

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

CALL TO ORDER

Chairperson Paton called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for April 8, 2024, to order at 4:01 PM.

ROLL CALL

Present: Board Members Ted Paton, Melinda Braman, Mark Vroman, and Tom Dickenson

Absent: Dan Balice 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, 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 Dickenson and seconded by Vroman to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of February 12, 2024, were reviewed. It was moved by Vroman, seconded by Braman to approve the minutes from February 12, 2024 as presented. MOTION CARRIED.

PUBLIC COMMENTS – None.

TREASURER’S REPORT

Dickenson briefly reviewed the treasurer’s report. He noted interest earnings continue to accrue for the budget year. It was moved by Vroman, seconded by Paton to accept the treasurer’s report as presented. MOTION CARRIED.

OLD BUSINESS

A. Policy for Administration of Brownfield Redevelopment Projects – Garland noted the Ionia City Council approved the BRA’s proposed Policy for Administration of Brownfield Redevelopment Projects and it is now City of Ionia Policy 4-007. It will be utilized when evaluating all future BRA development plans.

B. 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 June.
- ii. Allen Edwin Homes predevelopment agreement – A draft predevelopment agreement between the State Land Bank Authority (SLBA), City and Allen Edwin Homes was recently forwarded to the City for review by the SLBA. Garland indicated the city attorney is currently reviewing it and proposing changes, which will then be forwarded to the SLBA for review, followed by Allen Edwin Homes.
- iii. “Master Developer” discussion – Garland advised the SLBA has agreed in concept to the City serving as “Master Developer” and developing the south half of the site as a high-tech industrial park. However, work remains to be done regarding negotiating the terms associated with this agreement.

NEW BUSINESS – None.

ADJOURNMENT

Motion by Dickenson, second by Vroman to adjourn the meeting at 4:20 PM. MOTION CARRIED.

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

Respectfully Submitted,

Precia Garland, Recording Secretary