CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION
Regular Meeting
Held Remotely via ZOOM and FaceBook Live
Monday, October 5, 2020 at 2:30 p.m.

MINUTES – Approved November 2, 2020

Call to Order @ 4:00 p.m. / Roll Call
Present: Joy Gaasch, Bob Moneta, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer, Tom Braciak
Absent: Brook Bisonet
Also Present: Mike Dora, Elizabeth Butler, Amy Bessinger, Kevin McGraw, Adam Patton, Mike Driver, Eric Helzer, Pat McGinnis

Amy Bessinger reported that Board Member Geri McCaleb had resigned since the last meeting.

Approval of the minutes of the August 14, 2020 meeting.
Motion by John Hierholzer, second by Mike Fritz, to accept the minutes of August 14, 2020.

Yes: Joy Gaasch, Bob Moneta, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer, Eric Schmidt, Tom Braciak

No: None

Motion Carries.

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

Consideration to approve proposed Brownfield Plan for the Jackson Flats project, requesting a TIF capture period of up to 27 years for eligible activities totaling $7,838,076 with a 25% pass through.

Kevin McGraw of River Caddis introduced his development team and offered to answer questions. He reported that he received notice today that he would be eligible for a $4.75 million loan, no grant from MEDC. This project is on the December 8, 2020 agenda for the Michigan Strategic Fund and MEGA Board.

Kevin reported that all projects he works on are prepared for worst case scenario and does not expect to go the full 27 years. If the nine townhouses are built and sold, the number of years of capture would be reduced.

Two loans are under discussion – the MEDC loan would not impact TIF calculations; the EGLE $1 million loan may be converted to a grant, which would drive down the number of years needed to recover eligible costs.

The BRA had previously (November 4, 2019) tentatively approved 14 years with 25% retention to the MSDDA when the total expected costs were $6.8 million. Now expected costs are $7.36 million.

Joy asked about the State of Michigan Brownfield Redevelopment Fund (Maximum of 25-Year period for tax capture) of $480,065. Eric Helzer answered that this was a statutory provision that was implemented
by the State and is non-negotiable. We can continue the plan to recapture this amount, but it is part of every project.

Jim Bonamy commented that the property has been vacant and unproductive for decades, so the current prospects might be the best we are going to see.

Eric Helzer ran through a variety of scenarios that might be possible if certain things happen, including building condos/townhomes and awarding of EGLE grant.

Eric was asked to add in five years for the Local Brownfield Revolving Fund for up to five years of additional capture with conditions of approval at the time by City Council, Brownfield Redevelopment Authority, Main Street Downtown Development Authority and the County Commissioner for Grand Haven.

Motion by Jim Bonamy to approve the amendment to the Brownfield Plan with a 32 year length, 25% retention by the MSDDA, updated millage rates and years, add verbiage that grant funds will correspondingly reduce eligible activity cost, with a five year LBFR as presented, second by John Hierholzer.

Yes:  Joy Gaasch, Bob Monetza, Jim Bonamy, Mike Fritz, Eric Schmidt, John Hierholzer, Tom Braciak

No: None

Motion Carries.

EDC/BRA financials as of September 30, 2020 are included in the packet.

Updates: Working on details of Comstock project (Robinson Landing), Hungry Howies and Morning Belle are now under development.

Call to Audience
Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087.

Adjourn
Motion by John Heirholzer to adjourn at 5:42 p.m., second by Tom Braciak.

Next meeting is scheduled for 4:00 p.m. on November 2, 2020