



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION

Regular Meeting
Council Chamber
519 Washington Ave
Monday, June 6, 2022 at 4:00 p.m.

MINUTES

Call to Order @ 4:01 p.m./Roll Call

Present: Joy Gaasch, Bob Monetza, Mike Fritz, Jim Bonamy, Brook Bisonet, Tom Braciak, Linda Weavers

Absent: Bill VanLopik, Eric Schmidt

Also Present: Elizabeth Butler, Andrea Masvero, Emily Greene, Roman Wilson, Pat McGinnis

Approval of the minutes of the April 11, 2022 meeting.

Motion by Mike Fritz, second by Jim Bonamy, to accept the minutes of April 11, 2022. Motion carries.

Call to Audience

No comments

Update and discussion on 815 Verhoeks EGLE grant awarded

Roman reported that there was a kickoff meeting last week and there is already activity on the site. Fishbeck is working with Ottawa County to secure funds to help with additional due diligence and is also working with the owners to manage grant funds.

Activities will include soils management, some disposal and vapor intrusion measures. Total grant is \$300,000. Should be completed by the fall; certainly no later than December 31, 2022.

Board Members reviewed the Fishbeck proposal – it is a mirror copy of the City agreement with EGLE. Approval will result in no direct expense to City Brownfield or General Funds; everything is covered by the grant.

Motion by Tom Braciak, second by Bob Monetza, to approve the agreement with Fishbeck to execute grant on behalf of the City Brownfield Redevelopment Authority. Motion carries.

The Tribune Lofts, LLC, Security Agreement

The bank lending money to the developer for this project wishes to secure future TIF proceeds in the event of default by Tribune Lofts, LLC. An agreement was prepared by Tribune Lofts Attorney John Byl and has been reviewed by the City Attorney. Linda Weavers advised that she would be more comfortable if the agreement contained language assuring the BRA would be contacted in the event of any amendment to the agreement. Following discussion, it was decided that such notification was not necessary.

Motion by Mike Fritz, second by Tom Braciak, to approve the Security Agreement as presented. Motion carries.

Report from City Manager

Denny Cherette is transferring ownership interest to an affiliated entity and disclosed such. Brook Bisonet felt we should confirm that the new entity is in fact an affiliated entity as described in the Brownfield Amendment providing for Tax Increment capture for the project.

Motion by Mike Fritz, second by Bob Monetza, to approve Cherette Group Assignment of Brownfield Reimbursement Agreement from Tribune Building, LLC to Tribune Lofts, LLC provided there is proof reviewed by Attorney Bisonet that of Tribune Lofts is an affiliated entity. Motion carries.

Receive Financial Reports**Updates and other business as needed**

Pat McGinnis stated that this was his last meeting after attending BRA/EDC meetings since August of 2003. Much has been accomplished, and much remains to be done. He thanked the group for their endurance and persistence, and reminded them that the Grand Landing Brownfield Plan endures today and may be amended once again to provide for tax capture to support eligible activities north of Adams Street.

Adjournment

Motion by Mike Fritz to adjourn at 4:50 p.m., second by Tom Braciak. Motion Carries.

Next meeting is scheduled for 4:00 p.m. on July 5, 2022