



# 2024 ANNUAL REPORT



**CITY OF IONIA**  
Ionia Downtown Development Authority

# ANNUAL REPORT

2024

## INTRODUCTION

The Downtown Development Authority (DDA) is pleased to present its annual report, highlighting the progress and achievements of the past year. With a steadfast commitment to fostering a vibrant, accessible, and dynamic downtown, the DDA has worked in collaboration with local businesses, residents, and community partners to drive growth and enhance the district's appeal.

This report showcases the initiatives and projects that have contributed to district's continued evolution as a hub of economic activity, culture, and innovation. From infrastructure improvements to community events and new business development, the DDA has prioritized efforts that create a welcoming environment for all who live, work, and visit the area.

As the downtown district navigates opportunities and challenges, the DDA remains focused on preserving its unique character while pursuing strategic advancements that support long-term success.

The DDA expresses its gratitude to all stakeholders, whose collaboration and support have been instrumental in achieving these milestones. Together, the community continues to shape the district and a downtown that is not only a center of activity today but also a cornerstone for future generations.

This report celebrates the progress made and sets the stage for continued success as the DDA works toward a thriving and inclusive district.



# 2024 SNAPSHOT

## Economic Development

- Maintenance of Redevelopment Ready Communities Certification
  - 1 of 75 in State
- RRC Priority Site Listings
  - 2 of 25 in State
- Match on Main Grant Opportunity
- MiPitch – \$7,000 awarded to a Downtown Ionia Business
- First Impressions Tourism Assessment
- Assisted with (5) Ribbon Cuttings
- Small Business Saturday Promotions
- Buy Nearby Campaign

## Downtown Beautification and Maintenance

- Dumpster Program
- Ground Flowers and Large Planters in Downtown Business District
- Lamppost Banners
- Lamppost Holiday Garland Wraps and Decorations

## Special Events and Experiences Available

- Sidewalk Cafés
- Autumn Celebration
- Ionia Fireworks Display
- Hometown Holiday Events
  - Annual Tree Lighting
- Ionia Cruisin' Classic Car Show
- The Cow Pie Classic Bike Race
- Parades
  - Memorial Day Parade
  - Ionia Free Fair Grand Parade
  - Ionia Homecoming Parade
  - Twinkle Town Parade

The City of Ionia Downtown Development Authority (DDA) is pleased to provide this Annual Report of its activities for the 2024 calendar year. This report is submitted pursuant to Section 6 of the By-Laws and Rules of Procedure for the DDA as adopted January 19, 2022. The Downtown Development Authority embarked on a number of initiatives during past year as recommended in the City of Ionia Master Plan, and Redevelopment Ready Communities program as they pertain to the DDA District. This report outlines the objectives and accomplishments of the DDA during the past year.

# BOARD OF DIRECTORS

The Re-codified Tax Increment Financing Act, specifically MCL 125.4101 provides the statute under which Downtown Development Authorities in the State of Michigan are established and operated. In accordance with MCL 125.4201, Section 201 (h), Chief Executive Officer means the Mayor or City Manager of the City. In accordance with the statute, the City Manager was approved to serve as the Chief Executive Officer member of the City of Ionia DDA Board of Directors

## 2024 Members of the Board of Directors:

- Mike Kirgis, Chairperson – Mike Kirgis Insurance Agency
- John Krueger, Vice Chairperson – Ionia Lock and Key
- Heather Poland-Sizemore, Secretary – The Jewel Box
- Chris Hyzer, Acting DDA Treasurer – City of Ionia Finance Director
- Precia Garland, Chief Executive Officer – City Manager, City of Ionia
- Tricia Meyers – VENTRA
- Zachary Sheehan – Edward Jones / Downtown resident
- Dustin Sommer – The Development Studio
- Ben Weller – PFCU
- Ryan Wilson – ICEA

The DDA Board of Directors shall be comprised of the Chief Executive Officer and eight (8) members appointed by the Mayor, subject to confirmation by City Council. At least five (5) of the members shall be persons having an interest in property located within the DDA District. At least one (1) of the members shall be a resident of the DDA District, if the DDA District has one hundred (100) or more persons residing in it. Each member shall serve a term of four (4) years. An appointment to fill a vacancy shall be made by the Mayor, upon confirmation by the City Council, for the remainder of the unexpired term.

Board Member	Jan.	Feb.	March	April	May	June	July	Aug.	Sept	Oct.	Nov.	Dec.
Mike Kirgis	P	P	P	P	P	EXC	P	P	A	P	P	P
City Manager Precia Garland	P	P	P	P	P	P	P	P	P	P	P	P
Ben Weller	EXC	P	P	P	P	P	P	P	P	P	P	P
John Krueger	P	P	P	EXC	P	P	P	P	P	P	P	P
Heather Poland-Sizemore	A	P	P	EXC	P	P	EXC	P	P	P	A	A
Dustin Sommer	P	P	P	P	P	P	A	P	A	P	P	P
Zachary Sheehan	P	A	A	A	P	A	A	P	A	A	P	A
Ryan Wilson	P	P	P	P	P	P	P	EXC	P	P	P	P
Tricia Meyers								P	P	P	A	A

# ANNUAL REPORT OF EXPENDITURES - DDA

**FISCAL YEAR 2023-2024**

*Prepared Pursuant to Section 884.11 of the City  
Code of Ordinances*

## REVENUES

Taxes	\$44,294
Interest Income	\$2,194
Charges	\$27,500
Contributions from primary government	\$250,000
Miscellaneous	<u>\$17,370</u>
Total Revenues	\$341,358

## EXPENDITURES/EXPENSES

Personnel services	\$74,843
Contractual services	\$7,305
Benefits	\$53,346
Material and supplies	\$6,654
Utilities	\$8,932
Promotion	\$14,956
Contributions to primary government	<u>\$44,200</u>
Total expenditures/expenses	<u>\$210,236</u>
Revenues over (under) expenditures/expenses	\$131,122

## FUND DEFICIT/FUND BALANCE

DDA Fund - Fund balances/net position, beginning of year	\$59,504
DDA Fund - Fund balances/net position, end of year	\$190,626