

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
November 4, 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, Brook Bisonet, Tom Braciak, Bill Van Lopik

Absent: none

Others Present: Ashley Latsch, Brian Urquhart, Kirk Perschbacher, Mike Westra, Denny Dryer

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Van Lopik, to approve the minutes of the regular EDC/BRA meeting of August 5, 2024, as submitted.

Ayes: 8

Nays: 0

This motion carried.

APPROVAL OF AGENDA

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

Ayes: 8

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. 1500 Kooiman Street Brownfield Plan

Kirk Perschbacher from Fishbeck, on behalf of 815 Verhoeks LLC, presented an Act 381 Brownfield Plan for a proposed project at 1500 Kooiman Street, dated October 29, 2024.

Perschbacher presented plan details including proposed and allowed uses; zoning, including consideration of the Sensitive Areas Overlay; existing contamination; and scope of work. Eligible costs will include removal of approximately 2,800 cubic yards of contaminated soil, installation of urban storm water management, site preparation activities, and administrative costs, to be reimbursed through local, school operating, and state educational tax capture. Eligible costs are estimated to be \$532,250. Project to start in 2025. The plan would be for 19 years, plus 5 years of capture for the local LBRF. No interest is requested.

Perschbacher stated that historic use of this land was farmland.

Motion by Bisonet, second by Braciak, to recommend the Brownfield Plan to Council for approval.

Ayes: 8

Nays: 0

This motion carried.

7b. Approval of TIF Reimbursement at 815 Verhoeks

Request by 815 Verhoeks LLC for reimbursement of \$187,496.04 expended for eligible costs of the Brownfield TIF Plan at 815 Verhoeks. The original approved amount of eligible costs was \$234,159. Expenses were reviewed and verified by Kirk Perschbacher.

(Note: In the published agenda, this item was included in item 7a. under New Business, but was separated and voted separately after discussion by the Board.)

Motion by Fritz, second by Bisonet, to approve reimbursement.

Ayes: 8

Nays: 0

This motion carried.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: No report.

8b. Receive Financial Reports: Financial documents submitted for Board information by Greene. Greene informed the Board that a Special Assessment on the books to cover a potential default at Grand Landing had been removed administratively in the 2023/2024 FY. This assessment was obsolete and would not be collected.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Bonamy adjourned the meeting at 4:32 pm.