



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting

Monday, July 1, 2019, at 3:00 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 Joy Gaasch called the session to order at 4:03 p.m.
Present: Joy Gaasch, Brook Bisonet, Denny Van Hall, Mayor Geri McCaleb, Mayor Pro Tem Mike Fritz, John Hierholzer, Tom Braciak, Eric Schmidt & Jim Bonamy
Guests, Patrick McGinnis, City Manager; Roman Wilson, Fishbeck Engineer; Kevin McGraw, River Caddis/Developer, J. Adam Patton, environmental engineer
2. Approval of the minutes of the May 6, 2019 regular meeting & the May 17, 2019 special meeting
Van Hall moved, McCaleb & Fritz seconded, CARRIED, to approve the minutes for both meetings as presented (9-0)
3. Discussion items -
 - a. Ongoing recent project updates:
 1. Long Road Distillery loan payments (to the EDC and the Loutit Foundation) are being made timely. Two payments have been received to date.
 2. Noto's loan payments are being made timely. Two payments have been received to date.
 3. Radius Bank's request for the EDC to take a third position with regard to the Noto's at the Bil-Mar redevelopment has been completed.
 4. Update on 541 Beechtree site owned by Bhupinder Dhillon for a potential EDC or BRA financing request. Roman Wilson provided extended discussion on the project with tomorrow being the dig for the gas tanks on site. Schmidt left the meeting at 8:15 p.m.

McCaleb moved, Fritz seconded, CARRIED, to approve the use of up to \$5,000 from the Economic Development Corporation revolving loan fund to dig up, test and remove the gas tanks on the 541 Beechtree (former Oasis) site, Wilson to be on site as the digging & potential removal is done. (8-1, Bisonet opposed.)
 - b. Presentation & discussion regarding a potential redevelopment of the former Stanco site (bounded by Harbor Drive, First, Fulton and Second streets). Peerless Flats representatives will be available for presentation & discussion of various Brownfield & DDA-TIF structures to make the plan work for the developers.

Extended discussion ensued including the developer, engineer and various board members. Concerns revolved around TIF amount, both DDA & BRA, length of term, speed of construction, other issues.

Hierholzer moved, Van Hall supported, CARRIED to offer assurances of interest to see the project develop, but concerns are raised on the final outcome of financing numbers.

The BRA suggests significant State involvement in grants or loans to assist the development. (8-0)

c. EDC & BRA financials – July 1, 2018, to June 30, 2019 (unaudited). No action taken

3. Adjournment

Van Hall moved, Hierholzer seconded, CARRIED to adjourn. (Approved by acclimation.)

Chairperson Gaasch adjourned the meeting at 4:20 p.m.