

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
October 7, 2024
Meeting Minutes

CALL TO ORDER

Vice Chairperson Vroman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for October 7, 2024, to order at 4:08 PM.

ROLL CALL

Present: Board Members Dan Balice, Mark Vroman, and Tom Dickinson

Absent: Ted Paton, Melinda Braman and Deerfield/Riverside Steering Committee Members Logan Bailey from the Ionia Planning Commission and William Vaarberg from the Berlin Township Board of Trustees

Also Present: Mayor John Milewski, City Manager Precia Garland, Gordon Kelley, and Reporter 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 Dickenson, seconded by Balice to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

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

PUBLIC COMMENTS – None.

TREASURER’S REPORT

Dickinson briefly reviewed the treasurer’s report. He noted no activity in the Brownfield Redevelopment Authority Fund since the beginning of the new fiscal year. Garland stated interest earnings on the fund’s idle cash would be distributed later from the City’s overall invested pooled cash. It was moved by Dickinson, seconded by Balice to accept the treasurer’s report as presented. MOTION CARRIED.

NEW BUSINESS

Garland distributed a summary report, prepared by the City’s planning consultant, Williams & Works, regarding the community workshop that was held on July 30 regarding the Deerfield-Riverside site. It was noted that two primary land uses were proposed and discussed at the workshop, with about half of the site slated for residential redevelopment and the other half slated for high tech business/industrial development. Community input was very supportive of these two concepts. Housing typologies were part of the discussion

and it was noted from the report that a preference for smaller housing units was expressed by the community, which would serve smaller sized and senior households well and be more likely available at affordable price points. The BRA participated in conversation regarding what is affordable housing and how to potentially achieve it.

It was further noted that the City's current Master Planning process calls for a sub-plan to be included regarding the Deerfield-Riverside site, like the previous Master Plan's sub-plan for the Steele Street Corridor. To that end, a joint meeting of the BRA and Planning Commission has been scheduled for October 21, 4:30 PM. All are encouraged to attend.

OLD BUSINESS

A. Deerfield/Riverside Project

- i. Demolition and Site Remediation Update – Garland indicated two potential contaminated areas remain on the site and the City is awaiting further word from the State regarding what actions will be taken to resolve this situation.
- ii. Allen Edwin Homes – Garland updated the board regarding a meeting on October 4 with AE Homes, which included discussion of a preliminary residential site plan prepared by the developer. AE Homes has been asked to redesign this plan, based on points raised during the meeting by the City regarding desired housing typologies and neighborhood layout.
- iii. Business Park Development – The State Land Bank Authority (SLBA) was presented with a proposed development agreement for the business park development, following its previous indication it would be a partner in the park's development. After receiving the agreement, the SLBA has determined it does not want to be an equal partner organization in such development and has advised it will now propose an outline regarding a revised partnership arrangement. This is expected within a week of the October 4 meeting.

ADJOURNMENT

Motion by Dickinson, second by Balice to adjourn the meeting at 5:05 PM. MOTION CARRIED.

Next meeting scheduled for Monday, October 21, 2024 at 4:30 PM, Ionia City Hall. This will be a joint meeting with the Ionia Planning Commission.

Respectfully Submitted,

Precia Garland, Recording Secretary