

**CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
ECONOMIC DEVELOPMENT CORPORATION  
BROWNFIELD REDEVELOPMENT AUTHORITY  
July 1, 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, Emily Greene, Linda Weavers

**Absent:** Bill Van Lopik, Brook Bisonet, Tom Braciak

**Others Present:** Elizabeth Butler, Ashley Latsch, Becky Huttenga, Roman Wilson

**APPROVAL OF MEETING MINUTES**

Motion by Fritz, second by Monetza, to approve the minutes of the regular EDC/BRA meeting of June 3, 2024, as submitted.

Ayes: 5

Nays: 0

**This motion carried.**

**APPROVAL OF AGENDA**

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

Ayes: 5

Nays: 0

**This motion carried.**

**FIRST CALL TO AUDIENCE**

No response.

**UNFINISHED BUSINESS**

**6a. None.**

**NEW BUSINESS**

**7a. Grand Power Works 518 S. Harbor Brownfield Reimbursement Agreement**

Section 6 of the reimbursement process includes the addition of a consultant to verify eligible costs and obligations are met, at developer's expense. Bonamy commented and noted that the end date is not extendable by the developer. Monetza confirmed that the consultant will verify actual costs to be reimbursed.

Motion by Weavers, second by Fritz to approve the reimbursement agreement as presented.

Ayes: 5

Nays: 0

**This motion carried.**

### **7b. Michigan P.A 381 Brownfield Redevelopment Act Financing Update**

Becky Huttenga of the Ottawa County Brownfield Authority updated the Authority on housing TIFs with affordable units for gap financing. Sites need not be contaminated to qualify. Huttenga stated that there are currently three such projects in the County with one fully approved. The minimum number of affordable units in a project to qualify is one. The target income range for buyers is 80% to 120% of AMI. The incentive amount is proportionate to the number of affordable units. Huttenga stated that there must be sufficient level of detail presented to justify costs. MSHDA provides guidance for losses.

Bonamy questioned the source of revenue. Weavers asked how long that units must remain affordable; Huttenga stated that units must remain affordable for the life of the TIF. A larger number of units and the low end of costs creates a bigger gap and greater opportunity. Capacity of legal counsel could be an issue for Housing TIF projects if they move forward. LBRF funds could be used for gap financing of future projects and costs.

## **REPORT BY BOARD MEMBERS**

**8a. Report by City Manager:** No report

**8b. Receive Financial Reports:** Financial documents submitted for Board information by Greene.

## **CALL TO AUDIENCE SECOND OPPORTUNITY**

Roman Wilson commented that he is working with a developer of a potential storage/workshop development on Kooiman St. south of Taylor Ave.

## **ADJOURNMENT**

After hearing no further business, Chairperson Jim Bonamy adjourned the meeting at 5:06 pm.

*Bob Monetza*