



CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT CORPORATION
Regular Meeting

Monday, September 10, 2018, at 4:00 p.m.
City Manager's Conference Room at Grand Haven City Hall
519 Washington Avenue, Grand Haven Michigan, 49417

MINUTES

1. Call to Order / Roll Call
Chairperson Gaasch called the meeting to order at 4:10 p.m.
Present: Joy Gaasch, Eric Schmidt, Brook Bisonet, John Hierholzer, Mike Fritz, Tom Braciak, Mayor Geri McCaleb, Jim Bonamy
Absent: Denny Van Hall, Tricia Harney
Guests: Patrick McGinnis, City Manager; Roman Wilson, Fishbeck Thompson Carr & Huber engineers & consultants
2. Approval of the minutes of the June 4, 2018 regular meeting.
Fritz moved, Bisonet seconded, CARRIED, to approve the minutes as presented. (8-0)
3. Discussion items -
 - d. Discussion on a State grant funded study at 1453 Washington Avenue brownfield project approved by the State of Michigan – Cone Zone. The study is to find out the environmental condition under the Cone Zone property in anticipation of redevelopment.

After extended discussion including Mr. Wilson, Hierholzer moved, Fritz seconded, CARRIED, to receive the \$30,000 grant based on information in the grant application and to direct Chairperson Gaasch sign the documents for the B.R.A. (8-0)
 - e. Discussion on approval to hire Fishbeck, Thompson, Carr & Huber engineers to perform the 1453 Washington Avenue environmental site assessment / response activities study at a cost not to exceed \$29,250. (The remaining \$750 of the grant would be paid to the City for its administrative support.)

Bisonet moved, Fritz seconded, CARRIED, to approve the consulting services agreement with Fishbeck et. al. and to direct Chairperson Gaasch sign the documents for the B.R.A. (8-0)

Wilson noted a potential for State funding other small brownfield projects like 1453 Washington within the City. Discussion included the lack of interest of some property owners to gain the BEA data which may require environmental cleanup costs once known. No formal action taken.
 - f. Discussion on a \$100,000 transfer from the Brownfield Local Site Remediation Revolving Fund (LSRRF) (the former Boat Storage Brownfield TIF) to the Grand Landing Brownfield Fund to support debt service payments on the Grand Landing Brownfield TIF Bond. The LSRRF funds must be used for brownfield purposes as required by law. Payment of debt for brownfield projects is a legitimate use of LSRRF Funds. Bonamy provided background as to this transfer, which reduces the City General Fund support to the Grand Landing debt service. He included the broader picture of future TIF taxes being reimbursed to the City as legitimate debts of the various Brownfields.

Bisonet moved, Hierholzer & Fritz supported, CARRIED, to approve the transfer of up to \$100,000 from the Brownfield LSRRF to the Grand Landing Brownfield Fund to support debt service costs. (8-0)

- g. Discussion led by Joy Gaasch to propose a potential EDC revolving loan to Noto's on the Lake to support working capital for their new restaurant/building at the former Bil Mar site. Discussion included the increased costs of the project and delays, EDC loan guidelines, size and term of the loan, executive committee review of financial proformas, etc. Gaasch & McGinnis will continue discussions with Notos for future Board action. Bonamy will send Board members the EDC Loan guidelines which will be used in consideration of the loan.
- h. June 30, 2018 draft unaudited financial results and August 31, 2018 monthly financial reports. Bonamy noted no surprises in the financial statements and funding levels for EDC revolving loans (\$300,000), unencumbered Brownfield funds (\$40,000), Brownfield LSRRF resources (\$40-60,000). These funds would be available for future Brownfield costs and EDC revolving loans.
- i. 2018 projects at Third & Jackson (7 residential units), Third and Franklin (4 residential units) were noted and will boost DDA-TIF revenue. Nine single-family homes are being considered for construction near the Pere Marquette depot. A potential 5 story Hampton Inn hotel east of Applebee's at Beacon & Jackson is in planning commission review.

4. Adjournment

Hierholzer moved, Braciak seconded, CARRIED, to adjourn. (8-0)

Chairperson Gaasch adjourned the meeting at 5:06 p.m.

Respectfully submitted,

Denny Van Hall
EDC/BRA Secretary