

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
February 2, 2026**

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

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

Absent: Tom Braciak, Linda Weavers

Others Present: Ashley Latsch, Dana Kollwehr

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Monetza, to approve the minutes of the regular EDC/BRA meeting of January 5, 2026, as submitted.

Ayes: 6

Nays: 0

This motion carried.

APPROVAL OF AGENDA

Motion by Fritz, second by Bisonet, 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. 123 Washington Ave. (Floto's Building)

Jared Belka and Andy Todtz presented this request for a Brownfield TIF and OPRA Application for incentives for redevelopment of 123 Washington Ave., which would also include a request for an MEDC grant.

A Plante Moran Realpoint analysis was presented as supporting information.

The owner proposes to renovate the building including a second floor expansion, with three apartments on the second floor (currently two exist) and a first floor restaurant where there has been retail space. This is an old building which has been damaged twice by fire, most recently in 1955, and no significant renovation has been done since the reconstruction in 1955. The front façade is a green tile material from that era, which over the years has become an iconic feature on Washington Ave; the owner intends to repair and preserve the façade and replicate it on the expansion. Due to the age of the building, the owner anticipates a great deal of abatement of asbestos, lead, etc.

Owner intends to rent the apartments at 100% of AMI and is requesting a 10-year housing TIF; after discussion, they agreed to modify the request to reflect renovation costs rather than direct rent support, but as a housing TIF the commitment for reduced rent would still be binding for the term of the TIF. No interest expense is included in the request.

Motion by Bisonet, second by Fritz, to amend the request to reflect building rehabilitation costs rather than direct rent support.

Ayes: 6

Nays: 0

This motion carried.

Motion by Bisonet, second by Fritz, to approve the amended request and recommend to City Council for approval.

Ayes: 6

Nays: 0

This motion carried.

7b. Projects update:

Kollewehr updated the members regarding the South Village project.

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

Van Lopik adjourned the meeting at 4:34 pm.

Bob Monetza