

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
April 13, 2026**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:00 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, Judith Swiftney-Dembowske, Brook Bisonet, Tom Braciak, Linda Weavers, Elizabeth Butler

Absent: Bill VanLopik

Others Present: Ashley Latsch, Dana Kollewehr

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Bisonet, to approve the minutes of the regular EDC/BRA meeting of February 2, 2026, as submitted.

Ayes: 8

Nays: 0

This motion carried.

APPROVAL OF AGENDA

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

Ayes: 8

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. 123 Washington Ave. (updated)

Jared Belka and Andy Todtz presented a revised proposal, based on feedback from City Council. The revised proposal includes a 19 year Housing Brownfield TIF Plan but omits the OPRA request, for eligible costs of \$589,600, which are the same eligible costs as the previous TIF request. Local LBRF tax capture would extend the TIF another five years if authorized by Council.

Weavers asked if the applicant was still pursuing the MEDC grant, and whether the base taxable value reflected the 2026 assessment. Belka responded that the MEDC grant request was being reviewed, and the 2026 taxable value is not included and not available until May. The DDA would require a pass-through agreement for the additional tax capture.

Belka stated that costs to outfit a restaurant in the commercial space were not included in eligible costs.

Braciak questioned the decision to build two-bedroom units vs. one-bedroom units.

Swiftney-Dembowske questioned whether the rents in the pro-forma analysis were unduly pessimistic and may potentially be higher.

Weavers questioned whether the owners had a financing commitment from a bank; Belka indicated that they do.

Monetza clarified that the commitment to hold rents at no more than 100% AMI was for 10 years.

Motion to recommend to City Council adoption of the revised Brownfield Plan request by Bisonet, second by Fritz.

Ayes: 8

Nays: 0

This motion carried.

NEW BUSINESS

7a. EDC/BRA Board Officer Elections

Chairperson Weavers opened the item of election of officers, calling for the current meeting to be closed *Sine Die*, officers chosen by nomination and election managed by the current chairperson, with the meeting to be reopened by the new chairperson.

Motion to close the meeting *Sine Die* by Bisonet, second by Braciak.

Ayes: 8

Nays: 0

This motion carried.

Weavers called for nominations for Chairperson. Monetza nominated Weavers. Hearing no other nominations, Weavers closed nominations for Chairperson.

Motion to elect Weavers to be Chairperson by Monetza, second by Braciak.

Ayes: 8

Nays: 0

This motion carried.

Weavers called for nominations for Vice Chairperson. Bisonet nominated Van Lopik. Hearing no other nominations, Weavers closed nominations for Vice Chairperson.

Motion to elect Van Lopik to be Vice Chairperson by Bisonet, second by Fritz.

Ayes: 8

Nays: 0

This motion carried.

Weavers called for nominations for Treasurer. Fritz nominated Greene. Hearing no other nominations, Weavers closed nominations for Treasurer.

Motion to elect Greene to be Treasurer by Fritz, second by Braciak.

Ayes: 8

Nays: 0

This motion carried.

Weavers called for nominations for Secretary. Braciak nominated Monetza. Hearing no other nominations, Weavers closed nominations for Secretary.

Motion to elect Monetza to be Secretary by Bisonet, second by Braciak.

Ayes: 8

Nays: 0

This motion carried.

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was re-opened and called to order at 4:26 pm by Chairperson Weavers.

Present: Bob Monetza, Mike Fritz, Emily Greene, Linda Weavers, Elizabeth Butler, Judith Swiftney-Dembowske, Tom Braciak, Brook Bisonet

Absent: Bill Van Lopik

Others Present: Ashley Latsch, Dana Kollewehr

Elizabeth Butler was welcomed as a new appointee to the EDC/BRA Board.

7b. EDC Loan Request discussion:

Discussion regarding potential EDC loans to local non-profit organizations or service clubs. There is no definitive answer whether this is allowed. The Board noted there is typically a personal guarantee required of a business, a similar responsible party would need to be identified. Also, there may be difficulty collecting on a default.

No action taken.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: Latsch informed the Board that City Council asked that the recently adopted Economic Incentive Policy be reviewed and possibly revised. The Board briefly discussed the matter.

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 5:08 pm.

Bob Monetza