

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
April 20, 2026
Meeting Minutes

CALL TO ORDER

Chairperson Vroman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for April 20, 2026, to order at 4:20 PM.

ROLL CALL

Present: Board Members Dan Balice, Ted Paton, and Mark Vroman; and Deerfield/Riverside Steering Committee Members Logan Bailey, Ionia Planning Commission and Bill Vaarburg, Berlin Township

Absent: Tom Dickinson and Melinda Braman, BRA;

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

APPROVAL OF AGENDA

A motion was made by Balice, seconded by Paton to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of January 12, 2026, were reviewed. It was moved by Balice, seconded by Paton to approve the minutes as presented. 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

- a. **Act 381 Workplan – Austin Pines West (Allen Edwin Homes)** – Brian Farkas of Allen Edwin Homes explained his company had submitted a Brownfield Plan/Act 381 Workplan requesting tax increment financing support for a 96-housing unit development to be known as Austin Pines West. Joe Agostinelli from Michigan Growth Advisors offered additional information regarding the company’s proforma documenting project need and details regarding the brownfield TIF request. City Manager Garland reviewed the staff report provided to BRA Board members, which analyzed the plan given the criteria established in the City’s “Policy for Administration of Brownfield Redevelopment Projects.” Board members asked several questions of the developer representatives. Chairman Vroman thanked the representatives and

indicated all information received would be used to decide in the near future regarding the requested plan.

- b. **Act 381 Workplan – Heritage Row (Ionia Development Company)** – Patrick Kapinga of Ionia Development Company described his proposed 14 housing unit development -- Heritage Row -- to be constructed on the former site of the Ionia Community Hospital. Fishbeck consultant Olivia Selby also provided additional information specific to the tax increment financing eligible activities requested through the plan. City Manager Garland reviewed the staff report analyzing the proposed plan given the criteria established in the City’s “Policy for Administration of Brownfield Redevelopment Projects.” The request will be forwarded for decision-making at the board’s next meeting.
- c. **Future Act 381 Workplan – County Seat Brewing (aka Redbud Brewery)** – Business co-owner Logan Baily provided a brief introduction to his building renovation plans to facilitate the future opening of County Seat Brewing, along with the renovation of second floor space to create four apartments. A brownfield plan/Act 381 workplan will be presented in the near future to assist with eligible expenses, such as asbestos and lead abatement, demolition, and related activities.
- d. **Schedule special meeting** – A motion was made by Vroman, seconded by Paton to schedule a special meeting for Monday, May 11 at 4 PM. MOTION CARRIED.

OLD BUSINESS

None.

ADJOURNMENT

Motion by Vroman, seconded by Paton to adjourn the meeting at 5:45 PM. MOTION CARRIED.

Next meeting scheduled for Monday, May 11, 2026, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary