

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
June 1, 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:

Others Present: Ashley Latsch, Dana Kollewehr, Roman Wilson, John Groothuis, Becky Huttenga, Brian Urquhart

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Bisonet, to approve the minutes of the regular EDC/BRA meeting of April 13, 2026, as submitted.

Ayes: 8

Nays: 0

This motion carried.

APPROVAL OF AGENDA

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

Ayes: 8

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

None.

NEW BUSINESS

7a. EDC/BRA Vice Chair Election

Chairperson Weavers opened the item of election of Vice Chair, calling nominations. Bisonet nominated Braciak. Hearing no other nomination, Weavers closed nominations for Vice Chair.

Motion to elect Braciak to be Vice Chair by Fritz, second by Bisonet.

Ayes: 8

Nays: 0

This motion carried.

7b. Flatiron Building at Seventh and Washington:

Kollewehr introduced the Flatiron Building project and the incentive request. The project will be a key site in the renaissance of the Centertown Business District with the demolition of an old brick building between Seventh Street and the railroad tracks. The developers are requesting a Brownfield TIF based on eligible market rate housing included in the new building in the amount of \$687,182 over 15 years, followed by four years of capture for the LBRF.

Roman Wilson presented information on the project: This is a highly visible 3 story project at the corner of Washington and Seventh on an odd-shaped lot along the existing railroad right-of-way. Total investment is anticipated at approximately \$3.6 million, and the taxable value is expected to increase from the current \$92,000 to \$1.8 million. There will be five residential units for sale at market rate. The first floor will be retail space. Parking will be accommodated on-site with vehicle lifts, due to small size and shape of lot. The site is not believed to be contaminated.

The request includes TIF reimbursement of eligible costs, including 2% interest.

Fritz asked if there was a public benefit to justify the request. Wilson stated it was a catalyst project for the area, and that the on-site parking would be a costly investment which would place no burden on public parking.

Butler asked about local support. Wilson noted broad support for the project in the Centertown business group.

Swiftney-Dembowske noted that the close proximity to the railroad would be a detriment.

Motion by Bisonet, second by Braciak, to recommend adoption of the Brownfield Plan to City Council.

Ayes: 8

Nays: 0

This motion carried.

7b. Project Updates:

Kollewehr provided updates on the status of various projects.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: None

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 4:36 pm.

Bob Monetza