discussion on the proposed project. The project will allow for expansion of CS Erickson in Grand Haven, adding onto a building on site. The property is a former celery field & it is unknown if there is environmental contamination. Abonmarche Consultants have provided a due diligence proposal totaling \$19,915. The City requests Brownfield resources to pay for this study. County EDC funding may also be possible. The BRA, on 12/3/2018 has already approved funding for background environmental assessment up to \$2-3,000. The final result will be expansion of CS Erickson's footprint in Grand Haven, increased staff and property investment. After discussion, no action was taken, but the Board indicated they would be interested in discussing the issue at their next meeting after seeking County EDC funding.
  - h. Update on Noto's at the Bil Mar: Bonamy noted that the Noto family received \$125,000 of the \$150,000 EDC revolving fund loan and the restaurant is operating. Interest and principal payments will start in April.
  - i. Bonamy reviewed EDC & BRA proposed budgets for FY 19-20. It mirrors the current budgets. No action taken.
  - j. Bonamy noted EDC & BRA financials – year to date (July to present). No action taken.
  - k. Other business: General discussion of various sites and current issues ensued with no action taken. Topics included Grand Landing, Oasis Party Store demolished, Downtown hotel, a building near Automatic Spring on Taylor, Counterpoint (Robbins Road Library owned site), Merle Boes, Lakeshore Environmental area potential brownfield.
4. Adjournment  
  
Upon a motion to adjourn by Bisonet, seconded by Fritz, Chairperson Gaasch adjourned the session at 4:44 p.m.

Denny Van Hall, Secretary