



CITY OF IONIA
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, February 18, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson Krueger called the meeting of the Ionia Downtown Development Authority to order at 8:02 AM.

II. ROLL CALL OF MEMBERS

Roll call revealed a Quorum with board members Taryn Altobelli, Precia Garland, John Krueger, Mark Ludema, Tricia Meyers, Zachary Sheehan, Dustin Sommer, and Ryan Wilson present.

III. PUBLIC COMMENTS

IACC Director Wilson reviewed upcoming IACC activities. City Clerk Bowman administered the oath of office to Member Ludema.

IV. CONSENT AGENDA

(IV.1.) To approve the February 18, 2026 meeting agenda.

With no changes or additions, City Manager Garland made a motion, seconded by Board Member Wilson, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from the January 21, 2026 meeting.

Minutes from the regular meeting of January 21, 2026, were reviewed. City Manager Garland made a motion, seconded by Board Member Wilson, to approve the January 21, 2026 meeting minutes as presented.

MOTION BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Accounts Payables for the DDA: December 25, 2025 – January 25, 2025 in the amount of \$2,122.23

To accept the Accounts Payables for the Theatre: December 25, 2025 – January 25, 2025 in the amount of \$22,128.96

With no changes or additions, Board Member Sommer made a motion, seconded by Board Member

Sheehan, to accept the financials as presented.

MOTION BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

(VII.1.) Report included in Board Agenda Packet.

Director Rice reported ongoing efforts to support downtown investment and redevelopment, including meetings with a potential assisted living development group, review of TIF development materials, participation in an MEDC meeting regarding Ionia projects and Match on Main information, and a building walkthrough at 404 W. Main Street.

Staff also assisted with community event coordination, continued development of a community events calendar, collaborated with the Ionia Theatre on programming, and participated in regular meetings with City boards, committees, and community partners.

VIII. THEATRE REPORT

(VIII.1.) Report included in Board Agenda Packet.

Director Rice reported on theatre activities for the past month. Special group visits included back to back school showings, hosting 400+ in 24 hours. Upcoming activities include our free movies, ICL Book 2 Film, and live performances. Staff highlighted the launch of the new Popcorn Membership program.

IX. BOARD DECISIONS AND ACTION ITEMS

(IX.1.) 2025 Annual Report

The Annual Report was reviewed by Director Rice. It was suggested to call out in future reports the pass through of the Theatre Expenses. Board Member Sheehan made a motion, seconded by City Manager Garland, to accept and place on file the annual report as presented.

MOTION BY VOICE VOTE.

(IX.2.) Match on Main Panel Selection

City Manager Garland made a motion, seconded by Board Member Wilson, to nominate Member Sheehan and Member Wilson as panel members (in addition to Director Rice) for the upcoming Match on Main grant opportunity.

MOTION BY VOICE VOTE.

(IX.3.) Review and Release of TIF and Development Plan

Staff provided an overview of the proposed Tax Increment Financing (TIF) Plan and Development Plan for the Downtown Development Authority district. It was noted that the proposed TIF capture area is smaller than the full DDA district boundary and is focused on areas where redevelopment and investment are anticipated.

Staff explained that if the TIF and Development Plan are approved by City Council by the May

meeting, the tax base established by the City Assessor as of December 31, 2025, would be used as the baseline value for the district. Establishing the base value at that time would allow the DDA to capture tax increment generated by new development and increases in property value beginning after January 1, 2026.

It was further noted that public notices and required postings will be issued in accordance with statutory requirements as part of the approval process. Staff also noted that the Development Plan is intended to serve as a living document that may be amended over time as projects are identified, priorities evolve, and implementation timelines are refined.

Following discussion, Board Member Wilson moved, supported by Board Member Sheehan, to recommend approval of the TIF and Development Plan and forward the recommendation to City Council for final approval.

MOTION BY VOICE VOTE.

X. DISCUSSION ITEMS

(X.1.) Marketing Committee Update

Director Rice reviewed the previous meeting, covering strategies for targeted marketing to increase group bookings, providing an update on Bulldogs Unleashed with planning progress and rollout timeline, and reviewing the 2026 placemaking and events calendar.

XI. OTHER

No other items discussed.

XII. ADJOURNMENT

Board Member Sommer made a motion, seconded by Board Member Ludema, to adjourn.

MOTION BY VOICE VOTE.

The meeting was adjourned at 9:20 am.

Respectfully Submitted,

Cassie Rice, Recording Secretary
for Taryn Altobelli Secretary