

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
June 3, 2024**

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

Present: Bob Monetza, Jim Bonamy, Mike Fritz, Bill Van Lopik, Emily Greene, Tom Braciak, Brook Bisonet

Absent: Linda Weavers

Others Present: Elizabeth Butler, Ashley Latsch, Brian Urquhart, Tim Price

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Van Lopik, to approve the minutes of the regular EDC/BRA meeting of May 6, 2024, as submitted.

Ayes: 7

Nays: 0

This motion carried.

APPROVAL OF AGENDA

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

Ayes: 7

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. Chinook Pier Proposals Presentation by Ashley Latsch and Brian Urquhart

Latsch described the timeline of presentations to Boards and Commissions, and a possible presentation to City Council on July 15. The RFP as released this year was more liberal and less prescriptive than the RFP in 2021. The RFP anticipates development on city-owned land with a long-term ground lease. Three proposals were received and are being presented from Midwest Construction, CopperRock, and Cherette Group.

The Midwest proposal includes year-round uses with a multi-purpose market building in the current Farmer's Market location, outdoor picnic/skating rink/food truck area, retail/office uses, and potential restaurant. The fish cleaning station, restrooms remain, and the minigolf is shown relocated outside of the designated development space next to the locomotive. The general arrangement is similar to the existing area. Questions regarding incentives, land lease, investment, etc. are not addressed at this time.

The CopperRock proposal shows a new retail/office building, a leasable structure for restaurant use, an open plaza, and a waterfront center multi-purpose market structure, all aligned along the river frontage. The fish cleaning station would remain, restrooms would be incorporated into the multi-use structure, and parking aligned with Harbor Drive. The minigolf is not incorporated in the plan. The developer suggests that incentives will be requested depending on applicability, and investment will be up to \$17 million.

The Cherette Group proposal shows a retail/office building, an open-air seasonal farmer's market, and a children's museum which would be developed by the Grand Haven Children's Museum organization at the northeast end of the property. The fish cleaning station and public restrooms would remain, the minigolf is not included. Structures are generally aligned to the riverfront with parking aligned to Harbor Drive. Questions regarding incentives, land lease, investment, etc. are not addressed at this time.

Bonamy asked about next steps. Latsch called for general questions and feedback from the EDC/BRA Board members. Limited discussion among Board members included environmental due diligence and the specific focus on the duties of the Board. Latsch requested further feedback, if any, from Board members over the next few weeks.

No action taken.

REPORT BY BOARD MEMBERS

8a. City Manager Latsch reminded the Board that there would be a public presentation of Harbor Island future land use based on the public outreach, and possibly an update on the remediation alternatives on June 12 and at the June 17 council meeting.

8b. Financial documents submitted for Board information by Greene. Greene noted that Adorn Kids had begun making payments. The EDC/BRA Bylaws will be on the council agenda on June

17. Work on the Diesel Plant is progressing through various approvals and incentive requests, with probable interior demolition to begin in September.

CALL TO AUDIENCE SECOND OPPORTUNITY

Brent Clark spoke regarding the Chinook Pier proposals.

ADJOURNMENT

Motion by Fritz, second by Bonamy to adjourn the meeting at 5:15 pm.

Bob Monetza