

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
January 12, 2026
Meeting Minutes

CALL TO ORDER

Former chairperson Paton called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for January 12, 2026, to order at 4:07 PM.

ROLL CALL

Present: Board Members Dan Balice, Ted Paton, and Melinda Braman; and Deerfield/Riverside Steering Committee Members Gordon Kelley from Ionia County and Bob Bennett from Berlin Township

Absent: Tom Dickinson and Mark Vroman, BRA;

Also Present: Mayor John Milewski, City Manager Precia Garland, Jonathan Bowman, Assistant City Manager, and Reporter Tim McAllister, The Daily News

ELECTION OF OFFICERS

Nominations were accepted from the floor for the following officer positions:

- a. Chairperson – it was moved by Braman, seconded by Balice to nominate Mark Vroman for the position of chairperson. MOTION CARRIED.
- b. Vice Chairperson – it was moved by Balice, seconded by Paton to nominate Mindy Braman as vice chairperson. MOTION CARRIED.
- c. Treasurer – it was moved by Balice, seconded by Paton to nominate Tom Dickinson as treasurer. MOTION CARRIED.
- d. Recording Secretary – it was moved by Balice, seconded by Braman to nominate Precia Garland as recording secretary. MOTION CARRIED.

APPROVAL OF AGENDA

At the request of newly elected vice chairperson Braman, Paton continued to chair the meeting. Paton introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Balice, seconded by Paton to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of October 13, 2025, were reviewed. It was moved by Balice, seconded by Vroman to approve the minutes from October 13, 2025. MOTION CARRIED.

PUBLIC COMMENTS – None.

TREASURER'S REPORT

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

NEW BUSINESS

City Manager Garland reviewed proposed amendments to Policy 4-007 City of Ionia Brownfield Redevelopment Authority Policy for Administration of Brownfield Redevelopment Projects. Garland stated the revisions were desirable given the complicated nature of larger housing projects requesting brownfield incentives. After discussion and a few additional edits, a motion was made by Balice, seconded by Braman to approve the amended Policy 4-007 as discussed. MOTION CARRIED. A copy of the redline version of the final amended policy is attached to these minutes. Garland noted the policy would be forwarded to the Ionia City Council for final action/approval.

OLD BUSINESS

A. Deerfield/Riverside Project

- i. SLBA-owned 90 acre parcel (Riverside) — Garland indicated the remaining 90 acre Riverside parcel owned by the State Land Bank Authority (SLBA) is now in a holding pattern, as the SLBA has taken no steps to begin soliciting a new developer for the site.
- ii. Business Park Development — Garland indicated the public infrastructure grant submitted to the Economic Development Administration (EDA), which if approved would fund 80% of the estimated cost of the park's public infrastructure, is still under review and the City has been asked to provide additional information by January 30. Design engineering for the project is now at approximately 80. Bidding the project for construction will be delayed until the EDA grant is secured. If the grant is not approved, bidding will not proceed until other resources are identified to assist funding the infrastructure.

ADJOURNMENT

Motion by Balice, seconded by Braman to adjourn the meeting at 5:18 PM. MOTION CARRIED.

Next meeting scheduled for Monday, April 13, 2026, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary