

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
January 8, 2024
Meeting Minutes

CALL TO ORDER

Vice-Chairperson Vroman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for January 8, 2024, to order at 4:04 PM.

ROLL CALL

Present: Board Members Dan Balice, Tom Dickinson, Melinda Braman, and Mark Vroman. Deerfield/Riverside Steering Committee Member Logan Bailey from the Ionia Planning Commission

Absent: Ted Paton and Deerfield/Riverside Steering Committee Member William Vaarberg from the Berlin Township Board of Trustees.

Also Present: City Manager Precia Garland, Jonathan Bowman, Assistant to the City Manager, Gordon Kelley, Ionia County Board of Commissioners, and Tim McAllister, The Daily News

APPROVAL OF AGENDA

Vice-Chairperson Vroman introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Dickinson and seconded by Balice to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of December 11, 2023, were reviewed. It was moved by Balice, seconded by Dickinson to approve the minutes from December 11, 2023. MOTION CARRIED.

TREASURER'S REPORT

Treasurer Dickinson reviewed the treasurer's report. No expenses have been incurred during the fiscal year to date. Interest earnings have been received. It was moved by Balice, seconded by Dickinson to accept the treasurer's report as presented. MOTION CARRIED.

Note – City manager Garland requested new business be discussed prior to old business. There were no objections to this request.

NEW BUSINESS

- A. Policy Statement – BRA Housing TIF capture and utilization – Garland reviewed a memo prepared regarding recent changes to the BRA act that permit capture of tax increment revenues for the purpose of assisting housing development. She noted that this is an eligible activity, regardless of whether the development site is on a brownfield site or not. The City of Grand Rapids BRA has issued a statement, titled

"Overview of the Interim Guidelines for Brownfield Redevelopment Projects – Housing TIF." Garland indicated the statement accurately cites language from the amended BRA act and suggested the Ionia BRA adopt a similar statement, but elaborate that eligible housing projects must be located in mixed-use projects that encompass housing and other uses (i.e., retail, office) in a single structure or within a holistic, high density, pedestrian oriented interrelated/interdependent project. By contrast, projects that are not interrelated but simply located contiguously (i.e., a regional shopping center next to a new apartment complex) should not trigger housing TIF capture to benefit infrastructure at the shopping center. Following discussion, including what is typically defined as a mixed use development and what is a brownfield verses a greenfield site, the BRA Board indicated it would take additional time to consider this matter and discuss it further as old business at its next BRA board meeting.

OLD BUSINESS

A. Deerfield/Riverside Project

- i. Demolition and Site Remediation Update – Garland indicated that additional building debris has been discovered on site from a demolition that occurred several decades ago, and work is now proceeding to remove those materials. Additionally, buried materials were found southeast of the old power plant on site that contain contaminants. A map was shown to indicate the areas where the materials were found. Garland indicated those materials would be removed and properly disposed and impacted soils would also be removed as needed to achieve clean-up to the residential standard.
- ii. Allen Edwin Homes Evaluation: discussion of next steps – Photos from the Alderwood subdivision, currently under construction by Allen Edwin Homes in the City of Grandville were reviewed, as well as details from the recent field trip taken by some members of the board to view this development and ask questions of City of Grandville staff. Following discussion, a motion was made by Balice, seconded by Dickinson to authorize city staff to commence pre-development agreement discussions with Allen Edwin Homes. MOTION CARRIED.
- iii. “Master Developer” discussion – deferred until next meeting due to time constraints.

ADJOURNMENT

Motion by Balice, second by Braman to adjourn the meeting at 5:44 PM. MOTION CARRIED.

Next meeting scheduled for Monday, February 12, 2024 at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary