



CITY OF GRAND HAVEN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
Regular Meeting Minutes
City Council Chambers
519 Washington Avenue, Grand Haven, MI 49417

Grand Haven EDC/BRA Meeting, April 10, 2023

Meeting called to order by Chairperson Gaasch at 4:00 pm. Roll Call:

Present: Bob Monetza, Mike Fritz, Brook Bisonet, Bill Van Lopik, Linda Weavers, Jim Bonamy, Eric Schmidt, Joy Gaasch.

Absent: Tom Braciak.

Also Present: Elizabeth Butler, Ashley Latsch, Emily Greene

Approval of Minutes of the March 6, 2023, meeting: Motion to Approve as Corrected by Fritz, second by Van Lopik

Weavers questioned the wording of the motion regarding Board Make-up, as recorded in the draft minutes, regarding update of the Board Bylaws. After discussion, the motion was corrected to read ***"Motion by Monetza, second by Weavers, to reflect that the economic development role maintains a role on the board. Motion carries."*** Correction was approved by consensus.

Motion to approve the Minutes as Corrected carries unanimously.

Greene stated that she would distribute the Bylaws to the committee members prior to sending out the agenda for the next meeting.

Call to the Audience: No Response

Officer Elections:

Nominations: Chairperson: Joy Gaasch; Vice Chairperson: Brook Bisonet; Secretary: Bob Monetza. Linda Weavers also volunteered to be considered for Chairperson but withdrew following discussion of role and responsibilities.

It was noted that Gaasch's term on the Board expired on 3/31/2023, and she is serving until replaced.

Motion to elect officers as nominated by Bonamy, second by Weavers. Motion carries.

Verhoek's Property Phase II project:

Todd Anthes addressed the Board on this item. Also representing the project were Denny Dryer, Terry French, Roman Wilson, Kirk Perschbacher, and Mike Westra.

Anthes explained that the first phase of the project was 15 commercial storage condos, with approximately \$3,000,000 added value, and that the second phase would be 9 live/work units with an additional value of about \$1,000,000. The project is before the Board for consideration of eligible cost

for vapor barrier and storm water retention cost in Phase 1 and Phase 2 would be a facility requiring a vapor barrier due to residential use. It was noted that the City storm water system was not accessible. Approximately \$180,000 in eligible environmental costs were identified.

The live/work units are a relatively new concept enabled by existing zoning, providing a housing option for entrepreneurs. Price for units expected to range from \$350k to \$600k

Anthes proposed to recover eligible costs through a TIF; a tentative estimate of tax increment capture was provided to the Board spread over ten years, including contributions to the Grand Haven LBRF. The balance of Fund 253, Brownfield LBRF TIF Rev. Fund (\$105730.42) would be insufficient to cover estimated costs; if the fund balance were depleted it would be replenished through the TIF.

The Board recommended that a Brownfield Plan should be drafted for formal consideration at the May 2023 EDC/BRA meeting. No further action taken.

Adorn Kids Loan Payment Arrears:

No new information at this time

Unicorn Tavern EDC Loan:

Gary Boyd reported that, since opening, the business and the acceptance by the neighborhood have exceeded expectations. Their opening was very busy even though they opened prior to receiving their alcohol license, and business has only increased since that time. He reported that they have a dozen employees not including their management team, and that they have made offsite parking arrangements for employees to conserve customer parking and not overburden the neighborhood. He further stated that the food/alcohol sales mix was about 63%/37%.

Boyd is anxious to move forward with Phase 2 of the project, the Tiki Garden BBQ three-season outdoor space, and hopes to open it by mid-June (Father's Day) The economy of scale operating the additional space will improve profitability. He will need a new liquor permit and possibly additional Zoning Review, and he is asking for the additional \$50,000 EDC loan previously discussed with the Board. The Board is waiting for a review of the financial report by Bisonet and Butler. No action on the additional loan amount will take place until that review is complete, presumably at the May meeting.

No Report from City Manager

No questions on the Financial Reports received from the Finance Director.

Motion to Adjourn by Fritz, second by Weavers, carries unanimously. Meeting adjourned at 5:10 pm.