

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
October 13, 2025
Meeting Minutes

CALL TO ORDER

Chairperson Paton called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for October 13, 2025, to order at 4:01 PM.

ROLL CALL

Present: Board Members Dan Balice, Tom Dickinson (4:07 PM), Ted Paton, Mark Vroman, and Deerfield/Riverside Steering Committee Members Logan Bailey from the Ionia Planning Commission

Absent: Melinda Braman, BRA; William Vaarberg, Berlin Township Ad-Hoc Committee member, Gordon Kelley, Ionia Co. Ad-Hoc Committee member

Also Present: Mayor John Milewski, City Manager Precia Garland, Jonathan Bowman, Assistant City Manager, 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 Balice to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of July 14, 2025, were reviewed. It was moved by Vroman, seconded by Balice to approve the minutes from July 14, 2025. MOTION CARRIED.

PUBLIC COMMENTS – None.

TREASURER’S REPORT

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

NEW BUSINESS

City Manager Garland reviewed the summary of the Heritage Row Project at 520 E. Washington, which is expected to result in the construction of 14 new condominiums, half of which will be made available on an affordable basis (80% - 120% area median income), if a Brownfield Development and TIF Plan is approved. The plan is still in the development phase but is expected for action by the BRA board in the coming months.

OLD BUSINESS

A. Deerfield/Riverside Project

- i. Site Remediation Update — Garland indicated site remediation activities are underway on the remaining 90 acre Riverside parcel owned by the State Land Bank Authority (SLBA) and are expected to finish very soon.
- ii. Residential Development— Garland indicated that Allen Edwin Homes has advised it has decided to pivot away from the Riverside site and is no longer pursuing development of the site. The City is awaiting conclusion of an internal strategy review by the SLBA to determine next steps to solicit proposals for redevelopment of the site.
- iii. Business Park Development — Garland indicated a public infrastructure grant has been submitted to the Economic Development Administration (EDA), which if approved would fund 80% of the estimated cost of the park’s public infrastructure. Design engineering for the project is now at approximately 50%; the goal is 100% design engineering by the end of 2025. Bidding the project for construction will be delayed until the EDA grant is secured.

ADJOURNMENT

Motion by Vroman, seconded by Dickenson to adjourn the meeting at 4:35 PM. MOTION CARRIED.

Next meeting scheduled for Monday, January 12, 2026, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary