



**CITY OF IONIA**  
**LOCAL DEVELOPMENT FINANCE AUTHORITY**  
**REGULAR MEETING AGENDA**  
**4:00 PM, Tuesday – September 16, 2025**  
**CITY HALL – CONFERENCE ROOM (Basement)**

**CALL TO ORDER**  
**ROLL CALL**

- I. Approval of Agenda**
- II. Approval of Minutes**  
October 15, 2024  
March 18, 2025 – NONE; no board quorum  
June 17, 2025 – NONE; no board quorum
- III. Public Comments**
- IV. Financial Report**
- V. Old Business**  
None
- VI. New Business**  
A. Enwork expansion update
- VII. Board Member Comments**
- VIII. Adjournment**

**CITY OF IONIA**  
**Local Development Finance Authority**  
**October 15, 2024**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Vice Chairperson Mark Vroman called the meeting of the City of Ionia Local Development Finance Authority (LDFA) for October 15, 2024, to order at 4:02 PM.

**ROLL CALL**

Present: Members Jamie Carnes, Larry Tiejema, and Mark Vroman.  
Absent: Mark Jennings and Bob Masters.  
Also Present: Precia Garland, City Manager

**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 Member Tiejema and seconded by Member Carnes to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

It was moved by Member Tiejema and seconded by Member Carnes to approve the minutes from the September 17, 2024 meeting as presented. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Development and TIF Plan for Orchard View Industrial Park Improvement Projects

City Manager Garland presented a draft Development and Tax Increment Financing (TIF) Plan for Orchard View Industrial Park, prepared by Fishbeck Engineering. She noted the plan included reconstruction and extension of Apple Tree Drive as the main eligible activities included in the Development Plan. The TIF Plan projects a capture of 18 years to fully pay for the costs of the public improvements, based on current assumptions noted in the TIF Plan. She noted a few minor corrections to the narrative and exhibits at the end of the Plan are required but that the main components of the plan are accurate and complete. Several questions were asked and answered about how changes in the assumptions would impact the TIF capture. Garland noted the City is also pursuing a potential grant from the Michigan Department of Transportation, which if approved, could pay for half the cost of the Apple Tree Drive improvements.

It was moved by Tiejema, seconded by Carnes to approve the Development and TIF Plan with additional minor corrections and recommend it to the Ionia City Council for final approval. MOTION CARRIED.

**BOARD MEMBER COMMENTS**

None.

**ADJOURNMENT**

It was moved by Member Carnes and seconded by Member Tiejema to adjourn the meeting at 4:20 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, City Manager/LDFA Director

REVENUE & EXPENDITURE REPORT - CHRIS FOR CITY OF IONIA

Balance AS of 06/30/2026  
 % Fiscal Year Completed: 100.00

GL Number	Description	End Balance 06/30/2025	YTD Balance 06/30/2025	25-26 Amended Budget	YTD Balance 06/30/2026	Activity For 06/30/2026	% Bdgt Used
<b>Fund: 245 INDUSTRIAL PARK LDFA</b>							
<b>Account Category: Revenues</b>							
<b>Department: 000.000</b>							
245-000.000-665.000	INTEREST	20.72	20.72	0.00	0.00	0.00	0.00
Total Dept 000.000		20.72	20.72	0.00	0.00	0.00	0.00
<b>Revenues</b>							
Fund 245 - INDUSTRIAL PARK LDFA:							
TOTAL REVENUES		20.72	20.72	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		20.72	20.72	0.00	0.00	0.00	0.00
BEG. FUND BALANCE		674.67	674.67	674.67	674.67	674.67	0.00
NET OF REVENUES/EXPENDITURES - 24-25		695.39	695.39	20.72	20.72	20.72	0.00
END FUND BALANCE				695.39	695.39	695.39	0.00

*Summer 2025 Taxes - expected capture = \$8,765.18*