Minutes
Board of Directors
Grand Haven Main Street
October 8, 2020
Virtual ZOOM Meeting
ZOOM link posted on MSDDA and City Facebook pages as technical glitch is not allowing live stream
Facebook Live stream restored at 7:30 a.m.

Meeting Called to Order by Chair Todd Anthes at 7:04 a.m.

Present: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman, Kristin Hibbard, Bob Warren, Cyndi Casemier

Absent: None

Also Present: Jeremy Swiftney, Joy Gaasch, Pat McGinnis, Adam Patton, Kevin McGraw, River Caddis

Approval of Regular and Consent Agendas
Motion by Sharon, second by Bob Warren to approve the Regular and Consent Agendas as presented.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman, Kristin Hibbard, Bob Warren, Cyndi Casemier

No: None

Motion carries

Call to Audience/Public Comments
Mike Dora, 501 Friant, commented that he felt the marina may transition to a higher proportion of seasonal slips to improve revenues for the marina and make it more likely that we can continue to provide an excellent service at the waterfront.

Consent Agenda
Minutes from September 10, 2020
Review and Approve Current Financial Reports
Light Night Bid Approval – Grand Haven Garden House
PSD Renewal Request

Motion by Bob Monetza, second by Sharon Behm, to approve the items on the consent agenda.
Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman, Kristin Hibbard, Bob Warren, Cyndi Casemier

No: None

Motion carries

Transient vs Seasonal City Marina Boat Slips
Jeremy and Pat explained that the City Council is considering adjusting the slip mix at the marina.

Analysis:
Current slip mix includes:
16 Charter Slips
4 Commercial Slips (Sun & Sport, GH Cycle Boat)
49 Transient Slips (Fixed Slips 1-28, Floating Slips 32-53)
*Transient slips are not numbered consecutively from 1-53

A total of 50% of the slips could be rented out seasonally, possibly increasing revenues for the marina. The marina currently loses money every year, and the switch is based on trying to maximize revenue. The question for the MSDDA Board is whether the change would be good or bad for the Downtown District.

Motion by Cara Galbavi to support the Executive Committee recommendation to continue the current transient/seasonal slip mix at the marina, second by Sharon Behm.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Doyon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman, Kristin Hibbard, Bob Warren, Cyndi Casemier

No: None

Motion carries

Brownfield Request for Jackson/Peerless Flats TIF
Jeremy offered an explanation of the current status of the project. The Brownfield Redevelopment Authority voted to approve an amendment to the Brownfield Redevelopment Plan to allow for a 27 year maximum capture, plus a five year capture to the Local Brownfield Revolving Fund. The MSDDA is being asked to agree to allow DDA TIF revenues to pass through to cover environmental costs with 25% of the increment remaining in the DDA TIF.
The MSDDA acted on November 14, 2019 to approve the best case scenario of a 14 year capture ($1 million grant from EGLE, nine Townhomes built early in the project and no five year Local Brownfield Revolving Fund capture).

What is being presented is a worst case scenario – if a grant is awarded or the nine townhomes are built, the funds realized would reduce the number of years of the eventual capture.

Motion by Sharon Behm to approve an agreement with the Grand Haven Brownfield Redevelopment Authority to approve an agreement to allow tax increment revenues to pass through consistent with the Jackson Flats Brownfield Plan Amendment with 25% of future tax increments to remain in the DDA TIF during the course of the Brownfield capture and to authorize the signature of the Board Chair conditioned on review of the Final Agreement by the Executive Committee, second by Joyce Workman.

Yes: Carolyn Taylor, Todd Anthes, Bob Monetza, Kyle Dayon, Dave Garland, Andy VanderHoek, Cara Galbavi, Sharon Behm, Joyce Workman, Kristin Hibbard, Bob Warren, Cyndi Casemier

No: None

Motion carries

Director’s Report

- Snowmelt will be ready to go late this month. Water will be directly from the City domestic supply rather than the river. We are looking for camera locations on Washington to deliver real time detail on melting capacity to operators on Eaton.

- Downtown Futures Open House is tonight from 3:30 – 6:50 p.m. at Odd Side Ales with opportunity to attend for 10 people at a time for 30 minutes. Interested persons can get free tickets on line any time today – this is being done just to reserve a space.

Call to Audience/Public Comments

Meeting Adjourned at 8:41 a.m.

Next meeting November 12, 2020