

**CITY OF IONIA**  
**Brownfield Redevelopment Authority**  
**Board of Directors**  
**February 12, 2024**  
**Meeting Minutes**

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**CALL TO ORDER**

Chairperson Paton called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for February 12, 2024, to order at 4:05 PM.

**ROLL CALL**

Present: Board Members Ted Paton, Melinda Braman, Mark Vroman, and Dan Balice (4:45 PM)

Absent: Tom Dickinson and Deerfield/Riverside Steering Committee Members William Vaarberg from the Berlin Township Board of Trustees and Logan Bailey from the Ionia Planning Commission

Also Present: Mayor John Milewski, 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**

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

**APPROVAL OF MINUTES**

Minutes from the regular meeting of January 8, 2024, were reviewed. It was moved by Braman, seconded by Vroman to approve the minutes from January 8, 2024 as presented. MOTION CARRIED.

**TREASURER'S REPORT**

In the absence of Treasurer Dickinson, city manager Garland reviewed the treasurer's report. Interest earnings have been received and one expenditure for professional services was noted so far during the budget year. It was moved by Vroman, seconded by Paton to accept the treasurer's report as presented. MOTION CARRIED.

**OLD BUSINESS**

A. Deerfield/Riverside Project

- i. Demolition and Site Remediation Update – Garland indicated these activities are continuing. Pot ash was discovered on the site and is currently being abated as needed to achieve clean-up to the residential standard. Sufficient funding exists at the state level to cover these costs. Abatement will likely continue through March.

- ii. Allen Edwin Homes predevelopment agreement – Garland indicated the SLBA has agreed to take the first run at drafting a predevelopment agreement with Allen Edwin Homes for residential development on the site. We are still awaiting a first draft.
- iii. “Master Developer” discussion – in keeping with the Master Developer concept and the City taking the lead in developing a high-tech industrial park in lieu of a private development partner, the SLBA has agreed to look into creating a co-ownership arrangement for the land to become the future industrial park, by utilizing PA 7, which allows for interlocal agreements. We are awaiting the first draft of such an agreement.
- iv.

## **NEW BUSINESS**

- A. Policy for Administration of Brownfield Redevelopment Projects – Garland and Fishbeck consultant Susan Wenzlick presented a draft policy to the board, which would establish qualifications and a process for the board to receive and review applications requesting brownfield incentives. The group discussed the need for projects to qualify as eligible properties/projects under the act and be proposing projects that result in a “public good” to in order qualify for TIF capture for funding eligible activities. Another key component/consideration with all applications is the “but-for” provision – meaning but for the TIF redevelopment incentive, the project could not proceed due to lack of financial viability. After discussion and a few minor adjustments to the proposed policy language to clarify preferred attributes the board seeks in projects it will prioritize for the highest level of funding, the policy was moved for approval and recommendation to the Ionia City Council final approval by Balice, seconded by Vroman. MOTION CARRIED.

**PUBLIC COMMENT** – Gordon Kelley, a member of the Ionia County Board of Commissioners gave a brief update regarding activities occurring at the Ionia County Brownfield Redevelopment Authority and the County in general.

## **ADJOURNMENT**

Motion by Vroman, second by Balice to adjourn the meeting at 5:25 PM. MOTION CARRIED.

Next meeting scheduled for Monday, April 8, 2024 at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary