

**CITY OF IONIA**  
**Brownfield Redevelopment Authority**  
**Board of Directors**  
**April 14, 2025**  
**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 April 14, 2025, to order at 4:01 PM.

**ROLL CALL**

Present: Board Members Dan Balice, Mark Vroman, Ted Paton, Melinda Braman, and Deerfield/Riverside Steering Committee Members Logan Bailey from the Ionia Planning Commission and William Vaarberg from the Berline Township Board of Trustees

Absent: Tom Dickinson

Also Present: Mayor John Milewski, City Manager Precia Garland, Gordon Kelley, Ionia Community Library Director Dale Parus 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, seconded by Braman to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Minutes from the regular meeting of October 7, 2024, were reviewed. It was moved by Vroman, seconded by Braman to approve the minutes from October 7, 2024 as presented. MOTION CARRIED.

**PUBLIC COMMENTS** – Parus had two comments/questions. He asked if the Brownfield Redevelopment Authority would have funds to assist in funding a Phase II Environmental Site Assessment for the proposed new library building. He also asked if the library millage could be exempted from future BRA capture, so that language acknowledging this fact would not need to appear on future ballots. Chairperson Paton permitted information from City Manager Garland to be immediately provided in response to these questions, who indicated BRA revenues are derived from projects that pay property taxes and a development agreement is approved that allows a portion thereof to be shared with the developer for eligible activities. Since the library does not pay taxes, its investment will not generate tax revenue. The BRA has limited funds available outside its normal capture mechanism. Secondly, all taxing units must be treated equally under the BRA Act. Therefore, none can be singled out for different tax capture treatment than any other.

**TREASURER'S REPORT**

REPORT COMMENTS. It was moved by Balice, seconded by Vroman to accept the treasurer's report as presented. MOTION CARRIED.

**NEW BUSINESS**

City Manager Garland indicated a Brownfield Plan request may be coming soon from a developer planning an infill condominium project on E. Washington Street. It will likely necessitate a special meeting prior to the next regular meeting of the BRA board. She will advise accordingly.

**OLD BUSINESS**

- A. Deerfield/Riverside Project
  - i. Site Remediation Update —
  - ii. Business Park Development —
  - iii. Residential Development —

Garland provided updates regarding each of the project areas noted above, which were documented in detail in the meeting packet. Key information included an ongoing remediation on the west side of the property, under contract by the State Land Bank Authority (SLBA) to ensure all contaminated soils are removed from areas where vegetation previously stopped soil removal. Work is now underway to complete the purchase of land from the SLBA by the city for future high-tech business park, which includes completing an environmental assessment, title search/procuring title insurance and completing a survey.

Following an update and review of the residential site plan development concept provided by Allen Edwin Homes, a motion was made by Balice, seconded by Paton to affirm the BRAs approval of the residential site plan concept as presented. MOTION CARRIED.

**ADJOURNMENT**

Motion by Vroman, seconded by Balice, to adjourn the meeting at 5:02 PM. MOTION CARRIED.

Next meeting scheduled for Monday, July 14, 2025, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary