



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION
Rescheduled Regular Meeting
Monday, September 16, 2019, at 4:00 p.m.
City Council Chambers 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 meeting to order at 4:02 p.m.
Present: Joy Gaasch, Tom Braciak, Geri McCaleb (Mayor), Mike Fritz (Mayor Pro Tem), Denny Van Hall, Brook Bisonet, John Hierholzer, Jim Bonamy (Old Finance Director).
Absent: Eric Schmidt
Guests, Pat McGinnis City Manager, Amy Bessinger (New Finance Director), Trina Robinson (Accounting Supervisor), Becky Huttenga (Ottawa County EDC), Dave Walters (BLP), Roman Wilson (Fishbeck), Eric Helzer (River Caddis)
2. Presentation by Becky Huttenga of Ottawa County EDC regarding a coordination of County Brownfield Incentive Program funding for a potential Grand Haven Board of Light & Power diesel generation plant (on Harbor Drive) site cleanup project. Becky supplied background on the County's new Brownfield Incentive Program funding & some of its parameters.
BLP General Manager Dave Walters spoke to a limited cleanup (asbestos, lead paint, diesel fuel) needed at the mothballed diesel generating plant on Harbor Drive & potential redevelopment of the site. Phase 1 & 2 background environment assessments (\$20,000 estimate) might be partly (25%) grant funded. Also under consideration is a "functionally obsolete" designation (from the City Assessor & others) for the site for additional grant capture. Mr. Walters suggested that the property be sold "as is" after it is turned over to the City and allow the developer to effect and pay for cleanup.
He also noted that it would be unlikely to get grant or loan support for cleanup at the Sims power plant site on Harbor Island. No action was taken except that the BRA is ready to help as it may.
3. Discussion items -
 - a. Approval of the minutes of the July 1, 2019 regular meeting.
Fritz moved, Van Hall seconded, CARRIED, to approve the minutes as presented. (8-0)
 - b. Presentation by Roman Wilson regarding 541 Beechtree site characteristics and redevelopment. The EDC/BRA gave authority up to \$5,000 to assist with a study of the situation. Only 1 tank was found, but there was some fuel contamination. Soiled ground was removed from the site. Topsoil and seeding still needs to be accomplished. The owner, Dhillon Bhupinder, has placed the property up for sale.
 - c. Roman discussed a potential redevelopment of 21 N Beacon (former bank) & 726 Columbus (house) as the "Morning Belle Restaurant." This is listed as a priority development site by the City. The property would need an Obsolete Property designation and district to seek rehab tax incentives. The property is likely contaminated with vinyl chloride and petroleum groundwater plumes. Support for a portion of a Phase 2 study has been secured. Additional funding from the BRA will be needed, but it is not a large request. The Board took no action but verbally offered interest with further investigation.
 - d. Extended presentation by Eric Helzer (representing River Caddis) regarding the potential redevelopment of the former Stanco site, bounded by Harbor Drive, First, Fulton and Second streets. He presented data related to changes in the financing of the Jackson Flats development downtown. Unfortunately, the term of a TIF would be 24 to

17 years, dependent on MSHDA requirements, funding from nine townhouses and potential resetting the property with all (124) market rate apartments with potential MI EGLE grant support. Helzer sought EDC/BRA support.

(Bisonet left the session at 4:55 p.m.)

Fritz moved, Hierholzer seconded, CARRIED, that the BRA was cautiously supportive of the project (noting concern with the 24 year term of the TIF and hoping that will be reduced as the project issues are considered) and that the next steps include the transmittal of information to GH Main Street by the Jackson Flats developer. (7-0)

e. Ongoing recent project updates:

1. Long Road Distillery loan payments (to the EDC and the Loutit Foundation) are being made timely.
2. Noto's loan payments are also being made timely to the EDC.

f. EDC & BRA financials for August 31, 2019, provided in the agenda packet show normal operations along budgeted lines.

3. Adjournment

Hierholzer moved, Fritz supported, CARRIED, to adjourn. (7-0)

Chairperson Gaasch adjourned the session at 5:40 p.m.

Respectfully submitted,
Jim Bonamy



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 -
 - g. Ongoing recent project updates:
 3. Long Road Distillery loan payments (to the EDC and the Loutit Foundation) are being made timely. Two payments have been received to date.
 4. Noto's loan payments are being made timely. Two payments have been received to date.
 5. 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.
 6. 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 4:15 p.m.)

McCaleb moved, Fritz seconded, CARRIED, to approve the use of up to \$5,000 from the Economic Development Corporation revolving loan fund or Brownfield LSRRF Fund sources 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.)
 - h. Presentation & discussion regarding a potential redevelopment of the former Stanco site (bounded by Harbor Drive, First, Fulton and Second streets). Peerless Flats representatives were 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 and 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)

- i. 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.

Denny Van Hall



Finance Department

TO: EDC – BRA Board Members
Patrick McGinnis, City Manager
FROM: Jim Bonamy, Finance Director
DATE: September 12, 2018

RE: September 16, 2019 meeting notes

Monday's regular session was delayed from the previously scheduled September 9 date.

1. I learned this past week that City Manager Pat McGinnis; Becky Huttenga, Ottawa County Economic Development Coordinator and Dave Walters, Board of Light & Power General Manager have been discussing a possible coordination of funding from County & City sources. Becky and Pat will bring the Board up to speed with the project and its potential to fund site assessment.
2. Roman Wilson, of Fishbeck, Thompson, Carr & Huber noted recently that underground storage tanks were discovered at 541 Beechtree. (You'll recall that the Board approved up to \$5,000 at the last meeting.) He'll be present to provide an update.
3. It is not known to date whether there will be an updated discussion on the proposed project under consideration on the former Stanco property downtown. (I placed it on the agenda just to cover that base.) The project developers have met with City representatives to discuss the development in recent weeks in an overture to a possible project.
4. EDC revolving loan fund loans are current and continuing timely payment.
5. Attached to the agenda email are the balance sheets and revenue and expenditure reports for the EDC & Brownfield Funds. Fiscally, all is well. Eventually the 252 Brownfield Fund will be merged with the 253 LSRRF Brownfield Fund, then closed. The 252 Fund was the original "general brownfield" fund, established in 1997. The remaining dollars there will be transferred to the 253 LSRRF Fund for use as directed and appropriate.

See you Monday!