



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: March 26, 2026

STATEMENT OF ISSUE: Consider approval of a Commercial Building Improvement Loan with Pallansch Prestige Properties, LLC for improvements to Garden Court Chateaux Assisted Living located at 2495 SW 8th St.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The proposed Garden Court Chateaux Assisted Living Facility project will involve the abandonment of private wells and septic system that have been serving this 24-resident facility since it was developed in 2006, and the connection of the Facility to municipal sewer and water infrastructure.

Municipal infrastructure was not available to the Facility until sewer and water was extended to serve the development of the West Rapids Elementary School in 2020. Late last fall the owners of the facility since 2024, Pallansch Properties, inquired about the availability of municipal infrastructure because the existing three wells on their property were not producing enough water volume to properly serve it. The Facility was able to sustain operations through the winter, but it is critical for the facility to have access to municipal utilities as soon as possible.

The estimated cost of this project is \$106,000, not including contingency. The City of Grand Rapids submitted a request from the IRRR Public Works grant program in the amount of \$53,000, which is expected to be considered at their May meeting.

Garden Court Chateaux has requested a Commercial Building Improvement Loan (CBIL) program in the amount a \$40,000. Site improvements, such as this, are eligible for the Program. As you'll recall, CBIL loans are amortized over a 20-year term at 2% interest, with a balloon payment at the end of year five. The owners will fund the remaining construction cost, and any contingency amounts needed.

GREDA Commissioners Martinetto and Hodnik met with staff to review the details of the loan application and have recommended approval of the \$40,000.00 loan for this project.

REQUIRED ACTION: Pass a motion to approve the Commercial Building Improvement Loan with Pallansch Prestige Properties, LLC for improvements to Garden Court Chateaux Assisted Living located at 2495 SW 8th St.