

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY**
January 5, 2026

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:02 pm by Chairperson Weavers in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Mike Fritz, Emily Greene, Linda Weavers, Judith Swiftney-Dembowske, Bill Van Lopik

Absent: Tom Braciak, Brook Bisonet

Others Present: Ashley Latsch, Dana Kollewehr, Brian Urquhart

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Swiftney-Dembowske, to approve the minutes of the regular EDC/BRA meeting of October 6, 2025, as submitted.

Ayes: 6
Nays: 0

This motion carried.

APPROVAL OF AGENDA

Motion by Fritz, second by Van Lopik, to approve the agenda as submitted.

Ayes: 6
Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. Approval of 2026 Meeting Schedule

Motion by Monetza, second by Fritz, to approve the 2026 meeting schedule as submitted.

Ayes: 6

Nays: 0

This motion carried.

7b 724 Robbins Road – South Village Project

Kollewehr presented this request on behalf of IMD Capital, LLC.

Chad Koster, Joe Achterhof, and Mike Bosgraaf participated via cell phone.

IMB plans to develop the former Dake property into a residential complex with 192 dwelling units and amenities. Of those units, 118 will be rental units and 74 will be market-rate, for-sale units. IMB is projecting a project cost of \$54,900,000 and is requesting Brownfield TIF reimbursement for \$13,146,330 plus interest. Eligible costs include environmental and non-environmental housing related costs, with a 22-year reimbursement period.

The Plante-Moran Realpoint analysis concludes that the project passes the “but-for” test for financial need for TIF support for the project to proceed.

Swiftney-Dembowske questioned the amount of TIF capture, the time period, and the capture of school taxes, stating that the project would incur significant costs for city services which would be borne by city taxpayers.

Weaver questioned HOA fees, costs of snow removal, and fees for operating expenses, and the effect on the rate of return of the for-sale units.

Monetza questioned the derivation of the rent support requested, and the difference between the “MSHDA control rent” vs. the comparable rents actually being charged for comparable area rentals. Also, the number of rent-controlled units is given as eleven, whereas the zoning approval previously granted by the Planning Commission requires twelve units.

Weavers questioned whether other grants were being sought, whether anticipated MEDC funding had dried up, and whether term sheets on interest should be submitted.

Swiftney-Dembowske felt that interest reimbursement should be negotiated.

After discussion, EDC/BRA members felt that there were many outstanding questions and needed further review.

Motion by Fritz, second by Swiftney-Dembowske, to postpone this case until the February meeting, and to encourage the applicants to be present.

Ayes: 6

Nays: 0

This motion carried.

7c. Projects update:

Kollewehr updated the members regarding the Chinook Pier project, and upcoming incentive requests for the Marriot Hotel project, the former Floto's building, and the proposed project at Washington Avenue and Seventh Street.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: No report.

8b. Receive Financial Reports: Financial documents submitted for Board information by Greene.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Weavers adjourned the meeting at 5:23 pm.

Bob Monetza