



CITY OF IONIA
BROWNFIELD REDEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
REGULAR MEETING AGENDA
4:00 PM, Monday, July 14, 2025
CITY HALL – LOWER LEVEL CONFERENCE ROOM

CALL TO ORDER

ROLL CALL

I. Approval of Agenda

II. Approval of Minutes

1. April 14, 2025 – Regular Meeting

III. Public Comments

IV. Treasurer's Report

1. Balance Sheet through 6-30-25
2. Revenues & Expenses through 6-30-25

V. New Business

VI. Old Business

1. Demolition and Site Remediation Update
2. Allen Edwin Homes - Update
3. Business Park Development - Update

VII. Adjournment

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
April 14, 2025
Meeting Minutes

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

BALANCE SHEET REPORT FOR CITY OF IONIA
Balance As of 06/30/2025

GL Number	Description	YTD Balance 06/30/2024	YTD Balance 06/30/2025
Fund: 247 BROWNFIELD DEVELOPMENT			
*** Assets ***			
Account Classification: Unclassified			
247-000.000-007.000	COMMON CASH ACCOUNT	61,933.93	61,519.57
	Unclassified	<u>61,933.93</u>	<u>61,519.57</u>
	Total Assets	61,933.93	61,519.57
*** Liabilities ***			
Account Classification: LIABILITIES			
247-000.000-222.000	DUE TO COUNTY TREASURER	(0.28)	(0.28)
	LIABILITIES	<u>(0.28)</u>	<u>(0.28)</u>
	Total Liabilities	(0.28)	(0.28)
*** Fund Equity ***			
Account Classification: RESERVES & BALANCES			
247-000.000-390.000	FUND BALANCE CREDIT BALANCE	62,894.53	61,934.21
	RESERVES & BALANCES	<u>62,894.53</u>	<u>61,934.21</u>
	Total Fund Equity	62,894.53	61,934.21
Total Fund 247:			
TOTAL ASSETS		<u>61,933.93</u>	<u>61,519.57</u>
BEG. FUND BALANCE		62,894.53	61,934.21
+ NET OF REVENUES & EXPENDITURES		(960.32)	(414.36)
= ENDING FUND BALANCE		61,934.21	61,519.85
+ LIABILITIES		<u>(0.28)</u>	<u>(0.28)</u>
= TOTAL LIABILITIES AND FUND BALANCE		<u>61,933.93</u>	<u>61,519.57</u>

REVENUE AND EXPENDITURE REPORT FOR CITY OF IONIA

Balance As of 06/30/2025

GL Number	Description	24-25 Amended Budget	YTD Balance 06/30/2025	Activity For 06/30/2025	Available Balance 06/30/2025	% Bdgt Used
Fund: 247 BROWNFIELD DEVELOPMENT						
Account Category: Revenues						
Department: 000.000						
665.000	INTEREST	1,500.00	1,725.64		(225.64)	115.04
Total Dept 000.000		1,500.00	1,725.64	0.00	(225.64)	115.04
Revenues		1,500.00	1,725.64	0.00	(225.64)	115.04
Account Category: Expenditures						
Department: 558.000 ADMINISTRATIVE						
801.000	CONTRACTUAL & PROFESSIONAL SEV	20,000.00	2,140.00		17,860.00	10.70
Total Dept 558.000 - ADMINISTRATIVE		20,000.00	2,140.00	0.00	17,860.00	10.70
Expenditures		20,000.00	2,140.00	0.00	17,860.00	10.70
Fund 247 - BROWNFIELD DEVELOPMENT:						
TOTAL REVENUES		1,500.00	1,725.64	0.00	(225.64)	115.04
TOTAL EXPENDITURES		20,000.00	2,140.00	0.00	17,860.00	10.70
NET OF REVENUES & EXPENDITURES:		(18,500.00)	(414.36)	0.00	(18,085.64)	



CITY OF IONIA

STAFF REPORT FOR BROWNFIELD REDEVELOPMENT AUTHORITY AGENDA ITEM

Agenda Item: VI.1

TO: Brownfield Redevelopment Authority Board Members

FROM: Precia Garland, City Manager

DATE: July 14, 2025

RE: Demolition and Site Remediation Update

Background:

Oral report will be provided at the meeting by a representative of the State Land Bank Authority.



CITY OF IONIA

STAFF REPORT FOR BROWNFIELD REDEVELOPMENT AUTHORITY AGENDA ITEM

Agenda Item: VI.2

TO: Brownfield Redevelopment Authority Board Members
FROM: Precia Garland, City Manager
DATE: July 14, 2025
RE: Allen Edwin Homes - Update

Background:

The City of Ionia, State of Michigan Land Bank Authority (SLBA), and Allen Edwin (AE) Homes first entered into a Pre-Development Agreement regarding potential residential development on the Deerfield-Riverside site on July 8, 2024. The Agreement established performance terms for all parties to be satisfied within 180 days of the Agreement's execution. From the Developer (AE Homes), a Conceptual Site Plan was expected, containing the following components:

1. Draft site plan
2. Draft development plan - proposal for development of the property
3. Details regarding construction materials and graphic renderings to convey quality of architecture and construction
4. Financial Plan - to include sources and uses of all funds, including details on revenues, expenses, debt, equity, public economic development incentives, and proposed TIF incentives

During the term of the Agreement, the City and SLBA agreed not to solicit for contracts, enter any contracts, or negotiate any contracts with any other developers -- thus granting exclusivity to AE Homes. AE Homes was unable to meet all the requirements of a Conceptual Site Plan as specified in the Pre-Development Agreement prior to its expiration on January 4, 2025. As a result, the parties agreed to a "First Amendment to the Pre-Development Agreement," which extended the original Pre-Development agreement by an additional 180 days. The First Amendment subsequently expired on July 3, 2025 without AE Homes satisfying all the requirements of the Conceptual Site Plan.

Attached for review are the materials that have been provided to date by AE Homes. A financial plan has yet to be provided. Given the expiration of the Pre-Development Agreement and its First Amendment, the city is not precluded from continuing discussions with AE Homes regarding residential development of the Deerfield-Riverside site; however, none of the parties to the agreement are further bound by its terms or performance standards.

Requested Action / Motion:

It is requested the Brownfield Redevelopment Authority review the information gathered to date regarding pre-development of the Deerfield-Riverside site and make a recommendation regarding potential next steps.

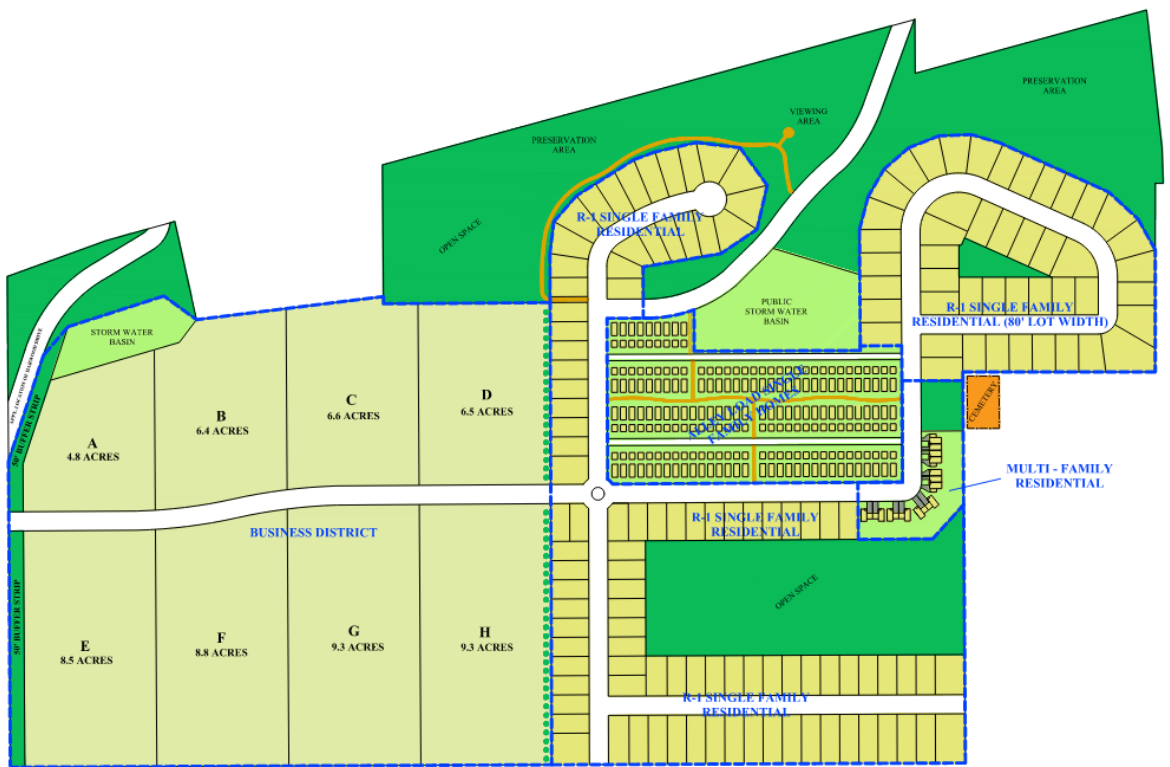
Motion By:

Seconded By:

PROPOSAL TO THE CITY OF IONIA

DEVELOPMENT OF RIVERSIDE WOODS

262 RESIDENTIAL UNITS



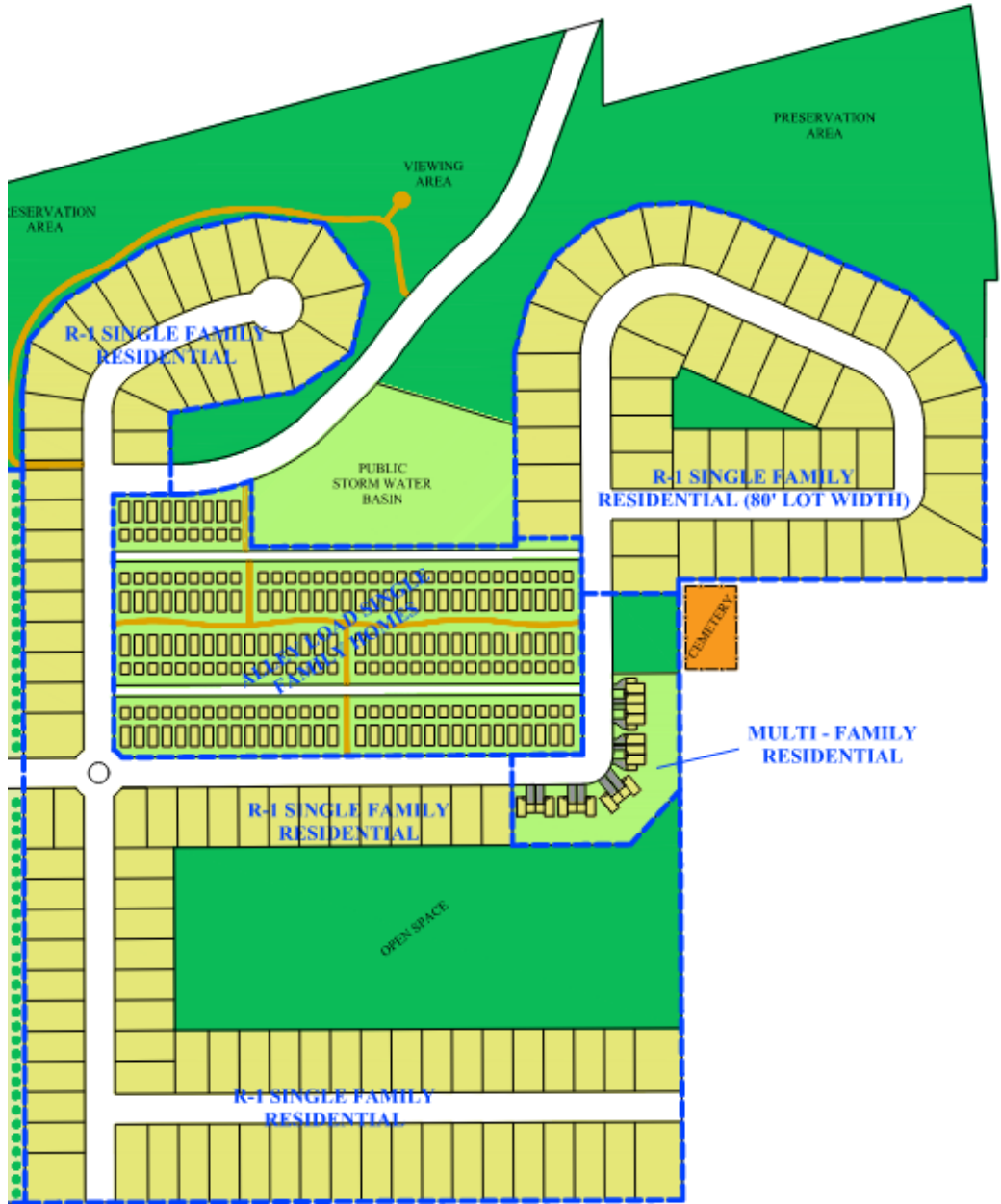
PRESENTED BY:



PROPOSAL TO THE CITY OF IONIA

DEVELOPMENT OF RIVERSIDE WOODS

262 RESIDENTIAL UNITS



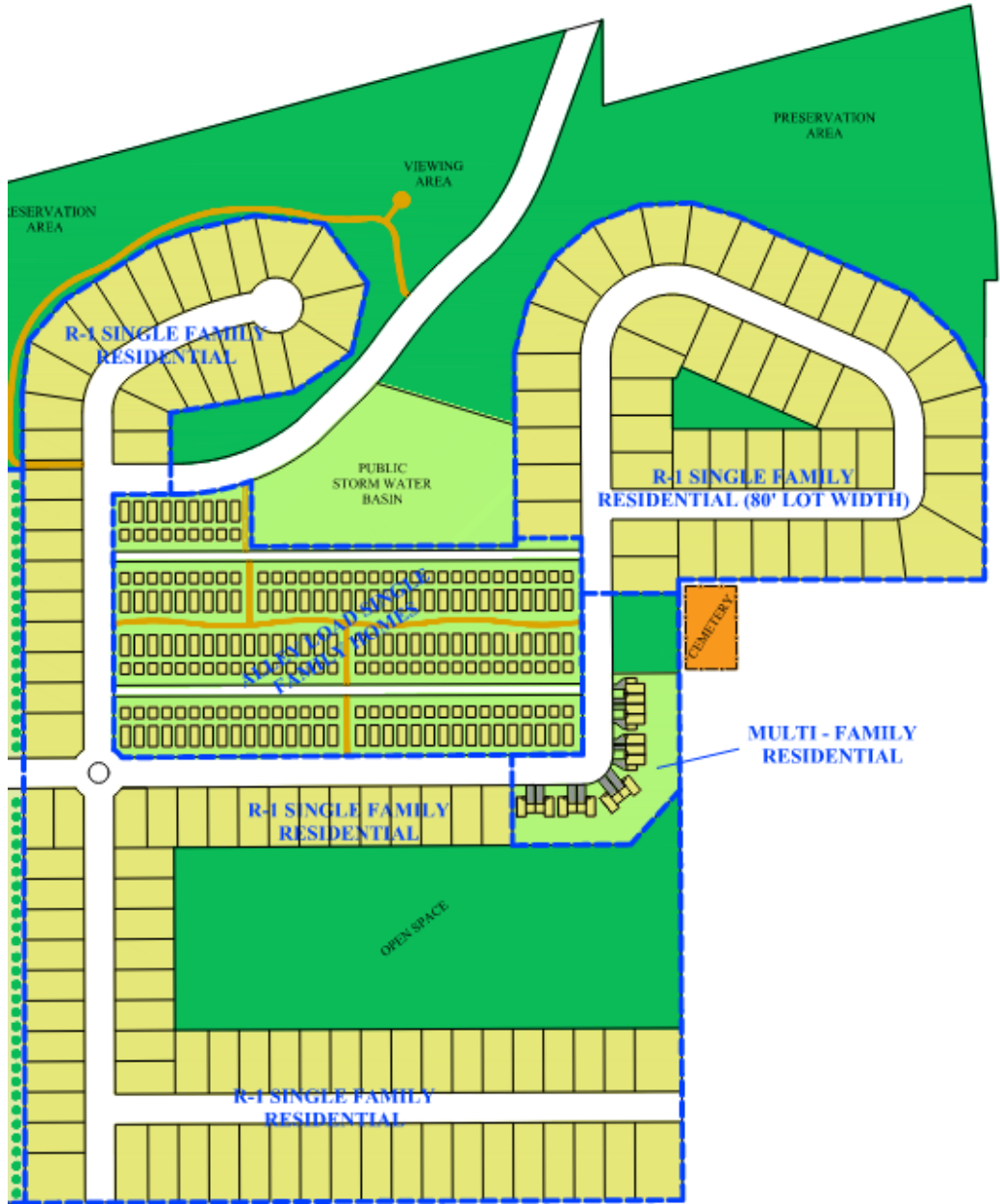
PRESENTED BY:



PROPOSAL TO THE CITY OF IONIA

DEVELOPMENT OF RIVERSIDE WOODS

262 RESIDENTIAL UNITS



CONCEPT ONLY - SUBJECT TO CHANGE BASED ON ENGINEERING
FEASIBILITY AND SITE CONDITIONS

PRODUCT OFFERINGS MAY ALSO CHANGE DUE TO MARKET

CONDITIONS

Diverse Housing Types

VILLA HOMES



TRADITIONAL SUBURBAN



FRONT LOAD TOWNHOUSE



REAR LOAD TOWNHOUSE

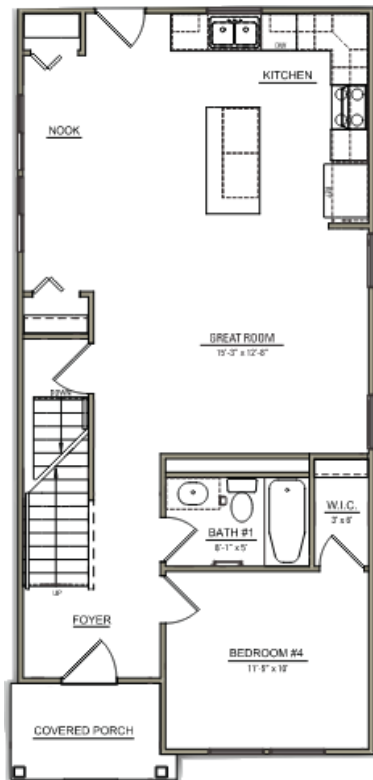


NOTE: THIS BOOK DISPLAYS A SAMPLE OF HOUSING PROPOSED. A COMPREHENSIVE CATALOG OF AVAILABLE FLOOR PLANS, ELEVATIONS, ETC WILL BE PROVIDED DURING SITE PLAN REVIEW STAGE.

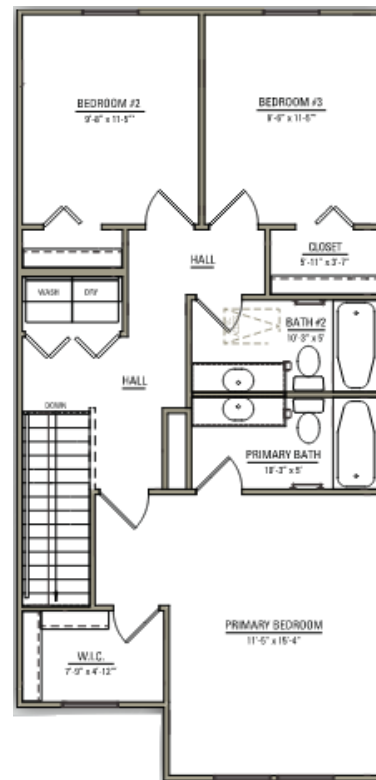
VILLA HOMES



DETACHED ALLEY LOAD



FIRST FLOOR



SECOND FLOOR

- 2 Car Garage (Attached or Detach)
- 2 Car Driveway
- Private Courtyard (Detached Garage)
- Porch Prominent
- 3 to 4 Bedroom
- 3 Bathroom
- 1600 Square Feet

Traditional Suburban



Traditional Suburban

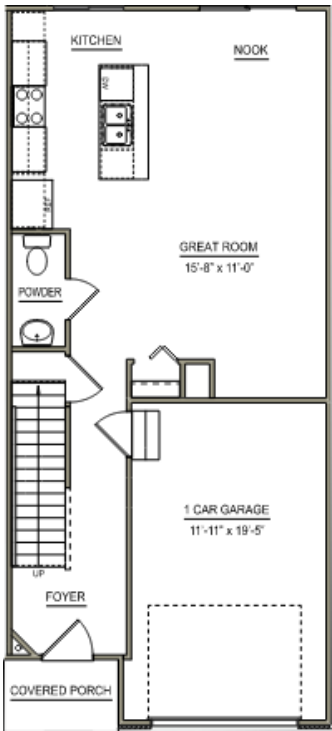


Range from 1,460 to 2,060 Sq Ft.
3/4/5 Bedrooms

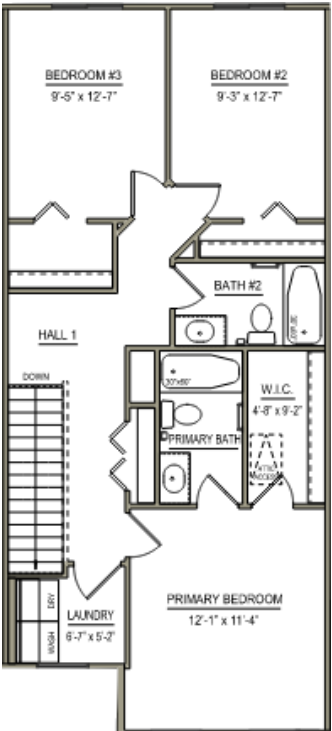
FRONT LOAD TOWNHOUSE



FRONT LOAD TOWNHOUSE



FIRST FLOOR



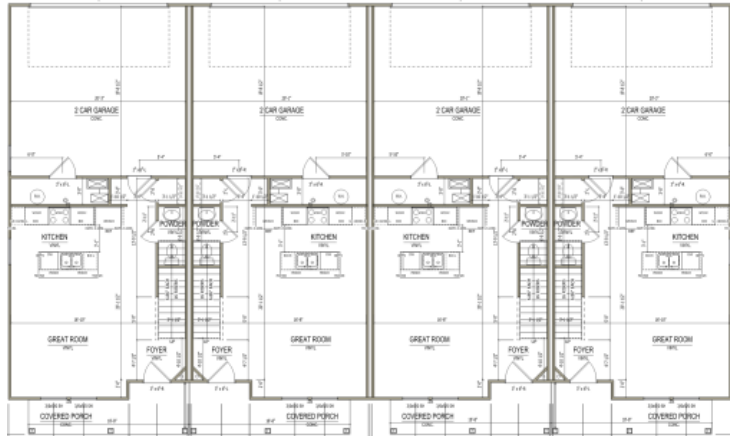
SECOND FLOOR

- 1-2 Car Garage
- 1-2 Car Driveway
- Private Patio or Deck
- 3 Bedroom
- 3 Bathroom
- 1450-1500 Square Feet

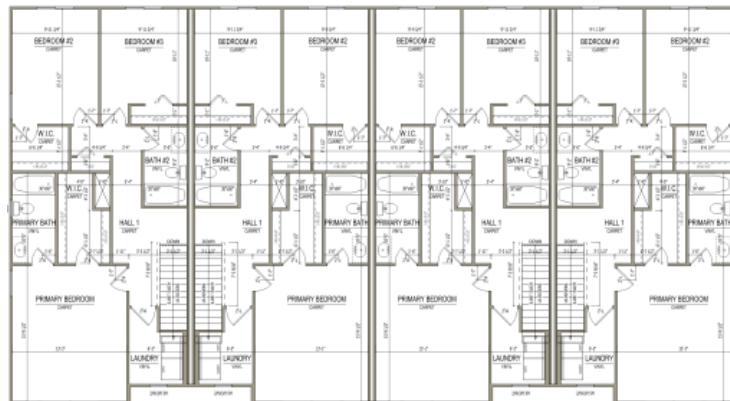
REAR LOAD TOWNHOUSE



REAR LOAD TOWNHOUSE



FIRST FLOOR



SECOND FLOOR

2 Car Garage Rear Load

2 Car Driveway

Porch Prominent

3 Bedroom

3 Bathroom

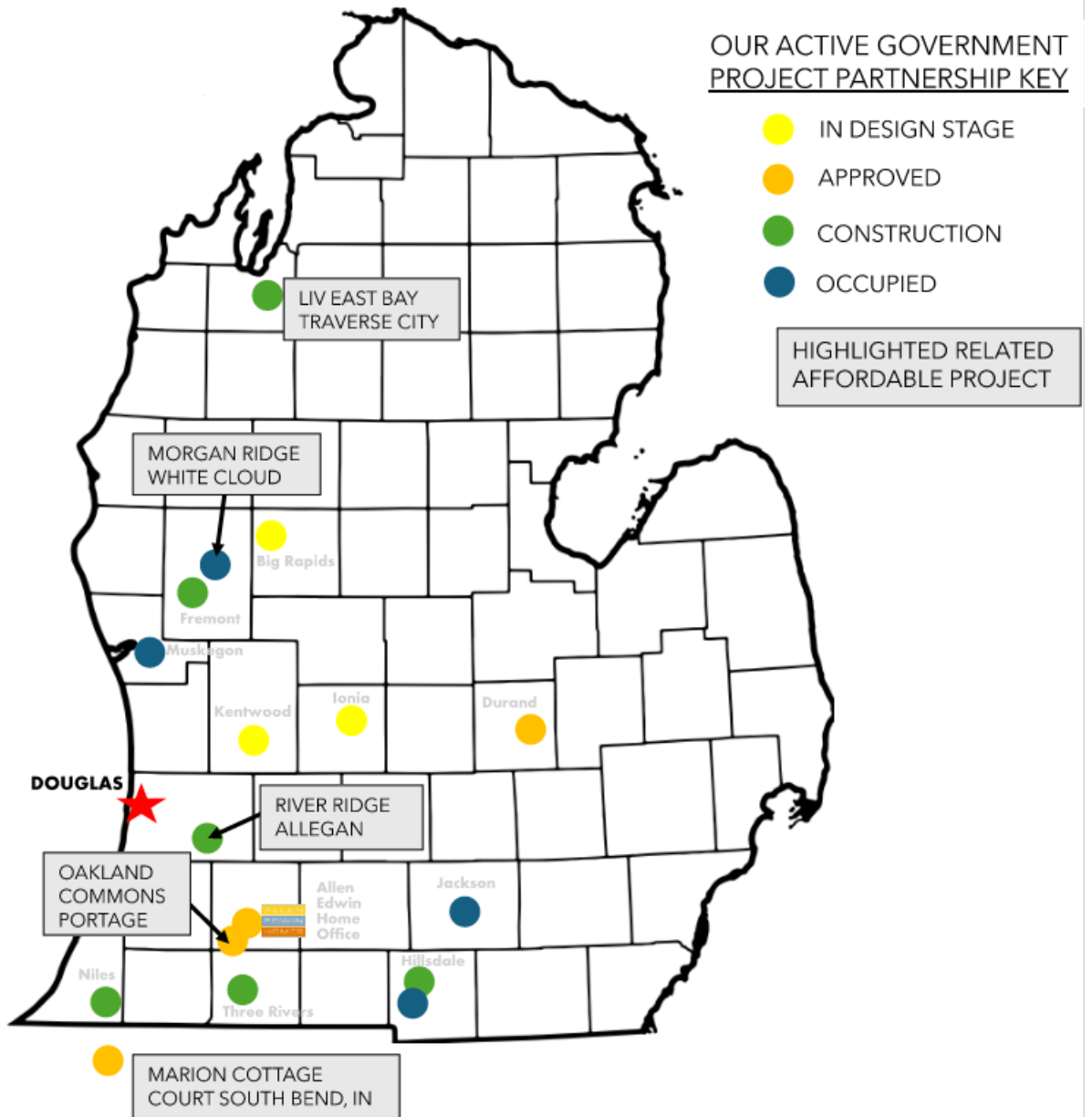
1400-1450 Square Feet

Samples

ALLEN EDWIN HOMES

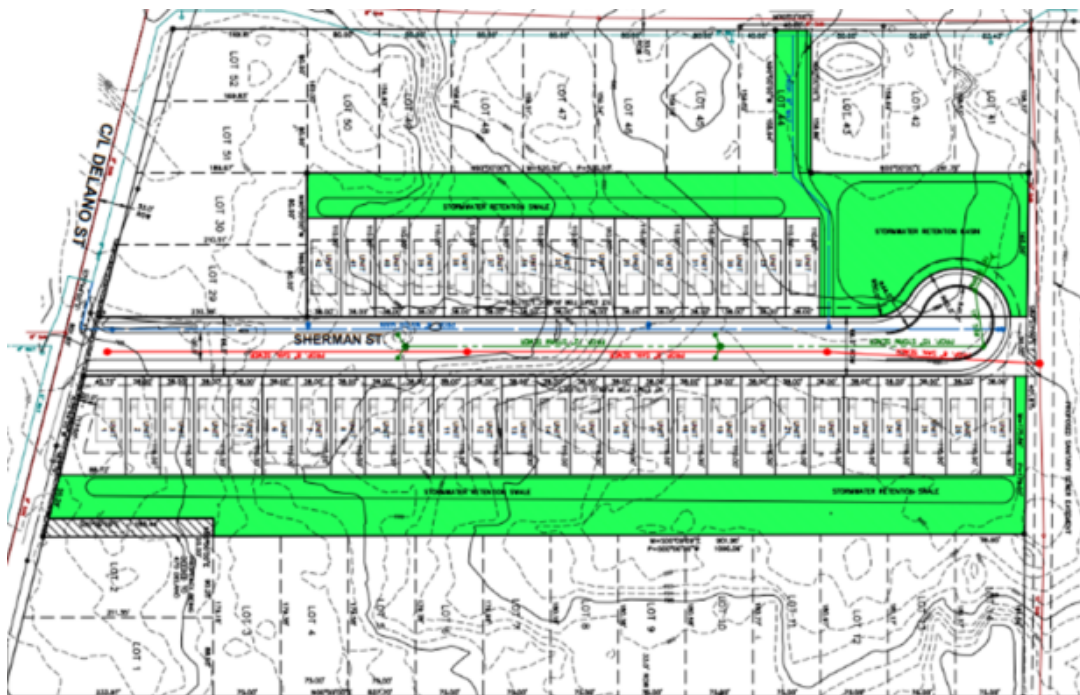
SUMMARY MAP

LOCAL GOVERNMENT PARTNERSHIPS
CURRENT ACTIVE PROJECTS



RIVER RIDGE CITY OF ALLEGAN

- TAX INCREMENT FINANCING APPROVED FEB 2025
- CONSTRUCTION STARTED, FIRST OCCUPANCY 2026
- 42 UNIT NEW DEVELOPMENT
- 5 WORKFORCE HOUSING UNITS FOR LEASE
- \$13,000,000+ PROJECT COST
- Joel Dye, City Manager of Allegan; jdye@cityofallegan.org, 269.673.5511; City Hall, 231 Trowbridge Street, Allegan, MI



MARION COTTAGE COURT SOUTH BEND, INDIANA

- AWARDED VIA REQUEST FOR PROPOSAL
- PUBLIC GRANT FUNDING
- 16 UNITS BUILT FOR LEASE WITH 2026 OCCUPANCY
- 12 COTTAGE COURT WORKFORCE HOUSING UNITS
- \$3,000,000+ PROJECT COST
- Caleb Bauer, Executive Director, Department of Community Investment, City of South Bend. 574.235.5898
cbauer@southbendin.gov , 227 West Jefferson Blvd. Suite 1400 S, South Bend, Indiana 46601



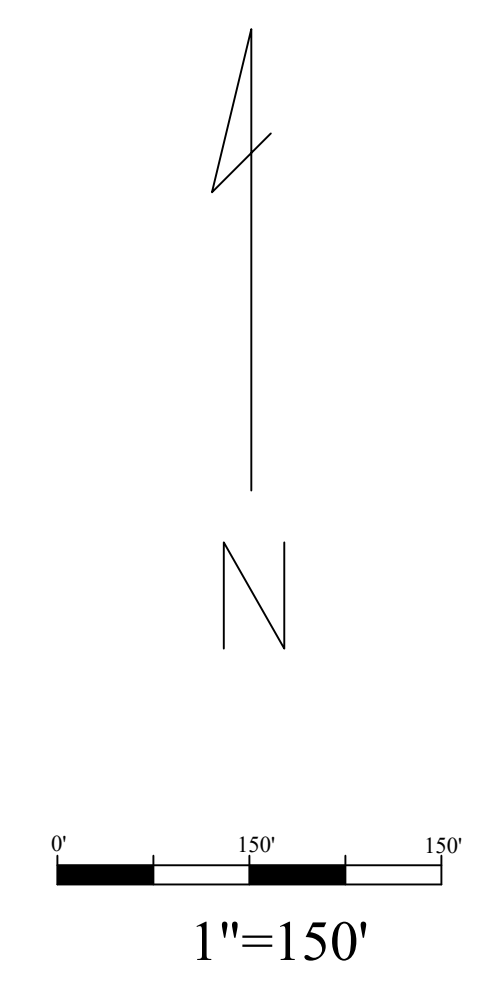
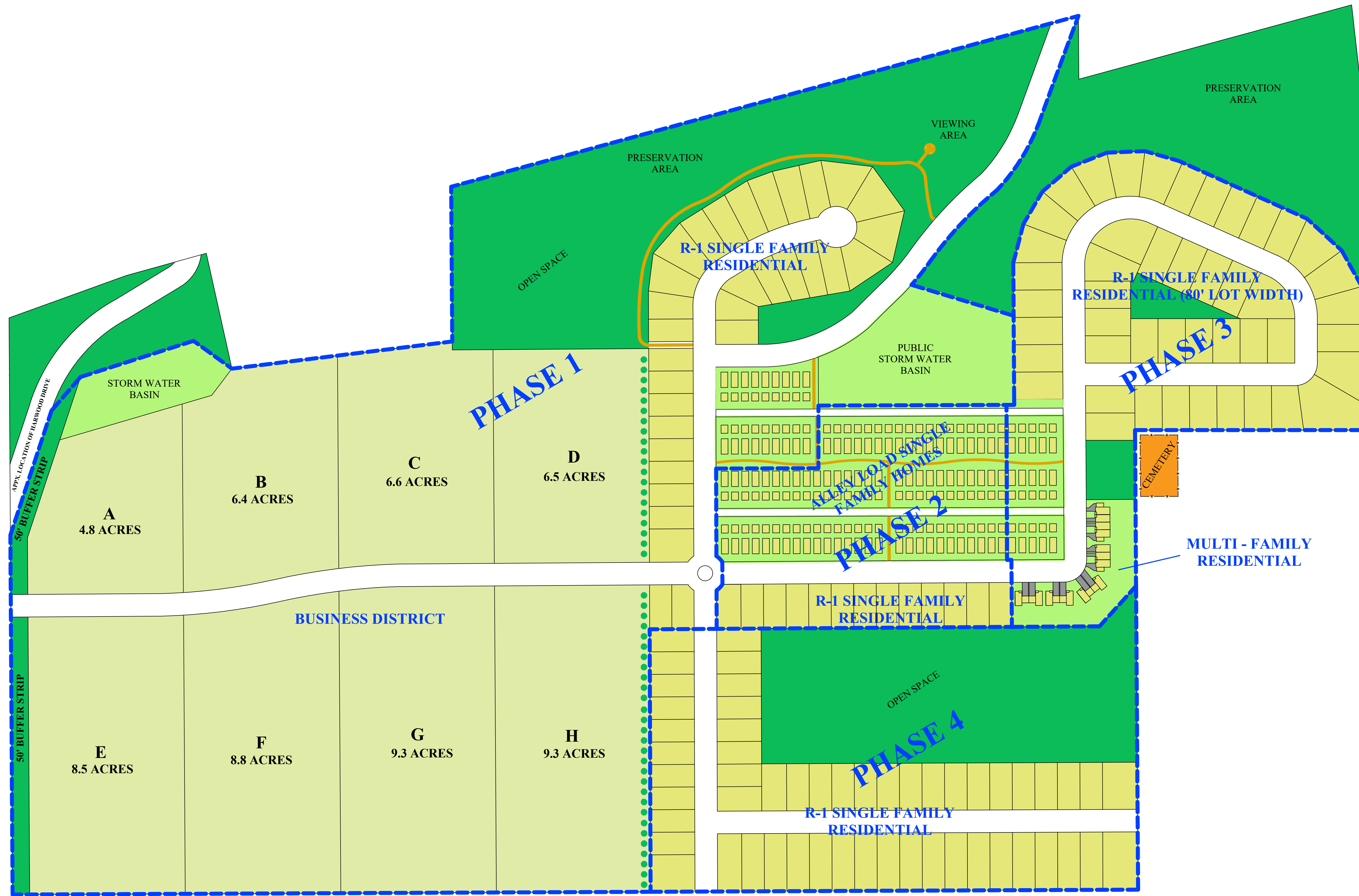
OAKLAND COMMONS CITY OF PORTAGE

- TAX INCREMENT FINANCING APPROVED MARCH 2025
- CONSTRUCTION STARTED, FIRST OCCUPANCY 2026
- 58 UNITS BUILT FOR LEASE OVER A MIX OF HOUSING TYPES
- 20% WORKFORCE HOUSING UNITS
- \$19,000,000+ PROJECT COST
- Pat McGinnis, Portage City Manager, (269) 329-4400 – office
mcginnip@portagemi.gov, 7900 South Westnedge Avenue
Portage, MI 49002



OAKLAND COMMONS CITY OF PORTAGE CONT'D





Design Notes - R-1 Zone

- 8,000 Sq Ft Lots
- 65' Min Width (66' Used for 50' product)
- 25' Front Setback
- 10'/6' Side Setback
- 25' Rear Setback

Yield Notes

- R-1 Area (Central/South) - 98 Units
- R-1 Area (East) - 46 Units
- Alley Load Product - 105 Units
- Multi-Family Product - 13 Units
- Business Area - 8 Parcels

Phase Notes

- Phase 1 - 5,270 LFT Rd
- Phase 2 - 1,750 LFT Rd
- Phase 3 - 2,790 LFT Rd
- Phase 4 - 2,180 LFT Rd

Riverside Woods, Ionia - Concept Sketch

ALLEN EDWIN HOMES

5/22/2025



CITY OF IONIA
STAFF REPORT FOR BROWNFIELD REDEVELOPMENT AUTHORITY AGENDA
ITEM

Agenda Item: VI.3

TO: Brownfield Redevelopment Authority Board Members
FROM: Precia Garland, City Manager
DATE: July 14, 2025
RE: Business Park Development - Update

Background:

Several milestones were recently reached regarding development of the future Deerfield Business Park:

1. The City issued a Request for Qualifications and Cost Proposals regarding design and construction engineering of the business park on March 11, 2025. Ten responses were received. After a thorough review of all qualifications and cost proposals, this project was awarded to engineering firm Prein & Newhoff for \$290,200 on May 7.
2. The City submitted a Congressionally Directed Spending (CDS) Request to Senator Peters' office on March 14, 2025, requesting funding for the business park's construction. The amount requested was \$3,970,121, which is 80% of the roughly estimated total project cost.
3. The City approved an agreement to purchase the Deerfield Business Park 80-acre site from the State Land Bank Authority on April 2, 2025 for the appraised market value of \$13,826 per acre (\$1,106,080 in total). After completing its due diligence activities, the City and SLBA closed on this sale on June 23, 2025.
4. The initial design engineering meeting with Prein & Newhof occurred on April 24, 2025.
5. Notice was received on June 9, 2025 from Senator Peters' office, stating our CDS request had made the cut and was being forwarded and recommended by the Senator for funding.
6. A first review meeting of initial design engineering concepts with Prein & Newhof occurred on July 9, 2025. The following future 2025 milestone dates were established:

- Complete and submit EDA Grant application - end of August
- Achieve 50% project design - September
- Achieve 80% project design - November
- Achieve 100% project design - December
- EDA Grant decision - expected January/February 2026
- CDS Request decision - expected with passage of 2026-27 federal budget or similar appropriation action

City staff will also be heavily involved in preparing the EDA grant application and in particular, making the case for why the project is needed based on a variety of economic factors/indicators and market demand.

