

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
May 11, 2026
Meeting Minutes

CALL TO ORDER

Chairperson Vroman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for May 11, 2026, to order at 4:00 PM.

ROLL CALL

Present: Board Members Dan Balice, Ted Paton, Tom Dickinson and Mark Vroman; and Deerfield/Riverside Steering Committee Members Gordon Kelley, Ionia County and Bill Vaarburg, Berlin Township

Absent: Melinda Braman, BRA; Logan Bailey, Steering Committee

Also Present: 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 Dickinson to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of April 20, 2026, were reviewed. It was moved by Balice, seconded by Paton to approve the minutes as presented. MOTION CARRIED.

PUBLIC COMMENTS – None.

NEW BUSINESS

- a. **Act 381 Brownfield Plan – Austin Pines West (Allen Edwin Homes)** – Brian Farkas of Allen Edwin Homes again reviewed his company’s request for 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 request for a housing TIF subsidy, interest reimbursement and proforma documenting project need. City Manager Garland noted that since the prior’s month’s 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,” MSHDA has issued new area income and rent limits for 2026. The new numbers served to reduce the amount of rent subsidy requested by AE Homes, which further reduced the requested amount of eligible activity reimbursements from 22 years to 21 years. Board members asked several questions of the developer representatives.

Motion was made by Dickinson, seconded by Paton to approve the Austin Pines West Brownfield Plan as presented and recommend for final approval to the Ionia City Council following the required public hearing. MOTION CARRIED.

- b. Act 381 Brownfield Plan – Heritage Row (Ionia Development Company)** – Olivia Selby of Fishbeck spoke on behalf of Ionia Development Co’s request for a brownfield plan that would create a 14 housing unit development -- Heritage Row -- to be constructed on the former site of the Ionia Community Hospital. Of the 14 units, seven would be made available to renters at 120% of area median income or less with three of the seven locked in at 98% of AMI for the life of the plan capture (20 years). 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.”

Motion was made by Balice, seconded by Paton to approve the plan as presented and recommend final approval to the Ionia City Council. MOTION CARRIED.

OLD BUSINESS

None.

ADJOURNMENT

Motion by Balice, seconded by Paton to adjourn the meeting at 4:44 PM. MOTION CARRIED.

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

Respectfully Submitted,

Precia Garland, Recording Secretary