Call to Order @ 4:00 p.m. / Roll Call

Present: Joy Gaasch (Grand Haven, MI), Bob Monetza (Grand Haven, MI), Jim Bonamy (Grand Haven, MI), Mike Fritz (Grand Haven, MI), Eric Schmidt (Grand Haven, MI), John Hierholzer (Grand Haven, MI), Tom Braciak (Marco Island, FL), Brook Bisonet (Grand Haven, MI)

Also Present: Greg Holcomb, Mike Dora, Elizabeth Butler, Amy Bessinger, Pat McGinnis, Gerry Witherell, Jerry Slagel

Approval of the minutes of the October 5, 2020 meeting.

Motion by John Hierholzer, second by Mike Fritz, to accept the minutes of October 5, 2020.

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

No: None

Motion Carries.

Call to Audience

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

Approval of Electronic Meeting Procedures Policy

Joy mentioned that the proposed City Policy, approved by the City Council on October 19, was included in the packets and the Board is asked to approve it.

Motion by John Hierholzer, second by Mike Fritz, to approve the Electronic Meeting Procedures Policy

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

No: None

Motion Carries.

Discussion on the Flats Act 381 Draft Work Plan

Pat was asked to explain the proposed permitted interest rate at 5% and the nature of the private infrastructure element.

5% is lower than the past 30 year adjusted rates and will likely be low over the next 30 years. Financing on this project will not be at a fixed rate, there will be loans made, balloons due and new rates set later.

Private infrastructure is local only TIF, includes the cost of running water, sewer and electric to the buildings and also includes connection fees at $1,500 per unit (this has not yet been finalized with the City).
Discussion on the BLP Diesel Plant RFP Proposals
Proposals for re-use of Diesel Plant property, presented by Greg Holcombe, Urban Innovations LLC

RFP went out July 20, 2020 to over 70 companies. All had an opportunity to tour the property and ask follow-up questions.

Greg walked through a presentation that had previously been presented at the BLP meeting of October 15, 2020 and Committee Meeting of City Council and BLP representatives on October 22, 2020.

- CL/Lakewood: Restaurant, event center, offices
- Melching: 13 condominiums and entertainment venue, 5 new townhomes on Sherman
- Capstone: Demolish and build 16 townhomes
- Elite: Demolish and build six story 90 room hotel

Joy asked members if they felt they had enough information to have a meaningful discussion or if they needed additional information before they could proceed with discussion and a possible recommendation.

Joy: Asked what job creation could be expected with each proposal, what economic impact would be from City perspective (i.e. need for services, sales of water, sewer and electric). These proposals were mostly what she expected to see. Was not surprised to see a hotel proposal as this is the most often asked question the Chamber receives (are there hotels downtown or on the waterfront?)

Jim: 1. Capstone
2. Melching
3. Lakewood
4. Elite

What led him to this rank ordering include considerable challenges with traffic and parking in the neighborhood. Commercial use would make those problems worse.

Eric: 1. Capstone
2. Melching
3. Lakewood
4. Elite

Appreciates the nod to the Master Plan. Has a personal preference for historical preservation.

Brook: 1. Melching
2. Capstone
3. Lakewood
4. Elite

He appreciates the mixed use proposals. Prefers Melching proposal, would bring younger base to the downtown and waterfront, a healthier long term economic mix. Likes the thought of a hotel, but this might not be the best place for it.

Tom: Asked whether we were economic development or were making recommendations on safety priorities. Building has never been open to the public or enjoyed by the public. Felt the hotel might offer the highest economic development value to the community (jobs, tax base and support of resort economy).

Mike: Leans toward preservation, not going to rank them at this point. Will make his preferences known when it gets to City Council level.

Bob: Also leans toward historic preservation and mixed use. Are these four proposals what the EDC/BRA would have promoted, or would there have been a completely different potential future use?
John: Has a tendency to support the historic preservation of the building. Liked the mixed use perspective and may lean toward the CL/Lakewood Plan. We need to know fiscal brownfield impacts of various proposals.

Greg reported that CL/Lakewood proposal expects to access federal tax credits. The Melching project would not be eligible for the federal funding, but may qualify for funding through MEDC. Preserving the building is like brain surgery, while tearing down and rebuilding is more like orthopedic surgery.

Amy reported that the more programs they might qualify for, the more they may be able to offer in purchase price.

**Call to Audience Part 2**
Viewers were welcome to enter comments into FaceBook Live or call (231) 638-4087.

_Jill Mueilenburg, 118 Howard, a Restaurant would be amazing_

_Robin Vandenbun, 1006 S Harbor. Oversized development versus economic development_

**Adjourn**

*Motion by John Heirholzer to adjourn at 5:21 p.m., second by Tom Braciak.*

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

No: None

Next meeting is scheduled for 4:00 p.m. on December 7, 2020