



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, January 16, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:05pm. This was a rescheduled meeting from January 2nd, 2019.

II. Attendance

Present: Chair Lovedia Stap, Tim Perrigo, Mike Kiella, Craig VanMelle, Kim Munn, Mike Walsh, Mike Manning

Absent: None

Others Present: Jordan Meagher, Community Development Coordinator, Tony McGhee, Abonmarche, Joel Dye, City Manager, Sara Bals of SME, and Davin Ojala of SME.

To kick off the meeting, the EDC received nominations to select a new chair and vice-chair for the board. Jordan Meagher, the Community Development Coordinator for the City, explained that it is a custom for all City of Allegan boards to select a chair and vice chair at the first meeting of each calendar year.

Craig Van Melle nominated Lovedia Stap to continue as EDC Chair in 2019. Stap accepted the nomination. Mike Kiella, supported by Tim Perrigo, made a motion to reappoint Lovedia Stap as the Chair of the EDC for 2019. Motion passed 7-0.

Lovedia Stap nominated Craig Van Melle for Vice Chair of the EDC for 2019. Van Melle accepted to nomination. Mike Kiella, supported by Tim Perrigo, made a motion to appoint Craig Van Melle as the Vice Chair of the EDC for 2019. Motion passed 7-0.

III. Approval of the Previous Minutes

Craig Van Melle, supported by Mike Kiella, made a motion to approve the minutes from the previous meeting on November 7, 2018. Motion carried 7-0.

IV. Public Comment

None were heard.

IV. Discussion

1. EPA Brownfield Grant Administration Discussion

At their last meeting in November of 2018, the EDC selected SME of Kalamazoo to help administer a \$200,000.00 EPA grant that was awarded to the City. Sara Bals and Davin Ojala of SME were present at the meeting to explain how the grant would be administered, as well as to explain which services could be funded using the grant. It was mentioned that the grant funding would be available for three years, and could be used to help fund phase I and phase II environmental assessments. SME would be able to provide both assessment services.

When the grant application was originally submitted, the application had indicated that the City would be using the funds to perform assessments in Downtown Allegan and in the Mill District. Staff sought direction from the EDC for their preferences on specific sites that should be identified as a starting point for administering funds. After some discussion, the EDC reached a general consensus that the City should begin focusing on the 101 Brady Street site, along with the developable properties in the Mill District. As development continues in Downtown Allegan, the City may approach current and potential building owners who may be interested in utilizing the grant funding as an economic incentive.

V. Adjournment

The meeting was adjourned at 1:06 pm

Respectfully Submitted,

**Jordan Meagher
Community Development Coordinator**

**The minutes of this meeting will be available at City Hall, 112 Locust Street, Allegan, MI 49010 (269)673-5511
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**CITY OF ALLEGAN
Economic Development Corporation
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, February 6, 2019
12:00noon**

The meeting scheduled for Wednesday, February 6, 2019 at 12:00 noon has been canceled and will be rescheduled to a later date in February. If anyone has immediate concerns that need to be addressed, please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511 ext. 231.



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, February 20, 2019
(Rescheduled from February 6, 2019)
12:00pm

I. Call to Order

Meeting was called to order at 12:02pm. This was a rescheduled meeting from February 6, 2019.

II. Attendance

Present: Vice Chair Craig VanMelle, Tim Perrigo, Mike Kiella, Kim Munn, Mike Walsh, Mike Manning

Absent: Lovedia Stap

Others Present: Jordan Meagher, Community Development Coordinator, Tony McGhee, Abonmarche, Joel Dye, City Manager

III. Approval of the Previous Minutes

Mike Kiella, supported by Kim Munn, made a motion to approve the minutes from the previous meeting on January 16, 2019. Motion carried 6-0.

IV. Public Comment

None were heard.

IV. Discussion

Mike Kiella, supported by Tim Perrigo, made a motion to amend the agenda to begin the discussion with the 101 Brady Street bid review discussion before the

1. 101 Brady Street Bid Review

Community Development Coordinator Jordan Meagher explained that the City has been soliciting bids for the potential development of 101 Brady Street since December of 2018. On February 6th, the City received one bid from CL Real Estate Development out of Peru, Illinois who had been in contact with the City over the past few months with interest in the site.

CL Real Estate has developed multiple projects across a few different small historic cities in Illinois that meet a similar demographic as Allegan. They have expanded into Michigan with their first development in Hillsdale, which will be a mixed-use boutique hotel in their downtown.

For Allegan, they are proposing to build a four-story mixed use development, which could include apartment units, spaces for restaurants and retail, and a banquet hall.

After some discussion, the EDC reached a general consensus that the developers appeared to meet all qualifications that were recommended by the City's development policy, and agreed that the City should move forward to enter a development agreement with CL Real Estate to begin working out more details.

Motion by Tim Perrigo, supported by Mike Kiella, to enter into an agreement with CL Real Estate to design a mixed use development that meets both City and CL Real Estate goals. Motion carried 6-0.

2. Allegan Area Profile Discussion

City staff had been working with the EDC and Abonmarche to develop a marketing brochure that would be given to Lakeshore Development, the Chamber of Commerce, and local Real Estate Agencies to be distributed to potential developers and employers that may be interested in moving to or developing in Allegan. This document would be edited in real time by staff as information changes over time.

Mike Kiella, supported by Kim Munn, made a motion to recommend that City Council accept the Allegan Area Profile for final adoption. Motion carried 6-0.

V. Adjournment

The meeting was adjourned at 1:00 pm

Respectfully Submitted,

**Jordan Meagher
Community Development Coordinator**

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**CITY OF ALLEGAN
Economic Development Corporation
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, March, 2018
12:00noon**

The meeting scheduled for Wednesday, March 6, 2019 at 12:00noon has been canceled. If anyone has immediate concerns that need to be addressed please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511. The next meeting is scheduled for Wednesday, April 3, 2019 at 12:00noon.



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, April 3, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:03pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Tim Perrigo, Mike Kiella, Mike Walsh, Mike Manning

Absent: Kim Munn

Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager

III. Approval of the Previous Minutes

Mike Kiella, supported by Craig Van Melle, made a motion to approve the minutes from the previous meeting on February 20, 2019. Motion carried 6-0.

IV. Public Comment

None were heard.

IV. Discussion

1. 101 Brady Street Development Discussion

The City of Allegan has entered into an exclusivity development agreement with CL Real Estate, LLC of Peru, Illinois to create a plan for the development of 101 Brady Street. At the meeting, representatives from CL Real Estate were present to provide the EDC members with information regarding their background, their vision for the Brady Street site, and the process that they will be using for planning the development. Their initial thoughts for the site are to create a 40 to 60 room boutique hotel, but CL Real Estate will be hiring a firm to perform a market study for the site to see which types of projects would best benefit the community.

V. Adjournment

The meeting was adjourned at 12:49pm

Respectfully Submitted,

**Jordan Meagher
Community Development Coordinator**

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**CITY OF ALLEGAN
Economic Development Corporation
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, May 1, 2019
12:00noon**

The meeting scheduled for Wednesday, May 1, 2019 at 12:00noon has been canceled. If anyone has immediate concerns that need to be addressed please contact Jordan Meagher, Community Development Coordinator, at (269) 673-5511. The next meeting is scheduled for Wednesday, June 5, 2019 at 12:00noon.



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Griswold Auditorium
401 Hubbard Street Allegan MI 49010
Wednesday, June 5, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:00pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Tim Perrigo, Mike Kiella, Mike Walsh, Mike Manning, Kim Munn

Absent: None

Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager, Tony McGhee, Abonmarche

III. Approval of the Previous Minutes

Mike Kiella, supported by Tim Perrigo, made a motion to approve the minutes from the previous meeting on April 3, 2019. Motion carried 7-0.

IV. Public Comment

None were heard.

IV. Discussion

1. Brownfield Grant Target Site Update

Staff updated the Economic Development Corporation on the different sites that had been submitted to the EPA for review to determine whether or not each site would be eligible for receiving grant funding for environmental assessment work. The sites included 221 Trowbridge, 209 Hubbard, 106/110 Locust, 152 Mill District, 155 Mill District, 109 Locust, 113 Locust, and 114/116 Locust.

After some discussion, it was decided that staff would look into submitting the Allegan County overflow parking lot, the old Grocery Outlet site, and a stretch of properties running along the Norther section of Water Street for EPA review as well.

2. Economic Development Plan Discussion

As previously discussed, as a Redevelopment Ready Community, the City must maintain an updated Economic Development Strategy Plan. This five year plan has expired for the City of Allegan, so an updated plan must be produced.

After some discussion, it was decided that a subcommittee would be formed consisting of staff and three EDC members to meet on a weekly basis to produce an updated draft of the plan to be presented to the entire EDC for review. Staff was directed to begin created an outline for this process to be presented at the next EDC meeting.

3. Sale of 101 Brady Street

After speaking with the EPA on a number of occasions, staff had learned that 101 Brady Street is currently not eligible to receive EPA grant funding for environmental assessment work. When the City of Allegan re-acquired the site back in 2009 through a reconveyance agreement, a Baseline Environmental Assessment was not produced. Therefore, the City is considered liable for any possible contamination that might have taken place at the site between 2009 and now.

Staff is considering other options that would allow grant funding to be used at the site for environmental assessment work. One option would be for the City to sell the site to either the Economic Development Corporation or the Downtown Development Authority. Both boards have been incorporated as separate entities from the City, and both have the ability to purchase and own property. This transaction would allow for funds to be used for Phase II and BEA work. Staff will bring this idea before the DDA at their next meeting, and will also consider other options for covering these costs.

V. Adjournment

The meeting was adjourned at 1:13pm

Respectfully Submitted,

**Jordan Meagher
Community Development Coordinator**

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CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Allegan City Hall
231 Trowbridge Street Allegan MI 49010
Wednesday, August 7, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:00pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Tim Perrigo, Mike Kiella, and Kim Munn

Absent: Mike Manning and Mike Walsh

Others Present: Jordan Meagher, Community Development Coordinator, Joel Dye, City Manager, Tony McGhee, Abonmarche, Sarah Perrigo, Intern

III. Approval of the Previous Minutes

Mike Kiella, supported by Tim Perrigo, made a motion to approve the minutes from the previous meeting on June 5, 2019. Motion carried 7-0.

IV. Public Comment

None were heard.

V. Discussion

1. Economic Development Plan Update

As previously discussed, as a Redevelopment Ready Community, the City must maintain an updated Economic Development Strategy Plan. This five year plan has expired for the City of Allegan, so an updated plan must be produced.

Staff provided an update regarding the Economic Development Plan Steering Committee's first meeting, which consisted of approving a planning outline, along with beginning to collect data to create a snapshot of Allegan's current economy. Once all necessary data is collected, the committee will draw conclusions as it relates to the City's strengths, weaknesses, opportunities, and threats. This will then lead to presenting the EDC's goals for the community, along with action steps that can be taken by staff to

begin working towards each of these goals.

The committee will continue to meet on a weekly or sometimes bi-weekly basis and hope to produce a final report within the next six months.

2. Downtown Allegan Market Study Discussion

As a state certified Redevelopment Ready Community, the City of Allegan has received two grants from the MEDC to be used towards development in Downtown Allegan. One of these grants has come in the form of a downtown market study, which will provide the City and the State with information on which types of downtown businesses are needed in Allegan, along with which types of businesses are projected to be the most successful in Allegan. This study is being performed by Gibbs Planning Group, which is a firm that has produced market study reports for cities and private developments of all sizes across the United States, including Holland, Grand Rapids, Chicago, Houston, and Disney.

The second grant that the MEDC is providing the City is a \$100,000 predevelopment services grant to be used towards Architectural and Engineering plan development for 101 Brady Street. To receive the funds, the City must agree to becoming owners of the plan once they are produced.

VI. Member and Staff Comments

The EDC discussed the Allegan City Dam feasibility report, and staff mentioned that a community meeting to discuss the dam would be taking place that night at 6:00pm at City Hall.

VII. Adjournment

The meeting was adjourned at 1:00pm

Respectfully Submitted,

**Jordan Meagher
Community Development Coordinator**



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Allegan City Hall
231 Trowbridge Street Allegan MI 49010
Wednesday, September 4, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:00pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Tim Perrigo, Mike Kiella, Mike Manning, and Kim Munn

Absent: Mike Walsh

Others Present: Jordan Meagher- Community Development Coordinator, Joel Dye- City Manager, Tony McGhee- Abonmarche

III. Approval of the Previous Minutes

Mike Kiella, supported by Kim Munn, made a motion to approve the minutes from the previous meeting on August 7, 2019. Motion carried 5-0. Mike Manning abstained due to absence.

IV. Public Comment

None were heard.

V. Discussion

1. EPA Brownfield Grant Update

Community Development Coordinator Jordan Meagher provided an update on the City's EPA Brownfield Grant. So far, the grant has funded environmental assessments at 209 Hubbard, 221 Trowbridge, 106/110 Locust, 152 Mill District, and 155 Mill District. Staff just recently submitted paperwork to receive funding for assessments at 109 Locust, 113 Locust, and 114/116 Locust.

After some discussion, the EDC directed staff to look into applying for funding for the former laundromat located on M-89, as well as the county- owned parking lot located on the corner of Water and Cutler Streets.

2. Economic Development Strategy Update

Staff, along with the Economic Development Plan Steering Committee consisting of Mike Kiella and Tim Perrigo (Mike Walsh was absent) provided an update on the City's Economic Development Plan. So far, the group had conducted a SWOT Analysis of the City's economic strengths, weaknesses, opportunities, and threats. Staff has also begun collecting data to provide a snapshot of Allegan's current economic conditions. The plan will focus its attention on the 49010 zip code, and will also include other local assets that contribute to the Allegan Economy, including the State Game Area and Bittersweet Ski Resort.

The committee will be working on finalizing a vision statement for the plan, as well as some starting goals with action steps.

VI. Member and Staff Comments

None were heard.

VII. Adjournment

The meeting was adjourned at 1:02pm

Respectfully Submitted,

Jordan Meagher
Community Development Coordinator



CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Allegan City Hall
231 Trowbridge Street Allegan MI 49010
Wednesday, October 2, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:03pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Tim Perrigo, Mike Walsh, Mike Kiella, Mike Manning, and Kim Munn

Absent:

Others Present: Joel Dye- City Manager, Tony McGhee- Abonmarche

III. Approval of the Previous Minutes

Mike Kiella, supported by Mike Manning, made a motion to approve the minutes from the previous meeting on September 4, 2019. Motion carried 6-0.

IV. Public Comment

None were heard.

V. Discussion

1. EPA Brownfield Grant Update

Representatives from SME – USA were in attendance to discuss with the committee progress of the City of Allegan’s EPA Brownfield Grants. Information from several site assessments were provided and discussed. Discussion topics from the committee included the Mill District. SME provided to the committee updated information from their site visits. Comments included; assessment participation was going well, most if not all properties were almost completed with site assessment; several assessments were schedule for later this month.

2. Mill District

Dye and McGee provided to the Committee additional information regarding the Mill

District. A general discussion ensued with the Committee regarding the current status of the Mill District properties. Dye and McGee were very pleased with the work being done from SME – USA and thank the representative for attending today’s meeting.

VI. Member and Staff Comments

None were heard.

VII. Adjournment

The meeting was adjourned at 12:49pm

Respectfully Submitted,

**Christopher Tapper
City Clerk**

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CITY OF ALLEGAN
Economic Development Corporation/Brownfield Redevelopment Authority
Allegan City Hall
231 Trowbridge Street Allegan MI 49010
Wednesday, December 4, 2019
12:00pm

I. Call to Order

Meeting was called to order at 12:00pm.

II. Attendance

Present: Chair Lovedia Stap, Vice Chair Craig VanMelle, Peter Hanse, Mike Walsh, Mike Kiella, and Kim Munn.

Absent: Tim Perrigo

Others Present: Joel Dye- City Manager, Tony McGhee- Abonmarche

III. Approval of the Previous Minutes

Mike Walsh offered a motion with support from Craig VanMelle to approve the minutes from the previous meeting on October 2, 2019. Peter Hanse abstaining, Motion carried 5-0.

IV. Public Comment

None were heard.

V. Discussion

1. 101 Brady Street – CL Real Estate Update

City Manager Dye provided to the Committee an update on the proposed development opportunity at 101 Brady Street. Dye echoed the presentation provided to the City Council from Monday, November 25, 2019 Pre-session meeting. A power point presentation was provided to the Committee for review of the new proposal. A general discussion ensued regarding the new proposal from CL Real Estate Group. It was the consensus of the Committee Proposal B presented in the power point presentation was a better use of the property at 101 Brady Street. The Committee believed the use of the property would better serve the community.

Mike Walsh offered a motion with support from Mike Kiella to support a recommendation to the City Council in support of CL Real Estate's option B with the

acknowledgement that details such as park design and other contingencies still needed to be developed. Motion Passed 6-0.

VI. Member and Staff Comments

City Manager Dye updated the Committee on potential developments in the Mill District.

VII. Adjournment

The meeting was adjourned at 12:57pm

Respectfully Submitted,

**Christopher Tapper
City Clerk**

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