

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

CALL TO ORDER

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

ROLL CALL

Present: Board Members Ted Paton, Mark Vroman, and Tom Dickinson

Absent: Dan Balice, Melinda Braman and Deerfield/Riverside Steering Committee Member Logan Bailey from the Ionia Planning Commission

Also Present: Deerfield/Riverside Steering Committee Member William Vaarberg from the Berlin Township Board of Trustees, Mayor John Milewski, City Manager Precia Garland, Assistant City Manager Jonathan Bowman, and Reporter 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 Dickinson to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of April 8, 2024, were reviewed. With one correction noted (misspelling of Dickinson's last name), it was moved by Paton, seconded by Vroman to approve the minutes from April 8, 2024 as presented. MOTION CARRIED.

PUBLIC COMMENTS – None.

TREASURER'S REPORT

Dickinson briefly reviewed the treasurer's report. He noted little activity in the Brownfield Redevelopment Authority Fund. It was moved by Dickinson, seconded by Paton to accept the treasurer's report as presented. MOTION CARRIED.

NEW BUSINESS

Brad Kotrba from Williams & Works gave a brief presentation regarding the reason for and process currently underway to update the City's Master Plan. He noted the city's previous Master Plan included a subplan area for the Steele Street corridor and that a similar subplan would be included this time around for the Deerfield-Riverside area. Thoughts on future land use for this area were shared by the board and consistent with the residential and business park development concepts; types and price-points associated with housing were discussed in further detail, as well as the types of industry/business that might occupy the

business park, including businesses that offered an opportunity for apprenticeships with students at the Ionia ISD. A need for additional day care options was also noted.

Also noted was an upcoming public input session that would focus exclusively on the Deerfield-Riverside area, set for July 30, 6 PM, at the Armory Community Center Building.

OLD BUSINESS

A. Deerfield/Riverside Project

- i. Demolition and Site Remediation Update – Garland indicated these activities are finishing up and the expected completion date is now the end of July.
- ii. Allen Edwin Homes predevelopment agreement – City Council approved the predevelopment agreement last week. AE Homes will now have 180 days to develop specific proposed development plans for the site, describing proposed phasing and typology of housing, along with proposed financial incentives. The City and State Land Bank Authority will also be involved in supplying information necessary for the financial proforma. The City will also work with AE Homes to ensure infrastructure will have capacity to serve the site.
- iii. Business Park Development – The State Land Bank Authority (SLBA) has agreed to partner with the City as a developer of the future business park. To that end, the City Attorney has been asked to prepare a development agreement. Garland has also had conversations with the Economic Development Administration (EDA) regarding the possibility of grant funding to build out the required public infrastructure to serve the park. She indicated that at least half the infrastructure cost would be grant eligible. An engineer’s probable estimate of cost regarding the infrastructure build out was provided to the board and totals \$4,593,285. Efforts will focus on securing the development agreement with the SLBA, then moving forward with the project engineering and EDA grant application.

ADJOURNMENT

Motion by Dickinson, second by Vroman to adjourn the meeting at 5:34 PM. MOTION CARRIED.

Next meeting scheduled for Monday, October 7, 2024 at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary