

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
DECEMBER 4, 2023**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:00 pm by Chairperson Jim Bonamy in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Jim Bonamy, Mike Fritz, Bill Van Lopik, Joy Gaasch, Eric Schmidt

Absent: Brook Bisonet, Tom Braciak, Linda Weavers

Others Present: Emily Greene, Elizabeth Butler, Roman Wilson, Brian Urquhart, Ashley Latsch, Tim Price; Marilyn Chrumka of Michigan Community Capital attended remotely

APPROVAL OF MEETING MINUTES

Fritz moved, seconded by Van Lopik to approve the regular meeting minutes of November 6, 2023.

Ayes: 6

Nays: 0

This motion carried.

APPROVAL OF AGENDA

Fritz moved, seconded by Monetza to approve the agenda as submitted.

Ayes: 6

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

Jim Hagen, 400 Lake Ave., questioned the Diesel Plant Brownfield TIF and asked if there would be a need for bonding by the city.

UNFINISHED BUSINESS

Robinson Landing Brownfield Reimbursement Agreement Amendment No. 1:

Marilyn Chrumka of Michigan Community Capital requested approval of Amendment No. 1 as discussed in detail at the November 6, 2023, meeting.

Motion to approve Robinson Landing Brownfield Reimbursement Agreement Amendment No. 1 by Fritz, second by Gaasch.

Ayes: 6

Nays: 0

This motion carried.

NEW BUSINESS

Grand Fun! EDC Loan Request:

Tim and Sara Pokorski requested a \$50,000 Revolving Loan Fund 5-year loan as gap financing to assist opening of “Grand Fun!”, a family entertainment center to be located at 1051 Jackson Avenue in Grand Haven. They provided a history of the project, personal investments made to date, and explained that certain unforeseen costs related to the building and code compliance necessitated this request. Bisonet and Butler had reviewed the proforma. A question was raised regarding potential liquor license for beer and wine; this may be a possibility in the future but not at this time. Butler reported that she and Bisonet recommended approval.

Schmidt stated he believed options existed for potential local customers to go to nearby communities, which would limit the profitability of this venture.

Monetza and Fritz noted that this facility could fill a need within the community for youth entertainment.

Urquhart stated that the zoning for the property was not a problem, although a future alcohol license could be an issue.

Greene noted that there was approximately \$203,000 in the revolving loan fund available.

Motion by Gaasch, second by Van Lopik, to approve a 5 year, \$50,000 revolving fund loan at 6.5% interest, with interest only payments for 6 months, and principal and interest payment for the remainder of the term.

Ayes: 5-- Fritz, Monetza, Gaasch, Van Lopik, Bonamy

Nays: 1-- Schmidt

This motion carried.

Discussion of EDC/BRA Bylaws:

Bonamy requested more feedback on the By-Laws. Gaasch compared the guidelines and discussed the language in the Statutes defining the EDC and the BRA and distributed copies. Language in the proposed By-Laws were drawn largely from Benton Harbor and existing Grand Haven By-Laws. Gaasch commented on the differences between operational issues and matters required to be in By-Laws.

Bonamy and Gaasch requested further feedback to them before our next meeting. No action taken.

Upcoming Request for Diesel Plant Brownfield TIF:

Roman Wilson presented tables detailing the Brownfield Plan, pending approval by City Council of the OPRA request at the Council meeting on the evening of December 4, 2023. It was noted that a blight elimination grant was unspent at this time, intended to be used on roof replacement; Ottawa County may extend the grant by another year.

Approval and recommendation to Council would need to be done in a future special EDC/BRA meeting, following approval of the OPRA. No action was taken at this time.

REPORT BY BOARD MEMBERS

None.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

After hearing no further business, Chairperson Jim Bonamy adjourned the meeting at 5:42 pm.

Bob Monetza