CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
May 18, 2026

The Special 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, Linda Weavers

Absent: Bill Van Lopik, Elizabeth Butler, Tom Braciak

Others Present: Ashley Latsch, Dana Kollewehr, Brian Urquhart

It was noted that Bill Van Lopik has resigned from the EDC/BRA Board.

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

Rod Van Abbemma shared concerns about the project at 724 Robbins Road.

UNFINISHED BUSINESS

6a. 724 Robbins Road, South Village (former Dake Property)

Kollewehr stated this project was introduced in January for consideration of incentives, postponed, and adjusted in scale, reducing total number of dwelling units from 189 to 118 units. The project is expected to be a six-year, phased construction build out.

Joe Agostinelli of Michigan Growth Advisors discussed options and impacts for incentives and presented two options for consideration. Option 1 includes 24 units of income-restricted housing for ten years, with 12 units priced at 80% AMI and 12 units at 120% AMI. The remaining 94 units would be for sale townhomes at market rate. All on-site amenities would be private. Option 1 request is for a $16,472,575 Brownfield TIF over 22 years. Option 2 includes 24 units of income restricted housing for ten years, all priced at 120% AMI. All other conditions are the same as Option 1. Option 2 request is for a $10,840,169 Brownfield TIF over 16 years.

Mike Bosgraaf stated the original plan had too many different housing products and has been simplified, rental townhouses would be intermixed with for-sale units, and a single HOA would manage the site.

The PMR evaluation was reviewed and the "but for" analysis indicated that the incentives were needed for project viability. There was concern and discussion over exposure to price escalation given the phasing plan.

It is anticipated that 50-60 units will be constructed in the initial phase, with 20-39 units per year thereafter.

The EDC/BRA Board discussed the benefits and costs of each of the options presented and concluded that Option 2 was a better choice for the City.

Motion to recommend to City Council adoption of the Brownfield Plan request Option 2, by Monetza, second by Bisonet.

Ayes: 6
Nays: 0
This motion carried.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Weavers adjourned the meeting at 4:51 pm.

Bob Monetza