



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION
Special Meeting
Held Remotely via ZOOM and FaceBook Live
Monday, June 1, 2020 at 4:00 p.m.

MINUTES

Call to Order / Roll Call

Present: Joy Gaasch, Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz, Geri McCaleb

Absent: Eric Schmidt

Also Present: Amy Bessinger, Marilyn Crowley (Michigan Community Capital), Ryan Kilpatrick (Housing Next), Ryan Cummins, Dennis Scott, Mike Dora, Jennifer Howland, Hadley Streng, Pat McGinnis

Call to Audience

Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087. No comments entered.

Approval of the minutes of the May 22, 2020 meeting.

Motion by Brook Bisonet, second by Bob Monetza, to accept the minutes of May 22, 2020.

Yes: Joy Gaasch, Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz

No: None

Motion Carries.

EDC COVID Relief Loan Program

\$5,000 loans, 5 year term, 0% interest rate, \$25 application fee

Motion by John Heirholzer to approve \$5,000 loan to Barefoot Dave's and to authorize necessary signatures, second by Brook Bisonet.

Yes: Joy Gaasch, Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz

No: None

Motion Carries.

Discussion and advice on a Housing Next and Michigan Community Capital Housing Infill Program for a potential attainable housing development on a vacant parcel currently owned by the City of Grand Haven.

Originally created to attract new market tax credits to Michigan, but that is not why they are here today. Today they are sharing information about a number of projects they are working on in Michigan to serve attainable housing needs; looking to build equity for those in the 60% - 100% of AMI income range in Grand Haven. MCC is being solicited by many in Michigan; the interest from the Grand Haven Area Community Foundation piqued the interest of Michigan Community Capital.

Ryan Kilpatrick explained Housing Next, how it got started, and why they were partnering with Michigan Community Capital to propose a new housing investment in Grand Haven.

Joy Gaasch disclosed that she is a member of the Housing Next Advisory Board. She certified that she received no salary or financial benefit from her participation in the Housing Next Advisory Board or the Brownfield Redevelopment Authority/Economic Development Corporation.

Motion by Jim Bonamy, second by Brook Bisonet, to find that Chairperson Joy Gaasch does not have a conflict of interest and to permit her to participate in the discussion and decision making on this item.

Yes: Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz

No: None

Motion Carries.

Some Board members felt that garages or basements would be worth investigating. Marilyn explained that either would add \$25,000 to the cost of the project. There is some interest in expanding this sort of development to the north onto a parcel located in Grand Haven Charter Township.

The Brownfield Authority may be asked to participate in a robust, long term tax increment finance plan to recover environmental and other pre-development costs.

Motion by Bob Monetza, second by Tom Braciak, to confirm strong interest by the Brownfield Redevelopment Authority in pursuing a housing project on the 7 acre Comstock parcel in cooperation with Michigan Community Capital, Housing Next and the Grand Haven Area Community Foundation.

Yes: Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz, Geri McCaleb

No: None

Motion Carries (Joy Gaasch Abstains).

EDC/BRA financials as of May 28, 2020 are included in the packet.

Amy Bessinger commented the statements include the impact of the loan to Burzurk and other five businesses under the COVID relief Program.

Other business as needed.

Call to the Audience – second opportunity

Call to Audience

Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087. Amy Bessinger read two comments from the FaceBook Live feed and there were no telephone calls.

Adjourn

Motion by Brook Bisonet to adjourn at 5:20 p.m., second by Mike Fritz.

Yes: Joy Gaasch, Brook Bisonet, John Hierholzer, Bob Monetza, Jim Bonamy, Tom Braciak, Mike Fritz, Geri McCaleb

No: None

Motion Carries.