CITY OF IONIA

CITY COUNCIL
REGULAR MEETING AGENDA
6:30 PM, Wednesday, June 3, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. Approval of Agenda

II. Approval of Minutes

1. May 6, 2026 – Special Meeting
2. May 6, 2026 – Regular Meeting
3. May 21, 2026 – Special Meeting

III. Proclamations

IV. Public Comments – Section 3.02 of the City Council's Rules of Order and Conduct for City Council Meetings provides opportunity for the public to address Council during the Public Comment section identified on the agenda. Your opportunity to speak occurs after you have been recognized by the Mayor. When addressing Council please state your name and address. Comments are limited to 5 minutes unless additional time (up to 10 minutes) is granted by the Mayor.

V. Public Hearings and Associated Action

1. Public Act 381 Brownfield Plan - Homes of Heritage Row
   Action Required – Decision to approve, approve with amendments/conditions, or reject the Act 381 Brownfield Plan for Homes of Heritage Row
2. Ordinance 604: Amendment to Chapter 1292 - Austin Pines PUD District
   Action Required – Second reading and decision to approve or reject Ordinance 604: Amendment to Chapter 1292 - Austin Pines PUD District; decision to approve or deny the Final PUD Development Plan and Site Plan for Austin Pines West
3. Final Site Condominium Project Plan - Austin Pines West
   Action Required – Decision to approve or deny Final Site Condominium Project Plan - Austin Pines West
4. Public Act 381 Brownfield Plan - Austin Pines West
   Action Required – Decision to approve, approve with amendments/conditions, or reject the Act 381 Brownfield Plan for Austin Pines West
5. Ordinance 605: Amendment to Chapter 214 - General Fee Schedule
   Action Required – Second reading and decision to approve or reject Ordinance 605:

Amendment to Chapter 214 - General Fee Schedule

6. Single Lot Special Assessment Roll
   Action Required – Decision to approve or reject Resolution 2026-13
7. Proposed FY2026-2027 City of Ionia Budget
   Action Required – Decision to approve and adopt the FY2026-2027 City of Ionia Budget through Resolution 2026-14

VI. Communications

1. *Informational* – MDOT Presentation - 2027 M-66 Reconstruction Project

VII. City Manager's Report

1. *Action Required* – Resolution 2026-15 Lead Service Line Replacement Project - Bid Award
2. *Action Required* – Lead Service Line Replacement Project - Bond Ordinance No. 607
3. *Action Required* – Budget Amendment #3 - FY 2025-2026 City of Ionia Budget
4. *Action Required* – Armory Community Center - Carpet Replacement Project
5. *Action Required* – Update Policy 2-001 - City Lawn Care and Park Property Maintenance
6. *Action Required* – MERS Service Credit Purchase Moratorium
7. *Action Required* – Resolution 2026-16 Rural Heritage Partnership Grant Program

VIII. Appointments

1. Various Boards and Commissions Appointments

IX. City Department Reports and Minutes from Boards and Commissions

1. Accounts Payable
   June 11 - Councilmember Patrick and/or Councilmember Waterman
   June 25 - Councilmember Millard and/or Councilmember Cowling
2. May Reports & Minutes

X. Good of the Order/ City Councilmember Comments

XI. Closed Session

XII. Adjournment

CITY OF IONIA

CITY COUNCIL
SPECIAL MEETING MINUTES
5:30 PM, Wednesday, May 6, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the special meeting of the Ionia City Council to order at 5:30 PM.

PLEDGE OF ALLEGIANCE

Mayor John Milewski led everyone present with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, and Mayor John Milewski present. Councilmember Mary Patrick was absent.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Cook made a motion, seconded by Councilmember Cowling, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

II. PUBLIC COMMENTS

None.

III. REVIEW PROPOSED FY2026-2027 CITY BUDGET

(III.1.) FY2026-2027 City of Ionia Budget (Draft) and Work Session Presentation

City Manager Precia Garland presented the proposed FY2026-2027 City Budget to City Council. Garland described the difficult financial position the City will be in due to the General Fund's anticipated loss of $1,528,500 in state fire protection funding. She noted that even with a 12.9% reduction in the General Fund's expenses, there would still be an $823,000 gap. Garland requested policy guidance from Council on how to address the gap.

Public Safety Director Corland McDiarmid expressed concern to City Council about the current staffing levels of the Ionia Department of Public Safety. He referenced a recent staffing study conducted by an independent source that indicated a need for additional public safety officers and noted challenges in hiring new officers.

City Manager Precia Garland reviewed highlights from each of the City's dedicated funds within the proposed FY2026-2027 City Budget.

IV. SCHEDULE BUDGET PUBLIC HEARING FOR JUNE 3, 2026

(IV.1.) Schedule Public Hearing - FY2026-2027 City Budget Councilmember Cook made a motion, seconded by Councilmember Millard, to schedule a public hearing for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall, for the purpose of receiving comments regarding the proposed FY2026-2027 City Budget.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

V. ADJOURNMENT

Councilmember Starr made a motion, seconded by Councilmember Cook, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 6:49 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk

CITY OF IONIA

CITY COUNCIL
REGULAR MEETING MINUTES
6:30 PM, Wednesday, May 6, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the meeting of the Ionia City Council to order at 6:55 PM.

PLEDGE OF ALLEGIANCE

Mayor John Milewski led everyone present with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, and Mayor John Milewski present. Councilmember Mary Patrick was absent.

Councilmember Starr made a motion, seconded by Councilmember Millard, to excuse the absence of Councilmember Mary Patrick.
MOTION CARRIED BY VOICE VOTE.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Winters made a motion, seconded by Councilmember Millard, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) April 1, 2026 – Regular Meeting

(II.2.) April 28, 2026 - Special Meeting

Minutes from the regular meeting of April 1 and special meeting of April 28, were reviewed. Councilmember Cowling made a motion, seconded by Councilmember Waterman, to approve the April 1 and April 28, 2026, meeting minutes as presented.
MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

None.

IV. PUBLIC COMMENTS

Joseph Fox (Fremont, MI) - Announced that he was running for Michigan's 33rd District State Senate seat. He presented his platforms to Council.

Nathan Cronin (East Lansing, MI) - Indicated that he was from the Michigan State University Police Staffing Observatory. He spoke to City Council about a staffing study that he conducted for Public Safety Director McDiarmid on the Ionia Public Safety Department. He shared that the department is understaffed and recommended Council increase the number of officers.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) CDBG Application - 113 S. Depot Street

Mayor Milewski opened the public hearing for comments on Resolution 2026-10 and the City's Community Development Block Grant (CDBG) application for an unoccupied rental rehabilitation project planned for 113 S. Depot Street at 7:10 PM.

Reece Burton (Mason, MI) spoke on behalf of the property owner and described the project in detail. He noted that four new apartments would be created, three of which would be occupied by low or moderate income households for a five-year period. Mr. Burton explained that the City would function as the grant fiduciary and be responsible for grant administration through a third party administrator who would be paid by grant funding.

City Manager Garland noted that the CDBG application was for $400,000 in funding from the Michigan State Housing Development Authority plus $72,000 for third party grant administration.

Mayor Milewski closed the public hearing at 7:17 PM.

Councilmember Cowling made a motion, seconded by Councilmember Winters, to approve Resolution 2026-10, a resolution authorizing a Community Development Block Grant (CDBG) Rental Rehabilitation Application for 113 S. Depot Street.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

Resolution 2026-10

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

A RESOLUTION TO AUTHORIZE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) RENTAL REHABILITATION GRANT APPLICATION FOR 113 S. DEPOT STREET

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N.

Kidd Street, Ionia, Michigan, on the 6th day of May, 2026, at 6:30 p.m., there were:

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
ABSENT: Mary Patrick

The following resolution was offered by Councilmember Cowling and seconded by Councilmember Winters:

WHEREAS, the City of Ionia is requesting $472,000 in CDBG funds to complete the 113 S. Depot Street rental rehabilitation project to renovate existing blighted apartments that are not able to be rented due to their substandard housing designation. The rehabilitation will include, but is not limited to, structural, mechanical, electrical, plumbing, windows, countertops, cabinets and fixtures. No person(s) will be displaced as a result of the proposed activity; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the application; and

WHEREAS, all activities will be taken for the purpose of providing and/or improving permanent residential structures which, upon completion, at least fifty-one (51%) percent of the units will be rented to low to moderate income person(s);

WHEREAS, the proposed project will benefit all residents of the project area given that fifty-one (51%) percent of the residents of the City of Ionia are low and moderate-income persons, as determined by census data provided by the U.S. Department of Housing and Urban Development; and

WHEREAS, local funds and other funds to be invested in the project have not been obligated/incurred before formal grant award, completion of the environmental review procedures, and formal written authorization to obligate/incur costs from the Michigan State Housing Development Authority; and

WHEREAS, the City of Ionia held a public hearing on May 6, 2026, to afford citizens an opportunity to examine and submit comments on the proposed application for the CDBG grant; authority to review and/or approve land uses for the purposes of meeting the needs of the state's residents for natural resource protection and public services, including public water supplies;

NOW, THEREFORE, BE IT RESOLVED, that the City of Ionia hereby authorizes the grant application and hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CBDG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

RESOLUTION 2026-10 DECLARED ADOPTED.

VI. COMMUNICATIONS

(VI.1.) Request from Ionia Cruisin' Classic Car Show for Street Closure with Mobile Food Vending Units - June 6, 2026

Councilmember Winters made a motion, seconded by Councilmember Waterman, to approve the application for street closure with mobile food vending units, for June 6, 2026, in conjunction with the Ionia Cruisin' Classic Car Show, contingent upon final staff approval.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

(VI.2.) Life EMS - Annual Report
Jordan Teitsma, Deputy Director of Eastern Operations for Life EMS, presented the Life EMS annual report in accordance with the Advanced Emergency Medical Service Agreement between the City of Ionia and Life EMS, executed in 2013.

City Council asked a few questions related to response times, staffing, and general operations.

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading - Ordinance 604: Amendment to Chapter 1292 - Austin Pines PUD District
City Clerk Bowman provided background information on the Austin Pines Planned Unit Development and the work done by Planning Commission and staff in reviewing the Austin Pines West development.

Mike West, representing Allen Edwin Homes, presented the final development plan for 96 new residential units within the Austin Pines Planned Unit Development (PUD) District. He noted that the project includes 84 single-family detached homes in a site condominium subdivision and 12 attached townhomes in a traditional condominium. Mr. West described the intended two phases of the development and commented on the open space, parking, and emergency site access within the design.

Councilmember Winters made a motion, seconded by Councilmember Cowling, to introduce and conduct a first reading of Ordinance No. 604, an ordinance to amend Chapter 1292 - Austin Pines Planned Unit Development District. The motion included scheduling a Public Hearing regarding the proposed ordinance and final development plan for the Planned Unit Development for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall.

Roll Call Vote:
Ayes: Tim Lee, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: Margot Cook
Abstentions: None
MOTION CARRIED

CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 604

At a regular meeting of the City Council of the City of Ionia held on _____, __ 2026, at the Ionia City Hall Council Chambers, Councilmember _____, supported by Councilmember _____, moved to adopt the following ordinance:

AN ORDINANCE TO AMEND CHAPTER 1292 - AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT OF TITLE SIX – ZONING; PART TWELVE – PLANNING AND ZONING OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN

Section 1. The Amendment. The City of Ionia hereby amends Chapter 1292, entitled "Austin Pines Planned Unit Development District" of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read in its entirety as follows:

CHAPTER 1292

AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT.

1292.01 Planned Unit Development District.
1292.02 Conditions on the planned unit development.
1292.03 Findings by the City Council.
1292.04 Compliance with other applicable City ordinances.
1292.05 Enforcement.

1292.01 PLANNED UNIT DEVELOPMENT DISTRICT.
The Austin Pines Planned Unit Development District shall be as shown on the official Zoning Map of the City of Ionia as PUD-1 Austin Pines.

1292.02 CONDITIONS ON THE PLANNED UNIT DEVELOPMENT.
The Planned Unit Development District, in accordance with the final development plans of the Austin Pines Planned Unit Development ("the Ddevelopment"), is expressly subject to all of the following terms and conditions:

(a) Development Plan Compliance and Review of Phases.

(1) The Austin Pines Planned Unit Development, as submitted by the Ionia Real Estate, LLC, successors and assigns ("the Aapplicant"), shall comply in all respects with the approved final development plans (each, athe "pPlan") ~~which consists of a site plan with a last revision date of July 12, 2004~~, except where the plan has been changed, revised or modified by this chapter. In such cases, the provisions of this chapter shall control.

(2) Approval of the Ppplan shall constitute approval only of the overall design and road and utility layout for this property and not approval of any individual building or group of buildings or approval of any site condominium or any phase of the Ppplan. Each phase of the Ddevelopment as illustrated on the Ppplan shall be submitted to the Planning Commission for review under the site plan review requirements or site condominium requirements of the City of Ionia Zoning Ordinance as appropriate to the phase being requested for approval.

(3) Site Condominium Portion. In its review of each phase of the site condominium portion of the development, the Planning Commission may recommend and the City Council may approve minor modifications from the final development plan to that phase of the Ppplan provided the

modifications do not result in a significant change to the Pplan and the modifications still meet the planned unit development ("PUD") approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(4) Site Plan Review. In its review of those portions of the Ddevelopment which require site plan review by the Planning Commission, the Commission may approve minor modifications from the final development plan to that phase of the Pplan provided the modifications do not result in a significant change to the Pplan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(5) Amendments to an Approved Phase. A change to an approved phase of the Ddevelopment may be approved in accordance with Section 1266.06 of the City of Ionia Zoning Ordinance.

(b) Phasing of the Development. The Ddevelopment shall be constructed in phases as illustrated on the Pplan; however, the Aapplicant may combine phases or alter the phasing subject to the approval of the City Council following a recommendation of the Planning Commission. Such alteration may be permitted if it is determined that such alteration to the phasing plan is necessary to accommodate market conditions or more efficient provision of City utilities or if it is determined that such alteration will not be material or significant in relation to the entire Ddevelopment and which would not have any significant adverse effect on adjacent or nearby lands or the public health, safety and welfare.

(c) Land Uses.

(1) The Ddevelopment shall be constructed in up to six phases and used for a maximum total of 243 dwelling units to be constructed as follows: Phase One, commonly known as Austin Pines, shall contain a total of 51 total dwelling units comprised of 26 detached single-family dwellings~~123 shall be single family detached dwellings~~ to be developed as ~~a~~ site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and- 25 single-family attached condominium units in two-, three- and four-unit buildings~~120 attached condominium units in two-, three- and four-unit buildings~~. All condominiums shall be developed in accordance with the Michigan Condominium Act. Phase Two, commonly known as Austin Pines West, shall contain a total of 96 total dwelling units comprised of 84 single-family detached dwellings to be developed as site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 12 single-family attached condominium units in three-unit buildings. All condominiums shall be developed in accordance with the Michigan Condominium Act. The remaining phases of the Development, to include a maximum of 96 dwelling units, shall be approved through amendments to the Austin Pines Planned Unit Development District and any other applicable reviews and approvals required under the City of Ionia Zoning Ordinance.

(2) The Aapplicant may be permitted to vary the number of phases following a recommendation by the Planning Commission and approval by the City Council.

(3) The future use of Lot A may include a single-family residential use, or commercial or office uses which may include a residential use within the same structure, which shall be subject to the specific approval of the Ionia City Council following a recommendation of the Planning Commission. Such uses shall be subject to the site plan review requirements of the City of Ionia Zoning Ordinance and the site development requirements for the proposed use which would normally be imposed by the zoning ordinance. The City Council, however, following a recommendation of the Planning Commission, may modify the site development requirements in accordance with Section 1266.04(e) of the zoning ordinance.

(4) Accessory buildings and uses in the Dd~~d~~evelopment shall comply with the requirements for accessory buildings and uses ~~for the R-1, Residential Zoning District~~ as contained in Section 1286.01 of the City of Ionia Zoning Ordinance, or its then-current equivalent.

(d) Lot Area. The minimum area for each site condominium lot in Phase One shall not be less than 6,600 square feet with a minimum width of 60 feet as measured at the minimum required front setback line between the side lot lines. The minimum area for each site condominium lot in Phase Two shall be no less than 3,610 square feet with a minimum lot width of 33 feet as measured at the minimum required front setback line between side lot lines. All future phases shall comply with the minimum lot dimensional requirements as established in the MDR – Medium Density Residential zoning district as contained in the City of Ionia Zoning Ordinance, as amended.

(e) Dwelling Unit Setbacks and Height.

(1) Each single family detached dwelling shall comply with the following minimum setbacks:

A. Phase One (Austin Pines):

I~~A~~. Front: 20 feet;

II~~B~~. Rear: 25 feet;

III~~C~~. Minimum side yards: six and five feet, with a combined total of 11 feet.

B. Phase Two (Austin Pines West):

I. Front: 20 Feet;

II. Rear: 20 Feet;

III. Minimum Side Yards: 5 feet and Six feet, with a combined total of 11 feet.

C. All Other Phases:

I. Front: 20 Feet;

II. Rear: 20 Feet;

~~I.~~III. Side Yards: 10 Feet each, for a combined total of 20 feet.

(2) For the attached dwellings the following minimum setbacks shall apply:

A. Phase One (Austin Pines):

I. Front: 42 feet from ~~centerline~~ the centerline of the street;

II. Rear: no rear lot line;

III. Minimum separation distance between buildings: 15 feet;

IV. Twenty-five feet setback from all perimeter lot lines and any lot line which constitutes the area of a site condominium lot.

B. Phase Two (Austin Pines West):

I. Front: 50 feet from the centerline of the street, 20 from the front property line;

II. Rear: 20 feet from the rear property line;

III. Minimum separation distance between buildings: 15 feet;

C. All Other Phases:

I. Front: 53 feet from the centerline of the street, 20 feet from property line;

II. Rear: 20 feet from the rear property line;

~~I.~~III. Minimum separation distance between buildings: 15 feet;

(3) No building shall exceed a height of 35 feet as determined by the City of Ionia Zoning Ordinance.

(4) Maximum Lot Coverage:

A. Phase 2 (Austin Pines West):

The maximum lot coverage of all buildings and structures on detached single-family lots shall be no greater than 45%.

B. All Other Phases:

The maximum lot coverage of all buildings and structures on detached single-family lots shall be not greater than 45%.

(f) Dwelling Unit Size. All dwellings shall comply with the minimum floor area requirements of the City of Ionia Zoning Ordinance for the ~~type of dwelling unit proposed~~MDR – Medium Density Residential District.

(g) Sanitary Sewer and Water Supply. Each dwelling unit in the D~~d~~evelopment shall be served by public water and sanitary sewer systems in accordance with all applicable City of Ionia ordinances.

(h) Streets and Streetlights.

(1) Public streets in the PUD shall have a minimum paved width ~~of 26 feet~~ and be constructed according to the City of Ionia Municipal Standards Ordinance. Private streets shall have a minimum paved ~~width of 24 feet~~ and be constructed according to the standards as approved by the City of Ionia Engineer. A right-of-way of 60 feet shall be provided for both public and private streets within the PUD.

(2) The names of streets in the D~~d~~evelopment shall be subject to approval of the City Council.

(3) The base course of asphalt for the streets in each phase shall be installed and approved by the City before an occupancy permit is issued for any dwelling to be served by the street. The final course of asphalt shall be installed within one year of the installation of the base course.

(4) Streetlights shall be provided as required by the development agreement between City of Ionia and the A~~a~~pplicant. Such lights shall be installed upon installation of the base course of asphalt for that portion of the street abutting the streetlight.

(i) Sidewalks.

(1) All sidewalks shall be a minimum width ~~of four feet wide~~ and be constructed according to the specifications of the City of Ionia Municipal Standards Ordinance. Sidewalks in front of the individual site condominium lots (i.e., across the entire width of the lot) shall be constructed by the owner of the lot prior to the issuance of an occupancy permit. If weather conditions do not allow this, the occupancy permit may be issued upon the posting of a security acceptable to the City and the sidewalk shall be constructed within six months of occupancy.

(2) If the sidewalk on an individual lot is located outside the public street right of way, an easement shall be granted to the City of Ionia to allow for use of the sidewalk by the public.

(3) All sidewalks which abut the public and private streets and which are not located on or abutting the individual site condominium lots or attached condominiums as illustrated on the P~~p~~lan, including those areas along the street abutting the open space, shall be constructed by the A~~a~~pplicant in conjunction with the construction of the public or private street.

(4) Walkways located within the open space areas illustrated on the P~~p~~lan shall be constructed by the A~~a~~pplicant during construction of that phase of the PUD. Occupancy permits shall not be issued for that phase unless the walkway in the open space is completed in accordance with the P~~p~~lan. Walkways in the open space areas may be constructed with asphalt or concrete and shall be a minimum of ten feet wide. The A~~a~~pplicant shall provide a cross section drawing of these walkways to the Planning Commission to demonstrate proper construction standards.

(5) The A~~a~~pplicant shall provide for the maintenance of all sidewalks and walkways located outside the public street right-of-way.

(j) Tree Plantings and Landscaping.

(1) Trees shall be planted within the public right of way as illustrated on the P~~p~~lan by the lot owner in conjunction with the installation of the sidewalk abutting the lot. The Applicant shall provide a list of tree plantings for approval by the City during the review of each phase.

(2) Other landscaping as shown on the Pplan shall be subject to the review and approval of the Planning Commission during the review of each phase.

(3) All landscaping shall be maintained according to the landscaping maintenance agreement.

(k) Dedicated Open Space.

(1) The Ddevelopment shall include open space as shown on the Pplan. Such areas shall be clearly delineated on the Pplan as dedicated open space and maintained as open space in perpetuity and no dwellings shall be constructed within this dedicated open space.

(2) No improvements, buildings or structures, except as otherwise shown on the Pplan or which may be authorized by the Austin Pines Homeownersapplicable community aAssociation or similar entity in compliance with applicable City regulations shall be constructed upon the dedicated open space areas.

(3) Documentation to establish and maintain the dedicated open space areas shall be subject to the approval of the City Attorney and such document shall be recorded with the Ionia County Register of Deeds. The homeowners community association shall always maintain ownership of the dedicated open space and be responsible for its maintenance. Any change to the dedicated open space shall only be allowed with the mutual consent of the Aapplicant or the homeowners community association as the case may be, and the City Council, upon recommendation of the Planning Commission.

(4) The Aapplicant shall provide a recorded copy of the dedicated open space document to the City Clerk prior to the issuance of any building permits for the Ddevelopment.

(5) All dedicated open space areas shall be completed in conjunction with each phase in which the open space or portion of the open space is located as shown on the Pplan.

(l) Storm Water Management. A storm water management plan shall be provided to ensure that storm water runoff does not have an adverse effect on adjacent or nearby properties. This plan shall be subject to approval of the City Engineer and the Ionia County Drain Commissioner before any earthmoving shall occur on the property. The phasing of the construction of the stormwater management facilities shall be subject to the approval of the City Engineer or the Ionia County Drain Commissioner.

(m) Construction Plans. Complete construction plans for all site improvements including but not limited to site grading, storm water drainage, and streets shall be submitted to the City Engineer for approval before any construction commences on site.

(n) Signs. Signs at the entrances to the Ddevelopment which state the name of the Ddevelopment shall be permitted in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, or its then-current equivalent, in accordance with requirements for signs in residential districts.

(o) Time Limitation on the Development.

(1) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of the Austin Pines PUD shall commence within one year of the approval by the City Council of the Plan and Zoning Ordinance creating the Austin Pines PUD District. All other provisions of this Section 1266.08 shall also apply to the development.

(2) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, or its then-current equivalent, construction of any approved phase of the Austin Pines PUD shall commence within one year of the approval by the Planning Commission. All other provisions of this Section 1266.08, or its then-current equivalent, shall also apply to the development of the approved phase.

The date of approval of any phase of the Austin Pines PUD by the Planning Commission shall constitute the approval of the site plan of the phase, and shall be extended only in accordance with Section 1266.08, or its then-current equivalent.

1292.03 FINDINGS BY THE CITY COUNCIL.

The City Council hereby determines that the Pplan, as regulated by this chapter, complies with the approval standards for a planned unit development as contained in Section 1266.05(h) of the City of Ionia Zoning Ordinance and promotes its intent and purposes. The City Council also hereby acknowledges that the Aapplicant has been informed that nearby existing land uses may generate noise which may be audible to the future residents of the Ddevelopment.

1292.04 COMPLIANCE WITH OTHER APPLICABLE CITY ORDINANCES.

Except as expressly otherwise exempted by the Austin Pines PUD Ordinance, or the approved final development plans of the Ddevelopment, all uses, activities, buildings and structures for the Ddevelopment shall comply with all applicable requirements and standards of the City of Ionia Zoning Ordinance, as amended, as well as any and all other City of Ionia ordinances.

1292.05 ENFORCEMENT.

(a) The City may enforce the provisions of this chapter and all applicable provisions of the City Zoning Ordinance~~, Building Code~~ and all other City of Ionia ordinances, laws and regulations to the extent and in any manner provided by law. Any violation of this ordinance amendment or the approved final development plans of the Austin Pines Planned Unit Development shall constitute a violation of the City of Ionia Zoning Ordinance, as amended.

(b) In the event that the Aapplicant shall fail to carry out any provision or requirement of this ordinance or other applicable law, ordinance or regulation, in addition to any other legal remedies, the City may, through its Zoning Administrator or other City agency, issue and post a stop work order at the site of any improper or non-complying part of the development, directing that all further construction of such part of the Ddevelopment be ceased forthwith, pending the compliance with any applicable provisions of this ordinance or of City ordinances, regulations, Ionia County regulations, or State of Michigan laws.

(c) Upon the correction of any matters as to which the stop work order was issued, the City shall promptly rescind and remove the stop work order, whereupon the Aapplicant may again proceed with construction or other permissible activity as to the Ddevelopment.

Section 2 – Severability. Should any portion of this Ordinance/Ordinance Amendment be declared invalid or unconstitutional by a court of competent jurisdiction, that shall not affect any other portion or provision of this Ordinance/Ordinance Amendment, which shall remain valid and in full force and effect.

Section 3 – Effective Date. This Ordinance/Ordinance Amendment shall become effective upon the expiration of seven (7) days after this Ordinance/Ordinance Amendment adoption appears in a newspaper of general circulation (or a summary thereof appears in a newspaper of general circulation) as provided by law.

(VII.2.) Final Site Condominium Project Plan - Austin Pines West

City Manager Garland explained that the Final Site Condominium Project Plan is another component of the Austin Pines West development that requires Council to review the Master Deeds, Bylaws, and Restrictive Covenants for both condominiums.

Councilmember Winters made a motion, seconded by Councilmember Starr, to schedule a Public Hearing regarding the final site condominium and traditional condominium plans for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall.

Roll Call Vote:
Ayes: Tim Lee, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: Margot Cook
Abstentions: None
MOTION CARRIED

(VII.3.) Introduction and First Reading - Ordinance 605: Amendment to Chapter 214 - General Fee Schedule

It is requested that the Ionia City Council make a motion to introduce and conduct a first reading of Ordinance No. 605, an ordinance to amend Chapter 214 - General Fee Schedule. It is further requested that Council schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall.

Councilmember Starr made a motion, seconded by Councilmember Waterman, to introduce and conduct a first reading of Ordinance No. 605, an ordinance to amend Chapter 214 - General Fee Schedule. The motion included scheduling a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 605

AN ORDINANCE TO AMEND SECTION 214.05 ENTITLED "FEES IN THE STREETS; UTILITIES AND PUBLIC SERVICE CO," OF CHAPTER 214, "GENERAL FEE SCHEDULE," OF TITLE TWO, "GENERAL PROVISIONS" OF PART TWO, "ADMINISTRATION CODE," OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Section 214.05. That Section 214.05 of Part Two, Title Two, Chapter 214 of the Codified Ordinances of the City of Ionia is amended to read as follows:

(a) Street Permits. The fee for a permit issued pursuant to Chapter 1020 (Streets Generally), as provided for in Section 1020.03 of the Streets, Utilities and Public Services Code, is twenty-five dollars ($25.00).

(b) Sidewalk Permits. The fee for a permit to construct, rebuild or repair a sidewalk, as provided for in Section 1022.02, is twenty-five dollars ($25.00).

(c) Water System Rates and Charges.

(1) Water Supply System Rates and Charges. Rates and charges for services and use of the water supply system shall be as set by resolution of the City Council from time to time.

(2) Fire Sprinkler Standby Fee. A fire sprinkler standby fee shall be as set by resolution of the City Council from time to time. The fire sprinkler standby fee applies to customers with internal sprinkler fire suppression systems and is intended to cover the cost of the City's cross-connection program and the readiness to serve charge for the water service line that feeds the sprinkler fire suppression system.

(3) Water Tap Fees and Connection Charges. Water tap fees and connection charges shall be as set by resolution of the City Council from time to time. Water tap fees and connection charges shall be paid to the City exclusively as the sole owner of the water system.

A. Connection Charge. As new customers connect to the water system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the availability of safe, reliable water and the size and number of wells, pumps, watermains and storage structures. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer ~~meter~~ service size, which determines the maximum demand potential for that connection.

B. Customers wishing to connect are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration and all other associated costs. The City shall not incur any cost for taps, unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(4) Cross Connection Inspection Fees. A cross connection inspection fee shall be as set by resolution of the City Council from time to time to conduct cross connection inspections at locations requiring back flow preventers or prevention, or having chemical application, food processing or non-domestic usage.

(d) Sanitary Sewer System Rates and Charges.

(1) Sanitary Sewer System Rates and Charges. Rates and charges for services and use of the sanitary sewer system shall be as set by resolution of the City Council from time to time.

(2) Sewer Tap Fees and Connection Charges. Sewer tap fees and connection charges shall be as set by resolution of the City Council from time to time. Sewer tap fees and connection charges shall be paid to the Ionia Regional Utilities Authority (IRUA) as the majority owner of the sanitary sewer system.

A. Connection Charge. As new customers connect to the sewer system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the size and number of sanitary sewer mains, lift stations, and the flow capacity of the wastewater treatment plant. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system. The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer ~~meter~~ service size, which determines the maximum demand potential for that connection.

B. Customers wishing to tap the sewer main are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration, and all other associated costs. The City shall not incur any cost for taps unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(3) Discharge Permit Application Fees. All discharge permit applicants shall be assessed an application fee for reimbursement of the City's costs of reviewing and processing the application and for administration of the permit. The application fee shall be as set by resolution of the City Council from time to time.

(4) Pretreatment Charges and Fees. All permitted users shall be assessed a surcharge for reimbursement of actual costs to operate the City's pretreatment program. The surcharge shall be as set by resolution of the City Council from time to time.

(5) Extra Strength Surcharges. Extra strength surcharges shall be as set by resolution of the City Council from time to time.

(6) Other charges. The City Council may adopt other reasonable charges and fees, through adoption of resolutions of the City Council from time to time, for reimbursement of costs for setting up, administering and operating the City's pretreatment program, which may include, without limitation, fees for monitoring, inspection and surveillance procedures; reviewing and responding to accidental discharge procedures and construction; filing appeals and related legal expenses; and, other fees as the City may deem necessary to carry out the requirements contained herein. These fees are separate from all other fees, fines and penalties chargeable by the City.

(e) Lien and Deposits.

(1) Lien. Utility system rates, fees, and charges will be a lien and collected on property served by utilities as provided in 1933 PA 94 (MCL 141.101 et seq.) and 1939 PA 178 (MCL 123.161 et seq.). If such rates, fees, or charges are not paid within six months after they are due, the City's Public Utilities Department may certify the same to the City Treasurer who shall enter such delinquent charges upon the next general City tax roll as a charge against such premises and the same shall be collected and the lien thereof enforced in the same manner as general City taxes are collected and the lien thereof enforced against such premises.

(2) Notwithstanding subsection (e)(1), above, the lien shall not apply if a lease has been legally executed, containing a provision that the lessor shall not be liable for payment of water and/or sanitary sewage system bills accruing subsequent to the filing of an affidavit as provided herein. An affidavit with respect to the execution of a lease containing this provision shall be filed with the City's Public Utilities Department and 20 days' notice shall be given by the lessor of any cancellation, change in, or termination of the lease. The affidavit shall contain a notation of the expiration date of the lease. Where notice is given that a tenant is responsible for such charges and services as provided herein, the City shall render no further service to the premises until a cash deposit and processing fee in a sum fixed by resolution of the City Council from time to time is made as security for the payment of the rates, fees, and charges. Nothing herein shall be interpreted or applied to preclude other lawful means of enforcement including, without limitation, discontinuing water or similar services to the premises.

Section 2. Repealer. That all ordinances and parts or ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. Effective Date. That this Ordinance shall be effective upon its publication in the manner provided by law.

(VII.4.) Schedule Public Hearing - Single Lot Special Assessment Roll
Councilmember Winters made a motion, seconded by Councilmember Lee, to schedule a public hearing for 6:30 PM, Wednesday, June 3, 2026, at Ionia City Hall, for the purpose of receiving comments regarding the 2026 Single Lot Special Assessment Roll.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

(VII.5.) Resolution 2026-12 - 2026 Sidewalk Improvement Program
Councilmember Millard made a motion, seconded by Councilmember Cowling, to approve Resolution 2026-12, a resolution approving the City of Ionia 2026 Sidewalk Replacement Project.

Roll Call Vote:
Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Nays: None
Abstentions: None
MOTION CARRIED

COUNTY OF IONIA, MICHIGAN

A RESOLUTION APPROVING THE CITY OF IONIA 2026 SIDEWALK REPLACEMENT PROJECT

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 6th day of May 2026, at 6:30 p.m.

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
ABSENT: Mary Patrick

The following resolution was offered by Councilmember Millard and seconded by Councilmember Cowling:

WHEREAS, it is necessary for the public health, safety and welfare of City residents that the City have a sidewalk system that provides contiguity and is in a good state of repair; and,

WHEREAS, Chapter 1022, entitled Sidewalks, of the City's Codified Ordinances and General City Policy 4-002 together outline the process the City must follow for replacing or constructing sidewalk; and,

WHEREAS, after inspection of the City's sidewalk system, the City Manager has recommended that certain sidewalks be replaced or constructed in the southwest and southeast quadrants of the City; and,

WHEREAS, it has been determined that the sections of current sidewalk marked with orange paint by the City's designated inspector are in disrepair for one or more of the following reasons:

Difference in Elevation: An elevation difference between sidewalk squares of 1 ½" or greater.
Cracks: A crack that is ½" or wider in width and 24" or longer in length or a crack that is ¾" or wider in width of any length.
Surface Spalling: A chipping away or crumbling of the sidewalk surface in excess of 2 square feet per sidewalk square and an average of ½" deep.
Multiple Cracks: A sidewalk square containing multiple cracks of any width, length and/or depth.
Other: Any other form or type of sidewalk deterioration that, in the opinion of the City's designated inspector, may be a safety hazard; and,

WHEREAS, in cases where new sidewalk is proposed to be installed, the installation of the new sidewalk will complete the sidewalk network in defined areas and eliminate gaps in the current sidewalk system.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby directs the owners of the real properties identified in Attachment A, to replace or construct the length of sidewalk within thirty (30) days after the date of this Resolution, as identified in Attachment A. In all cases, the sidewalk specifications prescribed by Chapter 1022 and General City Policy 4-002 shall be followed and the required permit obtained, with the normal permit fee waived.

BE IT FURTHER RESOLVED that pursuant to the requirements contained in Chapter 1022

and General City Policy 4-002, the City Council hereby determines that the City shall participate financially in the cost of replacing or constructing the sidewalk identified in Attachment A as follows:

Sidewalk Replacement (includes demolition of old concrete and replacement with new concrete)
4 foot wide sidewalk, 4 inches thick – $7.50/LF or 25% of cost of installation, whichever is less (based on the City's 2025 pricing of $30.00 per linear foot to replace)

4 foot wide sidewalk, 6 inches thick – $10.00/LF or 25% of cost of installation, whichever is less (based on the City's 2025 pricing of $40.00 per linear foot to replace)

5 foot wide sidewalk, 4 inches thick - $10.00/LF or 25% of cost of installation, whichever is less (based on the City's 2025 pricing of $40.00 per linear foot to replace)

5 foot wide sidewalk, 6 inches thick - $12.50/LF or 25% of cost of installation, whichever is less (based on the City's 2025 pricing of $50.00 per linear foot replace)

Reimbursement shall be made by the City to the property owner for the City's share of the cost upon request by the property owner for reimbursement and after a satisfactory inspection of the replaced or constructed sidewalk by the City.

BE IT FURTHER RESOLVED that in instances where a property owner's portion of the cost of replacing or constructing a sidewalk is greater than $500, the property owner shall be permitted to spread their cost of replacing or constructing the sidewalk by paying installments to the City over a term of years. The term of years shall be calculated by dividing the total cost of replacing or constructing the sidewalk by $500 and rounding up to the nearest whole number. Installments shall be due and payable on July 1st of each year commencing July 1, 2027, until paid in full. Except for the final installment, each installment shall include the principal amount of $500, plus interest at the rate of 6% per annum on the unpaid balance. The principal amount for the final installment shall be the remaining outstanding balance, and any amount of principal for the final installment shall bear interest at the same rate.

BE IT FURTHER RESOLVED that the City Manager is hereby directed to serve upon the property owners identified in Attachment A, by first class mail, addressed to such owner under the name and at the address as shown upon the City's latest tax assessment roll, a copy of this Resolution, which identifies their requirement to replace or construct sidewalk, and copies of such other sidewalk-related documents as she deems necessary.

BE IT FURTHER RESOLVED that if the property owner fails to repair the sidewalk by June 5, 2026, the City will proceed to have the sidewalk repaired or constructed. The cost of repairing or constructing sidewalk will be charged against and shall become a lien upon the abutting property. The lien will be of the type applicable to special assessments.

RESOLUTION 2026-12 DECLARED ADOPTED.

(VII.6.) Planning Commission Bylaws Update

City Manager Garland indicated that the Ionia Planning Commission approved revisions to its By-Laws and Rules of Procedures to address Ex Parte Contact and Site Visits.

Councilmember Winters made a motion, seconded by Councilmember Millard, to approve the

amended Planning Commission By-Laws and Rules of Procedures, as presented.
MOTION CARRIED BY VOICE VOTE.

(VII.7.) Public Safety Patrol Vehicle Purchase
Councilmember Winters made a motion, seconded by Councilmember Millard, to approve purchase of a 2026 Chevrolet Tahoe at the MiDEAL price of $55,246 from Berger Chevrolet of Grand Rapids as funds were budgeted for the purchase in 101-345.000-989.000.

Following the motion, Councilmembers discussed whether to fund the purchase, weighing the need for keeping equipment in good working order versus budgetary concerns.

Public Safety Director McDiarmid spoke out in opposition to the purchase, citing the ability of the Department to extend the life of existing vehicles. Councilmember Lee asked Public Safety Director McDiarmid how the vehicle being considered for replacement was utilized. McDiarmid responded that the vehicle was used by Code Enforcement and for special events.

Roll Call Vote:
Ayes: None
Nays: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Troy Waterman, Brenda Cowling, John Milewski
Abstentions: None
MOTION FAILED

VIII. APPOINTMENTS
None.

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable
May 14 - Councilmember Starr and/or Councilmember Lee
May 28 - Councilmember Winters and/or Councilmember Cook

(IX.2.) April Reports & Minutes
Written department reports and minutes from various City boards and commissions were provided to Council.

X. GOOD OF THE ORDER/ CITY COUNCILMEMBER COMMENTS
City Clerk Bowman: (1) Noted that all election workers completed training for the upcoming election cycle; (2) Provided a reminder for the July 24 Councilmember filing deadline to be on the ballot in November.
City Manager Precia Garland: (1) Highlighted the recent momentum on numerous economic development opportunities within the City; (2) Announced that Gordon Kelley was appointed by Ionia County as their representative to the City's Local Development Finance Authority.
Tom Millard: (1) Commented on his belief that Council has a responsibility to both taxpayers and staff while determining how to tackle the budget deficit and the need to reach out to the State for funding; (2) Noted that he was not in favor of making major cuts to departments and the goods and services provided to residents; (3) Highlighted the success of the recent comedy show and

Caitlin Cusack fundraiser concert for the Ionia Theatre; (3) Thanked the ad hoc committee and City staff for assistance with Theatre events; (4) Announced upcoming Theatre events, Memorial Day Parade, and Ionia Cruisin' Classics Car Show.
Rich Starr: Thanked the department directors, Mayor, and City Manager for their ongoing hard work related to the budget.
Troy Waterman: (1) Indicated that the Fairgrounds were finally drying up; (2) Noted appreciation of City staff for all the work related to the preparation of the budget.
Brenda Cowling: (1) Echoed sentiments about City staff; (2) Gave kudos to Officer Brown for his recent assistance.
Mayor John Milewski: (1) Commented on the City's challenging road ahead due to budget concerns; (2) Thanked department heads; (3) Provided a reminder about Ionia Public Schools' Commencement at the end of May; (4) Mentioned that an initial meeting with the Ionia Freak Fair event planners was held.

XI. CLOSED SESSION

None.

XII. ADJOURNMENT

Councilmember Cook made a motion, seconded by Councilmember Cowling, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:17 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk

CITY OF IONIA

CITY COUNCIL
SPECIAL MEETING MINUTES
5:30 PM, Thursday, May 21, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the special meeting of the Ionia City Council to order at 5:31 PM.

PLEDGE OF ALLEGIANCE

Mayor John Milewski led everyone present with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Margot Cook, Tom Millard, Richard Starr, Mary Patrick, Troy Waterman, Brenda Cowling, and Mayor John Milewski present. Councilmembers Tim Lee and Jeff Winters were absent.

Councilmember Cowling made a motion, seconded by Councilmember Starr, to excuse the absences of Councilmembers Tim Lee and Jeff Winters.
MOTION CARRIED BY VOICE VOTE.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Starr made a motion, seconded by Councilmember Millard, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

II. PUBLIC COMMENTS

None.

III. GOOD OF THE ORDER/ CITY COUNCILMEMBER COMMENTS

None.

IV. CLOSED SESSION

(IV.1.) Closed session in accordance with the Open Meetings Act, Sec. 8 (1)(c) for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City's request.
Mayor Milewski made a motion, seconded by Councilmember Millard, to enter into closed session at 5:33 PM for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City's request in accordance with the Open Meetings Act, Sec. 8 (1)(c).
MOTION CARRIED BY VOICE VOTE.

Councilmember Cowling left the meeting at 6:41 PM.

Councilmember Cook made a motion, seconded by Councilmember Waterman, to end closed session and reenter open session at 6:57 PM.
MOTION CARRIED BY VOICE VOTE.

V. ADJOURNMENT
Councilmember Millard made a motion, seconded by Councilmember Cook, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 6:58 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Public Act 381 Brownfield Plan - Homes of Heritage Row

Background:

At a special meeting of the City of Ionia Brownfield Redevelopment Authority (BRA) held on May 11, the BRA Board voted to approve the Act 381 Brownfield Plan presented by Ionia Development Company for Homes of Heritage Row and to recommend its approval to the Ionia City Council. As part of this process, a public hearing was scheduled for today's City Council meeting and notices were mailed, as required by PA 381, to all affected taxing jurisdictions.

The BRA Board reviewed the proposed Plan in accordance with City of Ionia Policy #4-007 - Policy for Administration of Brownfield Redevelopment Projects and determined the applicant and the draft plan satisfied the policy criteria thus enabling its approval. Following is a summary of the parameters associated with the Plan:

Numer of housing units	14 (7 for sale units; 7 rental units)
Number of units <= 120% AMI	7 units; 50% of total
Plan/TIF Capture Period	20 years
Affordability term for 120% AMI units	20 years (2 of the 7 rentals at <=98% AMI)
Reimbursables/Eligible Activities	Infrastructure, site prep, & housing gap
Total Project Investment	$4,450,000
TIF Reimbursement to Developer	$1,499,254
Total Eligible Activities	$1,499.254

Total TIF per unit	$107,090
State vs. Local millage capture ratio	37.5% State to 62.5% Local

A draft Development Agreement is also included as an attachment to the Brownfield Plan, with proposed terms as shown, subject to final review by the City Attorney.

Requested Action / Motion:
Following public comment, it is requested the Ionia City Council consider a motion to approve, approve with amendments/conditions, or deny the Act 381 Brownfield Plan for Homes of Heritage Row as presented through Resolution 2026-17.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

RESOLUTION APPROVING THE HOMES OF HERITAGE ROW BROWNFIELD PLAN FOR THE CITY OF IONIA PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June, 2026, at 6:30 p.m., there were:

PRESENT:
ABSENT:

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Ionia, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), has prepared and recommended a Brownfield Plan (the "Plan") for approval by the City Council of the City of Ionia; and

WHEREAS, the Authority has provided notice to and fully informed all taxing jurisdictions affected by the Plan about the fiscal and economic implications of the proposed Plan at least ten days before the meeting of the City of Ionia City Council at which this resolution has been considered; and

WHEREAS, the Ionia City Council has provided the public and the taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

A. The Plan constitutes a public purpose under the Act;

B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

C. The Plan will facilitate redevelopment of an eligible property as defined by the Act and create seven housing available to households making 120% or less of the area median income; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

Upon a call of the roll, the vote was as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

RESOLUTION 2026-17 DECLARED ADOPTED.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on June 3, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

fishbeck
Engineers | Architects | Scientists | Constructors

Act 381 Brownfield Plan

Homes of Heritage Row
East Washington Street and Lafayette Street
City of Ionia, Michigan

City of Ionia Brownfield Redevelopment Authority

Project No. 2501235
April 21, 2026

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Act 381 Brownfield Plan

Homes of Heritage Row
East Washington Street and Lafayette Street
City of Ionia, Ionia County, Michigan

Prepared For:
City of Ionia Brownfield Redevelopment Authority
Ionia, Michigan

April 21, 2026
Project No. 2501235

Recommended for Approval by City of Ionia Brownfield Redevelopment Authority on: _____
Adopted by Ionia City Council on: _____

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List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
AMI	Area Median Income
BRA	Brownfield Redevelopment Authority
Developer	Ionia Development Company
ESA	Environmental Site Assessment
LBRF	Local Brownfield Revolving Fund
MSHDA	Michigan State Housing Development Authority
PA	Public Act
TIF	tax increment financing

Project Fast Facts

Homes of Heritage Row

Ionia Development Company (Developer) proposes to build 14 residential housing units on East Washington Street and Lafayette Street in the City of Ionia. All 14 residential units will be three-bedroom/two-bath condominiums with seven rentals anticipated to be targeted toward households earning up to 120% of Ionia County's Area Median Income (AMI), with three of these seven rental units income and rent restricted at this limit, and seven homes for sale at market rate. The project is consistent with the City's Master Plan and its goals that support the growth of multi-family housing.

Property Information	458 to 492 East Washington Street and 457 to 479 Lafayette Street, City of Ionia. The property is 2.088 acres.
Summary of Development	14 three-bedroom/two-bath, single-family residential units: • 7 residential units for rent anticipated to be targeted toward residents earning up to 120% of the AMI for Ionia County; three of the units will be income and rent restricted at this limit for the life of the plan • 7 residential units for sale at market rate
Anticipated Rent, Including Utilities	$2,100 for three income qualified units, $386 monthly utility allowance (total $2,486). Remaining four rental unit rents are anticipated to remain up to 120% of Ionia County's AMI.
Taxable Value	Current: $24,136 Anticipated (first full year after development): $1,050,000 in year 1, $2,100,000 in year 2
Anticipated Development Cost	$4,450,000
Anticipate Eligible Activities	Environmental assessment, infrastructure improvements, site preparation, and housing development costs including a housing financing gap, contingency, and Brownfield/Work Plan preparation.
Anticipated financing shortfall/TIF requested	$1,549,254 ($1,499,254 for the Developer, $50,000 for the BRA) TIF requested is approximately 35% of development cost.
Duration of brownfield plan	20 years
TIF Reimbursement by Source	$581,631 from state taxes (37.5%) $967,623 from local taxes (62.5%) Non-capturable debt totals $16,026 in the first year of full build out and $374,671 over the life of the plan. School district debt is not capturable and will be paid based on the property's future taxable value.

1.0 Introduction

Ionia Development Company (Developer) proposes to build 14 residential housing units at 458 to 492 East Washington Street and 457 to 479 Lafayette Street in the City of Ionia. Homes of Heritage Row will include seven rental homes and seven homes for sale, all of which will be three-bedroom, single-family townhouse style units, on the 2.088-acre parcel. All rental units are anticipated to be targeted toward households earning up to 120% AMI; however, three of the seven rental units will be income restricted at this limit for the life of the plan (20 years), and the for-sale units will be priced at market rate. The project is consistent with the City's Master Plan, has received City planning approval for the site residential units, and has goals that support the growth of housing.

The property was developed into a hospital in 1955 and was occupied by Ionia Gastroenterology – University of Michigan Health-Sparrow until 2016, when the building structures were removed. The property is currently vacant land.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer is proposing to construct 14 new condominiums, half of which will be rentals and the other half will be available for sale. The property will be divided into 14 parcels, half of which are located on East Washington Street and half are on Lafayette Street in the City of Ionia. The amount of project investment is estimated to be $4,450,000. Construction is expected to start in 2027 and be completed by 2028. Homes for sale will be priced at market rate and rental units at $2,100 per month. The proposed site plan is included in Figure 2.

This project focuses on providing a combination of market rate and affordable housing for individuals and families earning up to 120% of Ionia County's AMI and serves an important purpose in the City of Ionia and Ionia County. It will expand the tax base, result in significant capital investment in the community, and most importantly, create new housing opportunities in a community where quality housing is needed.

The City of Ionia Brownfield Redevelopment Authority guidance prioritizes projects that meet the City's Development Initiatives Criteria. The Homes of Heritage Row exceeds, meets, or comes very close to several of the City's criteria.

Sustainable Development: The project will include high-energy-efficiency building features such as LED lighting, and some units will include electric vehicle chargers. The smallest units at Homes of Heritage Row will be about 1,242 square feet, slightly over the 1,200-square-foot, one- or two-person-occupancy home in the City's criteria.

Housing Type Diversity: The units will be single-family townhouse style houses. All 14 units will have three bedrooms. According to 2024 U.S. Census estimates, only about 1.4% of rental units in the City of Ionia were built after 2020. (The highest percentage of rental units in the City—more than 36%—were built in 1939 or earlier. More than 47% of owner-occupied homes in the City were built in 1939 or earlier.) Only 14.7% of occupied housing structures in the City include 10 or more units. The type of housing proposed (single-family townhouse style units) constitute less than 20% of the existing housing in the City of Ionia.

Neighborhoods of Focus: The project site is located north of the Grand River in the City's Neighborhoods of Focus.

Housing Development Activities: Half of the proposed units are housing anticipated for residents earning up to 120% of the county's AMI with three of the units income and rent restricted at this limit. The rents for these three income and rent restricted units will be retained at rates affordable for the duration of the tax capture. The property is in a dense residential neighborhood and within about a half mile of Jefferson Elementary School, St. John Lutheran Church, Ionia County Michigan Department of Health and Human Services (MDHHS), and a convenience store and less than a mile from downtown Ionia and many of the City's workplaces. The proposed tax capture is about a third of the total construction cost.

1.2 Eligible Property Information

No.	Address	Parcel Number	Acres
1	458 East Washington Street, Unit 1	34-204-400-000-001-00	0.174
2	464 East Washington Street, Unit 2	34-204-400-000-002-00	0.145
3	472 East Washington Street, Unit 3	34-204-400-000-003-00	0.145
4	476 East Washington Street, Unit 4	34-204-400-000-004-00	0.145
5	484 East Washington Street, Unit 5	34-204-400-000-005-00	0.145
6	492 East Washington Street, Unit 6	34-204-400-000-006-00	0.145
7	479 Lafayette Street, Unit 7	34-204-400-000-007-00	0.145
8	493 Lafayette Street, Unit 8	34-204-400-000-008-00	0.145
9	487 Lafayette Street, Unit 9	34-204-400-000-009-00	0.145
10	475 Lafayette Street, Unit 10	34-204-400-000-010-00	0.145
11	471 Lafayette Street, Unit 11	34-204-400-000-011-00	0.145
12	467 Lafayette Street, Unit 12	34-204-400-000-012-00	0.145
13	461 Lafayette Street, Unit 13	34-204-400-000-013-00	0.145
14	457 Lafayette Street, Unit 14	34-204-400-000-014-00	0.174
		Total:	2.088

The property is located in the City of Ionia, Ionia County.

The property is owned by the Developer. A *Phase I Environmental Site Assessment* (ESA) was completed in accordance with Part 201 of the Natural Resources and Environmental Protect Act, 1994 Public Act (PA) 451, as amended. The Phase I did not indicate any Recognized Environmental Conditions, and no further investigation was recommended.

1.2.1 Basis of Eligibility

The property qualifies as "eligible property" under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended ("Act 381"), on the basis of meeting the definition of a "Housing Property" in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing will be constructed. The project will have a total of 14 residential units. Maps depicting the location and layout of the property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan."

Specific Housing Need

Resident feedback during the City's 2025 Master Plan update indicated that there is strong demand among existing residents for townhouse-type development (this style was in the top three along with cottage courtyard homes and duplexes/triplexes). This is consistent with the results of the City's 2021 Residential Target Market Analysis (relevant sections attached in Appendix 5).

The Michigan State Housing Development Authority's (MSHDA's) West Michigan Housing Partnership F Data Document estimates that the for-sale and rental vacancy in Ionia County is less than 1%. It is estimated that 274 owner-occupied units and 212 rental units are needed in Ionia County within five years. Relevant sections from MSHDA's West Michigan Housing Partnership F Data Document are included in Appendix 5.

Job Growth Data

According to the Bureau of Labor Statistics, jobs in Ionia County have decreased over 10 years (2015 to 2025) by about 1,639. Jobs have not fully rebounded to pre-pandemic numbers, exacerbated by Ionia's Michigan Reformatory prison closure in November 2022.

Even with these job losses, MSHDA and local leaders believe new homes are needed. Almost half the City's housing stock was constructed before 1970, and only 4.4% was built after 2010. This is reinforced by the extremely low rate of homes for sale in the county. Ionia is becoming a destination for commuters to Grand Rapids and Lansing, which is contributing to demand for housing.

Jobs and Labor Force Growth, 2019 to 2025
Ionia Couty Employment
U.S. Bureau of Labor Statistics, Annual Reports

Year	Number of Jobs
2025	19,154
2024	19,297
2023	19,547
2022	19,669
2021	19,034
2020	18,898
2019	21,748

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan has been developed to reimburse existing and anticipated costs to be incurred by the Developer to support the revitalization of underutilized parcels for new housing that meets community needs. New local and state tax increment revenues will be captured for reimbursement of eligible expenses based on actual available new tax increment revenue generated from the project. Current local and state taxes on the property will continue to be levied and distributed to local taxing jurisdictions. No local debt or special assessments will be captured to reimburse eligible activity costs. Eligible activities in this plan support development of seven rental housing units targeted toward households earning up to 120% of AMI with three of the seven units income and rent restricted at this limit for the life of the plan.

The proposed eligible activities include environmental assessments, infrastructure and safety improvements necessary to support housing, site preparation, and Brownfield/Work Plan preparation to support this housing development. The total cost of eligible activities anticipated to be reimbursed to the Developer, inclusive of contingencies, is anticipated to be $1,499,254. Authority administrative costs are anticipated to be $120,936. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be $108,842. The estimated eligible activities and costs under this plan are also summarized in Table 1 and in the table below.

EGLE Eligible Activities	Total Cost
Baseline Site Assessment Activities	**$2,100**
Phase I Environmental Site Assessment	$2,100
EGLE Eligible Activities Subtotal Costs	**$2,100**
EGLE Eligible Activities Total Costs	**$2,100**

MSHDA Eligible Activities	Total Cost
Infrastructure and Safety Improvements to Support Housing Activities	**$527,525**
Sidewalks	$14,026
Water Mains + Connections	$79,884
Curb and gutter	$18,025
Sanitary Sewer Mains + Connections	$78,785
Landscaping	$200,000
Trenching and backfill for sewer and water	$111,076
Remove and replace damaged asphalt (HMA)	$24,729
Mobilization	$1,000
Site Preparation Activities	**$530,870**
Clearing and Grubbing	$7,728
Compaction & Sub-base Preparation	$224,000
Cut & Fill Operations	$5,000
Fill	$53,200
Finish Grading	$27,370
Land Balancing	$8,873
Retaining Walls	$24,000
Staking	$6,300
Temporary Erosion Control	$70,000
Temporary Site Control	$2,200
Temporary Traffic Control	$14,000
Fill, Compaction, Rough Grading	$21,000
Removal of excess and unusable soil and backfill	$67,200
Housing Financing Gap	**$250,000**
Potential Rent Loss	$250,000
MSHDA Eligible Activities Subtotal Costs	**$1,308,395**
Contingency (15%)	**$158,759**
Brownfield Plan/Work Plan Preparation	**$30,000**
Brownfield Plan/Work Plan Implementation (reimbursed to the Authority)	**$50,000**
MSHDA Eligible Activities Total Costs	**$1,547,154**

2.2 Summary of Eligible Activities

2.2.1 Baseline Site Assessment Activities

A Phase I ESA has been completed on the site and is included in this plan as an eligible expense.

2.2.2 Housing Development Activities

Housing development activities consist of infrastructure improvements, site preparation, and preparation/implementation of a Brownfield Plan and an Act 381 Work Plan. This includes a contingency (15%) related to the infrastructure and safety improvements necessary to support housing and site preparation activities. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

2.2.3 Authority Expenses

Eligible administrative costs incurred by the Authority are included in this plan as an eligible expense at a flat fee of 10% of local tax capture.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2025 taxable value, which is $24,136. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. Upon the sale of the property, this plan will capture all available local and state tax increment revenues, including real and personal property tax increment revenues.

Construction is intended to start in 2027 with completion by 2028. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin in 2027.

Future taxable value estimates have been derived by using the redevelopment information provided by the Developer and reviewing market comparables. After completion of the project, the projected taxable value is estimated at $2,100,000. Reimbursements will be made based on the actual tax increment revenue. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). According to the Authority's guidance, the Authority will capture 10% of tax increment revenues annually for deposit into the LBRF, up to an amount not to exceed the total cost of eligible activities. The Authority intends to capture tax increments for deposit in the LBRF in the amount of approximately $108,842. The plan also includes a 10% capture of the local tax increment for administrative and operating expenses of the Authority.

A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the Developer, as outlined in this plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the City are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment in 2027. This plan will then remain in place for 20 years or until the eligible activities have been fully reimbursed, whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Subject Property totals 2.088 acres and is "Housing Property" as defined in Section 2(y) of Act 381 and qualifies as eligible property pursuant to Section 2(p)(ii) of Act 381. A map showing eligible property dimensions is attached as Figure 2.

The legal descriptions for the Subject Property parcels are as follows:

Parcel ID No.: 34-204-400-000-001-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 1 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-002-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 2 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-003-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 3 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-004-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 4 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-005-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 5 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-006-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 6 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-007-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 7 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-008-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 8 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-009-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 9 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-010-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 10 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-011-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 11 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-012-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 12 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-013-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 13 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

Parcel ID No.: 34-204-400-000-014-00

P/O THE NW 1/4, SEC 20, T7N, R6W, CITY OF IONIA, IONIA COUNTY, MICHIGAN, DESC AS; UNIT 14 OF THE HOMES OF HERITAGE ROW CONDOMINIUMS. RECORDED AS 2025-08241ON 11-06-2025 SPLIT FROM 204-090-000-670-51 ON 11/18/2025

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

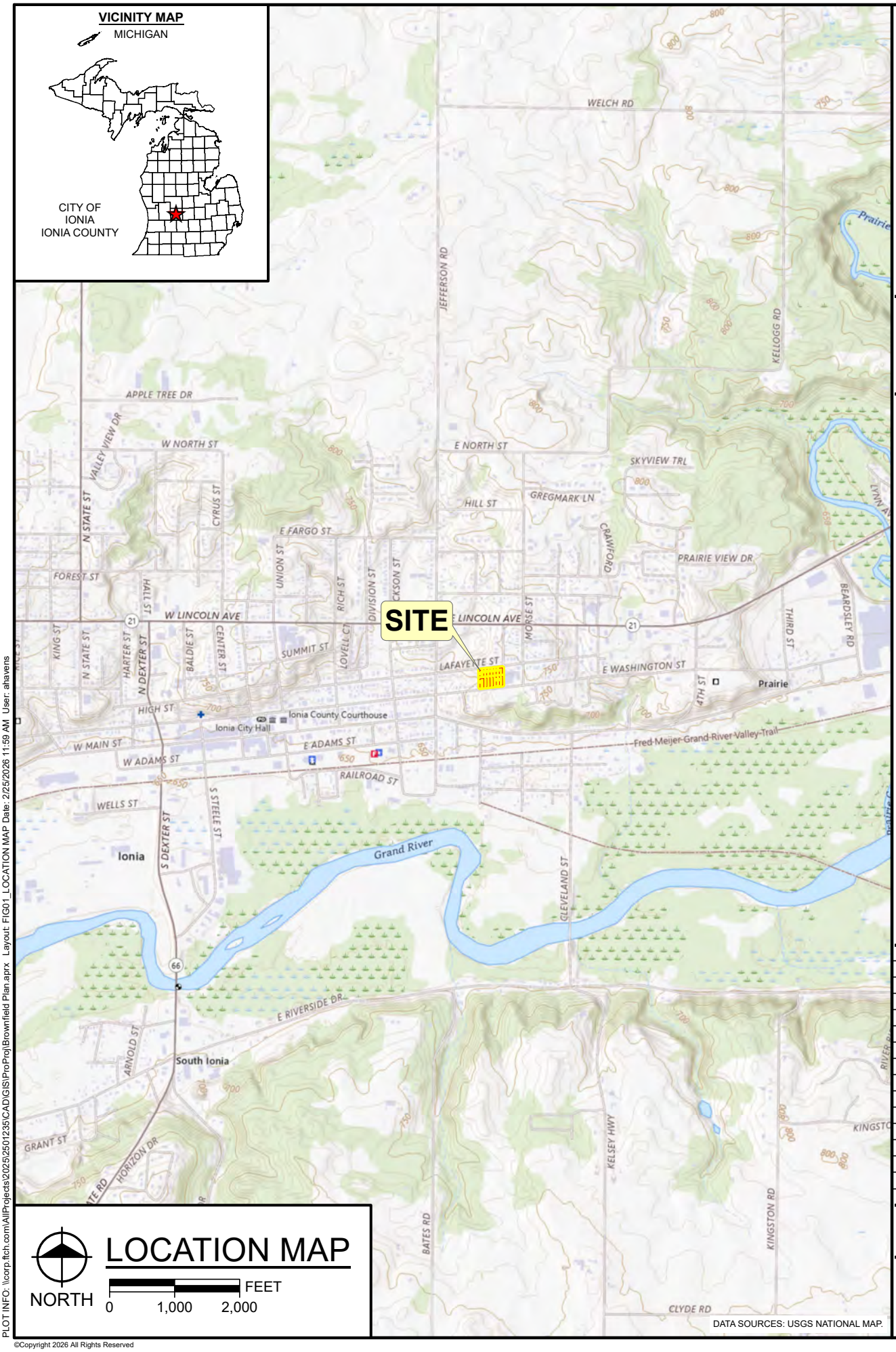
2.13 Other Material that the Authority or Governing Body Considers Pertinent

The project will redevelop a site that has been vacant since 2016 with housing priced for Ionia's workforce. While the Developer is requesting brownfield tax increment financing only for a portion of the rental units, the for-sale

units will also be affordably priced. The type of housing is uncommon in Ionia, diversifies housing types, and increases the supply of new homes in the City limits.

fishbeck

Figures



LOCATION MAP

NORTH

0 1,000 2,000 FEET

DATA SOURCES: USGS NATIONAL MAP.

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Multiple Addresses

East Washington Street & Lafayette Street, City of Ionia, Ionia County, Michigan

Homes of Heritage Row

PROJECT NO.
2501235

FIGURE NO.
1

PLOT INFO: \\corp.ftch.com\AllProjects\2025\2501235\CAD\GIS\ProProj\Brownfield Plan.aprx Layout: FIG01_LOCATION MAP Date: 2/25/2026 11:59 AM User: ahavens

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Multiple Addresses
East Washington Street & Lafayette Street, City of Ionia, Ionia County, Michigan

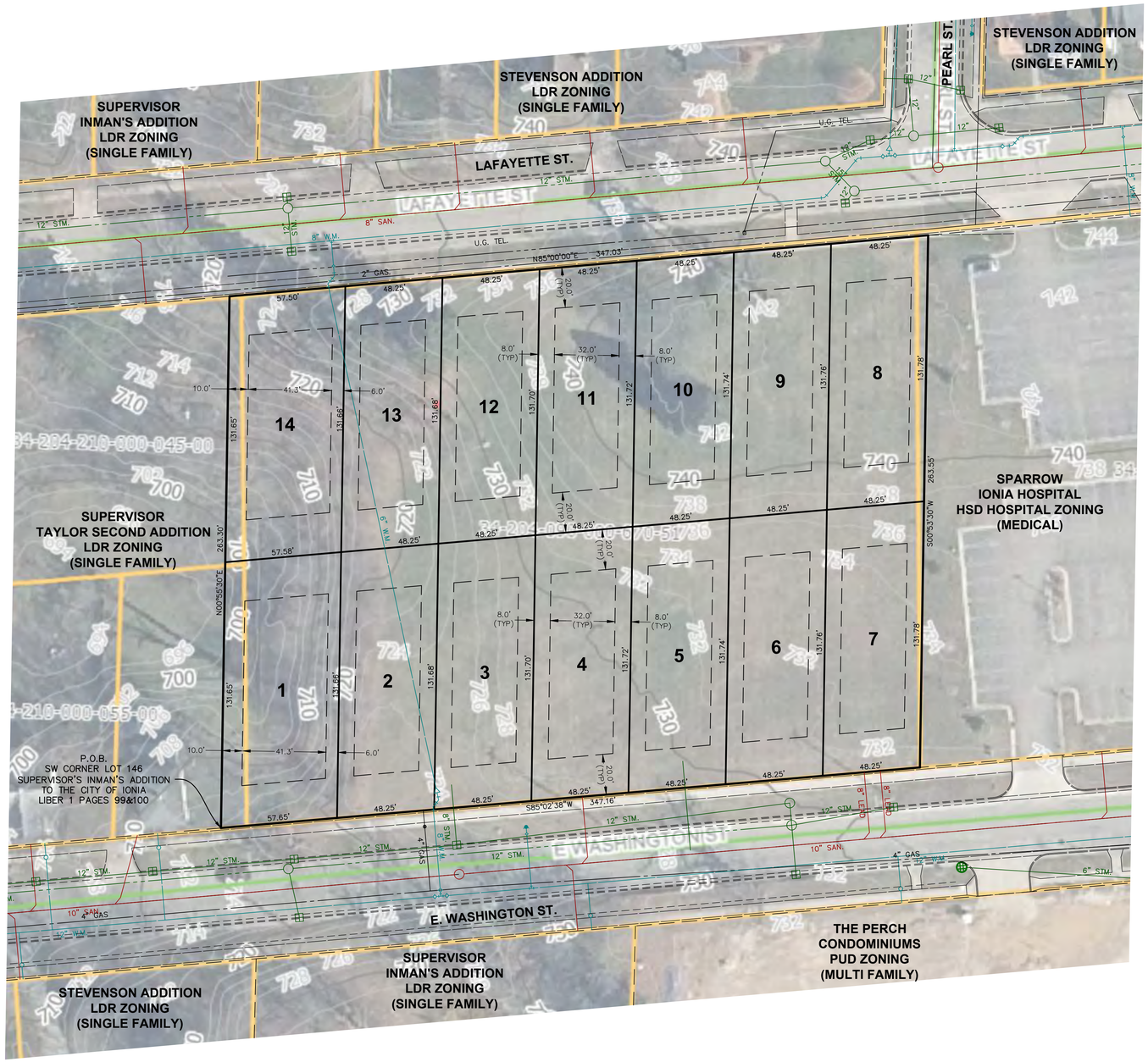
Homes of Heritage Row

PROJECT NO.
2501235

FIGURE NO.
2

PLOT INFO: \\corp.ftch.com\AllProjects\2025\2501235\CAD\GIS\ProProj\Brownfield Plan.aprx Layout: FIG02_Site Map Date: 2/25/2026 11:55 AM User: ahavens

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PROPERTY DESCRIPTION:

PPN# 34-204-090-000-670-51
PROPERTY
ADDRESS: 520 EAST WASHINGTON STREET
OWNER: DANIEL AVERY & GREGERY COOK
241 MAIN STREET
IONIA, MI 48846-1757

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 146 OF THE RECORDED PLAT OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA, IONIA COUNTY, MICHIGAN; THENCE N00°53'30"E 263.28 FEET ALONG THE WEST LINE OF LOT 146 TO THE NORTHWEST CORNER OF LOT 146; THENCE N85°00'00"E 347.03 FEET ALONG THE SOUTH LINE OF LAFAYETTE STREET; THENCE S00°53'30"W 263.55 FEET TO A POINT ON THE NORTH LINE OF WASHINGTON STREET; THENCE S85°02'38"W 347.00 FEET ALONG THE NORTH LINE OF WASHINGTON STREET TO THE POINT OF BEGINNING. THIS DESCRIPTION INCLUDES ALL OF LOTS 144 THRU 146, AND A PORTION OF LOT 143 OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA AS RECORDED IN LIBER 1 OF PLATS, PAGES 99 AND 100 IN THE OFFICE OF THE REGISTER OF DEEDS FOR IONIA COUNTY, MICHIGAN.

CONTAINS 90,950 SF OR 2.09 ACRES.

REQUIREMENTS:

1. PROJECT DESCRIPTION:
   SUBDIVIDE FORMER HOSPITAL SITE INTO 14 HOME SITES WITH UTILITIES SERVED OFF THE EXISTING MAINS IN E. WASHINGTON AND LAYFETTE STREETS.
2. ZONING: LDR – LOW DENSITY RESIDENTIAL – ZONING

   LOT SIZE:
   AREA: 4,000 SQ. FT.
   WIDTH: 40 FEET

   BUILDING HEIGHT:
   AREA: 30 FEET MAXIMUM

   SETBACKS:
   FRONT YARD: 20 FEET
   REAR YARD: 20 FEET
   SIDE YARD: 6 MINIMUM – 16 TOTAL

   MINIMUM FLOOR AREA:
   AREA: 700 SQ. FT. MINIMUM

   MAXIMUM LOT AREA (BY ALL BUILDINGS):
   MAXIMUM AREA: 40% MAXIMUM COVERAGE

GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
2. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OR THE LOCAL CODE, ORDINANCES AND ACCIDENT/FIRE PREVENTIONS REGULATIONS.
3. UTILITIES – A NEW WATER SERVICE AND SANITARY LATERAL SHALL BE PROVIDED FOR EACH LOT FROM THE EXISTING MAINS IN E. WASHINGTON AND LAYFETTE STREETS.
4. NO NEW STORM WATER IMPROVEMENTS ARE PROPOSED.

LOT AREAS		
LOT	SQUARE FEET	ACRES
1	7,545	0.174
2	6,320	0.145
3	6,321	0.145
4	6,322	0.145
5	6,323	0.145
6	6,324	0.145
7	6,325	0.145
8	6,325	0.145
9	6,324	0.145
10	6,323	0.145
11	6,322	0.145
12	6,321	0.145
13	6,320	0.145
14	7,535	0.174
TOTAL	90,950	2.088



LOCATION MAP
NOT TO SCALE

Know what's below. Call before you dig.
www.CALL811.com

STATE OF MICHIGAN
ADAM FEENSTRA
LICENSED PROFESSIONAL ENGINEER
License No. 6201067316

NORTH
SCALE: 1" = 30'

LEGEND

T – TOWN
R – RANGE
N – NORTH
S – SOUTH
E – EAST
W – WEST
SEC. – SECTION
POB – POINT OF BEGINNING

PROPOSED BLACKTOP
PROPOSED CONCRETE
EXISTING BLACKTOP
EXISTING CONCRETE
BUILDING

SECTION CORNER
SET CAPPED IRON
FOUND IRON OR NAIL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CATCH BASIN
HYDRANT
VALVE
UTILITY POLE
GUY WIRE
LIGHT POLE
WALL MOUNTED LIGHT
PEDESTAL
TRANSFORMER
SIGN

SITE CONDOMINIUM
520 EAST WASHINGTON STREET

FOR: PATRICK KAPENGA
REPAK PROPERTIES
8091 LEONARD ST
COOPERSVILLE, MI 49404
616-292-6196

PART OF SECTION 17, T7N, R6W,
CITY OF IONIA, IONIA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

C1
4/11/2025

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Tables

Table 1 – Summary of Eligible Costs

Act 381 Brownfield Plan

Homes of Heritage Row

City of Ionia, Ionia County, MI

EGLE Eligible Activities Costs and Schedule

EGLE Eligible Activities	Cost	Contractor
Baseline Site Assessment Activities	**$ 2,100**	
Phase I ESA (completed)	$ 2,100	**Mitten Environmental**
EGLE Eligible Activities Subtotal	**$ 2,100**	
EGLE Eligible Activities Total Costs	**$ 2,100**	

MSHDA Eligible Activities Costs and Schedule

MSHDA Eligible Activities	Cost	Contractor
Infrastructure and Safety Improvements Necessary to Support Housing	**$ 527,525**	
Sidewalks	$ 14,026	**Pride Property Services LLC**
Water Mains + Connections (public and private connections)	$ 79,884	**Pride Property Services LLC**
Curb and Gutter	$ 18,025	**Pride Property Services LLC**
Sanitary Sewer Mains + Connections	$ 78,785	**Pride Property Services LLC**
Landscaping	$ 200,000	**Developer estimate**
Trenching and backfill for sewer and water	$ 111,076	**Pride Property Services LLC**
Remove and replace damaged asphalt (HMA)	$ 24,729	**Pride Property Services LLC**
Mobilization	$ 1,000	**Pride Property Services LLC**
Site Preparation Activities	**$ 530,870**	
Clearing Grubbing	$ 7,728	**Pride Property Services LLC**
Compaction & Sub-base Preparation	$ 224,000	**Developer estimate**
Cut & Fill Operations	$ 5,000	**Developer estimate**
Fill	$ 53,200	**Developer estimate**
Finish Grading	$ 27,370	**Pride Property Services LLC**
Land Balancing	$ 8,873	**Pride Property Services LLC**
Retaining Walls	$ 24,000	**Developer estimate**
Staking	$ 6,300	**Developer estimate**
Temporary Erosion Control	$ 70,000	**Developer estimate**
Temporary Site Control	$ 2,200	**Developer estimate**
Temporary Traffic Control	$ 14,000	**Pride Property Services LLC**
Fill, Compaction, Rough Grading	$ 21,000	**Developer estimate**
Basements, including backfill and removal of excess / unusable soil	$ 67,200	**Pride Property Services LLC**
Housing Financing Gap	**$ 250,000**	
Potential Rent Loss	$ 250,000	
MSHDA Eligible Activities Subtotal	**$ 1,308,395**	
Contingency (15%)	**$ 158,759**	
Brownfield Plan and Act 381 Work Plan Preparation	**$ 30,000**	
Brownfield Plan/Work Plan Implementation	**$ 50,000**	
Developer MSHDA Eligible Activities Total Costs	**$ 1,497,154**	
Authority MSHDA Eligible Activities Total Costs	**$ 50,000**	
TOTAL MSHDA Eligible Activities Costs	**$ 1,547,154**	

DEVELOPER ELIGIBLE ACTIVITES TOTAL COSTS	**$ 1,499,254**	
ELIGIBLE ACTIVITIES TOTAL COSTS	**$ 1,549,254**	

Table 2 – Total Captured Incremental Taxes Schedule
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

Estimated Taxable Value (TV) Increase Rate: 2% increase per year

Plan Year		1	2	3	4	5	6	7	8	9	10	11
Calendar Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value		$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136
Future Taxable Value		$ 1,050,000	$ 2,100,000	$ 2,142,000	$ 2,184,840	$ 2,228,537	$ 2,273,108	$ 2,318,570	$ 2,364,941	$ 2,412,240	$ 2,460,485	$ 2,509,694
Incremental Difference (New TV - Base TV)		**$ 1,025,864**	**$ 2,075,864**	**$ 2,117,864**	**$ 2,160,704**	**$ 2,204,401**	**$ 2,248,972**	**$ 2,294,434**	**$ 2,340,805**	**$ 2,388,104**	**$ 2,436,349**	**$ 2,485,558**
School Capture	Millage Rate											
State Education Tax (SET)	6.0000	$ 6,155	$ 12,455	$ 12,707	$ 12,964	$ 13,226	$ 13,494	$ 13,767	$ 14,045	$ 14,329	$ 14,618	$ 14,913
**School Operating Tax	17.9568	$ 9,211	$ 18,638	$ 19,015	$ 19,400	$ 19,792	$ 20,192	$ 20,600	$ 21,017	$ 21,441	$ 21,875	$ 22,316
School Total	**23.9568**	**$ 15,366**	**$ 31,093**	**$ 31,722**	**$ 32,364**	**$ 33,018**	**$ 33,686**	**$ 34,367**	**$ 35,062**	**$ 35,770**	**$ 36,493**	**$ 37,230**
Local Capture	Millage Rate											
City Operating	3.0000	$ 3,078	$ 6,228	$ 6,354	$ 6,482	$ 6,613	$ 6,747	$ 6,883	$ 7,022	$ 7,164	$ 7,309	$ 7,457
Dial A Ride	0.7158	$ 734	$ 1,486	$ 1,516	$ 1,547	$ 1,578	$ 1,610	$ 1,642	$ 1,676	$ 1,709	$ 1,744	$ 1,779
Env Respons	0.1008	$ 103	$ 209	$ 213	$ 218	$ 222	$ 227	$ 231	$ 236	$ 241	$ 246	$ 251
Public Safety	1.1500	$ 1,180	$ 2,387	$ 2,436	$ 2,485	$ 2,535	$ 2,586	$ 2,639	$ 2,692	$ 2,746	$ 2,802	$ 2,858
Solid Waste Disp	1.0000	$ 1,026	$ 2,076	$ 2,118	$ 2,161	$ 2,204	$ 2,249	$ 2,294	$ 2,341	$ 2,388	$ 2,436	$ 2,486
Theatre Fac Imp	1.0000	$ 1,026	$ 2,076	$ 2,118	$ 2,161	$ 2,204	$ 2,249	$ 2,294	$ 2,341	$ 2,388	$ 2,436	$ 2,486
Parks - Fac Imp	2.0000	$ 2,052	$ 4,152	$ 4,236	$ 4,321	$ 4,409	$ 4,498	$ 4,589	$ 4,682	$ 4,776	$ 4,873	$ 4,971
ICISD Oper	0.1278	$ 131	$ 265	$ 271	$ 276	$ 282	$ 287	$ 293	$ 299	$ 305	$ 311	$ 318
ICISD Spec Educ	4.6177	$ 4,737	$ 9,586	$ 9,780	$ 9,977	$ 10,179	$ 10,385	$ 10,595	$ 10,809	$ 11,028	$ 11,250	$ 11,478
ICISD Voc Educ	0.9687	$ 994	$ 2,011	$ 2,052	$ 2,093	$ 2,135	$ 2,179	$ 2,223	$ 2,268	$ 2,313	$ 2,360	$ 2,408
County Operating	4.5181	$ 4,635	$ 9,379	$ 9,569	$ 9,762	$ 9,960	$ 10,161	$ 10,366	$ 10,576	$ 10,790	$ 11,008	$ 11,230
IPS Sinking Fund	2.9441	$ 3,020	$ 6,112	$ 6,235	$ 6,361	$ 6,490	$ 6,621	$ 6,755	$ 6,892	$ 7,031	$ 7,173	$ 7,318
Roads	0.9884	$ 1,014	$ 2,052	$ 2,093	$ 2,136	$ 2,179	$ 2,223	$ 2,268	$ 2,314	$ 2,360	$ 2,408	$ 2,457
Veterans	0.0992	$ 102	$ 206	$ 210	$ 214	$ 219	$ 223	$ 228	$ 232	$ 237	$ 242	$ 247
Library Voted	1.2017	$ 1,233	$ 2,495	$ 2,545	$ 2,597	$ 2,649	$ 2,703	$ 2,757	$ 2,813	$ 2,870	$ 2,928	$ 2,987
Senior Citizen	0.4863	$ 499	$ 1,009	$ 1,030	$ 1,051	$ 1,072	$ 1,094	$ 1,116	$ 1,138	$ 1,161	$ 1,185	$ 1,209
Local Total	**24.9186**	**$ 25,563**	**$ 51,728**	**$ 52,774**	**$ 53,842**	**$ 54,931**	**$ 56,041**	**$ 57,174**	**$ 58,330**	**$ 59,508**	**$ 60,710**	**$ 61,937**
Non-Capturable Millages	Millage Rate											
School Debt	7.7200	$ 7,920	$ 16,026	$ 16,350	$ 16,681	$ 17,018	$ 17,362	$ 17,713	$ 18,071	$ 18,436	$ 18,809	$ 19,189
Non-Capturable Total	**7.7200**	**$ 7,920**	**$ 16,026**	**$ 16,350**	**$ 16,681**	**$ 17,018**	**$ 17,362**	**$ 17,713**	**$ 18,071**	**$ 18,436**	**$ 18,809**	**$ 19,189**
Total Tax Increment Revenue (TIR) Available for Capture		$ 40,929	$ 82,821	$ 84,496	$ 86,206	$ 87,949	$ 89,727	$ 91,541	$ 93,391	$ 95,278	$ 97,203	$ 99,166

NOTES:
*Based on 2025 Taxable Value
**Only applies to 7 rental units

Table 2 – Total Captured Incremental Taxes Schedule
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

Estimated Taxable Value (TV) Increase Rate: 2% increase per year

Plan Year		12	13	14	15	16	17	18	19	20	Totals
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	
*Base Taxable Value		$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ 24,136	$ -
Future Taxable Value		$ 2,559,888	$ 2,611,086	$ 2,663,308	$ 2,716,574	$ 2,770,905	$ 2,826,324	$ 2,882,850	$ 2,940,507	$ 2,999,317	$ -
Incremental Difference (New TV - Base TV)		**$ 2,535,752**	**$ 2,586,950**	**$ 2,639,172**	**$ 2,692,438**	**$ 2,746,769**	**$ 2,802,188**	**$ 2,858,714**	**$ 2,916,371**	**$ 2,975,181**	**$ -**
School Capture	Millage Rate										
State Education Tax (SET)	6.0000	$ 15,215	$ 15,522	$ 15,835	$ 16,155	$ 16,481	$ 16,813	$ 17,152	$ 17,498	$ 17,851	$ 291,195
**School Operating Tax	17.9568	$ 22,767	$ 23,227	$ 23,696	$ 24,174	$ 24,662	$ 25,159	$ 25,667	$ 26,184	$ 26,712	$ 435,744
School Total	**23.9568**	**$ 37,982**	**$ 38,748**	**$ 39,531**	**$ 40,328**	**$ 41,142**	**$ 41,972**	**$ 42,819**	**$ 43,683**	**$ 44,563**	**$ 772,400**
Local Capture	Millage Rate										
City Operating	3.0000	$ 7,607	$ 7,761	$ 7,918	$ 8,077	$ 8,240	$ 8,407	$ 8,576	$ 8,749	$ 8,926	$ 145,597
Dial A Ride	0.7158	$ 1,815	$ 1,852	$ 1,889	$ 1,927	$ 1,966	$ 2,006	$ 2,046	$ 2,088	$ 2,130	$ 34,740
Env Respons	0.1008	$ 256	$ 261	$ 266	$ 271	$ 277	$ 282	$ 288	$ 294	$ 300	$ 4,892
Public Safety	1.1500	$ 2,916	$ 2,975	$ 3,035	$ 3,096	$ 3,159	$ 3,223	$ 3,288	$ 3,354	$ 3,421	$ 55,812
Solid Waste Disp	1.0000	$ 2,536	$ 2,587	$ 2,639	$ 2,692	$ 2,747	$ 2,802	$ 2,859	$ 2,916	$ 2,975	$ 48,532
Theatre Fac Imp	1.0000	$ 2,536	$ 2,587	$ 2,639	$ 2,692	$ 2,747	$ 2,802	$ 2,859	$ 2,916	$ 2,975	$ 48,532
Parks - Fac Imp	2.0000	$ 5,072	$ 5,174	$ 5,278	$ 5,385	$ 5,494	$ 5,604	$ 5,717	$ 5,833	$ 5,950	$ 97,065
ICISD Oper	0.1278	$ 324	$ 331	$ 337	$ 344	$ 351	$ 358	$ 365	$ 373	$ 380	$ 6,202
ICISD Spec Educ	4.6177	$ 11,709	$ 11,946	$ 12,187	$ 12,433	$ 12,684	$ 12,940	$ 13,201	$ 13,467	$ 13,738	$ 224,108
ICISD Voc Educ	0.9687	$ 2,456	$ 2,506	$ 2,557	$ 2,608	$ 2,661	$ 2,714	$ 2,769	$ 2,825	$ 2,882	$ 47,013
County Operating	4.5181	$ 11,457	$ 11,688	$ 11,924	$ 12,165	$ 12,410	$ 12,661	$ 12,916	$ 13,176	$ 13,442	$ 219,274
IPS Sinking Fund	2.9441	$ 7,466	$ 7,616	$ 7,770	$ 7,927	$ 8,087	$ 8,250	$ 8,416	$ 8,586	$ 8,759	$ 142,884
Roads	0.9884	$ 2,506	$ 2,557	$ 2,609	$ 2,661	$ 2,715	$ 2,770	$ 2,826	$ 2,883	$ 2,941	$ 47,969
Veterans	0.0992	$ 252	$ 257	$ 262	$ 267	$ 272	$ 278	$ 284	$ 289	$ 295	$ 4,814
Library Voted	1.2017	$ 3,047	$ 3,109	$ 3,171	$ 3,236	$ 3,301	$ 3,367	$ 3,435	$ 3,505	$ 3,575	$ 58,321
Senior Citizen	0.4863	$ 1,233	$ 1,258	$ 1,283	$ 1,309	$ 1,336	$ 1,363	$ 1,390	$ 1,418	$ 1,447	$ 23,601
Local Total	**24.9186**	**$ 63,187**	**$ 64,463**	**$ 65,764**	**$ 67,092**	**$ 68,446**	**$ 69,827**	**$ 71,235**	**$ 72,672**	**$ 74,137**	**$ 1,209,361**
Non-Capturable Millages	Millage Rate										
School Debt	7.7200	$ 19,576	$ 19,971	$ 20,374	$ 20,786	$ 21,205	$ 21,633	$ 22,069	$ 22,514	$ 22,968	$ 374,671
Non-Capturable Total	**7.7200**	**$ 19,576**	**$ 19,971**	**$ 20,374**	**$ 20,786**	**$ 21,205**	**$ 21,633**	**$ 22,069**	**$ 22,514**	**$ 22,968**	**$ 374,671**
Total Tax Increment Revenue (TIR) Available for Capture		$ 101,169	$ 103,212	$ 105,295	$ 107,420	$ 109,588	$ 111,799	$ 114,054	$ 116,354	$ 118,701	**$ 1,936,299**

NOTES:
*Based on 2025 Taxable Value
**Only applies to 7 rental units

Table 3 – Estimated Reimbursement Schedule
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**37.5%**	$ 581,631	$ -	$ 581,631
Local	**62.5%**	$ 967,623	$ -	$ 967,623
TOTAL				
EGLE	0.1%	$ 2,100	$ -	$ 2,100
MSHDA	99.9%	$ 1,497,154	$ -	$ 1,497,154

Estimated Total Years of Plan:	20

Estimated Capture	
Administrative Fees	$ 120,936
State Brownfield Redevelopment Fund	$ 145,597
Local Brownfield Revolving Fund	$ 108,842

		1	2	3	4	5	6	7	8	9	10	11	12	13
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue		$ 15,366	$ 31,093	$ 31,722	$ 32,364	$ 33,018	$ 33,686	$ 34,367	$ 35,062	$ 35,770	$ 36,493	$ 37,230	$ 37,982	$ 38,748
State Brownfield Redevelopment Fund (50% of SET)		$ 3,078	$ 6,228	$ 6,354	$ 6,482	$ 6,613	$ 6,747	$ 6,883	$ 7,022	$ 7,164	$ 7,309	$ 7,457	$ 7,607	$ 7,761
State TIR Available for Reimbursement		**$ 12,288**	**$ 24,866**	**$ 25,369**	**$ 25,882**	**$ 26,405**	**$ 26,939**	**$ 27,484**	**$ 28,039**	**$ 28,606**	**$ 29,184**	**$ 29,773**	**$ 30,374**	**$ 30,988**
Total Local Incremental Revenue		$ 25,563	$ 51,728	$ 52,774	$ 53,842	$ 54,931	$ 56,041	$ 57,174	$ 58,330	$ 59,508	$ 60,710	$ 61,937	$ 63,187	$ 64,463
BRA Administrative Fee (10%)		$ 2,556	$ 5,173	$ 5,277	$ 5,384	$ 5,493	$ 5,604	$ 5,717	$ 5,833	$ 5,951	$ 6,071	$ 6,194	$ 6,319	$ 6,446
Local TIR Available for Reimbursement		**$ 23,007**	**$ 46,555**	**$ 47,497**	**$ 48,458**	**$ 49,438**	**$ 50,437**	**$ 51,457**	**$ 52,497**	**$ 53,557**	**$ 54,639**	**$ 55,743**	**$ 56,869**	**$ 58,017**
Total State & Local TIR Available		**$ 35,295**	**$ 71,420**	**$ 72,865**	**$ 74,339**	**$ 75,843**	**$ 77,376**	**$ 78,940**	**$ 80,536**	**$ 82,163**	**$ 83,823**	**$ 85,516**	**$ 87,243**	**$ 89,004**
Brownfield Redevelopment Authority (BRA)	Beginning Balance													
Reimbursement Balance	***$ 50,000***	***$ 48,861***	***$ 46,556***	***$ 44,204***	***$ 41,805***	***$ 39,357***	***$ 36,860***	***$ 34,312***	***$ 31,713***	***$ 29,062***	***$ 26,356***	***$ 23,596***	***$ 20,781***	***$ 17,908***
BF Implementation Costs	*$ 50,000*	*$ 50,000*	*$ 48,861*	*$ 46,556*	*$ 44,204*	*$ 41,805*	*$ 39,357*	*$ 36,860*	*$ 34,312*	*$ 31,713*	*$ 29,062*	*$ 26,356*	*$ 23,596*	*$ 20,781*
State Tax Reimbursement	$ 18,771	$ 397	$ 803	$ 819	$ 835	$ 852	$ 869	$ 887	$ 905	$ 923	$ 942	$ 961	$ 980	$ 1,000
Local Tax Reimbursement	$ 31,229	$ 743	$ 1,502	$ 1,533	$ 1,564	$ 1,596	$ 1,628	$ 1,661	$ 1,694	$ 1,728	$ 1,763	$ 1,799	$ 1,835	$ 1,872
Total Reimbursement Balance		*$ 48,861*	*$ 46,556*	*$ 44,204*	*$ 41,805*	*$ 39,357*	*$ 36,860*	*$ 34,312*	*$ 31,713*	*$ 29,062*	*$ 26,356*	*$ 23,596*	*$ 20,781*	*$ 17,908*
Total Annual BRA Reimbursement		*$ 1,139*	*$ 2,305*	*$ 2,352*	*$ 2,399*	*$ 2,448*	*$ 2,497*	*$ 2,548*	*$ 2,599*	*$ 2,652*	*$ 2,705*	*$ 2,760*	*$ 2,816*	*$ 2,872*
DEVELOPER	Beginning Balance													
Reimbursement Balance	***$ 1,499,254***	***$ 1,467,399***	***$ 1,402,939***	***$ 1,337,175***	***$ 1,270,081***	***$ 1,201,629***	***$ 1,131,794***	***$ 1,060,547***	***$ 987,860***	***$ 913,705***	***$ 838,051***	***$ 760,869***	***$ 682,129***	***$ 601,798***
MSHDA Costs	*$ 1,497,154*	*$ 1,497,154*	*$ 1,465,347*	*$ 1,400,984*	*$ 1,335,318*	*$ 1,268,325*	*$ 1,199,976*	*$ 1,130,246*	*$ 1,059,106*	*$ 986,528*	*$ 912,484*	*$ 836,944*	*$ 759,878*	*$ 681,256*
State Tax Reimbursement	$ 562,072	$ 11,875	$ 24,029	$ 24,515	$ 25,011	$ 25,517	$ 26,033	$ 26,559	$ 27,096	$ 27,644	$ 28,202	$ 28,772	$ 29,353	$ 29,945
Local Tax Reimbursement	$ 935,082	$ 19,932	$ 40,334	$ 41,150	$ 41,982	$ 42,831	$ 43,697	$ 44,581	$ 45,482	$ 46,401	$ 47,338	$ 48,294	$ 49,269	$ 50,264
Total MSHDA Reimbursement Balance		*$ 1,465,347*	*$ 1,400,984*	*$ 1,335,318*	*$ 1,268,325*	*$ 1,199,976*	*$ 1,130,246*	*$ 1,059,106*	*$ 986,528*	*$ 912,484*	*$ 836,944*	*$ 759,878*	*$ 681,256*	*$ 601,046*
EGLE Environmental Costs	*$ 2,100*	*$ 2,100*	*$ 2,052*	*$ 1,955*	*$ 1,857*	*$ 1,756*	*$ 1,653*	*$ 1,548*	*$ 1,441*	*$ 1,332*	*$ 1,221*	*$ 1,107*	*$ 991*	*$ 873*
State Tax Reimbursement	$ 788	$ 17	$ 34	$ 34	$ 35	$ 36	$ 37	$ 37	$ 38	$ 39	$ 40	$ 40	$ 41	$ 42
Local Tax Reimbursement	$ 1,312	$ 31	$ 63	$ 64	$ 66	$ 67	$ 68	$ 70	$ 71	$ 73	$ 74	$ 76	$ 77	$ 79
Total EGLE Reimbursement Balance		*$ 2,052*	*$ 1,955*	*$ 1,857*	*$ 1,756*	*$ 1,653*	*$ 1,548*	*$ 1,441*	*$ 1,332*	*$ 1,221*	*$ 1,107*	*$ 991*	*$ 873*	*$ 752*
Total Annual Developer Reimbursement		*$ 31,855*	*$ 64,460*	*$ 65,764*	*$ 67,094*	*$ 68,451*	*$ 69,835*	*$ 71,247*	*$ 72,687*	*$ 74,156*	*$ 75,654*	*$ 77,182*	*$ 78,740*	*$ 80,330*
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Capture		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Local Tax Capture		*$ 2,301*	*$ 4,655*	*$ 4,750*	*$ 4,846*	*$ 4,944*	*$ 5,044*	*$ 5,146*	*$ 5,250*	*$ 5,356*	*$ 5,464*	*$ 5,574*	*$ 5,687*	*$ 5,802*
Total LBRF Capture		*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Table 3 – Estimated Reimbursement Schedule
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

	14	15	16	17	18	19	20	
	2040	2041	2042	2043	2044	2045	2046	TOTAL
Total State Incremental Revenue	$ 39,531	$ 40,328	$ 41,142	$ 41,972	$ 42,819	$ 43,683	$ 44,563	$ 726,938
State Brownfield Redevelopment Fund (50% of SE	$ 7,918	$ 8,077	$ 8,240	$ 8,407	$ 8,576	$ 8,749	$ 8,926	$ 145,597
State TIR Available for Reimbursement	**$ 31,613**	**$ 32,251**	**$ 32,902**	**$ 33,566**	**$ 34,243**	**$ 34,933**	**$ 35,638**	**$ 581,341**
Total Local Incremental Revenue	$ 65,764	$ 67,092	$ 68,446	$ 69,827	$ 71,235	$ 72,672	$ 74,137	$ 1,209,361
BRA Administrative Fee (10%)	$ 6,576	$ 6,709	$ 6,845	$ 6,983	$ 7,124	$ 7,267	$ 7,414	$ 120,936
Local TIR Available for Reimbursement	**$ 59,188**	**$ 60,383**	**$ 61,601**	**$ 62,844**	**$ 64,112**	**$ 65,405**	**$ 66,724**	**$ 1,088,425**
Total State & Local TIR Available	**$ 90,801**	**$ 92,634**	**$ 94,503**	**$ 96,410**	**$ 98,354**	**$ 100,338**	**$ 102,362**	**$ 1,669,766**
Brownfield Redevelopment Authority (BRA)								
Reimbursement Balance	***$ 14,978***	***$ 11,988***	***$ 8,938***	***$ 5,827***	***$ 2,653***	***$ 0***	***$ 0***	***$ -***
BF Implementation Costs	*$ 17,908*	*$ 14,978*	*$ 11,988*	*$ 8,938*	*$ 5,827*	*$ 2,653*	$ -	
State Tax Reimbursement	$ 1,020	$ 1,041	$ 1,062	$ 1,083	$ 1,105	$ 1,127	$ -	$ 17,612
Local Tax Reimbursement	$ 1,910	$ 1,949	$ 1,988	$ 2,028	$ 2,069	$ 1,525	$ -	$ 32,388
Total Reimbursement Balance	*$ 14,978*	*$ 11,988*	*$ 8,938*	*$ 5,827*	*$ 2,653*	$ -	$ -	*$ 50,000*
Total Annual BRA Reimbursement	*$ 2,930*	*$ 2,990*	*$ 3,050*	*$ 3,111*	*$ 3,174*	*$ 2,653*	$ -	***$ 50,000***
DEVELOPER								
Reimbursement Balance	***$ 519,847***	***$ 436,241***	***$ 350,948***	***$ 263,934***	***$ 175,165***	***$ 84,020***	***$ (0)***	***$ -***
MSHDA Costs	*$ 601,046*	*$ 519,218*	*$ 435,737*	*$ 350,573*	*$ 263,689*	*$ 175,054*	*$ 84,020*	
State Tax Reimbursement	$ 30,550	$ 31,167	$ 31,795	$ 32,437	$ 33,091	$ 33,759	$ 31,543	$ 558,895
Local Tax Reimbursement	$ 51,279	$ 52,314	$ 53,369	$ 54,446	$ 55,544	$ 57,275	$ 52,477	$ 938,259
Total MSHDA Reimbursement Balance	*$ 519,218*	*$ 435,737*	*$ 350,573*	*$ 263,689*	*$ 175,054*	*$ 84,020*	$ -	*$ 1,497,154*
EGLE Environmental Costs	*$ 752*	*$ 629*	*$ 504*	*$ 375*	*$ 245*	*$ 111*	$ -	$ -
State Tax Reimbursement	$ 43	$ 44	$ 45	$ 45	$ 46	$ 47	$ -	$ 740
Local Tax Reimbursement	$ 80	$ 82	$ 83	$ 85	$ 87	$ 64	$ -	$ 1,360
Total EGLE Reimbursement Balance	*$ 629*	*$ 504*	*$ 375*	*$ 245*	*$ 111*	$ -	$ -	*$ 2,100*
Total Annual Developer Reimbursement	*$ 81,952*	*$ 83,606*	*$ 85,293*	*$ 87,014*	*$ 88,769*	*$ 91,145*	*$ 84,020*	***$ 1,499,254***
LOCAL BROWNFIELD REVOLVING FUND								
LBRF Deposits *	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 108,842**
State Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture	*$ 5,919*	*$ 6,038*	*$ 6,160*	*$ 6,284*	*$ 6,411*	*$ 6,540*	*$ 6,672*	*$ 108,842*
Total LBRF Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	*$ 108,842*

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Table 4 - Proforma
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

# OF RENTALS	MONTHLY LEASE RATE	TOTAL MONTHLY	TOTAL ANNUAL RENT REVENUE
7	$1,800.00	$12,600.00	$151,200.00

YEAR	ANNUAL RENTAL INCOME 4% YOY INCREASE	TIF Revenues	Annual Expenses	Annual Debt Service	Cash Flow After Debt Service	
1	$75,600	$31,855	$47,845	$80,660	-$5,060	(assumes half of units built and occupied)
2	$151,200	$64,460	$95,690	$161,320	-$10,120	(assumes all units built and occupied)
3	$157,248	$65,764	$95,690	$161,320	-$4,072	
4	$163,538	$67,094	$98,561	$161,320	$2,218	
5	$170,079	$68,451	$101,518	$161,320	$8,759	
6	$176,883	$69,835	$104,563	$161,320	$15,563	
7	$183,958	$71,247	$107,700	$161,320	$22,638	
8	$191,316	$72,687	$110,931	$161,320	$29,996	
9	$198,969	$74,156	$114,259	$161,320	$37,649	
10	$206,928	$75,654	$117,687	$161,320	$45,608	
11	$215,205	$77,182	$121,217	$161,320	$53,885	
12	$223,813	$78,740	$124,854	$161,320	$62,493	
13	$232,765	$80,330	$128,599	$161,320	$71,445	
14	$242,076	$81,952	$132,457	$161,320	$80,756	
15	$251,759	$83,606	$136,431	$161,320	$90,439	
16	$261,829	$85,293	$140,524	$161,320	$100,509	
17	$272,303	$87,014	$144,740	$161,320	$110,983	
18	$283,195	$88,769	$149,082	$161,320	$121,875	
19	$294,523	$91,145	$153,554	$161,320	$133,203	
20	$306,303	$84,020	$158,161	$161,320	$144,983	

Table 4 - Proforma
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

ANNUAL EXPENSES/UNIT

	Per unit (annual)	Total for 7 units (annual)
INSURANCE	$ 2,800.00	$ 19,600.00
TAXES	$ 4,200.00	$ 29,400.00
MANAGEMENT	$ 2,000.00	$ 14,000.00
MAINTENANCE	$ 1,000.00	$ 7,000.00
VACANCY	$ 2,520.00	$ 17,640.00
PLACEMENT	$ 1,150.00	$ 8,050.00
Total	$ 13,670.00	$ 95,690.00

	Monthly / 7 units	Annual / 7 units
DEBT SERVICE	$ 13,443.34	$ 161,320.02

DSCR:

1.041401356

Table 5 - Housing Financing Gap
Act 381 Brownfield Plan
Homes of Heritage Row
City of Ionia, Ionia County, MI

Housing TIF Financing Gap Calculation - Multifamily Rental

FORMULA	Location	Type	(Control Rent* + Utility Limits**) - (Project Rent + Utility Limits**)	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
FMR	Ionia County	3 Bedroom	$ 3,703.00 + $ 386.00 - $ 2,100.00 + $ 386.00	=	$ 1,603.00	x	3	x	12	x	20	=	$ 1,154,160	$ 384,720
					TOTAL Housing Subsidy		3				Actual Amount Needed	=	$ 250,000	$ 125,000
					433		216.5		2382.5					

*Control Rent is based on market comparables which do not include utilities.
**Based on the highlighted Utility Limits Table attached.

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Appendix

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Brownfield Plan Resolution(s) Pending

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Appendix

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Development/Reimbursement Agreement Pending

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Appendix

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Notice to Taxing Jurisdictions

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Appendix

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Notice of Public Hearing

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Appendix

5

Ionia

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
45,378	15,301	$63,989	$71,809	$41,527

Housing Costs

Owner Units

Home Value	$145,308	**2016 Value**	$125,706
Cost M/NM	$1145/$461	**Value ▲**	15.6%

$48,436 **To afford median home**

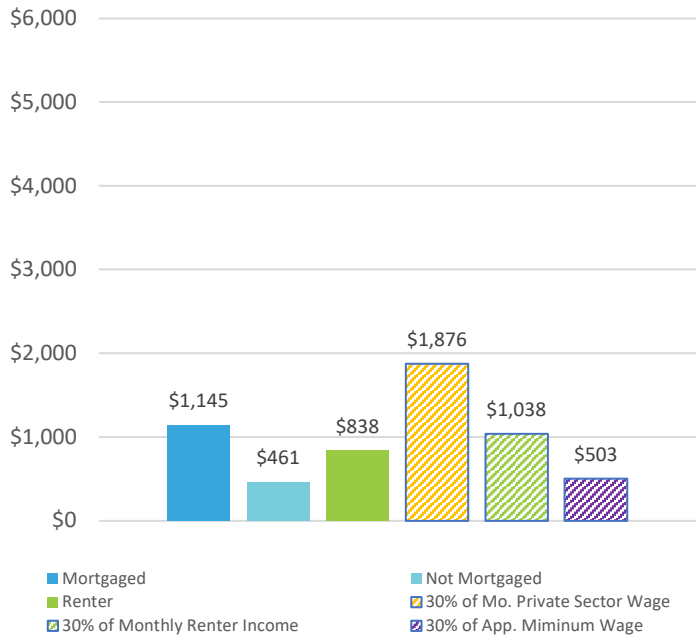
Renter Units

Gross Rent	$838	**2016 Rent**	$784
		Rent ▲	6.8%

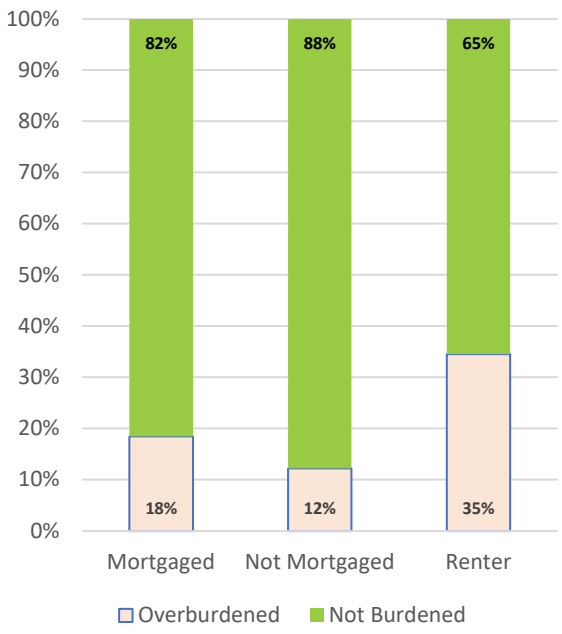
$33,520 **To afford median gross rent**

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,474	**Owner HH**	77%	**Renter HH**	23%		
Median Year Built	1970	**% Built Pre-1970**	48.9%				
Median Move Year	2010	**% Built After 2010**	4.4%				
Median Rooms	6.2	**SF%**	72.4%	**MM%**	9.1%	**MF%**	6.1%

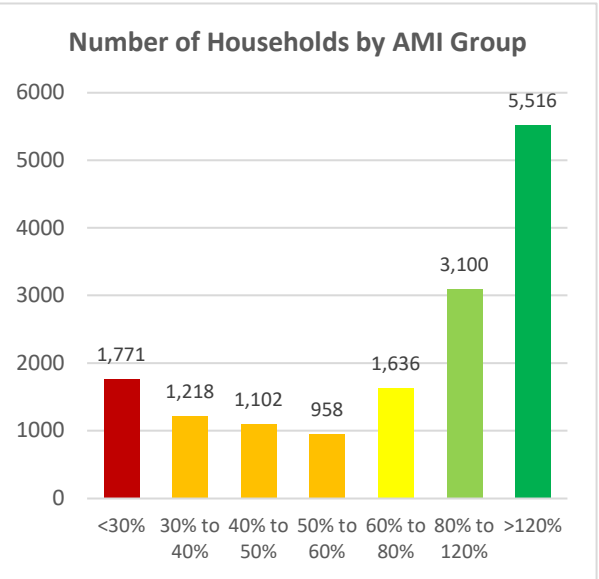
Vacancy Rates

Total	7.1%	**Owner**	0%	**Renter**	0%		
Seasonal	1.0%	**Other**	4.1%	**# V Rent**	91	**#V Owner**	108

Homeownership Rate by Race/Ethnicity

Black	20.7%	**White**	78.5%
Asian	37.0%	**Other or Multiracial**	55.3%
Am. Indian	85.7%	**Hispanic**	47.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Ionia

Housing Policy Indicators

Household Count and Growth	Market	Partnership
Household Change, 2016 to 2021	4.6%	5.3%
Household Count, 2021	15,301	607,624

	Market			Partnership		
Housing Affordability	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
Home value / partnership income	2.17	--	--	--	--	--
Median Income, 2021	$63,989	--	12.7%	$66,906	--	15.3%
Median owner income, 2021	$71,809	--	8.6%	$78,276	--	13.6%
Median renter income, 2021	$41,527	--	22.0%	$38,135	--	17.1%
Median home value	$145,308	--	15.6%	$186,510	--	26.3%
Median gross rent	$838	--	6.8%	$936	--	12.0%
Income needed for median rent	$33,520	--	--	$37,422	--	--
Income needed for median value	$48,436	--	--	$62,170	--	--
Overburdened households	3,105	20%	-19.2%	140,776	23.2%	-8.7%

	Market			Partnership		
Housing Quality and Vacancy	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
"Other" vacancy	681	4.1%	-3.9%	17,331	2.6%	-13.8%
Seasonal vacancy	161	1.0%	-26.5%	47,247	7.1%	-5.1%
For-Sale vacancy	108	0.7%	-48.1%	3,104	0.5%	-50.7%
For-Rent vacancy	91	0.6%	-54.7%	6,237	0.9%	-7.3%
Homes built pre-1940	4,561	27.7%	--	104,716	15.8%	--
Homes built post-1990	4,674	28.4%	--	235,045	35.4%	--

Other Market Indicators

Housing Policy Matchmaker Type*	**Low Cost and Growing**
Strength and Need Type**	**High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	274	212	486
Market supply (vacant on market, adjusted for age)	54	38	92
5 year Market production goals (based on 75K units)	212	168	380
1 year Market production goals (based on 15K units)	42	34	76
5 year Partnership goals (based on 75K units)	7,025	6,566	13,591
1 year Partnership goals (based on 15K units)	1,405	1,313	2,718

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Appendix

6

Executive Summary

Mitten Environmental Consulting, LLC (Mitten) has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of 520 East Washington Street in the City of Ionia, Ionia County, Michigan (the Subject Property) for the benefit of Ionia Development Co. (the User). Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment has revealed no *recognized environmental conditions* (RECs) in connection with the Subject Property.

However, the following *significant data gap* was identified:

- The lack of information pertaining to the former utilization of two 8,000-gallon fuel oil tanks (reportedly installed in 1952 and removed in 1990) represents a data gap. Mitten was unable to identify the location(s) of these former UST systems relative to the current Subject Property boundaries. Additionally, no site assessment report or notes pertaining to the removal of these UST systems were provided in EGLE or LARA documentation. Mitten has requested to review available Ionia County Building Department records which may assist in identifying former UST system locations; however, as of the date of this report, no response has been provided. Based on the potential for these former UST systems to (1) have been located on the Subject Property, and (2) have undocumented releases to the subsurface, the lack of information is considered to represent a significant data gap.

BROWNFIELD PLAN DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS BROWNFIELD PLAN DEVELOPMENT AND REIMBURSEMENT AGREEMENT (the "Agreement") is made between the **CITY OF IONIA BROWNFIELD REDEVELOPMENT AUTHORITY** (the "BRA"), a Michigan public body corporate established pursuant to Act 381 of the Public Acts of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), and **IONIA DEVELOPMENT COMPANY**, a Michigan limited liability company (the "Developer").

Property Name/Address (the "Property"): Homes of Heritage Row, East Washington Street and Lafayette Street, Ionia, Michigan. The legal description of the Property is presented in Appendix 1.

Maximum amount of Tax Increment Financing ("TIF") approved for reimbursement to the Developer: $1,499,254**.** This is the "Maximum Amount."

Maximum term in which Tax Increment Revenues ("TIR") can be captured under the Brownfield Plan: 20 **years.** This is the "Maximum Term."

Project: Homes of Heritage Row
Number of housing units that will be income restricted: Five

Brownfield Plan dated: April 6, 2026
Brownfield Plan Approved by BRA on: XXX
Brownfield Plan Supported by the Ionia City Council on: XXX

NOTICES AND REIMBURSEMENT

All notices and other communications required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, or one day after being sent by overnight courier, or three days after being mailed by registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party):

If to Developer: Ionia Development Company
8091 Leonard
Coopersville, MI 49404

If to the BRA: City of Ionia Brownfield Redevelopment Authority
c/o City of Ionia
114 Kidd Street
Ionia, MI

Reimbursement checks shall be payable to: Ionia Development Company.

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RECITALS

A. The governing body has established the BRA, and the BRA, governing body, and any other bodies required by Act 381 have adopted a Brownfield Plan for the Property according to the dates above, pursuant to the provisions of Act 381.
B. Act 381 permits the real and personal property tax revenues generated from the increase in taxable value (the TIR) of Eligible Property to reimburse costs of conducting Eligible Activities ("Eligible Costs") and permits reimbursement to the Developer of Eligible Costs it has incurred.
C. The Property has been included in the Brownfield Plan and qualifies as an "Eligible Property" under the terms of Act 381.
D. The Developer intends to develop the Property according to the Brownfield Plan provided as Appendix 2 (the "Project").
E. The BRA and its governing body have determined that the Project will result in a public benefit, and using TIR for the Project is appropriate.
F. The Project will require the Developer to incur Eligible Costs for Eligible Activities described in the Brownfield Plan. For purposes of this Agreement, "Eligible Costs" means costs incurred in conducting Eligible Activities permitted under Act 381 and described in the Brownfield Plan.
G. The parties are entering into this Agreement to establish the procedure for reimbursement to the Developer from TIR under Act 381 as amended.
H. The Developer's obligation to develop the Project on the Property is contingent upon the Developer's ability to secure all necessary approvals needed to develop and permit the use of the Property for the Project, which may include but are not limited to, a special use permit, site Brownfield Plan approvals, zoning variances and/or rezoning, building permits, and any and all other permits, consents, and final approvals and authorizations necessary to develop, construct, and utilize the Property for the Project.

NOW THEREFORE, in consideration of the mutual covenants, conditions, and agreements set forth herein, the parties agree as follows:

1. **The Brownfield Plan.** The Brownfield Plan, approved by the BRA, by the BRA's local governing body, and by any other governing body required by Act 381, is attached as Appendix 2 and incorporated as part of this Agreement. To the extent provisions of the Brownfield Plan or this Agreement conflict with Act 381, Act 381 controls.

2. **Term of Agreement.** Pursuant to the Brownfield Plan and this Agreement, the BRA agrees it shall capture and reimburse the Developer the amount of TIR generated from real property taxes allowed by law on the Eligible Property. Capture will begin as shown in the Brownfield Plan and will continue until the earlier of:

   - Full reimbursement to the Developer as outlined in the Brownfield Plan up to the Maximum Amount, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 3, and to the BRA of its Administrative Costs; **or**

   - The Maximum Term, following the commencement of reimbursement to the Developer as outlined in the Brownfield Plan.

3. **Eligible Activities.** The Developer shall diligently pursue completion of the Eligible Activities summarized in the Brownfield Plan and construct the development in accordance with proper construction standards, local and state laws, ordinances, codes, regulations, rules, and this Agreement. The BRA shall, in accordance with the terms of this Agreement, reimburse the Developer for Eligible Costs incurred on or after the date of the

inclusion of this Project in the Brownfield Plan unless Eligible Costs are preapproved by Act 381 or are otherwise previously approved for reimbursement.

4. **Reimbursement Source.** During the term of this Agreement and except as otherwise set forth in this Agreement, the BRA shall reimburse the Developer for its Eligible Costs, in accordance with the process herein, and as limited under this Agreement, from all available, captured TIR collected from the real, and if applicable, personal property taxes on the Property.

5. **Reimbursement Process.**

5.1. Cost Reimbursement Request. The Developer will provide sufficient documentation of the Eligible Costs incurred, including:

- A complete description of the work, including the dates of each Eligible Activity, schedule of values, and/or executed AIA.
- Detailed invoices for the costs involved for each Eligible Activity.
- Proof of payment, such as lien waivers from the Developer's general contractor as verification that all applicable subcontractors were paid in full.
- A written statement certifying to the BRA that all such costs are Eligible Costs.
- Certificate(s) of occupancy to document completion of the Project.

The BRA may reasonably request other documentation before it approves the Developer's request for reimbursement for costs.

All documents required for the cost reimbursement request must be submitted within 90 days of the issuance of a certificate of occupancy, with multiple requests allowed as desired. A certificate of project completion, stating that no further invoices will be submitted for reimbursement of eligible activities or such other certificate as required by the BRA or its governing body, shall be submitted with the final reimbursement request. Failure to provide a timely and complete cost reimbursement request will result in foregone reimbursement to the Developer by the BRA for Eligible Costs.

5.2. BRA Staff Review. The BRA Staff shall review each reimbursement request within 60 days after receiving it. If BRA Staff determines that the documentation submitted by the Developer is not complete, then Developer shall cooperate in the BRA's review by providing, within thirty (30) days of the BRA 's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the BRA in order to complete its review. Within 30 days following the receipt of such supplemental information, the BRA shall make the determination of whether the costs are "Eligible Costs" for reimbursement. If the Developer wishes to challenge that determination, it shall provide written notice to the BRA within thirty (30) days of the determination, and the issue shall be brought to the BRA within forty-five (45) days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final determination of the BRA and shall not be entitled to any claim or cause of action against the BRA as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the City of Ionia and the BRA and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

5.3. Reimbursement. Before July 31 of the year after the Developer delivers documentation of the Developer's Eligible Costs (and as property taxes are received each subsequent year) after both the

summer and winter taxes are captured and collected on the Property, and after the Developer has provided an annual report to the BRA according to requirements in Section 7.7, the BRA shall reimburse its Administrative Costs and pay approved Eligible Costs to the Developer from TIR generated from the Property in accordance with the Brownfield Plan to the extent that taxes have been captured and are available in that fiscal year. The BRA shall receive its share of TIR each year until Eligible Costs are fully reimbursed, or according to the approved Brownfield Plan.

Except as otherwise provided in this Agreement, while the property remains under the Developer's ownership, the Developer shall not be entitled to reimbursement under this Agreement unless all real property taxes have been timely and completely paid before the date on which they can no longer be paid without penalties or interest.

The BRA and Developer acknowledge that reimbursement is based on, and shall not exceed, available TIR, regardless of the amount of Eligible Costs or the amount of TIR projected in any given year. The BRA shall make annual payments from available property tax revenues toward the Developer's unpaid Eligible Costs during the term of this Agreement. Unless part of the approved Brownfield Plan, the Developer shall not be entitled to receive any interest on amounts for which reimbursement is requested under this Agreement.

The repayment obligation under this Agreement shall expire upon the earlier of the full payment by the BRA to the Developer of the Maximum Amount or the end of the Maximum Term. If less TIR is captured for the Project than the projected amount, then the BRA may, upon request from the Developer, extend the Maximum Term of this Agreement to allow for additional reimbursement to the Developer for the Maximum Amount of the Developer's Eligible Costs, provided the amended Maximum Term does not exceed 30 years.

5.4. Method of Reimbursement. The BRA will reimburse the Developer for Eligible Costs by a check payable to the entity specified on page 1 of this Agreement and delivered by certified mail to the address specified on page 1 of this Agreement, or by electronic transfer if available to the Developer.

6. Adjustments. The parties acknowledge that adjustments regarding the amount of TIR paid to the Developer may occur under any of the following circumstances:

6.1. Audit or Court Ruling: In the event that an audit of payments made to the Developer under this Agreement, or a court of competent jurisdiction, determines that any portion of the payments made to the Developer under this Agreement is unlawful, the Developer shall pay back to the BRA within 30 days of the determination made by the audit or the court, that portion of the payments made to the Developer. However, the Developer shall have the right before any such repayment is made to appeal on its or the BRA's behalf, any such determination made by an auditor or court. If the Developer is unsuccessful in such an appeal, the Developer shall repay the portion of payments found to be unlawful to the BRA within 30 days of the date when the final determination is made on the appeal. The Developer shall be responsible for payment of the BRA's legal fees associated with any determination of whether a cost for which reimbursement is requested constitutes an "Eligible Cost" and all the BRA's legal fees associated with the review or determination of such issues by any state agency or court.

6.2. Property Tax Appeal: In the event the Developer, or any subsequent owner of a parcel on the Property, files an appeal related to the taxable value of parcels of property included in the Brownfield Plan, the BRA shall do the following:

- The BRA will continue to reimburse the Developer for Eligible Costs based upon the local tax assessor's assessment of the real property taxes for the Project.
- Once any tax appeals are adjudicated, the BRA will make adjusted payments pursuant to this Agreement.

6.3. Reduction of Property Assessments. If the BRA (i) incurs Administrative Costs on behalf of the Developer with respect to the Project, Site, or Application and (ii) the Developer or a subsequent owner of property in the Project initiates, participates in, or supports any proceeding or process which results in a reduction of the tax increment capture for the Project from what was projected and along the same term as contained within the Brownfield Plan, then a recalculation of the amount of TIR that the BRA previously paid to the Developer may be required (the excess amount determined to have been paid is the "Excess Amount") as a result of such lower assessments. If that amount is less than the actual amount of TIR the BRA has already paid to the Developer, the Excess Amount shall be offset against future reimbursements to the Developer of Eligible Costs.

7. Responsibilities of a Developer. In consideration of the inclusion of the Property into the Brownfield Plan and the resulting financial benefits which the Developer expects to receive, and the BRA's commitments to capture TIR and to assist the Developer in the Project, the Developer agrees to the following:

7.1. Project. At its sole expense, the Developer shall use its best efforts to conduct the activities described in the Brownfield Plan and to construct the Project. Consistent with the Brownfield Plan or Combined Plan, the Developer agrees to reserve no fewer than five units of housing for households earning up to 120% of local Area Median Income according to the most recent guidance issued by the Michigan State Housing Development Authority (MSHDA).

Notwithstanding anything herein to the contrary, the Developer's obligation to commence construction of the Project shall be subject to the Developer's determination, in its business discretion, that the Project is viable. Subject to matters beyond the reasonable control of the Developer (e.g., war, acts of God, failure to obtain governmental approvals, governmental restrictions, exceptional health concerns for which a "stay at home" or "shelter in place" order is issued by an applicable governmental BRA, etc. and any other delays due to war, terrorism, lock-out, fire, or other casualty, unavailability of materials, unanticipated construction delay, acts or omission of governmental authorities, severe weather, or other causes beyond the reasonable control of the Developer and its contractors) (collectively "Force Majeure" events), the Developer shall commence construction of the Project within a commercially reasonable time after the date that the Developer secures all necessary approvals, authorizations, permits, and incentives for the Project and otherwise satisfies all requirements of the Developer's lenders or other financing parties for the Project (collectively, the "Approvals," and such date on which the Developer is required to commence construction being the "Commencement Date"). The Developer shall provide a notice of commencement to the BRA. Subject to Force Majeure, the Developer shall use commercially reasonable efforts to substantially complete the Project to the point of obtaining certificates of occupancy within 24 months after the Commencement Date.

The BRA shall not have any responsibility or liability for remediation or development of the Property, or for conducting any "Eligible Activities" at the Property, except for its obligations under this Agreement to provide funds to the extent available as permitted in Paragraph 7 hereof with respect to payments from TIR.

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7.2. Ordinances. The Developer will develop the Property, including landscaping and all other improvements required for the Project, in compliance with all local ordinances, site Brownfield Plan reviews, zoning approvals, and this Agreement. This Agreement does not obligate any governing municipality to grant any such approvals.

7.3. Promotion and Marketing. The Developer allows the BRA to cite or to use any renderings, photographs, or other materials of the Project as an example of private/public partnership and brownfield site development.

7.4. Cooperation. The Developer shall provide a written report to the BRA annually on or before June 30 for the duration of tax capture and reimbursement. Data reported by the Developer to the BRA will include, but is not limited to, information that the BRA is required to report to the State of Michigan or other governmental agencies, such as the amount of Developer expenditures and capital investment, jobs created, square footage developed or rehabilitated, home sales and resales, liens collected or released, and income verification of any new homebuyer. The BRA will provide a list of reasonable requested information to the Developer.

8. Responsibilities of the BRA. In consideration of the preceding commitments of the Developer, the BRA further agrees to:

8.1. Tax Increment Revenues. Reimburse the Developer with TIR for Eligible Costs incurred by the Developer in completing the Project, subject to actual capture and as limited and detailed in this Agreement.

8.2. Reporting. To complete or cause to be completed mandatory annual reporting to the State of Michigan.

9. Developer's Representations, Warranties and Covenants. The Developer hereby makes the following representations, warranties, and covenants:

9.1. Eligible Property. To the Developer's knowledge and belief, the Property is "Eligible Property" as defined in Act 381 and is eligible for the capture of TIR pursuant to Act 381.

9.2. Eligible Costs. The Developer will only submit for reimbursement such costs that it has reasonably determined are Eligible Costs within the meaning of Act 381.

9.3. Due Authorization. The representatives signing this Agreement are duly authorized by the Developer to enter into this Agreement.

10. Events of Default. Each of the following shall constitute an event of default:

10.1. Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

10.2. The Developer fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Developer by the BRA.

10.3. The Developer abandons or withdraws from the Project.

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10.4. The Developer fails to pay when due any funds which are required to be paid pursuant to this Agreement, including but not limited to its real property taxes, and such failure continues for 30 days after written notice from the BRA.

10.5. The Developer terminates its existence to avoid its obligations under this Agreement.

11. Remedies upon Default

11.1. If any event of default as defined above occurs and continues for 30 days after written notice of default from the BRA (or such additional time as may be reasonably necessary to cure the default at issue provided that the Developer has commenced such cure within the initial 30 days and is proceeding in good faith to cure), the BRA shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

a) Terminate this Agreement effective immediately upon notice to the Developer.

b) In addition, if Developer fails to substantially complete the Project with the timelines required by this Agreement (but subject to Force Majeure), of if Developer otherwise defaults prior to substantial completion of the Project, Developer shall repay the Authority (within thirty (30) days following demand by the Authority) any amounts paid to Developer as reimbursement for Eligible Costs with respect to such incomplete phases of the Project pursuant to the terms of this agreement or otherwise;

c) Withhold, suspend, or rescind reimbursement to Developer for Eligible Cost from Tax Increment Revenue as set forth in Paragraph 5 until Developer as cured such default to the satisfaction of the Authority. Any such action by the Authority shall not under any circumstances extend the Maximum Term unless specifically approved by the Authority; and

d) All other remedies available at law or in equity.

The BRA is responsible for its own costs and expenses, including attorney fees incurred by the BRA to enforce its rights under this Agreement.

11.2. If the BRA fails in any material respect to perform or provide the TIR incentives, and such failure continues for a period of 30 days after written notice from the Developer to the BRA specifying the alleged default (or such additional time as may be reasonably necessary to cure the default at issue provided that the BRA has commenced such cure within the initial 30 days and is proceeding in good faith to cure), the Developer shall have the option to exercise one or any combination of remedies under this Agreement or otherwise available at law or in equity, including without limitation, to withhold or suspend the performance of all or any of the commitments under this Agreement. The Developer is responsible for its own cost and expenses, including attorney fees incurred by the Developer to enforce its rights under this Agreement.

12. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in Act 381. If legislation is enacted in the future which alters or affects the amount of TIR subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the BRA's obligations under this Agreement may be modified accordingly by agreement of the parties.

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13. **Freedom of Information Act.** The Developer stipulates that all petitions and documentation submitted by the Developer shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, MCL 15.231 et seq., and no claim of trade secrets or other privilege or exception to the Freedom of lnformation Act will be claimed by the Developer as it relates to this Agreement or petitions and supporting documentation.

14. **Brownfield Plan Modification.** The Brownfield Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

15. **Indemnification.** The Developer shall defend, indemnify, and hold harmless the BRA, its governing body, and any of their respective past, present, and future members, officials, employees, agents, or representatives from all losses, demands, claims, judgments, suits, costs, and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of TIR paid to the Developer as a reimbursable payment under this Agreement made in excess of the amount of TIR the BRA is determined by the State or court to be allowed by law to use for that reimbursement, and (ii) the Project.

16. **Third Party Management.** The Developer may enter into a contract with a third-party property management firm ("Property Manager"), which may, as part of its contract with Developer, perform certain services described in this Agreement. Developer acknowledges that it remains responsible for all obligations, liable for all defaults, and subject to all remedies under this Agreement regardless of the performance of any Property Manager.

17. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

18. **Binding Effect/Third Parties.** This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party, whose consent may not be unreasonably withheld, conditioned, or delayed (it being agreed that an arm's length sale of the Project shall be a reasonable assignment). The Developer may make a collateral assignment of this Agreement to any institutional lender in connection with any financing for the Project. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

19. **Waiver.** No failure of either party to complain of any act or omission on the part of the other party, no matter how long the act or omission may continue, is considered a waiver by that party to any of its rights hereunder. No waiver by either party, expressed or implied, of any breach of any provision of this Agreement is considered a waiver or a consent to any subsequent breach of this or another provision.

20. **Authorization.** Each of the parties represents and warrants to the other that this Agreement and its execution by the individual on its behalf are authorized by the board of directors or other governing body of that party.

21. **Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

22. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

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23. Definitions. The following capitalized terms are used in this Agreement with the following meanings:

"Administrative Costs" means the BRA's out-of-pocket costs associated with the Project (including reasonable attorney fees and costs, environmental consulting fees and costs, and similar fees and costs) as well as the BRA's indirect costs associated with the Project (including allocation of the fixed costs of the BRA Staff).

"Brownfield Plan" is defined by Section 2(e) of Act 381.

"Eligible Activities" is defined by Section 2(o) of Act 381.

"Eligible Property or Properties" is defined by Section 2(p) of Act 381.

"Tax Increment Revenue" or "TIR" is defined by Section 2(ss) of Act 381, and, for purposes of this Agreement, includes school taxes and local (non-school) taxes.

24. Exhibits.

1. Legal Description of Property
2. Brownfield Plan
3. Act 381 Work Plan

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

CITY OF IONIA BROWNFIELD REDEVELOPMENT AUTHORITY

By: _____

Its: _____

Date: _____ This is the "Execution Date."

IONIA DEVELOPMENT COMPANY

By: _____

Its: _____

Date: _____

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CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.2

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Ordinance 604: Amendment to Chapter 1292 - Austin Pines PUD District

Background:

Green Development Ventures, LLC (Allen Edwin Homes) intends to develop the vacant property within the existing Austin Pines Planned Unit Development (PUD). Austin Pines was originally developed by Ionia Real Estate, LLC between 2004-2005. Ionia Real Estate LLC never completed its multi-phase development, and the vacant property has changed hands several times since then. Allen Edwin's project will be known as "Austin Pines West" and developed through amending Chapter 1292 entitled "Austin Pines Planned Unit Development District." The proposal includes a total of 96 residential units [84 single-family detached homes in a site condominium subdivision and 12 attached townhomes (four, 4-unit buildings) in a traditional condominium] over two phases on the northern 22.8 acres (PPN: 34-201-025-000-001-01) and a portion of approximately 3.58 acres of the southern parcel (PPN:34-201-036-000-001-01). The southern parcel is owned by Kapenga Properties LLC. An authorization letter has been received from Mr. Kapenga for Allen Edwin to utilize the portion of his property needed to facilitate a connection to Foxtail Drive for Austin Pines West as well as a potential easement for a secondary emergency vehicle access.

Before consideration of the requested condominium application and site condominium application, Chapter 1292 must be amended to allow for the proposed development. Ordinance No. 604 follows this communication and describes the phasing, setbacks, and other minimum zoning requirements that will govern all property within the Austin Pines PUD. It is important to note that this chapter will apply to the existing construction, proposed construction, and future construction for all parcels within this zoning district. An excerpt of the Zoning Map is provided below and the Austin Pines PUD is color coded in orange.



Along with the ordinance amendment, the final site plan and development plan for the Planned Unit Development must be reviewed by City Council. Planning Commission made a recommendation to approve at its April 29 special meeting following a public hearing with robust public input. The recommendation included several conditions of approval. A representative from Allen Edwin Homes will be present to describe the plans and answer any questions. A public hearing must be held prior to any action by City Council.

Following a decision on Ordinance 604, Council will need to consider the Final PUD Development Plan and Site Plan. There are several conditions that should be considered by Council, if approval is granted. These include the twenty-two conditions recommended by Planning Commission that are listed below. Section 1266.07 of City Code also provides Council with the opportunity to require performance guarantees for a PUD through a performance bond, letter of credit, or other written assurance. Staff recommend that City Council consider an additional condition for performance guarantees in the form of a Development Agreement to be negotiated with Allen Edwin Homes with assistance from the City Attorney, for Council's future consideration.

Planning Commission Recommended Conditions for Final PUD Development Plan and Site Plan:

1. The PUD will consist of 96 dwelling units on 26.33 acres (3.65 dwelling units/acre) in the form of 84 Single-family detached homes and 12 three-unit attached single-family building (triplexes).
2. Detached single-family lots shall be no less than 3,610 square feet in area and no less than 33 feet wide.

3. Detached single-family lots shall have front and rear yard setbacks of 20 feet and shall have a 5-foot minimum side yard setback with both side yard setbacks totaling 11 feet.
4. Detached single-family lots shall have a lot coverage of no more than 45%.
5. Detached single-family site condominiums shall not be greater than 35 feet in height.
6. Attached unit buildings shall have front and rear yard setbacks of 20 feet and shall have 15-foot setbacks for the perimeter of the attached unit development area.
7. Attached unit buildings shall have a lot coverage of no more than 45%.
8. Attached unit buildings shall not be greater than 35 feet in height.
9. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
10. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia. Final site plan approval and permits will be conditioned upon obtaining necessary permits from relevant agencies.
11. Internal streets will be designed to the City of Ionia engineering standards, subject to review and approval by the City Engineer.
12. Compliance with the lighting standards in Section 1286.03 is required.
13. All future signs must be in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.
14. SESC permits will be obtained from the Ionia County Drain Commissioner.
15. The Ionia County Drain Commission approves the plan as presented; otherwise, the applicant will be required to make the appropriate alterations to the approved plan. An approval letter from the Ionia County Drain Commission shall be provided to the City of Ionia before construction commences.
16. The Ionia Department of Public Safety approves the plan as presented and is satisfied that emergency vehicles and personnel will be able to safely enter and exit the development.
17. The Ionia Department of Public Works and Department of Public Utilities approve the plan as presented and confirm that the rights of way, public roads, street lighting, sidewalks, street landscaping, water and sewer utilities, and stormwater facilities comply with all City standards.
18. Open space areas must be in perpetuity and maintained in a natural state and free of future development. The dedicated open space document shall be recorded with the Ionia County Register of Deeds, and the City shall be provided with a recorded copy.
19. A tree list shall be submitted and approved by City staff with a variety of trees to be used as street trees.
20. As noted by MDOT, the City requires the developer to widen the Foxtail Drive approach as shown on sheet 5 of GEO-650-D rather than re-striping for turn lanes.
21. Reimer Drive will not be used for construction traffic and will be gated for emergency vehicle use following construction.
22. Allen Edwin Homes must reasonably attempt to work with the State Land Bank for temporary use of its adjacent property to the west for construction traffic and staging.

A letter submitted by a member of the public to be entered into the record during the public hearing for this project has also been included in the meeting materials provided.

Requested Action / Motion:

Following the public hearing and second reading, it is requested that the Ionia City Council consider making a motion to approve or reject Ordinance No. 604, an ordinance to amend Chapter 1292 - Austin Pines Planned Unit Development District of Title Six - Zoning; Part Twelve - Planning and Zoning of the codified ordinances of the City of Ionia.

If Council approves Ordinance No. 604, it is requested that Council consider a motion to approve the Planned Unit Development (PUD) amended Development Plan and final site plan for Austin Pines West, which includes 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01. This decision is based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the PUD Development Requirements of Chapter 1266 of the Code of Ordinances subject to the approval by staff of the listed conditions including one related to performance guarantees.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 604

At a regular meeting of the City Council of the City of Ionia held on _____, __ 2026, at the Ionia City Hall Council Chambers, Councilmember _____, supported by Councilmember _____, moved to adopt the following ordinance:

AN ORDINANCE TO AMEND CHAPTER 1292 - AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT OF TITLE SIX – ZONING; PART TWELVE – PLANNING AND ZONING OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN

Section 1. The Amendment. The City of Ionia hereby amends Chapter 1292, entitled "Austin Pines Planned Unit Development District" of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read in its entirety as follows:

CHAPTER 1292

AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT.

1292.01 Planned Unit Development District.
1292.02 Conditions on the planned unit development.
1292.03 Findings by the City Council.
1292.04 Compliance with other applicable City ordinances.
1292.05 Enforcement.

1292.01 PLANNED UNIT DEVELOPMENT DISTRICT.
The Austin Pines Planned Unit Development District shall be as shown on the official Zoning Map of the City of Ionia as PUD-1 Austin Pines.

1292.02 CONDITIONS ON THE PLANNED UNIT DEVELOPMENT.
The Planned Unit Development District, in accordance with the final development plans of the Austin Pines Planned Unit Development ("the Ddevelopment"), is expressly subject to all of the following terms and conditions:

(a) Development Plan Compliance and Review of Phases.

(1) The Austin Pines Planned Unit Development, as submitted by the Ionia Real Estate, LLC, successors and assigns ("the Aapplicant"), shall comply in all respects with the approved final development plans (each, athe "pPlan") ~~which consists of a site plan with a last revision date of July 12, 2004~~, except where the plan has been changed, revised or modified by this chapter. In such cases, the provisions of this chapter shall control.

(2) Approval of the Pplan shall constitute approval only of the overall design and road and utility layout for this property and not approval of any individual building or group of buildings

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or approval of any site condominium or any phase of the Pplan. Each phase of the Ddevelopment as illustrated on the Pplan shall be submitted to the Planning Commission for review under the site plan review requirements or site condominium requirements of the City of Ionia Zoning Ordinance as appropriate to the phase being requested for approval.

(3) Site Condominium Portion. In its review of each phase of the site condominium portion of the development, the Planning Commission may recommend and the City Council may approve minor modifications from the final development plan to that phase of the Pplan provided the modifications do not result in a significant change to the Pplan and the modifications still meet the planned unit development ("PUD") approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(4) Site Plan Review. In its review of those portions of the Ddevelopment which require site plan review by the Planning Commission, the Commission may approve minor modifications from the final development plan to that phase of the Pplan provided the modifications do not result in a significant change to the Pplan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.

(5) Amendments to an Approved Phase. A change to an approved phase of the Ddevelopment may be approved in accordance with Section 1266.06 of the City of Ionia Zoning Ordinance.

(b) Phasing of the Development. The Ddevelopment shall be constructed in phases as illustrated on the Pplan; however, the Aapplicant may combine phases or alter the phasing subject to the approval of the City Council following a recommendation of the Planning Commission. Such alteration may be permitted if it is determined that such alteration to the phasing plan is necessary to accommodate market conditions or more efficient provision of City utilities or if it is determined that such alteration will not be material or significant in relation to the entire Ddevelopment and which would not have any significant adverse effect on adjacent or nearby lands or the public health, safety and welfare.

(c) Land Uses.

(1) The Ddevelopment shall be constructed in up to six phases and used for a maximum total of 243 dwelling units to be constructed as follows: Phase One, commonly known as Austin Pines, shall contain a total of 51 total dwelling units comprised of 26 detached single-family dwellings~~123 shall be single family detached dwellings~~ to be developed as ~~a~~ site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 25 single-family attached condominium units in two-, three- and four-unit buildings~~120 attached condominium units in two-, three- and four-unit buildings~~. All condominiums shall be developed in accordance with the Michigan Condominium Act. Phase Two, commonly known as Austin Pines West, shall contain a total of 96 total dwelling units comprised of 84 single-family detached dwellings to be developed as site condominium units in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 12 single-family attached condominium units in three-unit buildings. All condominiums shall be developed in accordance with the Michigan Condominium Act. The remaining phases of the Development, to include a maximum of 96 dwelling units, shall be approved through amendments to the Austin Pines Planned Unit

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Development District and any other applicable reviews and approvals required under the City of Ionia Zoning Ordinance.

(2) The Aapplicant may be permitted to vary the number of phases following a recommendation by the Planning Commission and approval by the City Council.

(3) The future use of Lot A may include a single-family residential use, or commercial or office uses which may include a residential use within the same structure, which shall be subject to the specific approval of the Ionia City Council following a recommendation of the Planning Commission. Such uses shall be subject to the site plan review requirements of the City of Ionia Zoning Ordinance and the site development requirements for the proposed use which would normally be imposed by the zoning ordinance. The City Council, however, following a recommendation of the Planning Commission, may modify the site development requirements in accordance with Section 1266.04(e) of the zoning ordinance.

(4) Accessory buildings and uses in the Ddevelopment shall comply with the requirements for accessory buildings and uses for the R-1, Residential Zoning District as contained in Section 1286.01 of the City of Ionia Zoning Ordinance, or its then-current equivalent.

(d) Lot Area. The minimum area for each site condominium lot in Phase One shall not be less than 6,600 square feet with a minimum width of 60 feet as measured at the minimum required front setback line between the side lot lines. The minimum area for each site condominium lot in Phase Two shall be no less than 3,610 square feet with a minimum lot width of 33 feet as measured at the minimum required front setback line between side lot lines. All future phases shall comply with the minimum lot dimensional requirements as established in the MDR – Medium Density Residential zoning district as contained in the City of Ionia Zoning Ordinance, as amended.

(e) Dwelling Unit Setbacks and Height.

(1) Each single family detached dwelling shall comply with the following minimum setbacks:

A. Phase One (Austin Pines):

IA. Front: 20 feet;

IIB. Rear: 25 feet;

IIIC. Minimum side yards: six and five feet, with a combined total of 11 feet.

B. Phase Two (Austin Pines West):

I. Front: 20 Feet;

II. Rear: 20 Feet;

III. Minimum Side Yards: 5 feet and Six feet, with a combined total of 11 feet.

C. All Other Phases:

I. Front: 20 Feet;

II. Rear: 20 Feet;

I.III. Side Yards: 10 Feet each, for a combined total of 20 feet.

(2) For the attached dwellings the following minimum setbacks shall apply:

A. Phase One (Austin Pines):

I. Front: 42 feet from centerline the centerline of the street;

II. Rear: no rear lot line;

III. Minimum separation distance between buildings: 15 feet;

IV. Twenty-five feet setback from all perimeter lot lines and any lot line which constitutes the area of a site condominium lot.

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B. Phase Two (Austin Pines West):

I. Front: 50 feet from the centerline of the street, 20 from the front property line;

II. Rear: 20 feet from the rear property line;

III. Minimum separation distance between buildings: 15 feet;

C. All Other Phases:

I. Front: 53 feet from the centerline of the street, 20 feet from property line;

II. Rear: 20 feet from the rear property line;

~~I.~~III. Minimum separation distance between buildings: 15 feet;

(3) No building shall exceed a height of 35 feet as determined by the City of Ionia Zoning Ordinance.

(4) Maximum Lot Coverage:

A. Phase 2 (Austin Pines West):

The maximum lot coverage of all buildings and structures on detached single-family lots shall be no greater than 45%.

B. All Other Phases:

The maximum lot coverage of all buildings and structures on detached single-family lots shall be not greater than 45%.

(f) Dwelling Unit Size. All dwellings shall comply with the minimum floor area requirements of the City of Ionia Zoning Ordinance for the ~~type of dwelling unit proposed~~MDR – Medium Density Residential District.

(g) Sanitary Sewer and Water Supply. Each dwelling unit in the D~~d~~evelopment shall be served by public water and sanitary sewer systems in accordance with all applicable City of Ionia ordinances.

(h) Streets and Streetlights.

(1) Public streets in the PUD shall have a minimum paved width ~~of 26 feet~~ and be constructed according to the City of Ionia Municipal Standards Ordinance. Private streets shall have a minimum paved ~~width of 24 feet~~ and be constructed according to the standards as approved by the City of Ionia Engineer. A right-of-way of 60 feet shall be provided for both public and private streets within the PUD.

(2) The names of streets in the D~~d~~evelopment shall be subject to approval of the City Council.

(3) The base course of asphalt for the streets in each phase shall be installed and approved by the City before an occupancy permit is issued for any dwelling to be served by the street. The final course of asphalt shall be installed within one year of the installation of the base course.

(4) Streetlights shall be provided as required by the development agreement between City of Ionia and the A~~a~~pplicant. Such lights shall be installed upon installation of the base course of asphalt for that portion of the street abutting the streetlight.

(i) Sidewalks.

(1) All sidewalks shall be a minimum width ~~of four feet wide~~ and be constructed according to the specifications of the City of Ionia Municipal Standards Ordinance. Sidewalks in front of the individual site condominium lots (i.e., across the entire width of the lot) shall be constructed by the owner of the lot prior to the issuance of an occupancy permit. If weather

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conditions do not allow this, the occupancy permit may be issued upon the posting of a security acceptable to the City and the sidewalk shall be constructed within six months of occupancy.

(2) If the sidewalk on an individual lot is located outside the public street right of way, an easement shall be granted to the City of Ionia to allow for use of the sidewalk by the public.

(3) All sidewalks which abut the public and private streets and which are not located on or abutting the individual site condominium lots or attached condominiums as illustrated on the Ppplan, including those areas along the street abutting the open space, shall be constructed by the Aaapplicant in conjunction with the construction of the public or private street.

(4) Walkways located within the open space areas illustrated on the Ppplan shall be constructed by the Aaapplicant during construction of that phase of the PUD. Occupancy permits shall not be issued for that phase unless the walkway in the open space is completed in accordance with the Ppplan. Walkways in the open space areas may be constructed with asphalt or concrete and shall be a minimum of ten feet wide. The Aaapplicant shall provide a cross section drawing of these walkways to the Planning Commission to demonstrate proper construction standards.

(5) The Aaapplicant shall provide for the maintenance of all sidewalks and walkways located outside the public street right-of-way.

(j) Tree Plantings and Landscaping.

(1) Trees shall be planted within the public right of way as illustrated on the Ppplan by the lot owner in conjunction with the installation of the sidewalk abutting the lot. The Applicant shall provide a list of tree plantings for approval by the City during the review of each phase.

(2) Other landscaping as shown on the Ppplan shall be subject to the review and approval of the Planning Commission during the review of each phase.

(3) All landscaping shall be maintained according to the landscaping maintenance agreement.

(k) Dedicated Open Space.

(1) The Ddevelopment shall include open space as shown on the Ppplan. Such areas shall be clearly delineated on the Ppplan as dedicated open space and maintained as open space in perpetuity and no dwellings shall be constructed within this dedicated open space.

(2) No improvements, buildings or structures, except as otherwise shown on the Ppplan or which may be authorized by the ~~Austin Pines Homeowners~~applicable community aAssociation or similar entity in compliance with applicable City regulations shall be constructed upon the dedicated open space areas.

(3) Documentation to establish and maintain the dedicated open space areas shall be subject to the approval of the City Attorney and such document shall be recorded with the Ionia County Register of Deeds. The ~~homeowners~~ community association shall always maintain ownership of the dedicated open space and be responsible for its maintenance. Any change to the dedicated open space shall only be allowed with the mutual consent of the Aaapplicant or the ~~homeowners~~ community association as the case may be, and the City Council, upon recommendation of the Planning Commission.

(4) The Aaapplicant shall provide a recorded copy of the dedicated open space document to the City Clerk prior to the issuance of any building permits for the Ddevelopment.

(5) All dedicated open space areas shall be completed in conjunction with each phase in which the open space or portion of the open space is located as shown on the Ppplan.

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(l) Storm Water Management. A storm water management plan shall be provided to ensure that storm water runoff does not have an adverse effect on adjacent or nearby properties. This plan shall be subject to approval of the City Engineer and the Ionia County Drain Commissioner before any earthmoving shall occur on the property. The phasing of the construction of the stormwater management facilities shall be subject to the approval of the City Engineer or the Ionia County Drain Commissioner.

(m) Construction Plans. Complete construction plans for all site improvements including but not limited to site grading, storm water drainage, and streets shall be submitted to the City Engineer for approval before any construction commences on site.

(n) Signs. Signs at the entrances to the Dd~~d~~evelopment which state the name of the Dd~~d~~evelopment shall be permitted in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, or its then-current equivalent, in accordance with requirements for signs in residential districts.

(o) Time Limitation on the Development.

(1) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of the Austin Pines PUD shall commence within one year of the approval by the City Council of the Plan and Zoning Ordinance creating the Austin Pines PUD District. All other provisions of this Section 1266.08 shall also apply to the development.

(2) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, or its then-current equivalent, construction of any approved phase of the Austin Pines PUD shall commence within one year of the approval by the Planning Commission. All other provisions of this Section 1266.08, or its then-current equivalent, shall also apply to the development of the approved phase. The date of approval of any phase of the Austin Pines PUD by the Planning Commission shall constitute the approval of the site plan of the phase, and shall be extended only in accordance with Section 1266.08, or its then-current equivalent.

1292.03 FINDINGS BY THE CITY COUNCIL.

The City Council hereby determines that the Pp~~p~~lan, as regulated by this chapter, complies with the approval standards for a planned unit development as contained in Section 1266.05(h) of the City of Ionia Zoning Ordinance and promotes its intent and purposes. The City Council also hereby acknowledges that the Aa~~a~~pplicant has been informed that nearby existing land uses may generate noise which may be audible to the future residents of the Dd~~d~~evelopment.

1292.04 COMPLIANCE WITH OTHER APPLICABLE CITY ORDINANCES.

Except as expressly otherwise exempted by the Austin Pines PUD Ordinance, or the approved final development plans of the Dd~~d~~evelopment, all uses, activities, buildings and structures for the Dd~~d~~evelopment shall comply with all applicable requirements and standards of the City of Ionia Zoning Ordinance, as amended, as well as any and all other City of Ionia ordinances.

1292.05 ENFORCEMENT.

(a) The City may enforce the provisions of this chapter and all applicable provisions of the City Zoning Ordinance~~, Building Code~~ and all other City of Ionia ordinances, laws and regulations to

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the extent and in any manner provided by law. Any violation of this ordinance amendment or the approved final development plans of the Austin Pines Planned Unit Development shall constitute a violation of the City of Ionia Zoning Ordinance, as amended.

(b) In the event that the Aapplicant shall fail to carry out any provision or requirement of this ordinance or other applicable law, ordinance or regulation, in addition to any other legal remedies, the City may, through its Zoning Administrator or other City agency, issue and post a stop work order at the site of any improper or non-complying part of the development, directing that all further construction of such part of the Ddevelopment be ceased forthwith, pending the compliance with any applicable provisions of this ordinance or of City ordinances, regulations, Ionia County regulations, or State of Michigan laws.

(c) Upon the correction of any matters as to which the stop work order was issued, the City shall promptly rescind and remove the stop work order, whereupon the Aapplicant may again proceed with construction or other permissible activity as to the Ddevelopment.

Section 2 – Severability. Should any portion of this Ordinance/Ordinance Amendment be declared invalid or unconstitutional by a court of competent jurisdiction, that shall not affect any other portion or provision of this Ordinance/Ordinance Amendment, which shall remain valid and in full force and effect.

Section 3 – Effective Date. This Ordinance/Ordinance Amendment shall become effective upon the expiration of seven (7) days after this Ordinance/Ordinance Amendment adoption appears in a newspaper of general circulation (or a summary thereof appears in a newspaper of general circulation) as provided by law.

The vote to approve and adopt this Ordinance/Ordinance Amendment was as follows:

YEAS:
NAYS:
ABSTAIN:
ABSENT:

ORDINANCE NO. 604 DECLARED ADOPTED.

CITY OF IONIA

Dated: _____

_____
Jonathan T. Bowman, City Clerk

DRAFT

CERTIFICATION

I, the undersigned City Clerk of the City of Ionia, Michigan (the "City"), certify that the above is a true and complete copy of an ordinance adopted at a regular meeting of the Ionia City Council held on _____ 2026, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Daily News*, on _____, 2026, and was effective seven (7) days after publication.

Dated: _____ _____

Jonathan T. Bowman, City Clerk

Introduction and First Reading:
Notice of Public Hearing:
Public Hearing, Second Reading, Adoption:
Effective (7 days after publication):

DRAFT

Austin Pines West PUD
Mixed Detached-Attached Residential Community
Project Narrative

May 22, 2026 (revised)

Project Overview

Green Development Ventures, LLC/Allen Edwin Homes proposes to amend a portion of the previously approved Austin Pines PUD with construction of the "Austin Pines West" mixed detached-attached residential community on 26.38 acres located at the west end of Foxtail Drive (Parcel #34-201-025-000-001-01 and Parcel #34-201-036-000-001-01 – portion thereof). The Austin Pines PUD was originally approved in 2005, but stalled after construction of Phase 1 (single family homes along Foxtail Drive and Timberridge Court, and attached condominiums along Aspen Valley Lane). The Austin Pines West PUD proposes a slightly different street layout and replacement of the previously approved attached condominiums (2-3-4 unit buildings) with single family detached homes and attached townhomes (3-unit buildings). A further discussion of the proposed Austin Pines West PUD is provided below.

Residential Components/Phasing/Dimensional Standards

The proposed Austin Pines West PUD proposes a total of 96 residential units [84 single family detached homes in a site condominium subdivision and 12 attached townhomes (four, 3-unit buildings) in a traditional condominium] on this 26.38 acres property with a corresponding overall development density of 3.6 units/per acre. The residential community is proposed to be developed in two phases with construction anticipated to begin in the Summer/Fall of 2026 (see table below). The proposed Austin Pines West PUD involves a lower development density (12 fewer units), a more efficient roadway/utility design and more open space/natural feature preservation than the previously approved project. Comparatively, the approved 2005 Austin Pines PUD included a total of 108 units on this 26.38 acres (13 single family units and 95 attached units) with a corresponding development density of 4.1 units/per acre and a site design which included more public roadway/utilities and less natural feature preservation.

	Number of Units/Acreage	Housing Types	Location/Improvements	Construction (estimate)
Phase 1	47 units (Units 1-47)	Single family detached	Foxtail Dr, Austin Pines Dr, Otter Rd, Muskrat Alley	2026-2027
Phase 2	49 units (Units 48-96)	Single family detached Attached townhomes	Austin Pines Dr, Otter Rd, Mink Rd	2028-2030
TOTAL:	96 units/26.38 acres (3.6 units/acre)	Single family detached Attached townhomes	Foxtail Dr, Austin Pines Dr, Otter Rd, Mink Rd, Muskrat Alley (private)	2026-2030

Single family detached homes within the Austin Pines West site condominium subdivision portion of the development will include a mixture of homes on standard 51-foot wide and 40-foot wide lots, and narrower 33-foot wide lots. On the standard 51-foot wide and 40-foot wide lots, a mixture of 2-story, ranch and raised ranch homes ranging between 1,600-2,300 square feet with 3-5 bedrooms, 2-3 bathrooms and an attached 2-car (front loaded) garage are proposed. On the narrower 33-foot wide lots, 2-story homes, 1,640 square feet in size with 3-bedrooms, 2 bathrooms and an attached 2-car (rear/alley loaded) garage are proposed. Attached townhomes within the traditional condominium portion of the development will include 2-story homes, 1,450 square feet in size with 3 bedrooms, 2.5 bathrooms with an attached 1-2 car (front loaded) garage. A sample portfolio of homes detailing these various home product offerings for the Austin Pines West PUD including color renderings, elevations and floor plans is attached.

Minimum lot size/area, width and building setbacks/separations within the Austin Pines West PUD are proposed as follows:

	Single Family Detached	Attached Townhomes
Lot Area (minimum)	3,610 square feet (range = 3,610 – 8,790 square feet)	N/A
Lot Width (minimum)	33 feet wide (range = 33 – 71 feet wide)	N/A
Front Setback (minimum)	20 feet	20 feet
Rear Setback (minimum)	20 feet	20 feet
Side Setback (minimum)	5 feet (11 feet total)	15 feet (separation)
Building Height (maximum)	35 feet	35 feet
Lot Coverage (maximum)	45%	N/A

Open Space/Natural Feature Preservation/Walkability

As shown on the PUD Plan, 10 acres (38%) of the overall property will be preserved in perpetual open space including sensitive wetlands, woodlands and steep slopes. Open space areas are depicted on the PUD Plan and are generally located along the northern and eastern portions of the site. The northern open space area is wooded with extensive wetlands and is intended as a natural preservation area for passive enjoyment by the residents of the project. While no improvements are proposed within the northern open space area, pedestrian access will be provided through an open space strip situated along the north side of Austin Pines Drive (west of Unit 60) and through an access easement located along the shared property line of Units 70-71.

The eastern open space area is also wooded with wetlands in the northeast corner and is intended for both passive and active recreation. A mowed walking path with benches and bird feeding stations will be established through this open space area which will provide a pedestrian connection between Austin Pines Drive and Schoolboy Road. A fenced dog park will also be provided along this mowed walking path, behind Units 39-41.

Concrete sidewalks will be provided along both sides of all the new public streets within the Austin Pines West PUD. These sidewalks will connect to the existing sidewalk located within the Austin Pines subdivision to the east. Additionally, the mowed walking path through the eastern open space area will provide an additional pedestrian connection between the Austin Pines West neighborhood and Schoolboy Road**.**

Access/Utilities/Storm Water Management

The Austin Pines West PUD will be accessed through a westerly extension of Foxtail Drive and an internal network of public streets tentatively proposed as Austin Pines Drive, Otter Road and Mink Road. A private alley (Muskratr Alley) is also proposed within the middle portion of the development to serve the narrower, rear/alley loaded single family home sites (Units 18-34 and 80-96). With Phase 1 of the project, a 20-foot wide access drive will be constructed from the west end of Foxtail Drive down to Reimer Road. This temporary drive will serve as a secondary emergency access only for the Austin Pines West project: No construction traffic or vehicular traffic will be allowed. A more permanent street connection will be made with future development on the adjacent vacant land to the south. Additionally, a public street stub (Austin Pines West) will also be provided to the vacant property to the west to allow for future street extension and interconnection.

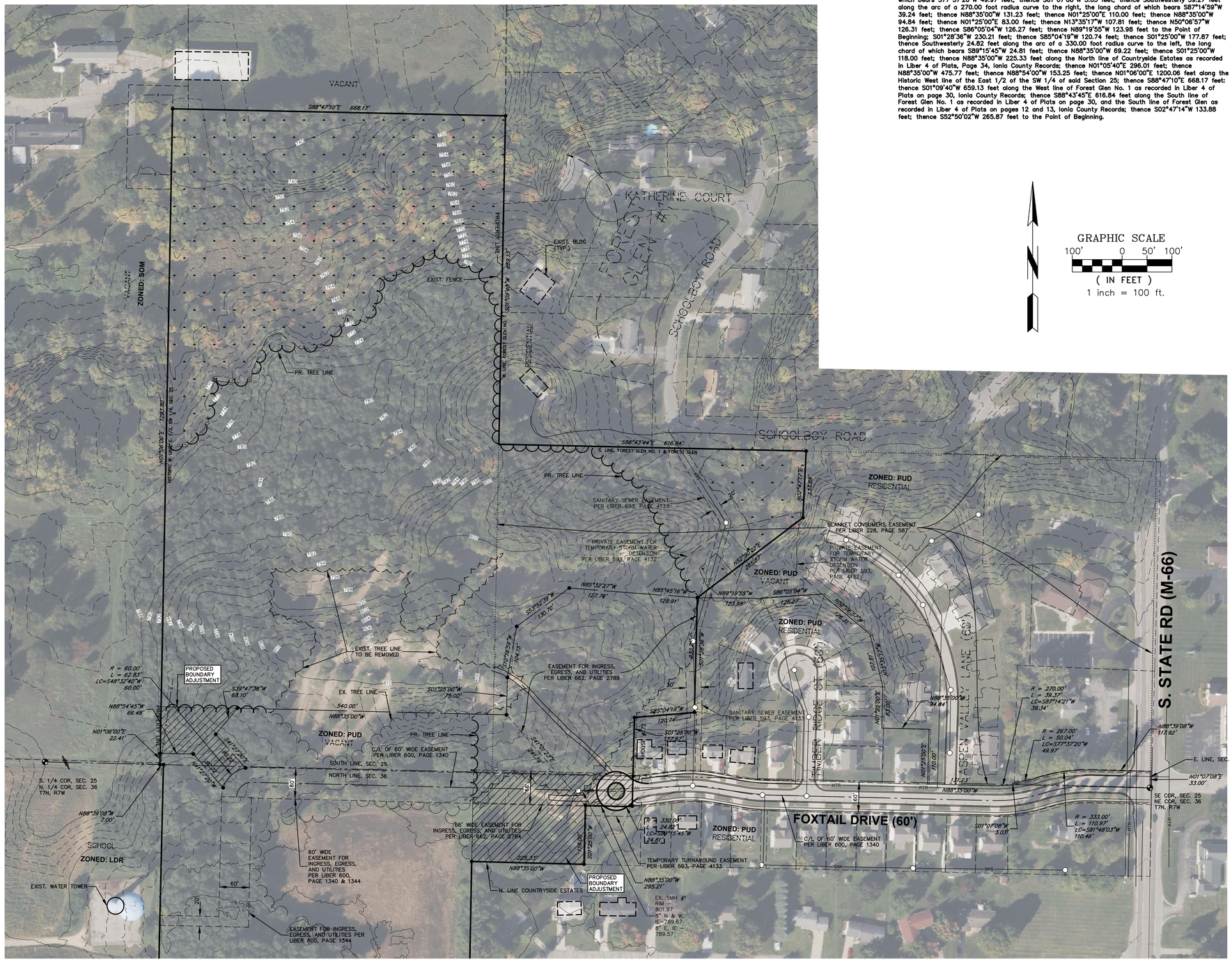
The Foxtail Drive extension will continue as currently constructed with a 26-foot wide roadway situated within a 66-foot wide public right-of-way. The other new public streets (Austin Pines West, Otter Road, and Mink Road) are proposed to be constructed with a 31-foot wide roadway situated within a 60-foot public right-of-way. The private alley (Muskrat Alley) will be constructed with a 20-foot wide roadway. Off-street parking areas are also proposed along the south end of Otter Road (adjacent Townhome Units 48-50), along the west end of Austin Pines Drive (adjacent Townhome Units 57-59) and along the north side of Austin Pines Drive (between Site Condo Units 35 & 79). Finally, street trees will be installed along all the new public streets at a ratio of one tree/per lot, two streets/per corner lot. Street trees will consist of a mix of Autumn Blaze Maple, October Glory Maple, Swamp White Oak and Princeton Elm, or other trees acceptable to the City.

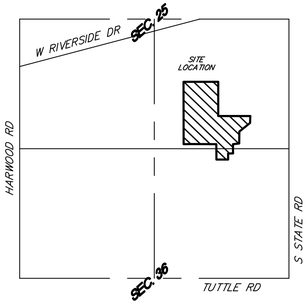
The Austin Pines West project will be served by municipal water and sanitary sewer, along with underground franchise utilities. Storm water from the project will be collected and conveyed to a storm water detention basin located in the northwest portion of the site, behind Units 61-69. Storm sewer infrastructure located within the public streets will be public, while the remainder of the infrastructure including the detention basin will be privately owned/maintained by the Homeowner's Association. All public/private infrastructure including new public streets, municipal water, sanitary sewer and storm sewer will be designed and constructed to City of Ionia standards and specifications.

Site Condominium Subdivision Governing Documents

As stated above, the Austin Pines West project will be developed as a site condominium subdivision (single family detached portion) and a traditional condominium (attached townhome portion). A Master Deed and Bylaws will be created and recorded to provide the legal framework for the operations of the site condominium and traditional condominium including deed restrictions, covenants and any other project requirements. A Homeowner's Association (HOA) will also be established for each project and operated by the developer until a level of occupancy has been achieved to transition the operations over to the residents. The HOAs will have a scope of authority that includes architectural review, enforcement of restrictions, private alley and storm water infrastructure maintenance, open space/common area maintenance and financial management. Each homeowner will pay a modest annual fee for the operation and management of the overall condominium project.

PROPOSED LEGAL DESCRIPTION FOR PUD:
Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 89.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet; thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

EXISTING LEGEND

SURVEY
- SECTION CORNER
- PROPERTY IRON FOUND
- PROPERTY IRON SET
- BM# BENCHMARK

TREES
- CONIFEROUS TREE
- DECIDUOUS TREE

WATER
- MANHOLE
- VALVE
- HYDRANT

ELECTRICAL
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- UTILITY RISER/METER

SANITARY SEWER
- MANHOLE
- CLEANOUT

STORM SEWER
- CURB CATCH BASIN
- ROUND CATCH BASIN
- FLARED END SECTION

MISC
- MAILBOX
- UTILITY FLAG
- SIGN

- WETLAND
- CONCRETE
- BITUMINOUS
- CENTER LINE
- PROPERTY LINE
- 750 CONTOUR LINE (MAJOR)
- 751 CONTOUR LINE (MINOR)
- FENCE
- TREE LINE
- WTR WATER MAIN
- SAN SANITARY SEWER
- STM STORM SEWER
- G NATURAL GAS
- FIBER FIBER OPTIC
- OH-E OVERHEAD ELECTRIC
- UG-T UNDERGROUND TELEPHONE
- UG-C UNDERGROUND CABLE
- UG-E UNDERGROUND ELECTRIC

STATE OF MICHIGAN
CARL J. GRUSSEN
ENGINEER
No. 6201042605
REGISTERED PROFESSIONAL ENGINEER

REVISIONS:
FEBRUARY 13, 2026 – CONCEPT PLAN
MARCH 6, 2026 – REV. PER CITY
MAY 20, 2026 – REV. PER CITY
NOVEMBER 5, 2025 – CLIENT REVIEW
NOVEMBER 11, 2025 – CITY SUBMITTAL
DECEMBER 10, 2025 – CITY SUBMITTAL

DRAWN BY: VS
CHKD. BY: EPH
DATE: SEPTEMBER 29, 2025

Roosien & Associates
SURVEYING AND ENGINEERING
5605 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE. (616) 361-7220

EXISTING CONDITIONS AND REMOVALS PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

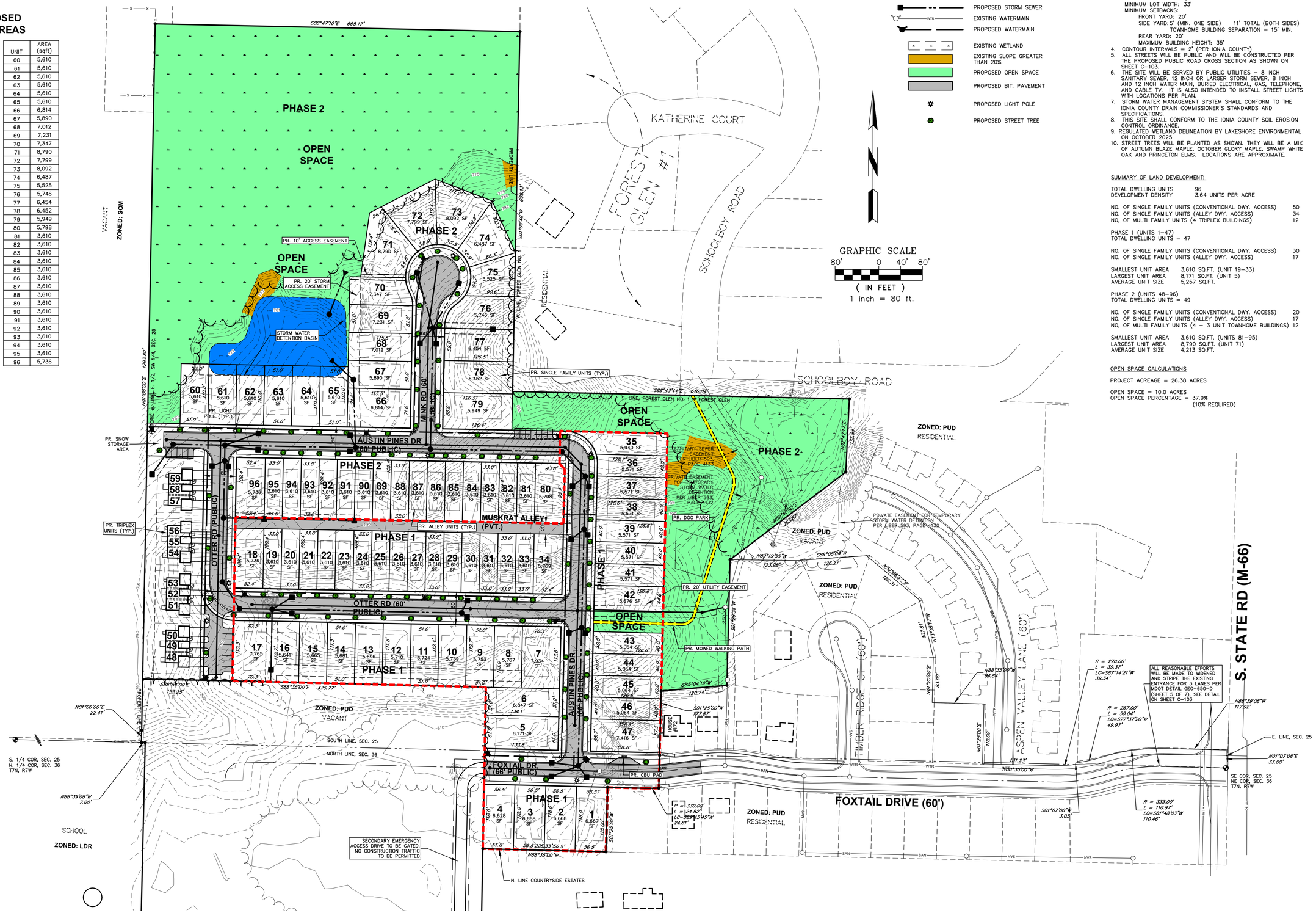
C–101

FINAL PUD DEVELOPMENT PLAN AND FINAL SITE CONDOMINIUM PROJECT PLAN

PROPOSED UNIT AREAS

UNIT	AREA (sqft)
1	6,667
2	6,668
3	6,668
4	6,628
5	8,171
6	6,847
7	7,934
8	5,767
9	5,753
10	5,739
11	5,724
12	5,710
13	5,696
14	5,681
15	5,665
16	5,641
17	7,765
18	5,736
19	3,610
20	3,610
21	3,610
22	3,610
23	3,610
24	3,610
25	3,610
26	3,610
27	3,610
28	3,610
29	3,610
30	3,610
31	3,610
32	3,610
33	3,610
34	3,769
35	5,940
36	5,571
37	5,571
38	5,571
39	5,571
40	5,571
41	5,571
42	5,676
43	5,064
44	5,064
45	5,064
46	5,064
47	7,416

UNIT	AREA (sqft)
60	5,610
61	5,610
62	5,610
63	5,610
64	5,610
65	5,610
66	6,814
67	5,890
68	7,012
69	7,231
70	7,347
71	8,790
72	7,799
73	8,092
74	6,487
75	5,525
76	5,746
77	6,454
78	6,452
79	5,949
80	5,798
81	3,610
82	3,610
83	3,610
84	3,610
85	3,610
86	3,610
87	3,610
88	3,610
89	3,610
90	3,610
91	3,610
92	3,610
93	3,610
94	3,610
95	3,610
96	5,736



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING WETLAND
- EXISTING SLOPE GREATER THAN 20%
- PROPOSED OPEN SPACE
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED STREET TREE

GENERAL NOTES:

1. P.P.N. 34-201-025-000-00-01 & 34-201-036-000-001-00
2. APPLICANT:
   GREEN DEVELOPMENT VENTURES, LLC
   2186 E. CENTRE AVE.
   PORTAGE, MICHIGAN 49002
3. CURRENT ZONING: PUD, PLANNED UNIT DEVELOPMENT
   60' PUBLIC RIGHT-OF-WAY. (FOXTAIL TO BE 66' WIDE)
   MINIMUM LOT AREA: 3,610 SF
   MINIMUM LOT WIDTH: 33'
   MINIMUM SETBACKS:
   FRONT YARD: 20'
   SIDE YARD: 5' (MIN. ONE SIDE) 11' TOTAL (BOTH SIDES)
   TOWNHOME BUILDING SEPARATION - 15' MIN.
   REAR YARD: 20'
   MAXIMUM BUILDING HEIGHT: 35'
4. CONTOUR INTERVALS = 2' (PER IONIA COUNTY)
5. ALL STREETS WILL BE PUBLIC AND WILL BE CONSTRUCTED PER THE PROPOSED PUBLIC ROAD CROSS SECTION AS SHOWN ON SHEET C-103.
6. THE SITE WILL BE SERVED BY PUBLIC UTILITIES - 8 INCH SANITARY SEWER, 12 INCH OR LARGER STORM SEWER, 8 INCH AND 12 INCH WATER MAIN, BURIED ELECTRICAL, GAS, TELEPHONE, AND CABLE TV. IT IS ALSO INTENDED TO INSTALL STREET LIGHTS WITH LOCATIONS PER PLAN.
7. STORM WATER MANAGEMENT SYSTEM SHALL CONFORM TO THE IONIA COUNTY DRAIN COMMISSIONER'S STANDARDS AND SPECIFICATIONS.
8. THIS SITE SHALL CONFORM TO THE IONIA COUNTY SOIL EROSION CONTROL ORDINANCE.
9. REGULATED WETLAND DELINEATION BY LAKESHORE ENVIRONMENTAL ON OCTOBER 2025
10. STREET TREES WILL BE PLANTED AS SHOWN. THEY WILL BE A MIX OF AUTUMN BLAZE MAPLE, OCTOBER GLORY MAPLE, SWAMP WHITE OAK AND PRINCETON ELMS. LOCATIONS ARE APPROXIMATE.

SUMMARY OF LAND DEVELOPMENT:

TOTAL DWELLING UNITS	96
DEVELOPMENT DENSITY	3.64 UNITS PER ACRE
NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS)	50
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS)	34
NO, OF MULTI FAMILY UNITS (4 TRIPLEX BUILDINGS)	12

PHASE 1 (UNITS 1-47)
TOTAL DWELLING UNITS = 47

NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS)	30
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS)	17
SMALLEST UNIT AREA	3,610 SQ.FT. (UNIT 19-33)
LARGEST UNIT AREA	8,171 SQ.FT. (UNIT 5)
AVERAGE UNIT SIZE	5,257 SQ.FT.

PHASE 2 (UNITS 48-96)
TOTAL DWELLING UNITS = 49

NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS)	20
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS)	17
NO, OF MULTI FAMILY UNITS (4 - 3 UNIT TOWNHOME BUILDINGS)	12
SMALLEST UNIT AREA	3,610 SQ.FT. (UNITS 81-95)
LARGEST UNIT AREA	8,790 SQ.FT. (UNIT 71)
AVERAGE UNIT SIZE	4,213 SQ.FT.

OPEN SPACE CALCULATIONS

PROJECT ACREAGE = 26.38 ACRES

OPEN SPACE = 10.0 ACRES
OPEN SPACE PERCENTAGE = 37.9%
(10% REQUIRED)

REVISIONS:
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DECEMBER 10, 2025 - CITY SUBMITTAL

DRAWN BY: VS
CHECKED BY: PSH
DATE: SEPTEMBER 29, 2025

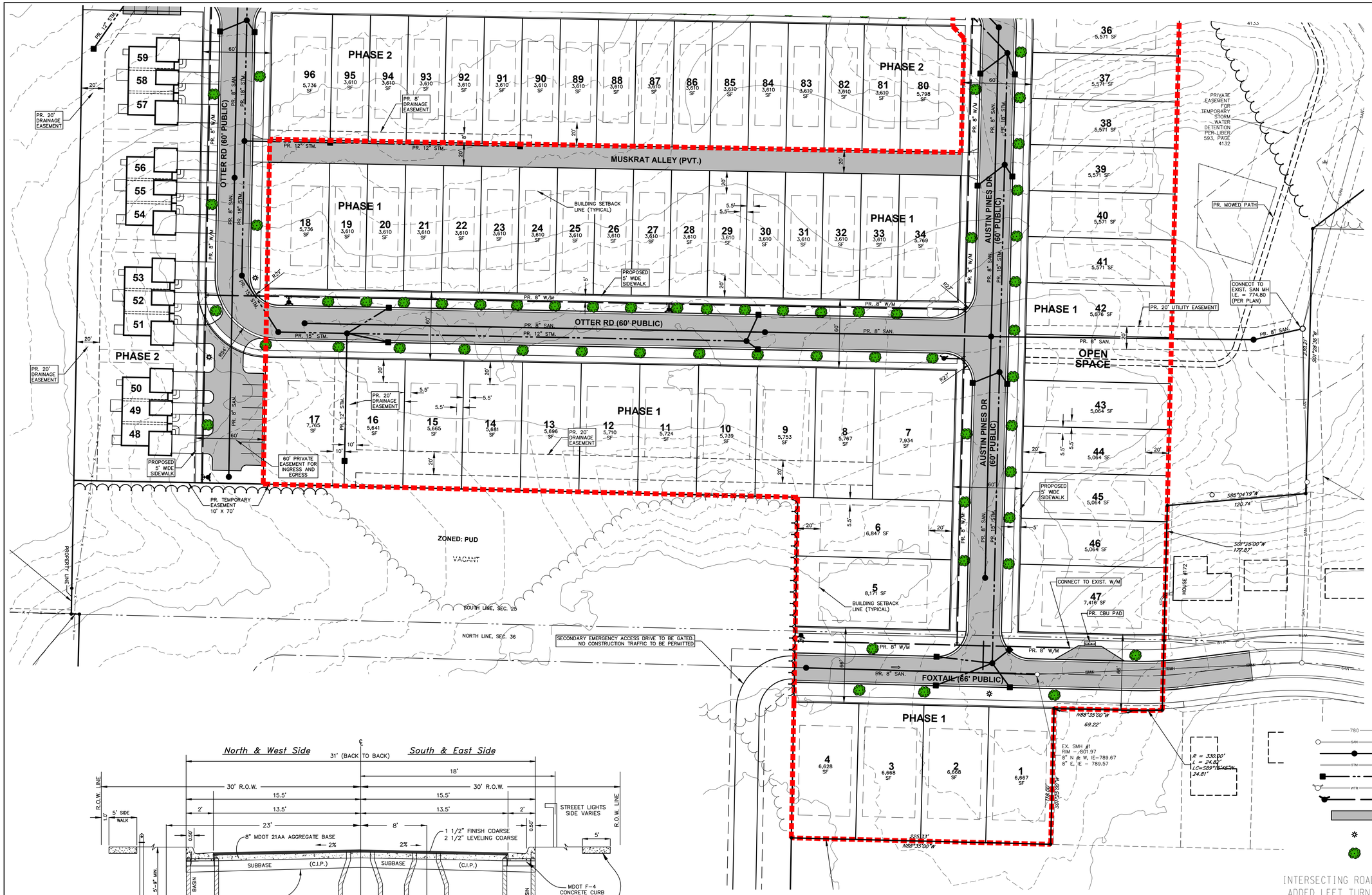
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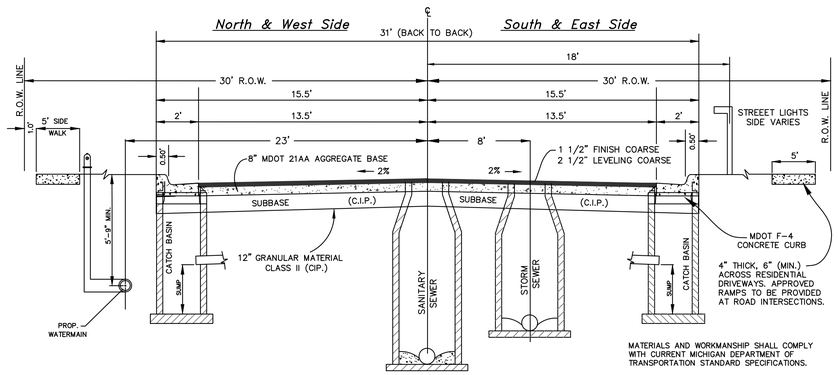
FINAL PUD AND FINAL SITE CONDOMINIUM PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
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PROJECT NO.
250868

C-102



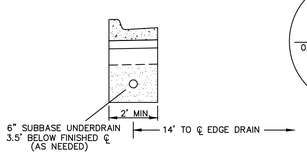


TYPICAL PUBLIC ROAD SECTION
NOT TO SCALE

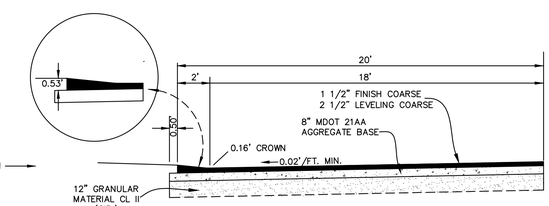
MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

NOTES:
1. PROPOSED FOXTAIL DRIVE CURB AND GUTTER BACK TO BACK WIDTH TO MATCH EXISTING FOXTAIL DRIVE WIDTH (26' BACK TO BACK)

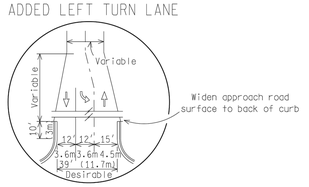
2. EXISTING FOXTAIL DRIVE RIGHT OF WAY WIDTH IS 60'. THE EXISTING FOXTAIL DRIVE RIGHT OF WAY WIDTH ONSITE IS 66'.



UNDER DRAIN SECTION
NOT TO SCALE



PAVED ALLEY SECTION
NOT TO SCALE



INTERSECTING ROAD WITH ADDED LEFT TURN LANE

MDOT DETAIL GEO-650-D
NOT TO SCALE

LEGEND
- 780 — EXISTING MAJOR CONTOUR
- SAN — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- STM — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WTR — EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED STREET TREE

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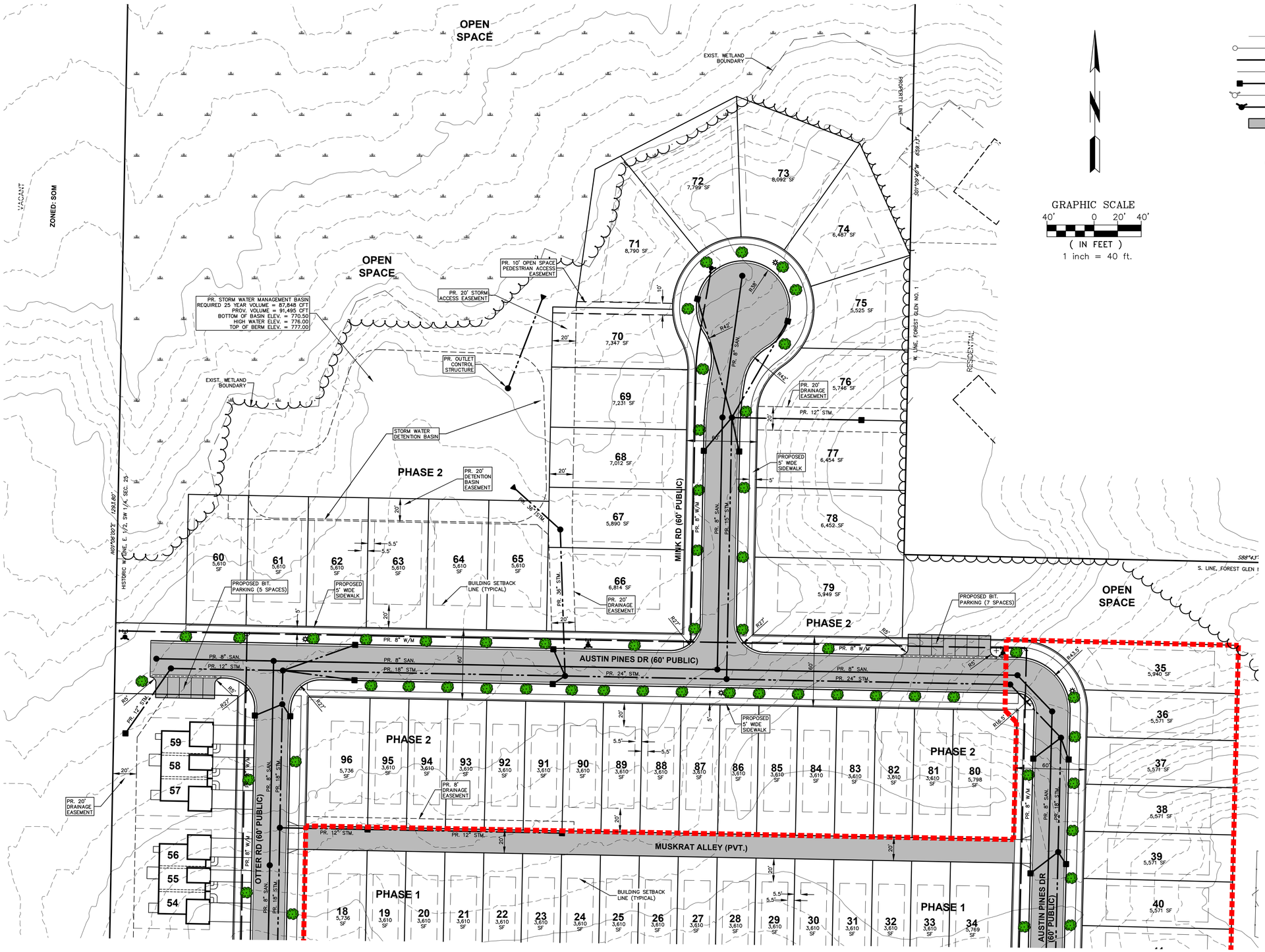
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5505 PLAINFIELD AVE. NE PAULROOSIEN@ASSOC.COM
GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

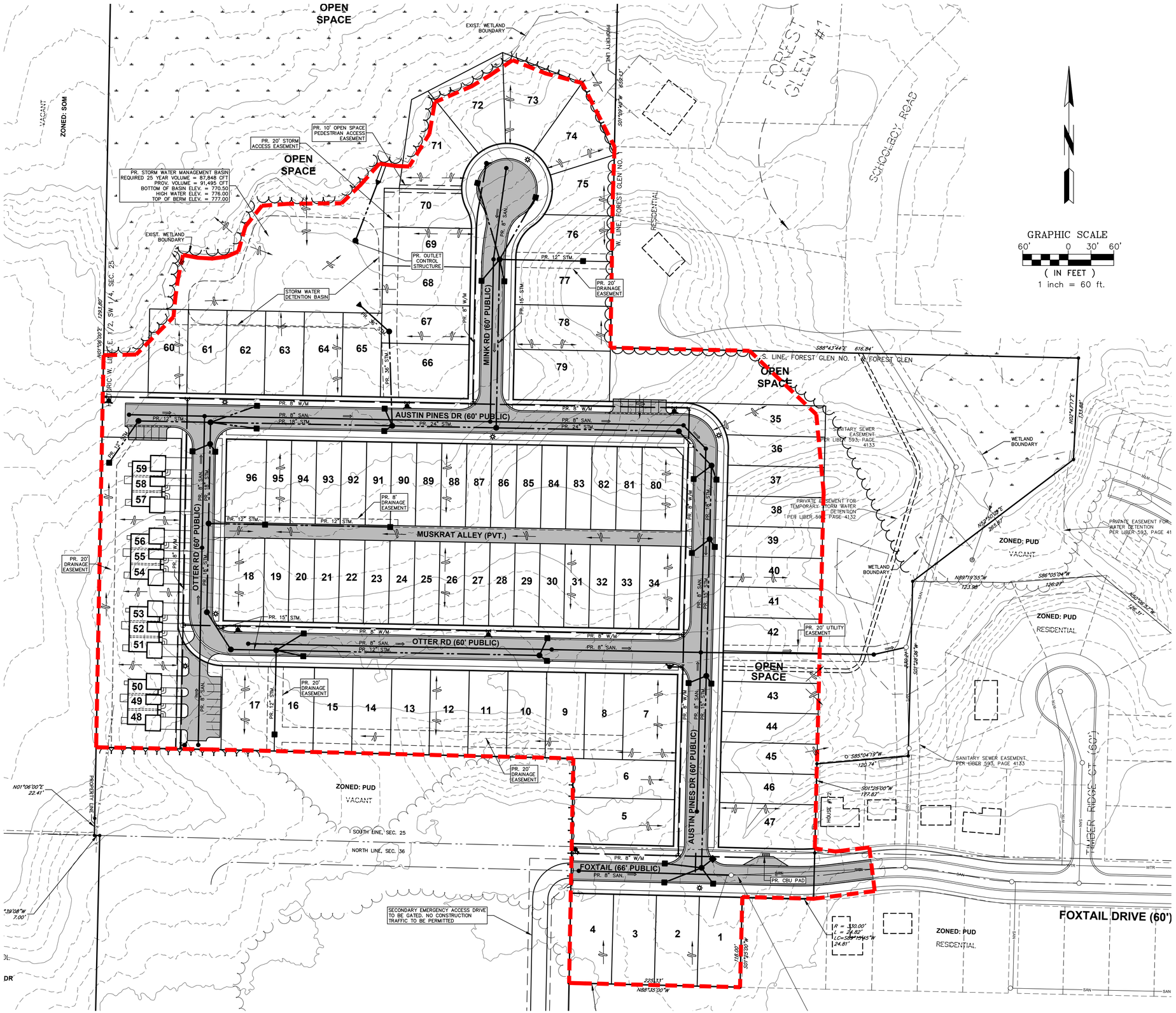
PRELIMINARY SITE LAYOUT AND UTILITY PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C–103


OPEN SPACE
VACANT
ZONED: SOM
EXIST. WETLAND BOUNDARY
PROPERTY LINE
S88°49'49"W 659.13'
OPEN SPACE
PR. 10' OPEN SPACE PEDESTRIAN ACCESS EASEMENT
PR. 20' STORM ACCESS EASEMENT
PR. STORM WATER MANAGEMENT BASIN
REQUIRED 25 YEAR VOLUME = 87,848 CFT
PROV. VOLUME = 91,495 CFT
BOTTOM OF BASIN ELEV. = 770.50
HIGH WATER ELEV. = 776.00
TOP OF BERM ELEV. = 777.00
PR. OUTLET CONTROL STRUCTURE
EXIST. WETLAND BOUNDARY
STORM WATER DETENTION BASIN
PHASE 2
PR. 20' DETENTION BASIN EASEMENT
HISTORIC W. LINE, E. 1/2, SW 1/4, SEC. 25
N01°26'10"E 1293.80'
MINK RD (60' PUBLIC)
PR. 8" SAN.
PR. 8" W/M
PR. 15" STM.
PR. 36" STM.
PR. 30" STM.
PROPOSED BIT. PARKING (5 SPACES)
PROPOSED 5' WIDE SIDEWALK
BUILDING SETBACK LINE (TYPICAL)
PR. 20' DRAINAGE EASEMENT
PROPOSED 5' WIDE SIDEWALK
PROPOSED BIT. PARKING (7 SPACES)
OPEN SPACE
S. LINE, FOREST GLEN I
AUSTIN PINES DR (60' PUBLIC)
PR. 12" STM.
PR. 18" STM.
PR. 24" STM.
PHASE 2
PR. 20' DRAINAGE EASEMENT
OTTER RD (60' PUBLIC)
PR. 18" STM.
MUSKRAT ALLEY (PVT.)
PHASE 1
BUILDING SETBACK LINE (TYPICAL)
AUSTIN PINES DR (60' PUBLIC)
W. LINE, FOREST GLEN NO. 1
RESIDENTIAL
PR. 20' DRAINAGE EASEMENT
PR. 12" STM.
PROPOSED 5' WIDE SIDEWALK
PR. 8" SAN.
PR. 8" W/M
PR. 8" STM.
PR. 18" STM.
PR. 12" STM.
PR. 24" STM.



LEGEND

- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- DRAINAGE ARROW
- DESIGN STORM WATER MANAGEMENT TRIBUTARY AREA

REVISIONS:
FEBRUARY 13, 2026 – CONCEPT PLAN
MARCH 6, 2026 – REV. PER CITY
REVISIONS:
MAY 20, 2026 – REV. PER CITY
NOVEMBER 5, 2025 – CLIENT REVIEW
NOVEMBER 11, 2025 – CITY SUBMITTAL
DECEMBER 10, 2025 – CITY SUBMITTAL

DRAWN BY: VS
CHECKED BY: PDH
DATE: SEPTEMBER 23, 2025

Roosien & Associates
SURVEYING AND ENGINEERING
5505 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

PRELIMINARY OVERALL DRAINAGE PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C–105

Austin Pines West PUD
Single Family Residential Community
Sample Portfolio of Homes

Single Family Site Condominium – street view (51-foot wide lots)

Two-Story, Ranch & Raised Ranch Homes
1,600-2,300 Sq Ft
3-5 Bedrooms/2-3 Bathrooms
2-Stall Garage/Driveway



integrity 1610

1,607 SF

3-5 bedrooms
2-3 bathrooms
2-3 car attached garage



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Elevation A1



Elevation A2



Elevation A3

Elevation A

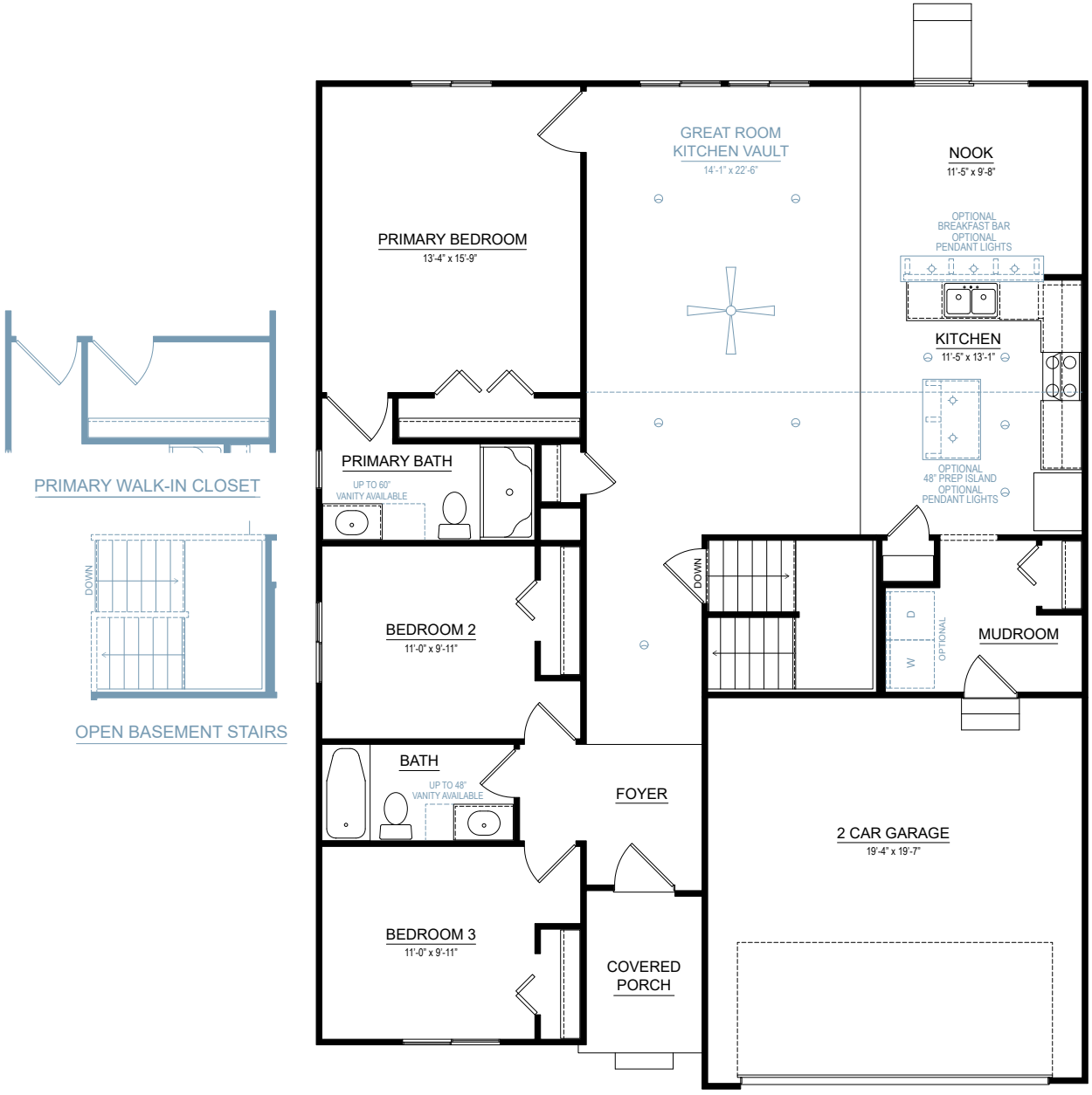
RESNET EnergySmart Builder Every Home is a HERS Rated Home

EQUAL HOUSING OPPORTUNITY

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ALLEN EDWIN HOMES

collection: integrity 1610



FIRST FLOOR

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integrity 1750

1,736 SF

3-4 bedrooms
2-2.5 bathrooms
2 car attached garage



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Elevation A1



Elevation A2



Elevation A3

Elevation A

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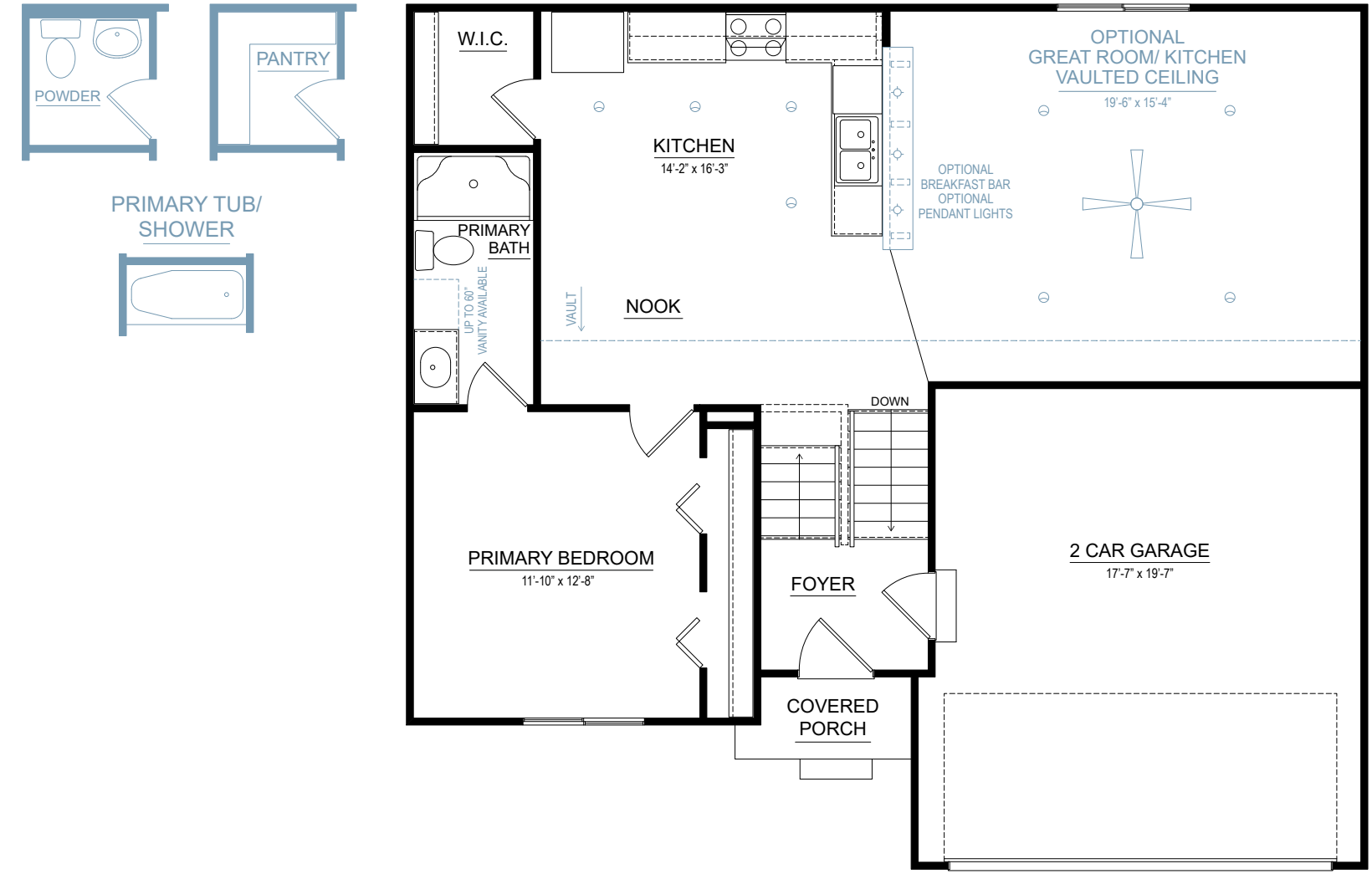
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SMART SPACE POWDER ROOM

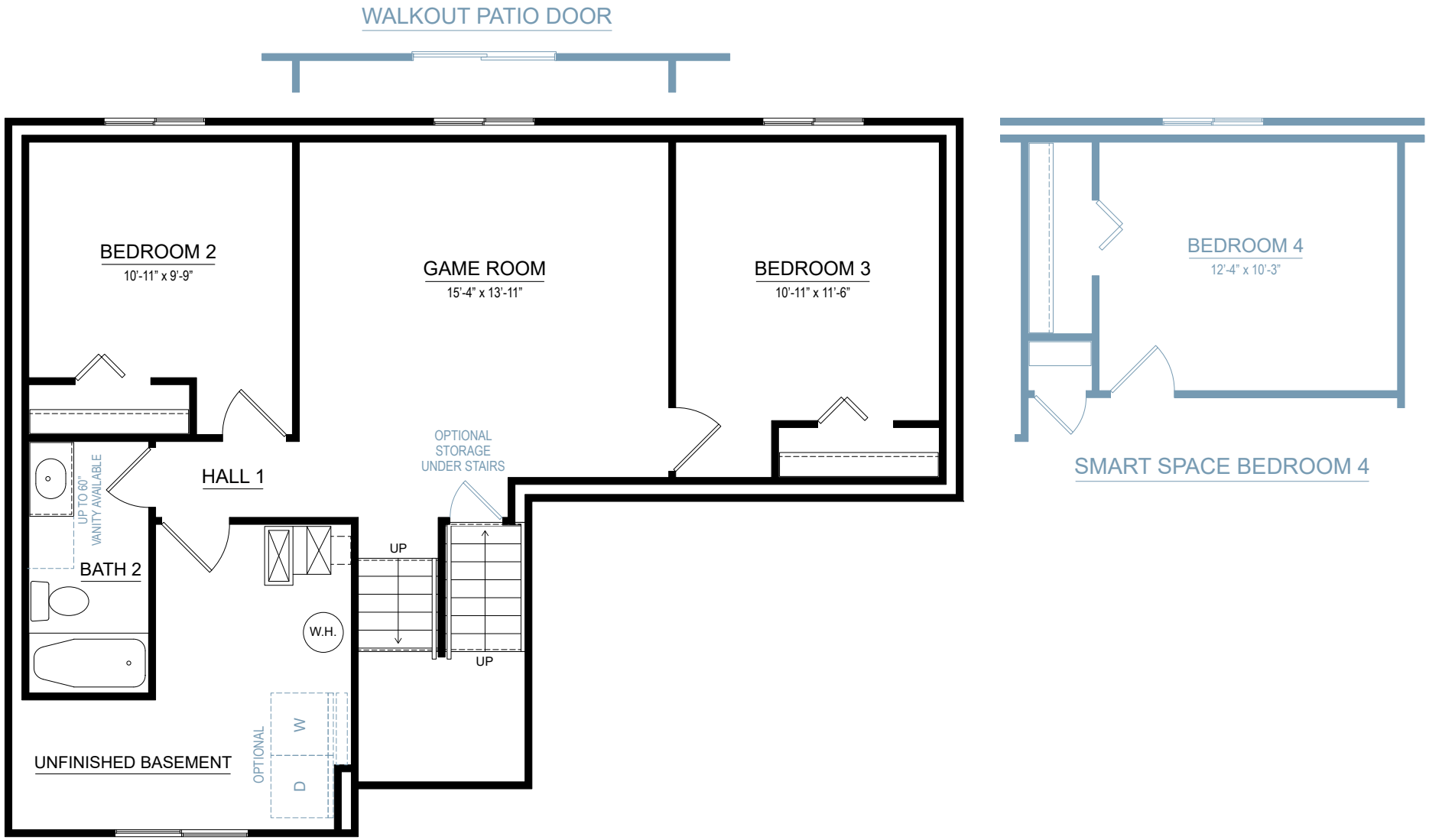
SMART SPACE PANTRY

PRIMARY TUB/ SHOWER



FIRST FLOOR

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LOWER LEVEL

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integrity 1810

1,822 SF

4 bedrooms
2.5-3.5 bathrooms
2-3 car attached garage



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Elevation A1



Elevation A2



Elevation A3

Elevation A

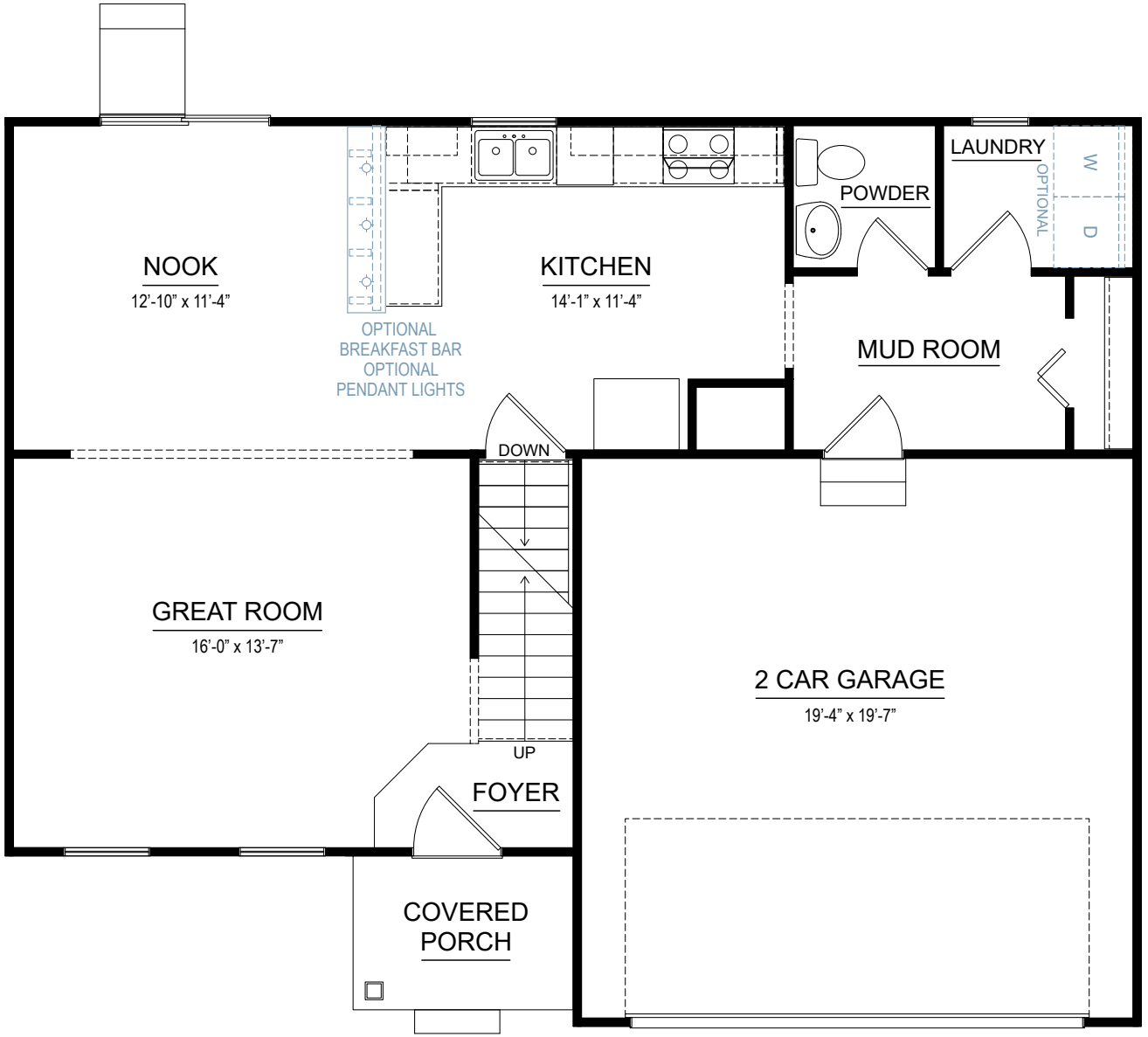
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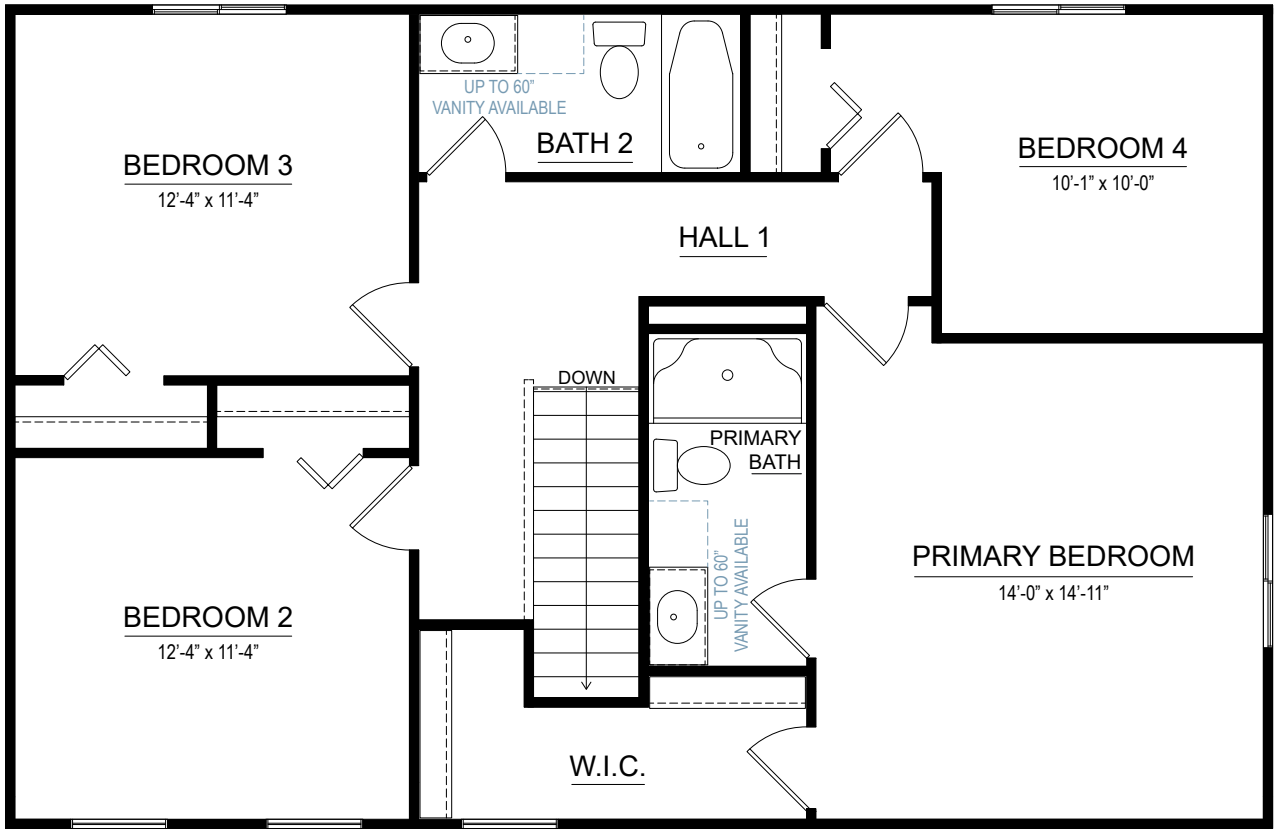
ALLEN EDWIN HOMES

collection: integrity 1810



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SECOND FLOOR

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integrity 1830

1,830 SF

4-5 bedrooms
2.5-3.5 bathrooms
2-3 car attached garage



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Elevation A1



Elevation A2



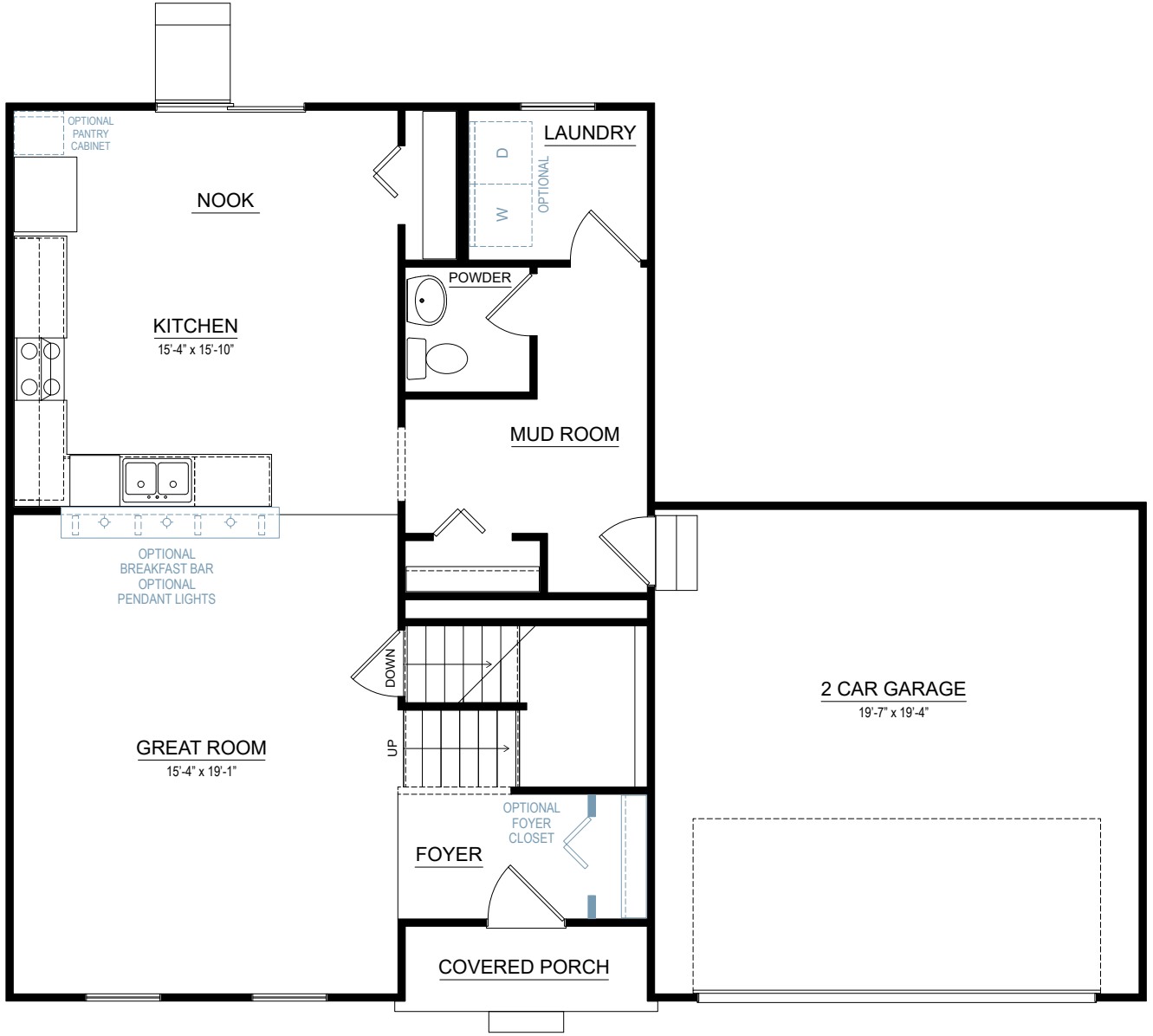
Elevation A3

Elevation A

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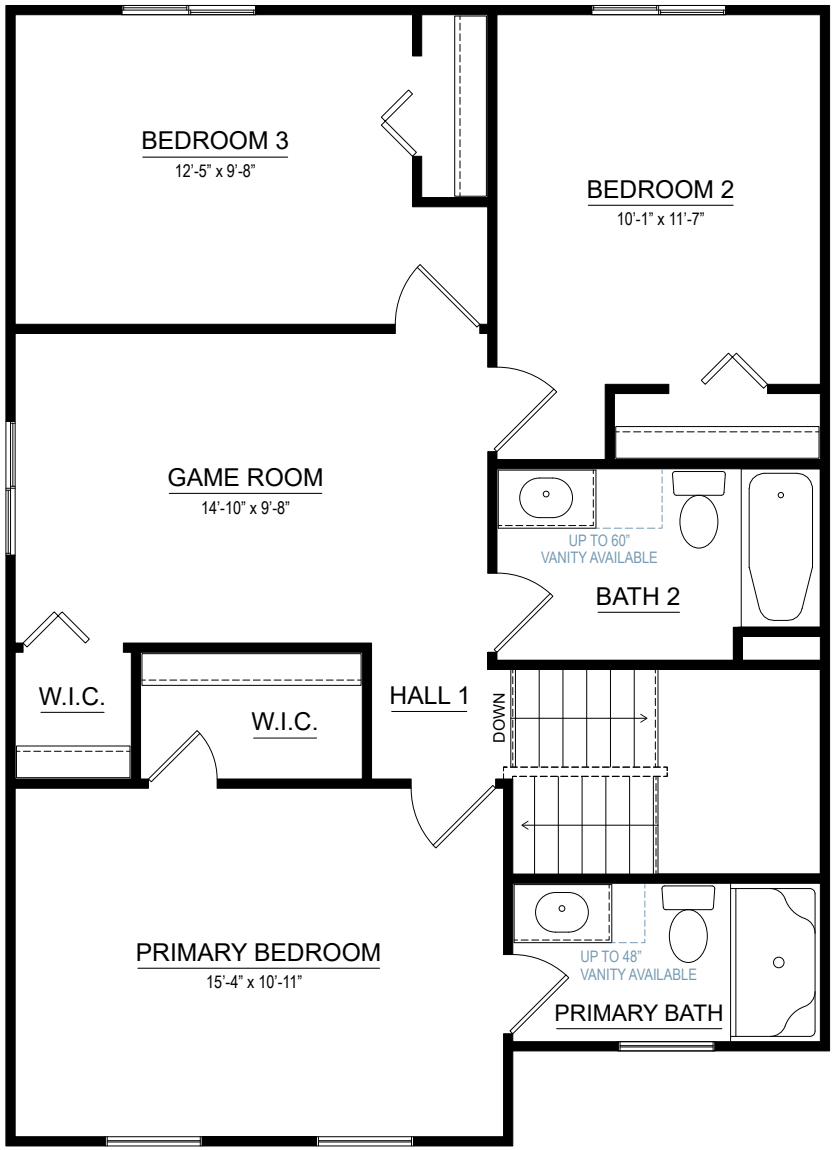


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SMART SPACE BEDROOM 4



SECOND FLOOR

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integrity 2000

2,022 SF

4-5 bedrooms
2.5-3.5 bathrooms
2-3 car attached garage



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Elevation A1



Elevation A2



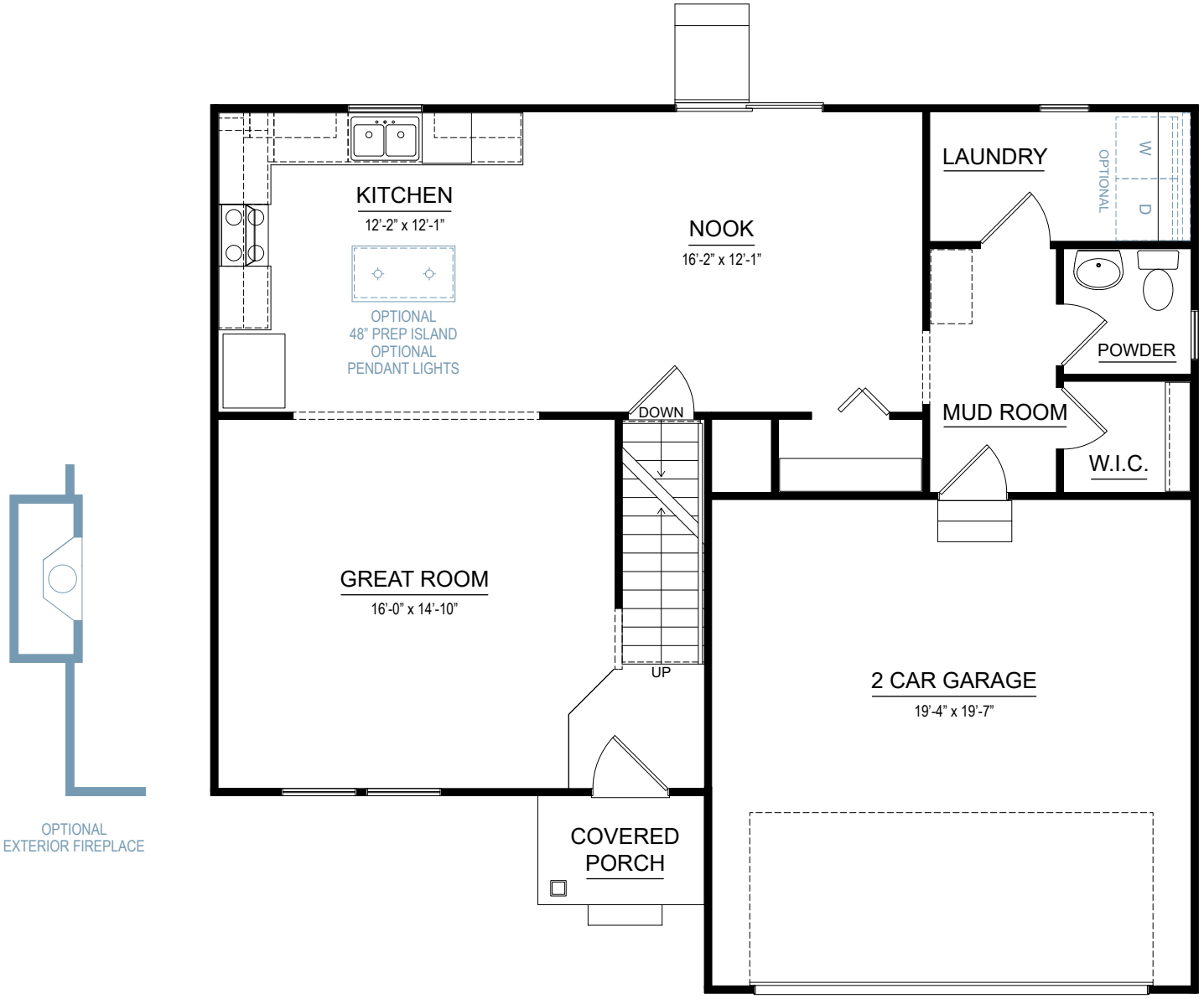
Elevation A3

Elevation A

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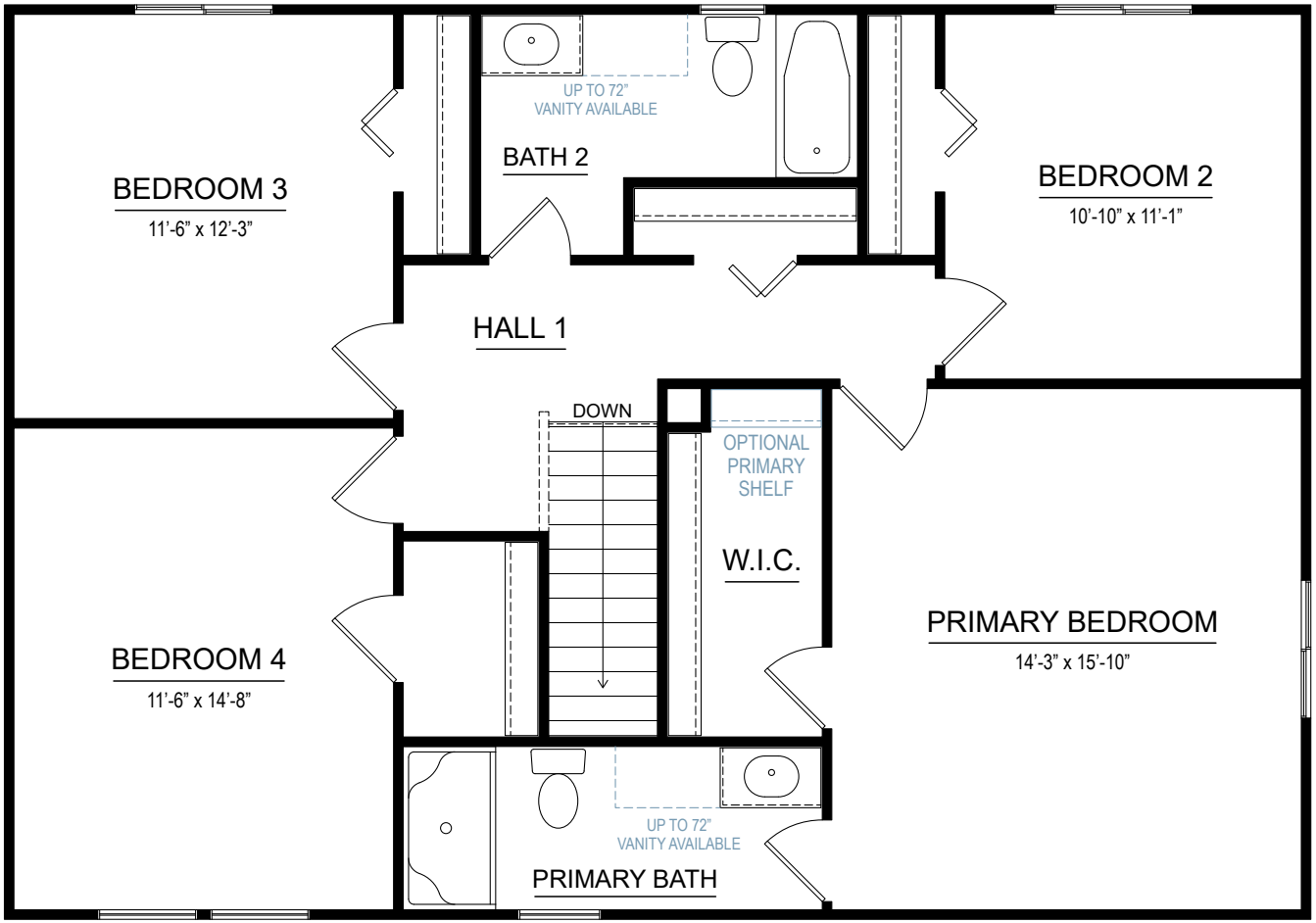
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integrity 2060

2,060 SF

3-4 bedrooms
2-2.5 bathrooms
2 car attached garage



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RESNET EnergySmart Builder

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Elevation A1



Elevation A2



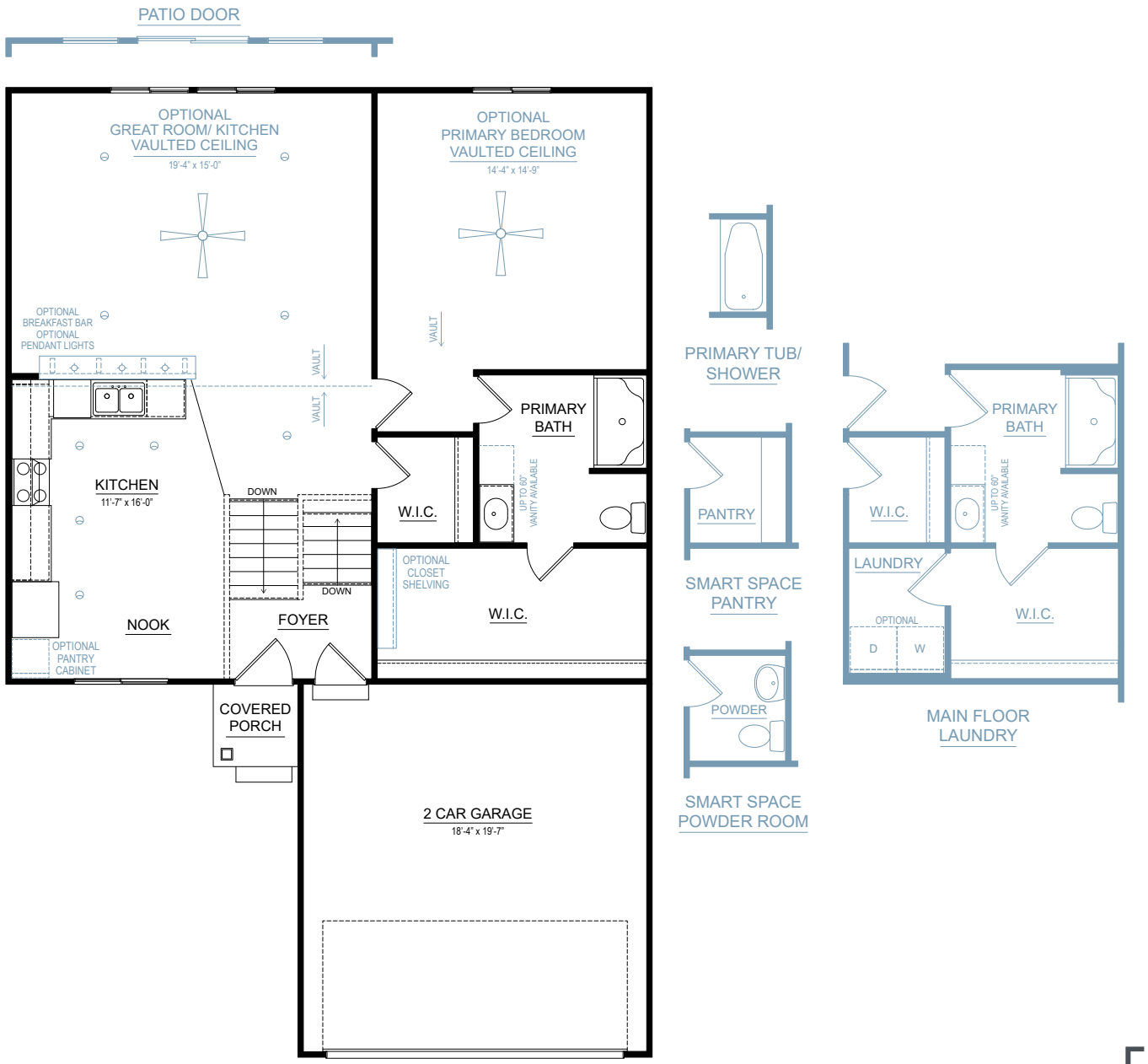
Elevation A3

Elevation A

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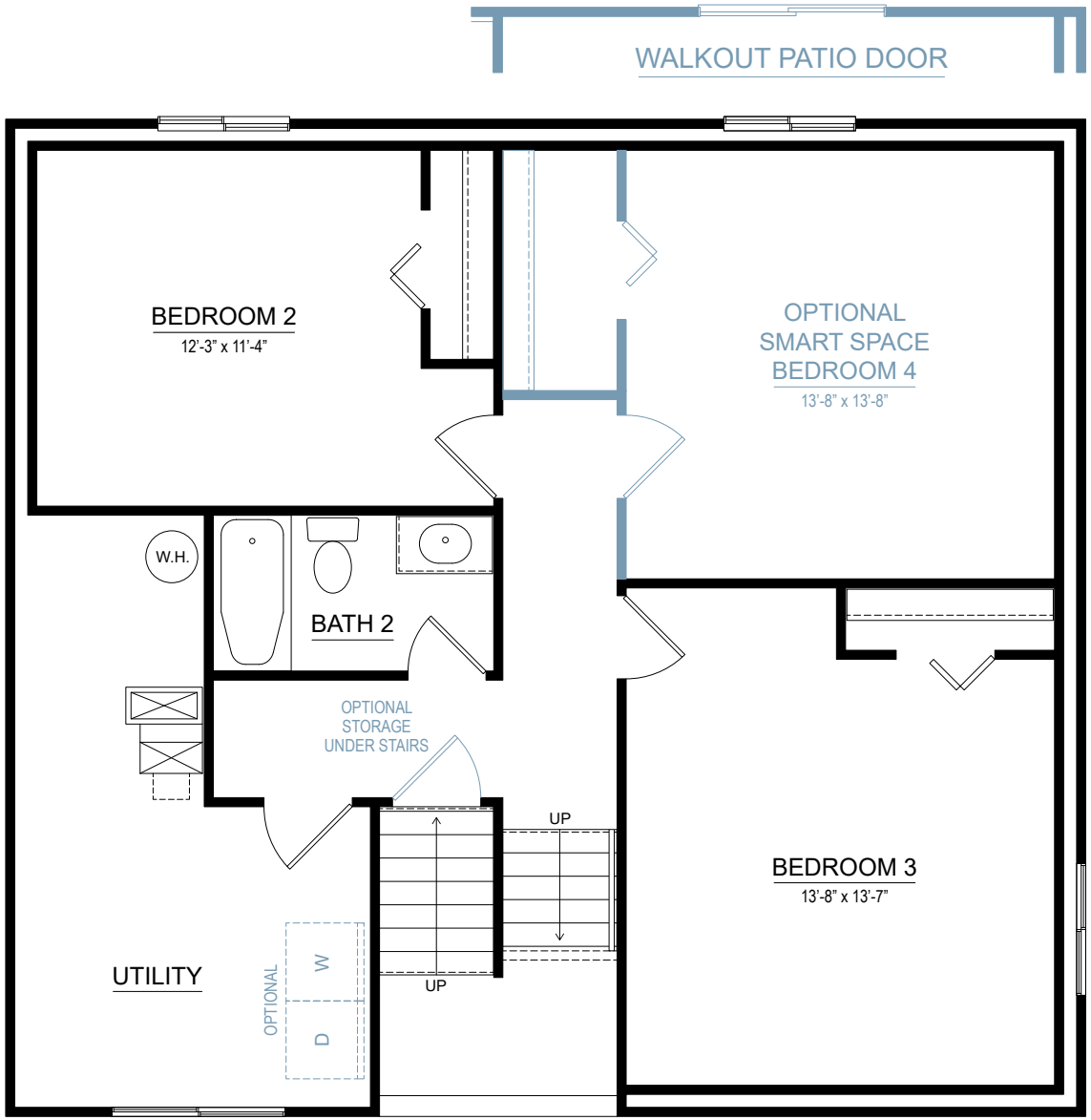
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LOWER LEVEL

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Single Family Site Condominium – street view
(40-ft wide lots)

Two-Story & Raised Ranch Homes
1,800-2,085 Sq Ft
3-5 Bedrooms/2-3 Bathrooms
2-Stall Garage/Driveway



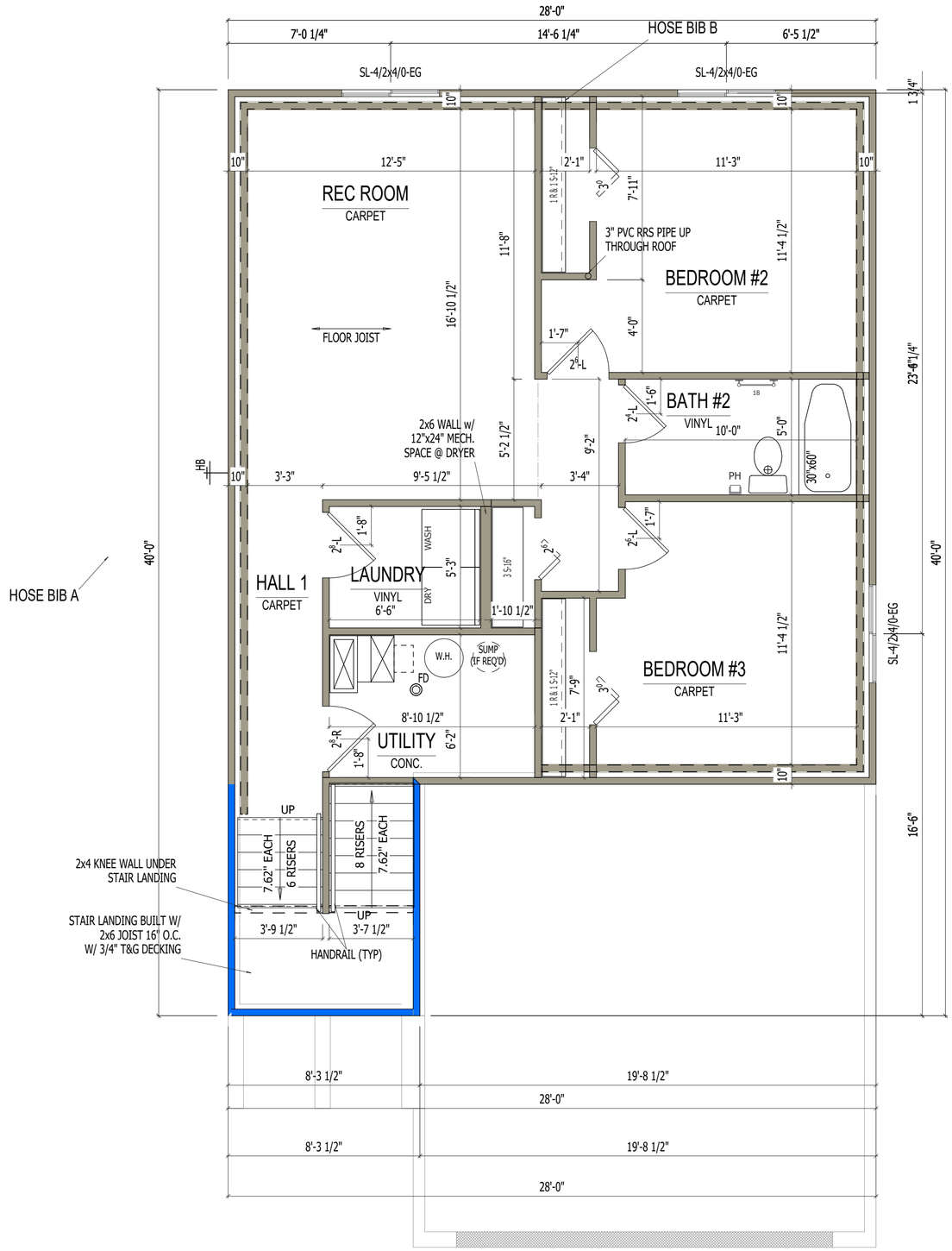
1,800 Square Foot Raised Ranch Home

3 Bedrooms, 2 ½ Bathrooms

2 Stall Garage, 2 Car Driveway



Integrity 1800



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE:
03/05/2024

1:1800

FOR: Allen Edwin Homes

LOT #:

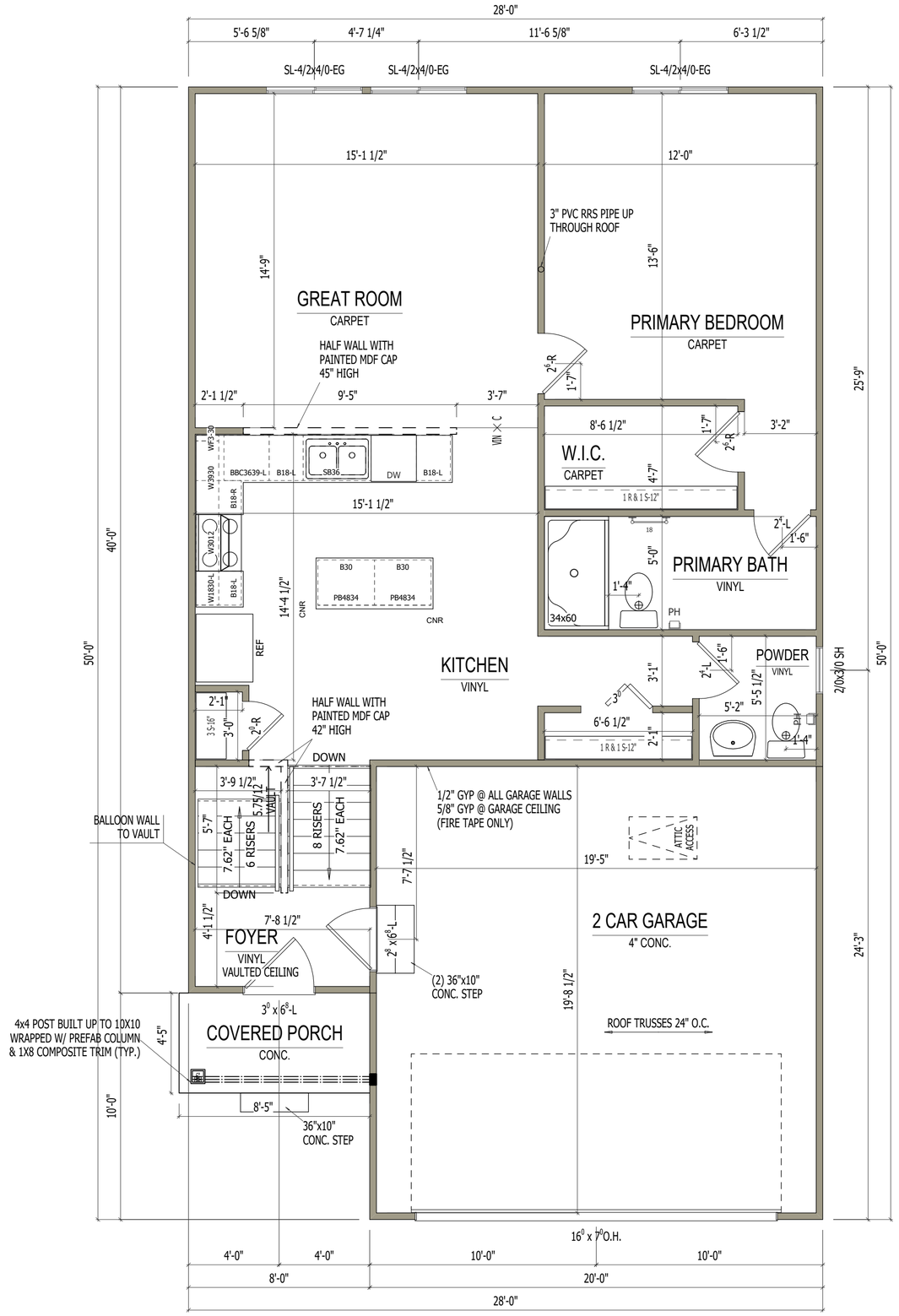
LOCATION:

SHEET NUMBER

A-07.00

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ms/A-07.00.vxp



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

ms/A-08.00.vxp

REMARKS

REV. NO.	DATE

ELEVATION A1

GARAGE RIGHT

REVISION ----------

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PRINT DATE: 03/05/2024

i1800

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LOCATION:

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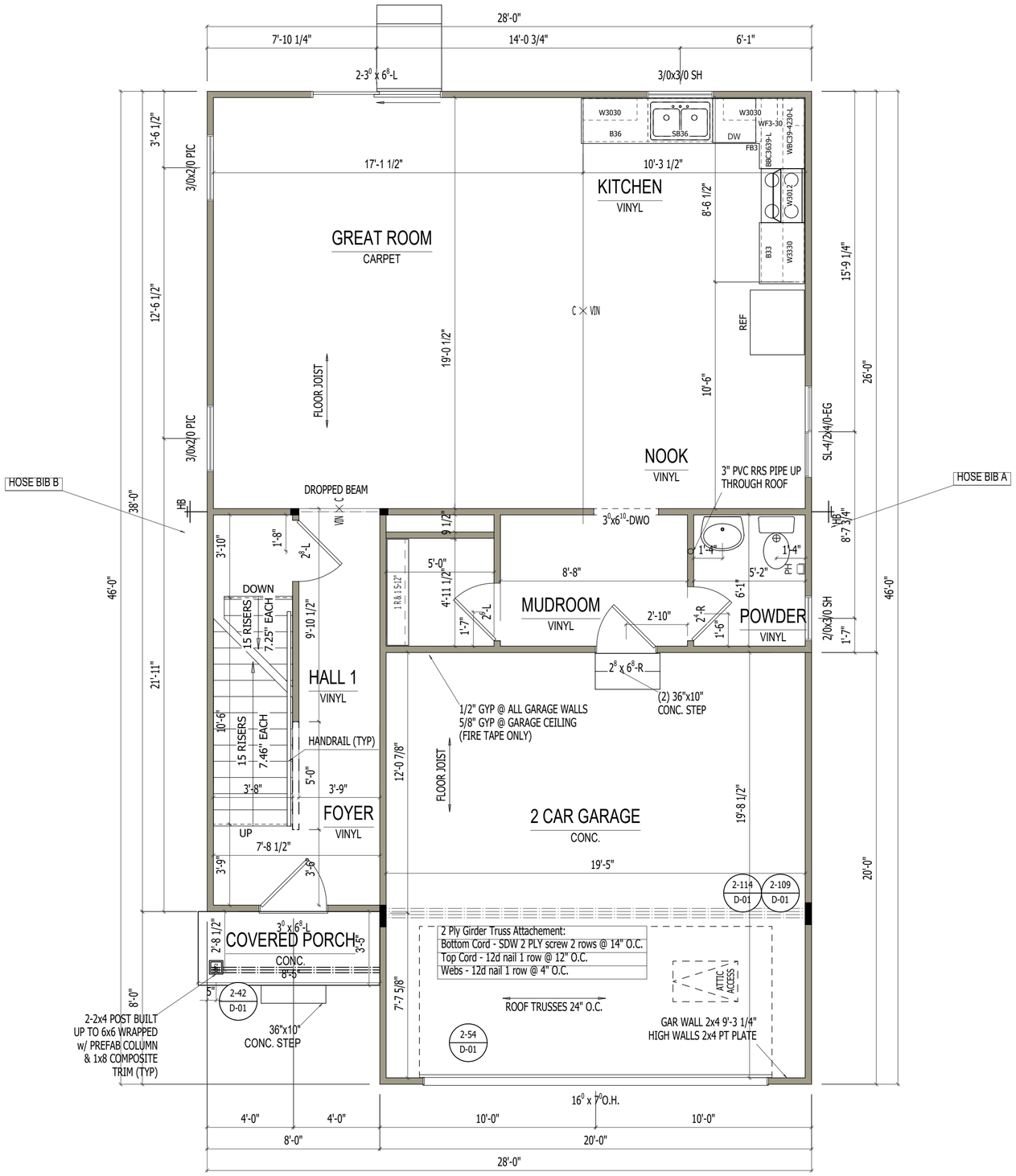
1,910 Square Foot Two-Story Home

4 Bedrooms, 2 ½ Bathrooms

2 Stall Garage, 2 Car Driveway



Integrity 1910



FIRST FLOOR i1910

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

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Portage, MI 49002
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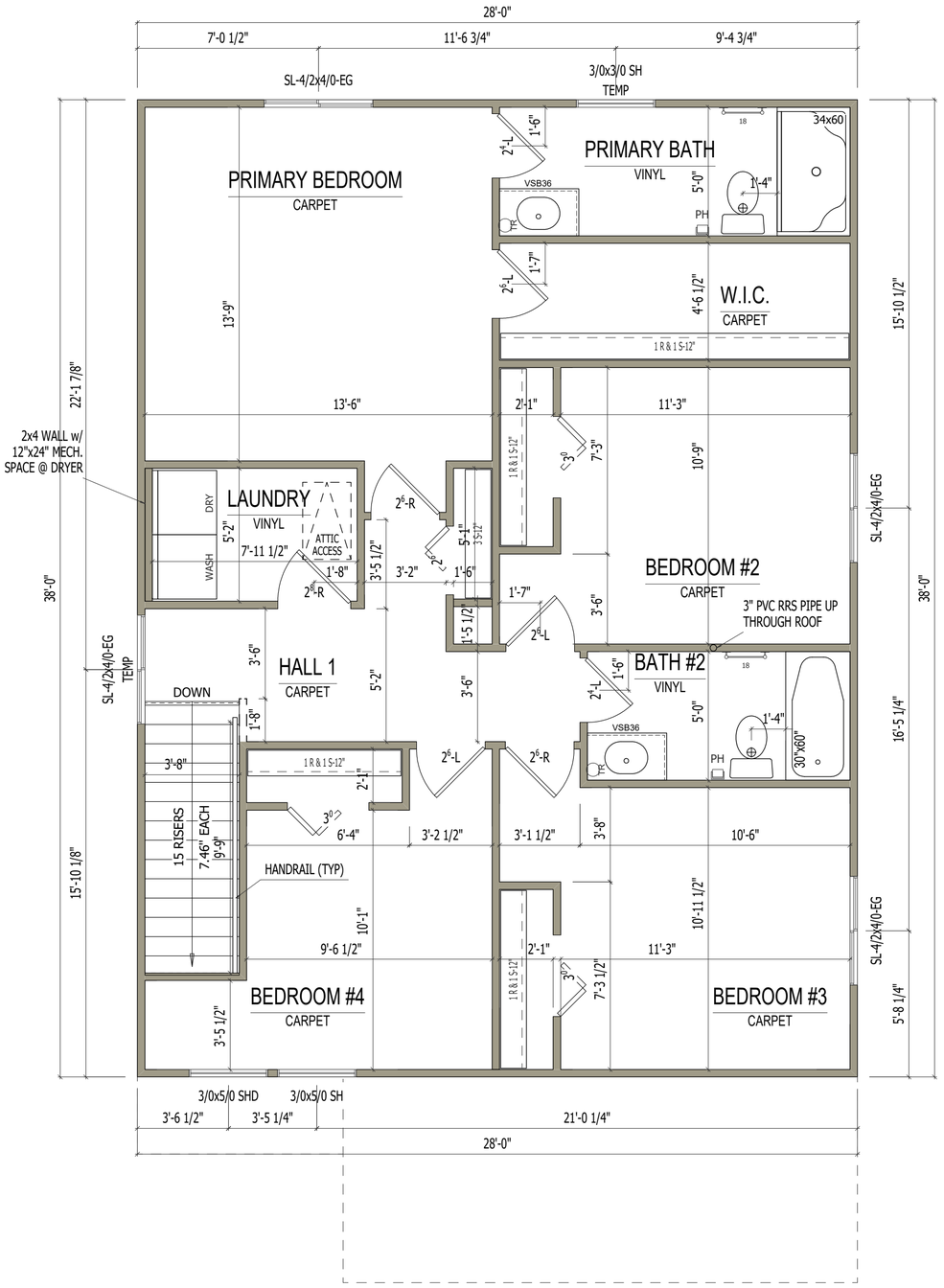
PRINT DATE:
02/29/2024

i1910
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00

© CG Visions 2006 PLAN CREATION DATE 11/02/2020

ms/A-07.00.vxp



SECOND FLOOR i1910

SCALE: 1/4"=1'-0"

REMARKS

REV. NO.	DATE

ELEVATION A1

GARAGE RIGHT

REVISION ----------

ALLEN EDWIN HOMES

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Portage, MI 49002
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02/29/2024

i1910

FOR: Allen Edwin Homes

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LOCATION:

SHEET NUMBER

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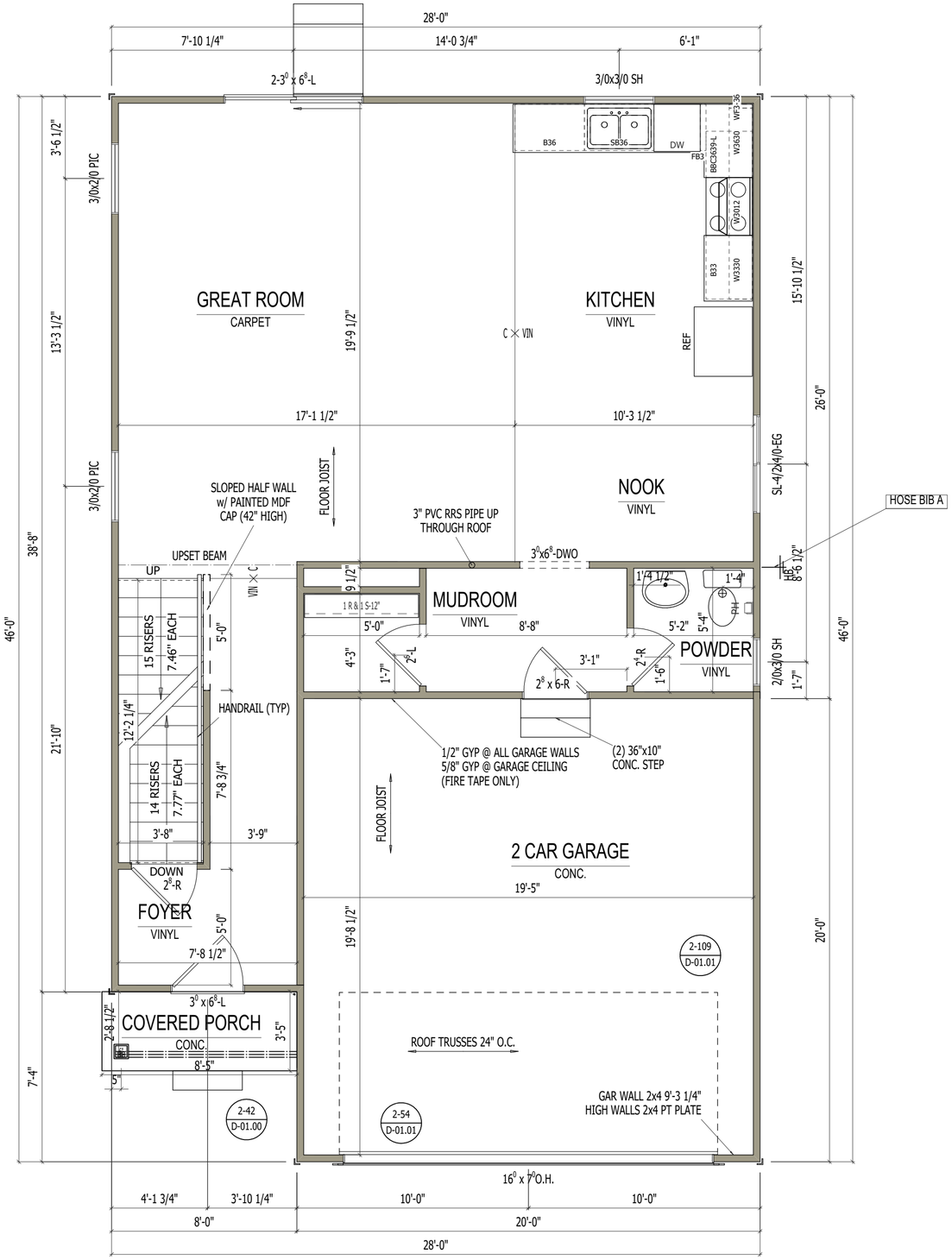
2,085 Square Foot Two-Story Home

5 Bedrooms, 2 ½ Bathrooms

2 Stall Garage, 2 Car Driveway



Integrity 2085



FIRST FLOOR i2085

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION ----------

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Portage, MI 49002
(269) 321-2600
www.allenedwin.com

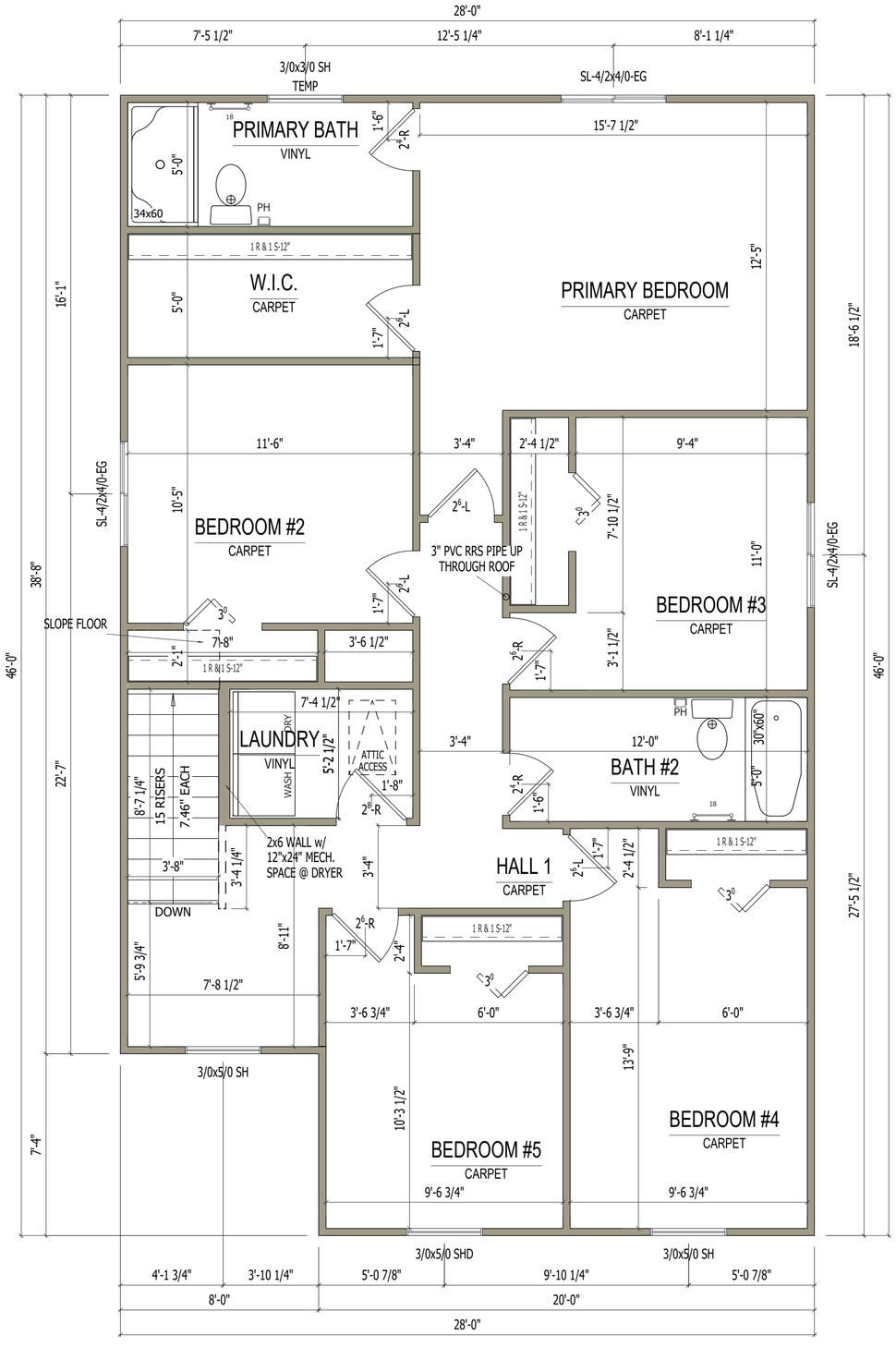
PRINT DATE:
03/04/2024

i2085
FOR: Allen Edwin Homes
LOT #:
LOCATION:

SHEET NUMBER
A-07.00

© CG Visions 2006 PLAN CREATION DATE 01/24/2024

ms/A-07.00.vxp



SECOND FLOOR i2085

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1

GARAGE RIGHT

REVISION

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Portage, MI 49002
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www.allenedwin.com

PRINT DATE:
03/04/2024

i2085

FOR: Allen Edwin Homes

LOT #:

LOCATION:

SHEET NUMBER

A-08.00

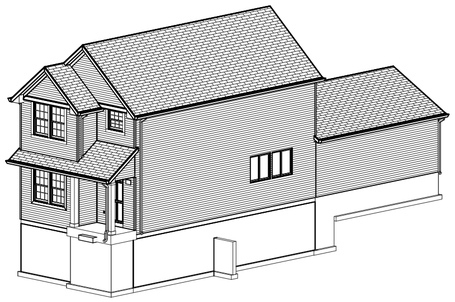
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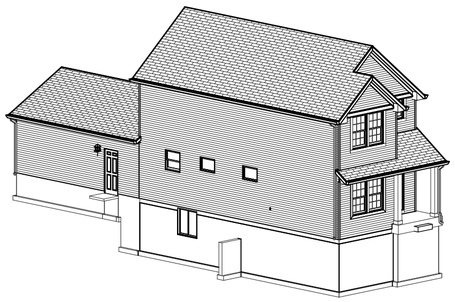
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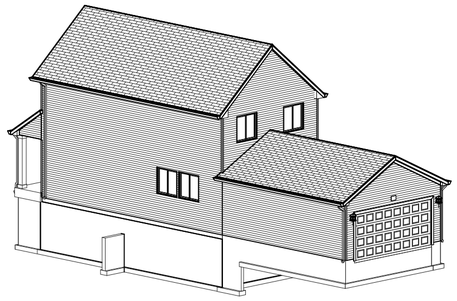
Single Family Site Condominium – street view
(33-ft wide lots – alley/rear load)

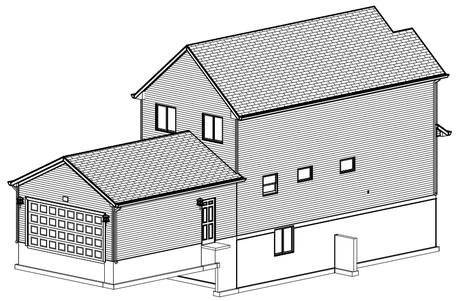
Two-Story Homes
1,640 Sq Ft
3-4 Bedrooms
2 ½ Bathrooms
2-Stall Attached Garage
(rear/alley load)

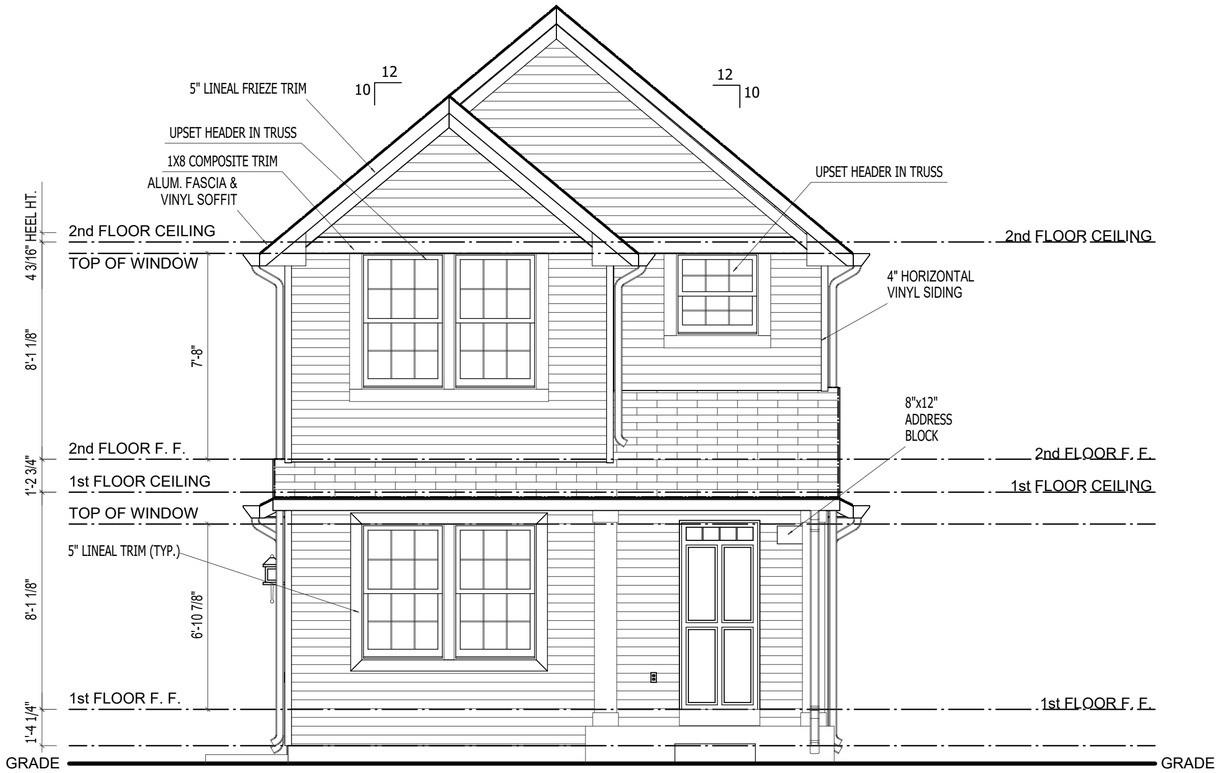












FRONT ELEVATION A1

SCALE: 1/4"=1'-0"

ELEVATION A1
GARAGE RIGHT
REVISION 9.0a

REV. NO.	DATE	REMARKS

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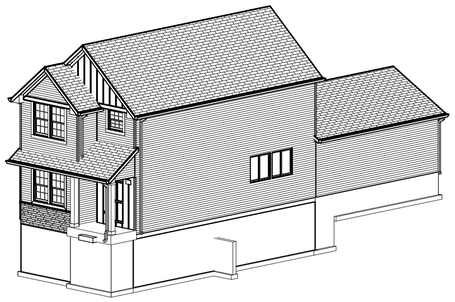
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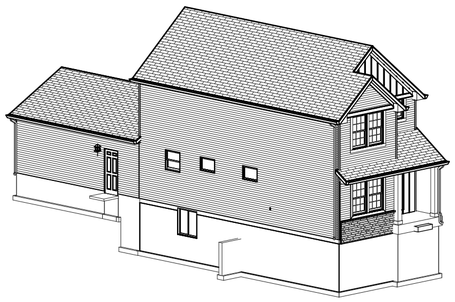
i1641
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LOT #:
LOCATION:

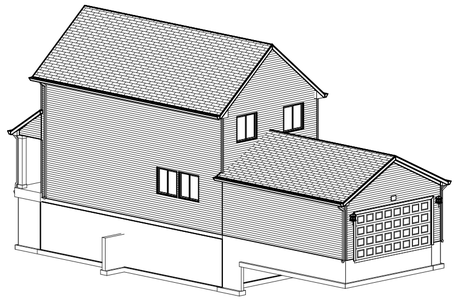
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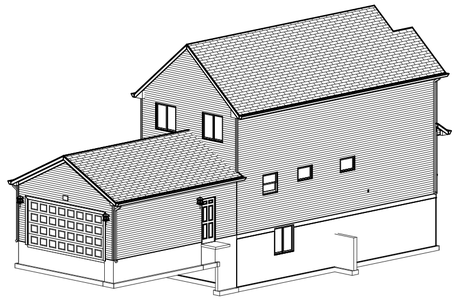
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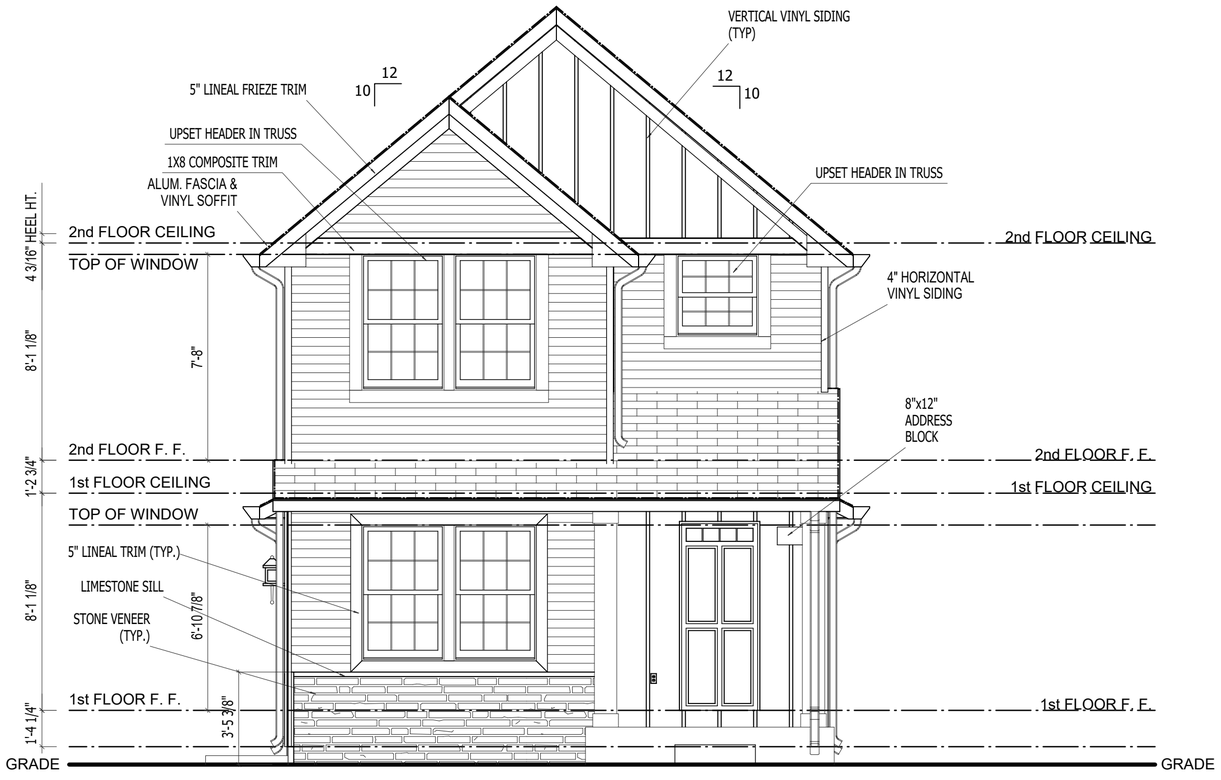
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FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION 9.0a

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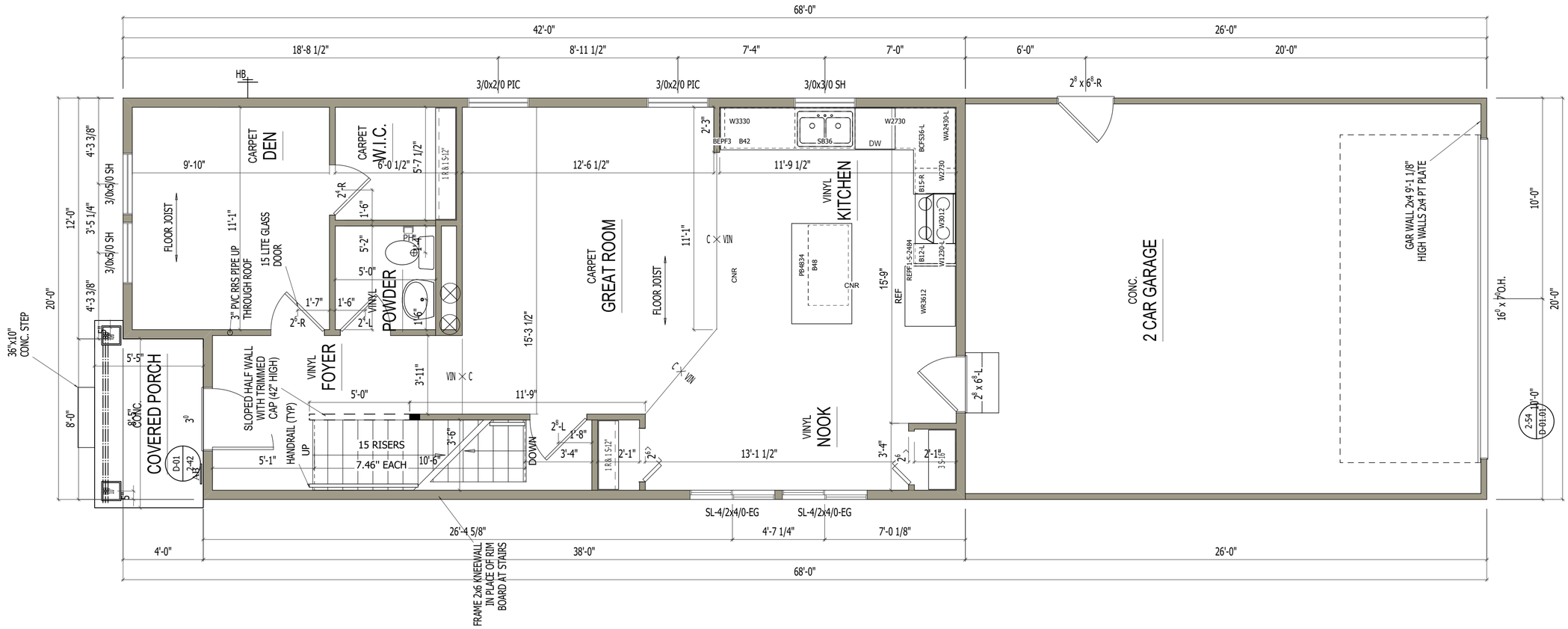
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LOCATION:

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FIRST FLOOR

SCALE: 1/4"=1'-0"

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ELEVATION A1

GARAGE RIGHT

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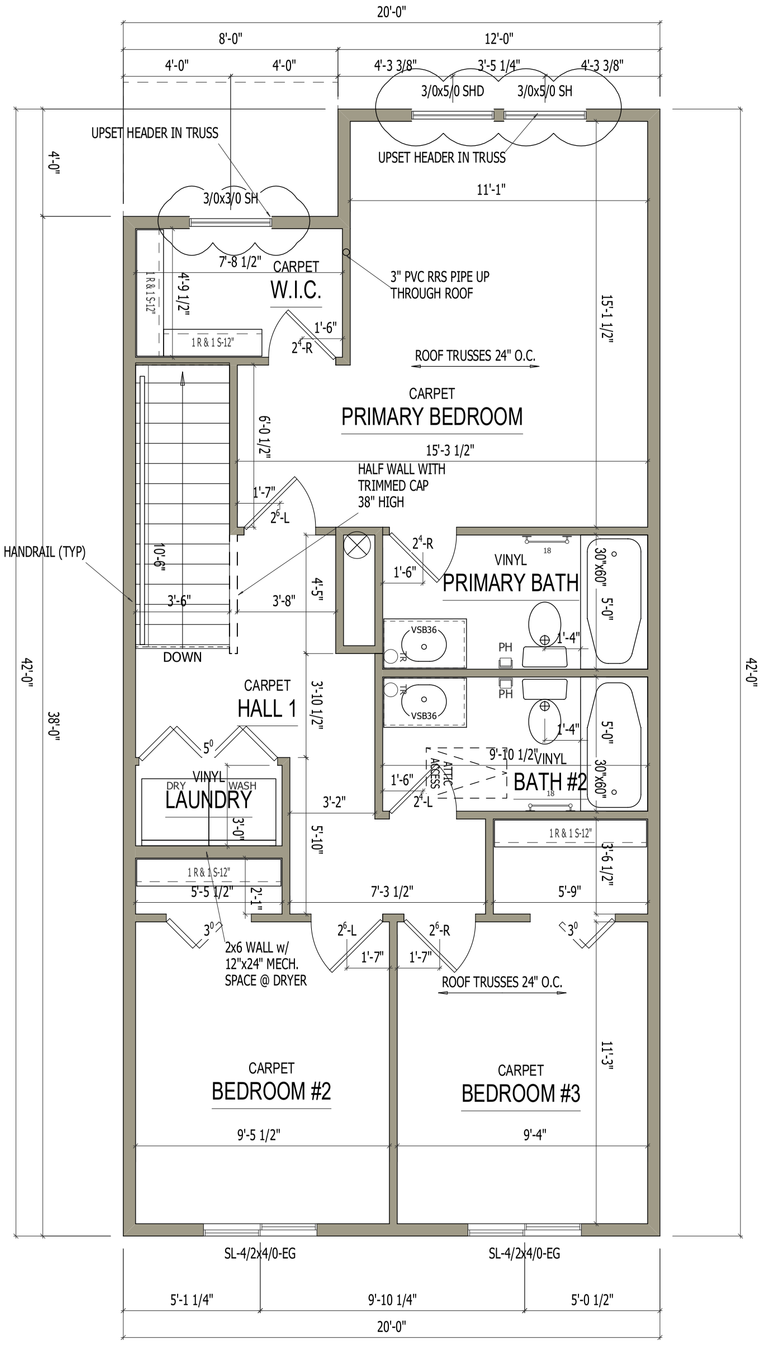
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SECOND FLOOR

SCALE: 1/4"=1'-0"



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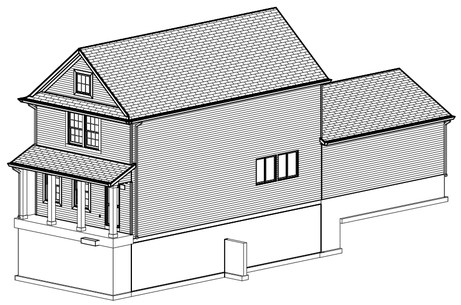
ELEVATION A1	REV. NO.	DATE	REMARKS
GARAGE RIGHT			
REVISION 9.0a			

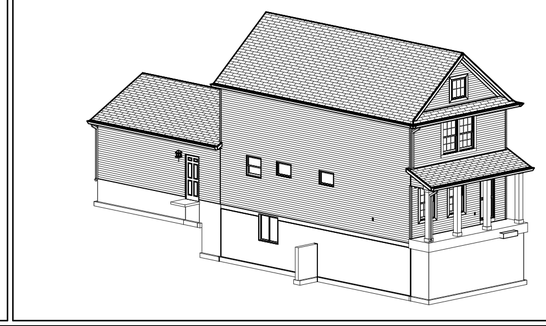
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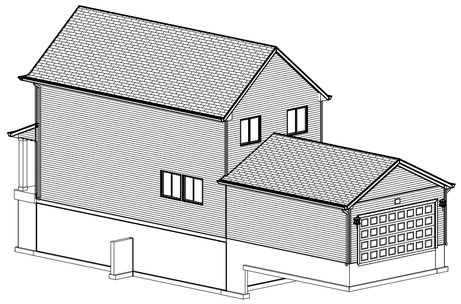
Single Family Site Condominium – street view
(32-ft wide lots – alley/rear load)

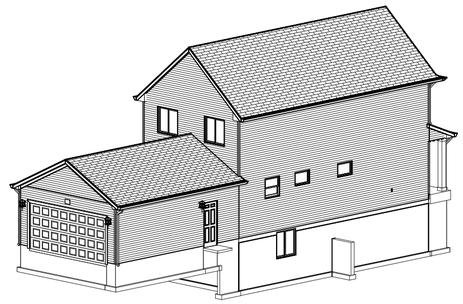
- Two-Story Homes
- 1,640 Square Feet
- 3 Bedrooms
- 2 Bathrooms
- 2 Stall Attached Garage (rear/alley load)

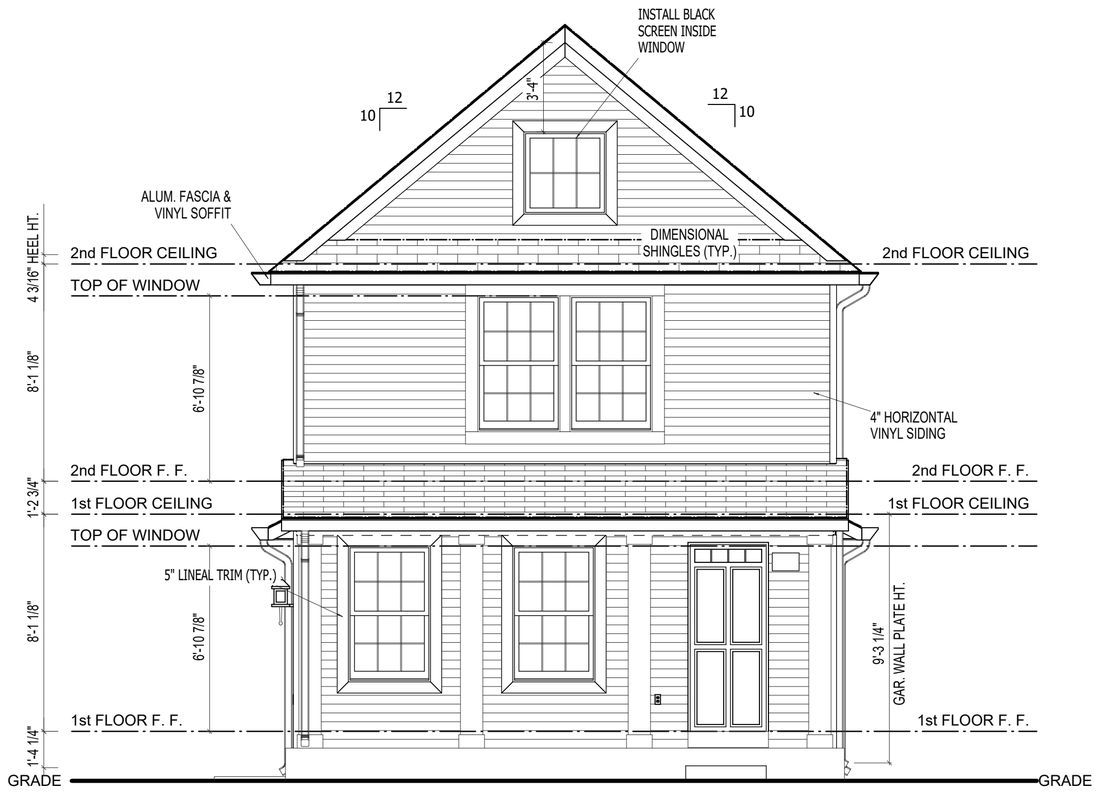












FRONT ELEVATION A1

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION 9.0

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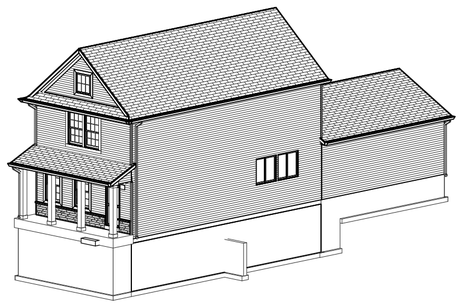
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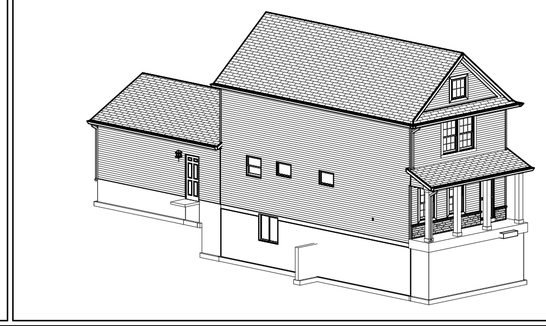
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LOT #:
LOCATION:

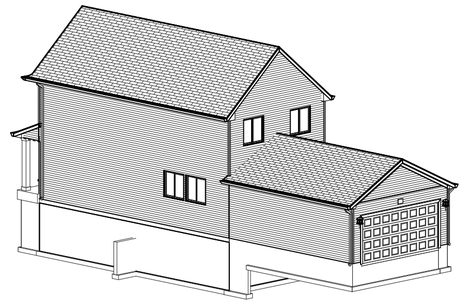
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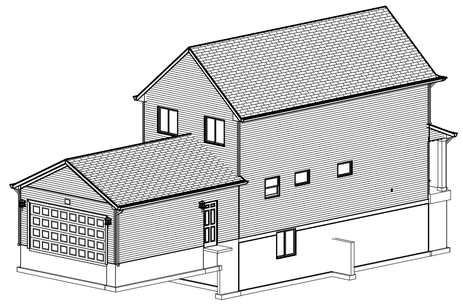
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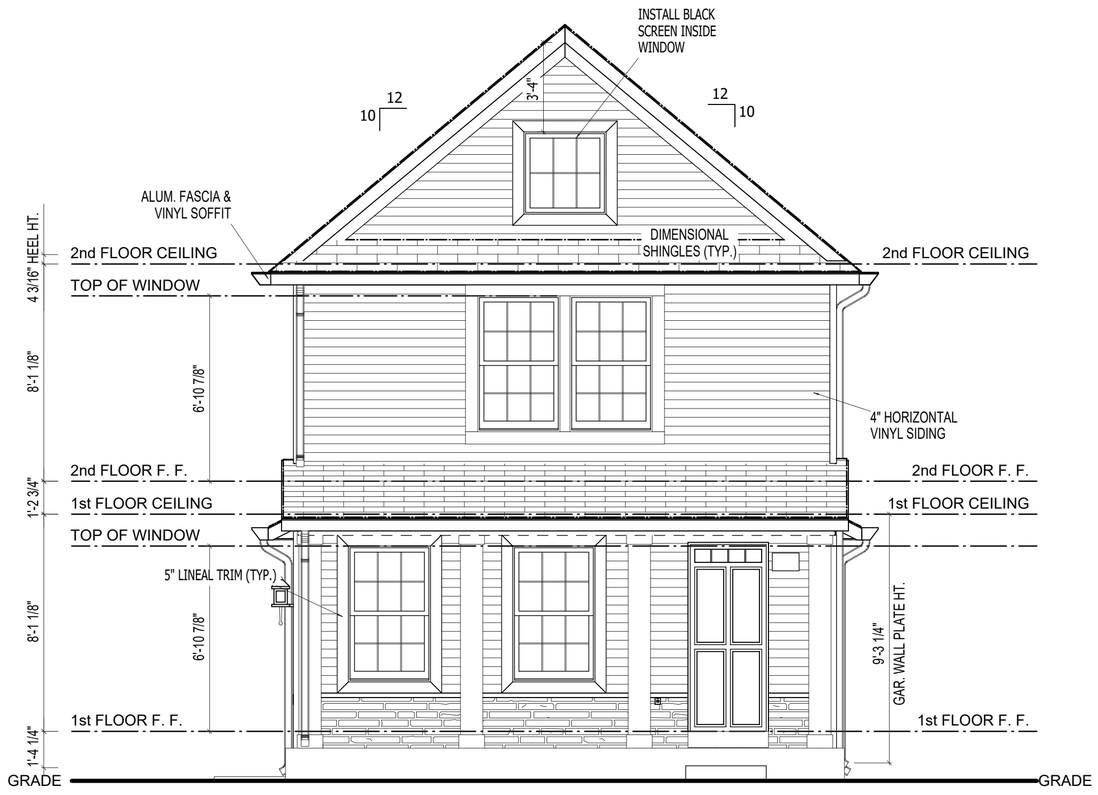
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FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
GARAGE RIGHT
REVISION 9.0

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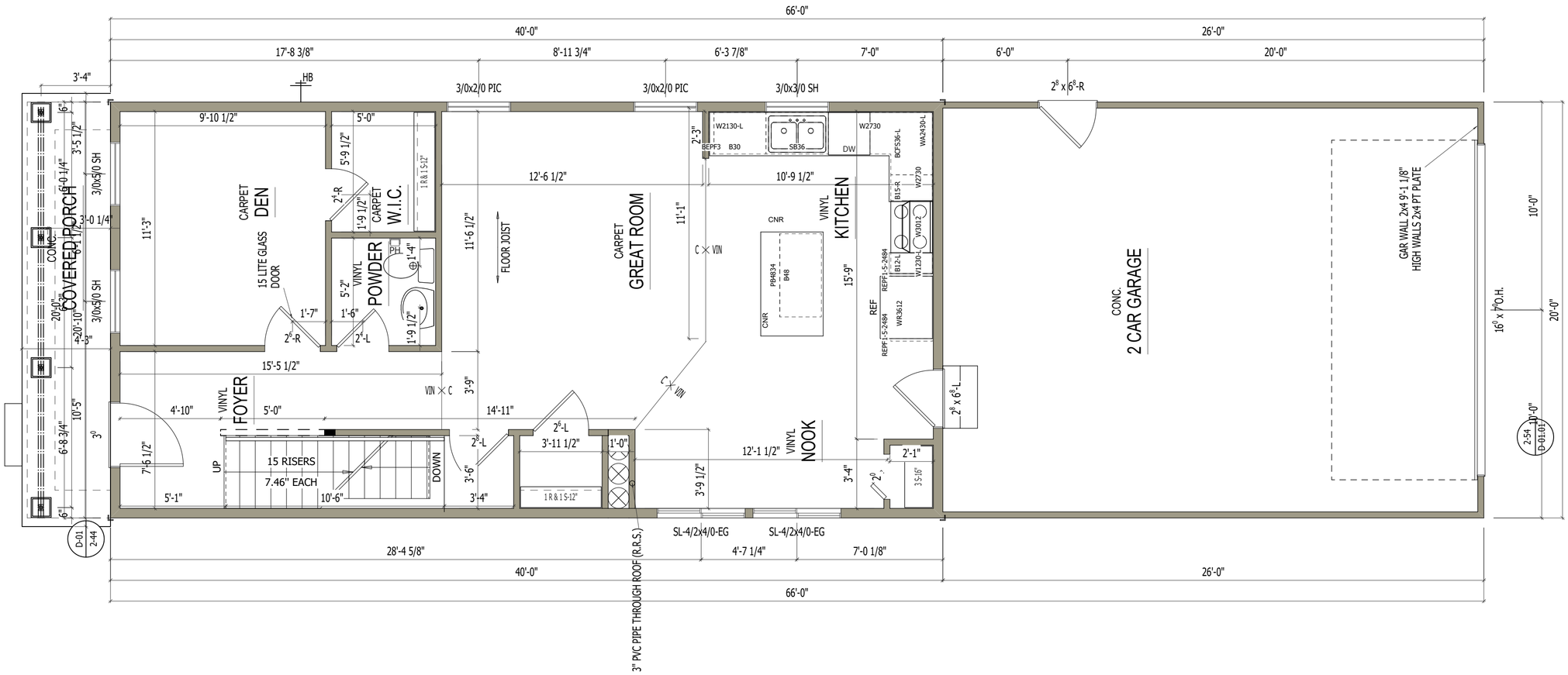
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LOCATION:

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A-01.02

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FIRST FLOOR

SCALE: 1/4"=1'-0"

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ELEVATION A1

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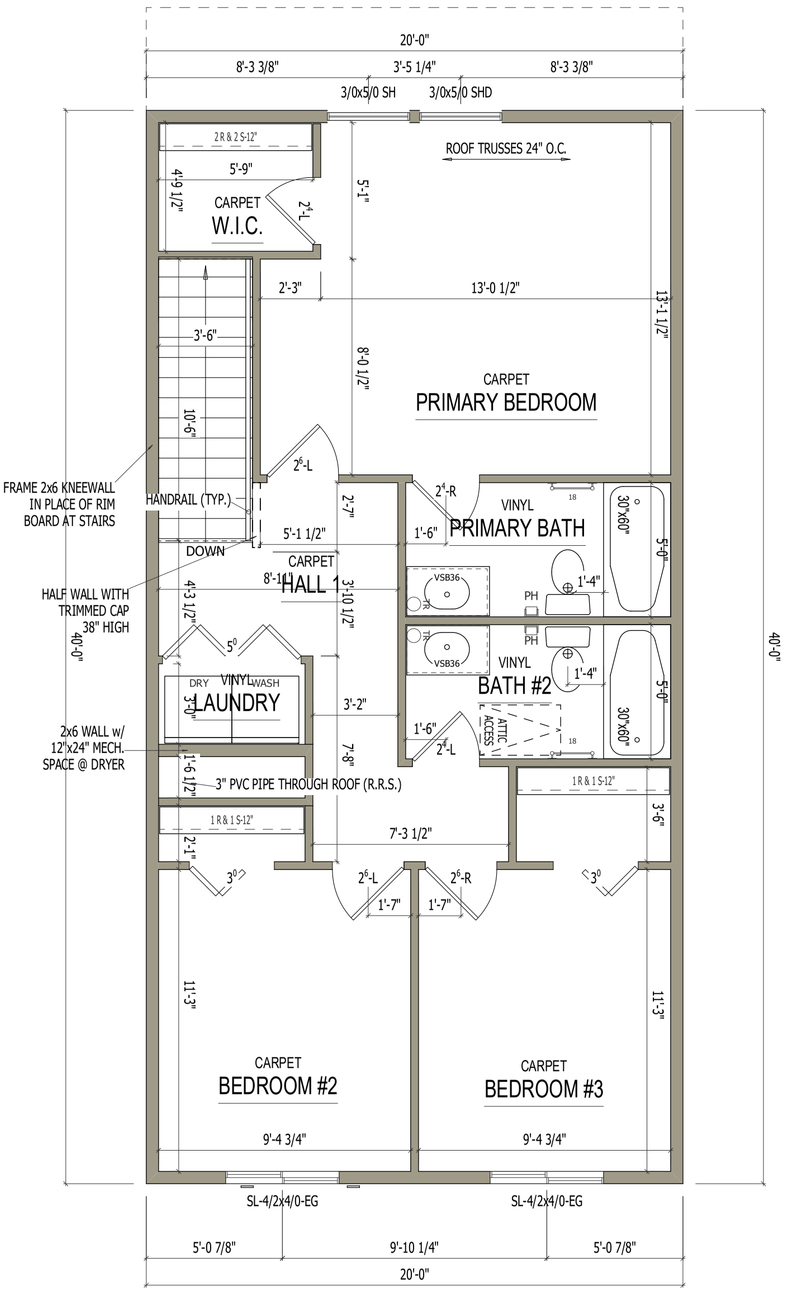
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SECOND FLOOR

SCALE: 1/4"=1'-0"



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	LOT #:	
	LOCATION:	

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ELEVATION A1

GARAGE RIGHT

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Traditional Condominium – street view (attached townhomes)

Two-Story Homes
1,450 Sq Ft
3 Bedrooms
2½ Bathrooms
1-2 Stall Attached Garage









FRONT ELEVATION

SCALE: 1/4"=1'-0"

REMARKS	DATE	REV. NO.

ELEVATION A1
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FOR:
Allen Edwin Homes
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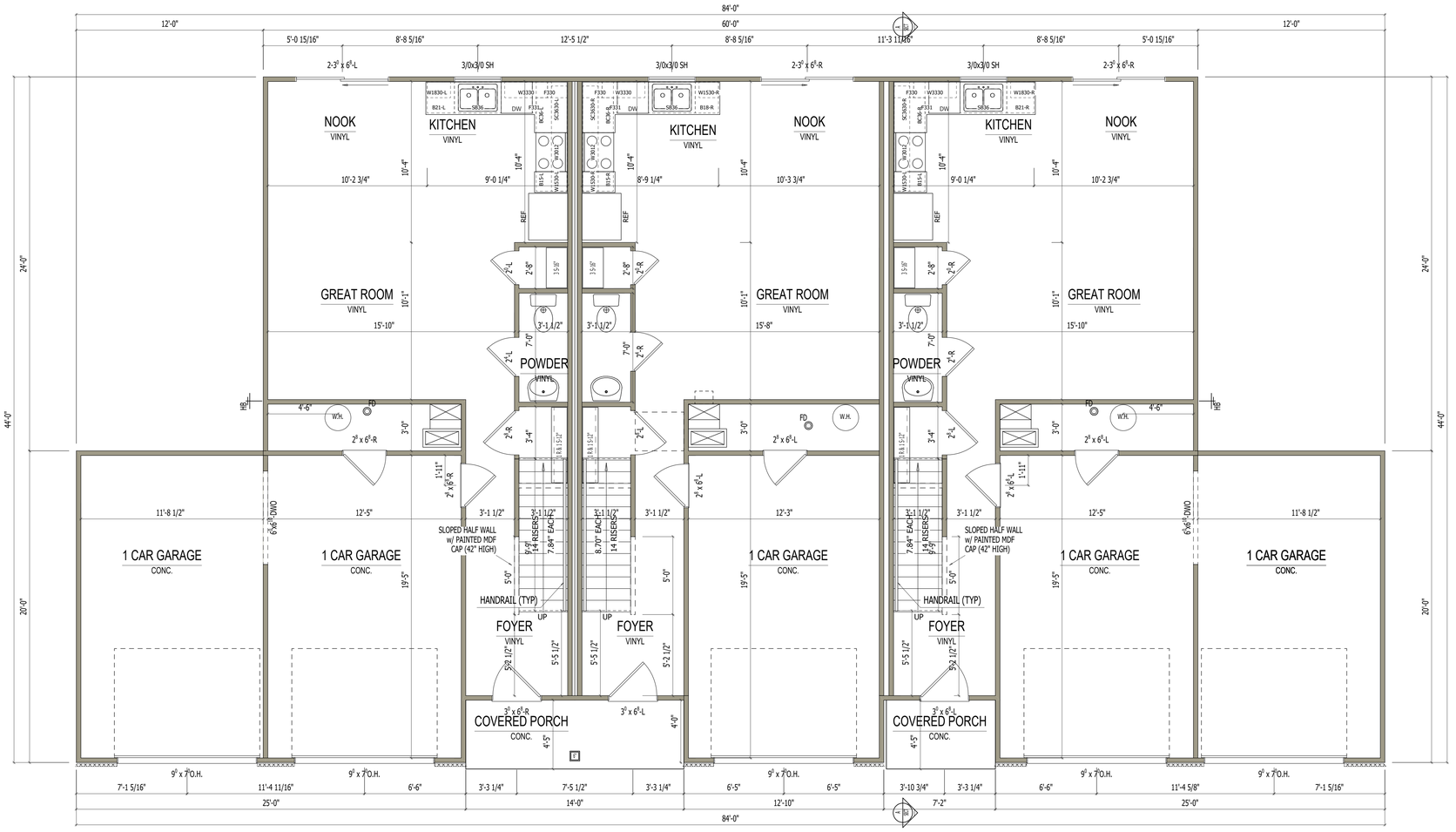
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A-01

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GENERAL FLOOR PLAN NOTES:

1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
3. DIMENSIONS ARE FROM FACE OF STUDS.
4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
6. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED.
7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR.
10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

ELEVATION A1
GARAGE RIGHT
REVISION

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V1450S
FOR: Allen Edwin Homes
LOT #:
LOCATION:

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GENERAL FLOOR PLAN NOTES:

1. ALL INTERIOR NON LOAD BRG WALLS TO BE 2x4 STUDS 24" O.C.
2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
3. DIMENSIONS ARE FROM FACE OF STUDS.
4. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16" O.C. TYP.
5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEAM BEARING LOCATIONS.
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7. PROVIDE DOUBLE CRIPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER.
8. SHIM EXTERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR.
9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR.
10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

REV. NO.	DATE	REMARKS

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LOCATION:

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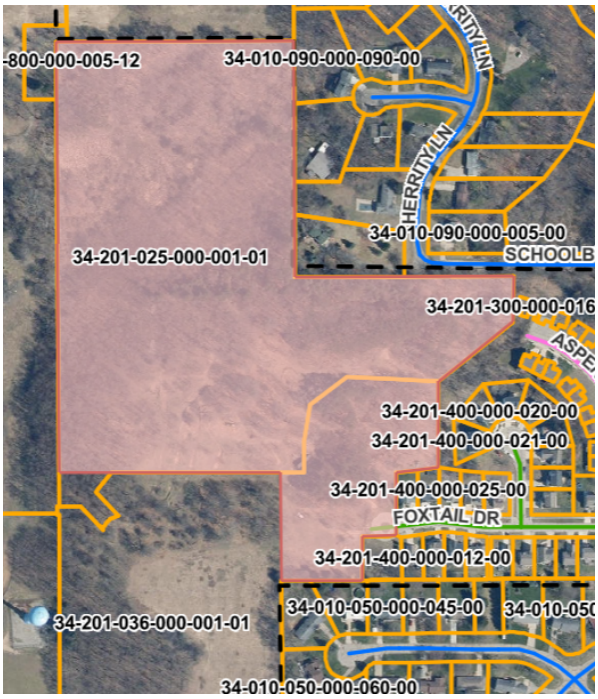
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williams&works
engineers | surveyors | planners

MEMORANDUM

To:	City of Ionia Planning Commission
Date:	April 22, 2026
From:	Bradley S. Kotrba, AICP Toby Hayes, AICP
RE:	**Austin Pines Site Condominium PUD Amendment, Final Site Condominium and Site Plan Review**

Green Development Ventures, LLC has applied for a PUD amendment and final site condominium and site plan review in the Austin Pines PUD. This proposed development phase encompasses two unaddressed parcels (PPN 34-201-025-000-001-01 and 34-201-036-000-001-01, portion thereof). Most of the proposed Austin Pines West development is in the northern parcel of the last two parcels that make up the remainder of the Austin Pines PUD property. This development phase also includes a small portion of the southern parcel. The purpose of this memorandum is to complete the final review of the applicable standards and associated zoning requirements in accordance with the City of Ionia Zoning Ordinance and Condominium Ordinance.



Background

The 26.38-acre site, which is currently undeveloped, is accessible to the first phase of the Austin Pines development via Foxtail Drive. Approval for the Austin Pines PUD was granted in 2005, with development halting after Phase 1 was concluded. Phase one comprised both standalone single-family dwellings and multi-unit attached condominiums. Subsequent phases of Austin Pines have received approval (2005) for attached single-family residences comprising two, three, and four units. The applicant now proposes a development comprising 84 detached single-family residences and 12 attached single-family residences housed within four three-unit buildings, totaling 96

residential units. The 2005 Phase Two proposal comprised 108 dwelling units on 26.38 acres (4.1 dwelling units/acre). The amended proposal contains 96 dwelling units on 26.33 acres (3.65 dwelling units/acre).

Since the April 1st Planning Commission, the applicant has submitted the final master deeds, bylaws, and a site plan for the Planning Commission's approval. Our comments on these items and on our final review are as follows.

Completeness of Submittal. Section 1272.06 (Review and Approval of Final Plans by City Council) contains the required information that must be included in a final condominium application. Per the City Code, before any final site condominium review, the applicant shall submit a preliminary site plan and application to the City, which will be reviewed and approved by the Planning Commission. The applicant had previously submitted a site plan prepared and revised by Roosien & Associates, Inc. (dated February 13, 2026) and a Site Condominium and Site Plan Review application. The Planning Commission reviewed these materials and discussed them at the April 1st, 2026, meeting. The preliminary condominium plan will now proceed for review and approval. The following section outlines the process for review, with our preliminary comments.

FINAL SITE CONDOMINIUM

Existing vs. Proposed Dimensions for Site Condominiums

	Existing SF	**Existing Triplex**	**Proposed SF**	**Proposed Triplex**
Lot Area	6,600 sq. ft.	n/a*	≥ 3,610 sq. ft.	n/a**
Lot Width	60 ft.	n/a*	≥ 33 ft.	n/a**
F Setback	20 ft.	42 ft.	20 ft.	20 ft.
R Setback	25 ft.	n/a*	20 ft.	20 ft.
S Setback	6'/5' (tot. 11')	25' (perim.)/ 15' (sep.)	5' (tot. 11')	15ft. (sep.) on perimeter
Lot Cov.	n/a**	n/a**	45%	45%
Height	35 ft.	35 ft.	35 ft.	35 ft.

*Originally approved attached single-family as traditional condo units, so they were not on individual lots.

**No lot coverage maximum was required in the original approval; units only had to meet setbacks and other standards.

The applicant is proposing eighty-four (84) single-family site condominium lots with a minimum of 3,610 square feet in total lot area and measuring at least 33 feet in lot width. Front and rear yard setbacks are proposed to be 20 feet, with 5-foot minimum side yard setbacks totaling 11 feet. Lot coverage will be capped at 45% with 35-foot height limits.

The four triplex condominium buildings are proposed on one lot with a front and rear yard setback of 20 feet. 15-foot setbacks are proposed for the perimeter of the triplex development area. The triplexes themselves are proposed to be spaced 20 feet from one another. Lot coverage will be capped at 45% with 35-foot height limits.

The Requirements for Final Site Condominium Review (Sec. 1272.06) and our comments follow:

(a) After receiving the Planning Commission's recommendations on the preliminary plan, the applicant shall submit to the Zoning Administrator twelve copies of a final site condominium development plan which complies with the requirements for a preliminary site condominium project plan. The applicant shall also submit copies of reviews by those agencies with jurisdiction over the project. The Zoning Administrator shall forward copies of the final plan and other information to the City Council.

Comments. The applicant has submitted copies of the plan to the relevant agencies. Additionally, drafts of the master deed and bylaws have been submitted for review by the City Attorney, who has suggested only minor edits. Overall, the Planning Commission may find that the application is complete for final review.

(b) The final site condominium project plan submitted by the applicant shall incorporate all the recommendations, if any, made by the Planning Commission based on its prior review of the preliminary plan. If any of the Planning Commission's recommendations are not incorporated in the final plan, the applicant shall clearly specify in writing which recommendations have not been incorporated and the reasons why those recommendations have not been incorporated. Except for changes made to the plan as necessary to incorporate the recommendations of the Planning Commission, the final plan shall otherwise be identical to the preliminary plan which was reviewed by the Planning

Commission. Changes made to the plan other than those necessary to incorporate the recommendations of the Planning Commission shall be reviewed by the Planning Commission as provided by this chapter prior to approval of the plan by the City Council.

Comments. The applicant had previously taken into consideration comments by City staff and the Planning Commission, such as off-street parking, sidewalks, lighting, and landscaping. These items were adequately reflected in the preliminary condominium plan. The dimensional table above illustrates the changes to the proposed site condominium dimensions, which have lessened the density proposed for the site. No other changes were requested by the Planning Commission during its review of the preliminary plan, and the Planning Commission may recommend the final plan to City Council for adoption as it is presented.

(c) After receiving the Planning Commission's recommendations on the preliminary plan and a final site condominium development plan from the applicant, the City Council shall review and may approve, deny or approve with conditions the plan in accordance with the standards and requirements of the Subdivision Regulations and other applicable procedures, standards and requirements provided by this chapter.

Comments. A series of recommended conditions of approval have been attached to this memorandum for recommendation by the Planning Commission. These conditions are based on comments from the Planning Commission and City staff on the site plan and PUD amendment, and include compliance with stipulations from various agencies.

(d) The City Council may grant tentative approval of the project and shall set forth in writing the requirements that must be met for approval.

Comments. As noted above, a series of recommended conditions of approval have been attached to this memorandum for recommendation by the Planning Commission to the Council. These conditions are based on comments from the Planning Commission and City staff and include compliance with stipulations from the City Engineer, Attorney, Planner, Drain Commissioner, and others.

(e) The City Council shall not review, approve, or reject a final project plan until it has received a report and recommendation from the Planning Commission on the preliminary project plan.

Comments. Our comments in this section of the memorandum will serve as the basis for an official report and recommendation to Council, following approval by the Planning Commission.

(f) As a condition of approval of a final site condominium project plan:

(1) The City Council may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Council, covering the estimated cost of improvements associated with the site condominium project for which approval is sought, be deposited with the City Clerk.

(2) The City Council may impose additional reasonable conditions of approval necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility load caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

Comments. These items may be addressed as conditions of approval for City Council during its review.

(g) Approval of a final site condominium project plan shall not constitute approval of expandable or convertible portions of a site condominium project unless the expandable or convertible areas were specifically reviewed and approved by the City Council in compliance with the procedures, standards, and requirements of this chapter.

Comments. This item may be addressed as a condition of approval for City Council during their review.

FINAL PUD REVIEW

Below is the list of PUD Development requirements from Section 1266.04 of the Ordinance. These items have previously been reviewed by the Planning Commission and are incorporated for reference. We previously offered the following comments:

a. **Density.** 84 Single-family detached homes and 12 three-unit attached single-family building (triplexes) for a total of 96 dwelling units. This project will be developed as an 85-lot site condominium project built in two phases: 47 single-family detached lots constructed in 2026–2027 and 49 units on 38 lots constructed in 2027–2030, with full build out finalization expected by the end of 2030. The original approval consisted of 108 dwelling units on 26.38 acres (4.1

dwelling units/acre). The amended proposal contains 80 dwelling units on 26.33 acres (3.65 dwelling units/acre).

b. **Dwelling Unit Composition.** The original approval contained 108 dwelling units over 26.33 acres in single, two, three, and four unit structures. The proposed plan is 96 units with 84 single-family and 4 triplex homes (12 units).

Parking. As a site condominium development, parking will be provided for each detached or attached single-family home through a combination of garage and driveway spaces. A total of 13 additional off-street parking spaces are provided near the triplexes on Otter Road, as well as where Marten Road ends to the west.

Lighting. The Austin Pines PUD does require street lighting. The applicant proposes streetlights with pole locations shown on the site plan. While the specific lighting type is not described, compliance with the lighting standards in Section 1286.03 of the zoning ordinance will be required as a condition of approval.

Landscaping. The plans show street trees, and street trees are required based on the landscaping requirements of the Austin Pines PUD. The requirements include that trees must be planted within the public right-of-way when sidewalks are installed, with the applicant providing a tree list for City approval during each phase. Other proposed landscaping will be reviewed and approved by the Planning Commission as each phase moves forward, if applicable, and all landscaping must be maintained according to the approved maintenance agreement.

Signs. No signs have been proposed for this development. However, all future signs must be in compliance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, specifically with requirements for signs in residential districts.

Final PUD Review Standards. Section 1266.06(e)(2) states that the final development plan shall contain all the information required for final site plan review, unless the same is waived by the Planning Commission as not being reasonably necessary for the consideration of the PUD, plus the following:

A. All the drawings, narrative, studies, assessments, and other information, and materials comprising the preliminary development plan, including all the recommendations of the Planning Commission thereon, or if the applicant has not incorporated all of such recommendations, the final development plan shall indicate such fact and shall state the basis or grounds upon which such recommendation has not been included.

Comments. The applicant has submitted site plans, project narratives, a traffic study, sample home designs, as well as proposed site condominium master

deeds and bylaws. The Planning Commission did not require any more information from the applicant

B. Projected time for completion of the entire PUD; proposed phasing, if any, of the PUD, and the projected time for completion of each phase.

Comments. This project will be developed in two phases: 47 single-family detached lots constructed in 2026–2027, and 49 units on 38 lots constructed in 2027–2030, with full build out finalization expected by the end of 2030. The site plan indicates the first phase generally encompasses the southeastern portion of the site with Badger Alley being the northern boundary (except for lots 35-39 on the east side of Marten Road included in this phase), and the western extent of Otter Road being the west boundary of Phase 1. Phase 2 would cover the remainder of the site, with Badger Alley serving as the southern limit, and the remainder of the site to the north and west being developed (including the triplexes). The applicant had previously indicated that the timeline for phasing and construction will largely depend on the demand for homes.

C. Any other information reasonably required by the Planning Commission in connection with its review of the PUD and consideration of the rezoning of the lands in accordance with the PUD plan.

Comments. The Planning Commission may deliberate on this matter. We have no other outstanding questions or information we would request the Planning Commission require of the applicant.

Section 66 of Act 59 of 1978. Section 66 of the Michigan Condominium Act contains items that must be contained within the Master Deed and Condominium paperwork. The applicant has submitted a Master Deed and Condominium Bylaws for review. The City Attorney has reviewed these documents and provided minor revisions, which have been incorporated into the submitted materials. Based on this review, the City Attorney has indicated that the proposed Master Deed and Bylaws are sufficient and meet the requirements of the Michigan Condominium Act and applicable City ordinances. No substantive outstanding issues remain, and the documents are acceptable for approval.

FINAL SITE PLAN REVIEW

Site Plan Review. Section 1276.05(c) of the Zoning Code contains the required information for a site plan review application, per the requirements for final site plan review (Sec. 1276.06). These standards had been previously reviewed by the Planning Commission during the preliminary review. We have once again listed these standards, along with our comments, below for the edification of the Planning Commission.

(a) General Approval Criteria: Before approving a site plan, the Planning Commission must ensure compliance with the following standards. If all applicable standards and other City ordinances are met, the site plan shall be approved.

(b) Access and Site Circulation

(1) Buildings must be arranged to follow emergency vehicle access as required by the City's Public Safety Department.

Comments. The Planning Commission may again wish to review any comments from Public Safety to confirm if there is adequate access for emergency vehicles. Access and circulation appear adequate, and the applicant has designed the roads with cul-de-sacs at the terminal end of internal streets, which should meet emergency vehicle turnaround requirements. The City Engineer has not expressed concerns with the proposed site access and circulation.

(2) The Planning Commission may:

A. Limit the number of driveways on a site.

B. Require shared driveways between contiguous parcels.

C. Require parking lots on adjacent parcels to be connected.

D. Align driveways opposite each other for improved traffic flow.

Comments. Driveways are not shown on the site plan, except for the triplexes. The developer will probably submit driveway information at the time each unit is constructed, though the Planning Commission may require certain driveway dimensions be included as a condition of approval, if desired.

(3) Public and private circulation routes must integrate with existing or planned streets, pedestrian paths, and bicycle routes.

Comments. Sidewalks are proposed on both sides of every street, in addition to unpaved walking paths in the common space.

(4) Streets and drives that are part of an existing or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and type of traffic they will carry.

Comments. This application does allow for future connection to future phases of development in the Austin Pines PUD and also to any potential development that may happen to the west in the future.

(5) On-site maneuvering space for trucks must be provided so that loading areas do not interfere with the public right of way.

Comments. No loading spaces are required for a residential development; this standard is inapplicable.

(c) Landscape and Site Design

(1) Landscaping must comply with the City's landscape provisions.

Comments. The applicant has provided no details on proposed landscaping other than noting the general locations where street trees would be installed and stating that proposed trees would be planted in accordance with the City's schedule of tree regulations. The open space areas are proposed to be maintained in a natural state as much as possible. Offering passive park space for the neighborhood residents.

(2) The site design must consider:

A. Topography.

B. Type and size of lot and buildings.

C. Character of adjoining property.

D. Adjoining properties to prevent negative impacts on their orderly development or improvement for uses in this Zoning Code.

Comments. Natural features are being preserved to the greatest extent possible and therefore will contribute to mitigating any negative effects on surrounding properties by creating a natural buffer area.

(3) Natural features should be preserved where practical, with minimal removal of vegetation and alterations to topography.

Comments. The plans do not propose to disturb a significant amount of natural features; they only propose to alter what is intended to be developed for housing and also for stormwater facility creation. The Planning Commission may consider this standard satisfactorily met.

(4) Areas of natural drainage, such as wetlands, ponds, and swales, must be protected to maintain natural drainage patterns and habitats.

Comments. A greater percentage of wetlands is actually planned to be preserved in this amendment than in the previously approved PUD. This is due to the discovery of more protected wetlands than what was identified as protected in the previous PUD approval.

(d) Privacy and Screening

(1) The site plan must provide reasonable visual and sound privacy for all dwelling units through the use of fences, landscaping, and other barriers where necessary.

Comments. It is unknown what privacy will be provided between lots. However, natural buffering is being preserved to provide visual and sound privacy for neighboring developments.

(2) Outdoor storage and trash collection areas must comply with Chapter 1060 and be screened appropriately.

Comments. The development will be handled by curbside waste and recycling as controlled by the HOA and served at each residence.

(e) Pedestrian and Non-motorized Transportation

(1) In recognition that a connected sidewalk system along City streets enhances pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission and must comply with City of Ionia sidewalk standards, as detailed in the City's Municipal Code.

Comments. Sidewalks are being proposed on both sides of all interior streets. The Planning Commission may consider this standard to be satisfactorily met.

(2) Factors for requiring sidewalks include:

A. Existing and future pedestrian traffic near the site.

B. Ability to enhance pedestrian safety.

C. Traffic volume on adjacent streets.

D. Potential for a connected sidewalk network.

E. Proximity to pedestrian attractors (e.g., schools, public buildings, shopping areas).

F. Location of the proposed use.

Comments. Sidewalks have been proposed, so this standard has been satisfied.

(f) Lighting

(1) Exterior lighting shall be arranged so that illumination is deflected away downward and away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets.

Comments. Street lighting has been provided. Regardless, any property is required to maintain the outdoors in a compliant manner, according to Section 1286.03. The Commission may include this as a condition of approval.

(2) Flashing or intermittent lights shall not be permitted.

Comments. We do not believe that the applicant will propose any flashing or intermittent lighting, but this may be added as a condition of approval.

(3) Excessive lighting of buildings or structures shall be minimized to reduce light pollution.

Comments. The amount of lighting on any proposed residence is unknown and should be discussed with the applicant. This may be added as a condition of approval.

(g) Stormwater Management

(1) Stormwater drainage must be designed to prevent adverse impacts on neighboring properties and the public stormwater system.

Comments. Stormwater facilities have been designed on site, and the Planning Commission should review the City Engineer's comments.

(2) Provisions must be made for:

A. Erosion control, particularly during construction.

B. Dust prevention.

C. Retention/detention ponds, when necessary.

Comments. Erosion control permits would be required for any site work; and the existing wetland onsite will handle stormwater similar to a stormwater basin. The Planning Commission may require, as a condition of approval, stormwater permits from the County Drain Commission, since the site is located in a 425 Agreement area.

(3) Paved surfaces must be designed to prevent water pooling and maintain safe traffic flow.

Comments. All pavement, on street and off street, will be new and therefore should not collect water.

(4) The Planning Commission may require catch basins with oil filters to prevent contamination of natural drainage systems.

Comments. Catch basin filters would be required by stormwater and sedimentation control permitting for site work handled by the County. This will be included as a condition of approval.

(5) As deemed necessary, the Planning Commission may require the site plan to be reviewed by the Ionia County Drain Commissioner.

Comments. This will be included as a condition of approval if determined necessary.

(h) Compliance with Regulations

(1) Site plans must comply with all applicable County, State, and Federal laws and regulations.

Comments. This will also be included as a condition of approval.

(2) Final site plan approval and permits may be conditioned upon obtaining necessary permits from relevant agencies.

Comments. See our approval condition recommendations at the end of this review memo.

RECOMMENDATIONS AND CONDITIONS OF APPROVAL

Final Site Condominium Recommendation. At the April 29, 2026 meeting, the Planning Commission should carefully consider any public comments and comments from the applicant. Subject to these comments, the Planning Commission may conditionally approve the preliminary site condominium plan and recommend final approval by City Council. If approved, we recommend the following conditions and others deemed necessary.

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request.
3. All condominium document drafts must be submitted and approved by the City Attorney and approved by the City Council. Once the documents are properly recorded, the City shall be provided with a recorded copy.
4. All easements shall be granted to the City of Ionia and approved by the City Attorney and all other applicable approving authorities representing the City.
5. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.

Final PUD Amendment and Final Site Plan Review Recommendation. At the April 29, 2026 meeting, the Planning Commission should carefully consider any public

comments and comments from the applicant. Subject to these comments, the Planning Commission may recommend to City Council conditional approval of the final PUD amendment. If approved, we recommend the following conditions and others deemed necessary.

1. The PUD will consist of 96 dwelling units on 26.33 acres (3.65 dwelling units/acre) in the form of 84 Single-family detached homes and 12 three-unit attached single-family building (triplexes).
2. Detached single-family lots shall be no less than 3,610 square feet in area and no less than 33 feet wide.
3. Detached single-family lots shall have front and rear yard setbacks of 20 feet and shall have a 5-foot minimum side yard setback with both side yard setbacks totaling 11 feet.
4. Detached single-family lots shall have a lot coverage of no more than 45%.
5. Detached single-family site condominiums shall not be greater than 35 feet in height.
6. Attached unit buildings shall have front and rear yard setbacks of 20 feet and shall have 15-foot setbacks for the perimeter of the attached unit development area.
7. Attached unit buildings shall have a lot coverage of no more than 45%.
8. Attached unit buildings shall not be greater than 35 feet in height.
9. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
10. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia. Final site plan approval and permits will be conditioned upon obtaining necessary permits from relevant agencies.
11. Internal streets will be designed to the City of Ionia engineering standards, subject to review and approval by the City Engineer.
12. Compliance with the lighting standards in Section 1286.03 is required.
13. All future signs must be in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.
14. SESC permits will be obtained from the Ionia County Drain Commissioner.

15. The Ionia County Drain Commission approves the plan as presented; otherwise, the applicant will be required to make the appropriate alterations to the approved plan. An approval letter from the Ionia County Drain Commission shall be provided to the City of Ionia before construction commences.
16. The Ionia Department of Public Safety approves the plan as presented and is satisfied that emergency vehicles and personnel will be able to safely enter and exit the development.
17. The Ionia Department of Public Works and Department of Public Utilities approve the plan as presented and confirm that the rights of way, public roads, street lighting, sidewalks, street landscaping, water and sewer utilities, and stormwater facilities comply with all City standards.
18. Open space areas must be in perpetuity and maintained in a natural state and free of future development. The dedicated open space document shall be recorded with the Ionia County Register of Deeds, and the City shall be provided with a recorded copy.
19. A tree list shall be submitted and approved by City staff with a variety of trees to be used as street trees.
20. As noted by MDOT, the City requires the developer to widen the Foxtail Drive approach as shown on sheet 5 of GEO-650-D rather than re-striping for turn lanes.

Don’t hesitate to contact us with additional questions or comments.

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

VIA EMAIL mwest@allenedwin.com

To:	**Allen Edwin Home Builders, LLC**
From:	**Jacob Swanson, PE, PTOE** **Aaron Wildrick, EIT** **Fleis & VandenBrink**
Date:	**February 15, 2026**
Re:	**Austin Pines West PUD Amendment** **Ionia, Michigan** **Traffic Impact Assessment**

1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Assessment (TIA) for the proposed amendment to the Austin Pines Planned Unit Development (PUD) located in Ionia, Michigan. The project site is located at the west end of Foxtail Drive, as shown in the attached **Figure 1**. The existing development in the Austin Pines PUD includes 50 residential units (26 single family homes and 24 attached multi-family units); the proposed development plan included the construction of 98 additional units (86 single family homes and 12 attached multi-family units). Site access will be provided via the existing Foxtail Drive, which is under the jurisdiction of the City of Ionia. The City has requested the completion of a TIA, as part of the site plan approval process.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, professional experience, and the requirements of the City of Ionia. Sources of data for this study include F&V subconsultant, Quality Counts, LLC (QC), the Michigan Department of Transportation (MDOT), the US Census Bureau American Community Survey, the City of Ionia, and ITE.

2 BACKGROUND DATA

2.1 EXISTING ROADWAY NETWORK

The lane use and traffic control at the study roadways and intersections is shown in the attached **Figure 2** and the study roadways are further described below.

State Street (M-66) generally runs in the north / south directions, east of the project site. The study section of roadway is under the jurisdiction of MDOT, is classified as a *Minor Arterial*, has a posted speed limit of 45-mph, and has an Annual Average Daily Traffic volume of approximately 18,394 (MDOT 2025) vehicles per day (vpd). The study section of State Road (M-66) provides a typical three-lane cross-section, with one (1) lane of travel in each direction and a center two-way left-turn lane (TWLTL). Additionally, State Road (M-66) widens, in order to provide an exclusive southbound right-turn lane at Foxtail Drive.

Foxtail Drive / Belleview Drive runs in the east / west directions; Foxtail Drive is west of State Road (M-66) and Belleview Drive is to the east. The intersection provides STOP-control along the minor street approaches.

- **Foxtail Drive:** Provides a typical two-lane cross-section, with one (1) lane of travel in each direction. The speed limit is unposted and therefore has a 25-mph prima-facie speed limit for a residential road. The study roadway is under the jurisdiction of the City of Ionia and is classified as a *Local Road*.
- **Belleview Drive:** Provides a typical two-lane cross-section, with one (1) lane of travel in each direction and widens at the State Road (M-66) intersection to provide an exclusive westbound left-turn lane. The roadway is under the jurisdiction of the Ionia County Road Department (ICRD), is classified as a *Local Road*, and has an unposted; therefore, the prima-facie speed limit is 55-mph.

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2.2 DATA COLLECTION

F&V subconsultant QC collected existing weekday Turning Movement Count (TMC) data on Wednesday, January 21, 2026, during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods, at the **State Street (M-66) & Foxtail Drive / Belleview Drive** study intersection. During the collection of the TMC data, Peak Hour Factors (PHFs), pedestrian and bicycle volumes, and commercial truck percentages were recorded and used in the traffic analysis.

The weekday AM and PM peak hours for the adjacent study roadway were identified to occur between 7:00 AM to 8:00 AM and 4:00 PM to 5:00 PM, respectively. The existing 2026 peak hour traffic volumes utilized in this analysis are shown in the attached **Figure 3**. All applicable background data within this memorandum are attached for reference.

3 EXISTING OPERATIONS

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersection of State Street (M-66) & Foxtail Drive / Belleview Drive based on the existing lane use and traffic control shown in the attached **Figure 2**, the existing peak hour traffic volumes shown in the attached **Figure 3**, and the methodologies presented in the *Highway Capacity Manual, 7th Edition* (HCM7).

Descriptions of LOS "A" through "F", as defined in the HCM, are attached. Typically, LOS D is considered acceptable, with LOS A representing minimal delay and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The results of the existing conditions analysis are attached and summarized in **Table 1**.

Table 1: Existing Intersection Operations

Intersection	Control	Approach	Existing Conditions			
			AM Peak Hour		PM Peak Hour	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
State Street (M-66) & Foxtail Drive / Belleview Drive	Stop (Minor)	EB	17.1	C	35.3	E
		WBL	47.5	E	67.9	F
		WBTR	13.2	B	16.3	C
		NBL	9.2	A	8.9	A
		SBL	8.9	A	9.8	A

The results of the existing conditions analysis indicates that all approaches and movements are currently operating acceptably, at LOS D or better, during the AM and PM peak hours, with the exception of the following:

- During the AM peak hour: The westbound left-turn movement is currently operating at LOS E.
- During the PM peak hour: The westbound left-turn movement is currently operating at LOS F and the eastbound approach is currently operating at LOS E.

Review of SimTraffic network simulations indicates acceptable operations during both peak periods. Egress traffic along the stop-controlled Foxtail Drive / Belleview Drive approaches were observed to find adequate gaps within the through traffic along State Street (M-66), without experiencing significant delays or excessive vehicle queuing. Additionally, the reported 95th percentile vehicle queue length is approximately 45-feet (1-2 vehicles) or less along the minor street approaches during both peak periods, which is not significant.

4 BACKGROUND CONDITIONS (2029)

Population growth profile data was obtained for the City of Ionia, in order to calculate a background growth rate to project the existing 2026 peak hour traffic volumes to the site buildout year of 2029. Population data was obtained from the US Census Bureau American Community Survey, in order to determine a background growth rate. A review of population data indicates stagnant or negative growth in the area. Therefore, the MDOT recommended minimum annual background growth rate of **0.5%** per year was used in this analysis.

In addition to the background traffic growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that are currently under construction or will be

constructed within the buildout year of 2029. No background developments were identified within the vicinity of the study area. The background 2029 peak hour traffic volumes, ***without the proposed development*** are shown in the attached **Figure 3**.

5 SITE TRIP GENERATION

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were forecast based on the rates and equations published in the *ITE Trip Generation Manual, 12th Edition*. The site trip generation forecast utilized in this analysis is summarized in **Table 2**.

Table 2: Site Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Detached	210	86	DU	959	17	46	63	52	32	84
Multi-Family Housing (Low-Rise)	220	12	DU	75	1	4	5	4	3	7
Total New Trips				**1,034**	**18**	**50**	**68**	**56**	**35**	**91**

6 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access plan and the existing peak hour traffic patterns at the existing Foxtail Drive site access. The site trip distributions utilized in this analysis are summarized in **Table 3**.

Table 3: Site Trip Distribution

To/From	Via	AM Inbound	AM Outbound	PM Inbound	PM Outbound
North	State Street (M-66)	50%	29%	32%	43%
South	State Street (M-66)	50%	71%	68%	57%
Total		**100%**	**100%**	**100%**	**100%**

The site-generated vehicular traffic volumes shown in **Table 2** were distributed to the study roadway network according to the distribution shown in **Table 1**. The site-generated peak hour trips were added to the background 2029 peak hour traffic volumes, in order to calculate the future peak hour traffic volumes, ***with the addition of the proposed development***. The background, site-generated, and future peak hour traffic volumes are shown in the attached **Figure 3**.

7 FUTURE CONDITIONS

7.1 FUTURE OPERATIONS

Future peak hour vehicle delays and LOS ***with the proposed development*** were calculated at the State Street (M-66) & Foxtail Drive / Belleview Drive study intersection based on the existing lane use and traffic control shown in the attached **Figure 2**, the future peak hour traffic volumes shown in the attached **Figure 3**, and the methodologies presented in the HCM7. The results of the future conditions analysis are attached and summarized in **Table 4**.

The results of the future conditions analysis indicates that all approaches and movements are expected to operate in a manner similar to the existing conditions analysis, with the following additional impacts to LOS:

- During the AM peak hour: The westbound left-turn movement is expected to operate at LOS F.
- During the PM peak hour: The eastbound approach is expected to operate at LOS F.

Review of SimTraffic microsimulations indicates acceptable operations; egress traffic along the stop-controlled Foxtail Drive / Belleview Drive approaches were observed to find adequate gaps within the through traffic along State Street (M-66), without experiencing significant delays or excessive vehicle queuing. Additionally, the reported 95th percentile vehicle queue length was approximately 72-feet (2-3 vehicles) or less along the minor street approaches during both peak periods, which is not significant.

Table 4: Future Intersection Operations

Intersection	Control	Approach	Existing Conditions				Future Conditions				Difference			
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
State Street (M-66) & Foxtail Drive / Belleview Drive	Stop (Minor)	EB	17.1	C	35.3	E	29.7	D	55.8	F	12.6	C→D	20.5	E→F
		WBL	47.5	E	67.9	F	63.6	F	99.2	F	16.1	E→F	31.3	-
		WBTR	13.2	B	16.3	C	13.3	B	16.5	C	0.1	-	0.2	-
		NBL	9.2	A	8.9	A	9.3	A	9.2	A	0.1	-	0.3	-
		SBL	8.9	A	9.8	A	9.0	A	9.9	A	0.1	-	0.1	-

7.2 FUTURE (ALTERNATIVE ACCESS) – ADDITIONAL SITE DRIVEWAY

The proposed development plan will provide one (1) site access driveway, connecting to the existing Foxtail Drive access to State Street (M-66). However, the City of Ionia has expressed concerns about potential vehicle queuing and traffic congestion along Foxtail Drive, as a result of the additional site-generated traffic associated with this project. Therefore, an alternative site access scenario was evaluated, considering the following:

- Site layout with two (2) access points, including an additional connection via the stubbed-out section of Reimer Drive, to the south.

The site-generated peak hour trips were then re-distributed to the study roadway network, based on the revised site access. The site-generated trips with this alternative site access are shown in the attached **Figure 4** and were added to the background peak hour traffic volumes shown in the attached **Figure 3**, in order to calculate the future peak hour traffic volumes, with this alternative site access. The future (alternative access) peak hour traffic volumes are shown in the attached **Figure 4**.

The future (alternative access) peak hour vehicle delays and LOS ***with an additional site driveway*** were calculated at the State Street (M-66) & Foxtail Drive / Belleview Drive study intersection based on the existing lane use and traffic control shown in the attached **Figure 2**, the future (alternative access) peak hour traffic volumes shown in the attached **Figure 4**, and the methodologies presented in the HCM7. The results of the future conditions analysis are attached and summarized in **Table 4**.

Table 5: Future Intersection Operations – Alternative Access

Intersection	Control	Approach	Future Conditions				Alternative Conditions				Difference			
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
State Street (M-66) & Foxtail Drive / Belleview Drive	Stop (Minor)	EB	29.7	D	55.8	F	29.1	D	55.1	F	-0.6	-	-0.7	-
		WBL	63.6	F	99.2	F	56.1	F	84.2	F	-7.5	-	-15.0	-
		WBTR	13.3	B	16.5	C	13.3	B	16.5	C	0.0	-	0.0	-
		NBL	9.3	A	9.2	A	9.3	A	9.1	A	0.0	-	-0.1	-
		SBL	9.0	A	9.9	A	9.0	A	9.9	A	0.0	-	0.0	-

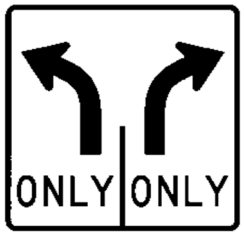
The results of the future (alternative access) conditions analysis indicates that all approaches and movements at the study intersections are expected to continue to operate in a manner similar to the future conditions analysis, with negligible decreases in delays. Review of SimTraffic network simulations also confirms similar operations and minimal change, consistent with the findings of the future conditions analysis.

- Therefore, an additional site access driveway into the project site is NOT recommended.

An additional access point via Reimer Drive is expected to have minimal impact and not provide any substantial benefit at the State Street (M-66) & Foxtail Drive / Belleview Drive intersection. Additionally, a secondary access driveway would not provide direct / convenient access to the residential units, which limits the potential utilization and overall operational benefit associated with motorists utilizing an alternative access connection.

7.3 Future Conditions with Improvements

Mitigation measures were investigated, in order to improve the future traffic operations at the study intersection of State Street (M-66) & Foxtail Drive / Belleview Drive.



A review of the Foxtail Drive intersection with State Street (M-66) indicates that Foxtail Drive provides an approximately 36-foot wide approach, which can accommodate two (2) egress lanes (left-turn lane and shared through-right lane); however, no pavement markings or signage are currently provided along Foxtail Drive, in order to designate these approach lanes for egress traffic.

7.4 Future Improvement Summary

The future peak hour vehicle delays and LOS, **with the proposed development and the recommended improvement (Foxtail Drive approach striping) implemented**, were calculated based on the recommended lane use and traffic control shown in the attached **Figure 2**, the future peak hour traffic volumes shown in the attached **Figure 3**, and the methodologies presented in the HCM7. The results of the future improvements analysis are attached and summarized in **Table 5**.

Table 6: Future Intersection Operations with Improvements

Intersection	Control	Approach	Future Conditions				Future w/ IMP				Difference			
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
State Street (M-66) & Foxtail Drive / Belleview Drive	Stop (Minor)	EBL	29.7	D	55.8	F	47.7	E	91.9	F	18.0	D→E	36.1	-
		EBTR					15.3	C	13.4	B	-14.4	D→C	-42.4	F→B
		WBL	63.6	F	99.2	F	63.6	F	99.2	F	0.0	-	0.0	-
		WBTR	13.3	B	16.5	C	13.3	B	16.5	C	0.0	-	0.0	-
		NBL	9.3	A	9.2	A	9.3	A	9.2	A	0.0	-	0.0	-
		SBL	9.0	A	9.9	A	9.0	A	9.9	A	0.0	-	0.0	-

The results of the future conditions with improvements analysis indicates that, with the implementation of the recommended improvements (Foxtail Drive approach striping) at the State Street (M-66) & Foxtail Drive / Belleview Drive intersection, all approaches and movements are expected to operate acceptably, at LOS D or better during both the AM and PM peak periods, with the exception of the following:

- During the AM peak hour: The westbound and eastbound left-turn movements are expected to operate at LOS F and LOS E, respectively.
- During the PM peak hour: The eastbound and westbound left-turn movement are both expected to operate at LOS F.

Although Synchro intersection LOS indicates poor/failing operations along the minor street, review of SimTraffic microsimulations indicates acceptable operations. Egress traffic along the stop-controlled Foxtail Drive / Belleview Drive approaches were observed to find adequate gaps within the through traffic along State Street (M-66), without experiencing excessive vehicle queueing. Additionally, the implementation of this recommended mitigation measure is projected to reduce the overall vehicle queueing along the minor streets.

8 Conclusions

The conclusions of this TIA are as follows:

- The existing conditions analysis indicate that all approaches and movements at the study intersection of State Street (M-66) & Foxtail Drive / Belleview Drive are currently operating acceptably, at LOS D or better, during the AM and PM peak periods, with the exception of the following:
    - During the AM peak hour: The westbound left-turn movement is currently operating at LOS E.
    - During the PM peak hour: The westbound left-turn movement is currently operating at LOS F and the eastbound approach is currently operating at LOS E.

Review of SimTraffic indicates acceptable operations; egress traffic along the stop-controlled Foxtail Drive / Belleview Drive approaches were observed to find adequate gaps within the through traffic along State Street (M-66), without experiencing significant delays or excessive vehicle queuing. Additionally, the reported 95th percentile vehicle queue length is approximately 45-feet (1-2 vehicles) or less along the minor street approaches, which is not significant.

- The future conditions analysis indicate that all approaches and movements at the study intersection of State Street (M-66) & Foxtail Drive / Belleview Drive are expected to continue to operate in a manner similar to the existing conditions analysis, with the following additional impacts to LOS:
    - During the AM peak hour: The westbound left-turn movement is expected to operate at LOS F.
    - During the PM peak hour: The eastbound approach is expected to operate at LOS F.

      Review of SimTraffic indicates acceptable operations; the reported 95th percentile vehicle queue length was approximately 72-feet (2-3 vehicles) or less along the minor street approaches during both peak periods, which is not significant.
- The results of the future (alternative access) conditions analysis indicate that the additional access point is expected to have minimal impact and not provide any substantial benefit at the State Street (M-66) & Foxtail Drive / Belleview Drive intersection. Additionally, a secondary access driveway would not provide direct / convenient access to the residential units, which limits the potential utilization and overall operational benefit associated with motorists utilizing an alternative access connection
- Review of the State Street (M-66) & Foxtail Drive intersection indicates that the Foxtail Drive approach is approximately 36-feet wide, which can accommodate two (2) egress lanes consisting of a left-turn lane and a shared through-right lane. Therefore, it is recommended that appropriate pavement markings and signage be installed to designate these lanes and guide egress traffic. The implementation of this mitigation measure is projected to reduce the overall vehicle queueing and delays along the minor street approaches.

9 RECOMMENDATIONS

The recommendations of this TIA are as follows:

- Install pavement markings and signage along the eastbound Foxtail Drive approach to State Street (M-66), in order to provide an exclusive left-turn lane and a shared through-right lane.

Any questions related to this memorandum, study, analysis, and/or results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Digitally signed by Jacob Swanson
Date: 2026.02.15 12:10:15 -05'00'

Attachments: Figures 1 – 4
Proposed Site Plan
Traffic Volume Data
US Census Bureau Data
Synchro / SimTraffic Results



FIGURE 1

SITE LOCATION MAP

AUSTIN PINES WEST TIA - IONIA, MI

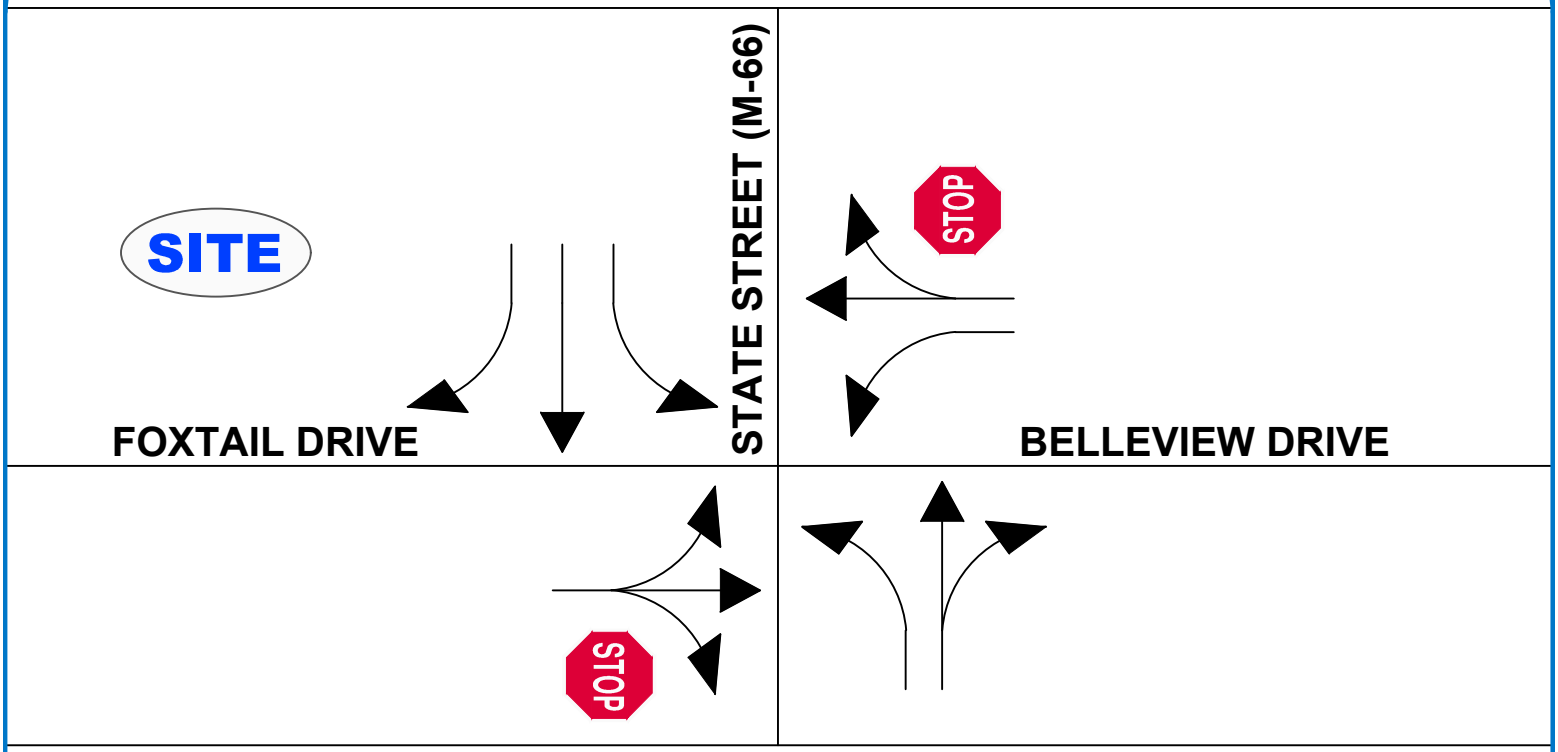
LEGEND

SITE — SITE LOCATION

NORTH

SCALE: NOT TO SCALE

EXISTING LANE USE & TRAFFIC CONTROL



RECOMMENDED LANE USE & TRAFFIC CONTROL

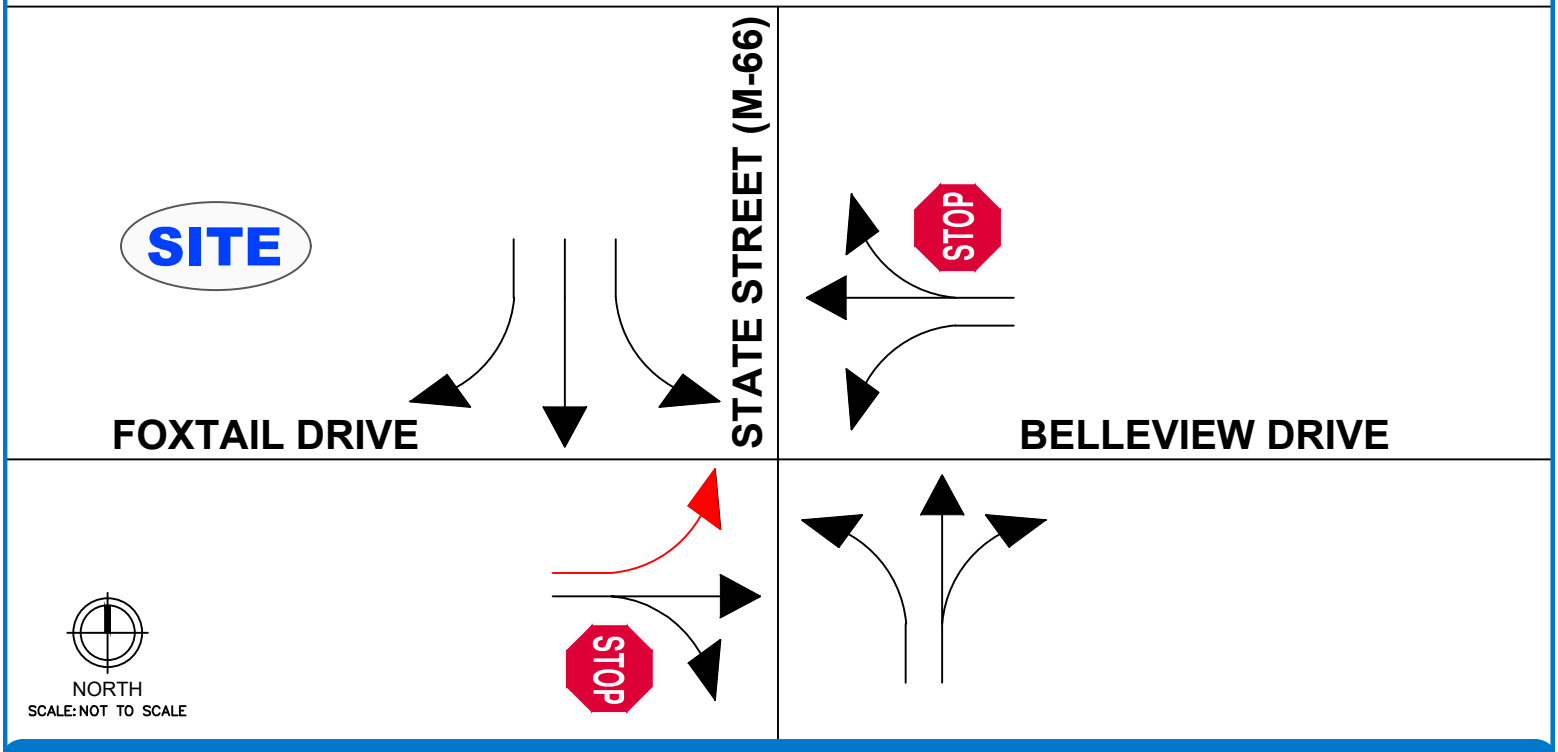


FIGURE 2

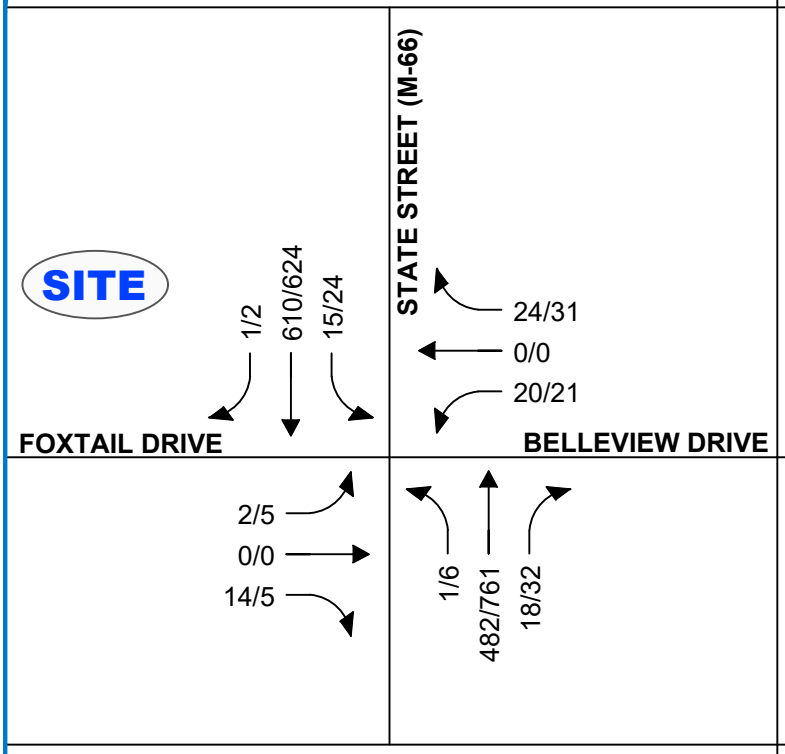
LANE USE AND TRAFFIC CONTROL

AUSTIN PINES WEST TIA - IONIA, MI

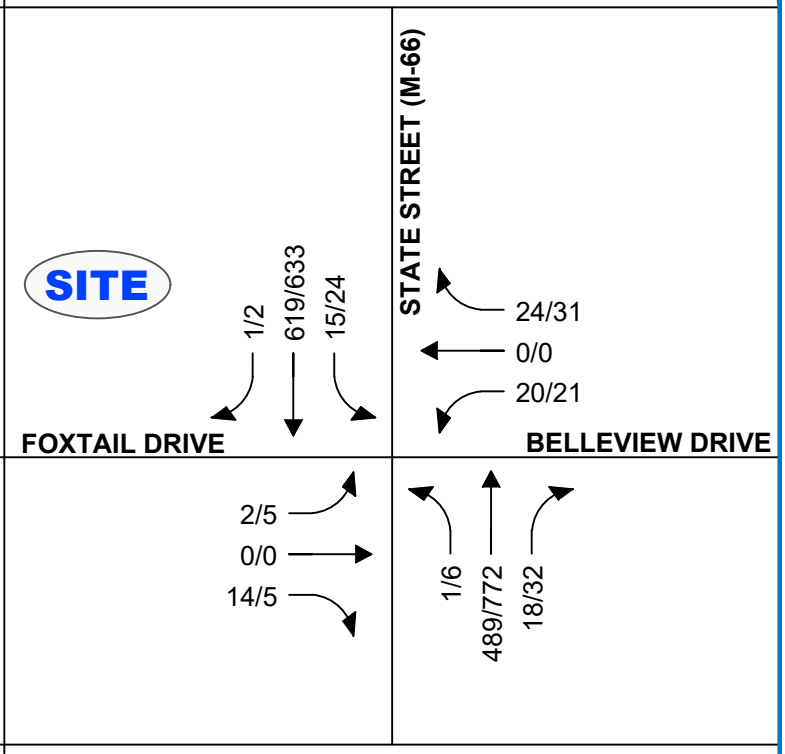
LEGEND

- ROADS
- LANE USE
- PROPOSED LANE USE
- UNSIGNALIZED INTERSECTION

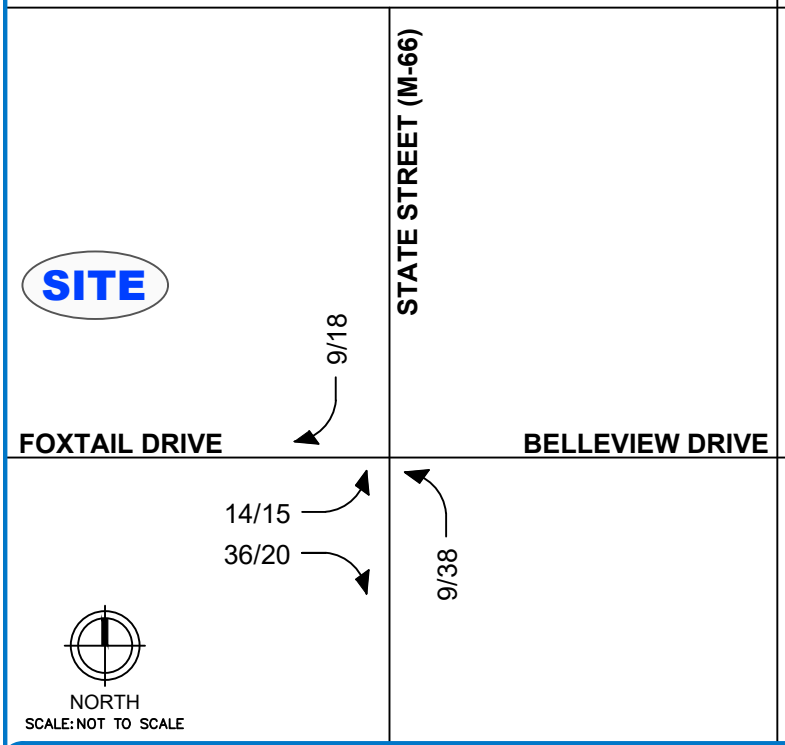
EXISTING 2026



BACKGROUND 2029



SITE-GENERATED



FUTURE 2029

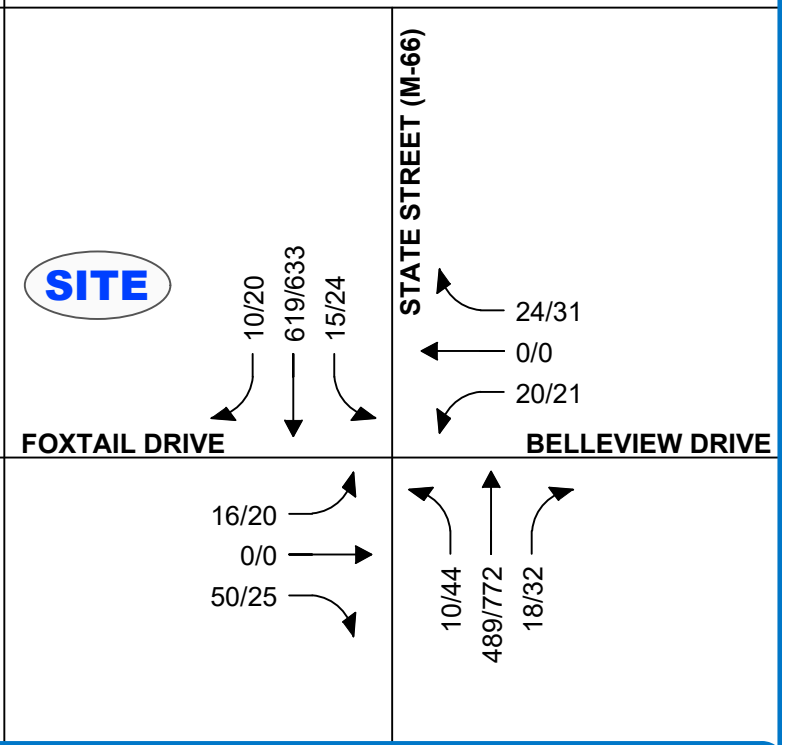


FIGURE 3

TRAFFIC VOLUMES

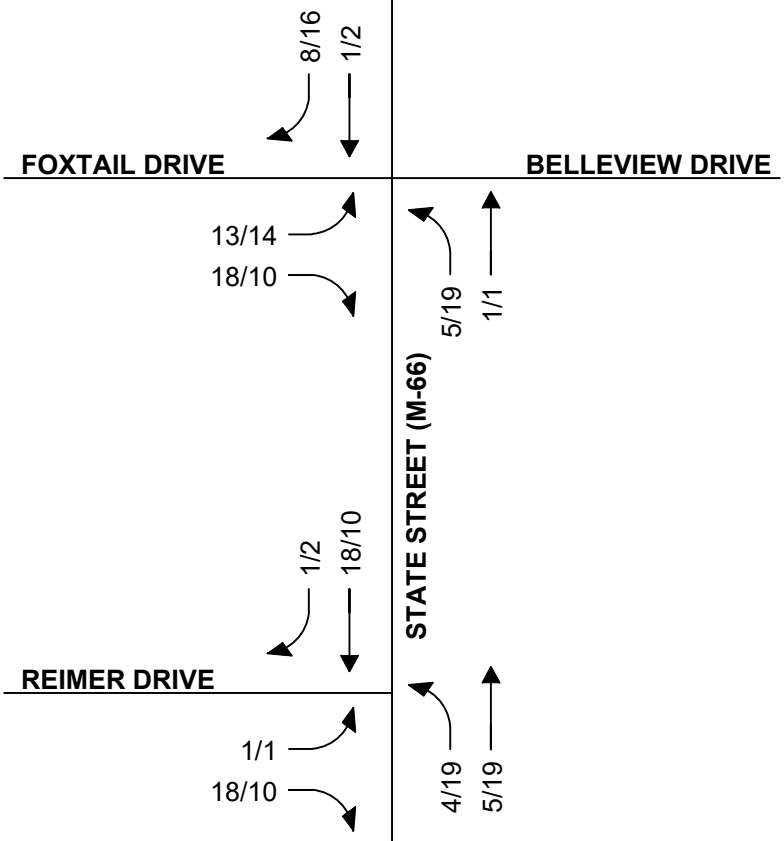
AUSTIN PINES WEST TIA - IONIA, MI

LEGEND

ROADS

TRAFFIC VOLUMES (AM/PM)

SITE-GENERATED (ALTERNATIVE ACCESS)



FUTURE (ALTERNATIVE ACCESS) 2029

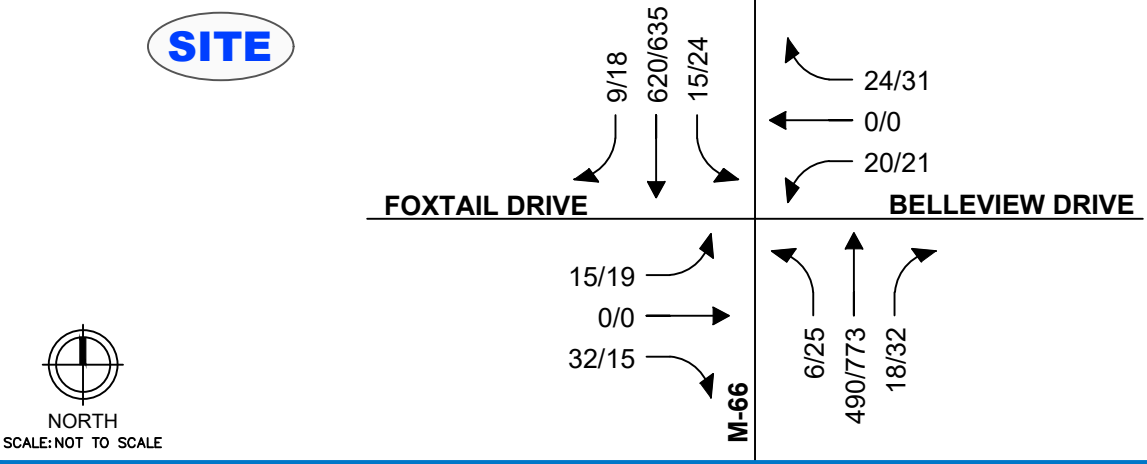


FIGURE 4
ALTERNATIVE ACCESS TRAFFIC VOLUMES

AUSTIN PINES WEST TIA - IONIA, MI

LEGEND

ROADS

TRAFFIC VOLUMES (AM/PM)

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING WETLAND
- PROPOSED OPEN SPACE
- PROPOSED SLOPE GREATER THAN 20%
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE

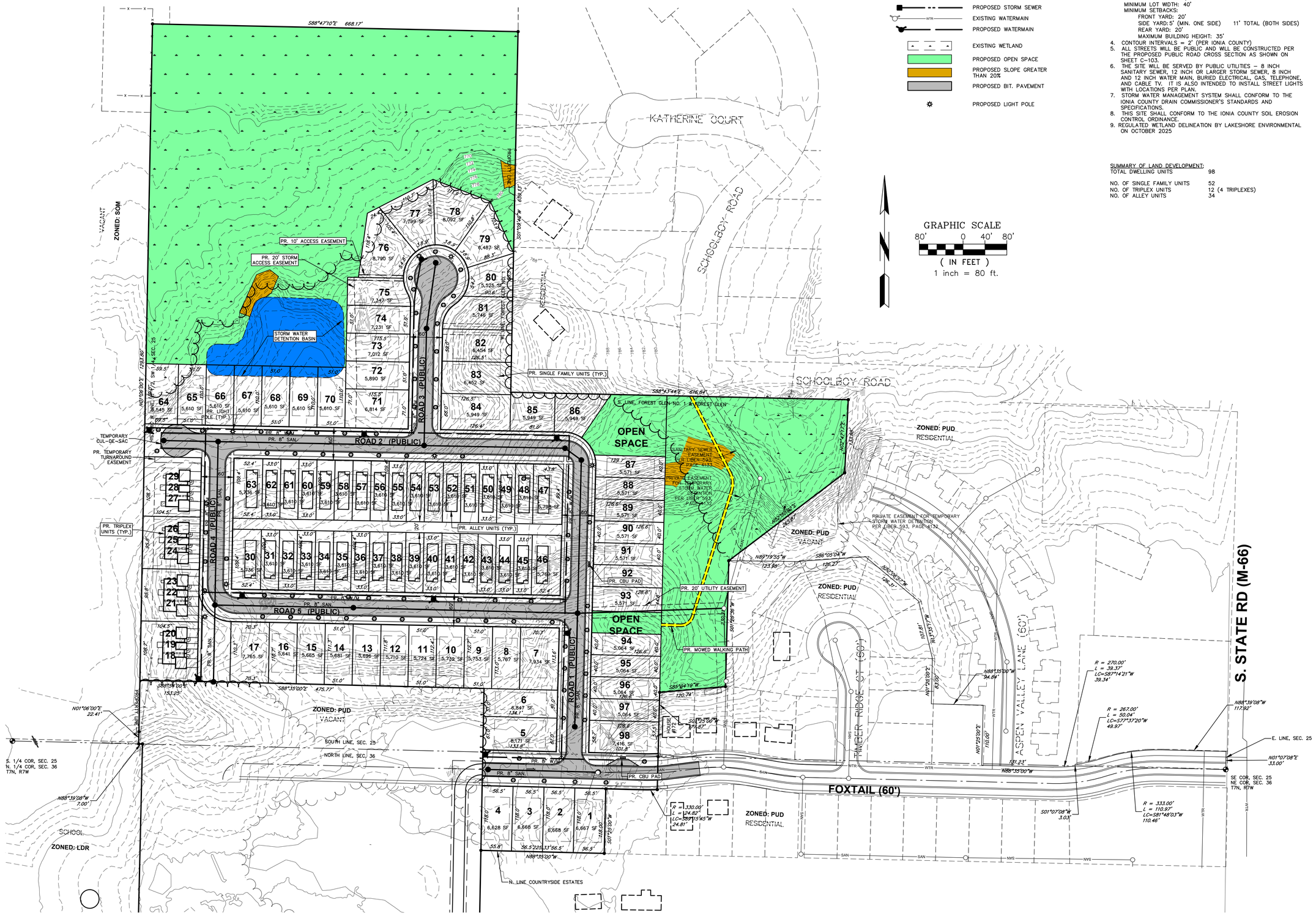
GENERAL NOTES:

1. P.P.N. 34-201-025-000-00-01 & 34-201-036-000-001-00
2. APPLICANT:
   GREEN DEVELOPMENT VENTURES, LLC
   2186 E. CENTRE AVE.
   PORTAGE, MICHIGAN 49002
3. CURRENT ZONING: PUD, PLANNED UNIT DEVELOPMENT
   60' PUBLIC RIGHT-OF-WAY. (FOXTAIL TO BE 66' WIDE)
   MINIMUM LOT AREA: 4,520 SF
   MINIMUM LOT WIDTH: 40'
   MINIMUM SETBACKS:
   FRONT YARD: 20'
   SIDE YARD: 5' (MIN. ONE SIDE) 11' TOTAL (BOTH SIDES)
   REAR YARD: 20'
   MAXIMUM BUILDING HEIGHT: 35'
4. CONTOUR INTERVALS = 2' (PER IONIA COUNTY)
5. ALL STREETS WILL BE PUBLIC AND WILL BE CONSTRUCTED PER THE PROPOSED PUBLIC ROAD CROSS SECTION AS SHOWN ON SHEET C-103.
6. THE SITE WILL BE SERVED BY PUBLIC UTILITIES - 8 INCH SANITARY SEWER, 12 INCH OR LARGER STORM SEWER, 8 INCH AND 12 INCH WATER MAIN, BURIED ELECTRICAL, GAS, TELEPHONE, AND CABLE TV. IT IS ALSO INTENDED TO INSTALL STREET LIGHTS WITH LOCATIONS PER PLAN.
7. STORM WATER MANAGEMENT SYSTEM SHALL CONFORM TO THE IONIA COUNTY DRAIN COMMISSIONER'S STANDARDS AND SPECIFICATIONS.
8. THIS SITE SHALL CONFORM TO THE IONIA COUNTY SOIL EROSION CONTROL ORDINANCE.
9. REGULATED WETLAND DELINEATION BY LAKESHORE ENVIRONMENTAL ON OCTOBER 2025

SUMMARY OF LAND DEVELOPMENT:

TOTAL DWELLING UNITS	98
NO. OF SINGLE FAMILY UNITS	52
NO. OF TRIPLEX UNITS	12 (4 TRIPLEXES)
NO. OF ALLEY UNITS	34

GRAPHIC SCALE
80' 0 40' 80'
(IN FEET)
1 inch = 80 ft.



REVISIONS:
FEBRUARY 13, 2026 – CONCEPT PLAN

DRAWN BY: VS
CHECKED BY: PSH
DATE: SEPTEMBER 29, 2025
REVISIONS:
NOVEMBER 5, 2025 – CLIENT REVIEW
NOVEMBER 11, 2025 – CITY SUBMITTAL
DECEMBER 10, 2025 – CITY SUBMITTAL

Roosien & Associates
SURVEYING AND ENGINEERING
5005 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE. (616) 361-7220

PUD AMENDMENT AND PRELIMINARY SITE PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

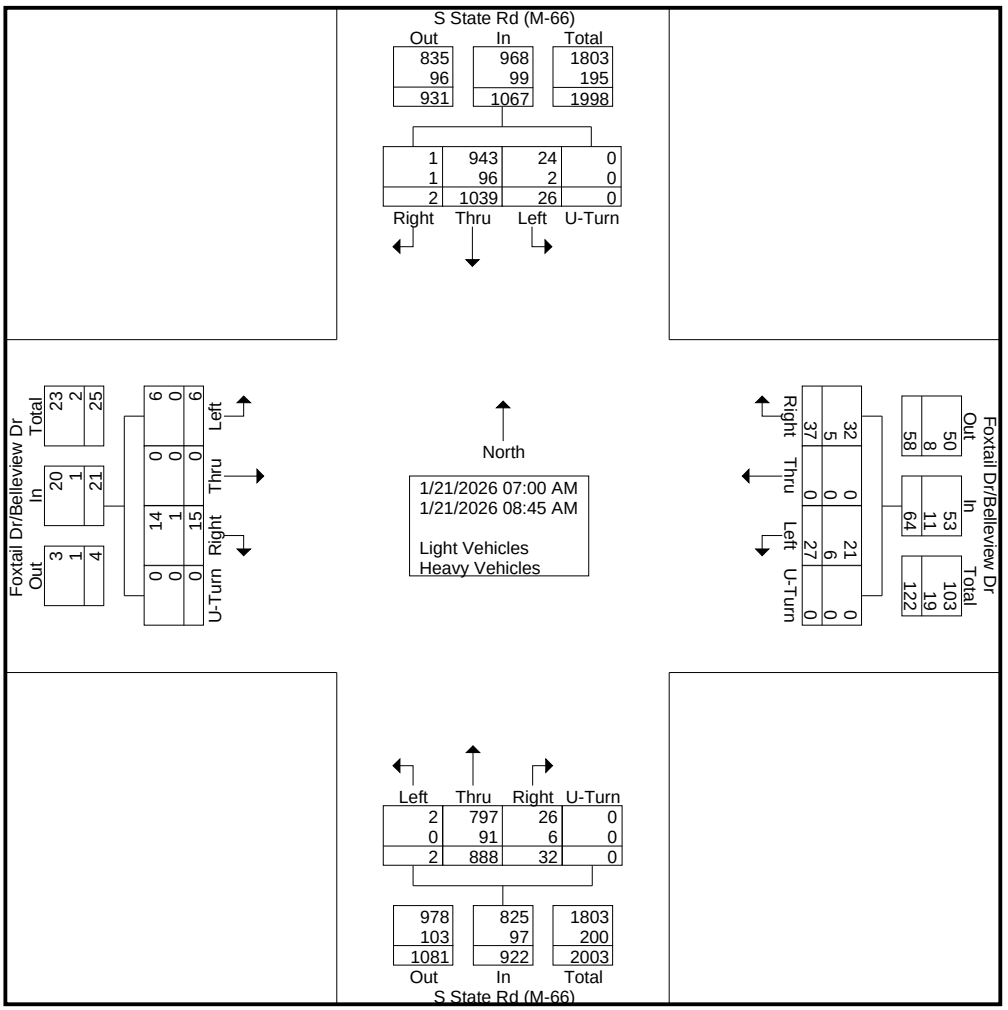
C-102

TRUE DATA TO IMPROVE MOBILITY

File Name : 17419301 - S State Rd (M-66) -- Foxtail Dr_Belleview Dr
Site Code : 17419301
Start Date : 1/21/2026
Page No : 1

Groups Printed- Light Vehicles - Heavy Vehicles

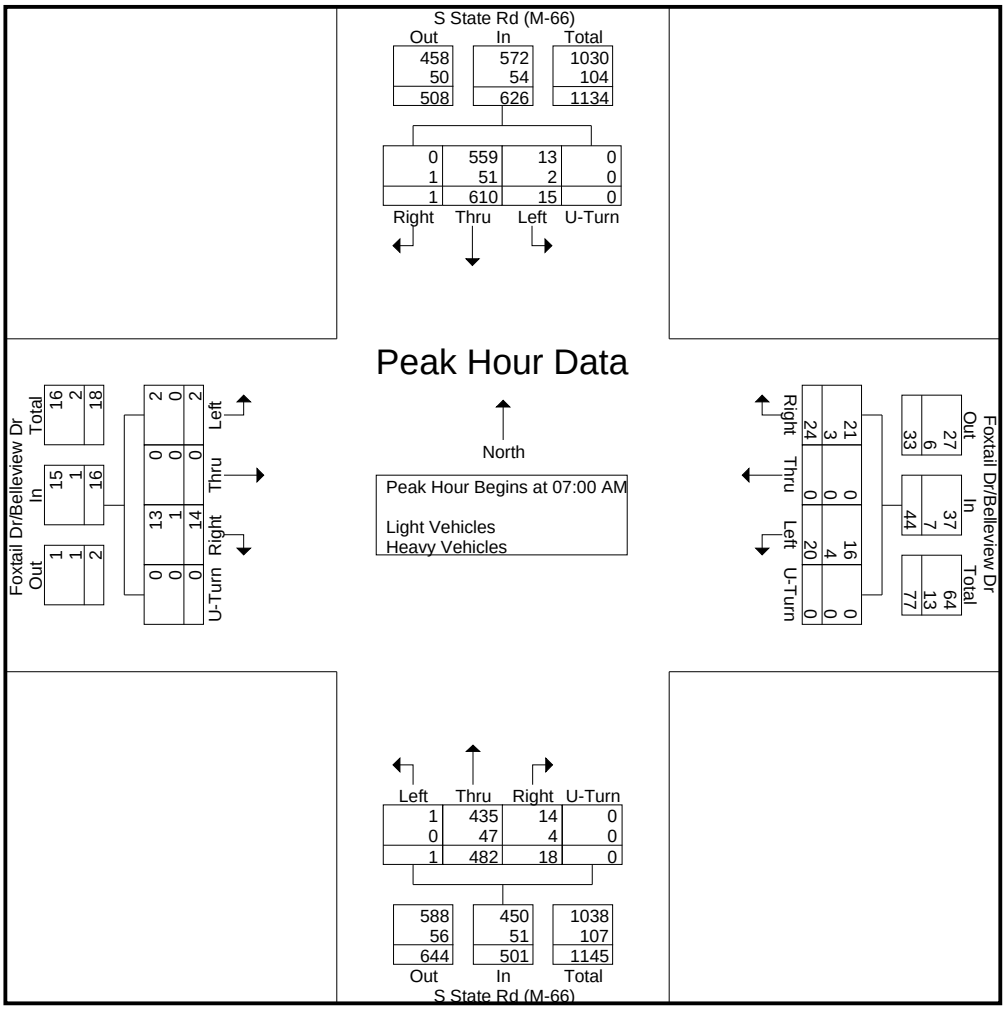
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Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
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07:15 AM	1	0	6	0	7	9	0	6	0	15	0	113	4	0	117	5	175	1	0	181	320
07:30 AM	1	0	3	0	4	3	0	5	0	8	1	144	9	0	154	2	150	0	0	152	318
07:45 AM	0	0	1	0	1	3	0	7	0	10	0	129	5	0	134	5	138	0	0	143	288
Total	2	0	14	0	16	20	0	24	0	44	1	482	18	0	501	15	610	1	0	626	1187
08:00 AM	0	0	0	0	0	2	0	2	0	4	0	105	7	0	112	3	95	0	0	98	214
08:15 AM	2	0	0	0	2	2	0	2	0	4	1	100	1	0	102	1	103	1	0	105	213
08:30 AM	1	0	0	0	1	0	0	4	0	4	0	102	3	0	105	1	124	0	0	125	235
08:45 AM	1	0	1	0	2	3	0	5	0	8	0	99	3	0	102	6	107	0	0	113	225
Total	4	0	1	0	5	7	0	13	0	20	1	406	14	0	421	11	429	1	0	441	887
Grand Total	6	0	15	0	21	27	0	37	0	64	2	888	32	0	922	26	1039	2	0	1067	2074
Apprch %	28.6	0	71.4	0		42.2	0	57.8	0		0.2	96.3	3.5	0		2.4	97.4	0.2	0		
Total %	0.3	0	0.7	0	1	1.3	0	1.8	0	3.1	0.1	42.8	1.5	0	44.5	1.3	50.1	0.1	0	51.4	
Light Vehicles	6	0	14	0	20	21	0	32	0	53	2	797	26	0	825	24	943	1	0	968	1866
% Light Vehicles	100	0	93.3	0	95.2	77.8	0	86.5	0	82.8	100	89.8	81.2	0	89.5	92.3	90.8	50	0	90.7	90
Heavy Vehicles	0	0	1	0	1	6	0	5	0	11	0	91	6	0	97	2	96	1	0	99	208
% Heavy Vehicles	0	0	6.7	0	4.8	22.2	0	13.5	0	17.2	0	10.2	18.8	0	10.5	7.7	9.2	50	0	9.3	10



TRUE DATA TO IMPROVE MOBILITY

File Name : 17419301 - S State Rd (M-66) -- Foxtail Dr_Belleview Dr
Site Code : 17419301
Start Date : 1/21/2026
Page No : 2

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Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
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Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	4	0	4	5	0	6	0	11	0	96	0	0	96	3	147	0	0	150	261
07:15 AM	**1**	0	**6**	0	**7**	**9**	0	6	0	**15**	0	113	4	0	117	**5**	**175**	**1**	0	**181**	**320**
07:30 AM	1	0	3	0	4	3	0	5	0	8	**1**	**144**	**9**	0	**154**	2	150	0	0	152	318
07:45 AM	0	0	1	0	1	3	0	**7**	0	10	0	129	5	0	134	5	138	0	0	143	288
Total Volume	2	0	14	0	16	20	0	24	0	44	1	482	18	0	501	15	610	1	0	626	1187
% App. Total	12.5	0	87.5	0		45.5	0	54.5	0		0.2	96.2	3.6	0		2.4	97.4	0.2	0		
PHF	.500	.000	.583	.000	.571	.556	.000	.857	.000	.733	.250	.837	.500	.000	.813	.750	.871	.250	.000	.865	.927
Light Vehicles	2	0	13	0	15	16	0	21	0	37	1	435	14	0	450	13	559	0	0	572	1074
% Light Vehicles	100	0	92.9	0	93.8	80.0	0	87.5	0	84.1	100	90.2	77.8	0	89.8	86.7	91.6	0	0	91.4	90.5
Heavy Vehicles	0	0	1	0	1	4	0	3	0	7	0	47	4	0	51	2	51	1	0	54	113
% Heavy Vehicles	0	0	7.1	0	6.3	20.0	0	12.5	0	15.9	0	9.8	22.2	0	10.2	13.3	8.4	100	0	8.6	9.5

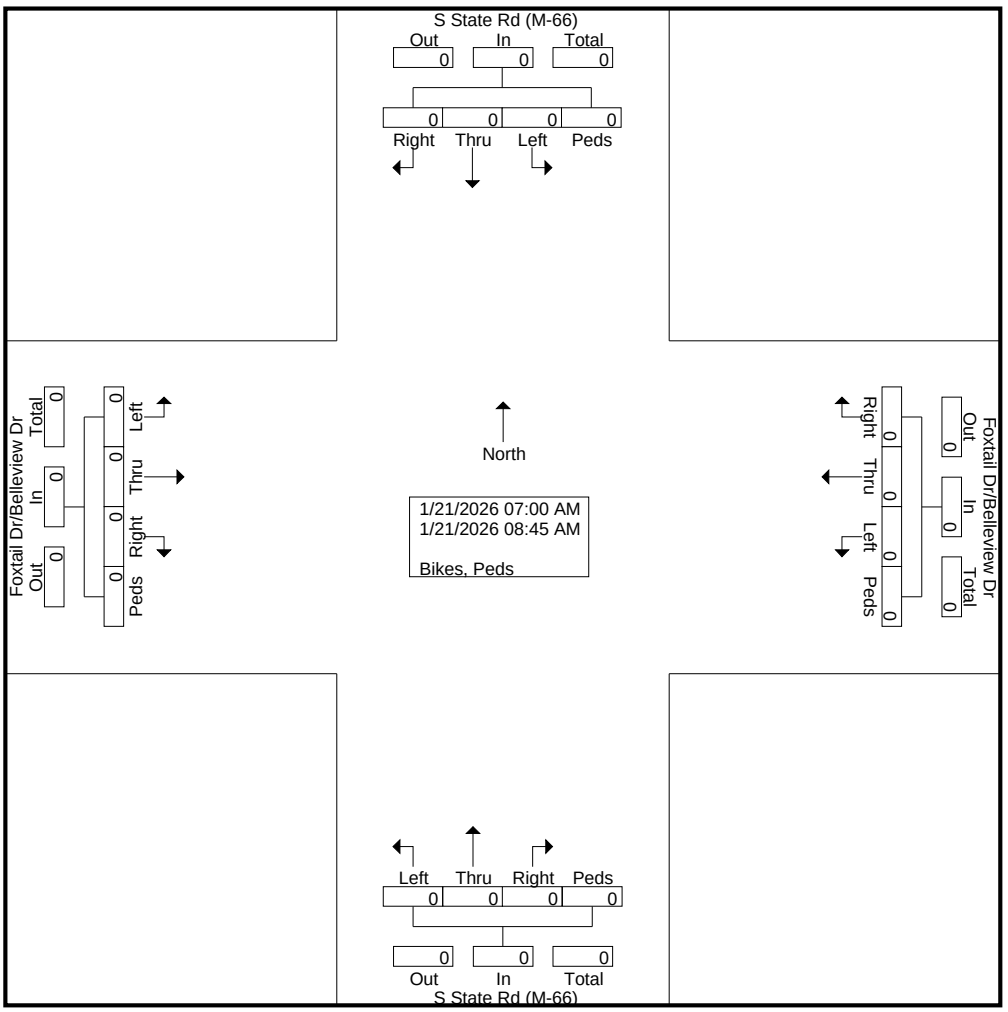


TRUE DATA TO IMPROVE MOBILITY

File Name : 17419301 - S State Rd (M-66) -- Foxtail Dr_Belleview Dr
Site Code : 17419301
Start Date : 1/21/2026
Page No : 1

Groups Printed- Bikes, Peds

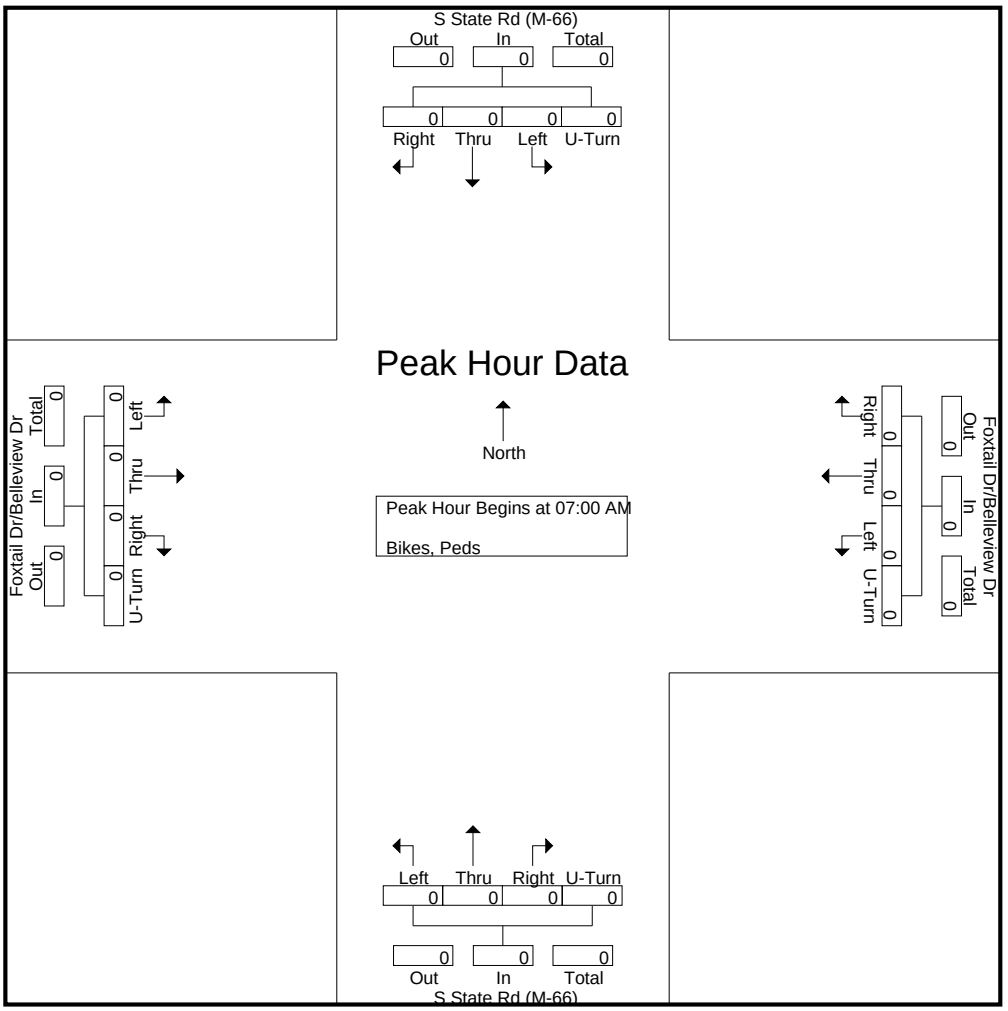
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07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



TRUE DATA TO IMPROVE MOBILITY

File Name : 17419301 - S State Rd (M-66) -- Foxtail Dr_Belleview Dr
Site Code : 17419301
Start Date : 1/21/2026
Page No : 2

	Foxtail Dr/Belleview Dr Eastbound					Foxtail Dr/Belleview Dr Westbound					S State Rd (M-66) Northbound					S State Rd (M-66) Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

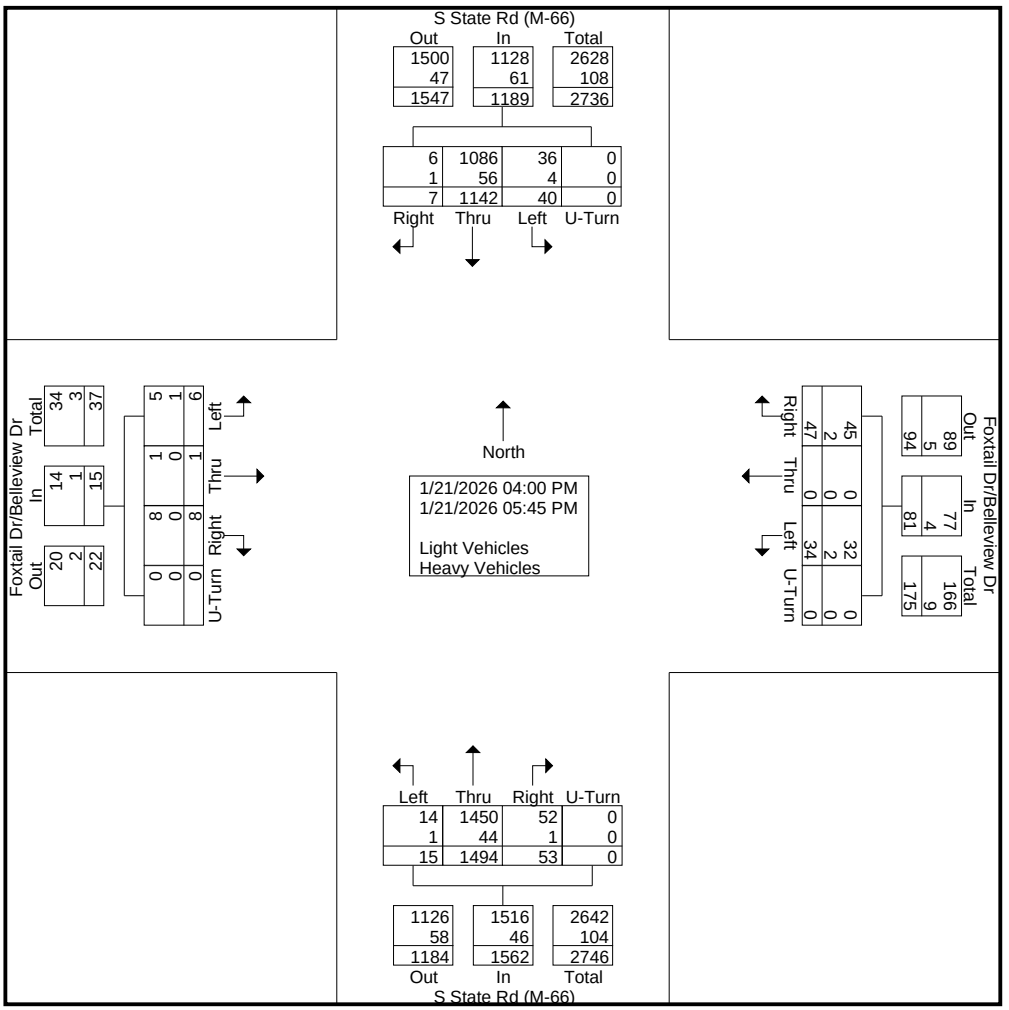


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Groups Printed- Light Vehicles - Heavy Vehicles

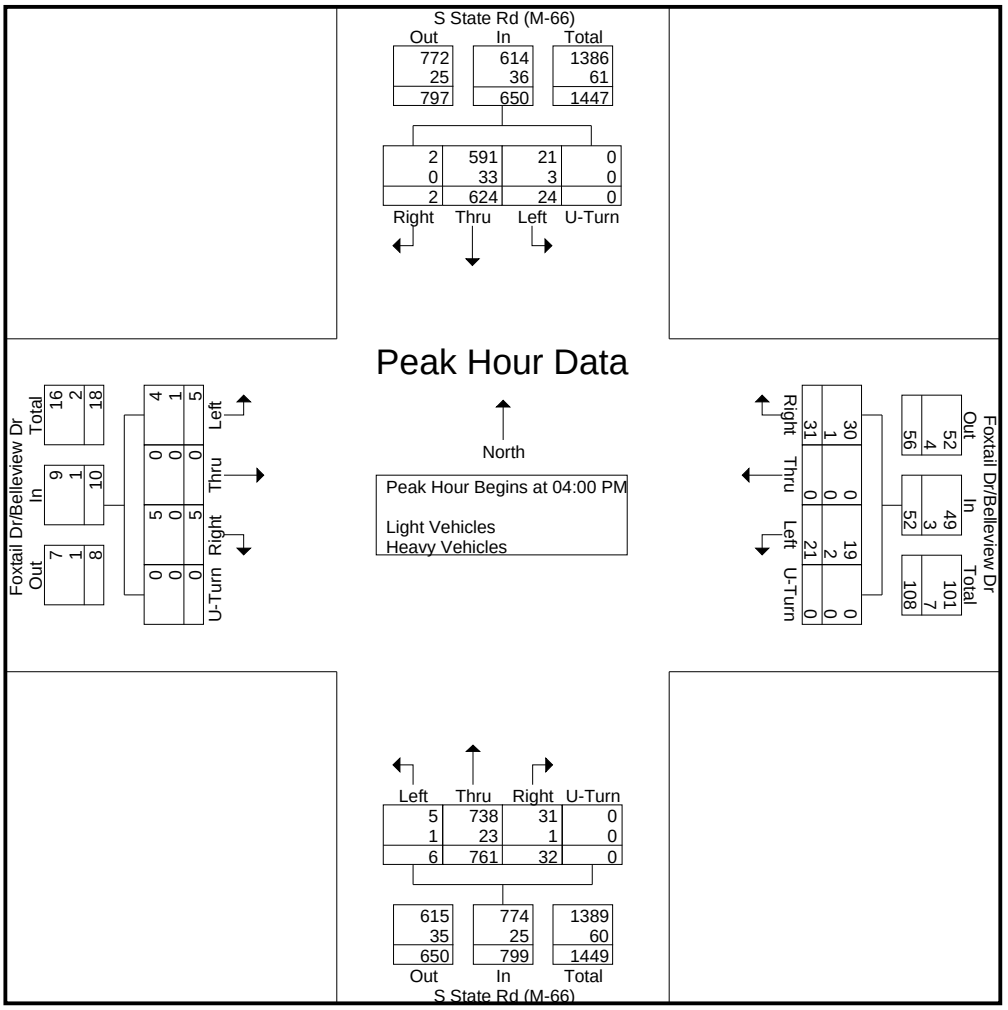
	Foxtail Dr/Belleview Dr Eastbound					Foxtail Dr/Belleview Dr Westbound					S State Rd (M-66) Northbound					S State Rd (M-66) Southbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
04:00 PM	2	0	1	0	3	6	0	12	0	18	0	205	9	0	214	5	152	1	0	158	393
04:15 PM	0	0	2	0	2	5	0	7	0	12	4	171	5	0	180	7	149	0	0	156	350
04:30 PM	2	0	1	0	3	4	0	7	0	11	1	198	8	0	207	4	163	0	0	167	388
04:45 PM	1	0	1	0	2	6	0	5	0	11	1	187	10	0	198	8	160	1	0	169	380
Total	5	0	5	0	10	21	0	31	0	52	6	761	32	0	799	24	624	2	0	650	1511
05:00 PM	0	1	1	0	2	3	0	10	0	13	3	199	5	0	207	6	138	1	0	145	367
05:15 PM	0	0	0	0	0	5	0	3	0	8	1	189	3	0	193	2	146	1	0	149	350
05:30 PM	1	0	2	0	3	2	0	2	0	4	3	175	3	0	181	3	116	1	0	120	308
05:45 PM	0	0	0	0	0	3	0	1	0	4	2	170	10	0	182	5	118	2	0	125	311
Total	1	1	3	0	5	13	0	16	0	29	9	733	21	0	763	16	518	5	0	539	1336
Grand Total	6	1	8	0	15	34	0	47	0	81	15	1494	53	0	1562	40	1142	7	0	1189	2847
Apprch %	40	6.7	53.3	0		42	0	58	0		1	95.6	3.4	0		3.4	96	0.6	0		
Total %	0.2	0	0.3	0	0.5	1.2	0	1.7	0	2.8	0.5	52.5	1.9	0	54.9	1.4	40.1	0.2	0	41.8	
Light Vehicles	5	1	8	0	14	32	0	45	0	77	14	1450	52	0	1516	36	1086	6	0	1128	2735
% Light Vehicles	83.3	100	100	0	93.3	94.1	0	95.7	0	95.1	93.3	97.1	98.1	0	97.1	90	95.1	85.7	0	94.9	96.1
Heavy Vehicles	1	0	0	0	1	2	0	2	0	4	1	44	1	0	46	4	56	1	0	61	112
% Heavy Vehicles	16.7	0	0	0	6.7	5.9	0	4.3	0	4.9	6.7	2.9	1.9	0	2.9	10	4.9	14.3	0	5.1	3.9



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	Foxtail Dr/Belleview Dr Eastbound					Foxtail Dr/Belleview Dr Westbound					S State Rd (M-66) Northbound					S State Rd (M-66) Southbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	**2**	0	1	0	**3**	**6**	0	**12**	0	**18**	0	**205**	9	0	**214**	5	152	**1**	0	158	**393**
04:15 PM	0	0	**2**	0	2	5	0	7	0	12	**4**	171	5	0	180	7	149	0	0	156	350
04:30 PM	2	0	1	0	3	4	0	7	0	11	1	198	8	0	207	4	**163**	0	0	167	388
04:45 PM	1	0	1	0	2	6	0	5	0	11	1	187	**10**	0	198	**8**	160	1	0	**169**	380
Total Volume	5	0	5	0	10	21	0	31	0	52	6	761	32	0	799	24	624	2	0	650	1511
% App. Total	50	0	50	0		40.4	0	59.6	0		0.8	95.2	4	0		3.7	96	0.3	0		
PHF	.625	.000	.625	.000	.833	.875	.000	.646	.000	.722	.375	.928	.800	.000	.933	.750	.957	.500	.000	.962	.961
Light Vehicles	4	0	5	0	9	19	0	30	0	49	5	738	31	0	774	21	591	2	0	614	1446
% Light Vehicles	80.0	0	100	0	90.0	90.5	0	96.8	0	94.2	83.3	97.0	96.9	0	96.9	87.5	94.7	100	0	94.5	95.7
Heavy Vehicles	1	0	0	0	1	2	0	1	0	3	1	23	1	0	25	3	33	0	0	36	65
% Heavy Vehicles	20.0	0	0	0	10.0	9.5	0	3.2	0	5.8	16.7	3.0	3.1	0	3.1	12.5	5.3	0	0	5.5	4.3

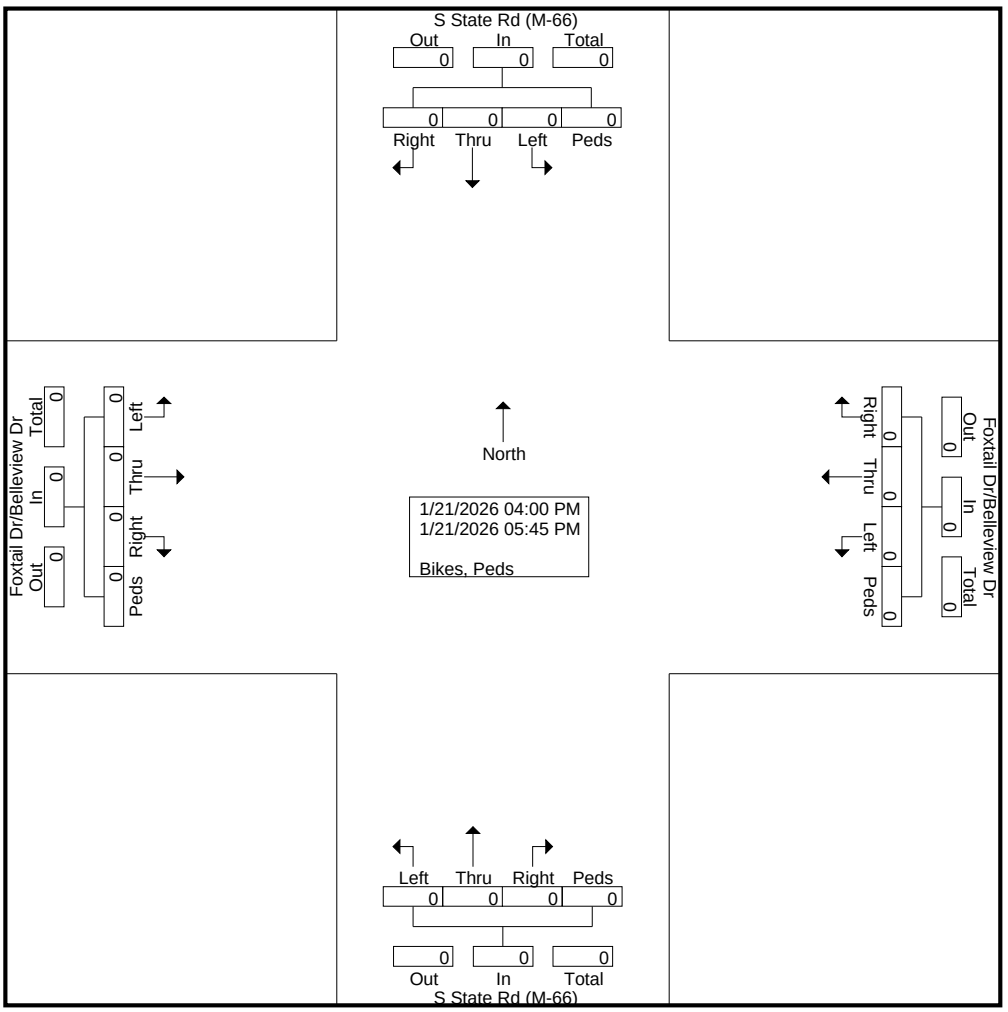


TRUE DATA TO IMPROVE MOBILITY

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Groups Printed- Bikes, Peds

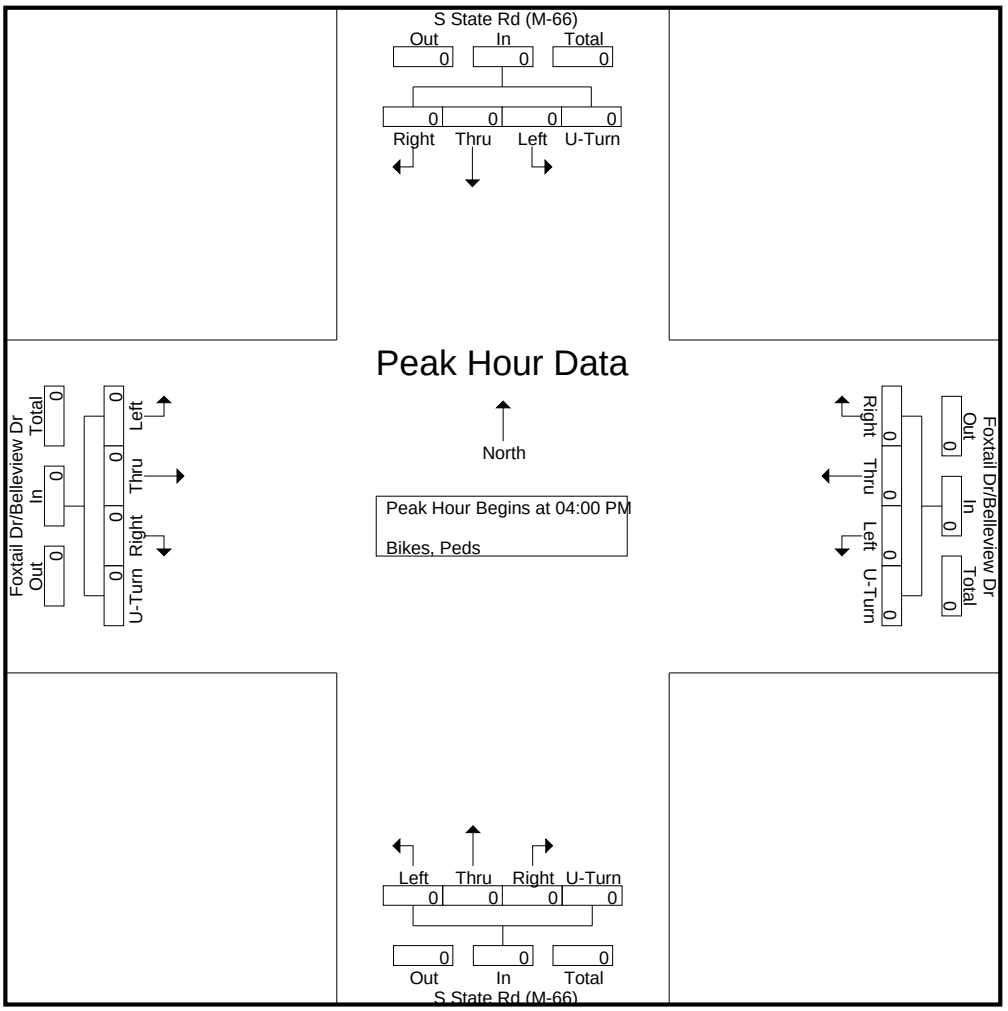
	Foxtail Dr/Belleview Dr Eastbound					Foxtail Dr/Belleview Dr Westbound					S State Rd (M-66) Northbound					S State Rd (M-66) Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



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	Foxtail Dr/Belleview Dr Eastbound					Foxtail Dr/Belleview Dr Westbound					S State Rd (M-66) Northbound					S State Rd (M-66) Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000



Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... more

List View | Report Center

Record 1 of 1 Goto Record go

Location ID	34-0058	**MPO ID**	
Type	SPOT	**HPMS ID**	
On NHS	No	**On HPMS**	No
LRS ID	0504502	**LRS Loc Pt.**	12.962
SF Group	Urban (2025)	**Route Type**	M Rte
AF Group	South (2025)	**Route**	066
GF Group	Urban (2025)	**Active**	Yes
Class Dist Grp	2_066_015 (2025)	**Category**	Primary
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	M-66		
Loc On Alias	M 66		
SW OF	W Riverside Dr		
More Detail			

STATION DATA

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2025	18,394				17,322 (94%)	1,071 (6%)	
2024	18,403[3]		9	51	17,317 (94%)	1,086 (6%)	Grown from 2023
2023	18,385[3]		9	51	17,301 (94%)	1,084 (6%)	Grown from 2022
2022	17,919	1,691	9	51	16,853 (94%)	1,066 (6%)	
2021	16,519[3]		9	51	15,708 (95%)	811 (5%)	Grown from 2020

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VOLUME COUNT

	Date	Int	Total
	Wed 12/3/2025	15	19,019
	Tue 12/2/2025	15	19,723
	Wed 4/27/2022	15	19,952
	Tue 4/26/2022	15	19,377
	Tue 6/11/2019	15	20,489
	Mon 6/10/2019	15	20,934
	Tue 5/17/2016	60	23,021
	Mon 5/16/2016	60	22,943
	Wed 4/24/2013	60	23,496
	Tue 4/23/2013	60	22,696

VOLUME TREND

Year	Annual Growth
2025	0%
2024	0%
2023	3%
2022	8%
2021	14%
2020	-20%
2019	-7%
2018	0%
2017	1%

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An official website of the United States government Here's how you know

United States Census Bureau

QuickFacts

Ionia city, Michigan

What's New & FAQs

QuickFacts provides statistics for all states and counties. Also for cities and towns with a ***population of 5,000 or more***.

Enter state, county, city, town, or zip code -- Select a fact --

CLEAR TABLE MAP CHART MORE

Table

All Topics	Ionia city, Michigan
Population, Census, April 1, 2010	**11,394**
PEOPLE	
Population	
Population estimates, July 1, 2025, (V2025)	NA
Population estimates, July 1, 2024, (V2024)	12,265
Population estimates base, April 1, 2020, (V2025)	NA
Population estimates base, April 1, 2020, (V2024)	13,383
Population, percent change - April 1, 2020 (estimates base) to July 1, 2025, (V2025)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	-8.4%
Population, Census, April 1, 2020	13,378
Population, Census, April 1, 2010	**11,394**
Age and Sex	
Persons under 5 years, percent	4.7%
Persons under 18 years, percent	14.8%
Persons 65 years and over, percent	12.2%
Female persons, percent	35.6%
Race and Hispanic Origin	
White alone, percent	73.9%
Black alone, percent (a)	12.8%
American Indian and Alaska Native alone, percent (a)	1.0%
Asian alone, percent (a)	0.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	10.4%

Is this page helpful?
Yes No

Level of Service Criteria for Stop Sign Controlled Intersections

The level of service criteria are given in Exhibit 20-2. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in queue.

The average total delay for any particular controlled movement is a function three (capacity) factors: distribution of gaps in the major-street traffic stream, driver judgment in selecting gaps through which to execute the desired maneuvers, and the follow-up headways required by each driver in a queue.

The basic capacity model assumes gaps in the conflicting movements are randomly distributed. When traffic signals are present on the major street, upstream of the subject intersection, flows may not be random but will likely have some platoon structure. Although the procedures in this chapter provide a method for approximating the operations of a TWSC intersection with an upstream signal, the operations of such an intersection is arguably best handled by including it in a complete simulation

Exhibit 20-2. Level of Service Criteria for Stop-Controlled Intersections (Motor Vehciles)

LEVEL OF SERVICE	AVERAGE CONTROL DELAY (sec/veh)
A	$\leq$ 10
B	> 10 and $\leq$ 15
C	> 15 and $\leq$ 25
D	> 25 and $\leq$ 35
E	> 35 and $\leq$ 50
F	> 50

Average total delay less than 10 sec/veh is defined as Level of Service (LOS) A. Follow-up times of less than 5 sec have been measured when there is no conflicting traffic for a minor street movement, so control delays of less than 10 sec/veh are appropriate for low flow conditions. A total delay of 50 sec/veh is assumed as the break point between LOS E and F.

The LOS criteria for TWSC intersections differ somewhat from the criteria used in Chapter 19 for signalized intersections, primarily because user perceptions differ among transportation facility types. The expectation is that a signalized intersection is designed to carry higher traffic volumes and will present greater delay than an unsignalized intersection. Additionally, several driver behavior considerations combine to make delays at signalized intersections less onerous than at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, where drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at unsignalized than signalized intersections. For these reasons, it is considered that the total delay threshold for any given level of service is less for an unsignalized intersection than for a signalized intersection.

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to cross safely through a major street traffic stream. This level of service is generally evident from extremely long total delays experienced by side street traffic and by queueing on the minor approaches. The method, however, is based on a constant critical gap size - that is, the critical gap remains constant, no matter how long the side street motorist waits. LOS F may also appear in the form of side street vehicles' selecting smaller-than-usual gaps. In such cases, safety may be a problem and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior. The latter is more difficult to observe on the field than queueing, which is more obvious.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council

Level of Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Specifically, level-of-service (LOS) criteria are stated in terms of the average stopped delay per vehicle. The criteria are given in Exhibit 19-8. Delay may be measured in the field or estimated using procedures presented later in this chapter. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the v/c ratio for the lane group in question.

LOS A describes operations with a control delay of 10 s/veh or less. This level is typically assigned when the volume-to-capacity ratio is low and either progression is extremely favorable or the cycle length is very short. If LOS A is the result of favorable progression, most vehicles arrive during a green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

Exhibit 19.8. Level-of-Service Criteria for Signalized Intersections (Motorized Vehicles)

LEVEL OF SERVICE	STOPPED DELAY PER VEHICLE (SEC)
A	≤10.0
B	> 10.0 and ≤20.0
C	> 20.0 and ≤ 35.0
D	> 35.0 and ≤ 55.0
E	> 55.0 and ≤ 80.0
F	>80.0

1. If the v/c ratio for a lane group exceeds 1.0, a LOS F is assigned to the individual lane group. LOS for approach-based and intersection-wide assessments are determined solely by the control delay.

LOS C describes operations with control delay between 20 and 35 s/veh. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e. one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number if vehicle stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operations with control delay between 35 and 55 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operations with control delay between 55 and 80 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level, considered to be unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of the intersection. This level is typically assigned when the volume-to-capacity ratio is high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	0	14	20	0	24	1	482	18	15	610	1
Future Vol, veh/h	2	0	14	20	0	24	1	482	18	15	610	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	73	73	73	81	81	81	87	87	87
Heavy Vehicles, %	6	6	6	16	16	16	10	10	10	9	9	9
Mvmt Flow	3	0	23	27	0	33	1	595	22	17	701	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1333	1355	701	1344	1345	606	702	0	0	617	0	0
Stage 1	736	736	-	609	609	-	-	-	-	-	-	-
Stage 2	598	620	-	736	737	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.56	6.26	7.26	6.66	6.36	4.2	-	-	4.19	-	-
Critical Hdwy Stg 1	6.16	5.56	-	6.26	5.66	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.56	-	6.26	5.66	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4.054	3.354	3.644	4.144	3.444	2.29	-	-	2.281	-	-
Pot Cap-1 Maneuver	129	147	432	120	142	472	859	-	-	930	-	-
Stage 1	405	419	-	459	464	-	-	-	-	-	-	-
Stage 2	482	474	-	390	405	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	117	144	432	111	139	472	859	-	-	930	-	-
Mov Cap-2 Maneuver	117	144	-	111	139	-	-	-	-	-	-	-
Stage 1	397	412	-	459	463	-	-	-	-	-	-	-
Stage 2	448	473	-	362	397	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	17.13	28.81	0.02	0.21
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	859	-	-	323	111	472	930	-	-
HCM Lane V/C Ratio	0.001	-	-	0.082	0.246	0.07	0.019	-	-
HCM Control Delay (s/veh)	9.2	-	-	17.1	47.5	13.2	8.9	-	-
HCM Lane LOS	A	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	21	0	31	6	761	32	24	624	2
Future Vol, veh/h	5	0	5	21	0	31	6	761	32	24	624	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	72	72	72	93	93	93	95	95	95
Heavy Vehicles, %	10	10	10	6	6	6	3	3	3	6	6	6
Mvmt Flow	6	0	6	29	0	43	6	818	34	25	657	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1539	1573	657	1556	1558	835	659	0	0	853	0	0
Stage 1	707	707	-	848	848	-	-	-	-	-	-	-
Stage 2	831	866	-	707	709	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.6	6.3	7.16	6.56	6.26	4.13	-	-	4.16	-	-
Critical Hdwy Stg 1	6.2	5.6	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.6	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4.09	3.39	3.554	4.054	3.354	2.227	-	-	2.254	-	-
Pot Cap-1 Maneuver	90	106	451	90	110	361	924	-	-	770	-	-
Stage 1	413	426	-	350	372	-	-	-	-	-	-	-
Stage 2	352	360	-	420	431	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	76	101	451	85	106	361	924	-	-	770	-	-
Mov Cap-2 Maneuver	76	101	-	85	106	-	-	-	-	-	-	-
Stage 1	400	412	-	348	369	-	-	-	-	-	-	-
Stage 2	308	357	-	400	417	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	35.3	37.14	0.07	0.36
HCM LOS	E	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	924	-	-	131	85	361	770	-	-
HCM Lane V/C Ratio	0.007	-	-	0.092	0.343	0.119	0.033	-	-
HCM Control Delay (s/veh)	8.9	-	-	35.3	67.9	16.3	9.8	-	-
HCM Lane LOS	A	-	-	E	F	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	1.3	0.4	0.1	-	-

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	SB
Directions Served	LTR	L	TR	L	L
Maximum Queue (ft)	49	66	58	4	34
Average Queue (ft)	12	15	20	0	5
95th Queue (ft)	34	45	51	3	23
Link Distance (ft)	455	398			
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			75	500	500
Storage Blk Time (%)		0	0		
Queuing Penalty (veh)		0	0		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	SB	SB
Directions Served	LTR	L	TR	L	L	T
Maximum Queue (ft)	54	46	71	23	46	4
Average Queue (ft)	7	14	23	2	11	0
95th Queue (ft)	31	38	54	13	35	3
Link Distance (ft)	454	398				629
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			75	500	500	
Storage Blk Time (%)		0	0			
Queuing Penalty (veh)		0	0			

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	50	20	0	24	10	489	18	15	619	10
Future Vol, veh/h	16	0	50	20	0	24	10	489	18	15	619	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	73	73	73	81	81	81	87	87	87
Heavy Vehicles, %	2	2	2	16	16	16	10	10	10	9	9	9
Mvmt Flow	27	0	83	27	0	33	12	604	22	17	711	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1374	1397	711	1385	1397	615	723	0	0	626	0	0
Stage 1	746	746	-	640	640	-	-	-	-	-	-	-
Stage 2	628	651	-	746	757	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.26	6.66	6.36	4.2	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.644	4.144	3.444	2.29	-	-	2.281	-	-
Pot Cap-1 Maneuver	123	141	433	112	132	467	844	-	-	923	-	-
Stage 1	405	421	-	441	449	-	-	-	-	-	-	-
Stage 2	471	465	-	385	396	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	136	433	88	127	467	844	-	-	923	-	-
Mov Cap-2 Maneuver	110	136	-	88	127	-	-	-	-	-	-	-
Stage 1	398	413	-	435	442	-	-	-	-	-	-	-
Stage 2	431	458	-	305	388	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	29.69	36.18	0.18	0.21
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	844	-	-	253	88	467	923	-	-
HCM Lane V/C Ratio	0.015	-	-	0.434	0.312	0.07	0.019	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	29.7	63.6	13.3	9	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	2.1	1.2	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	0	25	21	0	31	44	772	32	24	633	20
Future Vol, veh/h	20	0	25	21	0	31	44	772	32	24	633	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	72	72	72	93	93	93	95	95	95
Heavy Vehicles, %	3	3	3	6	6	6	3	3	3	6	6	6
Mvmt Flow	24	0	30	29	0	43	47	830	34	25	666	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1642	1676	666	1659	1680	847	687	0	0	865	0	0
Stage 1	717	717	-	942	942	-	-	-	-	-	-	-
Stage 2	925	959	-	717	738	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.16	6.56	6.26	4.13	-	-	4.16	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.554	4.054	3.354	2.227	-	-	2.254	-	-
Pot Cap-1 Maneuver	79	95	457	76	93	356	902	-	-	762	-	-
Stage 1	419	432	-	310	336	-	-	-	-	-	-	-
Stage 2	321	334	-	415	418	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	64	87	457	65	85	356	902	-	-	762	-	-
Mov Cap-2 Maneuver	64	87	-	65	85	-	-	-	-	-	-	-
Stage 1	405	418	-	294	319	-	-	-	-	-	-	-
Stage 2	268	317	-	374	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	55.83	49.91	0.48	0.35
HCM LOS	F	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	902	-	-	123	65	356	762	-	-
HCM Lane V/C Ratio	0.052	-	-	0.442	0.448	0.121	0.033	-	-
HCM Ctrl Dly (s/v)	9.2	-	-	55.8	99.2	16.5	9.9	-	-
HCM Lane LOS	A	-	-	F	F	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.9	1.8	0.4	0.1	-	-

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	NB	SB
Directions Served	LTR	L	TR	L	TR	L
Maximum Queue (ft)	103	64	59	32	4	33
Average Queue (ft)	27	14	19	3	0	4
95th Queue (ft)	72	42	50	18	3	22
Link Distance (ft)	455	398			631	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			75	500		500
Storage Blk Time (%)		0	0			
Queuing Penalty (veh)		0	0			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	SB
Directions Served	LTR	L	TR	L	L
Maximum Queue (ft)	58	50	69	31	44
Average Queue (ft)	22	16	24	11	11
95th Queue (ft)	48	41	57	31	33
Link Distance (ft)	454	398			
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			75	500	500
Storage Blk Time (%)		0	0		
Queuing Penalty (veh)		0	0		

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	0	32	20	0	24	6	490	18	15	620	9
Future Vol, veh/h	15	0	32	20	0	24	6	490	18	15	620	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	73	73	73	81	81	81	87	87	87
Heavy Vehicles, %	2	2	2	16	16	16	10	10	10	9	9	9
Mvmt Flow	25	0	53	27	0	33	7	605	22	17	713	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1367	1389	713	1378	1388	616	723	0	0	627	0	0
Stage 1	747	747	-	631	631	-	-	-	-	-	-	-
Stage 2	620	642	-	747	757	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.26	6.66	6.36	4.2	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.644	4.144	3.444	2.29	-	-	2.281	-	-
Pot Cap-1 Maneuver	124	142	432	114	133	466	844	-	-	922	-	-
Stage 1	405	420	-	446	453	-	-	-	-	-	-	-
Stage 2	476	469	-	384	396	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	112	139	432	97	130	466	844	-	-	922	-	-
Mov Cap-2 Maneuver	112	139	-	97	130	-	-	-	-	-	-	-
Stage 1	397	412	-	442	449	-	-	-	-	-	-	-
Stage 2	438	465	-	330	388	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	29.09	32.76	0.11	0.21
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	844	-	-	226	97	466	922	-	-
HCM Lane V/C Ratio	0.009	-	-	0.346	0.282	0.071	0.019	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	29.1	56.1	13.3	9	-	-
HCM Lane LOS	A	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	1.5	1.1	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	0	15	21	0	31	25	773	32	24	635	18
Future Vol, veh/h	19	0	15	21	0	31	25	773	32	24	635	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	72	72	72	93	93	93	95	95	95
Heavy Vehicles, %	3	3	3	6	6	6	3	3	3	6	6	6
Mvmt Flow	23	0	18	29	0	43	27	831	34	25	668	19

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1604	1638	668	1621	1640	848	687	0	0	866	0	0
Stage 1	719	719	-	902	902	-	-	-	-	-	-	-
Stage 2	885	919	-	719	738	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.16	6.56	6.26	4.13	-	-	4.16	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.554	4.054	3.354	2.227	-	-	2.254	-	-
Pot Cap-1 Maneuver	84	100	456	81	98	355	902	-	-	761	-	-
Stage 1	418	431	-	327	351	-	-	-	-	-	-	-
Stage 2	338	349	-	413	418	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	70	94	456	73	92	355	902	-	-	761	-	-
Mov Cap-2 Maneuver	70	94	-	73	92	-	-	-	-	-	-	-
Stage 1	404	417	-	317	341	-	-	-	-	-	-	-
Stage 2	288	338	-	384	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	55.14	43.87	0.27	0.35
HCM LOS	F	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	902	-	-	111	73	355	761	-	-
HCM Lane V/C Ratio	0.03	-	-	0.368	0.401	0.121	0.033	-	-
HCM Ctrl Dly (s/v)	9.1	-	-	55.1	84.2	16.5	9.9	-	-
HCM Lane LOS	A	-	-	F	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.5	1.6	0.4	0.1	-	-

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	NB	SB
Directions Served	LTR	L	TR	L	TR	L
Maximum Queue (ft)	67	64	54	32	4	33
Average Queue (ft)	21	13	20	2	0	4
95th Queue (ft)	51	42	50	14	3	22
Link Distance (ft)	455	398			631	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			75	500		500
Storage Blk Time (%)		0	0			
Queuing Penalty (veh)		0	0			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	WB	WB	NB	SB	SB
Directions Served	LTR	L	TR	L	L	T
Maximum Queue (ft)	58	42	74	28	44	4
Average Queue (ft)	17	15	23	8	11	0
95th Queue (ft)	42	39	56	26	34	3
Link Distance (ft)	454	398				629
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			75	500	500	
Storage Blk Time (%)		0	0			
Queuing Penalty (veh)		0	0			

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	50	20	0	24	10	489	18	15	619	10
Future Vol, veh/h	16	0	50	20	0	24	10	489	18	15	619	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	75	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	60	73	73	73	81	81	81	87	87	87
Heavy Vehicles, %	2	2	2	16	16	16	10	10	10	9	9	9
Mvmt Flow	27	0	83	27	0	33	12	604	22	17	711	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1374	1397	711	1385	1397	615	723	0	0	626	0	0
Stage 1	746	746	-	640	640	-	-	-	-	-	-	-
Stage 2	628	651	-	746	757	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.26	6.66	6.36	4.2	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.26	5.66	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.644	4.144	3.444	2.29	-	-	2.281	-	-
Pot Cap-1 Maneuver	123	141	433	112	132	467	844	-	-	923	-	-
Stage 1	405	421	-	441	449	-	-	-	-	-	-	-
Stage 2	471	465	-	385	396	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	110	136	433	88	127	467	844	-	-	923	-	-
Mov Cap-2 Maneuver	110	136	-	88	127	-	-	-	-	-	-	-
Stage 1	398	413	-	435	442	-	-	-	-	-	-	-
Stage 2	431	458	-	305	388	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.16	36.18	0.18	0.21
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	844	-	-	110	433	88	467	923	-	-
HCM Lane V/C Ratio	0.015	-	-	0.242	0.193	0.312	0.07	0.019	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	47.7	15.3	63.6	13.3	9	-	-
HCM Lane LOS	A	-	-	E	C	F	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.9	0.7	1.2	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	0	25	21	0	31	44	772	32	24	633	20
Future Vol, veh/h	20	0	25	21	0	31	44	772	32	24	633	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	75	0	-	75	500	-	-	500	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	72	72	72	93	93	93	95	95	95
Heavy Vehicles, %	3	3	3	6	6	6	3	3	3	6	6	6
Mvmt Flow	24	0	30	29	0	43	47	830	34	25	666	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1642	1676	666	1659	1680	847	687	0	0	865	0	0
Stage 1	717	717	-	942	942	-	-	-	-	-	-	-
Stage 2	925	959	-	717	738	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.16	6.56	6.26	4.13	-	-	4.16	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.554	4.054	3.354	2.227	-	-	2.254	-	-
Pot Cap-1 Maneuver	79	95	457	76	93	356	902	-	-	762	-	-
Stage 1	419	432	-	310	336	-	-	-	-	-	-	-
Stage 2	321	334	-	415	418	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	64	87	457	65	85	356	902	-	-	762	-	-
Mov Cap-2 Maneuver	64	87	-	65	85	-	-	-	-	-	-	-
Stage 1	405	418	-	294	319	-	-	-	-	-	-	-
Stage 2	268	317	-	374	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	48.29	49.91	0.48	0.35
HCM LOS	E	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	902	-	-	64	457	65	356	762	-	-
HCM Lane V/C Ratio	0.052	-	-	0.376	0.066	0.448	0.121	0.033	-	-
HCM Ctrl Dly (s/v)	9.2	-	-	91.9	13.4	99.2	16.5	9.9	-	-
HCM Lane LOS	A	-	-	F	B	F	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.4	0.2	1.8	0.4	0.1	-	-

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	EB	WB	WB	NB	NB	SB
Directions Served	L	TR	L	TR	L	TR	L
Maximum Queue (ft)	44	60	64	59	36	4	33
Average Queue (ft)	10	19	14	19	4	0	4
95th Queue (ft)	34	44	42	50	20	3	21
Link Distance (ft)	455		398			631	
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)		75		75	500		500
Storage Blk Time (%)	0	0	0	0			
Queuing Penalty (veh)	0	0	0	0			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: State Street (M-66) & Foxtail Drive/Belleview Drive

Movement	EB	EB	WB	WB	NB	SB
Directions Served	L	TR	L	TR	L	L
Maximum Queue (ft)	41	52	50	69	34	43
Average Queue (ft)	12	13	16	24	12	10
95th Queue (ft)	34	35	41	57	34	32
Link Distance (ft)	455		398			
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		75		75	500	500
Storage Blk Time (%)		0	0	0		
Queuing Penalty (veh)		0	0	0		

Network Summary

Network wide Queuing Penalty: 0

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

April 16, 2026
Project No. 2500214

Jonathan Bowman
Assistant City Manager and City Clerk
City of Ionia
114 N Kidd Street # 496
Ionia, MI 48846

Proposal for Professional Engineering Services
Pines West Site Plan Review

Fishbeck has reviewed the PUD Amendment and Preliminary Site Plan for Austin Pines West (Development) in the City of Ionia (City) proposed by Allen Edwin Homes (developer) with drawings prepared by Roosien & Associates. This review pertains to the Site Plan drawings dated December 10, 2025. It is our understanding that this Site Plan is being presented to the City of Ionia Planning Commission as a preliminary Site Plan and more detailed plans will be presented for review and comment in the future. As such, we have reviewed the Site Plan with the expectation that this is not the final Site Plan for approval.

Fishbeck has reviewed the PUD Amendment and Preliminary Site Plan for the Development dated March 10, 2026. We consider this submittal to be a preliminary Site Plan and more detailed plans will be presented for review and comment. At the City's request, outstanding items to be addressed and requests for additional information have been identified within this original Site Plan review letter in italics.

General Overview

The Development includes 80 dwelling units on 77 lots split into two phases that extend west off the existing Foxtail Drive. The Development plans indicate the roadways will be public streets and the units will be served by public water main and sanitary sewer. The Development includes a storm sewer system that has a stormwater detention basin. Additional amenities such as open space, recreation field, and a mowed walking path are included on the Site Plan.

We offer the following comments for consideration.

Access and Roadway

The Development includes 80 proposed dwelling units off the end of an existing Development with approximately 50 units all accessing the single point on M-66. City standards require a minimum of 2 access points for developments with more than 75 units. There are provisions shown for Road 2 and Road 4 to provide future connection points to the Development. It is unclear whether those locations are to serve additional residential units or connect with potential future development to the west that will provide a secondary access point. The secondary access issue should be discussed and addressed.

Temporary secondary access is described in the PUD submittal. A Traffic Impact Study was completed by Fleis & Vandenbrink on February 15, 2026. Fishbeck reviewed the study and agrees with Fleis & Vandenbrink's findings. An attachment describing our study is attached to this submittal. However, while the Traffic Impact Study found that improved lane striping at Foxtail Drive to be sufficient, Municipal standards require a secondary access for

developments over 75 units. For emergency response and service vehicle purposes, we recommend the Municipal Standard is upheld.

Additionally, we recommend the proposed temporary road to is designed according to Chapter 5 – Standards for Design – Streets and Municipal Utilities of the City Municipal Standards.

The ROW width shown on the plans for all the roadways except Foxtail Drive is 60 feet. The City standard ROW width for public streets is 66 feet. Unless there is a reason to grant a variance for the narrower ROW width, we suggest maintaining the standard 66-foot ROW.

As discussed during a meeting with representatives of the City, Allen Edwin, Roosein & Associates, Williams and Works, and Fishbeck, on December 2, 2025, a reduced ROW may be acceptable within the Development provided all public amenities can be supplied within the ROW cross section according to the Municipal standards and emergency and service vehicles can provide service to the Development.

The roadway section generally meets City standards for width on a local street as well as material thicknesses, curb type, and cross slope. The preliminary Site Plan does not yet include roadway profiles to indicate proposed longitudinal grade of the roadways. Future plan submittals should include roadway grading that complies with the City minimum and maximum grades.

To be reviewed upon final submittal.

The permanent cul-de-sacs shown on Road 3 and Road 5 indicate an outer curb radius of 40 feet which is typically sufficient for a cul-de-sac without a center island. The temporary cul-de-sacs on Foxtail Drive, Road 2, and Road 4, are smaller with only a 30-foot radius. We understand these are temporary; however, they are not large enough for commercial vehicles to utilize without reversing into the nearest side street. Larger temporary cul-de-sacs should be considered, especially if it will be many years before those roadways are extended.

As previously discussed, Municipal standards require all dead end streets to terminate in a turnaround, including those with phased connections.

Water Main

More detailed plans for the water main will need to be provided for review at the next stage of approval. It is expected that water main design will comply with City standards and EGLE requirements for permitting. Initially, we see a few issues that should be addressed.

The Site Plan indicates a proposed 8-inch public water main extended off Foxtail Drive. There are no additional connections shown to provide looping of the water system. This is a potential concern with 80 dwelling units on a single source water supply in the event of a water main break. At a minimum, we suggest an additional connection to the existing 12-inch water main running north-south and located roughly 100 feet west of the end of Road 2. This would provide a secondary connection to minimize the number of temporary shutdowns in the event off a water main break.

The updated proposed water main is looped within the Development, however, this does not meet the recommendation for providing a secondary source to the Development as previously described.

The water main is shown at 23 feet off the centerline according to City standards. The hydrants are shown behind the water main next to the sidewalk in the road section on Sheet C-103. With only 30 feet of ROW on the one side, and a 5-foot-wide walk that is 1 foot off the curb, there is not sufficient space for the hydrant to be constructed as depicted in the Site Plans. The ROW would need to be wider or the hydrants placed on the roadway side of the water main. If the hydrants are placed on the roadway side they must be a minimum of 3 feet behind the curb.

The proposed cross section does not meet Municipal standards. In order for a reduced ROW to be recommended for approval, the proposed cross section should be revised to show sufficient space for all required Municipal amenities within the ROW.

Water main depth shall be a minimum of 6 feet as required by City standards.

Valve locations are not shown on the preliminary Site Plan; however, we expect that the City standards will be followed on future Site Plan submittals. All tees shall have 3 valves, maximum valve spacing on straight runs of 500 feet, and valves approximately 40 feet from the end of a dead-end main to facilitate future connections.

To be reviewed upon final submittal.

Sanitary Sewer

Detailed sanitary sewer plans will need to be provided for future submittals. The design should comply with the City standards and EGLE requirements for permitting. We offer the following items for consideration when developing the detailed sanitary sewer plans.

To be reviewed upon final submittal.

The proposed sanitary sewer is an 8-inch sewer along the centerline of the roadways with a discharge point to an existing sanitary sewer manhole to the east of the Development and is located north of Lot 6. A 20-foot-wide utility easement is indicated for the sanitary sewer between Lot 6 and the Recreation Field. This easement width will need to be reviewed and may need to be increased depending on the depth of the sanitary sewer.

To be reviewed upon final submittal.

The developer should review the sanitary sewer grades for depth especially near Lot 16 though to Lot 19. Depending on the roadway elevation and the grading on these lots it may be difficult to have the depth sufficient to serve them with an outlet elevation of 774.80 and the existing grades in the 780 to 788 elevation. A similar situation may exist along the west end of Road 2.

To be reviewed upon final submittal.

Stormwater Control and Storm Sewers

The developer has proposed a public storm sewer system including a stormwater detention basin. Details are not provided at this stage; however, the plans do indicate that the stormwater management system will comply with the Ionia County Drain Commissioner's standards. The storm sewer shall also be designed to comply with City's standards. We expect additional detail will be provided for review on subsequent submittals. We offer the following items for consideration when preparing the next set of drawings.

The Site Plan indicates the storm sewer to be located 8 feet off the road centerline. City standards require 10 or 13 feet off the centerline.

An explanation should be provided if Municipal standards cannot be met.

The location of the catch basins may need to change depending on the final grading of the roadway. City standards will need to be followed for spacing of catch basins and manholes.

To be reviewed upon final submittal.

Easements will need to be provided for any public storm sewer located outside the ROW. The required easement width will depend on the depth and size of the storm sewers. There needs to be sufficient width for the City to maintain the sewers when the need arises.

To be reviewed upon final submittal.

Conclusion

We consider this stage to be more of a zoning review with sufficient outline of items to be included to indicate the intent with roadways and utilities and to provide feedback for the developer on items we expect to see on future submittals. Additional detail will need to be provided for review on subsequent submittals before we are comfortable recommending an approval from an engineering standpoint.

Within the submittal of final documents, we expect the recommendations included in this letter to be addressed before we are comfortable recommending engineering approval.

If you have any questions or require additional information, please contact me at 616.464.3903 or apowers@fishbeck.com.

Sincerely,

Ashley Powers

Ashley Powers, PE
Civil Engineer

Attachments
By email
Copy: Mike Berrevoets, PE – Fishbeck

fishbeck
Engineers | Architects | Scientists | Constructors

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Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Memo

TO: Jonathan Bowman – City of Ionia

FROM: Jill Bauer, PE, PTOE

DATE: April 16, 2026 **PROJECT NO.:** 2500214

SUBJECT: Austin Pines West – Traffic Impact Assessment

At the request of the City of Ionia (City), Fishbeck has reviewed the Traffic Impact Assessment (TIA), completed by Fleis & Vandenbrink, and dated February 15, 2026, for the proposed Austin Pines West residential development located at Foxtail Drive and M-66 (State Street).

Based on our review, Fishbeck agrees with the findings of the study that recommends pavement markings and signage on eastbound Foxtail Drive to delineate the approach with one left turn lane and one shared through/right turn lane. Additionally, the results of the TIA do not support the need for cross connection to Reimer Street to the south.

If revisions to the TIA are completed, Fishbeck recommends the following revisions:

1. The submitted Site Plan shows 84 single family detached homes and 12 single family attached homes. The submitted TIA shows 86 single family detached homes and 12 single family attached homes. The number of units utilized in the study should match the submitted Site Plan.
    a. The trip generation forecast should be updated to match the submitted Site Plan.
2. The trip generation forecast for the site used the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The Land Use Code (LUC) 210: Single-Family Detached Housing and LUC 220: Multifamily Housing (Low-Rise). LUC 220 applies to building with two or three floors of residences. Typically, these residences share both floors and walls. LUC 215: Single-Family Attached Housing applies to buildings that share a wall with an adjoining residence. LUC 215 better represents the type of single family attached homes proposed.
    a. The trip generation forecast should utilize LUC 215: Single-Family Attached Housing for the attached homes.
3. The trip distribution was generated based on the proposed site access plan and the existing peak hour traffic patterns. Distribution was calculated separately for inbound and outbound traffic. Given that all trips are assigned to NB or SB M-66 (State Street), the inbound and outbound traffic distribution would likely be the same.
    a. Please provide clarification on how the trip distribution was developed, and why inbound and outbound trips have different trip distribution patterns.
4. The intersection of M-66 (State Street) and Foxtail Drive/Belleview Drive was modeled with one shared left/through/right lane on the eastbound (EB) Foxtail Drive approach and one left turn lane and one shared

through /right turn lane on the westbound (WB) Belleview Drive approach. Foxtail Drive is approximately 36 feet wide, which would allow for one left turn lane and one shared through/right turn lane.

a. The EB Foxtail Drive approach should be modeled with one left turn lane and one shared through/right turn lane in all analysis scenarios.

By email

To: Ionia Planning Commission
Subject: Feedback on Austin Pines West Development Proposal

Good evening.

My name is Brandon Miller. I am submitting this letter on behalf of myself and my brother, Ryan Miller, to share our concerns with the Austin Pines West Development Proposal.

I currently live at 4651 Richard Street in Holt. However, I had called 2259 Westover Drive in Ionia my primary home for over 25 years before moving. Buying my first home has not changed much though: I still consider 2259 Westover Drive as a secondary home, as I visit my mother (Karen Miller) and brother frequently. I also remain involved in various aspects of the Ionia community alongside my family and others.

To put it plainly, when our mother handed us the letter about the proposed Austin Pines West development, our hearts sank. We immediately thought of all of the pleasant memories from our childhood, growing up in a neighborhood where we cherished each other and appreciated the peaceful environment around us, and how quickly that could all become a faint memory with housing development.

<u>Looking over the documents detailing the development, we have several concerns:</u>

- We noticed in the Austin Pines West PUD Narrative and the Austins Pines West PUD Preliminary that there will be open space to the north preserved for wetlands and wildlife, which was reassuring. However, the documents later indicate that two drives will be added: one between Foxtail Drive and Reimer Drive as well as a public street stub at Marten Road. It was noted that these will serve as secondary access points to Austin Pines and/or utilized as connections in future developments in the vacant land to the south. It appears then that the Austin Pines West development proposal is only the start of a much bigger project, eventually absorbing most, if not all of, the land between Westover Drive, Tuttle Rd, and just east of the Ionia County ISD. This space has been treasured by many in the neighborhood, especially those like our mother located on Westover Drive. In addition, the severe disruption in wildlife is heartbreaking to think about but inevitable if future housing development is authorized.

- The Traffic Report suggests that this project will cause more traffic congestion, a problem already prevalent in the area. It does not appear that the alternative access point at Reimer Drive would provide any direct, convenient access to residents in Austin Pines West, limiting the operational benefit overall. Future development in the vacant land to the south would only exacerbate the problem. In addition, many families call Reimer Drive and neighboring streets their home, and an increase in motor traffic poses significant safety concerns for all, especially young children.

- Housing developments also create financial pressures for existing residents by threatening property values and increasing taxes. Even if these effects are felt slowly over time, they could be detrimental to the long-term health of the neighborhood, especially with no major relief in sight for the current economy.

In addition to the concerns in the proposal documents, there are several concerns with Green Development Ventures, LLC and Allen Edwin Homes themselves. Based on online searches, many residents of their housing complexes have reported poor quality in their construction, many of which had submitted complaints to the Better Business Bureau. Between multiple negative reviews of the companies, the magnitude of this project, and the imminent expansion to the vacant land to the south, we fear that the proposed housing developments will lack the kind of quality that anyone, especially Ionia residents, deserve. The housing market continues to be incredibly difficult to navigate as well, especially for new home owners, so we question the affordability of these new housing developments once completed.

Due to all of the concerns mentioned above, we implore the Ionia Planning Commission to not recommend this project to City Council. Moving forward with this proposal will threaten the sanctity of the vacant land in question. Additionally, it will put current and future residents in the neighboring areas at risk, both physically with increased traffic and financially with impacts to property values and taxes. Lastly, it will promote future housing developments, extending the negative impacts to areas far beyond homes on Westover Drive.

We appreciate your time and willingness to listen to our concerns, and we hope that you will make a decision for the long-term well-being of current and future Ionia residents.

Sincerely,
Brandon Miller, 4651 Richard Street, Holt, MI 48842
Ryan Miller, 2259 Westover Drive, Ionia, MI 48846

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.3

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Final Site Condominium Project Plan - Austin Pines West

Background:

Green Development Ventures, LLC (Allen Edwin Homes) intends to develop the vacant property within the existing Austin Pines Planned Unit Development (PUD). Austin Pines was originally developed by Ionia Real Estate, LLC between 2004-2005. Ionia Real Estate LLC never completed their intended development, and the vacant property has changed hands multiple times since then. Allen Edwin's project will be known as "Austin Pines West" and developed through amending Chapter 1292 entitled "Austin Pines Planned Unit Development District." The proposal includes a total of 96 residential units [84 single-family detached homes in a site condominium subdivision and 12 attached townhomes (four, 4-unit buildings) in a traditional condominium] over two phases on the northern 22.8 acres (PPN: 34-201-025-000-001-01) and a portion of approximately 3.58 acres of the southern parcel (PPN:34-201-036-000-001-01). The southern parcel is owned by Kapenga Properties LLC. An authorization letter has been received from Mr. Kapenga, permitting Allen Edwin to utilize the portion of his property needed to facilitate a connection to Foxtail Drive for Austin Pines West, as well as a potential easement for a secondary emergency vehicle access.

Following this communication, Council will find the final site condominium project plan documentation and various condominium submittal materials including a Master Deed, Bylaws, Exhibits, and Restrictive Covenants for the 12-unit traditional condominium and the 84-unit site condominium. These documents have been reviewed by the City Attorney, City Planning Consultant, and other City staff. Following a decision from Council, it will be requested that staff administratively approve these documents as to form with the developer. In accordance with Chapter 1272, the Planning Commission reviewed and made a recommendation on the preliminary site condominium plan at a special meeting on April 29. The Planning Commission recommended approval of the condominium plans subject to several conditions listed below. Chapter 1272 gives authority for final approval to City Council following a public hearing.

<u>Planning Commission Recommended Conditions:</u>

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request.
3. All condominium document drafts must be submitted and approved by the City Attorney

and approved by the City Council. Once the documents are properly recorded, the City shall be provided with a recorded copy.

4. All easements shall be granted to the City of Ionia and approved by the City Attorney and all other applicable approving authorities representing the City.
5. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.

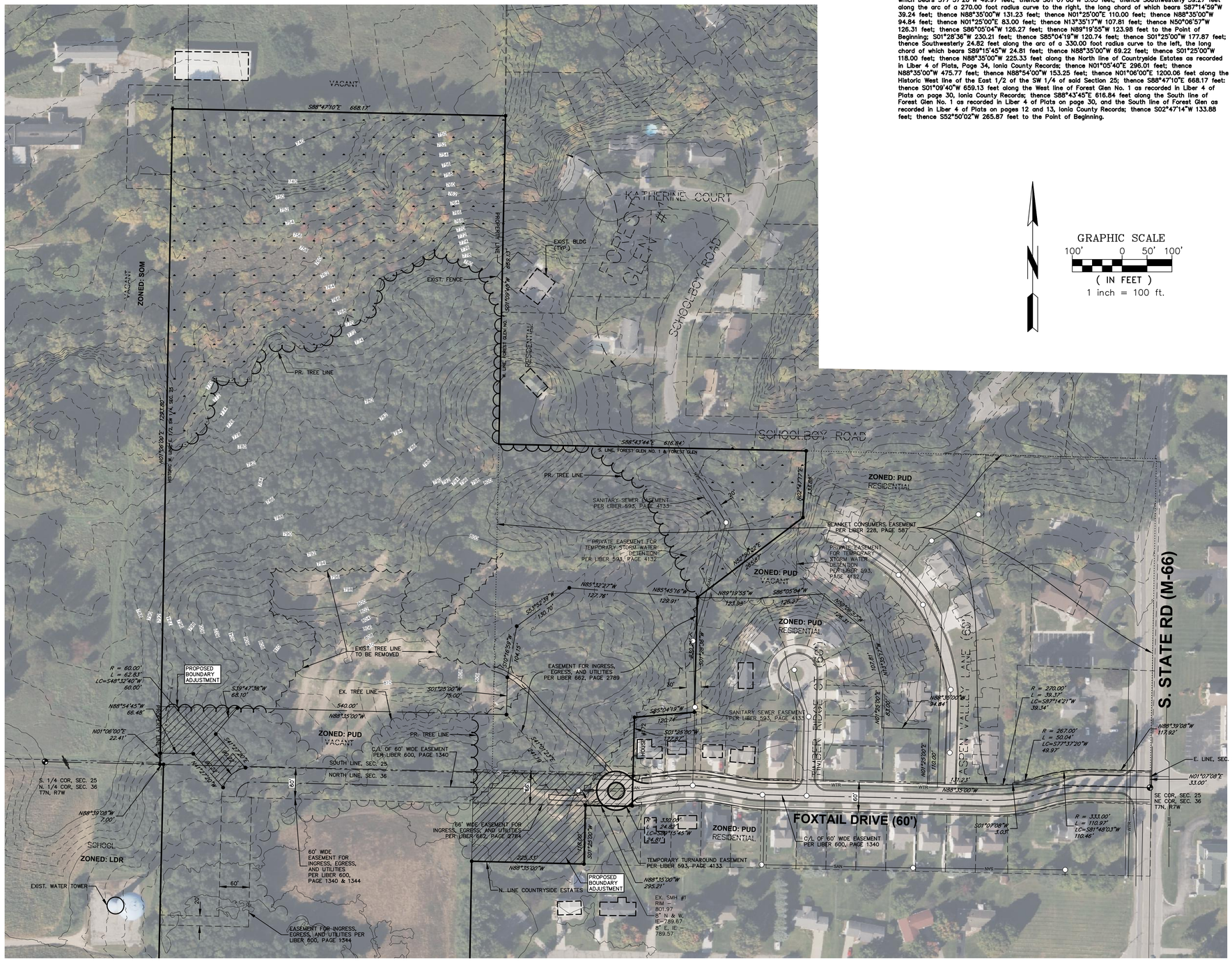
Requested Action / Motion:

It is requested that the Ionia City Council conduct a Public Hearing regarding the final site condominium and traditional condominium plans for Austin Pines West and then consider a motion to approve or deny the same, subject to the recommended conditions from the Planning Commission.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

PROPOSED LEGAL DESCRIPTION FOR PUD:
Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Bertin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 89.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet; thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

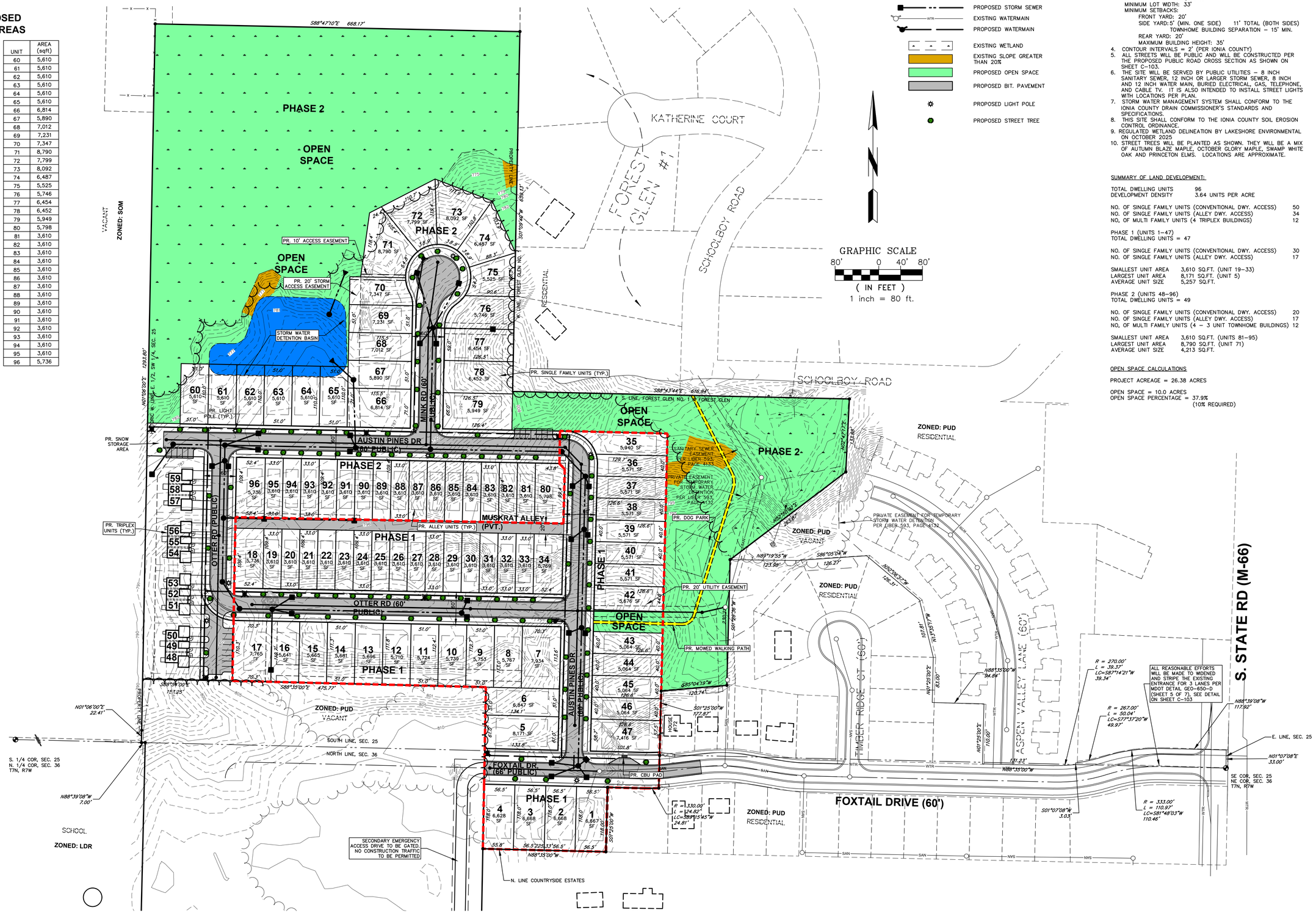

VACANT
S88°47'10"E 668.17'
VACANT
ZONED: SOM
KATHERINE COURT
FOREST GLEN #1
SCHOOLBOY ROAD
EXIST. BLDG (TYP.)
PROPERTY LINE
S01°09'40"W 659.13'
EXIST. FENCE
PR. TREE LINE
RESIDENTIAL
S88°43'44"E 616.84'
S. LINE, FOREST GLEN NO. 1 & FOREST GLEN
SCHOOLBOY ROAD
ZONED: PUD
RESIDENTIAL
SANITARY SEWER EASEMENT PER LIBER 593, PAGE 4133
PRIVATE EASEMENT FOR TEMPORARY STORM WATER DETENTION PER LIBER 593, PAGE 4132
BLANKET CONSUMERS EASEMENT PER LIBER 228, PAGE 587
PRIVATE EASEMENT FOR TEMPORARY STORM WATER DETENTION PER LIBER 593, PAGE 4132
ZONED: PUD
VACANT
ZONED: PUD
RESIDENTIAL
EXIST. TREE LINE TO BE REMOVED
PROPOSED BOUNDARY ADJUSTMENT
EASEMENT FOR INGRESS, EGRESS, AND UTILITIES PER LIBER 662, PAGE 2789
EX. TREE LINE
S19°47'38"W 68.10'
S01°25'00"W 79.00'
N88°35'00"W 540.00'
N88°54'45"W 66.48'
N01°06'00"E 22.41'
S41°01'23"E 21.19'
N41°01'23"W 28.28'
ZONED: PUD
VACANT
PR. TREE LINE
C/L OF 60' WIDE EASEMENT PER LIBER 600, PAGE 1340
SOUTH LINE, SEC. 25
NORTH LINE, SEC. 36
S. 1/4 COR, SEC. 25
N. 1/4 COR, SEC. 36
T7N, R7W
N88°39'08"W 7.00'
SCHOOL
ZONED: LDR
EXIST. WATER TOWER
60' WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES PER LIBER 600, PAGE 1340 & 1344
EASEMENT FOR INGRESS, EGRESS, AND UTILITIES PER LIBER 800, PAGE 1344
66' WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES PER LIBER 662, PAGE 2784
N. LINE COUNTRYSIDE ESTATES
PROPOSED BOUNDARY ADJUSTMENT
EX. SMH #1
RIM 801.97
8" N & W, IE= 789.67
8" E, IE= 789.57
TEMPORARY TURNAROUND EASEMENT PER LIBER 593, PAGE 4133
ZONED: PUD
RESIDENTIAL
C/L OF 60' WIDE EASEMENT PER LIBER 600, PAGE 1340
FOXTAIL DRIVE (60')
TIMBER RIDGE CT (60')
ASPEN VALLEY LANE (60')
S. STATE RD (M-66)
E. LINE, SEC. 25
SE COR, SEC. 25
NE COR, SEC. 36
T7N, R7W
N01°07'08"E 33.00'
N88°39'08"W 117.92'
R = 270.00'
L = 39.37'
LC=S87°14'21"W 39.34'
R = 267.00'
L = 50.04'
LC=S77°37'20"W 49.97'
S01°07'08"W 3.03'
R = 333.00'
L = 110.97'
LC=S81°48'03"W 110.46'
N88°35'00"W 131.23'
S01°25'00"E 83.00'
N88°35'00"W 94.84'
S01°25'00"E 110.00'
N88°35'00"W 131.23'
S01°25'00"E 177.87'
N88°35'00"W 89.22'
R = 330.00'
L = 24.82'
LC=S89°15'45"W 24.81'
S01°25'00"E 118.00'
N88°35'00"W 295.21'
S01°25'00"E 296.01'
N88°35'00"W 225.33'
S01°25'00"E 79.00'
S01°28'36"E 230.21'
S85°04'19"W 120.74'
S01°25'00"W 122.87'
S01°16'59"W 104.15'
S52°50'02"W 130.70'
N85°43'27"W 127.78'
N85°45'16"W 129.91'
N89°19'55"W 123.98'
S86°05'04"W 126.27'
N50°06'57"W 126.31'
N13°35'17"W 107.81'
N01°25'00"E 83.00'
N88°35'00"W 94.84'
S01°25'00"E 110.00'
N88°35'00"W 131.23'
S01°07'08"W 3.03'
N88°35'00"W 89.22'
S01°25'00"E 177.87'
N88°35'00"W 118.00'
N88°35'00"W 225.33'
S01°25'00"E 79.00'
N88°35'00"W 540.00'
S01°25'00"E 83.00'
N88°35'00"W 131.23'
S01°25'00"E 110.00'
N88°35'00"W 131.23'
S01°07'08"W 3.03'
N88°35'00"W 94.84

FINAL PUD DEVELOPMENT PLAN AND FINAL SITE CONDOMINIUM PROJECT PLAN

PROPOSED UNIT AREAS

UNIT	AREA (sqft)
1	6,667
2	6,668
3	6,668
4	6,628
5	8,171
6	6,847
7	7,934
8	5,767
9	5,753
10	5,739
11	5,724
12	5,710
13	5,696
14	5,681
15	5,665
16	5,641
17	7,765
18	5,736
19	3,610
20	3,610
21	3,610
22	3,610
23	3,610
24	3,610
25	3,610
26	3,610
27	3,610
28	3,610
29	3,610
30	3,610
31	3,610
32	3,610
33	3,610
34	5,769
35	5,940
36	5,571
37	5,571
38	5,571
39	5,571
40	5,571
41	5,571
42	5,676
43	5,064
44	5,064
45	5,064
46	5,064
47	7,416

UNIT	AREA (sqft)
60	5,610
61	5,610
62	5,610
63	5,610
64	5,610
65	5,610
66	6,814
67	5,890
68	7,012
69	7,231
70	7,347
71	8,790
72	7,799
73	8,092
74	6,487
75	5,525
76	5,746
77	6,454
78	6,452
79	5,949
80	5,798
81	3,610
82	3,610
83	3,610
84	3,610
85	3,610
86	3,610
87	3,610
88	3,610
89	3,610
90	3,610
91	3,610
92	3,610
93	3,610
94	3,610
95	3,610
96	5,736



LEGEND

- EXISTING MAJOR CONTOUR (780)
- EXISTING SANITARY SEWER (SAN)
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (STM)
- PROPOSED STORM SEWER
- EXISTING WATERMAIN (WTR)
- PROPOSED WATERMAIN
- EXISTING WETLAND
- EXISTING SLOPE GREATER THAN 20%
- PROPOSED OPEN SPACE
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED STREET TREE

GRAPHIC SCALE
80' 0 40' 80'
(IN FEET)
1 inch = 80 ft.

GENERAL NOTES:
1. P.P.N. 34-201-025-000-00-01 & 34-201-036-000-001-00
2. APPLICANT:
   GREEN DEVELOPMENT VENTURES, LLC
   2186 E. CENTRE AVE.
   PORTAGE, MICHIGAN 49002
3. CURRENT ZONING: PUD, PLANNED UNIT DEVELOPMENT
   60' PUBLIC RIGHT-OF-WAY. (FOXTAIL TO BE 66' WIDE)
   MINIMUM LOT AREA: 3,610 SF
   MINIMUM LOT WIDTH: 33'
   MINIMUM SETBACKS:
   FRONT YARD: 20'
   SIDE YARD: 5' (MIN. ONE SIDE) 11' TOTAL (BOTH SIDES)
   TOWNHOME BUILDING SEPARATION - 15' MIN.
   REAR YARD: 20'
   MAXIMUM BUILDING HEIGHT: 35'
4. CONTOUR INTERVALS = 2' (PER IONIA COUNTY)
5. ALL STREETS WILL BE PUBLIC AND WILL BE CONSTRUCTED PER THE PROPOSED PUBLIC ROAD CROSS SECTION AS SHOWN ON SHEET C-103.
6. THE SITE WILL BE SERVED BY PUBLIC UTILITIES - 8 INCH SANITARY SEWER, 12 INCH OR LARGER STORM SEWER, 8 INCH AND 12 INCH WATER MAIN, BURIED ELECTRICAL, GAS, TELEPHONE, AND CABLE TV. IT IS ALSO INTENDED TO INSTALL STREET LIGHTS WITH LOCATIONS PER PLAN.
7. STORM WATER MANAGEMENT SYSTEM SHALL CONFORM TO THE IONIA COUNTY DRAIN COMMISSIONER'S STANDARDS AND SPECIFICATIONS.
8. THIS SITE SHALL CONFORM TO THE IONIA COUNTY SOIL EROSION CONTROL ORDINANCE.
9. REGULATED WETLAND DELINEATION BY LAKESHORE ENVIRONMENTAL ON OCTOBER 2025
10. STREET TREES WILL BE PLANTED AS SHOWN. THEY WILL BE A MIX OF AUTUMN BLAZE MAPLE, OCTOBER GLORY MAPLE, SWAMP WHITE OAK AND PRINCETON ELMS. LOCATIONS ARE APPROXIMATE.

SUMMARY OF LAND DEVELOPMENT:

TOTAL DWELLING UNITS 96
DEVELOPMENT DENSITY 3.64 UNITS PER ACRE

NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS) 50
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS) 34
NO, OF MULTI FAMILY UNITS (4 TRIPLEX BUILDINGS) 12

PHASE 1 (UNITS 1-47)
TOTAL DWELLING UNITS = 47

NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS) 30
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS) 17

SMALLEST UNIT AREA 3,610 SQ.FT. (UNIT 19-33)
LARGEST UNIT AREA 8,171 SQ.FT. (UNIT 5)
AVERAGE UNIT SIZE 5,257 SQ.FT.

PHASE 2 (UNITS 48-96)
TOTAL DWELLING UNITS = 49

NO. OF SINGLE FAMILY UNITS (CONVENTIONAL DWY. ACCESS) 20
NO. OF SINGLE FAMILY UNITS (ALLEY DWY. ACCESS) 17
NO, OF MULTI FAMILY UNITS (4 - 3 UNIT TOWNHOME BUILDINGS) 12

SMALLEST UNIT AREA 3,610 SQ.FT. (UNITS 81-95)
LARGEST UNIT AREA 8,790 SQ.FT. (UNIT 71)
AVERAGE UNIT SIZE 4,213 SQ.FT.

OPEN SPACE CALCULATIONS

PROJECT ACREAGE = 26.38 ACRES

OPEN SPACE = 10.0 ACRES
OPEN SPACE PERCENTAGE = 37.9%
(10% REQUIRED)

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NOVEMBER 11, 2025 - CITY SUBMITTAL
DECEMBER 10, 2025 - CITY SUBMITTAL

DRAWN BY: VS
CHECKED BY: PSH
DATE: SEPTEMBER 29, 2025

Roosien & Associates
SURVEYING AND ENGINEERING
5055 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE: (616) 364-7260

FINAL PUD AND FINAL SITE CONDOMINIUM PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C-102

PHASE 2
PHASE 1
OTTER RD (60' PUBLIC)
MUSKRAT ALLEY (PVT.)
AUSTIN PINES DR (60' PUBLIC)
FOXTAIL (66' PUBLIC)
OPEN SPACE
ZONED: PUD
VACANT
PROPERTY LINE
SOUTH LINE, SEC. 25
NORTH LINE, SEC. 36
SECONDARY EMERGENCY ACCESS DRIVE TO BE GATED. NO CONSTRUCTION TRAFFIC TO BE PERMITTED
60' PRIVATE EASEMENT FOR INGRESS AND EGRESS
PR. TEMPORARY EASEMENT 10' X 70'
PRIVATE EASEMENT FOR TEMPORARY STORM WATER DETENTION PER LIBER 593, PAGE 4132
PR. MOWED PATH
CONNECT TO EXIST. SAN MH I.E. = 774.80 (PER PLAN)
CONNECT TO EXIST. W/M
PR. CBU PAD
HOUSE #72
BUILDING SETBACK LINE (TYPICAL)
PROPOSED 5' WIDE SIDEWALK
PR. 20' UTILITY EASEMENT
PR. 8' DRAINAGE EASEMENT
PR. 20' DRAINAGE EASEMENT
PR. 12" STM.
PR. 15" STM.
PR. 18" STM.
PR. 8" SAN.
PR. 8" W/M
EX. SMH #1 RIM = 801.97 8" N & W, IE=789.67 8" E, IE = 789.57
N88°35'00"W 69.22'
S01°25'00"W 177.87'
S85°04'19"W 120.74'
S01°29'56"W 230.27'
R = 330.00' L = 24.82' LC=S89°16'45"W 24.81'
R27'
R22'
GRAPHIC SCALE
40' 0 20' 40'
(IN FEET)
1 inch = 40 ft.

TYPICAL PUBLIC ROAD SECTION
NOT TO SCALE

North & West Side — South & East Side
31' (BACK TO BACK)
18'
30' R.O.W. — 30' R.O.W.
15.5' — 15.5'
2' — 13.5' — 13.5' — 2'
R.O.W. LINE — R.O.W. LINE
1.0'
5' SIDE WALK
23' — 8'
0.50' — 0.50'
STREEET LIGHTS SIDE VARIES
5'
8" MDOT 21AA AGGREGATE BASE
1 1/2" FINISH COARSE 2 1/2" LEVELING COARSE
2% — 2%
SUBBASE (C.I.P.) — SUBBASE (C.I.P.)
5'-3" MIN.
CATCH BASIN — SUMP
12" GRANULAR MATERIAL CLASS II (CIP.)
SANITARY SEWER
STORM SEWER
CATCH BASIN — SUMP
MDOT F-4 CONCRETE CURB
4" THICK, 6" (MIN.) ACROSS RESIDENTIAL DRIVEWAYS. APPROVED RAMPS TO BE PROVIDED AT ROAD INTERSECTIONS.
PROP. WATERMAIN

MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

NOTES:
1. PROPOSED FOXTAIL DRIVE CURB AND GUTTER BACK TO BACK WIDTH TO MATCH EXISTING FOXTAIL DRIVE WIDTH (26' BACK TO BACK)

2. EXISTING FOXTAIL DRIVE RIGHT OF WAY WIDTH IS 60'. THE EXISTING FOXTAIL DRIVE RIGHT OF WAY WIDTH ONSITE IS 66'.

UNDER DRAIN SECTION
NOT TO SCALE

6" SUBBASE UNDERDRAIN 3.5' BELOW FINISHED ℄ (AS NEEDED)
2' MIN.
14' TO ℄ EDGE DRAIN

PAVED ALLEY SECTION
NOT TO SCALE

0.53'
20'
2'
18'
1 1/2" FINISH COARSE
2 1/2" LEVELING COARSE
8" MDOT 21AA AGGREGATE BASE
0.50'
0.16' CROWN
0.02'/FT. MIN.
12" GRANULAR MATERIAL CL II (CIP.)

INTERSECTING ROAD WITH ADDED LEFT TURN LANE
Variable
10' Min.
12' 12' 15'
3.6m 3.6m 4.5m
29' (11.1m) Desirable
Widen approach road surface to back of curb

MDOT DETAIL GEO-650-D
NOT TO SCALE

LEGEND
- 780 — EXISTING MAJOR CONTOUR
- SAN — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- STM — EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WTR — EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED STREET TREE

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DRAWN BY: VS
CHECKED BY: PDH
DATE: SEPTEMBER 29, 2025

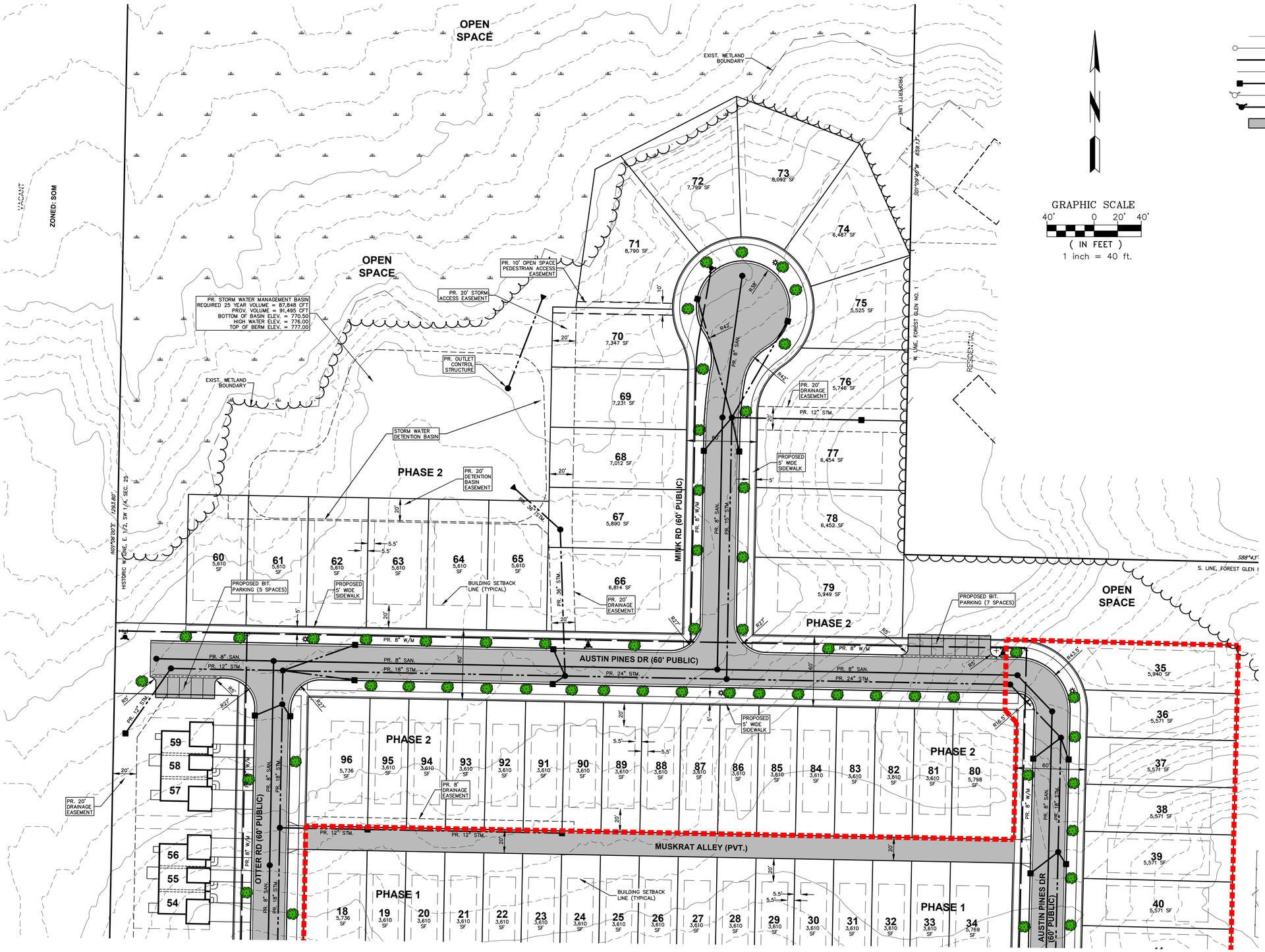
Roosien & Associates
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5005 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

PRELIMINARY SITE LAYOUT AND UTILITY PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO. 250868

C–103



GRAPHIC SCALE
40' 0 20' 40'
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED BIT. PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED STREET TREE

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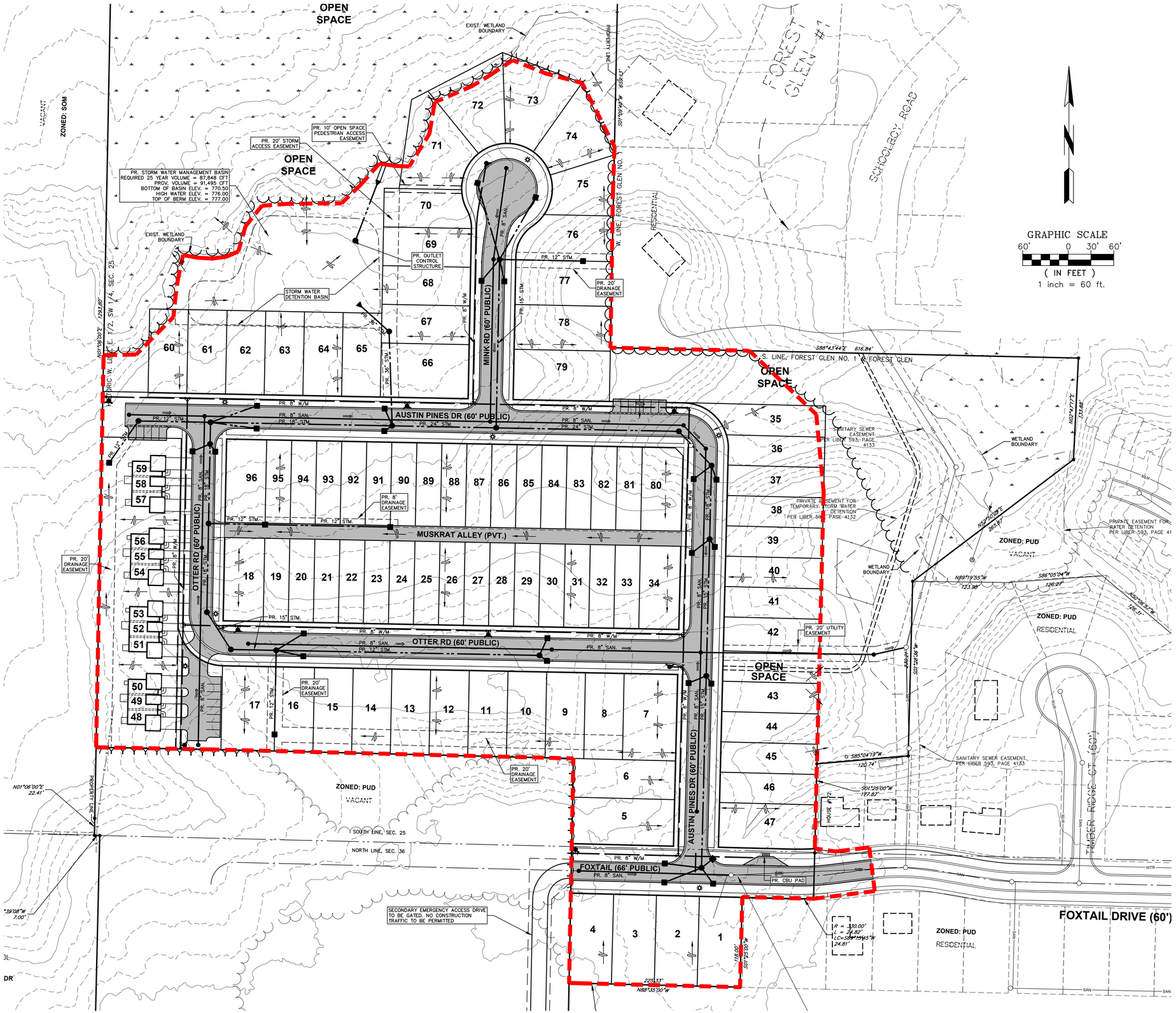
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GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

PRELIMINARY SITE LAYOUT AND UTILITY PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C–104



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GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

PRELIMINARY OVERALL DRAINAGE PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C–105

MASTER DEED

AUSTIN PINES WEST TOWNHOMES
A Condominium Project

Pursuant to the Condominium Act, Act 59, Public Acts of 1978
as amended, MCL 559.101, et seq.

Ionia County Condominium Subdivision Plan No. _____

(1) Master Deed establishing Austin Pines West Townhomes, a Condominium Project.

(2) Exhibit A to Master Deed: Austin Pines West Townhomes Condominium Bylaws.

(3) Exhibit B to Master Deed: Austin Pines West Townhomes Condominium Subdivision Plan.

(4) Exhibit C to Master Deed: Affidavit of Mailing as to Notices required by Section 71 of the Michigan Condominium Act.

No interest in real estate being conveyed hereby. No revenue stamps are required.

Drafted By:
Eric J. Guerin
2186 E. Centre Avenue
Portage, Michigan 49002

After Recording Return To:
Alexandra Kruh
795 Clyde Ct., SW
Byron Center, MI 49315

DRAFT

MASTER DEED

AUSTIN PINES WEST TOWNHOMES
A Condominium Project

(Act 59, Public Acts of 1978
as amended)

This Master Deed is signed on the _____ day of _____, 2026 by Green Development Ventures, LLC, a Michigan limited liability company, d.b.a. Allen Edwin Homes of 2186 East Centre Avenue, Portage, Michigan 49002 (the "Developer").

PRELIMINARY STATEMENT

A. The Developer is engaged in developing a residential attached conventional condominium project to be known as Austin Pines West Townhomes (the "Project"), according to development plans on file with the City of Ionia on a parcel of land described in Article II; and

B. The Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as Exhibit "A" and the Condominium Subdivision Plan attached as Exhibit "B" (both of which are incorporated by reference as a part of this Master Deed), to establish the real property described in Article II, together with the improvements located and to be located thereon, as a condominium project under the provisions of the Michigan Condominium Act, as amended (the "Act"). Developer declares that on the recording of this Master Deed, Austin Pines West Townhomes shall be established as a Condominium Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved, or in any other manner used subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations in this Master Deed, all of which shall be deemed to run with the land and to be a burden on and a benefit to Developer; its successors and assigns; any persons who may acquire or own an interest in the Condominium; and their grantees, successors, heirs, personal representatives, administrators, and assigns.

C. The Project was granted zoning approval by the City Council of the City of Ionia, Michigan, on _____, 2026, by _____.

ARTICLE I

NATURE OF PROJECT

1.1 Project Description. The Project is a residential attached conventional condominium. The twelve (12) Units that may be developed in the Project, including the number, boundaries, dimensions and area of each Unit, are shown on the Condominium Subdivision Plan, Exhibit B. Each of the Units is capable of individual use by reason of having its own entrance from and exit to a common element of the Project, or by having access to a public road.

1.2 Co-Owner Rights. Each owner of a Unit (“Co-Owner” or “Owner”) shall have an exclusive property right to Co-Owner’s Unit, an undivided and inseparable right to the limited common elements which are appurtenant to that Unit, and an undivided and inseparable right to share with other Co-owners in the ownership and use of the general common elements of the Project as described in this Master Deed.

1.3 Planned Unit Development. The Project is situated in a Planned Unit Development and is being developed consistent with the Austin Pines Planned Unit Development District Ordinance, Ordinance No. 604, approved by the City of Ionia on _____, 20__, as amended, which is fully incorporated by reference.

1.4 Master Declaration. This Project is part of the Austin Pines West Community and is subject to a Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, recorded in Ionia County Records on _____, 20__, as Document No. _____ which is fully incorporated by reference.

ARTICLE II

LEGAL DESCRIPTION

2.1 Condominium Property. The land which is being submitted to condominium ownership in accordance with the provisions of the Act, is situated in the City of Ionia, County of Ionia, and State of Michigan, and described as follows:

[INSERT LEGAL DESCRIPTION]

2.2 Easements. The Project and the Units located in the Project are benefited and burdened by the ingress, egress, utility, and other easements described or shown on the Condominium Subdivision Plan, Exhibit B and as described in Article VIII hereof.

ARTICLE III

DEFINITIONS

3.1 Definitions. Certain terms used in this Master Deed and in various other documents such as, by way of example and not of limitation, the Articles of Incorporation, Association Bylaws, and Rules and Regulations of the Association, and various deeds, mortgages, land contracts, easements and other documents affecting the establishment or transfer of interests in the Project. As used in such documents, unless the context otherwise requires:

(a) Act. "Act" or "Condominium Act" means the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended, MCL 559.101, et. seq.

(b) Austin Pines West and Austin Pines West Community. "Austin Pines West" and "Austin Pines West Community" each mean and include the lands described in the Master Declaration, which the Developer is developing, or hereafter may develop, for single-family residential purposes as, including, without limitation: (a) this Condominium; and (b) Austin Pines West Place.

(c) Austin Pines West Community Association. "Austin Pines West Community Association" or "Master Association" means Austin Pines West Community Association, being the nonprofit corporation organized under Michigan law of which each of the Condominium Associations for the Condominium Projects developed in Austin Pines West, including, without limitation, this Condominium, and Austin Pines West Place, shall be members. Austin Pines West Community Association is the master community association which shall be responsible to: (a) own, insure, administer, operate, manage, maintain, repair and replace the non-public Austin Pines West improvements and amenities which are intended for the common use and benefit of this Condominium, and Austin Pines West Place, including, without limitation, certain of their individual Common Elements; (b) to establish from time to time such rules and regulations which are expected to promote the general welfare of Austin Pines West residents; and (c) to represent the interests of Austin Pines West before governmental and quasi-governmental bodies. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Austin Pines West Community Association Articles of Incorporation or Corporate Bylaws, or by the laws of Michigan.

(d) Association. "Association" or "Association of Co-owners" means Austin Pines West Townhomes Condominium Association, the Michigan non-profit corporation of which all Co-owners shall be members, which shall administer, operate, manage and maintain the Project.

(e) Association Bylaws. "Association Bylaws" means the corporate Bylaws of the Association organized to manage, maintain and administer the Project.

DRAFT

(f) Common Elements. "Common Elements", where used without modification, means the portions of the Project other than the condominium units, including all general and limited common elements described in Article IV of this Master Deed.

(g) Condominium Bylaws. "Condominium Bylaws" means Exhibit "A" to this Master Deed, which are the Bylaws setting forth the substantive rights and obligations of the Co-owners.

(h) Condominium Documents. "Condominium Documents" means this Master Deed with its exhibits, the Articles of Incorporation, the Condominium Bylaws, the Association Bylaws, the Rules and Regulations adopted by the Board of Directors of the Association, and any other document that affects the rights and obligations of a Co-owner in the Condominium.

(i) Condominium Property. "Condominium Property" or "Condominium Premises" means the land described in Article II, as the same may be amended, together with all structures, improvements, easements, rights and appurtenances located on or belonging to the Condominium Property.

(j) Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit "B" to this Master Deed, which is the site, survey and other drawings depicting the real property and improvements to be included in the Project.

(k) Condominium Unit. "Condominium Unit" or "Unit," means a condominium residence which is designed and intended for separate ownership and use, as described in this Master Deed.

(l) Co-owner. "Co-owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination of such entities who or which own a Condominium Unit in the Project, including the vendee of any land contract of purchase who is not in default under the contract. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

(m) Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community. "Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community" or "Master Declaration" means and refers to the Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community recorded in Ionia County Records on _____, 20__, as Document No. _____, which is fully incorporated by reference, which contains building and use restrictions, covenants and conditions which the Developer has imposed upon Austin Pines West in order to establish the Austin Pines West Community Association and provide for the administration, operation, insurance, maintenance, repair, replacement and, where applicable, ownership of the amenities and improvements in Austin Pines West which are intended for the common use and benefit of all residential developments in Austin Pines West, including, without limitation, this Condominium and Austin Pines West Place. This Master Deed is subordinate and subject to the Master Declaration in all respects thereto.

(n) Developer. "Developer" means Green Development Ventures, LLC, a Michigan limited liability company, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever, wherever and however such term is used in the Condominium Documents.

(o) Development and Sales Period. "Development and Sales Period" means the period continuing for as long as Developer or its successors and assigns continue to own and offer for sale any Unit in the Project, excepting any Unit that was previously conveyed by Developer and then repurchased by Developer.

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(p) General Common Elements. "General Common Elements" means those Common Elements of the Project described in Section 4.1, which are for the use and enjoyment of all Co-owners in the Project.

(q) Limited Common Elements. "Limited Common Elements" means those Common Elements of the Project described in Section 4.2, which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.

(r) Master Deed. "Master Deed" means this document, together with the exhibits attached to it, and all amendments which may be adopted in the future, by which the Project is being submitted to condominium ownership.

(s) Percentage of Value. "Percentage of Value" means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of an Owner's vote at meetings of the Association and the proportionate share of each Owner in the General Common Elements of the Project.

(t) Planned Unit Development Ordinance. "Planned Unit Development Ordinance" or "PUD Agreement" means the Austin Pines Planned Unit Development District Ordinance, Ordinance No. 604, approved by the City of Ionia on _____, 20__, as amended, which is fully incorporated by reference.

(u) Project. "Project" or "Condominium" means Austin Pines West Townhomes, a residential condominium development established in conformity with the provisions of the Act.

(v) Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Co-owners unaffiliated with Developer exceed the votes which may be cast by the Developer.

3.2 Applicability. Whenever any reference is made to one gender, it will be assumed to include any and all genders where such reference would be appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where such reference would be appropriate.

ARTICLE IV

COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

(a) Land. The land described in Article II of this Master Deed (except for that portion described in Section 5.1 as constituting a part of a Condominium Unit, and any portion designated in Section 4.2 or in Exhibit B as a Limited Common Element), including easement interests appurtenant to the Condominium, including but not limited to beneficial easements for ingress, egress, and utility installation over, across and through non-Condominium property or individual Units in the Project;

(b) Driveways, Walkways and Landscaping. The private drive and the common walkways, lawns, trees, shrubs, screen fencing and other improvements or landscaped areas not located within the boundaries of a Condominium Unit, or designated as a Limited Common Element on the Condominium Subdivision Plan, as recorded as part of this Master Deed.

(c) Street Lights. The street lighting system throughout the Project;

(d) Improvements. The following elements, facilities, structures, improvements and features to be located in the Project, as listed:

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(1) the pipes, ducts, wiring and conduits supplying service for electricity, gas, water, sewage, telephone, television and/or other utility or telecommunication services throughout the Project up to the point of entry for each Condominium Unit;

(2) foundations, supporting columns, perimeter walls and roofs, exterior surfaces such as siding, trim, facia, soffit and gutters of each Condominium Unit, but excluding windows and doors therein

(3) such elements, facilities, grounds, areas or other matters that are identified as a General Common Element on the Condominium Subdivision Plan, as amended; and

(4) such other elements not herein designated as General Common Elements and which are intended for the common use or are necessary to the existence, upkeep and safety of the Condominium Units.

(e) Gas. The natural gas line network and distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(f) Storm Drainage. The storm drainage and/or retention system throughout the Project;

(g) Telephone. The telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(h) Telecommunications. The cable television and/or other telecommunications systems installed throughout the Project up to but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(i) Water. The underground sprinkling system (if any), and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries.

(j) Sanitary Sewer. The sanitary sewer system throughout the Project, up to the point where a sewer drain pipe enters the specific Condominium Unit which it exclusively serves.

(k) Entry Improvements. The entry signage and other improvements located at the entry to the Project (if any);

(l) Open Space. The Open Spaces throughout the Project, as depicted on the Condominium Subdivision Plan, Exhibit B;

(m) Mailbox. The cluster mailbox area serving the units.

(n) Miscellaneous. All other Common Elements of the Project which are not designated as Limited Common Elements and not enclosed within the boundaries of a Condominium Unit, which are intended for common use or are necessary to the existence, upkeep or safety of the Project.

Some or all of the utility lines, equipment and systems (including mains and service leads), and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility and/or telecommunication lines, equipment and systems shall be General Common Elements only to the extent of the Co-owners' interest in them, if any, and the Developer makes no warranty whatsoever

with respect to the nature or extent of such interest.

4.2 Limited Common Elements. The Limited Common Elements are:

(a) Utility Service Lines. The pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;

(b) Subterranean Land and Air Space. The subterranean land located within Unit boundaries, from and below a depth of fifteen (15) feet below the surface, as shown on Exhibit B, including all utility and/or supporting lines located on or beneath such land, and the space located within Unit boundaries, from and above a height of forty (40) feet above the surface, as shown on Exhibit B;

(c) Subsurface Improvements. The portion of any footing or foundation extending more than fifteen (15) feet below surrounding grade level;

(d) Water Wells/Water Service. The water well, if any, (including well shafts, pumps, and distribution lines) located within or beneath Unit boundaries and serving only the residence constructed on that Unit. The water service beginning at the stop box servicing each individual unit;

(e) Septic Systems/Sewer Service. The portion of a sewer drain pipe beginning at the point where such sewer drain pipe enters the specific Condominium Unit which it exclusively serves.

(f) Yard Areas. The portion of any yard area located between the Unit and the paved common roadway or otherwise designated as a Limited Common Element on the Condominium Subdivision Plan (Exhibit B), which is limited in use to the Unit of which it is a part;

(g) Individual Unit Improvements. The following elements, facilities, structures, grounds and improvements:

(1) Porches, Patios, Sunrooms, and Decks. Each porch, patio, sunroom, and deck is restricted in use to the Co-owner of the Units they serve.

(2) Air Conditioner Compressors. Each individual air conditioner compressor, its pad and other equipment and accessories related thereto together with the ground surface immediately below the pad, are restricted in use to the Unit which such air conditioner compressor serves.

(3) Windows, Screens and Doors. The windows, screens and doors which serve a Condominium Unit, are restricted in use to the Condominium Unit to which such windows, screens and doors are appurtenant.

(4) Fireplace and Chimney. Each individual fireplace combustion chamber and associated chimney, if any, are restricted in use to the specific Condominium Unit(s) they serve.

(5) Interior Surfaces. The interior surfaces of Condominium Unit perimeter walls, insulation, ceiling and floors shall be subject to the exclusive use and enjoyment of the Condominium Unit it serves.

(6) Utility Meters. Utility meters serving any Condominium Unit are restricted in use to the Condominium Unit they serve.

(7) Electric, Gas and Water. The electric, gas and water systems from the point of the meter into the Condominium Unit which they serve are restricted in use to

the Condominium Unit they serve.

(8) Heating and Cooling Systems. Each heating and cooling system including, without limitation, all equipment and ductwork related thereto are limited to the Condominium Unit served thereby.

(9) Driveways, Walkways and Garages. Driveways and garages (garage doors and opening mechanisms, if any) and walkways from a Condominium Unit that connect with a driveway or paved roadway shall be restricted in use to the Condominium Unit they serve.

(10) Sump Pumps. The sump pump, pit, and all sump related equipment shall be restricted in use to the Condominium Unit they serve.

(h) Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan attached as Exhibit B or in any future amendment to the Master Deed made by the Developer or the Association.

If no specific assignment of one or more of the Limited Common Elements described in this Section has been made in the Condominium Subdivision Plan, the Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment or amendments to this Master Deed.

4.3 Maintenance Responsibilities. Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows:

(a) Maintenance Responsibilities of the Condominium Units - Limited Common Elements. The Condominium Owner shall be responsible for the cost of repairing, replacing, maintaining, decorating, cleaning, related to the Condominium Units and all of its Limited Common Elements. Such responsibilities expressly include the cost of maintenance and repair of the driveways and sidewalks, water heaters, garage door systems, internal plumbing, dishwasher, refrigerator, stove, oven, garbage disposal, heating and air conditioning equipment, lighting and other items servicing a Condominium Unit that are not General Common Elements. Notwithstanding the previous sentences, the Condominium Association shall be responsible for snow plowing the driveways and clearing the front steps and walkways of each Condominium Unit.

Each Condominium Owner shall be responsible for payment of the utilities attributable to their Condominium Unit. In the event that certain utility services are not separately metered, the billings for such utilities shall be equally divided among all Condominium Owners; provided, however, that if any Condominium Owner uses a larger than normal amount of any utility service, that Condominium Owner shall be assessed a higher cost in pro-ration to that Condominium Owner's usage.

(b) Maintenance Responsibilities of General Common Elements. The Association shall be responsible for maintaining, landscaping, decorating, cleaning and snow removal of all General Common Elements, including, without limitation, the exterior and roof of the Condominium Buildings, snow removal from roadways throughout the Project, grass mowing, landscaping and grounds maintenance of the Condominium Property. The Association shall not be responsible for maintaining, decorating, cleaning, repairing, and replacing any item which is the responsibility of a Co-owner, as described in Sections 4.3 (a).

Except as set forth herein, the responsibility for Maintenance of any and all General Common Elements shall be the responsibility of the Association, unless the need for Maintenance is due to the act or neglect of a Co-owner or its agents, guests, invitees, or pet, in which case such Co-owner shall be wholly responsible. In addition to the foregoing, any common expenses incurred by the

Association which are associated with the Maintenance of a Limited Common Element (where, for example, the Co-Owner fails to Maintain the Limited Common Elements) shall be specially assessed against the Condominium Unit to which that Limited Common Element was assigned at the time the expenses were incurred. If the Limited Common Element involved was assigned to more than one (1) Condominium Unit, the expenses shall be specially assessed against each of the Units in a percentage relative to the percentage of value for each affected Unit.

The Association shall be responsible for the maintenance, upkeep, replacement and repair of the Storm Drainage system, including but not limited to any detention basin(s). Further, the Association shall be responsible for the repair and/or remediation of any soil erosion from, relating to, or in connection with the detention basin(s) and their use in connection with the Storm Drainage system. Any regulatory liabilities arising from or relating to the Storm Drainage system, including, but not limited to, costs arising from or relating to storm water runoff into the ponds, and/or flows from the ponds outside the Project, are the responsibility of the Association.

Notwithstanding anything in the Condominium Documents to the contrary, the Developer and Association agree that if the Association or Developer fails to maintain, repair or replace (if necessary) the Storm Drainage system, as set forth above, that both the City of Ionia and the Ionia County Drain Commissioner shall each have the right and authority to properly repair, maintain and replace (if necessary) the same, and to create a special assessment district for the purpose of assessing all of the Co-Owners in the Project on an equal basis, to pay for any costs and expenses incurred by either the City of Ionia or the Ionia County Drain Commissioner (or both) in maintaining, upkeep, repairing or replacing (if necessary) the Storm Drainage system because of the Association or Developer's failure to do so. This Master Deed shall constitute a petition to the City of Ionia and/or the Ionia County Drain Commissioner by the Co-Owners of more than 50% of the land within the Project to create a storm sewer special assessment district, including the total land area of the Project for the purpose of operating, upkeep, replacing (if necessary), maintaining and repairing said Storm Drainage system.

(c) Unit Improvements. Unless otherwise stated in this Master Deed, Unit owners shall be responsible for the maintenance, repair, and replacement of all structures and improvements within the boundaries of a Unit. If a Co-owner elects, with the prior written consent of the Association, to construct or install any improvements within a Unit or on the Common Elements that increase the costs of maintenance, repair, or replacement for which the Association is responsible, such increased costs or expenses may, at the option of the Association, be specially assessed against such Unit or Units.

The exterior appearance of all structures, improvements and yard areas (to the extent visible from any other Unit or from a Common Element), shall be subject at all times to the approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed by the Association in the Condominium Bylaws or in duly adopted rules and regulations; provided, that the Association may not disapprove the appearance of an improvement so long as it is maintained as constructed by the Developer or constructed with the Developer's approval.

4.4 Oversight Authority. While it is intended that each Co-owner will be solely responsible for the performance and cost of maintaining, repairing and replacing the residence and all other improvements constructed or located within a Unit, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain the exterior of the residence, improvements, or any appurtenant Limited Common Element in a proper manner and in accordance with the standards adopted by the Association.

(a) Maintenance by Association. In the event a Co-owner fails, as required by this Master Deed, the Condominium Bylaws, or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair,

replace or otherwise maintain his Unit, any structure or improvement located within the Unit or any appurtenant Limited Common Element, the Association (and/or the Developer during the Development and Sales Period) shall have the right, but not the obligation, to undertake such periodic exterior maintenance functions with respect to residences, yard areas or other improvements constructed or installed within any Unit boundary as it may deem appropriate; provided, that the Association (or Developer) will in no event be obligated to repair or maintain any such Common Element or improvement. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future date.

(b) Assessment of Costs. All costs incurred by the Association or the Developer in performing any maintenance functions that are the primary responsibility of a Co-owner shall be charged to the affected Co-owner or Co-owners and collected in accordance with the assessment procedures established by the Condominium Bylaws. A lien for nonpayment shall attach to Co-Owner's Unit for any such charges, as with regular assessments, and may be enforced by the use of all means available to the Association under the Condominium Documents or by law for the collection of assessments, including without limitation, legal action, foreclosure of the lien securing payment, and the imposition of fines.

4.5 Power of Attorney. By acceptance of a deed, mortgage, land contract or other document of conveyance or encumbrance, all Co-owners, mortgagees and other interested parties are deemed to have appointed Developer (during the Development and Sales Period) or the Association (after the Development and Sales Period has expired) as their agent and attorney to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, the Developer or the Association will have full power and authority to grant easements over, to sever or lease mineral interests in, and to convey title to the land or improvements constituting the General Common Elements or any part of them; to dedicate as public streets any part of the General Common Elements; to amend the Condominium Documents to assign or reassign the Limited Common Elements; and in general to sign and deliver all documents and to do all things necessary or convenient to the exercise of such powers.

4.6 Separability. Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project, or in any other way which might interfere with or impair the rights of other Co-owners in the use and enjoyment of their Units or their appurtenant Common Elements.

ARTICLE V

ESTABLISHMENT AND MODIFICATION OF UNITS

5.1 Description of Units. A complete description of each Condominium Unit in the Project, with elevations referenced to an official benchmark of the United States Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Condominium Subdivision Plan as surveyed by the Project's consulting engineers and surveyors, licensed professional surveyor. Site plans have been filed with the City of Ionia.

5.2 Percentage of Value. The total value of the Project is 100, and the percentage of such value which is assigned to each of the twelve (12) Condominium Units of the Project is described below. The determination of the Percentage of value Factor for each Unit was made by the Developer after reviewing the comparative characteristics of each Unit, including market value, size, location, and allocable expenses of maintenance. The Percentage of Value Factor assigned to each Unit shall be changed only in the manner permitted by Article IX, expressed in an Amendment to this Master Deed and recorded in the office of the register of deeds in the County where the Project is located. The Percentage of Value of an existing unit will be reduced as the Project is expanded to include additional Units or increased as the Project is contracted. Based on these considerations, the Developer has determined that the Percentage of Value Factor will be the same for each Unit. Therefore, based on twelve (12) Units, the percentage of value for each Unit is 8.4%.

5.3 Unit Modification. The number, size and/or location of Units or of any Limited Common Element appurtenant to a Unit may be modified from time to time by the Developer or its successors and assigns without the consent of any Co-owner, mortgagee or other interested person, so long as such modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute of any Unit which adjoins or is proximate to the modified Unit or Limited Common Element; provided, that no Unit which has been sold or which is subject to a binding Purchase Agreement shall be modified without the consent of the Co-owner or Purchaser and the mortgagee of such Unit. The Developer may also, in connection with any such modification, readjust Percentages of Value for all Units in a manner which gives reasonable recognition to such changes based upon the method of original determination of Percentages of Value for the Project.

5.4 Conditions Precedent. Unless prior approval has been obtained from the title insurance company issuing policies to Unit purchasers, no Unit modified pursuant to Section 5.3 shall be conveyed until an amendment to the Master Deed reflecting all material changes has been recorded. All Co-owners, mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to any such amendments, and to have granted a Power of Attorney to the Developer and its successors for such purpose which is similar in nature and effect to that described in Section 4.5 of this Master Deed.

ARTICLE VI

NON-EXPANDABILITY OF CONDOMINIUM

The Project is not an expandable project under the Michigan Condominium Act.

ARTICLE VII

CONTRACTION OF CONDOMINIUM

7.1 Limits of Contraction. The Condominium Project established by this Master Deed consists of twelve (12) Condominium Units and may, at the election of the Developer, be contracted to any lesser number of units.

7.2 Withdrawal of Units. The number of Units in the Project may, at the option of the Developer from time to time within a period ending not later than six (6) years after the initial recording of a Master Deed, be decreased by the withdrawal of all or any portion of the lands described in Article 2.1; provided, that no Unit which has been sold or which is the subject of a binding Purchase Agreement may be withdrawn without the consent of the Co-owner, purchaser and/or mortgagee of such Unit. The Developer may also, in connection with any such contraction, readjust Percentages of Value for Units in the Project in a manner which gives reasonable recognition to the number of remaining Units, based upon the method of original determination of Percentages of Value.

Other than as provided in this Article VII and Article X hereof, there are no restrictions or limitations on the right of the Developer to withdraw lands from the Project or as to the portion or portions of land which may be withdrawn, the time or order of such withdrawals, or the number of Units or Common Elements which may be withdrawn; provided, however, that the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to such Units.

7.3 Contraction not Mandatory. There is no obligation on the part of the Developer to contract the Condominium Project nor is there any obligation to withdraw portions of the Project in any particular order nor to construct particular improvements on any withdrawn lands. The Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development. Any development on the withdrawn lands will, however, be residential in character or at least not be detrimental to the adjoining residential development.

7.4 Amendment(s) to Master Deed. A withdrawal of lands from this Condominium Project by the Developer will be given effect by an appropriate amendment or amendments to the

Master Deed, which amendment(s) will not require the consent or approval of any Co-owner, mortgagee or other interested person. Such amendment(s) will be prepared by and at the sole discretion of the Developer, and may proportionately adjust the Percentages of Value assigned by Section 5.2 in order to preserve a total value of one hundred (100%) percent for the entire Project resulting from such amendment or amendments.

7.5 Additional Provisions. Any amendment or amendments to the Master Deed made by the Developer to contract the Condominium may also contain such provisions as the Developer may determine necessary or desirable: (i) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project; and (ii) to create or change restrictions or other terms and provisions, including designations and definition of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in the Developer's judgment to enhance the value or desirability of the parcel or parcels being withdrawn from the Project.

ARTICLE VIII

EASEMENTS

8.1 Encumbrances. The Condominium is established and exists subject to a Planned Unit Development Ordinance, the Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, this Master Deed, all valid easements, rights-of-way and building and use restrictions, if any, of record in the Ionia County Register of Deeds on the date this Master Deed is recorded, and all valid governmental limitations as are applicable to the Condominium and/or the Condominium Premises. The Developer intends, and expressly reserves the rights, to: (a) if the Developer has not yet done so, record against the Condominium Premises in the Ionia County Records a Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, in such form and with such content as the Developer, in its sole discretion, shall determine, provided that its terms, covenant and conditions are consistent herewith and with the Disclosure Statement provided to Unit purchasers pursuant to the Act, together with a subordination of this Master Deed thereto; and (b) convey all individual Units by warranty deed subject to the foregoing exceptions.

8.2 Easements for Encroachments. In the event that any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists, and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (and/or the Developer during the Development and Sales Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, relocation, alteration, replacement, repair or maintenance of such services, and any costs incurred in the opening or repairing of any Common Element or other improvement to install, repair or maintain utility services to the Project shall be an expense of administration assessed against all Co-owners in accordance with the Condominium Bylaws.

8.3 Easements Reserved by Developer. Developer reserves nonexclusive easements for the benefit of itself, its successors and assigns which may be used at any time or times without the payment of any fee or charge other than the reasonable cost of corrective work performed, utilities consumed and/or maintenance required as a direct result of such use:

(a) to use, improve and/or extend all roadways, drives and walkways in the Condominium for the purpose of ingress and egress to and from any Unit or real property owned by it and to and from all of any portion of the land described in the Master Declaration; and

(b) to utilize, tap, tie into, extend and/or enlarge all utility lines and mains, public and private, located on the land described in Article II.

(c) for any other purpose beneficial to the Condominium Project.

Developer further reserves the right to grant additional easements on, over, under, across, and through the Condominium Property for utilities, amenities, improvements, and access purposes or as may otherwise be necessary or desirable in furtherance of the development, use, maintenance, or operation of the Project in the sole discretion of the Developer. All of the Co-owners and mortgagees of Units, and any other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to any amendment to this Master Deed or separate instrument intended by the Developer to effect the grant of any such easement, and the execution and recording thereof. Further, by accepting title, a mortgage, or any other interest in a Unit or the Project, all such interested persons shall be deemed to have irrevocably appointed the Developer and its successors and assigns as agent and attorney for the purpose of execution of such amendment or instrument and all other documents necessary to effectuate the foregoing.

8.4 Easement Retained by Developer Over General Common Elements for Development, Construction and Sale. Unless and until dedicated to and accepted by the City of Ionia or another municipal authority, the Developer, its successors and assigns, shall have a private non-exclusive easement for the unrestricted use of all unsold Units and the General Common Element land, parking areas and pedestrian walks for the purpose of: (a) developing, constructing and selling unsold Units and Condominium improvements; and (b) developing, constructing and erecting improvements upon, and selling condominium units and dwellings within any portion of the Contractible Area which is located outside this Condominium and/or any other portion(s) of Austin Pines West. The Developer's reserved rights include but are not limited to, the right, in furtherance of such development, construction and sales activities, to: (i) maintain and operate a sales office in the Condominium; (ii) post and maintain on Common Element lands, subject to compliance with any applicable City ordinance, sales advertising signs describing this Condominium and/or any other development within Austin Pines West; (iii) invite onto unsold Units and Common Element lands, and provide thereon temporary parking for, construction personnel and members of the general public who are interested in the purchase of a condominium unit or subdivision lot within Austin Pines West; (iv) utilize, and permit its invitees, contractors and construction personnel to utilize the utilities in the Condominium; and (v) generally, do all such things and utilize such of the Common Elements, not inconsistent with the use and enjoyment rights of existing Co-owners, as are necessary or beneficial to the efficient and orderly development, construction and sale of improvements within this Condominium and all other portions of Austin Pines West.

8.5 Easement Reserved for Developer for Contracted or Withdrawn Areas. If any portion of the Condominium Project is contracted or withdrawn by the Developer during the time limits set forth in Section 67(3) of the Michigan Condominium Act, such withdrawn parcels (whether owned by the Developer or a successor or assign) shall be automatically granted easements for utilities, amenities, improvements, and access purposes through the Condominium Project for the benefit of the undeveloped portions of the Project.

8.6 Developer Responsibility. So long as the Developer owns one or more of the Units in the Project, it shall be subject to the provisions of this Master Deed and of the Act.

8.7 Easement for Maintenance and Repair. Perpetual easements shall exist to, through, over, under and across the Condominium Property, including all Condominium Units, (i) in favor of the Developer, the Association and all Condominium Owners for the maintenance and repair (including replacement) of Common Elements of the Condominium Units, and (ii) in favor of the various utility companies providing service, as may be reasonable for the installation and continuing maintenance and repair (including replacement) of all utilities in the Condominium, including, but not necessarily limited to, light, heat, power, sewer, water, security system, cable TV system, storm water discharge and detention, and communications, which utilities are sometimes collectively referred to in this Article VIII as "utilities" or "utility services." These easements include, without limitation, the right to obtain access to Common Elements located within any Condominium Unit or the appurtenant Limited Common Elements, during reasonable hours and upon reasonable notice, except in cases of emergency where no prior notice is required.

Every portion of a Condominium Unit which contributes to the structural support of another Unit shall be burdened with an easement of structural support for the benefit such other Unit.

8.8 Repair and Replacement. The Developer retains for the benefit of itself, its agents, employees, independent contractors, successors and assigns and designated representatives and for the benefit of any appropriate utility company and to the burden of the Condominium, the right of ingress and egress to the Condominium Property and any Unit and the Limited Common Elements appurtenant thereto, for the purpose of exercising any of the Developer's rights described herein, including the right to (i) do all the things necessary to install, maintain, repair, replace or inspect facilities within the purview of its responsibilities, and (ii) such other access purposes or other lawful purposes as may be necessary for the benefit of the Condominium.

8.9 Connection of Utilities. The Developer reserves for the benefit of itself, its agents, employees, independent contractors, successors and assigns, and for the benefit of any appropriate utility company, perpetual easements to enter upon and across the Condominium Property and Condominium Unit and lay pipes, wires and cables and do all other things reasonably necessary to utilize, tap and tie into, and to construct, extend and enlarge, all utility services or systems now or hereafter located on the Condominium Property to service all or any portion of the condominium project.

8.10 Future Utility Easements. The Developer reserves the right at any time to grant easements for utilities over, under and across the Condominium Property to (i) appropriate governmental agencies or public utility companies, (ii) any property hereafter contracted out of the Condominium, or any other land adjacent to or in the vicinity of the Condominium now owned or hereinafter acquired by Developer, and to transfer title to utilities to governmental agencies or to utility companies, provided such easements do not disturb, or interfere with the responsible use of, any Condominium Unit. Any such easement or transfer of title may be made by the Developer without the consent of any Condominium Owner, Mortgagee or other person and shall be evidenced by an appropriate amendment to the Master Deed, which amendment shall be recorded in the Ionia County Records. All of the Condominium Owners and Mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of their Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title.

8.11 Future Easements, Licenses and Rights-of-Way. With the prior written consent of the Developer, the Association, acting through its lawfully constituted Board of Directors shall be empowered and obligated to grant such easements, licenses, rights-of entry and rights-of-way over, under and across the Condominium Property for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium.

8.12 Modification of Easements. No easements or rights established pursuant to this Article may be modified or terminated, nor may any of the obligations relating thereto be varied, except as provided in the separate instrument creating such easement or right or, if no such separate instrument exists, without the consent of the Developer, the Association, and each Condominium Owner and Mortgagee benefiting from such easement or right.

ARTICLE IX

AMENDMENT AND TERMINATION

9.1 Pre-Conveyance Amendments. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting an amendment to the Master Deed or the Condominium Bylaws or a termination of the Project shall be recorded in the register of deeds office in the County where the Project is located.

9.2 Post-Conveyance Amendments. If there is a Co-owner other than the Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) Non-Material Changes. An amendment may be made without the

consent of any Co-owner or mortgagee if the amendment does not materially alter or change the rights of any Co-owner or mortgagee of a Unit in the Project, including, but not limited to: (i) amendments to modify the number or dimensions of unsold Condominium Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective Co-owners, and enabling the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan.

(b) Material Changes. An amendment may be made even if it will materially alter or change the rights of the Co-owners or mortgagees, with the consent of not less than two-thirds of the Co-owners and to the extent required by law, mortgagees. However, a Co-owner's Unit dimensions or Limited Common Elements may not be modified without his consent, nor may the method or formula used to determine Percentages of Value for the Project or provisions relating to the ability or terms under which a Unit may be rented be modified without the consent of the Developer and each affected Co-owner and mortgagee. Rights reserved by the Developer, including without limitation rights to amend for purposes of expansion, contraction conversion, or modification of units, shall not be further amended without the written consent of the Developer so long as the Developer or its successors and assigns continue to own and to offer for sale any Unit in the Project. For purposes of this sub-section, a mortgagee shall have one vote for each first mortgage held.

(c) Compliance With Law. Material amendments may be made by the Developer without the consent of Co-owners and mortgagees, even if the amendment will materially alter or change the rights of Co-owners and mortgagees, to achieve compliance with the Act, administrative rules, interpretations or orders adopted by the Administrator or by the Courts pursuant to the Act, or with other federal, state or local laws, ordinances or regulations affecting the Project.

(d) Reserved Developer Rights. A material amendment may also be made unilaterally by the Developer without the consent of any Co-owner or mortgagee for the specific purposes reserved by the Developer in this Master Deed. During the Development and Sales Period, or for so long as there is any further possibility of expansion, contraction, or conversion of the Project, this Master Deed and Exhibits A and B hereto shall not be amended nor shall their provisions be modified in any way without the written consent of the Developer, or its successors or assigns.

(e) Consolidating Master Deed. An As Built Amendment may be prepared and recorded by the Developer as required by the Act when construction of the Project has been completed. Such documents may incorporate changes made by previous amendments, restate some or all of the provisions of this Master Deed and of the Exhibits attached, delete provisions or parts of provisions which benefit the Developer, which have been superseded or the effectiveness of which has expired, and make such further changes as do not materially affect the rights of Co-owners and mortgagees.

(f) Costs of Amendments. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the prescribed majority of Co-owners and mortgagees, the costs of which are expenses of administration. The Co-owners and mortgagees of record (when required) shall be notified of proposed amendments under this Section not less than ten (10) days before the amendment is recorded.

9.3 Project Termination. If there is a Co-owner other than the Developer, the Project may be terminated only with consent of the Developer and not less than eighty percent (80%) of the Co-owners and mortgagees, in the following manner:

(a) Termination Agreement. Agreement of the required number of Co-owners and mortgagees to termination of the Project shall be evidenced by their execution of a Termination Agreement, and the termination shall become effective only when the Agreement has been recorded in the register of deeds office in the County where the Project is located.

(b) Real Property Ownership. Upon recording a document terminating the Project, the property constituting the Condominium shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately prior to such recording. As long as the tenancy in common lasts, each Co-owner and his/her heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property which formerly constituted their Condominium Unit.

(c) Association Assets. Upon recording a document terminating the Project, any rights the Co-owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before such recording, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

(d) Notice to Interested Parties. Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds.

9.4 City Approval. No amendment may be made to this Master Deed or to other Condominium Documents for the purpose of modifying or eliminating the requirement for City approval of a matter which the City is required to approve, without the prior approval of the Planning Commission and City Council. The use of the Project is subject to the **Planned Unit Development Ordinance** notwithstanding anything to the contrary in the Master Deed or Bylaws.

ARTICLE X

WITHDRAWAL OF PROPERTY

10.1 Withdrawal of Property.

(a) Withdrawal by Developer. Notwithstanding anything in this Master Deed to the contrary, if Developer has not completed development and construction of Units or Improvements in the Project that are identified as "need not be built" during a period ending 10 years after the date of commencement of construction by Developer of the Project, Developer has the right to withdraw from the Project all undeveloped portions of the Project not identified as "must be built" without the prior consent of any Owners, mortgagees of Units in the Project, or any other person having an interest in the Project. If this Master Deed contains provisions permitting the expansion, contraction, or rights of convertibility of Units or Common Elements in the Project, the time period is the greater of (i) the 10-year period set forth above or (ii) 6 years after the date Developer exercised its rights regarding either expansion, contraction, or rights of convertibility, whichever right was exercised last. The undeveloped portions of the Project withdrawn shall also automatically be granted easements for utility and access purposes through the Project for the benefit of the undeveloped portions of the Project, subject to the payment of a reasonable pro rata share of the costs of maintaining the easements.

(b) Withdrawal by Association. If Developer does not withdraw the undeveloped portions of the Project from the Project or convert the undeveloped portions of the Project to "must be built" before the time periods set forth in section 10.4(a) expire, the Association, by an affirmative two-thirds majority vote of Owners in good standing, may declare that the undeveloped land shall revert to the general common elements and all rights to construct Units on the undeveloped land shall cease. When such a declaration is made, the Association shall provide written notice of the declaration to Developer or its successor by First Class Mail at its last known address. Within sixty (60) days after receipt

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of the notice, Developer or its successor may withdraw the undeveloped land or convert the undeveloped condominium units to "must be built." However, if the undeveloped land is not withdrawn or the undeveloped condominium units are not converted within 60 days, the Association may file the notice of the declaration with the register of deeds in the County in which the Project is located. The declaration takes effect on recording by the register of deeds. The Association shall also file notice of the declaration with the local supervisor or assessing officer.

(c) Undeveloped Land. For purposes of this Section **Error! Reference source not found.**, "undeveloped land" does not include Units that are depicted or described on the Condominium Subdivision Plan pursuant to Section 66 of the Act as containing no vertical improvements.

ARTICLE XI

ASSIGNMENT OF DEVELOPER RIGHTS

11.1 Right to Assign. Any or all of the rights and powers granted to or reserved by the Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, may be assigned by the Developer to any other entity or person, including the Association. Any such assignment or transfer shall be made by appropriate instrument in writing, and shall be duly recorded in the office of the register of deeds in the County in which the Project is located.

ARTICLE XII

CITY OF IONIA

12.1 **Arbitration**. The City of Ionia shall not be required to engage in arbitration pursuant to the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing.

12.2 **Compliance with Law**. Notwithstanding anything to the contrary in the Condominium Documents, the construction, use, and occupation of the Project and any real property, buildings, and structures within the Project or referred to on the Condominium Documents shall conform to and be consistent with all applicable laws, ordinances, regulations, and permits received for the Project, including but not limited to, the City of Ionia's Code of Ordinances and Zoning Ordinance, and all zoning and land use approvals received for the Project.

12.2 **Enforcement**. The City of Ionia may enforce any provision in the Condominium Documents that references, pertains to, or benefits the City of Ionia. Should the City of Ionia prevail in any litigation or legal proceedings, in whole or in part, regarding enforcement, interpretation, or involving, the Condominium Documents, then the City of Ionia shall be entitled to reasonable attorneys' fees and costs (both through pre-trial proceedings, during the trial court proceedings and through any and all appeals and other proceedings). In no event shall the City of Ionia have to pay or reimburse any other party for that party's attorneys' fees or costs related to the Condominium Documents.

12.3 **Conflict**. In the event of any conflict between any portion of the Condominium Documents and the City of Ionia Zoning Ordinance or any other City of Ionia code or ordinance, the City of Ionia code or ordinance provision shall prevail and govern.

THIS MASTER DEED has been executed by the Developer as of the day and year which appear on page one.

Green Development Ventures, LLC,
A Michigan limited liability company

By:_____
Thomas M. Larabel
Its: Vice President

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STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me the _____ day of _____, 2026, by Thomas M. Larabel, Vice President of Green Development Ventures, LLC, a Michigan limited liability company known to me to be the same person who executed the foregoing Document and who acknowledges the same to be their free act and deed.

_____

Notary Public
_____ County, MI
Acting in the County of _____
My commission expires:

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EXHIBIT A

CONDOMINIUM BYLAWS

AUSTIN PINES WEST TOWNHOMES CONDOMINIUM ASSOCIATION

ARTICLE I

ASSOCIATION OF CO-OWNERS

1.1 Organization. Austin Pines West Townhomes, a residential attached conventional condominium project located in the City of Ionia, Ionia County, Michigan (the "Project") is being developed in a single phase to comprise a maximum of twelve (12) Units. Upon the recording of the Master Deed, the management, maintenance, operation and administration of the Project shall be vested in an Association of Co-owners organized as a non-profit corporation under the laws of the State of Michigan (the "Association"). The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Co-owners, prospective purchasers, mortgagees, and prospective mortgagees of Units in the Project.

1.2 Compliance. All present and future Co-owners, mortgagees, lessees or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of Act No. 59, P.A. 1978, as amended (the "Condominium Act" or "Act"), the Master Deed and all amendments thereto, the Condominium Bylaws, the Association's Articles of Incorporation, the Association's Bylaws, and other Condominium Documents that pertain to the use and operation of the Condominium property. The acceptance of a deed of conveyance, the entering into of a lease, or the act of occupying a Condominium Unit in the Project shall constitute an acceptance of the terms of the Condominium Documents and an agreement to comply with their provisions.

1.3 **City of Ionia**. The Project was granted zoning approval by the City Council of the City of Ionia, Michigan, on _____, 2026, by _____. The Project shall at all times comply with such zoning approval.

ARTICLE II

MEMBERSHIP AND VOTING

2.1 Membership. Each Co-owner of a Unit in the Project, during the period of his ownership, shall be a member of the Association and no other person or entity will be entitled to membership. The share of a member in the funds and assets of the Association may be assigned, pledged or transferred only as an appurtenance to his Condominium Unit.

2.2 Voting Rights. Except as limited in the Master Deed and in the Bylaws, each Co-owner will be entitled to one vote for each Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages assigned to the Unit or Units owned by him, when voting by value. Voting shall be by number, except in those instances where voting is specifically required to be otherwise by the Act, Master Deed, or Bylaws, and no cumulation of votes shall be permitted.

2.3 Eligibility to Vote. No Co-owner other than the Developer will be entitled to vote at any meeting of the Association until he has presented written evidence of ownership of a Condominium Unit in the Project, nor shall he be entitled to vote (except for elections pursuant to Section 3.4) prior to the Initial Meeting of Members. The Developer shall be entitled to vote only those Units to which it still holds title.

2.4 Designation of Voting Representative. The person entitled to cast the vote for each Unit, and to receive all notices and other communications from the Association, shall be designated by a certificate signed by all the record owners of such Unit and filed with the Secretary of the Association. The certificate shall state the name and address of the individual representative designated, the number or numbers of the Unit or Units owned, and the name and address of the

person or persons, firm, corporation, partnership, association, trust or other legal entity who is the Unit owner. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change has occurred in the ownership of the Unit.

2.5 Proxies. Votes may be cast in person or by proxy. Proxies may be made by any designated voting representative who is unable to attend the meeting in person. Proxies will be valid only for the particular meeting designated and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting.

2.6 Majority. At any meeting of members at which a quorum is present, fifty-one percent (51%) of the Co-owners entitled to vote and present in person or by proxy (or written vote, if applicable), shall constitute a majority for the approval of the matters presented to the meeting, except in those instances in which a majority exceeding a simple majority is required by these Bylaws, the Master Deed or by law.

ARTICLE III

MEETINGS AND QUORUM

3.1 Initial Meeting of Members. The initial meeting of the members of the Association may be convened only by the Developer, and may be called at any time after two or more of the Units in the Project have been sold and the purchasers qualified as members of the Association. In no event, however, shall such meeting be called later than: (a) 120 days after the conveyance of legal or equitable title to non-developer Co-owners of seventy-five percent (75%) of the total number of Units that may be created in the Project; or (b) 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, whichever first occurs, at which meeting the eligible Co-owners may vote for the election of directors of the Association. The maximum number of Units that may be added to the Project under Article VI of the Master Deed shall be included in the calculation of the number of Units that may be created. The Developer may call meetings of members of the Association for informational or other appropriate purposes prior to the initial meeting, but no such informational meeting shall be construed as the initial meeting of members.

3.2 Annual Meeting of Members. After the initial meeting has occurred, annual meetings of the members shall be held in each year on a date and at a time and place selected by the Board of Directors. At least 20 days prior to the date of an annual meeting, written notice of the date, time, place and purpose of such meeting shall be mailed or delivered to each member entitled to vote at the meeting; provided that not less than 30 days written notice shall be provided to each member of any proposed amendment to these Bylaws or to other recorded Condominium Documents.

3.3 Advisory Committee. Within one year after the initial conveyance by the Developer of legal or equitable title to a Co-owner of a Unit in the Project, or within 120 days after conveyance of one-third of the total number of Units that may be created in the Project, whichever first occurs, two or more persons shall be selected by the Developer from among the non-developer Co-owners to serve as an Advisory Committee to the Board of Directors (the "Advisory Committee"). The purpose of the Advisory Committee is to facilitate communication between the Developer-appointed Board of Directors and the non-developer Co-owners and to aid in the ultimate transition of control to the Owners. The members of the Advisory Committee shall serve for one year or until their successors are selected, and the Committee shall automatically cease to exist at the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at such times as may be requested by the Advisory Committee; provided, however, that there shall be not more than two such meetings each year unless both parties agree.

3.4 Board Composition. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of twenty-five percent (25%) of the Units that may be created in the Project, at least 1 director and not less than one-fourth of the Board of Directors of the Association shall be elected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 50% of the Units that may be created in the Project, not less than one-third of the Board of Directors shall be elected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 75% of the Units that may be created in the Project, and before

conveyance of 90% of such Units, the non-developer Co-owners shall elect all directors on the Board except that the Developer shall have the right to designate at least one director as long as the Developer owns and offers for sale at least 10% of the Units in the Project.

3.5 Owner Control. If seventy-five percent (75%) of the Units that may be created in the Project have not been conveyed within 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner, the non-developer Co-owners shall have the right to elect a number of members of the Board of Directors of the Association equal to the percentage of Units they hold, and the Developer will have the right to elect a number of members of the Board equal to the percentage of Units which are owned by the Developer and for which assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights of directors otherwise established. Application of this provision does not require a change in the size of the Board as designated in the Association Bylaws.

3.6 Mathematical Calculations. If the calculation of the percentage of members of the Board that the non-developer Co-owners have a right to elect, or the product of the number of members of the Board multiplied by the percentage of Units held by the non-developer Co-owners results in a right of non-developer Co-owners to elect a fractional number of members of the Board, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number. After application of this formula, the Developer shall have the right to elect the remaining members of the Board. Application of this provision shall not eliminate the right of the Developer to designate at least one member as provided in Section 3.4.

3.7 Quorum of Members. The presence in person or by proxy of fifteen (15%) percent of the Co-owners entitled to vote shall constitute a quorum of members. The written vote of an owner furnished at or prior to a meeting, at which meeting such owner is not otherwise present in person or by proxy, shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

3.8 Electronic Participation. Electronic participation in meetings is governed by Article XIV below and the Articles of Incorporation. In accordance with those provisions, the Board of Directors may hold a meeting of shareholders or members that is solely by means of remote communication.

ARTICLE IV

ADMINISTRATION

4.1 Board of Directors. The business, property and affairs of the Association shall be managed by a Board of Directors to be elected in the manner described in these Bylaws. The directors designated in the Articles of Incorporation shall serve until such time as their successors have been duly elected and qualified at the initial meeting of members. All actions of the first Board of Directors designated in the Articles of Incorporation, or any successors to such directors selected by the Developer before the initial meeting of members, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors elected by the members of the Association, so long as such actions are within the scope of the powers and duties which may be exercised by a Board of Directors as provided in the Condominium Documents. A service contract or management agreement entered into between the Association and the Developer or affiliates of the Developer shall be voidable without cause by the Board of Directors on the Transitional Control Date or within ninety (90) days after the initial meeting has been held and on thirty (30) days notice at any time for cause.

4.2 Powers and Duties. The Board shall have all powers and duties necessary for the administration of the affairs of the Association and may take all actions in support of such administration that are not prohibited by the Condominium Documents or specifically reserved to the members. The powers and duties to be exercised by the Board shall include, but not be limited to, the following:

(a) Care, upkeep and maintenance of the Common Elements;

(b) Development of an annual budget, and the determination, levy, and collection of assessments required for the operation and affairs of the Condominium;

(c) Employment and dismissal of contractors and personnel as necessary for the efficient management and operation of the Condominium Property;

(d) Adoption and amendment of rules and regulations governing the use of the Condominium Property not inconsistent with these Bylaws, the PUD Ordinance or the Master Declaration, interpreting the covenants, conditions, and restrictions contained the Master Deed or these Bylaws, or setting the procedures governing the Association's enforcement of such covenants, conditions, and restrictions, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents and the imposition of late charges for nonpayment of assessments;

(e) Opening bank accounts, borrowing money, and issuing evidences of indebtedness in furtherance of the purposes of the Association, and designating signatories required for such purposes;

(f) Obtaining insurance for the Common Elements, the premiums of which shall be an expense of administration;

(g) Granting licenses for the use of the Common Elements for purposes not inconsistent with the provisions of the Act or of the Condominium Documents;

(h) Authorizing the execution of contracts, deeds of conveyance, easements and rights-of-way affecting any real or personal property of the Condominium on behalf of the Co-owners;

(i) Making repairs, additions and improvements to, or alterations of, the Common Elements, and repairs to and restoration of the Common Elements after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

(j) Asserting, defending or settling claims on behalf of all Co-owners in connection with the Common Elements of the Project and, upon written notice to all Co-owners and compliance with the Articles and Section XIII of these Bylaws, instituting actions on behalf of and against the Co-owners in the name of the Association;

(k) Filing and/or recording an extension to preserve and continue any restrictions or covenants contained in the Condominium Documents, to prevent lapse or termination of the same under the Michigan Marketable Record Title Act, MCL 565.101, or other applicable law; and

(l) Such further duties as may be imposed by resolution of the members of the Association or which may be required by the Condominium Documents or the Act.

4.3 Books of Account. The Association shall keep books and records containing a detailed account of the expenditures and receipts of administration, which will specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and its members. Such records shall be open for inspection by the Co-owners and their mortgagees during reasonable hours.

This right to inspection is subject to the Association's good faith determination to disallow inspection of the books and records when doing so would impair the privacy or free association rights of shareholders or members; or impair the lawful purposes of the corporation.

The Association shall also prepare and distribute a financial statement to each Co-owner at least once a year, the contents of which will be defined by the Association. The books and records shall be reviewed annually and audited at such times as and when required by the Board of Directors (or the Act) by qualified independent accountants (who need not be certified public accountants), and the cost of such review or audit shall be an expense of administration. Any such audit need not be certified.

In any year the Association has annual revenues in excess of $20,000, the audit or review must be conducted by a certified public accountant unless the Board of Directors opts out of such requirement for any such fiscal year, in its sole discretion. In such event, the provisions of the preceding paragraph shall apply.

4.4 Maintenance, Repair, and Replacement. The responsibility for maintenance, repair, and replacement of Units and Common Elements (other than following casualty damage, which is described in section 6.3 of these Bylaws) is as follows:

(a) All maintenance, repair, and replacement of the structures and other improvements located within a Unit or Limited Common Elements that are the responsibility of the Owner of a Unit as set forth in the Master Deed shall be made by the Owner of the Unit, who must first obtain the written consent of the Association. Each Owner shall be responsible for all damages to the Common Elements resulting from the repairs or from any failure of the Owner to perform maintenance and repairs to a Unit.

(b) All maintenance, repair, and replacement of the General Common Elements, whether located inside or outside the Units, and of Limited Common Elements to the extent required by the Master Deed, shall be made by the Association and shall be charged to all the Owners as a common expense unless necessitated by the negligence, misuse, or neglect of a particular Owner, in which case the expense shall be charged to the responsible Owner. The Association or its agent shall have access to each Unit (but not to the interior of any residence or garage within a Unit) from time to time during reasonable hours, on notice to the occupant, to maintain, repair, or replace any of the Common Elements located within or accessible only from a Unit that are the responsibility of the Association. The Association or its agents shall also have access to each Unit at all times without notice for making emergency repairs necessary to prevent damage to other Units or the Common Elements.

4.5 Reserve Fund. The Association shall maintain a reserve fund, to be used for major repairs and replacement of the Common Elements, as provided by Section 105 of the Act. Such fund shall be established in the minimum amount required on or before the Transitional Control Date, and shall, to the extent possible, be maintained at a level which is equal to or greater than 10% of the then current annual budget of the Association on a non-cumulative basis. The minimum standard required by this Section may prove to be inadequate, and the Board should carefully analyze the Condominium Project from time to time to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes.

4.6 Construction Liens. A construction lien arising as a result of work performed on a Condominium Unit or on an appurtenant Limited Common Element shall attach only to the Unit upon which the work was performed, and a lien for work authorized by the Developer or principal contractor shall attach only to Condominium Units owned by the Developer, and which was the subject of the work supporting the lien at the time of recording the lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Co-owner of such Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Condominium Unit for work performed on the General Common Elements not contracted for by the Association or the Developer.

4.7 Managing Agent. The Board may employ a Management Company or Managing Agent at a compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the powers and duties described in Section 4.2. The Developer or any person or entity related to the Developer may serve as Managing Agent if so appointed; provided, however, that any compensation so paid to the Developer shall be at competitive rates.

4.8 Officers. The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of officers of the Association and may contain any other provisions pertinent to officers of the Association not inconsistent with these Bylaws. Officers may be compensated, but only upon the affirmative vote of sixty-seven (67%) percent or more of all Co-owners.

4.9 Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association upon 10 days notice to all Co-owners, in the manner and to the extent provided by the Articles and/or the Association Bylaws. In the event that no judicial determination as to indemnification has been made, an opinion of independent counsel as to the propriety of indemnification shall be obtained if a majority of Co-owners vote to procure such an opinion.

ARTICLE V

ASSESSMENTS

5.1 Administrative Expenses. The Association shall be assessed as the entity in possession of any tangible personal property of the Condominium owned or possessed in common, and personal property taxes levied on such property shall be treated as expenses of administration. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Project shall be expenses of administration, and all sums received as proceeds of or pursuant to any policy of insurance securing the interests of the Co-owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of such Common Elements shall be receipts of administration.

5.2 Determination of Assessments. Assessments will be determined in accordance with the following provisions:

(a) Initial Budget. The Board of Directors of the Association shall establish an initial budget in advance for each fiscal year, which budget will project all expenses for the coming year that may be required for the proper operation, management, and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. The annual assessment to be levied against each Unit in the Project shall then be determined on the basis of the budget. Copies of the budget will be delivered to each Owner, although the failure to deliver a copy to each Owner will not affect or in any way diminish the liability of a Co-owner for any existing or future assessment.

(b) Budget Adjustments. Should the Board of Directors determine at any time, in its sole discretion, that the initial assessments levied are insufficient: (1) to pay the costs of operation and maintenance of the Common Elements; (2) to provide for the replacement of existing Common Elements; (3) to provide for additions to the Common Elements not exceeding $3,000 or $100 per Unit annually, whichever is less; or (4) to respond to an emergency or unforeseen development; the Board is authorized to increase the initial assessment or to levy such additional assessments as it deems to be necessary for such purpose(s). The discretionary authority of the Board of Directors to levy additional assessments will rest solely with the Board of Directors for the benefit of the Association and its members and may not be enforced, attached by or subject to specific performance by any creditors of the Association.

(c) Special Assessments. Special assessments, in excess of those permitted by subsections (a) and (b), may be made by the Board of Directors from time to time with the approval of the Co-owners as provided in this subsection to meet other needs or requirements of the Association, including but not limited to: (1) assessments for additions to the Common Elements costing more than $3,000 in any year; (2) assessments to purchase a Unit upon foreclosure of the lien described in Section 5.5; or (3) assessments for any other appropriate purpose not specifically described. Special assessments referred to in this subsection (but not

including those assessments referred to in subsections (a) and (b), which will be levied in the sole discretion of the Board of Directors) will not be levied without the prior approval of sixty-seven (67%) percent or more of all Co-owners. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and its members and may not be enforced, attached by or subject to specific performance by any creditors of the Association.

5.3 Apportionment of Assessments. All assessments levied against the Unit Owners to cover expenses of administration shall be apportioned among and paid by the Co-owners on the basis of such Units Percentage of Value as set forth in the Master Deed, or any amendment to the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Unless the Board shall elect some other periodic payment schedule, annual assessments will be payable by Co-owners in twelve (12) equal monthly installments, commencing with the acceptance of a deed to, or a land contract vendee's interest in a Unit, or with the acquisition of title to a Unit by any other means. The payment of an assessment will be in default if the assessment, or any part, is not received by the Association in full on or before the due date for such payment established by rule or regulation of the Association. Provided, however, that the Board of Directors, including the first Board of Directors appointed by the Developer, may relieve a Unit Owner (including the Developer) who has not constructed a residence within his Unit from payment, for a limited period of time, of all or some portion of the assessment for his respective allocable share of the Association budget. The purpose of this provision is to provide fair and reasonable relief from Association assessments for nonresident owners until such Owners begin to utilize the Common Elements on a regular basis.

5.4 Expenses of Administration. The expenses of administration shall consist, among other things, of such amounts as the Board may deem proper for the operation and maintenance of the Condominium property under the powers and duties delegated to it and may include, without limitation, assessments received from the Austin Pines West Community Association, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve for replacement, and for meeting any deficit in the common expense for any prior year; provided, that any reserves established by the Board prior to the initial meeting of members shall be subject to approval by such members at the initial meeting. The Board shall advise each Co-owner in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such containing common charges are based to all Co-owners.

5.5 Collection of Assessments. Each Co-owner shall be obligated for the payment of all assessments levied upon his Unit during the time that he is the Owner of the Unit, and no Co-owner may become exempt from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements, or by the abandonment of his Unit.

(a) Legal Remedies. In the event of default by any Co-owner in paying the assessed common charges, the Board may declare all unpaid installments of the annual assessment for the pertinent fiscal year to be immediately due and payable. In addition, the Board may impose reasonable fines and charge interest at the legal rate on assessments from and after the due date. Unpaid assessments, together with interest on the unpaid assessments, collection and late charges, advances made by the Association for other taxes or liens to protect its lien, attorney fees, and fines in accordance with the Condominium Documents, shall constitute a lien on the Unit prior to all other liens except tax liens in favor of any public taxing authority and sums unpaid upon a first mortgage recorded prior to the recording of any notice of lien by the Association, and the Association may enforce the collection of all sums due by suit at law for a money judgment or by foreclosure of the liens securing payment in the manner provided by Section 108 of the Act. In a foreclosure proceeding, whether by advertisement or by judicial action, a receiver may be appointed and reasonable rental for the Unit may be collected from the Co-owner or anyone claiming under him, and all expenses incurred in collection, including interest, costs and actual attorney's fees, and any advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default.

(b) Sale of Unit. Upon the sale or conveyance of a Condominium Unit, all unpaid assessments against the Unit shall be paid out of the sale price by the purchaser in preference over any other assessment or charge except as otherwise provided by the Condominium Documents or by the Act. A purchaser or grantee may request a written statement from the Association as to the amount of unpaid assessments levied against the Unit being sold or conveyed and such purchaser or grantee shall not be liable for, nor shall the Unit sold or conveyed be subject to a lien for any unpaid assessments in excess of the amount described in such written statement from the Association. Unless the purchaser or grantee requests a written statement from the Association at least 5 days before sale as provided in the Act, the purchaser or grantee shall be liable for any unpaid assessments against the Unit together with interest, late charges, fines, costs, and attorneys fees incurred in collection of the assessments.

(c) Self-Help. The Association may enter the Common Elements, Limited or General, to remove and abate any condition constituting a violation, or may discontinue the furnishing of services to a Co-owner in default under any of the provisions of the Condominium Documents upon seven (7) days written notice to such Co-owner of its intent to do so. A Co-owner in default shall not be entitled to use any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as the default continues; provided, that this provision shall not operate to deprive any Owner of ingress and egress to and from his Unit.

(d) Application of Payments. Money received by the Association in payment of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorneys' fees; second, to any interest, late charges, and fines charged, imposed, or levied in accordance with the Condominium Documents; and third, to installments of assessments in default in order of their due dates.

5.6 Financial Responsibility of the Developer. The responsibility of Developer for assessments is as follows:

(a) Pre-Turnover Expenses. Before the Transitional Control Date, it will be Developer’s responsibility to keep the books balanced and to avoid any continuing deficit in operating expenses, but the Developer shall not be responsible for the payment of general or special assessments. At the time of the initial meeting, Developer will be liable for the funding of any continuing deficit of the Association that was incurred before the Transitional Control Date.

(b) Post-Turnover Expenses. After the Transitional Control Date and continuing for any remaining Development and Sales Period, Developer shall not be responsible for the payment of either general or special assessments levied by the Association on Units owned by Developer until construction of a building on a Unit is completed.

(c) Exempted Transactions. Under no circumstances will Developer be responsible for the payment of any portion of any assessment that is levied for deferred maintenance, reserves for replacement, capital improvements or additions, or to finance litigation or other claims against Developer.

5.7 Closing Assessments. At the time of transfer of ownership of any Unit by deed, land contract or other method, the purchaser of the Unit shall pay a non-refundable fee to the Association which shall initially be equal to twenty-five percent (25%) of the assessments for the applicable Unit in the year immediately preceding the sale, but which may be adjusted from time to time by the Board of Director, in its sole discretion. If and when the Board of Directors changes the amount of the Closing Assessment, notice of the change shall be delivered to all Co-owners and shall be effective ten (10) days after the date of such notice. This assessment shall not be refundable upon the resale of a Unit nor shall it be credited toward any future monthly assessments to be paid by a Co-owner on his or her Unit. The Closing Assessment provided for in this section shall not apply to the initial purchaser of brand new homes, but shall be applicable to all subsequent owners.

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ARTICLE VI

TAXES, INSURANCE AND REPAIR

6.1 Real Property Taxes. Real property taxes and assessments shall be levied against the individual Units and not against the total property of the Project or any phase of the Project, except for the year in which the Project or phase was established subsequent to the tax day. Taxes and assessments which become a lien against the Condominium property in any such year shall be expenses of administration and shall be assessed against the Units located on the land with respect to which the tax or assessment was levied in proportion to the Percentage of Value assigned to each Unit. Real property taxes and assessments levied in any year in which the property existed as an established Project on the tax day shall be assessed against the individual Units only, even if a subsequent vacation of the Project has occurred.

Taxes for real property improvements made to or within a specific Unit shall be assessed against that Unit only, and each Unit shall be treated as a separate, single parcel of real property for purposes of property tax and special assessment. No Unit shall be combined with any other Unit or Units, and no assessment of any fraction of a Unit or combination of any Unit with other units or fractions shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made whether the Unit be owned separately or in common.

6.2 Insurance Coverage. The Association shall be appointed as Attorney-in-Fact for each Co-owner to act in connection with insurance matters and shall be required to obtain and maintain, to the extent applicable: casualty insurance with extended coverage, vandalism and malicious mischief endorsements; liability insurance (including director's and officer's liability coverage if deemed advisable); and worker's compensation insurance (if applicable) pertinent to the ownership, use, and maintenance of the Common Elements of the Project. All insurance shall be purchased by the Board of Directors for the benefit of the Association, the Co-owners, the mortgagees, and the Developer, as their interests may appear. Such insurance, other than title insurance, shall be carried and administered according to the following provisions:

(a) Co-owner Responsibilities. It shall be the responsibility of each Co-owner to obtain casualty insurance coverage at his own expense for the personal property located within their Unit, or elsewhere on the Condominium, for personal liability and property damage for occurrences within their Unit or on the Limited Common Elements appurtenant to such Unit, and for alternative living expenses in the event of fire or casualty causing temporary loss of their Unit. The Association and all Co-owners shall use their best efforts to ensure that all insurance carried by the Association or any Co-owner contains appropriate provisions permitting the waiver of right of subrogation as to any claims against any Co-owner of the Association for issued losses.

(b) Association Responsibility. The Association shall obtain and maintain insurance for damage or loss to the Units based upon the retail price of the Unit when purchased from the Developer. Each Co-owner shall be billed by the Association for the costs of such insurance for each individual Unit. If the Co-owner desires to maintain coverage in an amount greater than the scheduled policy amounts, such Co-owners shall so notify the Association in writing of such higher desired coverage, which will only be effective upon receipt of written confirmation of such increased coverage from the insurance carrier, and the Co-owner shall be responsible for the increased costs.

(c) Common Element Insurance. The General Common Elements of the Project shall be insured by the Association against fire and other perils covered by a standard extended coverage endorsement, to the extent deemed applicable and appropriate, in an amount to be determined annually by the Board of Directors. The Association shall not be responsible in any way for maintaining insurance with respect to the Limited Common Elements, the Units themselves or any improvements located within the Units.

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(d) Fidelity Insurance. The Association may obtain, if desired, fidelity coverage to protect against dishonest acts by its officers, directors, trustees and employees and all others who are responsible for handling funds of the Association.

(e) Power of Attorney. The Board of Directors is irrevocably appointed as the agent for each Co-owner, each mortgagee, other named insureds and their beneficiaries and any other holder of a lien or other interest in the Condominium or the Condominium Property, to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases upon the payment of claims.

(f) Indemnification. Each individual Co-owner shall indemnify and hold harmless every other Co-owner, the Developer and the Association for all damages, costs and judgments, including actual attorneys' fees, which any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within an individual Co-owners Unit or appurtenant Limited Common Elements. This provision shall not be construed to give an insurer any subrogation right or other right or claim against an individual Co-owner, the Developer or the Association, which rights are waived.

(g) Premium Expenses. Except as otherwise provided, all premiums upon insurance purchased by the Association pursuant to these By-Laws shall be expenses of administration.

6.3 Reconstruction and Repair. If any part of the Condominium Property is damaged or destroyed by fire or other casualty, the decision as to whether or not it will be reconstructed or repaired will be made in the following manner:

(a) General Common Elements. If the damaged property is a General Common Element, the damaged property shall be repaired or rebuilt unless 80% or more of the Co-owners and the institutional holders of mortgages on any Unit in the Project agree to the contrary. Provided, however, if the damaged property is a common roadway and is the sole means of ingress and egress to one or more Units in the Project, it will be repaired or rebuilt unless the 80% or more of the Co-owners agreeing not to repair or rebuild includes the Co-owners of all such Units.

(b) Limited Common Elements and Improvements. If the damaged property is a Limited Common Element or an improvement located within the boundaries of a Unit, the Association alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgagee or other person having an interest in the property. The Co-owner shall be responsible for the cost of any reconstruction or repair. The Co-owner shall in any event remove all debris and restore the Unit and its improvements to a clean and sightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage.

(c) Reconstruction Standards. Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for any damaged improvements located within the Unit unless prior written approval for changes is obtained from the Association or its Architectural Review Committee.

(d) Procedure and Timing. Immediately after the occurrence of a casualty causing damage to Common Elements which is to be reconstructed or repaired, the responsible party shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to cover the estimated cost of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair the funds for the payment of such costs are insufficient, an assessment shall be levied against all Co-owners in sufficient amounts to provide funds to pay the estimated or actual costs of

reconstruction or repair. This provision shall not be construed to require the replacement of mature trees and vegetation with equivalent trees or vegetation.

6.4 Eminent Domain. The following provisions will control upon any taking by eminent domain:

(a) Condominium Units. In the event of the taking of all or any portion of a Condominium Unit or any improvements located within the perimeters of a Unit, the award for such taking shall be paid to the Co-owner of the Unit and any mortgagee, as their interests may appear. If a Co-owner's entire Unit is taken by eminent domain, such Co-owner and his mortgagee shall, after acceptance of the condemnation award, be divested of all interest in the Condominium Project.

(b) Common Elements. In the event of the taking of all or any portion of the General Common Elements, the condemnation proceeds relative to the taking shall be paid to the Association for use and/or distribution to its members. The affirmative vote of 67% or more of the Co-owners in number and in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

(c) Amendment to Master Deed. In the event the Condominium Project continues after taking by eminent domain, the remaining portion of the Condominium Project shall be resurveyed and the Master Deed amended accordingly and, if any Unit shall have been taken, Article V of the Master Deed shall also be amended to reflect the taking and to proportionately readjust the Percentages of Value of the remaining Co-owners based upon the continuing value of the Condominium of 100%. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Co-owner.

(d) Notice to Mortgagees. In the event any Unit in the Condominium, the Common Elements or any portion of them is made the subject matter of a condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association shall promptly notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

(e) Inconsistent Provisions. To the extent not inconsistent with the provisions of this section, Section 133 of the Act shall control upon any taking by eminent domain.

ARTICLE VII

CONSTRUCTION REQUIREMENTS

7.1 Design Standards. Neighborhood design standards, when properly implemented, convey quality, value and stability to homeowners. The standards which follow are intended to promote consistency of architecture and landscape design. The implementation of these standards plays a direct role in developing a neighborhood and in preserving real estate values.

7.2 Developer Approvals. During the Development and Sales Period, no residences, buildings, fences, walls, drives, walks, or other improvements shall be commenced, erected, or maintained; no addition to or external change in the appearance of any structure shall be made (including color and design); and no hedges, trees, plantings, or landscaping modifications shall be made until plans or specifications acceptable to Developer, showing the nature, kind, shape, height, materials, color scheme, location, and approximate cost of the structure or improvement and the grading and landscaping plan of the area to be affected, have been submitted to and approved in writing by Developer. Developer shall have the right to refuse to approve any plans or specifications, including the grading and landscaping plan, that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing on such specifications or grading or landscaping plans, Developer shall have the right to take into consideration the suitability of the proposed structure, improvement, or modification; the site on which it is proposed to be erected; and the degree of harmony with the Condominium as a whole.

7.3 Review Committee. Developer has or will establish an Architectural Review Committee (the "Review Committee"). The mission of such a Review Committee is to ensure that all plans submitted for review meet the criteria established in the design standards. The design standards for the Project as implemented by the Review Committee will provide sufficient control to ensure compatibility with the overall neighborhood image.

7.4 Architectural Review. Except for residences constructed or modified by the Developer (or an affiliate of the Developer) during the Development and Sales Period, no building, structure or other improvements shall be constructed within the perimeters of a Condominium Unit or elsewhere on the Condominium Property, nor shall any exterior modification be made to any existing building, structure or improvement, unless plans and specifications containing such detail as the Association may reasonably require have first been approved in writing by the Review Committee. The Review Committee shall have the right to refuse to approve any plans or specifications, color and/or material applications, grading or landscaping plans, retaining walls and deck location and design, or building location plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing on such plans and specifications it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site on which it is proposed to be constructed, the proposed location of the improvement within the Unit, the location of structures within adjoining Units and the degree of harmony with the Condominium as a whole.

7.5 Approval of Contractor. All residences and other structures shall be constructed only by residential home builders licensed by the State of Michigan and approved in writing by the Developer, or following the Development and Sales Period, by the Review Committee. If building construction is intended to commence within three (3) months after the date of plan approval, the name of the proposed residential builder must be submitted at the same time as the plans and specifications described in Section 7.3. If construction is to be delayed beyond three (3) months, the name of the proposed residential builder must be submitted for approval at least sixty (60) days prior to the commencement of construction. In its approval process, the Committee may take into consideration the qualifications of the proposed builder along with its reputation in the community before deciding whether or not such builder will be approved for participation in the Project. Construction of all other improvements, including landscaping, must also be done by contractors approved in writing by the Developer or the Review Committee.

7.6 Specific Requirements. All approvals required by this Article shall comply with the following requirements:

(a) Construction Materials. Each residence shall be finished with wood, masonry (brick), vinyl or other approved exterior.

Roofs must be of an approved common color asphalt shingles determined by the Review Committees or other approved constructions and materials. Driveways may be of cement and decorative fencing shall be constructed of wood or other approved material.

All exterior paints, stains and material colors must be shown as part of the plan submitted for approval, and samples shall be furnished to the Review Committee upon request.

(b) Size and Space Requirements. All residences will also meet or exceed all requirements of the City of Ionia.

(c) Improvements and Outbuildings. Each residence must be equipped with an attached garage of not less than one stall.

(d) Fencing. Fencing shall only be permitted in limited locations approved by the Review Committee.

(e) Lawn Care. All lawn care shall be performed by the Association.

(f) Trash Containers and Pick Up. All trash shall be placed in containers approved by the Review Committee and kept inside the garage except for short periods of time reasonably necessary to permit collection. All trash will be picked up by a common person or Company selected by the Developer or Association, at the expense of each Co-owner.

(g) Letter and Delivery Boxes. The Review Committee will determine the location, design and permitted lettering of all mail and/or paper delivery boxes. Each Co-owner will pay the reasonable cost of installation and maintenance as determined by the Review Committee.

(h) Rules and Regulations. The Developer (and following the Transitional Control Date, the Review Committee) may from time to time publish and enforce various rules and regulations intended to provide a safe, pleasant and attractive residential community, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents. Such Rules and Regulations shall be as enforceable as if contained in these Bylaws or the Master Deed.

7.7 Codes and Ordinances. In addition to the Construction Requirements contained in this Article, all buildings and other structures must comply with applicable building, mechanical, electrical and plumbing codes in effect at the time the building or structure is erected.

7.8 Reserved Developer Rights. The purpose of this Article is to ensure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and its provisions shall be binding upon both the Association and upon all Co-owners in the Project. During the Development and Sales Period, the Developer may construct dwellings or other improvements on the Condominium Premises without the necessity of prior consent from the Association, its Architectural Review Committee or any other person or entity, subject only to the express limitations contained in this Article; provided, however, that all dwellings and improvements shall, in the reasonable judgment of the Developer or its architect, be architecturally compatible with the structures and improvements constructed elsewhere on the Condominium Property. Developer (or any residential builder to whom Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and to access to, from, and over the Condominium Property as may be reasonable to enable development and sale of the entire Project.

7.9 Committee Appointment. Until such time as dwellings have been constructed within all of the Units, the Developer may designate the members of the Architectural Review Committee. Promptly after completion of construction of the final dwelling in the Project, if rights of appointment have not previously been assigned to the Association, the Developer representatives shall resign from the Committee and the Board of Directors of the Association shall appoint three (3) new members to the Review Committee. In each succeeding year, or at such other intervals as the Board of Directors may decide, the Board of Directors shall appoint or re-appoint three (3) members to serve on the Review Committee.

7.10 Permitted Variance. The Architectural Review Committee may, upon a showing of practical difficulty or other good cause, grant variances from the requirements of this section, but only to the extent and in such a manner as do not violate the spirit and intent of such requirements.

ARTICLE VIII

USE AND OCCUPANCY RESTRICTIONS

8.1 Residential Use. Condominium Units shall be used exclusively for residential occupancy, and no Unit or appurtenant Common Element shall be used for any purpose other than that of a single-family residence or purposes incidental to residential use. While the City of Ionia residential zoning standards may permit uses other than single-family residential uses, the Condominium Documents preclude all such non-residential permitted uses. Home occupations conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence, which do not generate unreasonable traffic by members of the

general public and do not change the residential character of the Unit or neighborhood, are expressly declared to be incidental to primary residential use. To qualify as a home occupation, there must be: (i) no sign or display which indicates from the exterior that the residence is being used for any purpose other than that of a single-family dwelling; (ii) no goods or commodities sold upon the premises; and (iii) no mechanical or electrical equipment is used, other than personal computers and other office type equipment. In no event shall any barber shop, styling salon, beauty parlor, tea room, day care center, animal hospital, or any other form of animal care and/or treatment such as dog grooming, be considered a home occupation. Day care centers offering care for no more than six (6) children at any time shall be deemed to be a home occupation, providing all other provisions of this paragraph are observed. No building intended for other business uses, and no rooming house, day care facility, foster care residence or other commercial use of any kind shall be erected, placed or permitted on any Unit.

8.2 Common Areas. The Common Elements shall be used only by the Co-owners of Units in the Condominium and by their agents, tenants, family members, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to use of the Units; provided, that any parking areas, landscaped or garden areas, storage facilities or other common areas designed for a specific purpose shall be used only for the purposes approved by the Board. Specifically, the Board may designate portions of lawns as non-recreational areas, and may prevent access or use of such areas for all recreational purposes. The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Co-owner, and shall be subject to any lease or easement presently in existence or entered into by the Board or the Developer at some future date which affects all or any part of the Common Elements.

8.3 Use and Occupancy Restrictions. In addition to the general requirements of Sections 8.1 and 8.2, the use of the Project and its Common Elements by any Co-owner shall be subject to the following specific restrictions:

(a) Exterior Changes. No Co-owner shall make any additions, alterations, or modifications to any of the Common Elements nor make any changes to the exterior appearance of the residence or other improvements located within the perimeters of his Unit without prior approval of Developer or the Architectural Review Committee. A change in the color of a building or a significant landscaping change is included within the meaning of a change in exterior appearance.

(b) Unit Rental. No portion of a Unit may be rented and no transient tenants may be accommodated in any building; provided, that this restriction shall not prevent the rental or sublease of an entire Unit together with its appurtenant Limited Common Elements for residential purposes in the manner permitted by these Bylaws. Notwithstanding the foregoing, all rentals shall be subject to Section 10.5 of these Bylaws.

(c) Nuisances. No nuisances shall be permitted on the Condominium Property nor shall any use or practice be permitted which is a source of annoyance to, or which interferes with the peaceful possession or proper use of the Project by its residents. No Unit shall be used in whole or in part for the storage of rubbish or trash, nor for the storage of any property or thing that may cause the Unit to appear in an unclean or untidy condition. No substance or material shall be kept on a Unit that will emit foul or obnoxious odors, or that will cause excessive noise which will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding Units.

(d) Prohibited Uses. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property, and nothing shall be done or kept in any Unit or on the Common Elements which will increase the rate of insurance for the Project without the prior written consent of the Association. No Co-owner shall permit anything to be done or kept in his Unit or elsewhere on the Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common Elements, or which would violate any law.

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(e) Signs. No signs or other advertising devices other than those of a design and specification defined by the Developer or the Board of Directors shall be displayed on any Unit or Common Element. Such design standards may specify placement, size, color, materials, frame and post specifications, and such other items as are deemed in the sole discretion of the Developer or Board of Directors to impact the image and ambiance of the Community.

(f) Exterior Lighting. No vapor lights, dusk-to-dawn lights or other lights which are regularly left on during the night may be installed or maintained on any Unit without the prior consent of Developer or the Review Committee.

(g) Satellite Dishes and Solar Panels. No satellite dish or solar panel may be installed on any Unit until the type, design and location has been approved in writing by Developer or the Review Committee.

(h) Personal Property. No Co-owner shall display, hang or store any clothing, sheets, blankets, laundry or other articles of personal property outside a residence or closed storage building. This restriction shall not be construed to prohibit a Co-owner from placing and maintaining outdoor furniture and decorative foliage of a customary nature and appearance on a patio, deck or balcony appurtenant to a residence located within his Unit; provided, that no such furniture or other personal property shall be stored on any open patio, deck or balcony which is visible from another Unit or from the Common Elements of the Project during the winter season.

(i) Firearms and Weapons. No Co-owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest or member of his family of any firearms, air rifles, pellet guns, B-B guns, paintball guns, bows and arrows, illegal fireworks or other dangerous weapons, projectiles or devices anywhere on or about the Condominium Property.

(j) Pets and Animals. No animals, or birds or fowl may be kept or maintained on any unit except for dogs, cats, or other household pets without the prior written consent of the Association, which consent, if given, may be revoked at any time by the Association. No exotic, savage or dangerous animal shall be kept on the Condominium Property and no animal may be kept or bred for commercial purposes.

Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time, and must at all times be kept under such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. If a dog's barking can be heard on a frequent basis by any person in a nearby Unit or Common Element, the offending dog may not be kept, even if permission was previously given to keep the pet. No animal shall be permitted to run loose upon the Common Elements, Limited or General, nor upon any Unit except the Unit owned by the owner of such animal, and the owner of each pet shall be responsible for cleaning up after it.

The Association may charge a Co-owner maintaining animals a reasonable supplemental assessment if the Association determines that such an assessment is necessary to defray additional maintenance costs to the Association of accommodating animals within the Condominium. The Association may also, without liability to the owner of the pet, remove or cause any animal to be removed from the Condominium which it determines to be in violation of the restrictions imposed by this section. Any person who causes or permits any animal to be brought to or kept on the Condominium Property shall indemnify and hold the Association harmless from any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the Condominium Property.

(k) Recreational Vehicles. No recreational vehicles, boats or trailers shall be parked or stored on any Unit unless such item is stored within the garage,

with the garage door fully closed. No snowmobile, all-terrain vehicle or other off-road motorized recreational vehicle shall be operated on the Condominium Property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence where totally isolated from public view.

(l) Common Elements. The General Common Elements shall not be used for the storage of supplies or personal property (except for such short periods of time as may be reasonably necessary to permit the periodic collection of trash). No vehicles shall be parked on or along the private drive(s) (except in the event of approved parties or receptions generating a need for off-site parking). No Co-owner shall restrict access to any utility line or other area that must be accessible to service the Common Elements or which affects an Association responsibility in any way. In general, no activity shall be carried on nor condition maintained by any Co-owner either in his Unit or upon the Common Elements which despoils the appearance of the Condominium.

(m) Application of Restrictions. Absent an election to arbitrate pursuant to these Bylaws, a dispute or question as to whether a violation of any specific regulation or restriction contained in this Article has occurred shall be submitted to the Board of Directors of the Association which shall conduct a hearing and render a decision in writing, which decision shall be binding upon all owners and other parties having an interest in the Condominium Project.

(n) Vehicle Parking. Disabled or unlicensed vehicles may not be parked outside. Vehicles (limited in number to the number of garage stalls) may be parked in the driveway. No vehicles may be parked on Common Elements overnight, and the Association reserves the right to have such offending vehicles towed at the vehicle owner's expense.

(o) Commercial Vehicles. No Unit Owner may park any vehicle with commercial or business identification, or any vehicle other than one normally and commonly used for personal transportation on any Unit, except in the garage.

(p) Registered Sex Offenders. No person may occupy a Unit, whether as owner, tenant, or member of the household, licensee or regular guest whose name is on the Michigan Sex Offender Registry. If this provision is violated, the Association shall give notice to the Co-owner that such occupancy is in violation of this paragraph. The Co-owner must give the Association adequate assurances that the violation has been cured and that all future occupancies shall comply with this paragraph. Failure to do so will create option rights in the Association as set forth in Section 11.3.

8.4 Zoning Compliance. In addition to the restrictions contained in Section 8.3, the use of any Unit or structure located on the Condominium Property must also satisfy the requirements of all applicable ordinances of the City of Ionia, including the City of Ionia Zoning Ordinance in effect at the time of the contemplated use unless a variance for such use is obtained from the City of Ionia Board of Zoning Appeals.

8.5 Rules of Conduct. Additional rules and regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of Condominium Units and Common Elements, Limited and General, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents, may be promulgated and amended by the Board. Copies of such rules and regulations must be furnished by the Board to each Co-owner at least 10 days prior to their effective date, and may be revoked at any time by the affirmative vote of 60% or more of all Co-owners.

8.6 Enforcement by Developer. The Condominium Project shall at all times be maintained in a manner consistent with the highest standards of a private residential community, used and occupied for the benefit of the Co-owners and all other persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace and landscape in a manner consistent with the maintenance of such standards, the Developer, or any person to whom Developer may assign this right may, at its

option, elect to maintain, repair and/or replace any Common Elements or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period, which right of enforcement shall include (without limitation) an action to restrain the Association or any Co-owner from any prohibited activity.

8.7 Co-owner Enforcement. An aggrieved Co-owner is also entitled to compel enforcement of the Condominium Documents by action for injunctive relief and/or damages against the Association, its officers, or another Co-owner in the Project, consistent with Article XIII of the Articles of Incorporation.

8.8 Remedies on Breach. In addition to the remedies granted by Section 5.5 for the collection of assessments the Association shall have the right, in the event of a violation of the restrictions on use and occupancy imposed by this Section 8, to enter the Unit and to remove or correct the cause of the violation. Such entry will not constitute a trespass, and the Co-owner of the Unit will reimburse the Association for all costs of the removal or correction, including actual attorneys' fees. Failure to enforce any of the restrictions contained in this Article will not constitute a waiver of the right of the Association to enforce such restrictions in the future.

8.9 Developer Approvals. During the Development and Sales Period, no buildings, fences, walls, drives, walks or other improvements shall be commenced, erected or maintained, nor shall any addition to, or external change in the appearance of any structure be made (including color and design), nor shall any hedges, trees, plantings or landscaping modifications be made, until plans or specifications acceptable to the Developer, showing the nature, kind, shape, height, materials, color scheme, location and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected, shall have been submitted to and approved in writing by Developer.

The Developer shall have the right to refuse to approve any plans or specifications, or grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such specifications, grading or landscaping plans, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to erect the same, and the degree of harmony with the Project as a whole.

8.10 Reserved Rights of Developer. The restrictions contained in this Article shall not apply to the commercial activities of the Developer during the Development and Sales Period, or of the Association in the exercise of the powers and purposes contained in these Bylaws and in the Articles of Incorporation, as they may be amended from time to time. The Developer shall also have the right to conduct construction activities in a commercially reasonable manner and to maintain a sales office, advertising display signs, storage areas and reasonable parking incident to its sales efforts and such access to, from and over the Condominium Property as may be reasonable to enable development and sale of the entire Project.

8.11 Assignment and Succession. Any or all of the rights granted to or reserved by the Developer in the Condominium Documents or by law, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by an appropriate document in writing, signed by the Developer and recorded in the register of deeds office for the County where the Project is located. Upon such qualification, the assignee will have the same rights and powers as those granted to or reserved by the Developer in the Condominium Documents.

ARTICLE IX

MORTGAGES

9.1 Notice to Association. Any Co-owner who mortgages a Condominium Unit shall notify the Association of the name and address of the mortgagee, and the Association will maintain such information in a book entitled "Mortgagees of Units". Such information relating to mortgagees will be made available to the Developer or its successors as needed for the purpose of obtaining consent from or giving notice to mortgagees concerning amendments to the Master Deed

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or other actions requiring consent or notice to mortgagees under the Condominium Documents or the Act.

9.2 Insurance. The Association shall notify each mortgagee appearing in the Mortgagees of Units book, of the name of each company insuring the condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, with the amounts of such coverage.

9.3 Rights of Mortgagees. Except as otherwise required by applicable law or regulations which are binding on the parties, the holder of a first mortgage of record on a Condominium Unit will be granted the following rights:

(a) Inspection and Notice. Upon written request to the Association, a mortgagee will be entitled to: (i) inspect the books and records relating to the Project on reasonable notice during normal business hours; (ii) receive a copy of the annual financial statement which is distributed to Owners; (iii) notice of any default by its mortgagor in the performance of the mortgagor's obligations which is not cured within 30 days; and (iv) notice of all meetings of the Association, as required by the Act, and its right to designate a representative to attend such meetings.

(b) Exemption from Restrictions. A mortgagee which comes into possession of a Condominium Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, shall be exempt from any option or "right of first refusal" or other restriction on the sale or rental of the mortgaged Unit, including but not limited to, restrictions on the posting of signs pertaining to the sale or rental of the Unit.

9.4 Additional Notification. When notice is to be given to a Mortgagee, the Board of Directors shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association and any other public or private secondary mortgage market entity participating in purchasing or guarantying mortgages of Units in the Condominium if the Board of Directors has notice of such participation.

ARTICLE X

LEASES

10.1 Notice of Lease. A Co-owner, including the Developer, desiring to rent or lease a Condominium Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a prospective tenant and, at the same time, shall supply the Association with a copy of the exact lease form for its review for compliance with the Condominium Documents.

10.2 Terms of Lease. Tenants or non Co-owner occupants shall comply with all the conditions of the Condominium Documents of the Project, and all lease and rental agreements must require such compliance. The owner of each rental unit will present to the Association evidence of certification or registration of the rental unit if required by local ordinance.

10.3 Remedies of Association. If the Association determines that any tenant or non Co-owner occupant has failed to comply with any conditions of the Condominium Documents, the Association may take the following action:

(a) Notice. The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.

(b) Investigation. The Co-owner will have 15 days after receipt of the notice to investigate and correct the alleged breach by the tenant or to advise the Association that a violation has not occurred.

(c) Legal Action. If, after 15 days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the tenant or non Co-owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Co-owner and tenant or non Co-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this Section may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the Common Elements caused by the Co-owner or tenant in connection with the Unit or the Condominium Project.

10.4 Liability for Assessments. If a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant or non-Co-owner occupant occupying the Co-owner's Unit under a lease or rental agreement and the tenant, after receiving such notice, shall deduct from rental payments due the Co-owner the full arrearage and future assessments as they fall due and pay them to the Association. Such deductions shall not be a breach of the rental agreement or lease by the tenant.

10.5 Reserved Rights of Developer. The Developer may lease any number of Units in the Project in its discretion without approval by the Association.

10.6 City Ordinances. Every lease or rental of a Condominium Unit shall comply with all applicable City of Ionia ordinance requirements.

ARTICLE XI

TRANSFER OF UNITS

11.1 Unrestricted Transfers. An individual Co-owner may, without restriction under these Bylaws, sell, give, devise or otherwise transfer his Unit, or any interest in the Unit.

11.2 Notice to Association. Whenever a Co-owner shall sell, give, devise or otherwise transfer his Unit, or any interest therein, the Co-owner shall give written notice to the Association within five (5) days after consummating the transfer. Such notice shall be accompanied by a copy of the sales agreement, deed or other documents evidencing the title or interest transferred.

11.3 Association Purchase Option. If a Unit is occupied in violation of Section 8.3(p), and such violation is not timely cured as set forth therein, the Association may purchase the Unit at a price equal to ninety percent (90%) of the price the Co-owner paid to purchase the Unit or build the residence. The Association may enforce its purchase option by obtaining injunctive relief from any court of competent jurisdiction. If the Association is reasonably required to obtain legal or equitable intervention, the Co-owner shall be responsible for the Association's legal costs, fees and expenses. The Association shall then undertake to resell the Unit in a commercially reasonable manner. Any net proceeds realized by the Association after paying or recovering all Association costs or expenses relating to the acquisition (under this provision), ownership, maintenance, repair or resale of the Unit shall be then paid to the Co-owner.

ARTICLE XII

ARBITRATION

12.1 Submission to Arbitration. Any dispute, claim or grievance arising out of or relating to the interpretation or application of the Master Deed, Bylaws or other Condominium Documents, and any disputes, claims or grievances arising among or between Co-owners or between such Owners and the Association may, upon the election and written consent of the parties to the dispute, claim or grievance, and written notice to the Association, be submitted to arbitration and the parties thereto shall accept the arbitrator's decision and/or award as final and binding. The Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time, shall be applicable to any such arbitration.

12.2 Disputes Involving the Developer. A contract to settle by arbitration may also be executed by the Developer and any claimant with respect to any claim against the Developer that might be the subject of a civil action, provided that:

(a) Purchaser's Option. At the exclusive option of a Purchaser or Co-owner in the Project, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim involves an amount less than $2,500.00 and arises out of or relates to a purchase agreement, Condominium Unit or the Project.

(b) Association's Option. At the exclusive option of the Association of Co-owners, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim arises out of or relates to the Common Elements of the Project, if the amount of the claim is $10,000.00 or less.

12.3 Preservation of Rights. Election by any Co-owner or by the Association to submit any dispute, claim or grievance to arbitration shall preclude such party from litigating the dispute, claim or grievance in the courts. Except as provided in this Article, however, all interested parties shall be entitled to petition the courts to resolve any dispute, claim or grievance in the absence of an election to arbitrate.

12.4 City Exemption. The City of Ionia shall not be obligated to submit to arbitration regarding the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing

ARTICLE XIII

CIVIL ACTIONS

The requirements of this Article XIII shall govern the corporation's commencement and conduct of any civil action except for actions to enforce these Bylaws of the corporation or collect delinquent assessments. The requirements of this Article XIII will ensure that the members of the corporation are fully informed regarding the prospects and likely costs of any civil action the corporation proposes to engage in, as well as the ongoing status of any civil action actually filed by the corporation. These requirements are imposed in order to reduce both the cost of litigation and the risk of improvident litigation, and in order to avoid the waste of the corporation's assets in litigation where reasonable and prudent alternatives to the litigation exist. Each member of the corporation shall have standing to sue to enforce the requirements of this Article XIII. The following procedures and requirements apply to the corporation's commencement of any civil action other than an action to enforce these Bylaws of the corporation or collect delinquent assessments:

(a) The Association's Board of Directors ("Board") shall be responsible in the first instance for recommending to the members that a civil action be filed and supervising and directing any civil actions that are filed.

(b) Before an attorney is engaged for purposes of filing a civil action on behalf of the corporation, the Board shall call a special meeting of the members of the corporation ("Litigation Evaluation Meeting") for the express purpose of evaluating the merits of the proposed civil action. The written notice to the members of the date, time and place of the Litigation Evaluation Meeting shall be sent to all members not less than twenty (20) days before the date of the meeting and shall include the following information:

(1) A certified resolution of the Board setting forth in detail the concerns of the Board giving rise to the need to file a civil action and further certifying that:

(a) It is in the best interests of the corporation to file a lawsuit;

(b) That at least one Board member has personally made a good faith effort to negotiate a settlement with the putative defendant(s) on behalf of the corporation, without success;

(c) Litigation is the only prudent, feasible and reasonable alternative; and

(d) The Board's proposed attorney for the civil action is of the written opinion that litigation is the corporation's most reasonable and prudent alternative.

(2) A written summary of the relevant experience of the attorney ("Litigation Attorney") the Board recommends be retained to represent the corporation in the proposed civil action, including the following information:

(a) The number of years the Litigation Attorney has practiced law; and

(b) The name and address of every condominium and homeowner association for which the Litigation Attorney has filed a civil action in any court, together with the case number, county and court in which each civil action was file.

(3) The Litigation Attorney's written estimate of the amount of the corporation's likely recovery in the proposed lawsuit, net of legal fees, court costs, expert witness fees and all other expenses expected to be incurred in the litigation.

(4) The Litigation Attorney's written estimate of the cost of the civil action through a trial on the merits of the case ("Total Estimated Cost"). The Total Estimated Cost of the civil action shall include the Litigation Attorney's expected fees, court costs, expert witness fees, and all other expenses expected to be incurred in the civil action.

(5) The Litigation Attorney's proposed written fee agreement.

(6) The amount to be specially assessed against each unit in the Condominium to fund the estimated cost of the civil action both in total and on a monthly per unit basis, as required by subparagraph (f) of this Article XIII.

(c) If the lawsuit relates to the condition of any of the common elements of the Condominium, the Board shall obtain a written independent expert opinion as to reasonable and practical alternative approaches to repairing the problems with the common elements, which shall set forth the estimated costs and expected viability of each alternative. In obtaining the independent expert opinion required by the preceding sentence, the Board shall conduct its own investigation as to the qualifications of any expert and shall not retain any expert recommended by the Litigation Attorney or any other attorney with whom the Board consults for that purpose. The purpose of the independent expert opinion is to avoid any potential confusion regarding the condition of the common elements that might be created by a report prepared as an instrument of advocacy for use in a civil action. The independent expert opinion will ensure that the members of the corporation have a realistic appraisal of the condition of the common elements, the likely cost of repairs to or replacement of the same, and the reasonable and prudent repair and replacement alternatives. The independent expert opinion shall be sent to the members with the written notice of the Litigation Evaluation Meeting.

(d) The corporation shall have a written fee agreement with the Litigation Attorney, and any other attorney retained to handle the proposed civil action. The corporation shall not enter into any fee agreement that is a combination of the retained attorney's hourly rate and a contingent fee arrangement unless the existence of the agreement is disclosed to the members in the text of the corporation's written notice to the members of the Litigation Evaluation Meeting.

(e) At the Litigation Evaluation Meeting the members shall vote on whether to authorize the Board to proceed with the proposed civil action and whether the matter should be handled by the Litigation Attorney. The commencement of any civil action by the corporation (other than a suit to enforce the Condominium Bylaws or collect delinquent assessments) shall require the approval of seventy-five percent (75%) in number and in value of all of the members of the corporation. Any proxies to be voted at the Litigation Evaluation Meeting must be signed at least seven (7) days prior to the Litigation Evaluation Meeting.

(f) All legal fees incurred in pursuit of any civil action that is subject to this Article XIII shall be paid by special assessment of the members of the corporation ("Litigation Special Assessment"). The Litigation Special Assessment shall be approved at the Litigation Evaluation Meeting (or at any subsequent duly called and noticed meeting) by a majority in number and in value of all members of the corporation in the amount of the estimated total cost of the civil action. If the Litigation Attorney proposed by the Board is not retained, the Litigation Special Assessment shall be in an amount equal to the retained attorney's estimated total cost of the civil action, as estimated by the attorney actually retained by the corporation. The Litigation Special Assessment shall be apportioned to the members in accordance with their respective percentage of value interests in the Condominium and shall be collected from the members on a monthly basis. The total amount of the Litigation Special Assessment shall be collected monthly over a period not to exceed twenty-four (24) months.

(g) During the course of any civil action authorized by the members pursuant to this Article XIII, the retained attorney shall submit a written report ("Attorney's Written Report") to the Board every thirty (30) days setting forth:

(1) The attorney's fees, the fees of any experts retained by the attorney, and all other costs of the litigation during the thirty (30) day period immediately preceding the date of the Attorney's Written Report ("reporting period").

(2) All actions taken in the civil action during the reporting period, together with copies of all pleadings, court papers and correspondence filed with the court or sent to opposing counsel during the reporting period.

(3) A detailed description of all discussions with opposing counsel during the reporting period, written and oral, including, but not limited to, settlement discussions.

(4) The costs incurred in the civil action through the date of the written report, as compared to the attorney's estimated total cost of the civil action.

(5) Whether the originally estimated total cost of the civil action remains accurate.

(h) The Board shall meet monthly during the course of any civil action to discuss and review:

(1) The status of the litigation;

(2) The status of settlement efforts, if any; and

(3) The Attorney’s Written Report.

(i) If, at any time during the course of a civil action, the Board determines that the originally estimated total cost of the civil action or any revision thereof is

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inaccurate, the Board shall immediately prepare a revised estimate of the total cost of the civil action. If the revised estimate exceeds the Litigation Special Assessment previously approved by the members, the Board shall call a special meeting of the members to review the status of the litigation, and to allow the members to vote on whether to continue the civil action and increase the Litigation Special Assessment. The meeting shall have the same voting requirements as a Litigation Evaluation Meeting.

(j) The attorneys' fees, court costs, expert witness fees and all other expenses of any civil action subject to this Article XIII ("Litigation Expenses") shall be fully disclosed to members in the corporation's annual budget. The Litigation Expenses for each civil action subject to this Article XIII shall be listed as a separate line item captioned "Litigation Expenses" in the corporation's annual budget.

ARTICLE XIV

ELECTRONIC PARTICIPATION

A shareholder, member, or proxy holder may participate in a meeting of shareholders or members by a conference telephone or other means of remote communication that permits all persons who participate in the meeting to communicate with all the other participants, consistent with the following:

(a) All participants shall be advised of the means of remote communication.

(b) Participation in a meeting under this section constitutes presence in person at the meeting.

(c) The board of directors may hold a meeting of shareholders or members that is conducted solely by means of remote communication.

(d) Subject to any guidelines and procedures adopted by the board of directors, shareholders, members, and proxy holders that are not physically present at a meeting of shareholders or members may participate in the meeting by a means of remote communication, and are considered present in person and may vote at the meeting, if all of the following are met:

(1) The corporation implements reasonable measures to verify that each person that is considered present and permitted to vote at the meeting by means of remote communication is a shareholder, member, or proxy holder.

(2) The corporation implements reasonable measures to provide each shareholder, member, or proxy holder a reasonable opportunity to participate in the meeting and to vote on matters submitted to the shareholders or members, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with the proceedings.

(3) If any shareholder, member, or proxy holder votes or takes other action at the meeting by a means of remote communication, a record of the vote or other action is maintained by the corporation.

ARTICLE XV

DEFAULT AND REMEDIES

15.1 General. In the event of any default by a Co-owner, including any breach, violation, or failure to comply with any of the terms or provisions of the Condominium Documents arising out of the condition of a Co-owner’s Unit or the acts or neglects of a Co-owner or any of their family, tenants, invitees, or guests on or about the Condominium Property, the Association, acting through its Board of Directors, may:

(a) subject to **Error! Reference source not found.**, if applicable, bring an action against the Co-owner to recover sums for damages, injunctive relief, foreclosure of a lien (if the default is in the payment of an assessment), or any combination thereof;

(b) if the Association is successful in a proceeding arising because of the default, recover the costs of the proceeding and actual attorneys' fees from the Co-owner;

(c) impose late charges against the Co-owner for nonpayment of assessments; and

(d) levy fines against the Co-owner after notice and an opportunity for a hearing thereon.

15.2 Procedures. Any levying of fines shall only be to the extent established by duly adopted Rules and Regulations of the Association.

15.3 Notice & Hearing. On any such violation being alleged by the Board, the following procedures will be followed:

(a) Notice. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address as shown in the notice required to be filed with the Association pursuant to Section 2.4 above.

(b) Opportunity to Defend. The offending Co-owner shall have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting but in no event shall the Co-owner be required to appear less than ten (10) days from the date of the notice. The offending Co-owner may, at their option, elect to forego the appearance as provided herein by delivery of a written response to the Board.

(c) Default. Failure to respond to a notice of violation constitutes a default.

(d) Hearing and Decision. On appearance by the Co-owner before the Board and presentation of evidence of defense, or, in the event of the Co-owner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

15.4 Continuous or Recurring Defaults. If a fine has been levied by the Board in accordance with the Rules and Regulations of the Association for a continuous or recurring default, then each day from the levying of the fine until the correction of the default to the Board's satisfaction may be deemed a separate instance of the same default, and fines may be levied by the Board in accordance with the Rules and Regulations of the Association for each such instance without further notice or opportunity for a hearing.

15.5 Collection. Any late charge imposed against a Co-owner or fine levied against a Co-owner shall be deemed to have been specially assessed against the Co-owner's Unit. Any failure to pay such late charge, fine, or assessment when due will subject the Co-owner to all of the liabilities set forth in the Condominium Documents, including, without limitation, those described in **Error! Reference source not found.**.

15.6 Developer Exempt from Late Charges and Fines. The Association shall not be entitled to impose late charges or levy fines against the Developer for any violation of the Condominium Documents.

ARTICLE XVI

MISCELLANEOUS PROVISIONS

16.1 Definitions. All terms used in these Bylaws will have the same meaning assigned by the Master Deed to which these Bylaws are attached as an exhibit, or as defined in the Act.

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16.2 Severability. In the event that any of the terms, provisions, or covenants of these Bylaws or of any Condominium Document are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

16.3 Notices. Notices provided for in the Act, the Master Deed, or the Bylaws shall be in writing, and shall be addressed to the Association at its registered office in the State of Michigan, and to any Co-owner at the address contained in the deed of conveyance, or at such other address as may subsequently be provided by the Co-owner.

The Association may designate a different address for notices to it by giving written notice of such change of address to all Co-owners. Any Co-owner may designate a different address for notices to him or her by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by United States mail with postage prepaid, or when delivered in person.

16.4 Amendment. These Bylaws may be amended, altered, changed, added to or repealed only in the manner prescribed by Article IX of the Master Deed. No amendment may be made to these Bylaws or to other Condominium Documents for the purpose of modifying or eliminating the requirement for City of Ionia approval regarding a matter which the City of Ionia is required to approve, without the prior approval of the City of Ionia Planning Commission and City of Ionia City Council. The use of the Project is subject to the City of Ionia Planned Unit Development Ordinance notwithstanding anything to the contrary in the Master Deed or these Bylaws.

16.5 Conflicting Provisions. In the event of a conflict between the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern; in the event of a conflict between the provisions of any one or more of the Condominium Documents themselves, the following order of priority shall be applied and the provisions of the document having the highest priority shall govern:

(1) the Master Deed, including the Condominium Subdivision Plan (but excluding these Bylaws);

(2) these Condominium Bylaws;

(3) the Articles of Incorporation of the Association;

(4) the Association (Corporate) Bylaws; and

(5) the Rules and Regulations of the Association.

16.6 The City of Ionia.

(a) Arbitration. The City of Ionia shall not be required to engage in arbitration pursuant to the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing.

(b) Compliance with Law. Notwithstanding anything to the contrary in the Condominium Documents, the construction, use, and occupation of the Project and any real property, buildings, and structures within the Project or referred to on the Condominium Documents shall conform to and be consistent with all applicable laws, ordinances, regulations, and permits received for the Project, including but not limited to, the City of Ionia's Code of Ordinances and Zoning Ordinance, and all zoning and land use approvals received for the Project.

(c) Enforcement. The City of Ionia may enforce any provision in the Condominium Documents that references, pertains to, or benefits the City of Ionia. Should the City of Ionia prevail in any litigation or legal proceedings, in whole or in part, regarding enforcement, interpretation, or involving, the Condominium Documents, then the City of Ionia shall be entitled to reasonable attorneys' fees and costs (both through pre-trial proceedings, during the trial court proceedings and through any and all appeals and other proceedings). In no event shall the City of

Ionia have to pay or reimburse any other party for that party's attorneys' fees or costs related to the Condominium Documents.

(d) Conflict. In the event of any conflict between any portion of the Condominium Documents and the City of Ionia Zoning Ordinance or any other City of Ionia code or ordinance, the City of Ionia code or ordinance provision shall prevail and govern.

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MASTER DEED

AUSTIN PINES WEST PLACE

A Site Condominium Project

Pursuant to the Condominium Act, Act 59, Public Acts of 1978
as amended, MCL 559.101, et seq.

Ionia County Condominium Subdivision Plan No. _____

(1) Master Deed establishing Austin Pines West Place, a Site Condominium Project.

(2) Exhibit A to Master Deed: Austin Pines West Place Condominium Bylaws.

(3) Exhibit B to Master Deed: Austin Pines West Place Condominium Subdivision Plan.

(4) Exhibit C to Master Deed: Affidavit of Mailing as to Notices required by Section 71 of the Michigan Condominium Act.

No interest in real estate being conveyed hereby. No revenue stamps are required.

Drafted By:
Eric J. Guerin
2186 E. Centre Avenue
Portage, Michigan 49002

After Recording Return To:
Alexandra Kruh
795 Clyde Ct., SW
Byron Center, MI 49315

MASTER DEED

AUSTIN PINES WEST PLACE

A Site Condominium Project

(Act 59, Public Acts of 1978
as amended)

This Master Deed is signed on the _____ day of _____, 2026 by Green Development Ventures, LLC, a Michigan limited liability company, d.b.a. Allen Edwin Homes of 2186 East Centre Avenue, Portage, Michigan 49002 (the "Developer").

PRELIMINARY STATEMENT

A. The Developer is engaged in developing a site condominium project to be known as Austin Pines West Place (the "Project"), according to development plans on file with the City of Ionia on a parcel of land described in Article II; and

B. The Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as Exhibit "A" and the Condominium Subdivision Plan attached as Exhibit "B" (both of which are incorporated by reference as a part of this Master Deed), to establish the real property described in Article II, together with the improvements located and to be located thereon, as a site condominium project under the provisions of the Michigan Condominium Act, as amended (the "Act"). Developer declares that on the recording of this Master Deed, the Condominium shall be a Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved, or in any other manner used subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations in this Master Deed, all of which shall be deemed to run with the land and to be a burden on and a benefit to Developer; its successors and assigns; any persons who may acquire or own an interest in the Condominium; and their grantees, successors, heirs, personal representatives, administrators, and assigns.

C. The Project was granted zoning approval by the City Council of the City of Ionia, Michigan, on _____, 2026, by _____.

ARTICLE I

NATURE OF PROJECT

1.1 Project Description. The Project is a residential site condominium project. The forty-seven (47) building sites (the "Units") that may be developed in the Project, including the number, boundaries, dimensions and area of each Unit, are shown on the Condominium Subdivision Plan. Each of the Units is capable of individual use by reason of having its own entrance from and exit to a common element of the Project, or by having access to a public road.

1.2 Co-Owner Rights. Each owner of a Unit ("Co-Owner" or "Owner") shall have an exclusive property right to Co-Owner's Unit, an undivided and inseparable right to the limited common elements which are appurtenant to that Unit, and an undivided and inseparable right to share with other Co-owners in the ownership and use of the general common elements of the Project as described in this Master Deed.

1.3 Planned Unit Development. The Project is situated in a Planned Unit Development and is being developed consistent with the Austin Pines Planned Unit Development District Ordinance, Ordinance No. 604, approved by the City of Ionia on _____, 20___, as amended, which is fully incorporated by reference.

1.4 Master Declaration. This Project is part of the Austin Pines West Community and is subject to a Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, recorded in Ionia County Records on _____, 20__, as Document No. _____, which is fully incorporated by reference.

ARTICLE II

LEGAL DESCRIPTION

2.1 Condominium Property. The land which is being submitted to condominium ownership in accordance with the provisions of the Act, is situated in the City of Ionia, County of Ionia, and State of Michigan, and described as follows:

[PHASE 1 LEGAL DESCRIPTION]

2.2 Easements. The Project and the Units located in the Project are benefited and burdened by the ingress, egress, utility, and other easements described or shown on the Condominium Subdivision Plan, Exhibit B and as described in Article VIII hereof.

ARTICLE III

DEFINITIONS

3.1 Definitions. Certain terms used in this Master Deed and in various other documents such as, by way of example and not of limitation, the Articles of Incorporation, Association Bylaws, the Condominium Bylaws, and Rules and Regulations of the Association, and various deeds, mortgages, land contracts, easements and other documents affecting the establishment or transfer of interests in the Project. As used in such documents, unless the context otherwise requires:

(a) Act. "Act" or "Condominium Act" means the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended, MCL 559.101, et. seq.

(b) Austin Pines West and Austin Pines West Community. "Austin Pines West" and "Austin Pines West Community" each mean and include the lands described in the Master Declaration, which the Developer is developing, or hereafter may develop, for single-family residential purposes as, including, without limitation: (a) this Condominium; and (b) Austin Pines West Townhomes.

(c) Austin Pines West Community Association. "Austin Pines West Community Association" or "Master Association" means Austin Pines West Community Association, being the nonprofit corporation organized under Michigan law of which each of the =Association for the Condominium Projects developed in Austin Pines West, including, without limitation, this Condominium, and Austin Pines West Townhomes, shall be members. Austin Pines West Community Association is the master community association which shall be responsible to: (a) own, insure, administer, operate, manage, maintain, repair and replace the non-public Austin Pines West improvements and amenities which are intended for the common use and benefit of this Condominium and Austin Pines West Townhomes, including, without limitation, certain of their individual Common Elements; (b) to establish from time to time such rules and regulations which are expected to promote the general welfare of Austin Pines West residents; and (c) to represent the interests of Austin Pines West before governmental and quasi-governmental bodies. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Austin Pines West Community Association Articles of Incorporation or Corporate Bylaws, or by the laws of Michigan.

(d) Association. "Association" or "Association of Co-owners" means Austin Pines West Place Condominium Association, the Michigan non-profit corporation of which all Co-owners shall be members, which shall administer, operate, manage and maintain the Project.

(e) Association Bylaws. "Association Bylaws" means the corporate Bylaws of the Association organized to manage, maintain and administer the Project.

(f) Common Elements. "Common Elements", where used without modification, means the portions of the Project other than the condominium units, including all general and limited common elements described in Article IV of this Master Deed.

(g) Condominium Bylaws. "Condominium Bylaws" means Exhibit "A" to this Master Deed, which are the Bylaws setting forth the substantive rights and obligations of the Co-owners.

(h) Condominium Documents. "Condominium Documents" means this Master Deed with its exhibits, the Articles of Incorporation, the Condominium Bylaws, the Association Bylaws, the Rules and Regulations adopted by the Board of Directors of the Association, and any other document that affects the rights and obligations of a Co-owner in the Condominium.

(i) Condominium Property. "Condominium Property" or "Condominium Premises" means the land described in Article II, as the same may be amended, together with all structures, improvements, easements, rights and appurtenances located on or belonging to the Condominium Property.

(j) Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit "B" to this Master Deed, which is the site, survey and other drawings depicting the real property and improvements to be included in the Project.

(k) Condominium Unit. "Condominium Unit", "Unit" or "Building Site" means a single residential building site which is designed and intended for separate ownership and use, as described in this Master Deed.

(l) Co-owner. "Co-owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination of such entities who or which own a Condominium Unit in the Project, including the vendee of any land contract of purchase who is not in default under the contract. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

(m) Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community. "Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community" or "Master Declaration" means and refers to the Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community recorded in Ionia County Records on _____, 20__, as Document No. _____, which is fully incorporated by reference, which contains building and use restrictions, covenants and conditions which the Developer has imposed upon Austin Pines West in order to establish the Austin Pines West Community Association and provide for the administration, operation, insurance, maintenance, repair, replacement and, where applicable, ownership of the amenities and improvements in Austin Pines West which are intended for the common use and benefit of all residential developments in Austin Pines West, including, without limitation, this Condominium and Austin Pines West Townhomes. This Master Deed is subordinate and subject to the Master Declaration in all respects thereto.

(n) Developer. "Developer" means Green Development Ventures, LLC, a Michigan limited liability company, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever, wherever and however such term is used in the Condominium Documents.

(o) Development and Sales Period. "Development and Sales Period" means the period continuing for as long as Developer or its successors and assigns continue to own and offer for sale any Unit in the Project, excepting any Unit that was previously conveyed by Developer and then repurchased by Developer.

(p) General Common Elements. "General Common Elements" means those Common Elements of the Project described in Section 4.1, which are for the use and enjoyment of all Co-owners in the Project.

(q) Limited Common Elements. "Limited Common Elements" means those Common Elements of the Project described in Section 4.2, which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.

(r) Master Deed. "Master Deed" means this document, together with the exhibits attached to it, and all amendments which may be adopted in the future, by which the Project is being submitted to condominium ownership.

(s) Percentage of Value. "Percentage of Value" means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of an Owner's vote at meetings of the Association and the proportionate share of each Owner in the Common Elements of the Project.

(t) Planned Unit Development Ordinance. "Planned Unit Development Ordinance" or "PUD Agreement" means the Austin Pines Planned Unit Development District Ordinance, Ordinance No. 604, approved by the City of Ionia on _____, 20__, as amended, which is fully incorporated by reference.

(u) Project. "Project" or "Condominium" means Austin Pines West Place, a residential site condominium development established in conformity with the provisions of the Act.

(v) Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Co-owners unaffiliated with Developer exceed the votes which may be cast by the Developer.

3.2 Applicability. Whenever any reference is made to one gender, it will be assumed to include any and all genders where such reference would be appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where such reference would be appropriate.

ARTICLE IV

COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

(a) Land. The land described in Article II of this Master Deed (except for that portion described in Section 5.1 as constituting a part of a Condominium Unit, and any portion designated in Exhibit B as a Limited Common Element), including easement interests appurtenant to the Condominium, including but not limited to beneficial easements for ingress, egress and utility installation over, across and through non-Condominium property or individual Units in the Project;

(b) Improvements. The private roadways; the common walkways (if any); and the lawns, trees, shrubs, and other improvements or landscaped areas not located within the boundaries of a Condominium Unit, or designated as a Limited Common Element on the Condominium Subdivision Plan, as recorded as part of this Master Deed.

(c) Electrical. The street lighting system and the electrical transmission system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(d) Gas. The natural gas line network and distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(e) Storm Drainage. The storm drainage and/or retention system throughout the Project;

(f) Telephone. The telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(g) Telecommunications. The cable television and/or other telecommunications systems installed throughout the Project up to but not including, the

point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(h) Water. The underground sprinkling system for the Common Elements (if any), and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(i) Sanitary Sewer. The sanitary sewer system throughout the Project (if any) up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(j) Entry Improvements. The entry signage and other improvements located at the entry to the Project (if any);

(k) Mailbox. The cluster mailbox area, if any, serving the Units.

(l) Miscellaneous. All other Common Elements of the Project which are not designated as Limited Common Elements and not enclosed within the boundaries of a Condominium Unit, which are intended for common use or are necessary to the existence, upkeep or safety of the Project.

Some or all of the utility lines, equipment and systems (including mains and service leads), and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility and/or telecommunication lines, equipment and systems shall be General Common Elements only to the extent of the Co-owners' interest in them, if any, and the Developer makes no warranty whatsoever with respect to the nature or extent of such interest.

4.2 Limited Common Elements. The Limited Common Elements are:

(a) Utility Service Lines. The pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;

(b) Subterranean Land and Air Space. The subterranean land located within Unit boundaries, from and below a depth of fifteen (15) feet below the surface, as shown on Exhibit B, including all utility and/or supporting lines located on or beneath such land, and the space located within Unit boundaries, from and above a height of forty (40) feet above the surface, as shown on Exhibit B;

(c) Subsurface Improvements. The portion of any footing or foundation extending more than fifteen (15) feet below surrounding grade level;

(d) Water Wells/Water Service. The water well, if any, (including well shafts, pumps, and distribution lines) located within or beneath Unit boundaries and serving only the residence constructed on that Unit;

(e) Septic Systems. The septic tank and drain field, if any, (including distribution lines) located within or beneath Unit boundaries and serving only the residence constructed on that Unit. The Sewer Service beginning at the point of lateral connection for service to an individual Unit;

(f) Yard Areas. The portion of any yard area located between the Unit and the paved common roadway or otherwise designated as a Limited Common Element on the Condominium Subdivision Plan (Exhibit B), which is limited in use to the Unit of which it is a part;

(g) Delivery Boxes. The mail and/or paper box that is located on a Unit or permitted by the Association to be located on the General Common Elements to serve a residence constructed on a Unit;

(h) Driveways and Sidewalks. The portion of any driveway and sidewalk, if any, located between the Unit and the paved common roadway; and

(i) Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan attached as Exhibit B or in any future amendment to the Master Deed made by the Developer or the Association.

If no specific assignment of one or more of the Limited Common Elements described in this Section has been made in the Condominium Subdivision Plan, the Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment or amendments to this Master Deed.

4.3 Maintenance Responsibilities. Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows:

(a) Limited Common Elements. Except as provided in this Subsection, each Co-owner shall be individually responsible for the routine cleaning, snow removal, maintenance, repair, and replacement of all Limited Common Elements appurtenant to the Co-Owner's Unit.

(b) Unit Improvements. All structures and improvements located within the boundaries of a Condominium Unit shall be owned in their entirety by the Co-owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements. Unless otherwise stated in this Master Deed, each Co-owner shall be responsible for the maintenance, repair, and replacement of all structures and improvements within their Unit, the snow plowing, repair and long-term maintenance of the driveways and sidewalks within their Unit, and the maintenance and mowing of all yard areas within their Unit. If a Co-owner elects, with the prior written consent of the Association, to construct or install any improvements within a Unit or on the Common Elements that increase the costs of maintenance, repair, or replacement for which the Association is responsible, such increased costs or expenses may, at the option of the Association, be specially assessed against such Unit or Units.

The exterior appearance of all structures, improvements and yard areas (to the extent visible from any other Unit or from a Common Element), shall be subject at all times to the approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed by the Association in the Condominium Bylaws or in duly adopted rules and regulations; provided, that the Association may not disapprove the appearance of an improvement so long as it is maintained as constructed by the Developer or constructed with the Developer's approval.

(c) General Common Elements. Except as set forth herein, the responsibility for maintenance of any and all General Common Elements shall be the responsibility of the Association, unless the need for Maintenance is due to the act or neglect of a Co-owner or its agents, guests, invitees, or pet, in which case such Co-owner shall be wholly responsible for the cost and, at the option of the Association, the performance thereof. In addition to the foregoing, any common expenses incurred by the Association which are associated with the maintenance of a Limited Common Element (where, for example, the Co-Owner fails to maintain the Limited Common Elements) shall be specially assessed against the Condominium Unit to which that Limited Common Element was assigned at the time the expenses were incurred. If the Limited Common Element involved was assigned to more than one (1) Condominium Unit, the expenses shall be specially assessed against each of the Units in a percentage relative to the Percentage of Value for each affected Unit.

The Association shall be responsible for the maintenance, upkeep, replacement and repair of the Storm Drainage system, including but not limited to any detention basin(s). Further, the Association shall be responsible for the repair and/or remediation of any soil erosion from, relating to, or in connection with the detention basin(s) and their use in connection with the Storm Drainage system. Any regulatory liabilities arising from or

relating to the Storm Drainage system, including, but not limited to, costs arising from or relating to storm water runoff into the ponds, and/or flows from the ponds outside the Project, are the responsibility of the Association.

Notwithstanding anything in the Condominium Documents to the contrary, the Developer and Association agree that if the Association or Developer fails to maintain, repair or replace (if necessary) the Storm Drainage system, or the Improvements constituting private roads, as set forth above, that both the City of Ionia and the Ionia County Drain Commissioner shall each have the right and authority to properly repair, maintain and replace (if necessary) the same, and to create a special assessment district for the purpose of assessing all of the Co-Owners in the Project on an equal basis, to pay for any costs and expenses incurred by either the City of Ionia or the Ionia County Drain Commissioner (or both) in maintaining, upkeep, repairing or replacing (if necessary) the Improvements constituting private roads or the Storm Drainage system because of the Association or Developer's failure to do so. This Master Deed shall constitute a petition to the City of Ionia and/or the Ionia County Drain Commissioner by the Co-Owners of more than 50% of the land within the Project to create a private road and/or storm sewer special assessment district, as applicable, including the total land area of the Project for the purpose of operating, upkeep, replacing (if necessary) maintaining and repairing said private roads and/or Storm Drainage system.

4.4 Oversight Authority. While it is intended that each Co-owner will be solely responsible for the performance and cost of maintaining, repairing and replacing the residence and all other improvements constructed or located within a Unit, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain the exterior of the residence, improvements, or any appurtenant Limited Common Element in a proper manner and in accordance with the standards adopted by the Association.

(a) Maintenance by Association. In the event a Co-owner fails, as required by this Master Deed, the Condominium Bylaws, or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair, replace or otherwise maintain his Unit, any structure or improvement located within the Unit or any appurtenant Limited Common Element, the Association (and/or the Developer during the Development and Sales Period) shall have the right, but not the obligation, to undertake such periodic exterior maintenance functions with respect to residences, yard areas or other improvements constructed or installed within any Unit boundary as it may deem appropriate; provided, that the Association (or Developer) will in no event be obligated to repair or maintain any such Common Element or improvement. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future date.

(b) Assessment of Costs. All costs incurred by the Association or the Developer in performing any maintenance functions that are the primary responsibility of a Co-owner shall be charged to the affected Co-owner or Co-owners and collected in accordance with the assessment procedures established by the Condominium Bylaws. A lien for nonpayment shall attach to Co-Owner's Unit for any such charges, as with regular assessments, and may be enforced by the use of all means available to the Association under the Condominium Documents or by law for the collection of assessments, including without limitation, legal action, foreclosure of the lien securing payment, and the imposition of fines.

4.5 Power of Attorney. By acceptance of a deed, mortgage, land contract or other document of conveyance or encumbrance, all Co-owners, mortgagees and other interested parties are deemed to have appointed Developer (during the Development and Sales Period) or the Association (after the Development and Sales Period has expired) as their agent and attorney to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, the Developer or the Association will have full power and authority to grant easements over, to sever or lease mineral interests in, and to convey title to the land or improvements constituting the General Common Elements or any part of them; to dedicate as public streets any part of the General Common Elements; to amend the Condominium Documents to assign or reassign the Limited Common Elements; and in general to sign and deliver all documents and to do all things necessary or convenient to the exercise of such powers.

4.6 Separability. Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project, or in any other way which might interfere with or impair the rights of other Co-owners in the use and enjoyment of their Units or their appurtenant Common Elements.

ARTICLE V

ESTABLISHMENT, SUBDIVISION, CONSOLIDATION AND OTHER MODIFICATION OF UNITS

5.1 Description of Units. A complete description of each Condominium Unit in the Project, with elevations referenced to an official benchmark of the United States Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Condominium Subdivision Plan as surveyed by the Project's consulting engineers and surveyors, licensed professional surveyor. Site plans have been filed with the City of Ionia. Each Unit shall include all the space located within Unit boundaries and above to include a depth of fifteen (15) feet below and a height of forty (40) feet above the surface, as shown on Exhibit B, together with all appurtenances to the Unit.

5.2 Percentage of Value. The total value of the Project is 100, and the percentage of such value which is assigned to each of the forty-seven (47) Condominium Units in Phase I of the Project is described below. The determination of the Percentage of Value for each Unit was made by the Developer after reviewing the comparative characteristics of each Unit, including market value, size, location, and allocable expenses of maintenance. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by Article IX, expressed in an Amendment to this Master Deed and recorded in the office of the register of deeds in the County where the Project is located. The Percentage of Value of an existing unit will be reduced as the Project is expanded to include additional Units or increased as the Project is contracted. Based on these considerations, the Developer has determined that the Percentage of Value will be equal and the same for each Unit. Therefore, based on forty-seven (47) Units, the percentage of value for each Unit is 2.13%.

5.3 Subdivision, Consolidation and Other Modifications of Units. Notwithstanding any other provision of the Master Deed or the Bylaws, Units in the Condominium may be subdivided, consolidated, modified and the boundaries relocated, in accordance with Sections 48 and 49 of the Act and this Article; such changes in the affected Unit or Units shall be promptly reflected in a duly recorded amendment or amendments to this Master Deed.

(a) By Developer. Developer reserves the sole right during the Development and Sales Period and without the consent of any other Co-owner or any mortgagee of any Unit to take the following action:

(i) Subdivide Units. Subdivide or re-subdivide any Units which it owns and in connection therewith to construct and install utility conduits and connections and any other improvements reasonably necessary to affect the subdivision, any or all of which may be designated by the Developer as General or Limited Common Elements. Such subdivision or re-subdivision of Units shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the sole discretion of Developer, its successors or assigns.

(ii) Consolidate Contiguous Units. Consolidate under single ownership two or more Units which it owns which are separated only by a Unit perimeter boundary. Such consolidation of Units shall be given effect by an appropriate amendment or amendments to this Master Deed, which amendment or amendments shall be prepared by and at the sole discretion of the Developer, its successors or assigns.

(iii) Relocate Boundaries. Relocate any boundaries between adjoining Units which it owns. The relocation of such boundaries shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided

by law, which amendment or amendments shall be prepared by and at the sole discretion of the Developer, its successors or assigns.

(iv) Amend to Effectuate Modifications. In any amendment or amendments resulting from the exercise of the rights reserved to Developer above, each portion of the Unit or Units resulting from such subdivision, consolidation or relocation of boundaries shall be separately identified by number and the percentage of value as set forth in Article V hereof for the Unit or Units subdivided, consolidated or as to which boundaries are relocated shall be proportionately allocated to the resultant new Condominium Units in order to preserve a total value of 100% for the entire Project resulting from such amendment or amendments to this Master Deed. The precise determination of the readjustments in percentage of value shall be according to the method or formula used to determine the Percentages of Value in Section 5.2, but otherwise within the sole judgment of Developer. Such amendment or amendments to the Master Deed shall also contain such further definitions of General or Limited Common Elements as may be necessary to adequately describe the buildings and Units in the Condominium Project as so subdivided. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and to any proportionate reallocation of percentages of value of Units which Developer or its successors may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording an entire Master Deed or the Exhibits hereto.

(b) By Co-owner. The Co-owner(s) of one or more Units may take the following actions:

(i) Relocation of Boundaries. Co-owners of adjoining Units may relocate boundaries between their Units upon written request to the Association in accordance with Section 48 of the Act. Upon receipt of such request, the President of the Association shall cause to be prepared an amendment to the Master Deed duly reallocating the boundaries, identifying the Units involved, reallocating Percentages of Value if and to the extent in accordance with the method or formula used to determine the Percentages of Value in Section 5.2, and providing for conveyancing between or among the Co-owners involved in relocation of boundaries. The Co-owners requesting relocation of boundaries shall bear all costs of such amendment. Such relocation of boundaries shall not occur, however, until such amendment is recorded in the Office of the Ionia County Register of Deeds.

(ii) Subdivision of Units. The Co-owner of a Unit may subdivide his Unit upon approval of the Association in accordance with Section 49 of the Act. Such subdivision shall be effected by an amendment to the Master Deed submitted by the Association (at the expense of the Co-owner wishing to subdivide their Unit). Such amendment shall assign new identifying numbers to the new Units created by the subdivision of a Unit and shall divide the Percentages of Value assigned to the original Unit in accordance with the method or formula used to determine the Percentages of Value in Section 5.2. Subdivision shall not be made until the amendment is recorded in the Office of the Ionia County Register of Deeds.

(iii) Consolidate Contiguous Units. If a Co-owner owns adjoining Units, the Co-owner may consolidate these adjoining Units upon written request to the Association. If the consolidation is approved, the President of the Association shall cause to be prepared an amendment to the Master Deed duly effecting such consolidation, identifying the Units involved, and combining the Percentages of Value in accordance with the method or formula used to determine the Percentages of Value in Section 5.2. The Co-owner requesting consolidation of the Units shall bear all costs of such amendment. The consolidation shall not be made until the amendment is recorded in the Office of the Ionia County Register of Deeds.

(c) Limited Common Elements. Limited Common Elements shall be subject to assignment, reassignment, subdivision, modification and consolidation in accordance with Section 39 of the Act and in furtherance of the rights to subdivide, consolidate or relocate boundaries described in this Article V.

ARTICLE VI

EXPANSION OF CONDOMINIUM

6.1 Future Development Area. The Project established by this Master Deed consists of forty-seven (47) condominium Units that may, at the election of Developer, be treated as the first phase of an expandable condominium under the Act to contain in its entirety a maximum of eighty-four (84) Units. Additional Units, if any, will be established on all or some portion of the land designated on Exhibit B as the future development area (the "Future Development Area"). The Future Development Area is legally described as follows:

[INSERT PROJECT FDA LEGAL DESCRIPTION]

6.2 Addition of Units. The number of Units in the Project may, at the option of the Developer, from time to time within a period ending not later than six years after the initial recording of the Master Deed, be increased by the addition of all or any portion of the Future Development Area and the establishment of Units in that area; provided that if Section 32(c) of the Act (MCL 559.132(c)) is amended after the initial recording of this Master Deed to increase the time limit within which a master deed may provide for expansion of a condominium project beyond the currently applicable six-year period, then such period shall be deemed to be automatically extended in like fashion to take advantage of such increase in time. Developer will determine the nature, location, size, types, compatibility, and dimensions of the Units and other structures and improvements to be located within the Future Development Area in its sole discretion. No Unit will be created within any part of the Future Development Area that is added to the Condominium that is not restricted exclusively to residential use.

6.3 Expansion Not Mandatory. None of the provisions of this section will in any way obligate Developer to enlarge the Project beyond the initial phase established by this Master Deed, and Developer may, in its discretion, establish all or a portion of the Future Development Area as a separate condominium project (or projects) or as any other form of development. There are no restrictions on Developer's election to expand the Project other than those explicitly provided in this section. There is no obligation on the part of the Developer to add to the Project all or any portion of the Future Development Area, nor is there any obligation to add portions in any particular order or to construct any particular structures or improvements on the added property.

6.4 Amendments to the Master Deed. An increase in the size of the Project by Developer will be given effect by an appropriate amendment or amendments to the Master Deed, which will not require the consent or approval of any Co-owner, mortgagee, or other interested person. All of the Co-owners and mortgagees of Units, and any other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing, and the execution and recording thereof. Further, by accepting title, a mortgage, or any other interest in a Unit or the Project, all such interested persons shall be deemed to have irrevocably appointed the Developer and its successors and assigns as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be affected without the necessity of re-recording an entire Master Deed or the exhibits thereto. Amendments will be prepared by and at the sole discretion of Developer and may proportionately adjust the Percentages of Value assigned by Section 5.2 to preserve a total value of 100 percent for the entire Project. The precise determination of the readjustments in Percentages of Value (if any) will be made in the sole judgment of Developer. However, the readjustments will reflect a continuing reasonable relationship among Percentages of Value based on the original method of determining Percentages of Value for the Project.

6.5 Redefinition of Common Elements. Amendments to the Master Deed made by Developer to expand the Condominium may also contain any further definitions, redefinitions, and assignments of General or Limited Common Elements that Developer determines are necessary or

desirable to adequately describe, serve, and provide access to the additional parcel or parcels being added to the Project. In connection with any amendments, Developer will have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the intent of this section, including, but not limited to, the connection of roadways or walkways in the Project to any roadways or walkways that may be located on or planned for the Future Development Area and to provide access to any Unit that is located on or planned for the Future Development Area from the roadways located in the Project.

6.6 Additional Provisions. Amendments to the Master Deed made by Developer to expand the Condominium may also contain any provisions Developer determines are necessary or desirable (a) to make the Project contractible or convertible for portions of the parcel or parcels being added to the Project, (b) to create easements burdening or benefiting portions of the parcel or parcels being added to the Project, and (c) to create or change restrictions or other terms and provisions affecting the additional parcel or parcels being added to the Project or affecting the balance of the Project as may be reasonably necessary in Developer's judgment to enhance the value or desirability of the Units to be located within the additional parcel or parcels being added.

ARTICLE VII

CONTRACTION OF CONDOMINIUM

7.1 Limits of Contraction. The Condominium Project established by this Master Deed consists of forty-seven (47) Condominium Units and may, at the election of the Developer, be contracted to any lesser number of Units.

7.2 Withdrawal of Units. The Developer may exercise its right to contract and withdraw land from the Project from time to time within a period ending not later than six (6) years after the initial recording of the Master Deed, at which time such right will expire. If the Developer exercises such right, then the Developer may withdraw from the Project all or any portion of the lands described in Article II and reduce the number of Units in the Project; provided, that no Unit or portion thereof which has been sold or which is the subject of a binding Purchase Agreement may be withdrawn without the signed and written consent of the Co-owner or purchaser of such Unit and the holder of any first mortgage of record against such Unit. The Developer may also, in connection with any such contraction, readjust Percentages of Value for Units in the Project in a manner which gives reasonable recognition to the number of remaining Units, based upon the method of original determination of Percentages of Value.

Other than as provided in this Article VII, there are no restrictions or limitations on the right of the Developer to contract or withdraw lands from the Project or as to the portion or portions of land which may be withdrawn, the time or order of such withdrawals, or the number of Units or Common Elements which may be withdrawn; provided, however, that the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to such Units.

7.3 Contraction not Mandatory. There is no obligation on the part of the Developer to contract the Condominium Project nor is there any obligation to withdraw portions of the Project in any particular order nor to construct particular improvements on any withdrawn lands. The Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development. Any development on the withdrawn lands will, however, be residential in character or at least not be detrimental to the adjoining residential development.

7.4 Amendment(s) to Master Deed. A withdrawal of lands from this Condominium Project by the Developer will be given effect by an appropriate amendment or amendments to the Master Deed, which amendment(s) will be deemed nonmaterial and, in accordance with Section 9.1 or Section 9.2(a) of this Master Deed, will not require the consent or approval of any Co-owner, mortgagee or other interested person. Such amendment(s) will be prepared by and at the sole discretion of the Developer, and may proportionately adjust the Percentages of Value assigned by Section 5.2 in order to preserve a total value of one hundred (100%) percent for the entire Project resulting from such amendment or amendments.

7.5 Additional Provisions. Any amendment or amendments to the Master Deed made by the Developer to contract the Condominium may also contain such provisions as the Developer

may determine necessary or desirable: (i) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project; and (ii) to create or change restrictions or other terms and provisions, including designations and definition of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in the Developer's judgment to enhance the value or desirability of the parcel or parcels being withdrawn from the Project.

ARTICLE VIII

EASEMENTS

8.1 Encumbrances. The Condominium is established and exists subject to a Planned Unit Development Ordinance, the Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, this Master Deed, all valid easements, rights-of-way and building and use restrictions, if any, of record in the Ionia County Register of Deeds on the date this Master Deed is recorded, and all valid governmental limitations as are applicable to the Condominium and/or the Condominium Premises. The Developer intends, and expressly reserves the rights, to: (a) if the Developer has not yet done so, record against the Condominium Premises in the Ionia County Records a Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, in such form and with such content as the Developer, in its sole discretion, shall determine, provided that its terms, covenant and conditions are consistent herewith and with the Disclosure Statement provided to Unit purchasers pursuant to the Act, together with a subordination of this Master Deed thereto; and (b) convey all individual Units by warranty deed subject to the foregoing exceptions.

8.2 Easements for Encroachments. In the event that any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists, and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (and/or the Developer during the Development and Sales Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, relocation, alteration, replacement, repair, or maintenance of such services, and any costs incurred in the opening or repairing of any Common Element or other improvement to install, repair or maintain utility services to the Project shall be an expense of administration assessed against all Co-owners in accordance with the Condominium Bylaws.

8.3 Easements Reserved by Developer. Developer reserves nonexclusive easements for the benefit of itself, its successors and assigns which may be used at any time or times without the payment of any fee or charge other than the reasonable cost of corrective work performed, utilities consumed and/or maintenance required as a direct result of such use:

(a) to use, improve and/or extend all roadways, drives and walkways in the Condominium for the purpose of ingress and egress to and from any Unit or real property owned by it and to and from all or any portion of the land described in the Master Declaration; and

(b) to utilize, tap, tie into, extend and/or enlarge all utility lines and mains, public and private, located on the land described in Article II.

(c) for any other purpose beneficial to the Condominium Project.

Developer further reserves the right to grant additional easements on, over, under, across, and through the Condominium Property for utilities, amenities, improvements, and access purposes or as may otherwise be necessary or desirable in furtherance of the development, use, maintenance, or operation of the Project in the sole discretion of the Developer. All of the Co-owners and mortgagees of Units, and any other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to any

amendment to this Master Deed or separate instrument intended by the Developer to affect the grant of any such easement, and the execution and recording thereof. Further, by accepting title, a mortgage, or any other interest in a Unit or the Project, all such interested persons shall be deemed to have irrevocably appointed the Developer and its successors and assigns as agent and attorney for the purpose of execution of such amendment or instrument and all other documents necessary to effectuate the foregoing.

8.4 Easement Reserved for Unexercised Future Development Area. If any portion of the property described as Future Development Area in Article VI, Section 6.1 as amended is not included in the Condominium Project by subsequent amendments to this Master Deed within the time limits set forth in Section 6.2 hereof, the Developer, or any assignee subsequently owning such parcels of undeveloped Future Development Area, shall be automatically granted easements for utilities, amenities, improvements, and access purposes through the Condominium Project for the benefit of the undeveloped portions of the Project. Easements shall include all Common Elements of the Condominium Project. If expansion occurs that automatically creates easements, cost sharing shall be established to share equitably and ratably in the direct expenses for utilities, amenities, maintenance, improvements, and access as described in this section.

8.5 Easement Retained by Developer Over General Common Elements for Development, Construction and Sale. Unless and until dedicated to and accepted by the City of Ionia or another municipal authority, the Developer, its successors and assigns, shall have a private non-exclusive easement for the unrestricted use of all unsold Units and the General Common Element land, parking areas and pedestrian walks for the purpose of: (a) developing, constructing and selling unsold Units and Condominium improvements; and (b) developing, constructing and erecting improvements upon, and selling condominium units and dwellings within any portion of the Contractible Area which is located outside this Condominium and/or any other portion(s) of Austin Pines West. The Developer's reserved rights include but are not limited to, the right, in furtherance of such development, construction and sales activities, to: (i) maintain and operate a sales office in the Condominium; (ii) post and maintain on Common Element lands, subject to compliance with any applicable City ordinance, sales advertising signs describing this Condominium and/or any other development within Austin Pines West; (iii) invite onto unsold Units and Common Element lands, and provide thereon temporary parking for, construction personnel and members of the general public who are interested in the purchase of a condominium unit or subdivision lot within Austin Pines West; (iv) utilize, and permit its invitees, contractors and construction personnel to utilize the utilities in the Condominium; and (v) generally, do all such things and utilize such of the Common Elements, not inconsistent with the use and enjoyment rights of existing Co-owners, as are necessary or beneficial to the efficient and orderly development, construction and sale of improvements within this Condominium and all other portions of Austin Pines West.

8.6 Easement Reserved for Developer for Contracted or Withdrawn Areas. If any portion of the Condominium Project is contracted or withdrawn by the Developer during the time limits set forth in Section 67(3) of the Michigan Condominium Act, such withdrawn parcels (whether owned by the Developer or a successor or assign) shall be automatically granted easements for utilities, amenities, improvements, and access purposes through the Condominium Project for the benefit of the undeveloped portions of the Project.

8.7 Developer Responsibility. So long as the Developer owns one or more of the Units in the Project, it shall be subject to the provisions of this Master Deed and of the Act.

8.8 Repair and Replacement. The Developer retains for the benefit of itself, its agents, employees, independent contractors, successors and assigns and designated representatives and for the benefit of any appropriate utility company and to the burden of the Condominium, the right of ingress and egress to the Condominium Property and any Unit and the Limited Common Elements appurtenant thereto, for the purpose of exercising any of the Developer's rights described herein, including the right to (i) do all the things necessary to install, maintain, repair, replace or inspect facilities within the purview of its responsibilities, and (ii) such other access purposes or other lawful purposes as may be necessary for the benefit of the Condominium.

8.9 Connection of Utilities. The Developer reserves for the benefit of itself, its agents, employees, independent contractors, successors and assigns, and for the benefit of any appropriate utility company, perpetual easements to enter upon and across the Condominium Property and Condominium Unit and lay pipes, wires and cables and do all other things reasonably necessary

to utilize, tap and tie into, and to construct, extend and enlarge, all utility services or systems now or hereafter located on the Condominium Property to service all or any portion of the Condominium Project.

8.10 Future Utility Easements. The Developer reserves the right at any time to grant easements for utilities over, under and across the Condominium Property to (i) appropriate governmental agencies or public utility companies, (ii) any property hereafter contracted out of the Condominium, or any other land adjacent to or in the vicinity of the Condominium now owned or hereinafter acquired by Developer, and to transfer title to utilities to governmental agencies or to utility companies, provided such easements do not disturb, or interfere with the responsible use of, any Condominium Unit. Any such easement or transfer of title may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to the Master Deed, which amendment shall be recorded in the Ionia County Records. All of the Co-owners and mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of their Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title.

8.11 Future Easements, Licenses and Rights-of-Way. With the prior written consent of the Developer, the Association, acting through its lawfully constituted Board of Directors shall be empowered and obligated to grant such easements, licenses, rights-of entry and rights-of-way over, under and across the Condominium Property for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium.

8.12 Modification of Easements. No easements or rights established pursuant to this Article may be modified or terminated, nor may any of the obligations relating thereto be varied, except as provided in the separate instrument creating such easement or right or, if no such separate instrument exists, without the consent of the Developer, the Association, and each Co-owner and mortgagee benefiting from such easement or right.

ARTICLE IX

AMENDMENT AND TERMINATION

9.1 Pre-Conveyance Amendments. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting an amendment to the Master Deed or the Condominium Bylaws or a termination of the Project shall be recorded in the register of deeds office in the County where the Project is located.

9.2 Post-Conveyance Amendments. If there is a Co-owner other than the Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) Non-Material Changes. An amendment may be made by the Association or the Developer without the consent of any Co-owner or mortgagee if the amendment does not materially alter or change the rights of any Co-owner or mortgagee of a Unit in the Project, including, but not limited to: (i) amendments to modify the number or dimensions of unsold Condominium Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective Co-owners, and enabling the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan.

(b) Material Changes. An amendment may be made even if it will materially alter or change the rights of the Co-owners or mortgagees, with the consent of not less than two-thirds of the votes of the Co-owners and to the extent required by law, mortgagees. However, a Co-owner's Unit dimensions or Limited Common Elements may not be modified without their consent, nor may the method or formula used to determine Percentages of Value for the Project or provisions relating to the ability or terms under

which a Unit may be rented be modified without the consent of each affected Co-owner and mortgagee. Rights reserved by the Developer, including without limitation rights to amend for purposes of expansion, contraction, conversion, or modification of units, shall not be further amended without the written consent of the Developer so long as the Developer or its successors and assigns continue to own and to offer for sale any Unit in the Project. For purposes of this Subsection, a mortgagee shall have one vote for each first mortgage held.

(c) Compliance With Law. Material amendments may be made by the Developer without the consent of Co-owners and mortgagees, even if the amendment will materially alter or change the rights of Co-owners and mortgagees, to achieve compliance with the Act, administrative rules, interpretations or orders adopted by the Administrator or by the Courts pursuant to the Act, or with other federal, state or local laws, ordinances or regulations affecting the Project.

(d) Reserved Developer Rights. A material amendment may also be made unilaterally by the Developer without the consent of any Co-owner or mortgagee for the specific purposes reserved by the Developer in this Master Deed. During the Development and Sales Period, or for so long as there is any further possibility of expansion, contraction, or conversion of the Project, this Master Deed and Exhibits A and B hereto shall not be amended nor shall their provisions be modified in any way without the written consent of the Developer, or its successors or assigns.

(e) Consolidating Master Deed. An As Built Amendment may be prepared and recorded by the Developer as required by the Act when construction of the Project has been completed. Such documents may incorporate changes made by previous amendments, restate some or all of the provisions of this Master Deed and of the Exhibits attached, delete provisions or parts of provisions which benefit the Developer, which have been superseded or the effectiveness of which has expired, and make such further changes as do not materially affect the rights of Co-owners and mortgagees.

(f) Costs of Amendments. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the prescribed majority of Co-owners and mortgagees, the costs of which are expenses of administration. The Co-owners and mortgagees of record (when required) shall be notified of proposed amendments under this Section not less than ten (10) days before the amendment is recorded.

9.3 Project Termination. If there is a Co-owner other than the Developer, the Project may be terminated only with consent of the Developer and not less than eighty percent (80%) of the Co-owners and mortgagees of a first mortgage of record against a Unit, in the following manner:

(a) Termination Agreement. Agreement of the required number of Co-owners and mortgagees to termination of the Project shall be evidenced by their execution of a Termination Agreement, and the termination shall become effective only when the Agreement has been recorded in the register of deeds office in the County where the Project is located.

(b) Real Property Ownership. Upon recording a document terminating the Project, the Condominium Property shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately prior to such recording. As long as the tenancy in common lasts, each Co-owner and their heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the Condominium Property which formerly constituted their Condominium Unit.

(c) Association Assets. Upon recording a document terminating the Project, any rights the Co-owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before such recording, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

(d) Notice to Interested Parties. Notification of termination by First Class Mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds.

9.4 City Approval. No amendment may be made to this Master Deed or to other Condominium Documents for the purpose of modifying or eliminating the requirement for City of Ionia approval of a matter which the City of Ionia is required to approve, without the prior approval of the City of Ionia Planning Commission and City Council. The use of the Project is subject to the **Planned Unit Development Ordinance** notwithstanding anything to the contrary in the Master Deed or Bylaws.

ARTICLE X

WITHDRAWAL OF PROPERTY

10.1 Withdrawal of Property.

(a) Withdrawal by Developer. Notwithstanding anything in this Master Deed to the contrary, if Developer has not completed development and construction of Units or improvements in the Project that are identified as "need not be built" during a period ending 10 years after the date of recording of this Master Deed, Developer has the right to withdraw from the Project all undeveloped portions of the Project not identified as "must be built" without the prior consent of any Co-owner, mortgagees of Units in the Project, or any other person having an interest in the Project. If this Master Deed contains provisions permitting the expansion, contraction, or rights of convertibility of Units or Common Elements in the Project, the time period is the greater of (i) the 10-year period set forth above or (ii) 6 years after the date Developer exercised its rights regarding either expansion, contraction, or rights of convertibility, whichever right was exercised last. The undeveloped portions of the Project withdrawn shall also automatically be granted easements for utility and access purposes through the Project for the benefit of the undeveloped portions of the Project, subject to the payment of a reasonable pro rata share of the costs of maintaining the easements.

(b) Withdrawal by Association. If Developer does not withdraw the undeveloped portions of the Project from the Project or convert the undeveloped portions of the Project to "must be built" before the time periods set forth in Section 10.1(a) expire, the Association, by an affirmative two-thirds majority vote of Co-owners in good standing, may declare that the undeveloped land shall remain part of the Project, but shall revert to the General Common Elements. When such a declaration is made, the Association shall provide written notice of the declaration to Developer or its successor by First Class Mail at its last known address. Within sixty (60) days after receipt of the notice, Developer or its successor may withdraw the undeveloped land or convert the undeveloped Units to "must be built." However, if the undeveloped land is not withdrawn or the undeveloped Units are not converted within 60 days, the Association may file the notice of the declaration with the register of deeds in the County in which the Project is located. The declaration takes effect on recording by the register of deeds. The Association shall also file notice of the declaration with the local supervisor or assessing officer.

(c) Undeveloped Land. For purposes of this Section 10.1, "undeveloped land" does not include Units that are depicted or described on the Condominium Subdivision Plan pursuant to Section 66 of the Act as containing no vertical improvements.

ARTICLE XI

ASSIGNMENT OF DEVELOPER RIGHTS

11.1 Right to Assign. Any or all of the rights and powers granted to or reserved by the Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, may be assigned by the Developer to any other entity or person, including the Association. Any such assignment or transfer shall be made by appropriate instrument in writing, and shall be duly recorded in the office of the register of deeds in the County in which the Project is located.

ARTICLE XII

CITY OF IONIA

12.1 Arbitration. The City of Ionia shall not be required to engage in arbitration pursuant to the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing.

12.2 Compliance with Law. Notwithstanding anything to the contrary in the Condominium Documents, the construction, use, and occupation of the Project and any real property, buildings, and structures within the Project or referred to on the Condominium Documents shall conform to and be consistent with all applicable laws, ordinances, regulations, and permits received for the Project, including but not limited to, the City of Ionia's Code of Ordinances and Zoning Ordinance, and all zoning and land use approvals received for the Project.

12.3 Enforcement. The City of Ionia may enforce any provision in the Condominium Documents that references, pertains to, or benefits the City of Ionia. Should the City of Ionia prevail in any litigation or legal proceedings, in whole or in part, regarding enforcement, interpretation, or involving, the Condominium Documents, then the City of Ionia shall be entitled to reasonable attorneys' fees and costs (both through pre-trial proceedings, during the trial court proceedings and through any and all appeals and other proceedings). In no event shall the City of Ionia have to pay or reimburse any other party for that party's attorneys' fees or costs related to the Condominium Documents.

12.4 Conflict. In the event of any conflict between any portion of the Condominium Documents and the City of Ionia Zoning Ordinance or any other City of Ionia code or ordinance, the City of Ionia code or ordinance provision shall prevail and govern.

THIS MASTER DEED has been executed by the Developer as of the day and year which appear on page one.

Green Development Ventures, LLC,
a Michigan limited liability company

By: _____
Thomas M. Larabel
Its: Vice President

STATE OF MICHIGAN)
) **ss.**
COUNTY OF _____)

This instrument was acknowledged before me the _____ day of _____, 2026, by Thomas M. Larabel, Vice President of Green Development Ventures, LLC, a Michigan limited liability company known to me to be the same person who executed the foregoing Document and who acknowledges the same to be their free act and deed.

_____
Notary Public
_____ County, MI
Acting in the County of _____
My commission expires: _____

EXHIBIT A

CONDOMINIUM BYLAWS

AUSTIN PINES WEST PLACE CONDOMNIUM ASSOCIATION

ARTICLE I

ASSOCIATION OF CO-OWNERS

1.1 Organization. Austin Pines West Place, a residential site condominium project located in the City of Ionia, Ionia County, Michigan (the "Project") is being developed in successive phases to comprise a maximum of eighty-four (84) building sites (the "Units). Upon the recording of the Master Deed, the management, maintenance, operation and administration of the Project shall be vested in an Association of Co-owners organized as a non-profit corporation under the laws of the State of Michigan (the "Association"). The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Co-owners, prospective purchasers, mortgagees, and prospective mortgagees of Units in the Project.

1.2 Compliance. All present and future Co-owners, mortgagees, lessees or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of Act No. 59, P.A. 1978, as amended (the "Condominium Act" or "Act"), the Master Deed and all amendments thereto, the Condominium Bylaws, the Association's Articles of Incorporation, the Association's Bylaws, and other Condominium Documents that pertain to the use and operation of the Condominium property. The acceptance of a deed of conveyance, the entering into of a lease, or the act of occupying a Condominium Unit in the Project shall constitute an acceptance of the terms of the Condominium Documents and an agreement to comply with their provisions.

1.3 **City of Ionia.** The Project was granted zoning approval by the City Council of the City of Ionia, Michigan, on _____, 2026, by _____. The Project shall at all times comply with such zoning approval.

ARTICLE II

MEMBERSHIP AND VOTING

2.1 Membership. Each Co-owner of a Unit in the Project, during the period of his ownership, shall be a member of the Association and no other person or entity will be entitled to membership. The share of a member in the funds and assets of the Association may be assigned, pledged or transferred only as an appurtenance to his Condominium Unit.

2.2 Voting Rights. Except as limited in the Master Deed and in the Bylaws, each Co-owner will be entitled to one vote for each Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages assigned to the Unit or Units owned by him, when voting by value. Voting shall be by number, except in those instances where voting is specifically required to be otherwise by the Act, Master Deed, or Bylaws, and no cumulation of votes shall be permitted.

2.3 Eligibility to Vote. No Co-owner other than the Developer will be entitled to vote at any meeting of the Association until he has presented written evidence of ownership of a Unit in the Project, nor shall he be entitled to vote (except for elections pursuant to Section 3.4) prior to the Initial Meeting of Members. A Co-owner shall be permitted to vote only if he is not in default in payment of assessments levied against the Co-owner's Unit. The Developer shall be entitled to vote only those Units to which it still holds title.

2.4 Designation of Voting Representative. The person entitled to cast the vote for each Unit, and to receive all notices and other communications from the Association, shall be designated by a certificate signed by all the record owners of such Unit and filed with the

Secretary of the Association. The certificate shall state the name and address of the individual representative designated, the number or numbers of the Unit or Units owned, and the name and address of the person or persons, firm, corporation, partnership, association, trust or other legal entity who is the Unit owner. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change has occurred in the ownership of the Unit.

2.5 Proxies. Votes may be cast in person or by proxy. Proxies may be made by any designated voting representative who is unable to attend the meeting in person. Proxies will be valid only for the particular meeting designated and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting.

2.6 Majority. At any meeting of members at which a quorum is present, fifty-one percent (51%) of the Co-owners entitled to vote and present in person or by proxy (or written vote, if applicable), shall constitute a majority for the approval of the matters presented to the meeting, except in those instances in which a majority exceeding a simple majority is required by these Bylaws, the Master Deed or by law.

ARTICLE III

MEETINGS AND QUORUM

3.1 Initial Meeting of Members. The initial meeting of the members of the Association may be convened only by the Developer, and may be called at any time after two or more of the Units in the Project have been sold and the purchasers qualified as members of the Association. In no event, however, shall such meeting be called later than: (a) 120 days after the conveyance of legal or equitable title to non-developer Co-owners of seventy-five percent (75%) of the total number of Units that may be created in the Project; or (b) 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, whichever first occurs, at which meeting the eligible Co-owners may vote for the election of directors of the Association. The maximum number of Units that may be added to the Project under Article VI of the Master Deed shall be included in the calculation of the number of Units that may be created. The Developer may call meetings of members of the Association for informational or other appropriate purposes prior to the initial meeting, but no such informational meeting shall be construed as the initial meeting of members.

3.2 Annual Meeting of Members. After the initial meeting has occurred, annual meetings of the members shall be held in each year on a date and at a time and place selected by the Board of Directors. At least 20 days prior to the date of an annual meeting, written notice of the date, time, place and purpose of such meeting shall be mailed or delivered to each member entitled to vote at the meeting; provided that not less than 30 days written notice shall be provided to each member of any proposed amendment to these Bylaws or to other recorded Condominium Documents.

3.3 Advisory Committee. Within one year after the initial conveyance by the Developer of legal or equitable title to a Co-owner of a Unit in the Project, or within 120 days after conveyance of one-third of the total number of Units that may be created in the Project, whichever first occurs, two or more persons shall be selected by the Developer from among the non-developer Co-owners to serve as an Advisory Committee to the Board of Directors (the "Advisory Committee"). The purpose of the Advisory Committee is to facilitate communication between the Developer-appointed Board of Directors and the non-developer Co-owners and to aid in the ultimate transition of control to the Owners. The members of the Advisory Committee shall serve for one year or until their successors are selected, and the Committee shall automatically cease to exist at the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at such times as may be requested by the Advisory Committee; provided, however, that there shall be not more than two such meetings each year unless both parties agree.

3.4 Board Composition. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of twenty-five percent (25%) of the Units that may be created in the Project, at least 1 director and not less than one-fourth of the Board of Directors of the Association shall be elected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 50% of the Units that may

be created in the Project, not less than one-third of the Board of Directors shall be elected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 75% of the Units that may be created in the Project, and before conveyance of 90% of such Units, the non-developer Co-owners shall elect all directors on the Board except that the Developer shall have the right to designate at least one director as long as the Developer owns and offers for sale at least 10% of the Units in the Project or as long as 10% of the Units remain that may be created.

3.5 Owner Control. If seventy-five percent (75%) of the Units that may be created in the Project have not been conveyed within 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner, the non-developer Co-owners shall have the right to elect a number of members of the Board of Directors of the Association equal to the percentage of Units they hold, and the Developer will have the right to elect a number of members of the Board equal to the percentage of Units which are owned by the Developer and for which assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights of directors otherwise established in Section 3.4. Application of this provision does not require a change in the size of the Board as designated in the Association Bylaws.

3.6 Mathematical Calculations. If the calculation of the percentage of members of the Board that the non-developer Co-owners have a right to elect, or the product of the number of members of the Board multiplied by the percentage of Units held by the non-developer Co-owners results in a right of non-developer Co-owners to elect a fractional number of members of the Board, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number. After application of this formula, the Developer shall have the right to elect the remaining members of the Board. Application of this provision shall not eliminate the right of the Developer to designate at least one member as provided in Section 3.4.

3.7 Quorum of Members. The presence in person or by proxy of fifteen (15%) percent of the Co-owners entitled to vote shall constitute a quorum of members. The written vote of an owner furnished at or prior to a meeting, at which meeting such owner is not otherwise present in person or by proxy, shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

3.8 Electronic Participation. Electronic participation in meetings is governed by Article XIV below and the Articles of Incorporation. In accordance with those provisions, the Board of Directors may hold a meeting of shareholders or members that is solely by means of remote communication.

ARTICLE IV

ADMINISTRATION

4.1 Board of Directors. The business, property and affairs of the Association shall be managed by a Board of Directors to be elected in the manner described in these Bylaws. The directors designated in the Articles of Incorporation shall serve until such time as their successors have been duly elected and qualified at the initial meeting of members. All actions of the first Board of Directors designated in the Articles of Incorporation, or any successors to such directors selected by the Developer before the initial meeting of members, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors elected by the members of the Association, so long as such actions are within the scope of the powers and duties which may be exercised by a Board of Directors as provided in the Condominium Documents. A service contract or management agreement entered into between the Association and the Developer or affiliates of the Developer shall be voidable without cause by the Board of Directors on the Transitional Control Date or within ninety (90) days after the initial meeting has been held and on thirty (30) days notice at any time for cause.

4.2 Powers and Duties. The Board shall have all powers and duties necessary for the administration of the affairs of the Association and may take all actions in support of such administration that are not prohibited by the Condominium Documents or specifically reserved to the members. The powers and duties to be exercised by the Board shall include, but not be limited to, the following:

(a) Care, upkeep and maintenance of the Common Elements;

(b) Development of an annual budget, and the determination, levy, and collection of assessments required for the operation and affairs of the Condominium;

(c) Employment and dismissal of contractors and personnel as necessary for the efficient management and operation of the Condominium Property;

(d) Adoption and amendment of rules and regulations governing the use of the Condominium Property not inconsistent with these Bylaws, the PUD Ordinance or the Master Declaration, interpreting the covenants, conditions, and restrictions contained the Master Deed or these Bylaws, or setting the procedures governing the Association's enforcement of such covenants, conditions, and restrictions, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents and the imposition of late charges for nonpayment of assessments;

(e) Opening bank accounts, borrowing money, and issuing evidences of indebtedness in furtherance of the purposes of the Association, and designating signatories required for such purposes;

(f) Obtaining insurance for the Common Elements, the premiums of which shall be an expense of administration;

(g) Granting licenses for the use of the Common Elements for purposes not inconsistent with the provisions of the Act or of the Condominium Documents;

(h) Authorizing the execution of contracts, deeds of conveyance, easements and rights-of-way affecting any real or personal property of the Condominium on behalf of the Co-owners;

(i) Making repairs, additions and improvements to, or alterations of, the Common Elements, and repairs to and restoration of the Common Elements after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

(j) Asserting, defending or settling claims on behalf of all Co-owners in connection with the Common Elements of the Project and, upon written notice to all Co-owners and compliance with the Articles and Article XIII of these Bylaws, instituting actions on behalf of and against the Co-owners in the name of the Association;

(k) Filing and/or recording an extension to preserve and continue any restrictions or covenants contained in the Condominium Documents, to prevent lapse or termination of the same under the Michigan Marketable Record Title Act, MCL 565.101, or other applicable law; and

(l) Such further duties as may be imposed by resolution of the members of the Association or which may be required by the Condominium Documents or the Act.

4.3 Books of Account. The Association shall keep books and records containing a detailed account of the expenditures and receipts of administration, which will specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and its members. Such records shall be open for inspection by the Co-owners and their mortgagees during reasonable hours.

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This right to inspection is subject to the Association's good faith determination to disallow inspection of the books and records when doing so would impair the privacy or free association rights of shareholders or members; or impair the lawful purposes of the corporation.

The Association shall also prepare and distribute a financial statement to each Co-owner at least once a year, the contents of which will be defined by the Association. The books and records shall be reviewed annually and audited at such times as and when required by the Board of Directors (or the Act) by qualified independent accountants (who need not be certified public accountants), and the cost of such review or audit shall be an expense of administration. Any such audit need not be certified.

In any year the Association has annual revenues in excess of $20,000, the audit or review must be conducted by a certified public accountant unless the Board of Directors opts out of such requirement for any such fiscal year, in its sole discretion. In such event, the provisions of the preceding paragraph shall apply.

4.4 Maintenance, Repair, and Replacement. The responsibility for maintenance, repair, and replacement of Units and Common Elements (other than following casualty damage, which is described in section 6.3 of these Bylaws) is as follows:

(a) All maintenance, repair, and replacement of the structures and other improvements located within a Unit or Limited Common Elements that are the responsibility of the Owner of a Unit as set forth in the Master Deed shall be made by the Owner of the Unit. Each Owner shall be responsible for all damages to the Common Elements resulting from the repairs or from any failure of the Owner to perform maintenance and repairs to a Unit.

(b) All maintenance, repair, and replacement of the General Common Elements, whether located inside or outside the Units, and of Limited Common Elements to the extent required by the Master Deed, shall be made by the Association and shall be charged to all the Owners as a common expense unless necessitated by the negligence, misuse, or neglect of a particular Owner, in which case the expense shall be charged to the responsible Owner. The Association or its agent shall have access to each Unit (but not to the interior of any residence or garage within a Unit) from time to time during reasonable hours, on notice to the occupant, to maintain, repair, or replace any of the Common Elements located within or accessible only from a Unit that are the responsibility of the Association. The Association or its agents shall also have access to each Unit at all times without notice for making emergency repairs necessary to prevent damage to other Units or the Common Elements.

4.5 Reserve Fund. The Association shall maintain a reserve fund, to be used for major repairs and replacement of the Common Elements, as provided by Section 105 of the Act. Such fund shall be established in the minimum amount required on or before the Transitional Control Date, and shall, to the extent possible, be maintained at a level that is equal to or greater than 10% of the then current annual budget of the Association on a non-cumulative basis. The minimum standard required by this Section may prove to be inadequate, and the Board of Directors should carefully analyze the Condominium Project from time to time to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes.

4.6 Construction Liens. A construction lien arising as a result of work performed on a Condominium Unit or on an appurtenant Limited Common Element shall attach only to the Unit upon which the work was performed, and a lien for work authorized by the Developer or principal contractor shall attach only to Condominium Units owned by the Developer, and which was the subject of the work supporting the lien at the time of recording the lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Co-owner of such Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Condominium Unit for work performed on the General Common Elements not contracted for by the Association or the Developer.

4.7 Managing Agent. The Board may employ a Management Company or Managing Agent at a compensation established by the Board to perform such duties and services

as the Board shall authorize, including, but not limited to, the powers and duties described in Section 4.2. The Developer or any person or entity related to the Developer may serve as Managing Agent if so appointed; provided, however, that any compensation so paid to the Developer shall be at competitive rates.

4.8 Officers. The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of officers of the Association and may contain any other provisions pertinent to officers of the Association not inconsistent with these Bylaws. Officers may be compensated, but only upon the affirmative vote of sixty-seven (67%) percent or more of all Co-owners.

4.9 Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association upon 10 days notice to all Co-owners, in the manner and to the extent provided by the Articles and/or the Association Bylaws. In the event that no judicial determination as to indemnification has been made, an opinion of independent counsel as to the propriety of indemnification shall be obtained if a majority of Co-owners vote to procure such an opinion.

ARTICLE V

ASSESSMENTS

5.1 Administrative Expenses. The Association shall be assessed as the entity in possession of any tangible personal property of the Condominium owned or possessed in common, and personal property taxes levied on such property shall be treated as expenses of administration. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Project shall be expenses of administration, and all sums received as proceeds of or pursuant to any policy of insurance securing the interests of the Co-owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of such Common Elements shall be receipts of administration.

5.2 Determination of Assessments. Assessments will be determined in accordance with the following provisions:

(a) Initial Budget. The Board of Directors of the Association shall establish an initial budget in advance for each fiscal year, which budget will project all expenses for the coming year that may be required for the proper operation, management, and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. The annual assessment to be levied against each Unit in the Project shall then be determined on the basis of the budget. Copies of the budget will be delivered to each Owner, although the failure to deliver a copy to each Owner will not affect or in any way diminish the liability of a Co-owner for any existing or future assessment.

(b) Budget Adjustments. Should the Board of Directors determine at any time, in its sole discretion, that the initial assessments levied are insufficient: (1) to pay the costs of operation and maintenance of the Common Elements; (2) to provide for the replacement of existing Common Elements; (3) to provide for additions to the Common Elements not exceeding $3,000 or $100 per Unit annually, whichever is less; or (4) to respond to an emergency or unforeseen development; the Board is authorized to increase the initial assessment or to levy such additional assessments as it deems to be necessary for such purpose(s). The discretionary authority of the Board of Directors to levy additional assessments will rest solely with the Board of Directors for the benefit of the Association and its members and may not be enforced, attached by or subject to specific performance by any creditors of the Association.

(c) Special Assessments. Special assessments, in excess of those permitted by subsections (a) and (b), may be made by the Board of Directors from time to time with the approval of the Co-owners as provided in this subsection to

meet other needs or requirements of the Association, including but not limited to: (1) assessments for additions to the Common Elements costing more than $3,000 in any year; (2) assessments to purchase a Unit upon foreclosure of the lien described in Section 5.5; or (3) assessments for any other appropriate purpose not specifically described. Special assessments referred to in this subsection (but not including those assessments referred to in subsections (a) and (b), which will be levied in the sole discretion of the Board of Directors) will not be levied without the prior approval of sixty-seven (67%) percent or more of all Co-owners. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and its members and may not be enforced, attached by or subject to specific performance by any creditors of the Association.

5.3 Apportionment of Assessments. All assessments levied against the Unit Owners to cover expenses of administration shall be apportioned among and paid by the Co-owners on the basis of such Units Percentage of Value as set forth in the Master Deed, or any amendment to the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Unless the Board shall elect some other periodic payment schedule, annual assessments will be payable by Co-owners in twelve (12) equal monthly installments, commencing with the acceptance of a deed to, or a land contract vendee's interest in a Unit, or with the acquisition of title to a Unit by any other means. The payment of an assessment will be in default if the assessment, or any part, is not received by the Association in full on or before the due date for such payment established by rule or regulation of the Association. Provided, however, that the Board of Directors, including the first Board of Directors appointed by the Developer, may relieve a Unit Owner (including the Developer) who has not constructed a residence within his Unit from payment, for a limited period of time, of all or some portion of the assessment for his respective allocable share of the Association budget. The purpose of this provision is to provide fair and reasonable relief from Association assessments for nonresident owners until such Owners begin to utilize the Common Elements on a regular basis.

5.4 Expenses of Administration. The expenses of administration shall consist, among other things, of such amounts as the Board may deem proper for the operation and maintenance of the Condominium property under the powers and duties delegated to it and may include, without limitation, assessments received from the Austin Pines West Community Association, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve for replacement, and for meeting any deficit in the common expense for any prior year; provided, that any reserves established by the Board prior to the initial meeting of members shall be subject to approval by such members at the initial meeting. The Board shall advise each Co-owner in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such containing common charges are based to all Co-owners.

5.5 Collection of Assessments. Each Co-owner shall be obligated for the payment of all assessments levied upon his Unit during the time that he is the Owner of the Unit, and no Co-owner may become exempt from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements, or by the abandonment of his Unit.

(a) Legal Remedies. In the event of default by any Co-owner in paying the assessed common charges, the Board may declare all unpaid installments of the annual assessment for the pertinent fiscal year to be immediately due and payable. In addition, the Board may impose reasonable fines and charge interest at the legal rate on assessments from and after the due date. Unpaid assessments, together with interest on the unpaid assessments, collection and late charges, advances made by the Association for other taxes or liens to protect its lien, attorney fees, and fines in accordance with the Condominium Documents, shall constitute a lien on the Unit prior to all other liens except tax liens in favor of any public taxing authority and sums unpaid upon a first mortgage recorded prior to the recording of any notice of lien by the Association, and the Association may enforce the collection of all sums due by suit at law for a money judgment or by foreclosure of the liens securing payment in the manner provided by Section 108 of the Act. In a foreclosure proceeding, whether by advertisement or by judicial action, a receiver may be appointed and

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reasonable rental for the Unit may be collected from the Co-owner or anyone claiming under him, and all expenses incurred in collection, including interest, costs and actual attorney's fees, and any advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default.

(b) Sale of Unit. Upon the sale or conveyance of a Condominium Unit, all unpaid assessments against the Unit shall be paid out of the sale price by the purchaser in preference over any other assessment or charge except as otherwise provided by the Condominium Documents or by the Act. A purchaser or grantee may request a written statement from the Association as to the amount of unpaid assessments levied against the Unit being sold or conveyed and such purchaser or grantee shall not be liable for, nor shall the Unit sold or conveyed be subject to a lien for any unpaid assessments in excess of the amount described in such written statement from the Association. Unless the purchaser or grantee requests a written statement from the Association at least 5 days before sale as provided in the Act, the purchaser or grantee shall be liable for any unpaid assessments against the Unit together with interest, late charges, fines, costs, and attorneys fees incurred in collection of the assessments.

(c) Self-Help. The Association may enter the Common Elements, Limited or General, to remove and abate any condition constituting a violation, or may discontinue the furnishing of services to a Co-owner in default under any of the provisions of the Condominium Documents upon seven (7) days written notice to such Co-owner of its intent to do so. A Co-owner in default shall not be entitled to use any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as the default continues; provided, that this provision shall not operate to deprive any Owner of ingress and egress to and from his Unit.

(d) Application of Payments. Money received by the Association in payment of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorneys' fees; second, to any interest, late charges, and fines charged, imposed, or levied in accordance with the Condominium Documents; and third, to installments of assessments in default in order of their due dates.

5.6 Financial Responsibility of the Developer. The responsibility of Developer for assessments is as follows:

(a) Pre-Turnover Expenses. Before the Transitional Control Date, it will be Developer’s responsibility to keep the books balanced and to avoid any continuing deficit in operating expenses, but the Developer shall not be responsible for the payment of general or special assessments. At the time of the initial meeting, Developer will be liable for the funding of any continuing deficit of the Association that was incurred before the Transitional Control Date.

(b) Post-Turnover Expenses. After the Transitional Control Date and continuing for any remaining Development and Sales Period, Developer shall not be responsible for the payment of either general or special assessments levied by the Association on Units owned by Developer until construction of a building on a Unit is completed.

(c) Exempted Transactions. Under no circumstances will Developer be responsible for the payment of any portion of any assessment that is levied for deferred maintenance, reserves for replacement, capital improvements or additions, or to finance litigation or other claims against Developer.

5.7 Closing Assessments. At the time of transfer of ownership of any Unit by deed, land contract or other method, the purchaser of the Unit shall pay a non-refundable fee to the Association which shall initially be equal to twenty-five percent (25%) of the assessments for the applicable Unit in the year immediately preceding the sale, but which may be adjusted from time to time by the Board of Director, in its sole discretion. If and when the Board of Directors

changes the amount of the Closing Assessment, notice of the change shall be delivered to all Co-owners and shall be effective ten (10) days after the date of such notice. This assessment shall not be refundable upon the resale of a Unit nor shall it be credited toward any future monthly assessments to be paid by a Co-owner on his or her Unit. The Closing Assessment provided for in this section shall not apply to the initial purchaser of brand new homes, but shall be applicable to all subsequent owners.

ARTICLE VI

TAXES, INSURANCE AND REPAIR

6.1 Real Property Taxes. Real property taxes and assessments shall be levied against the individual Units and not against the total property of the Project or any phase of the Project, except for the year in which the Project or phase was established subsequent to the tax day. Taxes and assessments which become a lien against the Condominium property in any such year shall be expenses of administration and shall be assessed against the Units located on the land with respect to which the tax or assessment was levied in proportion to the Percentage of Value assigned to each Unit. Real property taxes and assessments levied in any year in which the property existed as an established Project on the tax day shall be assessed against the individual Units only, even if a subsequent vacation of the Project has occurred.

Taxes for real property improvements made to or within a specific Unit shall be assessed against that Unit only, and each Unit shall be treated as a separate, single parcel of real property for purposes of property tax and special assessment. No Unit shall be combined with any other Unit or Units, and no assessment of any fraction of a Unit or combination of any Unit with other units or fractions shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made whether the Unit be owned separately or in common.

6.2 Insurance Coverage. The Association shall be appointed as Attorney-in-Fact for each Co-owner to act in connection with insurance matters and shall be required to obtain and maintain, to the extent applicable: casualty insurance with extended coverage, vandalism and malicious mischief endorsements; liability insurance (including director's and officer's liability coverage if deemed advisable); and worker's compensation insurance (if applicable) pertinent to the ownership, use, and maintenance of the Common Elements of the Project. All insurance shall be purchased by the Board of Directors for the benefit of the Association, the Co-owners, the mortgagees, and the Developer, as their interests may appear. Such insurance, other than title insurance, shall be carried and administered according to the following provisions:

(a) Co-owner Responsibilities. Each Co-owner will be responsible for obtaining casualty insurance coverage at his own expense with respect to the residential building and all other improvements constructed or located within the perimeters of his Condominium Unit, and for the Limited Common Elements appurtenant to his Unit. It shall also be each Co-owner's responsibility to obtain insurance coverage for the personal property located within his Unit or elsewhere on the Condominium, for personal liability for occurrences within his Unit or on the Limited Common Elements appurtenant to his Unit, and for alternative living expenses in the event of fire or other casualty causing temporary loss of his residence. The Association and all Co-owners shall use their best efforts to ensure that all insurance carried by the Association or any Co-owner contains appropriate provisions permitting the waiver of the right of subrogation as to any claims against any Co-owner or the Association for insured losses.

(b) Common Element Insurance. The General Common Elements of the Project shall be insured by the Association against fire and other perils covered by a standard extended coverage endorsement, to the extent deemed applicable and appropriate, in an amount to be determined annually by the Board of Directors. The Association shall not be responsible in any way for maintaining insurance with respect to the Limited Common Elements, the Units themselves, or any improvements located within the Units.

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(c) Fidelity Insurance. The Association may obtain, if desired, fidelity coverage to protect against dishonest acts by its officers, directors, trustees, and employees, and all others who are responsible for handling funds of the Association.

(d) Power of Attorney. The Board of Directors is irrevocably appointed as the agent for each Co-owner, each mortgagee, other named insureds and their beneficiaries, and any other holder of a lien or other interest in the Condominium or the Condominium Property, to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases upon the payment of claims.

(e) Indemnification. Each individual Co-owner shall indemnify and hold harmless every other Co-owner, the Developer and the Association for all damages, costs, and judgments, including actual attorneys' fees, that any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within an individual Co-owner's Unit or appurtenant Limited Common Elements. This provision shall not be construed to give an insurer any subrogation right or other right or claim against an individual Co-owner, the Developer, or the Association, which rights are waived.

(f) Premium Expenses. Except as otherwise provided, all premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

6.3 Reconstruction and Repair. If any part of the Condominium Property is damaged or destroyed by fire or other casualty, the decision as to whether or not it will be reconstructed or repaired will be made in the following manner:

(a) General Common Elements. If the damaged property is a General Common Element, the damaged property shall be repaired or rebuilt unless 80% or more of the Co-owners and the institutional holders of mortgages on any Unit in the Project agree to the contrary. Provided, however, if the damaged property is a common roadway and is the sole means of ingress and egress to one or more Units in the Project, it will be repaired or rebuilt unless the 80% or more of the Co-owners agreeing not to repair or rebuild includes the Co-owners of all such Units.

(b) Limited Common Elements and Improvements. If the damaged property is a Limited Common Element or an improvement located within the boundaries of a Unit, the Co-owner of such Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgagee or other person having an interest in the property, and such Co-owner shall be responsible for the cost of any reconstruction or repair that he elects to make. The Co-owner shall in any event remove all debris and restore his Unit and its improvements to a clean and sightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage.

(c) Reconstruction Standards. Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for any damaged improvements located within the Unit unless prior written approval for changes is obtained from the Association or its Architectural Review Committee.

(d) Procedure and Timing. Immediately after the occurrence of a casualty causing damage to Common Elements which is to be reconstructed or repaired, the responsible party shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to cover the estimated cost of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair the funds for the payment of such costs are insufficient, an assessment shall be levied against all Co-owners in

sufficient amounts to provide funds to pay the estimated or actual costs of reconstruction or repair. This provision shall not be construed to require the replacement of mature trees and vegetation with equivalent trees or vegetation.

6.4 Eminent Domain. The following provisions will control upon any taking by eminent domain:

(a) Condominium Units. In the event of the taking of all or any portion of a Condominium Unit or any improvements located within the perimeters of a Unit, the award for such taking shall be paid to the Co-owner of the Unit and any mortgagee, as their interests may appear. If a Co-owner's entire Unit is taken by eminent domain, such Co-owner and his mortgagee shall, after acceptance of the condemnation award, be divested of all interest in the Condominium Project.

(b) Common Elements. In the event of the taking of all or any portion of the General Common Elements, the condemnation proceeds relative to the taking shall be paid to the Association for use and/or distribution to its members. The affirmative vote of 67% or more of the Co-owners in number and in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

(c) Amendment to Master Deed. In the event the Condominium Project continues after taking by eminent domain, the remaining portion of the Condominium Project shall be resurveyed and the Master Deed amended accordingly and, if any Unit shall have been taken, Article V of the Master Deed shall also be amended to reflect the taking and to proportionately readjust the Percentages of Value of the remaining Co-owners based upon the continuing value of the Condominium of 100%. Such amendment may be affected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Co-owner.

(d) Notice to Mortgagees. In the event any Unit in the Condominium, the Common Elements or any portion of them is made the subject matter of a condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association shall promptly notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

(e) Inconsistent Provisions. To the extent not inconsistent with the provisions of this section, Section 133 of the Act shall control upon any taking by eminent domain.

ARTICLE VII

CONSTRUCTION REQUIREMENTS

7.1 Design Standards. Neighborhood design standards, when properly implemented, convey quality, value and stability to homeowners. The standards which follow are intended to promote consistency of architecture and landscape design. The implementation of these standards plays a direct role in developing a neighborhood and in preserving real estate values.

7.2 Developer Approvals. During the Development and Sales Period, no residences, buildings, fences, walls, drives, walks, or other improvements shall be commenced, erected, or maintained; no addition to or external change in the appearance of any structure shall be made (including color and design); and no hedges, trees, plantings, or landscaping modifications shall be made until plans or specifications acceptable to Developer, showing the nature, kind, shape, height, materials, color scheme, location, and approximate cost of the structure or improvement and the grading and landscaping plan of the area to be affected, have been submitted to and approved in writing by Developer. Developer shall have the right to refuse to approve any plans or specifications, including the grading and landscaping plan, that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing on such specifications or grading or

landscaping plans, Developer shall have the right to take into consideration the suitability of the proposed structure, improvement, or modification; the site on which it is proposed to be erected; and the degree of harmony with the Condominium as a whole.

7.3 Review Committee. Developer has or will establish an Architectural Review Committee (the "Review Committee"). The mission of such a Review Committee is to ensure that all plans submitted for review meet the criteria established in the design standards. The design standards for the Project as implemented by the Review Committee will provide sufficient control to ensure compatibility with the overall neighborhood image.

7.4 Architectural Review. Except for residences constructed or modified by the Developer (or an affiliate of the Developer) during the Development and Sales Period, no building, structure or other improvements shall be constructed within the perimeters of a Condominium Unit or elsewhere on the Condominium Property, nor shall any exterior modification be made to any existing building, structure or improvement, unless plans and specifications containing such detail as the Association may reasonably require have first been approved in writing by the Review Committee. The Review Committee shall have the right to refuse to approve any plans or specifications, color and/or material applications, grading or landscaping plans, retaining walls and deck location and design, or building location plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing on such plans and specifications it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site on which it is proposed to be constructed, the proposed location of the improvement within the Unit, the location of structures within adjoining Units and the degree of harmony with the Condominium as a whole.

7.5 Approval of Contractor. All residences and other structures shall be constructed only by residential home builders licensed by the State of Michigan and approved in writing by the Developer, or following the Development and Sales Period, by the Review Committee. If building construction is intended to commence within three (3) months after the date of plan approval, the name of the proposed residential builder must be submitted at the same time as the plans and specifications described in Section 7.3. If construction is to be delayed beyond three (3) months, the name of the proposed residential builder must be submitted for approval at least sixty (60) days prior to the commencement of construction. In its approval process, the Committee may take into consideration the qualifications of the proposed builder along with its reputation in the community before deciding whether or not such builder will be approved for participation in the Project. Construction of all other improvements, including landscaping, must also be done by contractors approved in writing by the Developer or the Review Committee.

7.6 Specific Requirements. All approvals required by this Article shall comply with the following requirements:

(a) Construction Materials. Each residence shall be finished with wood, masonry (brick), vinyl or other approved exterior.

Roofs must be of shingle construction using cedar, fiberglass or asphalt shingles or other approved constructions and materials. Driveways may be of asphalt, brick or cement, and children's play areas shall be constructed of wood or other approved material.

All exterior paints, stains and material colors must be shown as part of the plan submitted for approval, and samples shall be furnished to the Review Committee upon request.

(b) Size and Space Requirements. All residences will also meet or exceed all requirements of the City of Ionia.

(c) Garage. Each residence must be equipped with an attached garage of not less than one stall.

(d) Fencing. Wood fences and galvanized chain link fences (except black vinyl-coated chain link) are prohibited. No fence may be installed in a front yard. For purpose of this subsection, corner Units abutting two streets, including

future planned streets, shall be considered to have 2 front yards. Each unit owner may enclose a portion of his backyard with a fence made of approved materials, but only after the Review Committee has approved in writing the composition and location of the fence. The enclosed area shall be landscaped or improved in a manner approved in writing by the Review Committee and maintained by the Unit Owner at a level acceptable to the Review Committee.

(e) Pools. Above-ground pools are prohibited. In-ground pools are permitted only with prior written approval from the Review Committee. Approved pools must be located in the rear yard and properly fenced and maintained. Notwithstanding the foregoing, a children's play pool not more than 40 square feet with a capacity to hold less than 10 inches of water may be used provided that such pool is stored indoors when not in use.

(f) Landscaping and Lawn Maintenance. Each Co-owner is required to install and maintain a minimum level of landscaping, including lawn, gardens, and shrubs. Landscaping and lawn improvements shall be installed no later than 6 months following occupancy, unless weather delays installation, in such cases the improvements shall be installed no later than 9 months following occupancy. Landscape additions, changes and modifications must be approved in writing by the Review Committee prior to installation. The Review Committee will adhere to the following standards, plus other requirements as the Review Committee may specify.

(i) Requests for approval must be accompanied by a written plan, showing location, sizes, colors and other details that may be helpful to the Review Committee.

(ii) Retaining walls shall be constructed of materials, colors and textures that are natural in appearance. Decorative interlocking concrete block retaining walls are permitted.

(iii) The Review Committee reserves the right to limit the location, size and quantity of ornamental structures and decorations. Examples of these items include windmills, bird baths, lawn statuary, plastic flamingos, flag poles, etc.

(iv) Produce gardens may be permitted with Review Committee approval. Produce gardens will be limited to no more than 200 square feet, located in the rear yard, and must be at least 8 feet from the property line, or contained within a fenced area.

(v) No trees with a diameter greater than 4 inches may be removed without Review Committee approval, unless an urgent safety concern exists.

The following maintenance standards are required:

(vi) Lawns will be mowed during the growing season before the turf reaches an average height of 5 inches.

(vii) Dead or fallen frees will be removed from the Owner's property.

(viii) Dead shrubs will be removed from the Owner's property.

(ix) Most gardens and planting beds have reasonable quantities of weeds. However, if a garden or planting bed becomes overgrown and a nuisance, the Review Committee may require the weeds to be removed.

Regular lawn maintenance is required even if a home is not occupied or the Owner is currently not there. In the event a yard is not reasonably maintained, the

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Review Committee will attempt to notify the Owner. If the Review Committee cannot reasonably notify the Owner, or if the Owner does not correct the situation, the Review Committee is authorized to hire the work to be done. The Owner will be billed for the cost, plus a per occurrence fee equal to the greater of $35 of 10% of the cost.

(g) Sheds and Other Accessory Buildings. Sheds and other free-standing accessory structures may be erected only with prior written approval of the Review Committee, in accordance with the following guidelines:

(i) The location is limited to the rear yard and no portion of the shed or other accessory structure may be erected within an easement, including but not limited to a drainage easement.

(ii) The location and dimensions must be approved in writing by the Review Committee.

(iii) Construction materials shall be wood or vinyl and be subject to prior written approval of the Review Committee. Colors shall be neutral or shall match the home. Roofs shall be asphalt shingle matching the home, or as otherwise approved by the Review Committee.

(iv) The Co-owner is also obligated to comply with any applicable local ordinances, including but not limited to setback requirements.

(h) Wells. No wells may be dug on a Unit, whether for landscaping or any other purpose, other than by the Association or the Developer.

(i) Trash Containers and Pick Up. All trash shall be placed in containers approved by the Review Committee and, except for short periods of time reasonably necessary to permit collection, kept either inside the garage or appropriately screened so they cannot be seen from the road or from the neighboring property. All trash will be picked up by a common person or Company selected by the Developer or Association, at the expense of each Co-owner.

(j) Letter and Delivery Boxes. The Review Committee will determine the location, design and permitted lettering of all mail and/or paper delivery boxes. Each Co-owner will pay the reasonable cost of installation and maintenance as determined by the Review Committee.

(k) Rules and Regulations. The Developer (and following the Transitional Control Date, the Review Committee) may from time to time publish and enforce various rules and regulations intended to provide a safe, pleasant and attractive residential community, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents. Such Rules and Regulations shall be as enforceable as if contained in these Bylaws or the Master Deed.

7.7 Codes and Ordinances. In addition to the Construction Requirements contained in this Article, all buildings and other structures must comply with applicable building, mechanical, electrical and plumbing codes in effect at the time the building or structure is erected.

7.8 Reserved Developer Rights. The purpose of this Article is to ensure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and its provisions shall be binding upon both the Association and upon all Co-owners in the Project. During the Development and Sales Period, the Developer may construct dwellings or other improvements on the Condominium Premises without the necessity of prior consent from the Association, its Architectural Review Committee or any other person or entity, subject only to the express limitations contained in this Article; provided, however, that

all dwellings and improvements shall, in the reasonable judgment of the Developer or its architect, be architecturally compatible with the structures and improvements constructed elsewhere on the Condominium Property. Developer (or any residential builder to whom Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and to access to, from, and over the Condominium Property as may be reasonable to enable development and sale of the entire Project.

7.9 Committee Appointment. Until such time as dwellings have been constructed within all of the Units, the Developer may designate the members of the Architectural Review Committee. Promptly after completion of construction of the final dwelling in the Project, if rights of appointment have not previously been assigned to the Association, the Developer representatives shall resign from the Committee and the Board of Directors of the Association shall appoint three (3) new members to the Review Committee. In each succeeding year, or at such other intervals as the Board of Directors may decide, the Board of Directors shall appoint or re-appoint three (3) members to serve on the Review Committee.

7.10 Permitted Variance. The Architectural Review Committee may, upon a showing of practical difficulty or other good cause, grant variances from the requirements of this section, but only to the extent and in such a manner as do not violate the spirit and intent of such requirements.

ARTICLE VIII

USE AND OCCUPANCY RESTRICTIONS

8.1 Residential Use. Condominium Units shall be used exclusively for residential occupancy, and no Unit or appurtenant Common Element shall be used for any purpose other than that of a single-family residence or purposes incidental to residential use. While the City of Ionia residential zoning standards may permit uses other than single-family residential uses, the Condominium Documents preclude all such non-residential permitted uses. Home occupations conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence, which do not generate unreasonable traffic by members of the general public and do not change the residential character of the Unit or neighborhood, are expressly declared to be incidental to primary residential use. To qualify as a home occupation, there must be: (i) no sign or display which indicates from the exterior that the residence is being used for any purpose other than that of a single family dwelling; (ii) no goods or commodities sold upon the premises; and (iii) no mechanical or electrical equipment is used, other than personal computers and other office type equipment. In no event shall any barber shop, styling salon, beauty parlor, tearoom, day care center, animal hospital, or any other form of animal care and/or treatment such as dog grooming, be considered a home occupation. Day care centers offering care for no more than six (6) children at any time shall be deemed to be a home occupation, providing all other provisions of this paragraph are observed. No building intended for other business uses, and no rooming house, day care facility, foster care residence or other commercial use of any kind shall be erected, placed or permitted on any Unit.

8.2 Common Areas. The Common Elements shall be used only by the Co-owners of Units in the Condominium and by their agents, tenants, family members, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to use of the Units; provided, that any parking areas, landscaped or garden areas, storage facilities or other common areas designed for a specific purpose shall be used only for the purposes approved by the Board. Specifically, the Board may designate portions of lawns as non-recreational areas, and may prevent access or use of such areas for all recreational purposes. The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Co-owner, and shall be subject to any lease or easement presently in existence or entered into by the Board or the Developer at some future date which affects all or any part of the Common Elements.

8.3 Use and Occupancy Restrictions. In addition to the general requirements of Sections 8.1 and 8.2, the use of the Project and its Common Elements by any Co-owner shall be subject to the following specific restrictions:

(a) Exterior Changes. No Co-owner shall make any additions, alterations, or modifications to any of the Common Elements nor make any changes to the exterior appearance of the residence or other improvements located within the perimeters of his Unit without prior approval of Developer or the Architectural Review Committee. A change in the color of a building or a significant landscaping change is included within the meaning of a change in exterior appearance.

(b) Drainage Easements/Soil Erosion Control Measures. There are drainage easements established throughout the condominium project for the benefit of all Co-owners. Those drainage easements are located on both common elements and within the boundaries of Units. Co-owners are prohibited from doing any of the following within any designated drainage area: 1) altering the grade; 2) placing temporary or permanent structures, or other improvements; and 3) the destruction, impairment, or other alterations to any drainage structure.

At the time a Co-owner takes occupancy of his Unit the lawn may not be completely established. The Co-owner is responsible for soil erosion control of their Unit including maintaining and installing temporary and permanent erosion controls measures. Measures may be removed only when a lawn within the Unit is completely established and stabilized.

(c) Unit Rental. No portion of a Unit may be rented and no transient tenants may be accommodated in any building; provided, that this restriction shall not prevent the rental or sublease of an entire Unit together with its appurtenant Limited Common Elements for residential purposes in the manner permitted by these Bylaws.

(d) Nuisances. No nuisances shall be permitted on the Condominium Property nor shall any use or practice be permitted which is a source of annoyance to, or which interferes with the peaceful possession or proper use of the Project by its residents. No Unit shall be used in whole or in part for the storage of rubbish or trash, nor for the storage of any property or thing that may cause the Unit to appear in an unclean or untidy condition. No substance or material shall be kept on a Unit that will emit foul or obnoxious odors, or that will cause excessive noise which will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding Units. With the exception of common household products, hazardous or toxic materials may not be stored, produced, released or disposed of on the Condominium Property without written approval from the Association.

(e) Prohibited Uses. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property, and nothing shall be done or kept in any Unit or on the Common Elements which will increase the rate of insurance for the Project without the prior written consent of the Association. No Co-owner shall permit anything to be done or kept in his Unit or elsewhere on the Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common Elements, or which would violate any law.

(f) Signs. No signs or other advertising devices other than those of a design and specification defined by the Developer or the Board of Directors shall be displayed on any Unit or Common Element. Such design standards may specify placement, size, color, materials, frame and post specifications, and such other items as are deemed in the sole discretion of the Developer or Board of Directors to impact the image and ambiance of the Community.

(g) Exterior Lighting. No vapor lights, dusk-to-dawn lights or other lights which are regularly left on during the night may be installed or maintained on any Unit without the prior consent of Developer or the Review Committee.

(h) Satellite Dishes and Solar Panels. No satellite dish or solar panel may be installed on any Unit until the type, design and location has been approved in writing by Developer or the Review Committee.

(i) Personal Property. No Co-owner shall display, hang or store any clothing, sheets, blankets, laundry or other articles of personal property outside a residence or closed storage building. This restriction shall not be construed to prohibit a Co-owner from placing and maintaining outdoor furniture and decorative foliage of a customary nature and appearance on a patio, deck or balcony appurtenant to a residence located within his Unit; provided, that no such furniture or other personal property shall be stored on any open patio, deck or balcony which is visible from another Unit or from the Common Elements of the Project during the winter season.

(j) Firearms and Weapons. No Co-owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest or member of his family of any firearms, air rifles, pellet guns, B-B guns, paintball guns, bows and arrows, illegal fireworks or other dangerous weapons, projectiles or devices anywhere on or about the Condominium Property.

(k) Pets and Animals. No animals, fowl, or livestock may be kept or maintained on any unit except for dogs, cats, or other household pets without the prior written consent of the Association, which consent, if given, may be revoked at any time by the Association. No exotic, savage or dangerous animal shall be kept on the Condominium Property and no animal may be kept or bred for commercial purposes.

Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time, and must at all times be kept under such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. If a dog's barking can be heard on a frequent basis by any person in a nearby Unit or Common Element, the offending dog may not be kept, even if permission was previously given to keep the pet. No animal shall be permitted to run loose upon the Common Elements, Limited or General, nor upon any Unit except the Unit owned by the owner of such animal, and the owner of each pet shall be responsible for cleaning up after it.

The Association may charge a Co-owner maintaining animals a reasonable supplemental assessment if the Association determines that such an assessment is necessary to defray additional maintenance costs to the Association of accommodating animals within the Condominium. The Association may also, without liability to the owner of the pet, remove or cause any animal to be removed from the Condominium which it determines to be in violation of the restrictions imposed by this section. Any person who causes or permits any animal to be brought to or kept on the Condominium Property shall indemnify and hold the Association harmless from any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the Condominium Property.

(l) Recreational Vehicles and Parking. Except as otherwise provided herein, no recreational vehicle, watercraft, snowmobile, camper, or trailer of any kind shall be parked or stored on any Unit unless such item is stored within the garage, with the garage door fully closed. Motor homes, campers, or trailers may be temporarily parked outside on the driveway for no longer than 72 consecutive hours and no longer than 30 cumulative days in any calendar year. No snowmobile, all-terrain vehicle or other off-road motorized recreational vehicle shall be operated on the Condominium Property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence where totally isolated from public view.

(m) Common Elements. The General Common Elements shall not be used for the storage of supplies or personal property (except for such short periods of time as may be reasonably necessary to permit the periodic collection of trash). No vehicles shall be parked on or along the private drive(s) (except in the event

of approved parties or receptions generating a need for off-site parking). No Co-owner shall restrict access to any utility line or other area that must be accessible to service the Common Elements or which affects an Association responsibility in any way. In general, no activity shall be carried on nor condition maintained by any Co-owner either in his Unit or upon the Common Elements which despoils the appearance of the Condominium.

(n) Application of Restrictions. Absent an election to arbitrate pursuant to these Bylaws, a dispute or question as to whether a violation of any specific regulation or restriction contained in this Article has occurred shall be submitted to the Board of Directors of the Association which shall conduct a hearing and render a decision in writing, which decision shall be binding upon all owners and other parties having an interest in the Condominium Project.

(o) Vehicle Parking. Disabled or unlicensed vehicles may not be parked outside. Vehicles may be parked in the driveway. No vehicles may be parked on Common Elements overnight, and the Association reserves the right to have such offending vehicles towed at the vehicle owner's expense.

(p) Commercial Vehicles. No Unit Owner may park any semi-truck. trailer or any vehicle other than one normally and commonly used for personal transportation on any Unit (except in the garage) or on a private or public roadway within the Condominium Project.

(q) Registered Sex Offenders. No person may occupy a Unit, whether as owner, tenant, or member of the household, licensee or regular guest whose name is on the Michigan Sex Offender Registry. If this provision is violated, the Association shall give notice to the Co-owner that such occupancy is in violation of this paragraph. The Co-owner must give the Association adequate assurances that the violation has been cured and that all future occupancies shall comply with this paragraph. Failure to do so will create option rights in the Association as set forth in Section 11.3.

8.4 Zoning Compliance. In addition to the restrictions contained in Section 8.3, the use of any Unit or structure located on the Condominium Property must also satisfy the requirements of the all applicable ordinances of the City of Ionia, including the City of Ionia Zoning Ordinance in effect at the time of the contemplated use unless a variance for such use is obtained from the City of Ionia Board of Zoning Appeals.

8.5 Rules of Conduct. Additional rules and regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of Condominium Units and Common Elements, Limited and General, including, without limitation, providing for the levying of fines against Co-owners for noncompliance with the Condominium Documents, may be promulgated and amended by the Board. Copies of such rules and regulations must be furnished by the Board to each Co-owner at least 10 days prior to their effective date, and may be revoked at any time by the affirmative vote of 60% or more of all Co-owners.

8.6 Enforcement by Developer. The Condominium Project shall at all times be maintained in a manner consistent with the highest standards of a private residential community, used and occupied for the benefit of the Co-owners and all other persons interested in the Condominium. The Developer's rights include, but are not limited to the following:

(a) Care, upkeep and maintenance of the Common Elements. If at any time the Association fails or refuses to carry out its obligations to install, maintain, repair, replace and landscape in a manner consistent with the maintenance of such standards, the Developer, or any person to whom Developer may assign this right may, at its option, elect to maintain, repair and/or replace any Common Elements or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration.;

(b) Drainage easements/soil erosion control measures. If a Unit Owner fails or refuses to timely comply with all of his obligations under Section

8.3(b), the Developer, or any person to whom Developer may assign this right may, at its option, elect to discharge those obligations and to charge the cost to the Unit Owner;

(c) The Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period, which right of enforcement shall include (without limitation) an action to restrain the Association or any Co-owner from any prohibited activity.

8.7 Co-owner Enforcement. An aggrieved Co-owner is also entitled to compel enforcement of the Condominium Documents by action for injunctive relief and/or damages against the Association, its officers, or another Co-owner in the Project, consistent with Article XIII of the Articles of Incorporation.

8.8 Remedies on Breach. In addition to the remedies granted by Section 5.5 for the collection of assessments the Association shall have the right, in the event of a violation of the restrictions on use and occupancy imposed by this Section 8, to enter the Unit and to remove or correct the cause of the violation. Such entry will not constitute a trespass, and the Co-owner of the Unit will reimburse the Association for all costs of the removal or correction, including actual attorneys' fees. Failure to enforce any of the restrictions contained in this Article will not constitute a waiver of the right of the Association to enforce such restrictions in the future.

8.9 Developer Approvals. During the Development and Sales Period, no buildings, fences, walls, drives, walks or other improvements shall be commenced, erected or maintained, nor shall any addition to, or external change in the appearance of any structure be made (including color and design), nor shall any hedges, trees, plantings or landscaping modifications be made, until plans or specifications acceptable to the Developer, showing the nature, kind, shape, height, materials, color scheme, location and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected, shall have been submitted to and approved in writing by Developer.

The Developer shall have the right to refuse to approve any plans or specifications, or grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such specifications, grading or landscaping plans, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to erect the same, and the degree of harmony with the Project as a whole.

8.10 Reserved Rights of Developer. The restrictions contained in this Article shall not apply to the commercial activities of the Developer during the Development and Sales Period, or of the Association in the exercise of the powers and purposes contained in these Bylaws and in the Articles of Incorporation, as they may be amended from time to time. The Developer shall also have the right to conduct construction activities in a commercially reasonable manner and to maintain a sales office, advertising display signs, storage areas and reasonable parking incident to its sales efforts and such access to, from and over the Condominium Property as may be reasonable to enable development and sale of the entire Project.

8.11 Assignment and Succession. Any or all of the rights granted to or reserved by the Developer in the Condominium Documents or by law, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by an appropriate document in writing, signed by the Developer and recorded in the register of deeds office for the County where the Project is located. Upon such qualification, the assignee will have the same rights and powers as those granted to or reserved by the Developer in the Condominium Documents.

8.12 Residential Use By Non-Owner Occupants. Notwithstanding anything in these Condominium Documents to the contrary:

The lease or rental of a Unit for use as a single-family residence for a term of six months or more is not intended to constitute (and will not be deemed to

constitute) a “commercial” or “business” use, activity, or purpose for any term, covenant, condition, restriction, or prohibition contained herein, but is intended to constitute (and will be deemed to constitute) a “residential” use, activity, and purpose, regardless of whether such lease or rental yields income or a profit.

To the fullest extent permitted by law, (*i*) this Section 8.12 shall not be amended, and no other term, covenant, condition, restriction, or prohibition contained herein shall be amended contrary to this Section 8.12, without the consent of every Co-owner then leasing or renting their Unit, or then actively listing or marketing their Unit for such lease or rental, and (*ii*) no modification or removal of this Section 8.12, nor of any other term, covenant, condition, restriction, or prohibition contained herein modified contrary to this Section 8.12, shall apply to any Co-owner then leasing or renting their Unit, or then actively listing or marketing their Unit for lease or rental (regardless of whether they consented to such amendment), so long as such Co-owner continues to lease, rent, or actively list or market their Unit for lease or rent, and such activities are not discontinued for a period of 90 consecutive days or more.

ARTICLE IX

MORTGAGES

9.1 Notice to Association. Any Co-owner who mortgages a Condominium Unit shall notify the Association of the name and address of the mortgagee, and the Association will maintain such information in a book entitled "Mortgagees of Units". Such information relating to mortgagees will be made available to the Developer or its successors as needed for the purpose of obtaining consent from or giving notice to mortgagees concerning amendments to the Master Deed or other actions requiring consent or notice to mortgagees under the Condominium Documents or the Act.

9.2 Insurance. The Association shall notify each mortgagee appearing in the Mortgagees of Units book, of the name of each company insuring the condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, with the amounts of such coverage.

9.3 Rights of Mortgagees. Except as otherwise required by applicable law or regulations which are binding on the parties, the holder of a first mortgage of record on a Condominium Unit will be granted the following rights:

(a) Inspection and Notice. Upon written request to the Association, a mortgagee will be entitled to: (i) inspect the books and records relating to the Project on reasonable notice during normal business hours; (ii) receive a copy of the annual financial statement which is distributed to Owners; (iii) notice of any default by its mortgagor in the performance of the mortgagor's obligations which is not cured within 30 days; and (iv) notice of all meetings of the Association, as required by the Act, and its right to designate a representative to attend such meetings.

(b) Exemption from Restrictions. A mortgagee which comes into possession of a Condominium Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, shall be exempt from any option or "right of first refusal" or other restriction on the sale or rental of the mortgaged Unit, including but not limited to, restrictions on the posting of signs pertaining to the sale or rental of the Unit.

9.4 Additional Notification. When notice is to be given to a Mortgagee, the Board of Directors shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association and any other public or private secondary mortgage market entity participating in

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purchasing or guarantying mortgages of Units in the Condominium if the Board of Directors has notice of such participation.

ARTICLE X

LEASES

10.1 Notice of Lease. A Co-owner, including the Developer, desiring to rent or lease a Condominium Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a prospective tenant and, at the same time, shall supply the Association with a copy of the exact lease form for its review for compliance with the Condominium Documents.

10.2 Terms of Lease. Tenants or non-Co-owner occupants shall comply with all the conditions of the Condominium Documents of the Project, and all lease and rental agreements must require such compliance. The owner of each rental unit will present to the Association evidence of certification or registration of the rental unit if required by local ordinance.

10.3 Remedies of Association. If the Association determines that any tenant or non-Co-owner occupant has failed to comply with any conditions of the Condominium Documents, the Association may take the following action:

(a) Notice. The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.

(b) Investigation. The Co-owner will have 15 days after receipt of the notice to investigate and correct the alleged breach by the tenant or to advise the Association that a violation has not occurred.

(c) Legal Action. If, after 15 days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the tenant or non Co-owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Co-owner and tenant or non Co-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this Section may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the Common Elements caused by the Co-owner or tenant in connection with the Unit or the Condominium Project.

10.4 Liability for Assessments. If a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant or non-Co-owner occupant occupying the Co-owner's Unit under a lease or rental agreement and the tenant, after receiving such notice, shall deduct from rental payments due the Co-owner the full arrearage and future assessments as they fall due and pay them to the Association. Such deductions shall not be a breach of the rental agreement or lease by the tenant.

10.5 Reserved Rights of Developer. The Developer may lease any number of Units in the Project in its discretion without approval by the Association.

10.6 City Ordinances. Every lease or rental of a Condominium Unit shall comply with all applicable City of Ionia ordinance requirements.

ARTICLE XI

TRANSFER OF UNITS

11.1 Unrestricted Transfers. An individual Co-owner may, without restriction under these Bylaws, sell, give, devise or otherwise transfer his Unit, or any interest in the Unit.

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11.2 Notice to Association. Whenever a Co-owner shall sell, give, devise or otherwise transfer his Unit, or any interest therein, the Co-owner shall give written notice to the Association within five (5) days after consummating the transfer. Such notice shall be accompanied by a copy of the sales agreement, deed or other documents evidencing the title or interest transferred.

11.3 Association Purchase Option. If a Unit is occupied in violation of Section 8.3(p), and such violation is not timely cured as set forth therein, the Association may purchase the Unit at a price equal to ninety percent (90%) of the price the Co-owner paid to purchase the Unit or build the residence. The Association may enforce its purchase option by obtaining injunctive relief from any court of competent jurisdiction. If the Association is reasonably required to obtain legal or equitable intervention, the Co-owner shall be responsible for the Association's legal costs, fees and expenses. The Association shall then undertake to resell the Unit in a commercially reasonable manner. Any net proceeds realized by the Association after paying or recovering all Association costs or expenses relating to the acquisition (under this provision), ownership, maintenance, repair or resale of the Unit shall be then paid to the Co-owner. The provisions above shall not be exercised in a manner that results in a loss on a guaranteed loan by a lending institution.

ARTICLE XII

ARBITRATION

12.1 Submission to Arbitration. Any dispute, claim or grievance arising out of or relating to the interpretation or application of the Master Deed, Bylaws or other Condominium Documents, and any disputes, claims or grievances arising among or between Co-owners or between such Owners and the Association may, upon the election and written consent of the parties to the dispute, claim or grievance, and written notice to the Association, be submitted to arbitration and the parties thereto shall accept the arbitrator's decision and/or award as final and binding. The Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time, shall be applicable to any such arbitration.

12.2 Disputes Involving the Developer. A contract to settle by arbitration may also be executed by the Developer and any claimant with respect to any claim against the Developer that might be the subject of a civil action, provided that:

(a) Purchaser's Option. At the exclusive option of a Purchaser or Co-owner in the Project, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim involves an amount less than $2,500.00 and arises out of or relates to a purchase agreement, Condominium Unit or the Project.

(b) Association's Option. At the exclusive option of the Association of Co-owners, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim arises out of or relates to the Common Elements of the Project, if the amount of the claim is $10,000.00 or less.

12.3 Preservation of Rights. Election by any Co-owner or by the Association to submit any dispute, claim or grievance to arbitration shall preclude such party from litigating the dispute, claim or grievance in the courts. Except as provided in this Article, however, all interested parties shall be entitled to petition the courts to resolve any dispute, claim or grievance in the absence of an election to arbitrate.

12.4 City Exemption. The City of Ionia shall not be obligated to submit to arbitration regarding the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing

ARTICLE XIII

CIVIL ACTIONS

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The requirements of this Article XIII shall govern the corporation's commencement and conduct of any civil action except for actions to enforce these Bylaws of the corporation or collect delinquent assessments. The requirements of this Article XIII will ensure that the members of the corporation are fully informed regarding the prospects and likely costs of any civil action the corporation proposes to engage in, as well as the ongoing status of any civil action actually filed by the corporation. These requirements are imposed in order to reduce both the cost of litigation and the risk of improvident litigation, and in order to avoid the waste of the corporation's assets in litigation where reasonable and prudent alternatives to the litigation exist. Each member of the corporation shall have standing to sue to enforce the requirements of this Article XIII. The following procedures and requirements apply to the corporation's commencement of any civil action other than an action to enforce these Bylaws of the corporation or collect delinquent assessments:

(a) The Association's Board of Directors ("Board") shall be responsible in the first instance for recommending to the members that a civil action be filed and supervising and directing any civil actions that are filed.

(b) Before an attorney is engaged for purposes of filing a civil action on behalf of the corporation, the Board shall call a special meeting of the members of the corporation ("Litigation Evaluation Meeting") for the express purpose of evaluating the merits of the proposed civil action. The written notice to the members of the date, time and place of the Litigation Evaluation Meeting shall be sent to all members not less than twenty (20) days before the date of the meeting and shall include the following information:

(1) A certified resolution of the Board setting forth in detail the concerns of the Board giving rise to the need to file a civil action and further certifying that:

(a) It is in the best interests of the corporation to file a lawsuit;

(b) That at least one Board member has personally made a good faith effort to negotiate a settlement with the putative defendant(s) on behalf of the corporation, without success;

(c) Litigation is the only prudent, feasible and reasonable alternative; and

(d) The Board's proposed attorney for the civil action is of the written opinion that litigation is the corporation's most reasonable and prudent alternative.

(2) A written summary of the relevant experience of the attorney ("Litigation Attorney") the Board recommends be retained to represent the corporation in the proposed civil action, including the following information:

(a) The number of years the Litigation Attorney has practiced law; and

(b) The name and address of every condominium and homeowner association for which the Litigation Attorney has filed a civil action in any court, together with the case number, county and court in which each civil action was file.

(3) The Litigation Attorney's written estimate of the amount of the corporation's likely recovery in the proposed lawsuit, net of legal fees, court costs, expert witness fees and all other expenses expected to be incurred in the litigation.

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(4) The Litigation Attorney's written estimate of the cost of the civil action through a trial on the merits of the case ("Total Estimated Cost"). The Total Estimated Cost of the civil action shall include the Litigation Attorney's expected fees, court costs, expert witness fees, and all other expenses expected to be incurred in the civil action.

(5) The Litigation Attorney's proposed written fee agreement.

(6) The amount to be specially assessed against each unit in the Condominium to fund the estimated cost of the civil action both in total and on a monthly per unit basis, as required by subparagraph (f) of this Article XIII.

(c) If the lawsuit relates to the condition of any of the common elements of the Condominium, the Board shall obtain a written independent expert opinion as to reasonable and practical alternative approaches to repairing the problems with the common elements, which shall set forth the estimated costs and expected viability of each alternative. In obtaining the independent expert opinion required by the preceding sentence, the Board shall conduct its own investigation as to the qualifications of any expert and shall not retain any expert recommended by the Litigation Attorney or any other attorney with whom the Board consults for that purpose. The purpose of the independent expert opinion is to avoid any potential confusion regarding the condition of the common elements that might be created by a report prepared as an instrument of advocacy for use in a civil action. The independent expert opinion will ensure that the members of the corporation have a realistic appraisal of the condition of the common elements, the likely cost of repairs to or replacement of the same, and the reasonable and prudent repair and replacement alternatives. The independent expert opinion shall be sent to the members with the written notice of the Litigation Evaluation Meeting.

(d) The corporation shall have a written fee agreement with the Litigation Attorney, and any other attorney retained to handle the proposed civil action. The corporation shall not enter into any fee agreement that is a combination of the retained attorney's hourly rate and a contingent fee arrangement unless the existence of the agreement is disclosed to the members in the text of the corporation's written notice to the members of the Litigation Evaluation Meeting.

(e) At the Litigation Evaluation Meeting the members shall vote on whether to authorize the Board to proceed with the proposed civil action and whether the matter should be handled by the Litigation Attorney. The commencement of any civil action by the corporation (other than a suit to enforce the Condominium Bylaws or collect delinquent assessments) shall require the approval of seventy-five percent (75%) in number and in value of all of the members of the corporation. Any proxies to be voted at the Litigation Evaluation Meeting must be signed at least seven (7) days prior to the Litigation Evaluation Meeting.

(f) All legal fees incurred in pursuit of any civil action that is subject to this Article XIII shall be paid by special assessment of the members of the corporation ("Litigation Special Assessment"). The Litigation Special Assessment shall be approved at the Litigation Evaluation Meeting (or at any subsequent duly called and noticed meeting) by a majority in number and in value of all members of the corporation in the amount of the estimated total cost of the civil action. If the Litigation Attorney proposed by the Board is not retained, the Litigation Special Assessment shall be in an amount equal to the retained attorney's estimated total cost of the civil action, as estimated by the attorney actually retained by the corporation. The Litigation Special Assessment shall be apportioned to the members in accordance with their respective percentage of value interests in the Condominium and shall be collected from the members on a monthly basis. The total amount of the Litigation Special Assessment shall be collected monthly over a period not to exceed twenty-four (24) months.

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(g) During the course of any civil action authorized by the members pursuant to this Article XIII, the retained attorney shall submit a written report ("Attorney's Written Report") to the Board every thirty (30) days setting forth:

(1) The attorney's fees, the fees of any experts retained by the attorney, and all other costs of the litigation during the thirty (30) day period immediately preceding the date of the Attorney's Written Report ("reporting period").

(2) All actions taken in the civil action during the reporting period, together with copies of all pleadings, court papers and correspondence filed with the court or sent to opposing counsel during the reporting period.

(3) A detailed description of all discussions with opposing counsel during the reporting period, written and oral, including, but not limited to, settlement discussions.

(4) The costs incurred in the civil action through the date of the written report, as compared to the attorney's estimated total cost of the civil action.

(5) Whether the originally estimated total cost of the civil action remains accurate.

(h) The Board shall meet monthly during the course of any civil action to discuss and review:

(1) The status of the litigation;

(2) The status of settlement efforts, if any; and

(3) The Attorney's Written Report.

(i) If, at any time during the course of a civil action, the Board determines that the originally estimated total cost of the civil action or any revision thereof is inaccurate, the Board shall immediately prepare a revised estimate of the total cost of the civil action. If the revised estimate exceeds the Litigation Special Assessment previously approved by the members, the Board shall call a special meeting of the members to review the status of the litigation, and to allow the members to vote on whether to continue the civil action and increase the Litigation Special Assessment. The meeting shall have the same voting requirements as a Litigation Evaluation Meeting.

(j) The attorneys' fees, court costs, expert witness fees and all other expenses of any civil action subject to this Article XIII ("Litigation Expenses") shall be fully disclosed to members in the corporation's annual budget. The Litigation Expenses for each civil action subject to this Article XIII shall be listed as a separate line item captioned "Litigation Expenses" in the corporation's annual budget.

ARTICLE XIV

ELECTRONIC PARTICIPATION

A shareholder, member, or proxy holder may participate in a meeting of shareholders or members by a conference telephone or other means of remote communication that permits all persons who participate in the meeting to communicate with all the other participants, consistent with the following:

(a) All participants shall be advised of the means of remote communication.

(b) Participation in a meeting under this section constitutes presence in person at the meeting.

(c) The board of directors may hold a meeting of shareholders or members that is conducted solely by means of remote communication.

(d) Subject to any guidelines and procedures adopted by the board of directors, shareholders, members, and proxy holders that are not physically present at a meeting of shareholders or members may participate in the meeting by a means of remote communication, and are considered present in person and may vote at the meeting, if all of the following are met:

(1) The corporation implements reasonable measures to verify that each person that is considered present and permitted to vote at the meeting by means of remote communication is a shareholder, member, or proxy holder.

(2) The corporation implements reasonable measures to provide each shareholder, member, or proxy holder a reasonable opportunity to participate in the meeting and to vote on matters submitted to the shareholders or members, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with the proceedings.

(3) If any shareholder, member, or proxy holder votes or takes other action at the meeting by a means of remote communication, a record of the vote or other action is maintained by the corporation.

ARTICLE XV

DEFAULT AND REMEDIES

15.1 General. In the event of any default by a Co-owner, including any breach, violation, or failure to comply with any of the terms or provisions of the Condominium Documents arising out of the condition of a Co-owner's Unit or the acts or neglects of a Co-owner or any of their family, tenants, invitees, or guests on or about the Condominium Property, the Association, acting through its Board of Directors, may:

(a) subject to **Error! Reference source not found.**, if applicable, bring an action against the Co-owner to recover sums for damages, injunctive relief, foreclosure of a lien (if the default is in the payment of an assessment), or any combination thereof;

(b) if the Association is successful in a proceeding arising because of the default, recover the costs of the proceeding and actual attorneys' fees from the Co-owner;

(c) impose late charges against the Co-owner for nonpayment of assessments; and

(d) levy fines against the Co-owner after notice and an opportunity for a hearing thereon.

15.2 Procedures. Any levying of fines shall only be to the extent established by duly adopted Rules and Regulations of the Association.

15.3 Notice & Hearing. On any such violation being alleged by the Board, the following procedures will be followed:

(a) **Notice**. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address as shown in the notice required to be filed with the Association pursuant to Section 2.4 above.

(b) Opportunity to Defend. The offending Co-owner shall have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting but in no event shall the Co-owner be required to appear less than ten (10) days from the date of the notice. The offending Co-owner may, at their option, elect to forego the appearance as provided herein by delivery of a written response to the Board.

(c) Default. Failure to respond to a notice of violation constitutes a default.

(d) Hearing and Decision. On appearance by the Co-owner before the Board and presentation of evidence of defense, or, in the event of the Co-owner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

15.4 Continuous or Recurring Defaults. If a fine has been levied by the Board in accordance with the Rules and Regulations of the Association for a continuous or recurring default, then each day from the levying of the fine until the correction of the default to the Board's satisfaction may be deemed a separate instance of the same default, and fines may be levied by the Board in accordance with the Rules and Regulations of the Association for each such instance without further notice or opportunity for a hearing.

15.5 Collection. Any late charge imposed against a Co-owner or fine levied against a Co-owner shall be deemed to have been specially assessed against the Co-owner's Unit. Any failure to pay such late charge, fine, or assessment when due will subject the Co-owner to all of the liabilities set forth in the Condominium Documents, including, without limitation, those described in **Error! Reference source not found.**.

15.6 Developer Exempt from Late Charges and Fines. The Association shall not be entitled to impose late charges or levy fines against the Developer for any violation of the Condominium Documents.

ARTICLE XVI

MISCELLANEOUS PROVISIONS

16.1 Definitions. All terms used in these Bylaws will have the same meaning assigned by the Master Deed to which these Bylaws are attached as an exhibit, or as defined in the Act.

16.2 Severability. In the event that any of the terms, provisions, or covenants of these Bylaws or of any Condominium Document are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

16.3 Notices. Notices provided for in the Act, the Master Deed, or the Bylaws shall be in writing, and shall be addressed to the Association at its registered office in the State of Michigan, and to any Co-owner at the address contained in the deed of conveyance, or at such other address as may subsequently be provided by the Co-owner.

The Association may designate a different address for notices to it by giving written notice of such change of address to all Co-owners. Any Co-owner may designate a different address for notices to him or her by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by United States mail with postage prepaid, or when delivered in person.

16.4 Amendment. These Bylaws may be amended, altered, changed, added to or repealed only in the manner prescribed by Article IX of the Master Deed. No amendment may be made to these Bylaws or to other Condominium Documents for the purpose of modifying or eliminating the requirement for City of Ionia approval regarding a matter which the City of Ionia

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is required to approve, without the prior approval of the City of Ionia Planning Commission and City of Ionia City Council. The use of the Project is subject to the City of Ionia Planned Unit Development Ordinance notwithstanding anything to the contrary in the Master Deed or these Bylaws.

16.5 Conflicting Provisions. In the event of a conflict between the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern; in the event of a conflict between the provisions of any one or more of the Condominium Documents themselves, the following order of priority shall be applied and the provisions of the document having the highest priority shall govern:

(1) the Master Deed, including the Condominium Subdivision Plan (but excluding these Bylaws);

(2) these Condominium Bylaws;

(3) the Articles of Incorporation of the Association;

(4) the Association (Corporate) Bylaws; and

(5) the Rules and Regulations of the Association.

16.6 The City of Ionia.

(a) Arbitration. The City of Ionia shall not be required to engage in arbitration pursuant to the Condominium Documents. The City of Ionia may participate in such arbitration, but only if it so consents in writing.

(b) Compliance with Law. Notwithstanding anything to the contrary in the Condominium Documents, the construction, use, and occupation of the Project and any real property, buildings, and structures within the Project or referred to on the Condominium Documents shall conform to and be consistent with all applicable laws, ordinances, regulations, and permits received for the Project, including but not limited to, the City of Ionia's Code of Ordinances and Zoning Ordinance, and all zoning and land use approvals received for the Project.

(c) Enforcement. The City of Ionia may enforce any provision in the Condominium Documents that references, pertains to, or benefits the City of Ionia. Should the City of Ionia prevail in any litigation or legal proceedings, in whole or in part, regarding enforcement, interpretation, or involving, the Condominium Documents, then the City of Ionia shall be entitled to reasonable attorneys' fees and costs (both through pre-trial proceedings, during the trial court proceedings and through any and all appeals and other proceedings). In no event shall the City of Ionia have to pay or reimburse any other party for that party's attorneys' fees or costs related to the Condominium Documents.

(d) Conflict. In the event of any conflict between any portion of the Condominium Documents and the City of Ionia Zoning Ordinance or any other City of Ionia code or ordinance, the City of Ionia code or ordinance provision shall prevail and govern.

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DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUSTIN PINES WEST COMMUNITY

THIS DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUSTIN PINES WEST COMMUNITY (hereinafter referred to as "Declaration"), is made on _____, 2026, by Green Development Ventures, LLC, a Michigan limited liability company, whose address is 2186 E. Centre Ave., Portage, MI 49002 (herein, "Declarant").

RECITALS:

A. Declarant is the owner of real property located in the City of Ionia (herein, the "City"), Ionia County, Michigan, which is described in Exhibit "A" hereto (herein, "Austin Pines West").

B. Declarant has proposed, and the City has approved, a final site plan which permits the Declarant to develop within Austin Pines West, a residential condominium community (herein, the "Austin Pines West Community"), which the Declarant has proposed will include, without limitation:

(1) Austin Pines West Place, a residential site condominium, as described in Article I, Section 1, below.

(2) Austin Pines West Townhomes, a residential attached conventional condominium, as described in Article I, Section 2, below.

(3) Common Open Space and Shared Improvements, each as defined in Article I below, which, except to the extent specifically declared hereby to be for the use and enjoyment of the public, are intended for the exclusive common benefit, use and enjoyment of the Condominium Associations, Co-owners, residents, and guests of the Austin Pines West Community.

C. In order to facilitate the development, construction, and sale of residential housing within the Austin Pines West Community, Declarant desires to establish easements, covenants, conditions and restrictions which will promote the orderly development, improvement and operation of the Austin Pines West Community in order to promote the property values, aesthetic appearance and mutual use and enjoyment of Austin Pines West.

D. Declarant has established, or will establish, the Austin Pines West Community Association, a Michigan nonprofit corporation, membership in which shall be mandatory for, and the costs of administration of which shall be borne by, the Condominium Associations within Austin Pines West, as further described herein. Upon the terms and conditions of this Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, the Austin Pines West Community Association shall own the Common Open Space in fee simple; shall maintain the Private Road, shall maintain, manage, and operate the Common Open Space and Shared Improvements, as described in Article I below; and in its discretion may, to the limited extent provided herein, maintain the Public Improvements.

E. The terms and provisions of this Declaration are intended to be, and shall be, covenants running with the land and binding upon Declarant and its successors and assigns, upon the Condominium Associations, and upon all future Co-owners of all of the land and improvements which now exist or hereafter are constructed, erected, or installed in Austin Pines West.

F. Austin Pines West will be developed consistent with Ordinance No. 604, and the Austin Pines Planned Unit Development District (the "PUD Ordinance") approved by the City of Ionia on _____, 20___, as amended, which is incorporated by reference and attached as Exhibit B.

NOW, THEREFORE, Declarant declares that Austin Pines West is, and shall be, held, sold, conveyed, mortgaged, hypothecated, encumbered, leased, occupied, improved, transferred and utilized subject to the following easements, covenants, conditions and restrictions which are for the purposes set forth above and for the purposes of protecting the value and desirability of and which shall run with the land and improvements which comprise Austin Pines West and be perpetually binding on all persons having any right, title or interest in any real property therein.

ARTICLE I

DEFINITIONS

Section 1. Austin Pines West Place. "Austin Pines West Place" means the single-family residential site condominium project which Declarant, or its successor or assign, proposes to establish by the recording of its master deed.

Section 2. Austin Pines West Townhomes. "Austin Pines West Townhomes" means the residential attached conventional condominium project which Declarant, or its successor or assign, proposes to establish by the recording of its master deed.

Section 3. Board of Directors. "Board of Directors" means the Board of Directors of the Austin Pines West Community Association, a Michigan nonprofit corporation.

Section 4. City. The "City" means the City of Ionia, Michigan.

Section 5. Common Open Space. "Common Open Space" means the portion of the Austin Pines West Community which is described as such on the final site plan for Austin Pines West.

Section 6. Common Element. "Common Element" means that portion of each of the Condominium Projects which is defined as either general common element or limited common element in the master deed for such Project.

Section 7. Community Association or Austin Pines West Community Association. "Community Association" or "Austin Pines West Community Association" means the Austin Pines West Community Association, being the nonprofit corporation which the Declarant has established, or will cause to be established, for the purposes described in Article VI below by the filing of its Articles of Incorporation with the State of Michigan.

Section 8. Community Association Documents. "Community Association Documents" means and includes this Declaration, the Articles of Incorporation, Corporate Bylaws, the PUD Ordinance and any rules and regulations of the Community Association.

Section 9. Community Storm System. "Community Storm System" means and includes all storm water drain facilities which serve more than one Condominium Project within Austin Pines West, irrespective of their ownership, together with the easements described herein.

Section 10. Condominium Association. "Condominium Association" means and refers to each, and when used in the plural include all of the, association of Co-owners for each of the Condominium Projects established and governed by the master deed for such Project from time to time established and existing within Austin Pines West, including, without limitation, Austin Pines West Place, and Austin Pines West Townhomes.

Section 11. Condominium Act. "Condominium Act" means Act 59 of the Michigan Public Acts of 1978, as from time to time amended.

Section 12. Condominium Project or Project. "Condominium Project" or "Project" each mean and refer to each, and when used in the plural, include all condominiums from time to time established and existing within Austin Pines West, including, without limitation, Austin Pines West Place, and Austin Pines West Townhomes.

Section 13. Condominium Unit or Unit. "Condominium Unit" or "Unit" each mean an individual ownership unit, consisting of land and air space, or air space alone, as applicable, within any Condominium Project hereafter established and existing in Austin Pines West.

Section 14. Co-owner. "Co-owner" shall mean and refer to any person, firm, corporation, partnership, limited liability company, limited liability partnership, association, trust or other legal entity or any combination thereof, who or which is the owner, in fee simple title or as the land contract purchaser, of any Unit, and shall include any person who is a "co-owner" within the

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meaning given that term in the Condominium Act. Each Co-owner automatically shall become and be a member of the Condominium Association for the Project of which their Unit is a part pursuant to the master deed and condominium bylaws for such Project for all purposes of the Nonprofit Corporation Act.

Section 15. Corporate Bylaws. “Corporate Bylaws” means the Corporate Bylaws adopted for the Austin Pines West Community Association, being the bylaws provided for by the Nonprofit Corporation Act, as they may be amended or restated from time to time.

Section 16. Declarant. "Declarant" means Green Development Ventures, LLC, a Michigan limited liability company, whose address is 2186 E. Centre Ave., Portage, MI 49002, and its successors and assigns. Unless otherwise clearly intended in the context, both successors and assigns shall always be deemed to be included within the term "Declarant" whenever and however such term is used in this Declaration.

Section 17. Declaration. "Declaration" shall mean this Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community, which shall be effective when recorded in the Ionia County Register of Deeds, as amended from time to time in accordance with Article VII below.

Section 18. Planned Unit Development Ordinance or PUD Ordinance. “Planned Unit Development Ordinance” or “PUD Ordinance” each mean the Austin Pines Planned Unit Development District Ordinance No. 604, approved by the City of Ionia on _____, 20__, as amended, which is incorporated by reference and attached as Exhibit B.

Section 19. Private Road. “Private Road” means Badger Alley, the private roadway located within Austin Pines West Place, which is designed and intended for the use and benefit of only the Co-owners within Austin Pines West Place.

Section 20. Shared Improvements. “Shared Improvements” means those improvements constructed in the Common Open Space of Austin Pines West Community by the Declarant which are designed and intended for the use and benefit of all of the Condominium Associations and their Co-owners. “Shared Improvements” shall not include those improvements constructed within the Condominium Projects which are designed and intended for the use and benefit of only the Co-owners owning Units within the Condominium Project in which such improvements are constructed.

ARTICLE II

COMMON OPEN SPACE

Section 1. Use and Enjoyment of Common Open Space. The Declarant retains the right to convey, grant, and assign the Common Open Space to the Community Association for the individual and collective use and benefit of the Condominium Associations, Co-owners, residents, and Co-owner guests of the Austin Pines West Community. If the Declarant does so by the delivery of a standard quitclaim deed in recordable form, the Community Association shall accept and hold fee simple title to the Common Open Space for the individual and collective use and benefit of the

Condominium Associations, Co-owners, residents and Co-owner guests of the Austin Pines West Community, subject to the terms, conditions and covenants of this Declaration, including, without limitation, the easements and licenses described in Article III below and the applicable building and use restrictions described in Article V below.

ARTICLE III

EASEMENTS AND LICENCES

Section 1. Water System Easements. Declarant hereby reserves, grants, conveys, transfers and assigns permanent, irrevocable easements for the construction, inspection, testing, operation, maintenance, repair and replacement of all components of the public water distribution and community irrigation system serving the Austin Pines West Community within, over, across, under and through the Common Open Space, and also within, over, across, under and through portions of the Common Element land of each Project which have not been improved by the construction of a residential building or other permanent structure, as well as Units, to the extent required. The Declarant, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter the Community Association, the City and/or any public utility providing potable water to the Austin Pines West Community, from time to time may exercise the rights hereby conferred. Without limiting the scope of the easement reserved, granted and conveyed by the preceding sentence, in connection with and in furtherance of the performance of its responsibilities, the City, Community Association and/or any such public utility, and their respective agents, employees and contractors, each shall have in connection therewith the right to excavate, remove, repair, construct, install, place, fill and in any other respect alter or modify the landscaping, vegetation, soils and topography within any such easement; provided, that the Community Association, only, shall be required to promptly restore the condition of any such landscaping, vegetation and soils as nearly as possible to that which existed prior to the exercise of this right. The Community Association, City and every such public utility, by and through their respective agents, employees, and contractors, each shall have a right of ingress and egress, without notice, across the Private Road and exterior unimproved land areas in Austin Pines West in order to exercise any such right granted or responsibility assigned it. The Declarant reserves to itself, its successors and assigns, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter to the Community Association, the right to modify this Section in order to further identify and limit the locations of the easements hereby conferred, and/or to amend, clarify or add to (but not otherwise subtract from) the rights conferred and/or the parties benefited by this Section, and the Declarant, or any such other person, may do so in the master deed of any Project, by amendment of this Declaration, or by such other instrument as it shall determine.

Section 2. Sanitary Sewer System Easements. Declarant hereby reserves, grants, conveys, transfers and assigns permanent irrevocable easements for the construction, inspection, testing, operation, maintenance, repair and replacement of all components of the public sanitary sewer system serving the Austin Pines West Community within, over, across, under and through the Common Open Space, and also within, over, across, under and through portions of the Common Element land of each Project which have not been improved by the construction of a residential

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building or other permanent structure, as well as Units, to the extent required. The Declarant, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter the Community Association, the City and/or any public utility responsible to provide such service to the Austin Pines West Community, from time to time may exercise the rights hereby conferred. Without limiting the scope of the easement reserved, granted and conveyed by the preceding sentence, in connection with and in furtherance of the performance of its responsibilities, the Community Association, City and every such public utility, by and through their respective agents, employees and contractors, each shall have the right to excavate, remove, repair, construct, install, place, fill and in any other respect alter or modify the landscaping, vegetation, soils and topography within any such easement; provided, that the Community Association, only, shall promptly restore the condition of any such landscaping, vegetation and soils as nearly as possible to that which existed prior to the exercise of this right. The Community Association, City and every such public utility, by and through their respective agents, employees and contractors, each shall have and enjoy a right of ingress and egress, without notice, across the Private Road and exterior land areas in Austin Pines West in order to exercise any such right granted or responsibility assigned it. The Declarant reserves to itself, its successors and assigns, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter to the Community Association, the right to modify this Section in order to further identify and limit the locations of the easements hereby conferred, and/or to amend, clarify or add to (but not otherwise subtract from) the rights conferred and/or the parties benefited by this Section, and the Declarant, or any such other person, may do so in the master deed of any Project, by amendment to this Declaration, or by such other instrument as it shall determine.

Section 3. Storm Water Management System Including Surface Drainage Easements. Declarant hereby reserves, grants, conveys, transfers and assigns permanent, irrevocable easements for unobstructed surface drainage, and for the construction, inspection, testing, operation, maintenance, repair and replacement of all components of the storm water management system serving the Austin Pines West Community, within, over, across, under and through the Common Open Space, and also within, over, across, under and through all portions of the Common Element land of each Project which are not improved by the construction of a residential building or other permanent structure, as well as Units, to the extent required. Except as provided in this Section, or as permitted by the City-approved site plan for Austin Pines West, none of the Community Association, the Condominium Associations or the Co-owners shall alter or impede the surface drainage within the Austin Pines West Community. The Declarant, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter the Community Association and City, from time to time may exercise the rights hereby conferred. Without limiting the scope of the easement reserved, granted and conveyed by the preceding sentence, in connection with and in furtherance of the performance of its responsibilities, the Community Association and City, by and through their respective agents, employees and contractors, each shall have the right to excavate, remove, repair, construct, install, place, fill and in any other respect alter or modify the landscaping, vegetation, soils and topography within any such easement; provided, that the Community Association, only, shall promptly restore the condition of any such landscaping, vegetation and soils as nearly as possible to that which

existed prior to the exercise of this right. The Community Association and City, by and through their respective agents, employees, and contractors, each shall have and enjoy a right of ingress and egress, without notice, across the Private Road and exterior land areas in Austin Pines West in order to exercise any such right granted or responsibility assigned it. The Declarant reserves to itself, its successors and assigns, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, and thereafter to the Community Association, the right to modify this Section in order to further identify and limit the locations of the easements hereby conferred, and/or to amend, clarify or add to (but not otherwise subtract from) the rights conferred and/or the parties benefited by this Section, and the Declarant, or any such other person, may do so in the master deed of any Project, by amendment to this Declaration, or by such other instrument as it shall determine. Storm water management shall be consistent with a Storm Water Runoff Facility Maintenance Agreement entered into by and between the Declarant and the City, which is incorporated by reference, attached as Exhibit C, and recorded in Ionia County Records on _____, 20__, as Document No. _____.

Section 4. Trailways and Recreational Use of Common Open Space License. Subject to the restrictions and limitations contained within this Declaration, the rules and regulations of the Community Association, and/or within the master deeds (including the exhibits thereto) for the Projects, whether now existing or hereafter duly adopted, the Condominium Associations and Co-owners are hereby granted a revocable license to utilize for passive recreational purposes only the Common Open Space and the trail system established, or to be established, therein by the Declarant, provided, however, that such rights are subordinate, in all respects, to the other rights, privileges, and easements established in this Declaration.

ARTICLE IV

COMMUNITY ASSOCIATION RESPONSIBILITIES; EXPENSE SHARING

Section 1. Community Association Responsibility for Expenses of the Private Road, Common Open Space and Shared Improvements. The Community Association shall operate, insure, maintain, repair, and replace, as applicable, the Private Road, Common Open Space, and Shared Improvements, and shall bear as a cost of administration the expenses thereof, which expenses shall be allocated, assessed, and collected in accordance with Section 2 of this Article and Article VI below.

Section 2. Percentages of Value. The percentage of value assigned to each Condominium Association in the Austin Pines West Community shall be equal to the percentage, the numerator of which is the number of Units in the Condominium Association's Project, and the denominator of which shall be the total number of Units in the Austin Pines West Community. By way of example, and not limitation, in the event that the Austin Pines West Community is developed with the same number of Units in each of the Projects as indicated in that certain Site Development Plan – PUD Austin Pines West Community, prepared by _____, dated _____, and approved by the City on _____, 20__, then the Austin Pines West Community shall consist of a total of 96 Units and the percentages of value shall be as follows:

- Austin Pines West Place Homeowners Association (84 Units): 87.5%

- Austin Pines West Townhomes Homeowners Association (12 Units): 12.5%

The Declarant has determined that percentages of value should be allocated as aforesaid upon the Declarant's determination that there are no material differences between Units or Unit types in regard to the burden each will place upon the Common Open Space and Shared Improvements or in regard to the amount or value of the common services which the Community Association will perform for the Co-owners. The percentage of value assigned each Condominium Association shall determine the value of its vote, when voting on matters which are required to be voted upon by the members of the Community Association, and the percentage responsibility which the Condominium Association shall have for assessments levied to pay the common expenses of administration from time to time incurred by the Community Association in accordance with Section 1 of this Article.

Section 3. Private Road. Notwithstanding the provisions of Art. IV, Sections 1 and 2 hereof, expenses related to the Private Road shall be allocated to only Austin Pines West Place, because Austin Pines West Townhomes is served exclusively by public roads.

ARTICLE V

BUILDING AND USE RESTRICTIONS

Section 1. Residential Use. No portion of the Austin Pines West Community shall be used for other than residential use purposes or purposes which are consistent with, and ancillary to, residential use.

Section 2. Common Open Space. The Common Open Space shall exist and be maintained as open space for the passive recreational use of the Condominium Associations, Co-owners and residents of the Austin Pines West Community and their respective guests as described in Article III, Section 4 hereof, and no community or residential building or other major structure shall be erected thereon except as may be necessary in connection with the exercise of the rights described in Article III, Sections 1-3 hereof; provided, that if so determined by a majority of the members of the Community Association, this Section shall not be construed to prohibit the improvement and use of Common Open Space as an athletic field for the athletic activities of such persons, only, strictly subject to the PUD Ordinance and the written consent of the City, to the extent such consent is required by the PUD Ordinance.

Section 3. Alteration of Common Open Space and/or Shared Improvements. No alteration, modification or addition to the Common Open Space or any Shared Improvement shall be made by any person, including, without limitation, any Co-owner or a Condominium Association, except as the Community Association has approved such change after due consideration of any resulting impact upon the shared costs to insure, maintain, repair or replace the Shared Improvement, as so modified.

Section 4. Activities. No immoral, improper, unlawful, or offensive activity shall be carried on in the Common Open Space, nor shall anything be done which may be or become an annoyance or a nuisance to any other Co-owner. Activities which are deemed offensive and are expressly prohibited include, but are not limited to, the following: any activity involving the use of firearms,

air rifles, pellet guns, b-b guns, bows and arrows, sling shots, illegal fireworks, or other similar dangerous weapons, projectiles or devices.

Section 5. Pets. No reptiles and no animals, including household pets, shall be kept on the Common Open Space by any Co-owner unless specifically approved in writing by the Community Association. Any animal shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions. No doghouses or tethering of animals shall be permitted on the Common Open Space. No animal may be permitted to run loose at any time upon the Common Open Space and any animal shall at all times be leashed and attended in person by some responsible person while on the Common Open Space. The Board of Directors of the Community Association may, in its discretion, designate certain portions of the Common Open Space wherein such animals may be walked and/or exercised and the Board of Directors may, in its discretion, designate certain portions of the Common Open Space wherein dog runs may be constructed. Subject to the PUD Agreement, nothing herein contained shall be construed to require the Board of Directors to so designate a portion of the Common Open Space for the walking and/or exercising of animals and/or for the construction of dog runs. No savage or dangerous animal shall be brought or kept upon the Common Open Space, and any Co-owner who causes any animal to be brought or kept upon the Common Open Space shall, jointly and severally together with the Condominium Association of which such Co-owner is a member, indemnify and hold harmless the Community Association for any loss, damage or liability (including costs and attorney fees) which the Community Association may sustain as a result of the presence of such animal on the Common Open Space, whether or not the Community Association has given its permission, and the Community Association may assess and collect from the responsible Co-owner and/or Condominium Association such losses and/or damages in the manner provided in Article VI hereof. Each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. The Community Association may charge all Co-owners maintaining animals, and/or the Condominium Association of which such Co-owner is a member, a reasonable additional assessment to be collected in the manner provided in Article VI of this Declaration in the event that the Community Association determines such assessment necessary to defray the maintenance cost to the Community Association of accommodating animals on the Common Open Space. The Community Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. The Community Association may, after notice and hearing, without liability to the owner thereof, remove or cause to be removed or permanently excluded any animal from the Common Open Space which it determines to be in violation of the restrictions imposed by this Section or by any applicable rules and regulations of the Community Association, although such hearing shall not be a condition precedent to the institution of legal proceedings to remove said animal. The Community Association may also assess fines for such violation of the restrictions imposed by this Section or by any applicable rules and regulations of the Community Association.

Section 6. Aesthetics. The Common Open Space shall not be used for the storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Community Association, and no unsightly condition shall be maintained

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thereon. In general, no activity shall be carried on, nor any exterior condition maintained by a Condominium Association, Co-owner or resident, which is detrimental to the appearance of the Austin Pines West Community.

Section 7. Advertising. No signs or other advertising devices, including "For Sale" signs and "Open" signs, shall be displayed on the Common Open Space; provided, that this restriction shall not apply to the Declarant or any builder during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof.

Section 8. Rules and Regulations. Reasonable rules and regulations consistent with this Declaration concerning the use and operation of the Common Open Space and Shared Improvements may be made and amended from time to time by the Community Association's Board of Directors. Copies of all rules and/or regulations and amendments thereto shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner.

Section 9. Right of Access of Association. The Community Association or its duly authorized agents shall have a right of access to each Common Element and Unit during reasonable working hours as may be necessary for the maintenance, repair, or replacement of any of the Shared Improvements.

Section 10. Responsibility for Due Care and Maintenance. Each Condominium Association and Co-owner shall use due care to avoid damaging the Common Open Space and any of the Shared Improvements. Notwithstanding any other provision of this Declaration, each Co-owner, and the Condominium Association of which such Co-owner is a member, shall be responsible for all damages or costs incurred by the Community Association for the repair of the Common Open Space, or the repair or replacement of any Shared Improvement, which results from any negligent or intentional action or omission by the Co-owner, his land contract purchaser or his tenant, or by the family, servants, employees, agents, visitors, guests, licensees, or household pets of the Co-owner, land contract purchaser or tenant; provided, that there shall be no such responsibility (unless full reimbursement to the Community Association is excluded by virtue of a deductible provision, in which case the responsible Co-owner and/or Condominium Association shall bear the expense to the extent of the deductible amount) if and to the extent that such damages or costs are covered by insurance carried by the Community Association. Each Co-owner, jointly and severally together with the Condominium Association of which such Co-owner is a member, shall indemnify and hold harmless the Community Association and every other Co-owner and Condominium Association against such damages and costs, including actual attorneys' fees, and all such costs or damages to the Community Association may be assessed to and collected from the responsible Co-owner and/or Condominium Association in the manner provided in Article VI below.

Section 11. Applicability to Declarant. Notwithstanding the foregoing or any other provision of this Article V to the contrary, during the period of development and construction of the Austin Pines West Community and the Projects, or any portion thereof, the Declarant shall not be bound by any provisions of this Article V, and the Declarant reserves to itself, its successors and assigns,

during such period, the right to modify this Article V in order to further as it deems necessary or advisable, in its sole and absolute discretion, and the Declarant, or any such other person, may do so in the master deed of any Project, by amendment to this Declaration, or by such other instrument as it shall determine.

Section 12. Enforcement Against Co-owners. Notwithstanding the foregoing or any other provision of this Article V to the contrary, the Community Association shall have the right to directly enforce compliance of this Declaration against the Co-owners in the same manner and to the same extent of its right to enforce compliance against the Condominium Associations. Additionally, the Condominium Associations shall ensure compliance with this Declaration by the Co-owners of the Units in their respective Projects, and the master deed and condominium bylaws for each Project shall provide that a violation of this Declaration shall additionally be deemed a violation of such condominium documents.

ARTICLE VI

ESTABLISHMENT AND OPERATION OF COMMUNITY ASSOCIATION

Section 1. Austin Pines West Community Association. The Declarant retains the right to convey fee simple title to the Common Open Space to the Community Association for the individual and collective use and benefit of the Co-owners, residents, and guests of all Projects in the Austin Pines West Community subject to the terms, covenants, conditions, and restrictions of this Declaration. The Community Association shall be responsible to: (a) maintain, manage, and operate the Private Road, Common Open Space and Shared Improvements; and (b) maintain the vegetation and surface appearance of the off-site storm water detention basin(s) which serves the Austin Pines West Community.

A. Membership in the Community Association. All Condominium Associations automatically shall be members of the Community Association, and membership in the Community Association shall be mandatory for all Condominium Associations. Membership in the Community Association shall not be divided, transferred, or assigned.

B. Voting. Voting by members of the Community Association shall be in accordance with the following provisions:

1) Voting Rights. The value of the vote of each member of the Community Association shall be equal to such member's percentage of value as set forth in Article IV, Section 2 of this Declaration. Notwithstanding the preceding sentence or any other provision of the Community Association Documents to the contrary, prior to the occurrence of the transitional control dates, as that term is defined in the Condominium Act, in all of Austin Pines West Place, and Austin Pines West Townhomes, only the Declarant, or its designee, shall have the right to vote as a member of the Community Association, unless the Declarant has relinquished that right in a signed writing acknowledged and delivered to the Community Association Board of Directors. Every such writing shall be executed in recordable

form and the Community Association shall cause the same to be promptly recorded in the Ionia County Records.

2) Designation of Voting Representative. The vote of a member, other than the Declarant, may only be cast by the individual representative designated by the member in the notice required below, or by a proxy given by such individual representative. Each member shall file a written notice with the Secretary of the Community Association designating the individual representative who shall vote at meetings of the Community Association and receive all notices and other communications from the Community Association on the member's behalf. Such notice shall be dated and signed by the member and shall state the name and address of such individual representative and each person, firm, corporation, partnership association, limited liability company, trust or other entity who is the member. The individual representative designated may be changed by the member at any time by filing a new notice in the manner provided herein.

3) Quorum. The presence in person or by proxy of persons entitled to cast fifty percent (50%) of the votes which may be cast at a meeting shall constitute a quorum for holding a meeting of the members of the Community Association, except for voting on questions specifically stated herein to require a greater quorum. A written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

4) Proxies. Votes may be cast in person or by proxy or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Community Association at or before the appointed time of each meeting of the members of the Community Association. Cumulative voting shall not be permitted.

5) Majority. A majority, except where otherwise provided herein or in the Corporate Bylaws, shall consist of more than fifty percent (50%) of the percentage of value of those entitled to vote and present in person or by proxy (or written vote if applicable) at a given meeting of the members of the Community Association. Whenever provided specifically herein or in the Corporate Bylaws, a majority may be required to exceed the simple majority hereinabove set forth.

6) Corporate Bylaws. Other provisions as to voting by members, not inconsistent with the provisions herein contained, may be set forth in the Corporate Bylaws.

C. Annual and Special Meetings. There shall be an annual meeting of all of the members of the Community Association commencing after the first date upon which the "transitional control date," as defined in the Condominium Act, has occurred in all of Austin Pines West

Place, and Austin Pines West Townhomes and otherwise on such date and at such time as the Declarant shall determine. Other meetings may be provided for in the Corporate Bylaws of the Community Association. Notice of the time, place and subject matter of all meetings as provided in the Corporate Bylaws of the Community Association shall be given to each member by mailing the same to each individual representative designated by the respective members. Electronic transmittal of such notice, such as facsimile, e-mail and the like, may be deemed notice served in the sole discretion of the Board of Directors so long as written or electronic confirmation of receipt of the notice is returned to and received by the Community Association from the designated voting representative.

D. Books and Records. The Community Association shall keep detailed books of account showing all of the expenditures and receipts of administration. Such accounts and all other Community Association records shall be open for inspection by the members of the Community Association during reasonable working hours. The Community Association shall prepare and distribute to each member at least once a year a financial statement, the contents of which shall be defined by the Community Association. The Community Association shall also maintain on file current copies of this Declaration, any amendments hereto, and all other Community Association Documents and shall permit all members, prospective purchasers and prospective mortgagees of real property within the Austin Pines West Community to inspect the same during reasonable hours.

E. Board of Directors. The affairs of the Community Association shall be governed by a Board of Directors. The number of directors shall equal the aggregate number of Projects which at any time are established and exist in the Austin Pines West Community, and, irrespective of the voting percentages of value assigned for any purpose in Article V above, each Project, acting through the board of directors of its Condominium Association, or, the Declarant, its successor or assign, shall be entitled to appoint and at all times be represented by one (1) director of the Community Association. Each director's vote shall be weighted to be equal to the percentage of value of the Condominium Association which appointed such Director. All directors shall serve without compensation and must be a member of the Condominium Association which they have been appointed to represent, except for the first Board of Directors designated in the Articles of Incorporation of the Community Association and any successors thereto appointed by the Declarant, its successors or assigns, prior to the initial meeting of Members held pursuant to Part C above. The terms of office, manner of election, removal and replacement, meetings, quorum and voting requirements, and other duties or provisions of or relating to directors, not inconsistent with the following, shall be provided by the Corporate Bylaws of the Community Association. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Community Association and may do all acts and things as are not prohibited by this Declaration or required hereby to be exercised and done by the members. In addition to the foregoing general duties imposed by this Declaration, the Board of Directors shall be responsible specifically for the following:

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1) To encourage and promote the highest standards of maintenance, use, enjoyment, and development of the Austin Pines West Community as a whole.

2) To maintain, repair and replace the Common Open Space, Shared Improvements, and any Public Improvements, to the extent that it is authorized by this Declaration to assume, and has assumed, responsibility, and to assist the Projects to maintain other portions of Austin Pines West as a residential development of the highest quality.

3) To coordinate efforts between the Condominium Association of each Project to facilitate the purposes of this Declaration.

4) To represent the members of the Community Association and the Co-owners, where deemed appropriate in the sole discretion of the Board of Directors of the Community Association, on matters of mutual interest before all governmental and administrative bodies, boards, and agencies.

5) To arrange and/or contract for the management, maintenance, repair and replacement of the Common Open Space and Shared Improvements.

6) To fix, establish, levy, and collect dues, fees, charges, and assessments from the Community Association's members.

7) To contract for and employ persons, firms, corporations, or other agents to assist in the management, operation, and administration of the affairs of the Community Association.

8) To receive any gift, bequest, or devise of property, real or personal, for any purpose within the scope of this Declaration.

9) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property on behalf of the Community Association in furtherance of any of the purposes of the Community Association and/or of this Declaration.

10) To carry any property, liability or other insurance as the Board may deem to be appropriate and to collect and allocate the proceeds thereof.

11) To rebuild after casualty improvements to real property owned or maintained by the Community Association.

12) To borrow money and issue evidences of indebtedness in furtherance of any of the purposes of the business of the Community Association or the purposes of this

Declaration, and to secure the same by mortgage, pledge, or other lien on property owned by the Community Association.

13) To make rules and regulations in accordance with Article V, Section 7 above.

14) To enforce the provisions of this Declaration.

All actions (including, without limitation, the adoption of rules and regulations for the Community Association), undertakings and contracts entered into with others on behalf of the Community Association by its Board of Directors named in the Articles of Incorporation, or by any successors thereto appointed by the Declarant before the initial meeting of members, shall be binding upon the Community Association authorized by a Board of Directors whose members were duly appointed by the Condominium Associations subsequent to its initial meeting of members, so long as such actions are within the scope of the powers and duties which may be exercised by a Board of Directors as provided in this Declaration.

Section 2. Assessments.

A. Purpose of Assessments. The assessments levied by the Community Association against the Condominium Associations shall be used exclusively to promote the health, safety, welfare and recreation of the residents of the Austin Pines West Community, including, but not limited to the cost of maintenance, repair and replacement of the Private Roads, Common Open Space and Shared Improvements; for the cost of landscape and appearance maintenance of the storm water detention basin(s); for carrying out the purposes set forth in or the uses permitted by this Declaration; for expenses of administration of the Community Association; and for the general welfare and appearance of the Austin Pines West Community (collectively, "Expenses of Administration"). The Community Association may provide for reasonable reserves for contingencies, deferred maintenance, replacements, and improvements.

B. Establishing Assessments. The following shall be assessable:

1. General Annual Assessment. The Board of Directors of the Community Association shall establish an annual budget in advance for each fiscal year and such budget shall project all Expenses of Administration of the Community Association for the forthcoming year which may be required for the proper operation, management, and maintenance of the portions of the Austin Pines West Community for which the Community Association is responsible pursuant to this Declaration, including a reasonable allowance for contingencies and reserves. Failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Condominium Association's obligation to pay the allocable share, according to each Condominium Association's percentage of value established under Article IV, Section 2 of this Declaration, of the common expenses as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted

budget, each Condominium Association shall continue to pay each periodic installment at the periodic rate established for the previous fiscal year until notified of any change in the periodic payment, which change shall not be effective until at least ten (10) days after such new annual or adjusted budget is adopted. An adequate reserve fund for major Expenses of Administration, including, without limit, repairs and replacement of the Shared Improvements that must be replaced on a periodic basis shall be established in the budget and must be funded by regular periodic payments. The funds contained in such reserve fund shall be used only for the Expenses of Administration for which they were reserved. The Board of Directors may establish such other reserve funds as it may deem appropriate from time to time.

Upon the adoption of an annual budget by the Board of Directors, copies of said budget shall be delivered to each member of the Community Association and the Community Association assessment for said year shall be established based upon said budget, although the delivery of a copy of the budget to each member shall not affect the liability of any such member for any existing or future assessments.

The Board of Directors of the Community Association shall have the authority to increase the annual assessment, or to levy such additional assessment or assessments as shall be deemed to be necessary in the event that the Board, in its discretion, determines:

a. That the assessments levied are, or may prove to be, insufficient to pay the Expenses of Administration;
b. That any personal property of the Community Association should be replaced;
c. That additions to any property owned by the Community Association not exceeding Ten Thousand Dollars ($10,000.00) for each Condominium Association annually, should be made; or
d. That any other emergency exists and justifies an increased or additional assessment.

Any unusual Expenses of Administration, as may be determined in the sole discretion of the Community Association Board of Directors, which benefit less than all of the Projects, shall be allocated to and assessed only against those Project(s) or Unit(s) so benefited. The authority of the Community Association Board of Directors to levy general, additional or special assessments shall rest solely with the Board of Directors of the Community Association for the benefit of the Community Association and the members thereof, and shall not be enforceable by any creditors of the Community Association or the members thereof.

2. Special Assessments. Special assessments to Condominium Associations, in addition to those required in Paragraph 1 of this Part B, may be made by the Board of Directors from time to time and approved by the members of the Community

Association as hereinafter provided to meet other needs or requirements of the Community Association including, but not limited to: (1) Assessments for additions to the property of the Community Association which exceed Ten Thousand Dollars ($10,000.00) per year; or (2) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this Paragraph 2 (but not including those assessments referred to in Paragraph 1 above, which shall be levied in the sole discretion of the Community Association's Board of Directors).

C. Levy and Payment of Assessments.

1. General Annual Assessment. Except as otherwise provided in Paragraph 1 of Part B, the general annual assessments described in Paragraph 1 of Part B shall be uniformly levied against each Condominium Association in accordance with each Condominium Association's percentage of value established under Article IV, Section 2 of this Declaration.

2. Special Assessments. Any special assessment levied against the Units pursuant to Paragraph 2 of Part B above shall be levied uniformly against all Condominium Associations in accordance with each Condominium Association's percentage of value established under Article IV, Section 2 of this Declaration, or such Units as the Board of Directors reasonably determines are benefited thereby.

3. Payment of Assessments. Assessments shall be payable by the member Condominium Associations of the Community Association at such times and in such amounts as the Board of Directors of the Community Association may determine. Such assessments shall be deemed expenses of administration of each Condominium Association, and as such, each Condominium Association shall assess its constituent Co-owners for the assessments payable by such Condominium Association hereunder in accordance with the master deed and condominium bylaws for such Condominium Association's Project.

D. Failure to Pay Assessments.

1. Remedies. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Community Association in full on or before the due date for such payment as set by the Board of Directors. All unpaid assessment(s), late charges, interest, attorney's fees, costs, fines, or other sums due to the Community Association, as provided in this Declaration and in any regulations of the Community Association, and/or any other remedies provided by law, may be collected from, and pursued against, the member in default of such payment. A late charge in the amount of Twenty Dollars ($20.00) per month, or such other amount as may be determined by the Board of Directors of the Community Association effective upon fifteen (15) days' notice to the members and the Condominium Association for each Project, shall be assessed automatically by the Community Association against the Condominium Association in default in the payment of any assessment, until paid in full. Such late charge shall not be

deemed to be a penalty or interest on the funds due to the Community Association but is intended to constitute a reasonable estimate of the administrative costs and other damages incurred by the Community Association in connection with the late payment of assessments. All payments shall be applied first against late charges, interest, expenses of collection, reasonable attorney's fees and costs and thereafter against assessments in order of oldest delinquency. Assessments in default shall bear interest at seven percent (7%) until paid in full. If any installment of the annual assessment, additional assessment or special assessment is in default, the Board of Directors, in its discretion, may accelerate any unpaid balance of said assessment or all such assessments and declare said unpaid balance immediately due and payable. Notwithstanding anything herein to the contrary, each Community Association member shall be, and remain, personally liable for the payment of all assessments pertinent to such member's Project.

If a Condominium Association fails promptly to remit any assessment levied against it by the Community Association, or any amount due for interest, attorneys fees, costs, late charges or otherwise in connection therewith, the Community Association may suspend services to such Condominium Association, deny such Condominium Association and its constituent Co-owners access to or use of the Common Open Space and Shared Improvements while such delinquency remains outstanding, and file a lawsuit for money damages against the Condominium Association or avail itself of any other available remedy.

2. Waiver of Use or Abandonment of Unit. No member of the Community Association may exempt himself from liability for his contribution towards the expenses of administration of the Community Association, nor for any annual assessment, additional assessment, or special assessment, by waiver of the use and enjoyment of the Common Open Space or any of the Shared Improvements.

3. Right to Discontinue Services and Suspend Certain Rights. A member in default shall not be entitled to utilize the Community Open Space or Shared Improvements, vote at any meeting of the Community Association, or sign any petition for any purpose prescribed by this Declaration, by the Corporate Bylaws or by law, and shall not be entitled to run for election or serve as a director or be appointed or serve as an officer of the Community Association so long as such default continues.

E. Statement of Unpaid Assessments. Any purchaser of a Unit may request a statement from the Community Association as to the outstanding amount of any unpaid Community Association assessments owed by the Condominium Association for the Project of which such Unit is a part, whether annual, additional, or special. Upon written request to the Community Association, accompanied by a copy of the executed purchase agreement, pursuant to which the purchaser holds right to acquire said Unit, the Community Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Community Association for the period stated therein.

Section 3. Remedies for Default. For purposes of this Section 3, the term "default" shall be deemed to include, without limitation, any non-compliance with the terms and provisions of this Declaration, any failure to pay any Community Association assessment, or portion thereof, and any violation of such rules and regulations as may be promulgated by the Board of Directors of the Community Association pursuant hereto. In addition, any such non-compliance, failure, or violation by any one or more of a Condominium Association's constituent Co-owners, or the residents, tenants, guests, or invitees thereof, shall be deemed a default by such Condominium Association. Any default by a member of the Community Association shall entitle the Community Association, or another member or members thereof, to the following relief:

A. Legal Action. Institution of an action to recover sums due for damages, injunctive relief, foreclosure of lien (if applicable) or any combination thereof, and any such relief may be sought by the Community Association, or, if appropriate, by an aggrieved member or members thereof against the offending Co-owner of the Unit, and/or from the Condominium Association of which the offending Co-owner is also a member.

B. Recovery of Costs. In the event of a default of the Community Association Documents by a Condominium Association, the Community Association shall be entitled to recover from the Condominium Association, the pre-litigation costs and attorney fees incurred in obtaining their compliance with the Community Association Documents. In any proceeding arising because of an alleged default by any member, the Community Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be determined by the Court, but in no event shall any member of the Community Association be entitled to recover such attorney's fees. The Community Association, if successful, shall also be entitled to recoup the costs and attorney's fees incurred in defending any claim, counterclaim, or other matter from the Condominium Association.

C. Removal and Abatement. The violation of any of the provisions of this Declaration shall also give the Community Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the Common Open Space and summarily remove and abate, at the expense of the Co-owner in violation, or the Condominium Association responsible, any structure, thing or condition existing or maintained contrary to the provisions of this Declaration, or to the rules and regulations promulgated by the Board of Directors hereunder and the Community Association and/or its duly authorized agents shall not thereby become liable in any manner for trespassing, abatement or removal.

D. Assessment of Fines. Any violation of this Declaration or any rule or regulations promulgated by the Board of Directors, by any member, shall be grounds for assessment by the Community Association, acting through the Board of Directors, of monetary fines for such violation. No fine may be assessed unless rules or regulations establishing such fine have first been duly adopted by the Board of Directors and notice thereof given to all members in the same manner as prescribed in Section 2 above. Thereafter, fines may be assessed only upon notice to the offending members, and an opportunity for such member to appear before the Board no less than thirty (30) days from the date of the notice and

offer evidence in defense of the alleged violation. All fines duly assessed may be collected from the responsible owner of the Unit, and/or from the Condominium Association responsible to collect the sums from the members on behalf of the Community Association, in the manner provided in Section 2 above. Any fine duly assessed by the Board of Directors of the Community Association shall be in such an amount as is reasonable under the circumstances; provided, however, that there shall be no fine for the first violation.

E. Assessment of Costs of Enforcement. All costs, damages, expenses and/or attorney's fees incurred by the Community Association in enforcing any of the provisions of this Declaration, and/or any rules and regulations promulgated by the Board of Directors, may be assessed to and collected from the responsible owner of the Unit, and/or from the Condominium Association responsible for collecting the sums from the members on behalf of the Community Association, shall be assessed by the Community Association against that party in the manner provided in Section 2 above.

F. Non-waiver of Right. The failure of the Community Association or of any member thereof to enforce any right, provision, covenant, or condition which may be granted by this Declaration shall not constitute a waiver of the right of the Community Association or of any such member thereof to enforce such right, provision, covenant, or condition in the future.

G. Cumulative Rights, Remedies, and Privileges. All rights, remedies and privileges granted to the Community Association or any member thereof pursuant to any terms, provisions, covenants or conditions of this Declaration shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

ARTICLE VII

MISCELLANEOUS MATTERS

Section 1. Benefits and Burdens. The covenants, conditions, easements, and restrictions herein shall run with the land in perpetuity and are binding upon, and inure to the benefit of, the heirs, executors, administrators, assigns, successors, tenants and personal representatives of the Declarant, the Community Association, the Condominium Associations, and all current and future Co-owners of any Unit developed in a Condominium Project established in Austin Pines West. In the event of a conflict between the provisions of this Declaration and the master deed of any Project, the applicable provisions of this Declaration shall control.

Section 2. Amendments.

A. Community Sewer System and Storm Sewer System Easements. The Declarant reserves to itself, and its successors or assigns, the right at any time prior to the initial sale of all Units as may be built in any Project established in Austin Pines West, without the necessity of obtaining the consent of the Condominium Association of any Project, or the consent of

any individual Co-owner or mortgagee to amend this Declaration from time to time in order to modify the location and/or legal descriptions of any easement reserved, conveyed, granted, transferred or assigned, or confirmed, in Article III above; provided that no such change shall materially and adversely affect the availability or location of any access road or utility serving any Project, except, prior to the transitional control date of the Project so affected which is established pursuant to the Condominium Act, with the prior written consent of the developer of that Project. Notwithstanding the foregoing, the Storm Water Runoff Facility Maintenance Agreement may not be amended without the City's written consent.

B. Other Amendments. Except as provided above or elsewhere in this Declaration, this Declaration may only be amended in accordance with the following provisions:

1. The Community Association may, without the consent of any Co-owner, Condominium Association, or other person, amend this Declaration in order to correct errors and to make such other amendments as do not materially affect any of the rights of any person who has an ownership interest in any portion of Austin Pines West or any Condominium Project developed in Austin Pines West.

2. This Declaration, or any portion hereof, may be amended for any other reason only by the affirmative vote of more than fifty percent (50%) of all members of the Community Association, according to their respective percentages of value, voting at a general or special meeting of the members of the Association called for that purpose.

3. Any Amendment to this Declaration made as provided in paragraph 1 or 2 above shall be executed by a duly designated officer of the Community Association on behalf of all members of the Community Association, and such action shall be binding upon all members of the Community Association and their respective mortgagees, heirs, legatees, administrators, executors, successors and/or assigns. The members of the Community Association hereby designate the Community Association as their attorney-in-fact to execute any such Amendment to this Declaration on their behalf. The members of the Community Association, their respective mortgagees, heirs, legatees, administrators, executors, successors and/or assigns, hereby irrevocably consent to any such Amendment to this Declaration which may be made pursuant to the provisions of Paragraphs A and B hereinabove.

4. No amendments may be made that are contrary to the PUD Ordinance without the written consent of the City.

C. Recording. Any Amendment to this Declaration made pursuant to the provisions of Paragraph A or B above shall be in recordable form and shall be recorded in the Register of Deeds of the County of Ionia, State of Michigan forthwith upon the authorization therefor described in Paragraphs A and B hereinabove, whichever is applicable. Upon recordation of said Amendment with the Register of Deeds, each member of the Community Association shall be delivered a copy of such Amendment.

Section 3. Gender and Number. Whenever any reference is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate and vice versa.

Section 4. Construction. The rule of strict construction shall not apply to this Declaration. This Declaration shall be given a liberal and reasonable construction so that the intention of the Declarant to provide for the efficient and effective operation of the Austin Pines West Community shall be effectuated. This Declaration shall be construed in accordance with the laws of Michigan.

Section 5. Assignment. Any or all of the rights and powers granted or reserved to the Declarant in this Declaration may be assigned by it to any other entity or to the Community Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Ionia County Register of Deeds.

Section 6. Severability. In the event that any of the terms, provisions, or covenants of this Declaration are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair in any manner whatsoever any of the other terms, provisions or covenants herein contained or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

IN WITNESS WHEREOF, the Declarant has made and acknowledged this Declaration of Easements, Covenants, Conditions and Restrictions for Austin Pines West Community on the date first stated above.

[SIGNATURE PAGE FOLLOWS]

DRAFT

GREEN DEVELOPMENT VENTURES, LLC
A Michigan limited liability company

By: _____
Thomas M. Larabel
Its: Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me the _____ day of _____, 2026, by Thomas M. Larabel, Vice President of Green Development Ventures, LLC, a Michigan limited liability company known to me to be the same person who executed the foregoing Document and who acknowledges the same to be their free act and deed.

_____
Notary Public
_____ County, MI
Acting in the County of _____
My commission expires:

Prepared by:
Eric J. Guerin
2186 E. Centre Avenue
Portage, Michigan 49002

AFTER RECORDED RETURN TO:
Dan Larabel
795 Clyde Ct.
Byron Center, MI 49315

DRAFT

EXHIBIT A
TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUSTIN PINES WEST COMMUNITY

LEGAL DESCRIPTION OF AUSTIN PINES WEST COMMUNITY

DRAFT

EXHIBIT B
TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF AUSTIN PINES WEST COMMUNITY

ORDINANCE NO. 604 (XXXX XX, 2026)

DRAFT

EXHIBIT C
TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF AUSTIN PINES WEST COMMUNITY

STORM WATER RUNOFF FACILITY MAINTENANCE AGREEMENT

DRAFT

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.4

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Public Act 381 Brownfield Plan - Austin Pines West

Background:

At a special meeting of the City of Ionia Brownfield Redevelopment Authority (BRA) held on May 11, the BRA Board voted to approve the Act 381 Brownfield Plan presented by Allen Edwin Homes for Austin Pines West and to recommend its approval to the Ionia City Council. As part of this process, a public hearing was scheduled for today's City Council meeting and notices were mailed, as required by PA 381, to all affected taxing jurisdictions.

The BRA Board reviewed the proposed Plan in accordance with City of Ionia Policy #4-007 - Policy for Administration of Brownfield Redevelopment Projects and determined the applicant and the draft plan satisfied the policy criteria, thus enabling its approval. Following is a summary of the parameters associated with the Plan:

Numer of housing units	96 (20 for sale units; 76 rental units)
Number of units <= 120% AMI	20 units; 21% of total
Plan/TIF Capture Period	21 years (+ 2 years LBRF capture)
Affordability term for 120% AMI units	10 years
Reimbursables/Eligible Activities	Infrastructure, site prep, housing gap, interest
Total Project Investment	$31 million
TIF Reimbursement to Developer	$13,769,087
Total Eligible Activities	$13,769,087

Total TIF per unit	$143,428
State vs. Local millage capture ratio	42.3% State to 57.7% Local

A draft Development Agreement is also included as an attachment to the Brownfield Plan, with proposed terms as shown, subject to final review by the City Attorney.

Requested Action / Motion:
Following public comment, it is requested the Ionia City Council consider a motion to approve, approve with amendments/conditions, or deny the Act 381 Brownfield Plan for Austin Pines West as presented through Resolution 2026-18.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

RESOLUTION APPROVING THE AUSTIN PINES WEST BROWNFIELD PLAN FOR THE CITY OF IONIA PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June, 2026, at 6:30 p.m., there were:

PRESENT:
ABSENT:

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Ionia, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended (the "Act"), has prepared and recommended a Brownfield Plan (the "Plan") for approval by the City Council of the City of Ionia; and

WHEREAS, the Authority has provided notice to and fully informed all taxing jurisdictions affected by the Plan about the fiscal and economic implications of the proposed Plan at least ten days before the meeting of the City of Ionia City Council at which this resolution has been considered; and

WHEREAS, the Ionia City Council has provided the public and the taxing jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan, in accordance with Sections 13(13) and 14(1) of the Act; and

WHEREAS, the Ionia City Council has made the following determinations and findings:

A. The Plan constitutes a public purpose under the Act;

B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

C. The Plan will facilitate development of an eligible property as defined by the Act and create twenty housing available to households making 120% or less of the area median income; and

WHEREAS, having reviewed the Plan and considered the views and recommendations of the public and affected taxing jurisdictions, the Ionia City Council may proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Ionia City Council by the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

Upon a call of the roll, the vote was as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

RESOLUTION 2026-18 DECLARED ADOPTED.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on June 3, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

ACT 381 BROWNFIELD PLAN

Michigan Housing Partnership, LLC
Austin Pines West
Ionia County, City of Ionia
City of Ionia Brownfield Redevelopment Authority

May 7, 2026

Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
Kalamazoo, MI 49007

Approved by the City of Ionia Brownfield Redevelopment Authority on _____

Approved by the City of Ionia Council on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of a portion of two parcels totaling approximately 26 acres in the City of Ionia. The project will involve preparing the site for development to make way for 96 new residential units. The development is expected to include 84 single family homes and 12 townhome units built across 4 tri-plex buildings. The project expects to income restrict approximately 20 of the single-family homes to households at or below 120% of Area Median Income (AMI) for a duration of 10 years. The income restricted units are expected to include 12 three-bedroom units and 8 four-bedroom units at 100% AMI rents for Ionia County, net of utilities. The balance of the units are expected to be offered for rent and for sale at market rate**.** The homes are expected to be built over a 3-year period, with approximately 46 homes delivered in year 1, with 25 homes delivered in the following years.

The development will be accessed through Foxtail, the existing cul-de-sac off of S State Rd (M-66) that serves an existing housing development.

The total capital investment on the project is expected to be approximately $31 million. Construction on the project is planned to begin in the summer of 2026 and will be completed by fall of 2029.

The project will be undertaken by two affiliated entities commonly owned and controlled by the principals of Allen Edwin Homes: Michigan Housing Partnership, LLC, which is responsible for land acquisition, and a special purpose LLC, which will be established to own and operate the project and receive benefits under the brownfield plan (collectively "the Developer"). Green Development Ventures, LLC and Allen Edwin Residential Builders, LLC (dba Allen Edwin Homes) will serve as General Contractor and will administer the construction of the project.

1.2 Identification of Housing Need

Specific Housing Need

The City of Ionia conducted a Residential Target Markey Analysis prepared by LandUseUSA Urban Strategies dated April 14, 2021. This analysis indicated that there is market potential for at least 20 and up to 45 new buyers that could migrate into the City each year. In addition, there are at least 180 and up to 235 new renters that could migrate to the City each year. The cumulative demand estimate over the five-year period between 2021-2025 for new-builds only is estimated to reach 225 new detached units for sale and 1,175 new attached for-lease units. This analysis also indicated that about 30% of the new households migrating into the City of Ionia will

be inclined to seek attached housing formats like duplexes, townhouses, or apartments, while 70% of new households will seek detach houses or townhouses with private entrances. The City's current housing stock is made up of 44% attached formats and 56% detached formats. The existing housing stock creates a mismatch between what exists currently in the City, and what projected new households desire. This project will deliver 84 single family homes and 12 townhome units in the City of Ionia.

According to the Montcalm and Ionia Counties Housing Plan conducted by the W.E. Upjohn Institute in 2022, the number of new units required to meet household formation demand is approximately 2,948 units. The majority of this demand is for single-family detached homes. Additionally, there is a demand for 774 owner-occupied units and 106 renter-occupied units to alleviate overburdened homeowners and renters for households with household incomes between $50,000-$100,000. Between 2014 to 2019, the number of households in Montcalm and Ionia Counties grew by 3.7%, while the number of housing units increased by only 1.4%, indicating a housing building pace that is not keeping up with the population growth in the region.

According to Partnership F Data included in the Statewide Housing Plan, this project is located in the "Ionia" market in the Partnership F Region. In this region, 35% of renters are cost burdened, indicating a housing market that is not meeting the affordability demands of the population. Additionally, this market had a for-sale vacancy rate of 0.7% and a for-rent vacancy rate of 0.6%, indicating a tight labor supply. The median year built of homes in this region was 1970, with only 4.4% of the existing housing stock being built after 2010. An aging housing stock, very low vacancy rate, and a high proportion of cost-burdened households indicates a demand for new housing creation with an affordable component.

Job Growth Data

Ionia County partners with The Right Place, the Economic Development Organization based on the City of Grand Rapids, to engage in economic development projects in Ionia County. In 2024, The Right Place announced $445.1 million in new capital investment to the region, including 1,896 new and retained jobs in the region. Between 2011 through 2022, the partnership between the Ionia County Economic Alliance (ICEA) and The Right Place has resulted in approximately $220.4 million in new capital investment with 852 new and retained jobs in Ionia County. Recently, Enwork, a Lowell-based office furniture manufacturer, opened a new 54,000-square foot expansion in the City of Ionia that is expected to create 15-25 new jobs in the City. As a result of the job growth in the region, it is expected that the absorption of new housing units will occur faster than normal.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 96 housing units on a portion of Parcel #201-025-000-001-01 and a portion of Parcel #201-036-000-001-01, thus these parcels are eligible property under Act 381.

Location and Legal Description

The eligible property associated with this project is inclusive of a portion of two parcels in the City of Ionia, Ionia County. It is expected that parcel splits or combinations will occur associated with the completion of this project. The legal description and estimated acreage defined in this Plan represents the portion of the two parcels that are eligible property. The address and Parcel ID represent the parent parcels of the eligible property.

A Portion of **[V/L] State Rd Ionia, MI 48846**	Parcel ID: 201-025-000-001-01	22.4 Acres
A Portion of **[V/L] State Rd Ionia, MI 48846**	Parcel ID: 201-036-000-001-01	3.5 Acres

Legal Description

Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence

S88°47'10"E 668.17 feet: thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse Michigan Housing Partnership, LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").

The total cost of eligible activities including contingency are anticipated to be $11,279,261. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be $2,489,826. Funding to the State Brownfield Redevelopment Fund is anticipated to be $1,024,866. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Department Specific Activities in this Plan include a Phase I Environmental Site Assessment ("ESA").

Non-Environmental Activities

Because the basis of property eligibility is "Housing Property" under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible "housing development activities" including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

2.2..1 Phase I Environmental Site Assessment

Pre-approved EGLE activities will include a Phase I Environmental Site Assessment. The estimated cost of these activities is $5,000. These costs are statutorily approved for local and school taxes.

2.2..2 Infrastructure

Infrastructure activities will include pipework, roadwork, sidewalks, water and sewer connections, home meter fees, gas and electric

service, driveway approaches, landscaping, sidewalks, gas infrastructure, electric infrastructure and site lighting, and street trees. Engineering, design, and inspections of these activities are also included as eligible activities. The total cost of these infrastructure activities is anticipated to be $3,825,716.

2.2..3 Site Preparation

Site preparation activities will include site clearing, grading, soil erosion and silt fencing, strip and dig foundation, backfill and land balancing, fill, temp driveway, and finish grade. The total cost of these site preparation activities is anticipated to be $1,596,320.

2.2..4 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 3.5% simple interest on the developer's unreimbursed eligible activities. The total interest associated with eligible activities is anticipated to be $2,695,560.

2.2..5 Contingency

A 15% contingency on infrastructure and site preparation activities is included as an eligible activity. The contingency is estimated to be $813,305.

2.2..6 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA and is anticipated to be $496,392 in one year of the Plan. With a MSHDA Control Rent of $3,703 for a 3-Bedroom unit and $4,828 for a 4-Bedroom unit, the potential annual rent loss and total rent loss over the term of a 10-year affordability period are delineated below. There are anticipated to be 20 income qualified units as a part of this development. The project rent is based on 100% AMI rents in Ionia County in 2026, net of a utility allowance for a detached home in Region C.

Type	MSHDA Control Rent	Project Rent	Potential Rent Loss	Income Qualified Units	Annual Loss	Total Loss
3-Bed	$3,703	$2,011	$20,298	12	$243,576	$2,435,760
4-Bed	$4,828	$2,194	$31,602	8	$252,816	$2,528,160
				20	**$496,392**	**$4,963,920**

2.2..7 Brownfield Plan and Act 381 Work Preparation
The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be $25,000.

2.2..8 Brownfield Plan Implementation
The cost of implementing the Brownfield Plan is anticipated to be $50,000.

2.2..9 Local Brownfield Revolving Fund
Capture to the Local Brownfield Revolving Fund is anticipated to be $1,093,758.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

2.4 Method of Financing and Description of Advances Made by the Municipality

The developer's eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying reimbursement agreement. No advances from the City are anticipated for the completion of this project.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to include 21 years of capture to Developer and 2 years of capture to the Local Brownfield Revolving Fund (LBRF), for a total capture of 23 years. It is estimated that the redevelopment of the property will be completed in 2029, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2050. Capture of TIR is expected to begin in 2027, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of a portion of two parcels which are approximately 26 acres in size and are located at [V/L] State Rd and [V/L] State Rd, in the City of Ionia, Ionia County (Parcel Identification 201-025-000-001-01 and 201-036-000-001-01, respectively). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

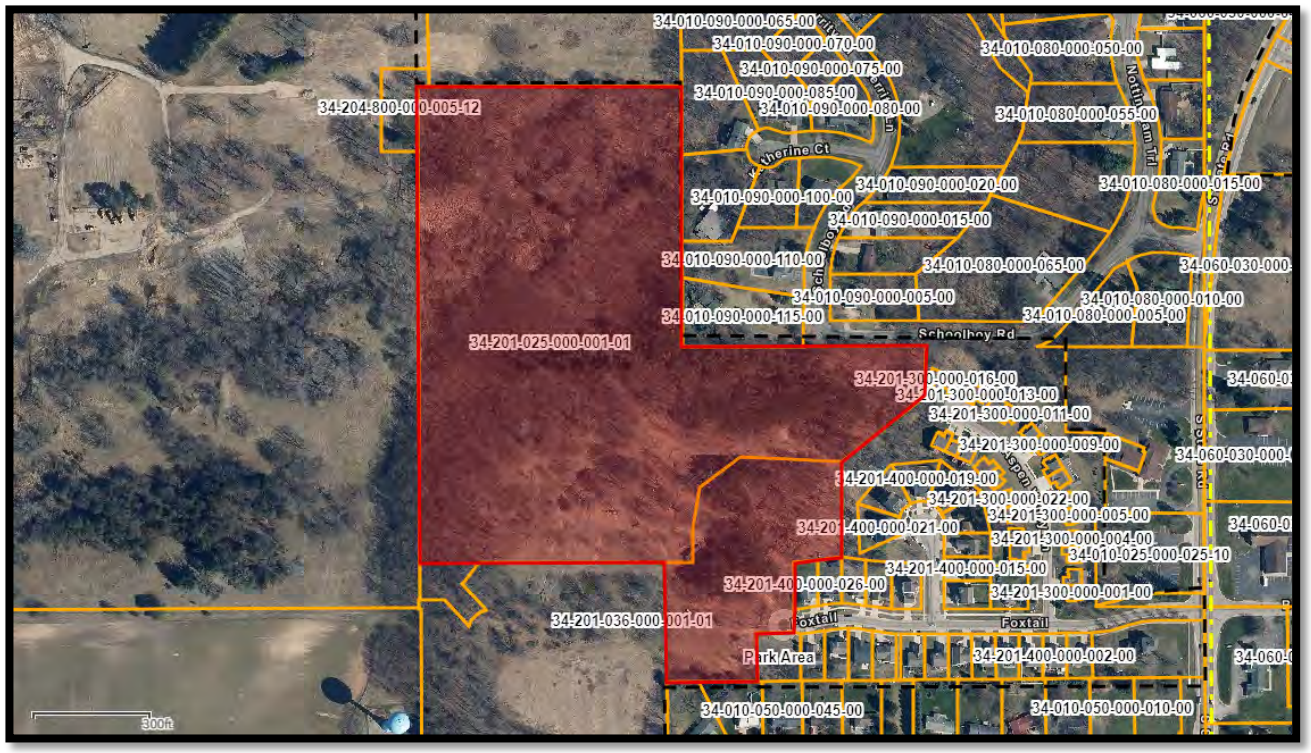
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figure 1

Legal Description and Eligible Property Map



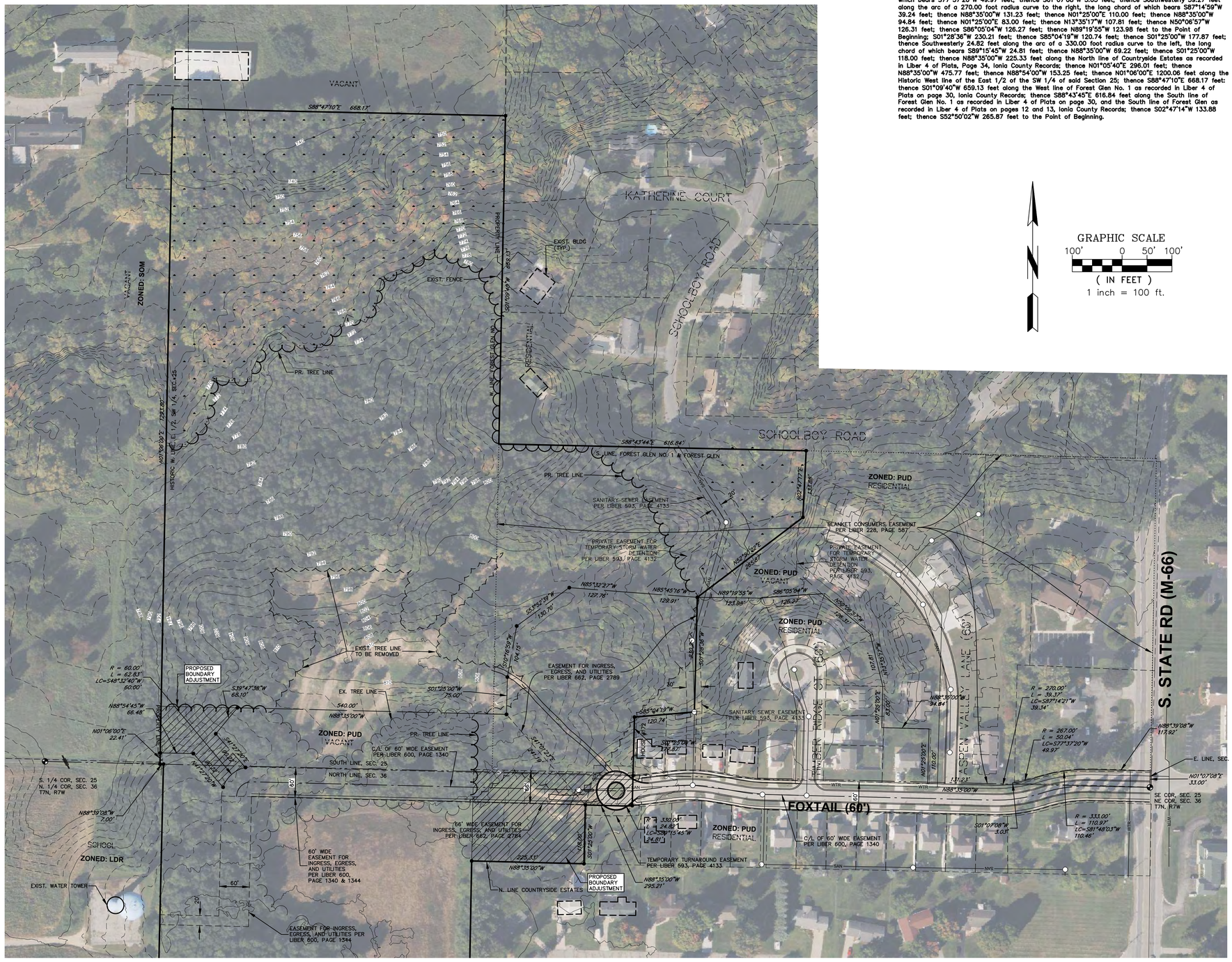
***A Portion of* [V/L] State Road** **Ionia, MI 48846**	Parcel ID: 201-025-000-001-01	22.4 Acres
***A Portion of* [V/L] State Road** **Ionia, MI 48846**	Parcel ID: 201-036-000-01-01	3.5 Acres

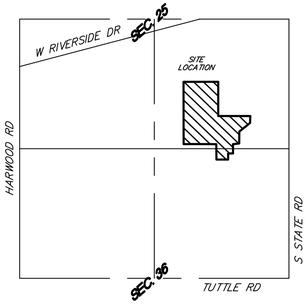
Legal Description:

Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of

Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet: thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

PROPOSED LEGAL DESCRIPTION FOR PUD:
Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 89.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet; thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

EXISTING LEGEND

SURVEY
- SECTION CORNER
- PROPERTY IRON FOUND
- PROPERTY IRON SET
- BM# BENCHMARK

TREES
- CONIFEROUS TREE
- DECIDUOUS TREE

WATER
- MANHOLE
- VALVE
- HYDRANT

ELECTRICAL
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- UTILITY RISER/METER

SANITARY SEWER
- MANHOLE
- CLEANOUT

STORM SEWER
- CURB CATCH BASIN
- ROUND CATCH BASIN
- FLARED END SECTION

MISC
- MAILBOX
- UTILITY FLAG
- SIGN

- WETLAND
- CONCRETE
- BITUMINOUS
- CENTER LINE
- PROPERTY LINE
- 750 CONTOUR LINE (MAJOR)
- 751 CONTOUR LINE (MINOR)
- FENCE
- TREE LINE
- WTR WATER MAIN
- SAN SANITARY SEWER
- STM STORM SEWER
- G NATURAL GAS
- FIBER FIBER OPTIC
- OH-E OVERHEAD ELECTRIC
- UG-T UNDERGROUND TELEPHONE
- UG-C UNDERGROUND CABLE
- UG-E UNDERGROUND ELECTRIC

STATE OF MICHIGAN
CARL J. GOSSCHALK
ENGINEER
No. 6201042605
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

DRAWN BY: CSK
APPROVED BY: PJR
DATE: SEPTEMBER 29, 2025
REVISIONS: NOVEMBER 5, 2025 – CLIENT REVIEW
NOVEMBER 11, 2025 – CITY SUBMITTAL

Roosien & Associates
SURVEYING AND ENGINEERING
5205 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE. (616) 361-7220

EXISTING CONDITIONS AND REMOVALS PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C–101

Table 1

Eligible Activity Costs

Eligible Activities Table
Austin Pines
Michigan Housing Partnership, LLC
City of Ionia, Michigan
May 2026

EGLE Eligible Activities Costs and Schedule			
EGLE Eligible Activities	**Cost**		**Completion Season/Year**
Department Specific Activities Sub-Total	**$**	**5,000**	**Fall 2025**
Environmental Site Assessments	$	5,000	
EGLE Eligible Activities Sub-Total	**$**	**5,000**	
MSDHA Housing Development Activities Costs and Schedule			
MSHDA Eligible Activities	**Cost**		**Completion Season/Year**
Infrastructure Sub-Total	**$**	**3,825,716**	**Summer 2029**
Pipework, Roadwork, Sidewalks	$	2,122,116	
Water and Sewer Connection	$	700,800	
Home Meter Fees	$	48,000	
Gas and Electric Service	$	57,600	
Driveway Approaches	$	124,800	
Landscaping	$	15,000	
Sidewalks	$	57,600	
Gas Infrastructure	$	80,000	
Electric Infrastructure and Site Lighting	$	144,000	
Street Trees	$	28,800	
Design, Engineering, and Inspections of Above	$	447,000	
Site Preparation Sub-Total	**$**	**1,596,320**	**Summer 2029**
Site Clearing	$	104,000	
Grading	$	722,000	
Soil Erosion and Silt Fence	$	82,000	
Strip and Dig Foundation	$	160,320	
Backfill and Land Balance	$	120,000	
Fill	$	336,000	
Temp driveway	$	9,600	
Finish Grade	$	62,400	
Affordable Housing Financing Gap	**$**	**4,963,920**	
Brownfield Plan/Act 381 Work Plan Preparation	**$**	**25,000**	**Winter 2025**
Brownfield Plan Implementation	**$**	**50,000**	
MSHDA Eligible Activities Sub-Total	**$**	**10,460,956**	
Contingency (15%)	**$**	**813,305**	
Interest (3.5%)	**$**	**2,489,826**	
Total Brownfield Eligible Activities	**$**	**13,769,087**	

Table 2

Tax Capture Schedule

Tax Increment Revenue Capture Estimates
Austin Pines
Michigan Housing Partnership, LLC
City of Ionia, Michigan
May 2026

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904
Estimated New TV	$ 6,318,904	$ 10,240,282	$ 14,285,988	$ 14,571,708	$ 14,863,142	$ 15,160,405	$ 15,463,613	$ 15,772,885	$ 16,088,343	$ 16,410,110	$ 16,738,312	$ 17,073,078	$ 17,414,540	$ 17,762,830	$ 18,118,087	$ 18,480,449	$ 18,850,058	$ 19,227,059
Incremental Difference (New TV - Base TV)	**$ 6,260,000**	**$ 10,181,378**	**$ 14,227,084**	**$ 14,512,803**	**$ 14,804,238**	**$ 15,101,500**	**$ 15,404,709**	**$ 15,713,981**	**$ 16,029,439**	**$ 16,351,205**	**$ 16,679,408**	**$ 17,014,174**	**$ 17,355,635**	**$ 17,703,926**	**$ 18,059,183**	**$ 18,421,545**	**$ 18,791,153**	**$ 19,168,155**

School Capture	Millage Rate																	
State Education Tax (SET)	6.0000	$ 37,560	$ 61,088	$ 85,363	$ 87,077	$ 88,825	$ 90,609	$ 92,428	$ 94,284	$ 96,177	$ 98,107	$ 100,076	$ 102,085	$ 104,134	$ 106,224	$ 108,355	$ 110,529	$ 112,747	$ 115,009
School Operating Tax	17.9568	$ 112,410	$ 155,509	$ 199,657	$ 203,667	$ 207,757	$ 211,928	$ 216,184	$ 220,524	$ 224,951	$ 229,466	$ 234,072	$ 238,770	$ 243,562	$ 248,450	$ 253,435	$ 258,521	$ 263,708	$ 268,998
School Total	**23.9568**	**$ 149,970**	**$ 216,597**	**$ 285,020**	**$ 290,744**	**$ 296,582**	**$ 302,537**	**$ 308,612**	**$ 314,808**	**$ 321,127**	**$ 327,574**	**$ 334,149**	**$ 340,855**	**$ 347,696**	**$ 354,673**	**$ 361,790**	**$ 369,050**	**$ 376,454**	**$ 384,007**

Local Capture	Millage Rate																	
CITY OPERATING	3.0000	$ 18,780	$ 30,544	$ 42,681	$ 43,538	$ 44,413	$ 45,305	$ 46,214	$ 47,142	$ 48,088	$ 49,054	$ 50,038	$ 51,043	$ 52,067	$ 53,112	$ 54,178	$ 55,265	$ 56,373	$ 57,504
DIAL A RIDE	0.7158	$ 4,481	$ 7,288	$ 10,184	$ 10,388	$ 10,597	$ 10,810	$ 11,027	$ 11,248	$ 11,474	$ 11,704	$ 11,939	$ 12,179	$ 12,423	$ 12,672	$ 12,927	$ 13,186	$ 13,451	$ 13,721
ENV RESPONS	0.1008	$ 631	$ 1,026	$ 1,434	$ 1,463	$ 1,492	$ 1,522	$ 1,553	$ 1,584	$ 1,616	$ 1,648	$ 1,681	$ 1,715	$ 1,749	$ 1,785	$ 1,820	$ 1,857	$ 1,894	$ 1,932
PUBLIC SAFETY	1.1500	$ 7,199	$ 11,709	$ 16,361	$ 16,690	$ 17,025	$ 17,367	$ 17,715	$ 18,071	$ 18,434	$ 18,804	$ 19,181	$ 19,566	$ 19,959	$ 20,360	$ 20,768	$ 21,185	$ 21,610	$ 22,043
SOLID WASTE DISP	1.0000	$ 6,260	$ 10,181	$ 14,227	$ 14,513	$ 14,804	$ 15,102	$ 15,405	$ 15,714	$ 16,029	$ 16,351	$ 16,679	$ 17,014	$ 17,356	$ 17,704	$ 18,059	$ 18,422	$ 18,791	$ 19,168
THEATRE FAC IMP	1.0000	$ 6,260	$ 10,181	$ 14,227	$ 14,513	$ 14,804	$ 15,102	$ 15,405	$ 15,714	$ 16,029	$ 16,351	$ 16,679	$ 17,014	$ 17,356	$ 17,704	$ 18,059	$ 18,422	$ 18,791	$ 19,168
PARKS FAC IMP	2.0000	$ 12,520	$ 20,363	$ 28,454	$ 29,026	$ 29,608	$ 30,203	$ 30,809	$ 31,428	$ 32,059	$ 32,702	$ 33,359	$ 34,028	$ 34,711	$ 35,408	$ 36,118	$ 36,843	$ 37,582	$ 38,336
ICISD OPER	0.1278	$ 800	$ 1,301	$ 1,818	$ 1,855	$ 1,892	$ 1,930	$ 1,969	$ 2,008	$ 2,049	$ 2,090	$ 2,132	$ 2,174	$ 2,218	$ 2,263	$ 2,308	$ 2,354	$ 2,402	$ 2,450
ICISD SPEC EDUC	4.6177	$ 28,907	$ 47,015	$ 65,696	$ 67,016	$ 68,362	$ 69,734	$ 71,134	$ 72,562	$ 74,019	$ 75,505	$ 77,021	$ 78,566	$ 80,143	$ 81,751	$ 83,392	$ 85,065	$ 86,772	$ 88,513
ICISD VOC EDUC	0.9687	$ 6,064	$ 9,863	$ 13,782	$ 14,059	$ 14,341	$ 14,629	$ 14,923	$ 15,222	$ 15,528	$ 15,839	$ 16,157	$ 16,482	$ 16,812	$ 17,150	$ 17,494	$ 17,845	$ 18,203	$ 18,568
COUNTY OPER	4.5181	$ 28,283	$ 46,000	$ 64,279	$ 65,570	$ 66,887	$ 68,230	$ 69,600	$ 70,997	$ 72,423	$ 73,876	$ 75,359	$ 76,872	$ 78,414	$ 79,988	$ 81,593	$ 83,230	$ 84,900	$ 86,604
LIBRARY VOTED	1.2017	$ 7,523	$ 12,235	$ 17,097	$ 17,440	$ 17,790	$ 18,147	$ 18,512	$ 18,883	$ 19,263	$ 19,649	$ 20,044	$ 20,446	$ 20,856	$ 21,275	$ 21,702	$ 22,137	$ 22,581	$ 23,034
ROADS	0.9884	$ 6,187	$ 10,063	$ 14,062	$ 14,344	$ 14,633	$ 14,926	$ 15,226	$ 15,532	$ 15,843	$ 16,162	$ 16,486	$ 16,817	$ 17,154	$ 17,499	$ 17,850	$ 18,208	$ 18,573	$ 18,946
SENIOR CITIZEN	0.4863	$ 3,044	$ 4,951	$ 6,919	$ 7,058	$ 7,199	$ 7,344	$ 7,491	$ 7,642	$ 7,795	$ 7,952	$ 8,111	$ 8,274	$ 8,440	$ 8,609	$ 8,782	$ 8,958	$ 9,138	$ 9,321
Veterans	0.0992	$ 621	$ 1,010	$ 1,411	$ 1,440	$ 1,469	$ 1,498	$ 1,528	$ 1,559	$ 1,590	$ 1,622	$ 1,655	$ 1,688	$ 1,722	$ 1,756	$ 1,791	$ 1,827	$ 1,864	$ 1,901
IPS SINKING FUND	2.9441	$ 18,430	$ 29,975	$ 41,886	$ 42,727	$ 43,585	$ 44,460	$ 45,353	$ 46,264	$ 47,192	$ 48,140	$ 49,106	$ 50,091	$ 51,097	$ 52,122	$ 53,168	$ 54,235	$ 55,323	$ 56,433
Local Total	**24.9186**	**$ 155,990**	**$ 253,706**	**$ 354,519**	**$ 361,639**	**$ 368,901**	**$ 376,308**	**$ 383,864**	**$ 391,570**	**$ 399,431**	**$ 407,449**	**$ 415,627**	**$ 423,969**	**$ 432,478**	**$ 441,157**	**$ 450,010**	**$ 459,039**	**$ 468,249**	**$ 477,644**

Non-Capturable Millages	Millage Rate																	
SCHOOL DEBT	7.7200	$ 48,327	$ 78,600	$ 109,833	$ 112,039	$ 114,289	$ 116,584	$ 118,924	$ 121,312	$ 123,747	$ 126,231	$ 128,765	$ 131,349	$ 133,986	$ 136,674	$ 139,417	$ 142,214	$ 145,068	$ 147,978
Total Non-Capturable Taxes	**7.7200**	**$ 48,327**	**$ 78,600**	**$ 109,833**	**$ 112,039**	**$ 114,289**	**$ 116,584**	**$ 118,924**	**$ 121,312**	**$ 123,747**	**$ 126,231**	**$ 128,765**	**$ 131,349**	**$ 133,986**	**$ 136,674**	**$ 139,417**	**$ 142,214**	**$ 145,068**	**$ 147,978**
	56.5954																	
	56.5954																	
Total Tax Increment Revenue (TIR) Available for Capture		$ 305,960	$ 470,303	$ 639,539	$ 652,382	$ 665,483	$ 678,846	$ 692,476	$ 706,378	$ 720,559	$ 735,023	$ 749,776	$ 764,825	$ 780,174	$ 795,830	$ 811,800	$ 828,089	$ 844,704	$ 861,651

Footnotes:

Average Single Family Taxable Value	$ 150,000
Average Alley Taxable Value	$ 140,000
Average Townhome Taxable Value	$ 125,000
Stabilized Homestead Proportion	22%

Single Family For Sale	20	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0
Single Family For -Rent	30	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0
Alley	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhome	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Units	**96**	**46**	**25**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Moving Single Family Taxable Value		$ 150,000	$ 153,000	$ 156,060	$ 159,181	$ 162,365	$ 165,612	$ 168,924	$ 172,303	$ 175,749	$ 179,264	$ 182,849	$ 186,506	$ 190,236	$ 194,041	
Moving Homestead Proportion of TV		**0%**	**8%**	**11%**	**11%**											

Tax Increment Revenue Capture Estimates
Austin Pines
Michigan Housing Partnership, LLC
City of Ionia, Michigan
May 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	
*Base Taxable Value	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ 58,904	$ -
Estimated New TV	$ 19,611,600	$ 20,003,832	$ 20,403,909	$ 20,811,987	$ 21,228,227	$ 21,652,791	$ -
Incremental Difference (New TV - Base TV)	**$ 19,552,696**	**$ 19,944,928**	**$ 20,345,004**	**$ 20,753,083**	**$ 21,169,322**	**$ 21,593,887**	$ -

School Capture	Millage Rate							
State Education Tax (SET)	6.0000	$ 117,316	$ 119,670	$ 122,070	$ 124,518			$ 2,174,251
School Operating Tax	17.9568	$ 274,395	$ 279,899	$ 285,514	$ 291,240			$ 5,122,616
School Total	**23.9568**	**$ 391,711**	**$ 399,569**	**$ 407,584**	**$ 415,759**	**$ -**	**$ -**	**$ 7,296,868**

Local Capture	Millage Rate							
CITY OPERATING	3.0000	$ 58,658	$ 59,835	$ 61,035	$ 62,259	$ 63,508	$ 64,782	$ 1,215,415
DIAL A RIDE	0.7158	$ 13,996	$ 14,277	$ 14,563	$ 14,855	$ 15,153	$ 15,457	$ 289,998
ENV RESPONS	0.1008	$ 1,971	$ 2,010	$ 2,051	$ 2,092	$ 2,134	$ 2,177	$ 40,838
PUBLIC SAFETY	1.1500	$ 22,486	$ 22,937	$ 23,397	$ 23,866	$ 24,345	$ 24,833	$ 465,909
SOLID WASTE DISP	1.0000	$ 19,553	$ 19,945	$ 20,345	$ 20,753	$ 21,169	$ 21,594	$ 405,138
THEATRE FAC IMP	1.0000	$ 19,553	$ 19,945	$ 20,345	$ 20,753	$ 21,169	$ 21,594	$ 405,138
PARKS FAC IMP	2.0000	$ 39,105	$ 39,890	$ 40,690	$ 41,506	$ 42,339	$ 43,188	$ 810,277
ICISD OPER	0.1278	$ 2,499	$ 2,549	$ 2,600	$ 2,652	$ 2,705	$ 2,760	$ 51,777
ICISD SPEC EDUC	4.6177	$ 90,288	$ 92,100	$ 93,947	$ 95,832	$ 97,754	$ 99,714	$ 1,870,808
ICISD VOC EDUC	0.9687	$ 18,941	$ 19,321	$ 19,708	$ 20,104	$ 20,507	$ 20,918	$ 392,458
COUNTY OPER	4.5181	$ 88,341	$ 90,113	$ 91,921	$ 93,765	$ 95,645	$ 97,563	$ 1,830,456
LIBRARY VOTED	1.2017	$ 23,496	$ 23,968	$ 24,449	$ 24,939	$ 25,439	$ 25,949	$ 486,855
ROADS	0.9884	$ 19,326	$ 19,714	$ 20,109	$ 20,512	$ 20,924	$ 21,343	$ 400,439
SENIOR CITIZEN	0.4863	$ 9,508	$ 9,699	$ 9,894	$ 10,092	$ 10,295	$ 10,501	$ 197,019
Veterans	0.0992	$ 1,940	$ 1,979	$ 2,018	$ 2,059	$ 2,100	$ 2,142	$ 40,190
IPS SINKING FUND	2.9441	$ 57,565	$ 58,720	$ 59,898	$ 61,099	$ 62,325	$ 63,575	$ 1,192,768
Local Total	**24.9186**	**$ 487,226**	**$ 497,000**	**$ 506,969**	**$ 517,138**	**$ 527,510**	**$ 538,089**	**$ 10,095,483**

Non-Capturable Millages	Millage Rate							
SCHOOL DEBT	7.7200	$ 150,947	$ 153,975	$ 157,063	$ 160,214	$ 163,427	$ 166,705	$ 3,127,669
Total Non-Capturable Taxes	**7.7200**	**$ 150,947**	**$ 153,975**	**$ 157,063**	**$ 160,214**	**$ 163,427**	**$ 166,705**	**$ 3,127,669**
	56.5954							
	56.5954							
Total Tax Increment Revenue (TIR) Available for Capture		$ 878,937	$ 896,568	$ 914,553	$ 932,897	$ 527,510	$ 538,089	**$ 17,392,350**

Footnotes:

Average Single Family Taxable Value	$ 150,000
Average Alley Taxable Value	$ 140,000
Average Townhome Taxable Value	$ 125,000
Stabilized Homestead Proportion	22%

Single Family For Sale	20
Single Family For -Rent	30
Alley	34
Townhome	12
New Units	**96**

Moving Single Family Taxable Value
Moving Homestead Proportion of TV

Table 3

Reimbursement Schedule

Tax Increment Revenue Reimbursement Allocation Table
Austin Pines
Michigan Housing Partnership, LLC
City of Ionia, Michigan
May 2026

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	**39.2%**	**$ 5,856,242**	**$ -**	$ 5,856,242
Local	**60.8%**	**$ 9,079,524**	**$ -**	$ 9,079,524
TOTAL		**$ 14,935,766**		**$ 14,935,766**
EGLE	0.0%	$ 5,000	$ -	$ 5,000
MSHDA	100.0%	$ 11,274,261	$ -	$ 11,274,261

Estimated Total Years of Plan:	**23**

Estimated Capture	**$ 16,438,502**
Administrative Fees	$ 477,870
State Brownfield Redevelopment Fund	$ 1,024,866
Local Brownfield Revolving Fund	$ 1,093,758

		Plan Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**
			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total State Incremental Revenue			$ 149,970	$ 216,597	$ 285,020	$ 290,744	$ 296,582	$ 302,537	$ 308,612	$ 314,808	$ 321,127	$ 327,574	$ 334,149	$ 340,855	$ 347,696	$ 354,673	$ 361,790	$ 369,050	$ 376,454	$ 384,007
State Brownfield Redevelopment Fund (50% of SET)			$ 18,780	$ 30,544	$ 42,681	$ 43,538	$ 44,413	$ 45,305	$ 46,214	$ 47,142	$ 48,088	$ 49,054	$ 50,038	$ 51,043	$ 52,067	$ 53,112	$ 54,178	$ 55,265	$ 56,373	$ 57,504
State TIR Available for Reimbursement			**$ 131,190**	**$ 186,053**	**$ 242,338**	**$ 247,205**	**$ 252,169**	**$ 257,233**	**$ 262,398**	**$ 267,666**	**$ 273,039**	**$ 278,520**	**$ 284,110**	**$ 289,813**	**$ 295,629**	**$ 301,562**	**$ 307,613**	**$ 313,785**	**$ 320,081**	**$ 326,503**
Total Local Incremental Revenue			$ 155,990	$ 253,706	$ 354,519	$ 361,639	$ 368,901	$ 376,308	$ 383,864	$ 391,570	$ 399,431	$ 407,449	$ 415,627	$ 423,969	$ 432,478	$ 441,157	$ 450,010	$ 459,039	$ 468,249	$ 477,644
BRA Administrative Fee	5%		$ 7,800	$ 12,685	$ 17,726	$ 18,082	$ 18,445	$ 18,815	$ 19,193	$ 19,579	$ 19,972	$ 20,372	$ 20,781	$ 21,198	$ 21,624	$ 22,058	$ 22,500	$ 22,952	$ 23,412	$ 23,882
Local TIR Available for Reimbursement			**$ 148,191**	**$ 241,020**	**$ 336,793**	**$ 343,557**	**$ 350,456**	**$ 357,493**	**$ 364,671**	**$ 371,992**	**$ 379,460**	**$ 387,077**	**$ 394,846**	**$ 402,771**	**$ 410,854**	**$ 419,099**	**$ 427,509**	**$ 436,087**	**$ 444,837**	**$ 453,761**
Total State & Local TIR Available			**$ 279,380**	**$ 427,074**	**$ 579,132**	**$ 590,762**	**$ 602,625**	**$ 614,726**	**$ 627,068**	**$ 639,658**	**$ 652,499**	**$ 665,597**	**$ 678,956**	**$ 692,584**	**$ 706,483**	**$ 720,661**	**$ 735,122**	**$ 749,872**	**$ 764,918**	**$ 780,264**
DEVELOPER	Beginning Balance																			
DEVELOPER Eligible Activity Balance	***$ 6,315,341***		***$ 6,644,096***	***$ 6,825,158***	***$ 6,854,162***	***$ 6,980,654***	***$ 7,095,283***	***$ 7,193,777***	***$ 7,275,359***	***$ 7,339,341***	***$ 7,385,022***	***$ 7,411,688***	***$ 6,904,858***	***$ 6,360,179***	***$ 5,776,893***	***$ 5,154,227***	***$ 4,491,390***	***$ 3,787,579***	***$ 3,041,971***	***$ 2,261,707***
MSHDA PRL Financing Reimbursement	***$ 4,963,920***		*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	*$ 496,392*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement			$ 131,190	$ 186,053	$ 242,338	$ 247,205	$ 252,169	$ 208,966	$ 207,716	$ 207,716	$ 207,716	$ 207,716	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement			$ 148,191	$ 241,020	$ 336,793	$ 343,557	$ 350,456	$ 290,413	$ 288,676	$ 288,676	$ 288,676	$ 288,676	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total PRL Reimbursement Balance			*$ 217,012*	*$ 286,330*	*$ 203,590*	*$ 109,220*	*$ 2,987*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
MSHDA Housing Development Reimbursement	***$ 6,310,341***		*$ 3,192,671*			*$ 3,117,671*														
State Tax Reimbursement			$ -	$ -	$ -	$ -	$ -	$ 48,229	$ 54,638	$ 59,902	$ 65,271	$ 70,748	$ 283,885	$ 289,583	$ 295,395	$ 301,323	$ 307,369	$ 313,537	$ 319,828	$ 216,322
Local Tax Reimbursement			$ -	$ -	$ -	$ -	$ -	$ 67,027	$ 75,934	$ 83,250	$ 90,712	$ 98,323	$ 394,534	$ 402,452	$ 410,529	$ 418,767	$ 427,171	$ 435,742	$ 444,485	$ 335,386
Total MSHDA Reimbursement Balance	**99.9%**		*$ 3,192,671*	*$ 3,192,671*	*$ 3,192,671*	*$ 6,310,341*	*$ 6,310,341*	*$ 6,195,086*	*$ 6,064,513*	*$ 5,921,361*	*$ 5,765,378*	*$ 5,596,307*	*$ 4,917,888*	*$ 4,225,853*	*$ 3,519,929*	*$ 2,799,839*	*$ 2,065,299*	*$ 1,316,020*	*$ 551,708*	*$ -*
EGLE Reimbursement	***$ 5,000***																			
State Tax Reimbursement			$ -	$ -	$ -	$ -	$ -	$ 38	$ 43	$ 47	$ 52	$ 56	$ 225	$ 229	$ 234	$ 239	$ 244	$ 248	$ 253	$ 171
Local Tax Reimbursement			$ -	$ -	$ -	$ -	$ -	$ 53	$ 60	$ 66	$ 72	$ 78	$ 313	$ 319	$ 325	$ 332	$ 338	$ 345	$ 352	$ 266
Total EGLE Reimbursement Balance	**0.1%**		*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 4,909*	*$ 4,805*	*$ 4,692*	*$ 4,568*	*$ 4,434*	*$ 3,897*	*$ 3,348*	*$ 2,789*	*$ 2,218*	*$ 1,636*	*$ 1,043*	*$ 437*	*$ -*
Interest Accrual	3.5%		*$ 111,743*	*$ 111,743*	*$ 111,743*	*$ 220,862*	*$ 220,862*	*$ 216,828*	*$ 212,258*	*$ 207,248*	*$ 201,788*	*$ 195,871*	*$ 172,126*	*$ 147,905*	*$ 123,198*	*$ 97,994*	*$ 72,285*	*$ 46,061*	*$ 19,310*	*$ -*
State Tax Reimbursement																*$ -*	*$ -*	*$ -*	*$ -*	*$ 110,009*
Local Tax Reimbursement																*$ -*	*$ -*	*$ -*	*$ -*	*$ 118,110*
Total Interest Reimbursement Balance			$ 111,743	$ 223,487	$ 335,230	$ 556,092	$ 776,954	$ 993,782	$ 1,206,040	$ 1,413,288	$ 1,615,076	$ 1,810,947	$ 1,983,073	$ 2,130,978	$ 2,254,175	$ 2,352,170	$ 2,424,455	$ 2,470,516	$ 2,489,826	$ 2,261,707
Total Annual Developer Reimbursement			*$ 279,380*	*$ 427,074*	*$ 579,132*	*$ 590,762*	*$ 602,625*	*$ 614,726*	*$ 627,068*	*$ 639,658*	*$ 652,499*	*$ 665,597*	*$ 678,956*	*$ 692,584*	*$ 706,483*	*$ 720,661*	*$ 735,122*	*$ 749,872*	*$ 764,918*	*$ 780,264*
LOCAL BROWNFIELD REVOLVING FUND																				
LBRF Deposits *																				
State Tax Capture																				
Local Tax Capture			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Tax Increment Revenue Reimbursement Allocation Table
Austin Pines
Michigan Housing Partnership, LLC
City of Ionia, Michigan
May 2026

	19	20	21	22	23	
	2045	2046	2047	2048	2049	TOTAL
Total State Incremental Revenue	$ 391,711	$ 399,569	$ 407,584			$ 6,881,109
State Brownfield Redevelopment Fund (50% of	$ 58,658	$ 59,835	$ 61,035			$ 1,024,866
State TIR Available for Reimbursement	**$ 333,053**	**$ 339,734**	**$ 346,549**	**$ -**	**$ -**	**$ 5,856,242**
Total Local Incremental Revenue	$ 487,226	$ 497,000	$ 506,969	$ 517,138	$ 527,510	$ 9,557,393
BRA Administrative Fee	$ 24,361	$ 24,850	$ 25,348	$ 25,857	$ 26,375	$ 477,870
Local TIR Available for Reimbursement	**$ 462,865**	**$ 472,150**	**$ 481,621**	**$ 491,281**	**$ 501,134**	**$ 9,079,524**
Total State & Local TIR Available	**$ 795,917**	**$ 811,884**	**$ 828,169**	**$ 491,281**	**$ 501,134**	
DEVELOPER						
DEVELOPER Eligible Activity Balance	***$ 1,465,789***	***$ 653,906***	***$ 0***	***$ 0***	***$ 0***	
MSHDA PRL Financing Reimbursement	$ -	$ -	$ -	$ -	$ -	**$ 4,963,920**
State Tax Reimbursement	$ -	$ -				$ 2,098,786
Local Tax Reimbursement	$ -	$ -				$ 2,865,134
Total PRL Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	**$ 4,963,920**
MSHDA Housing Development Reimbursement						**$ 6,310,341**
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ 2,626,031
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ 3,684,310
Total MSHDA Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	**$ 6,310,341**
EGLE Reimbursement						**$ 5,000**
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ 2,081
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ 2,919
Total EGLE Reimbursement Balance	$ -	$ -	$ -	$ -	$ -	**$ 5,000**
Interest Accrual	$ -	$ -	$ -	$ -	$ -	**$ 2,489,826**
State Tax Reimbursement	*$ 333,053*	*$ 339,734*	*$ 273,628*	$ -		$ 1,056,424
Local Tax Reimbursement	*$ 462,865*	*$ 472,150*	*$ 380,278*	$ -		$ 1,433,402
Total Interest Reimbursement Balance	$ 1,465,789	$ 653,906	$ -	$ -	$ -	**$ 2,489,826**
Total Annual Developer Reimbursement	*$ 795,917*	*$ 811,884*	*$ 653,906*	$ -	$ -	**$ 13,769,087**
LOCAL BROWNFIELD REVOLVING FUND						
LBRF Deposits *						
State Tax Capture						$ -
Local Tax Capture	$ -	$ -	*$ 101,343*	*$ 491,281*	*$ 501,134*	$ 1,093,758
Total LBRF Capture	**$ -**	**$ -**	***$ 101,343***	***$ 491,281***	***$ 501,134***	**$ 1,093,758**

* Up to five years of capture for LBRF Deposits

Footnotes:

Attachment A

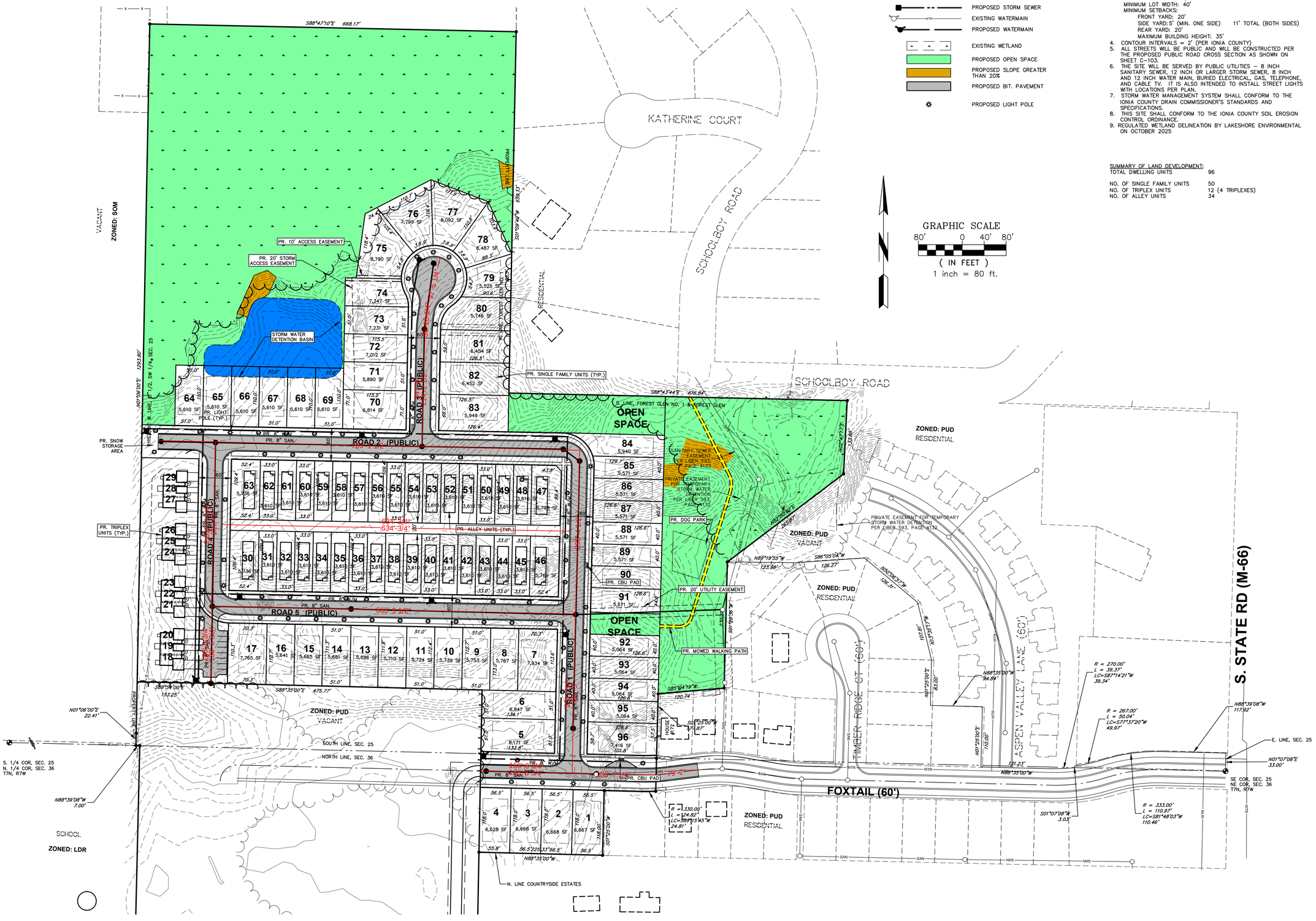
Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan



REVISIONS:
FEBRUARY 13, 2026 – CONCEPT PLAN

DRAWN BY: VS
APPROVED BY: PSH
DATE: SEPTEMBER 29, 2025
REVISIONS:
NOVEMBER 5, 2025 – CLIENT REVIEW
NOVEMBER 11, 2025 – CITY SUBMITTAL
DECEMBER 10, 2025 – CITY SUBMITTAL

Roosien & Associates
SURVEYING AND ENGINEERING
5505 PLAINFIELD AVE. NE PAUL@ROOSIEN-ASSOC.COM
GRAND RAPIDS, MI 49525 TELE: (616) 361-7220

PUD AMENDMENT AND PRELIMINARY SITE PLAN
AUSTIN PINES WEST
IN PART OF SECTIONS 25 & 36, T7N, R7W
CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:
ALLEN EDWIN HOMES
795 CLYDE CT. SW
BYRON CENTER, MI 49315

PROJECT NO.
250868

C-102

Attachment D

Housing Study

The Narrative report of the Residential Target Market Analysis for the City of Ionia prepared by LandUseUSA Urban Strategies dated April 14, 2021 is included as an attachment to this Plan. The full report can be accessed here: https://cityofionia.org/DocumentCenter/View/257/Housing-Study-2021-PDF

The City of Ionia, Michigan
Residential Target Market Analysis

The Final Market Study

April 14, 2021

Prepared by:

LandUseUSA
UrbanStrategies



Narrative Report

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Acknowledgements

LandUseUSA | Urban Strategies has prepared this Residential Target Market Analysis (TMA) for the City of Ionia, Michigan. The city is centrally located in Ionia County, Michigan; and nearby places include Belding to the northwest; Lowell to the west; and Portland to the southeast. This study has been completed with funding and project assistance from the City of Ionia. The city's contact information is provided below:

The City of Ionia
Precia Garland
City Manager
(616) 527- 5776
pgarland@ci.ionia.mi.us

This housing study has been prepared by Sharon Woods, President of LandUseUSA | Urban Strategies. The firm was founded in 2008 and is located in the Greater Lansing Metropolitan Area in Central Michigan. Lansing is also home to Michigan's state capital, department of treasury, land bank, and economic development corporation. LandUseUSA's contact information is provided below:

LandUseUSA | Urban Strategies
Sharon Woods, CRE, CNUa, President
(517) 290-5531
sharonwoods@landuseusa.com

General Work Approach — Introduction

The Target Market Analysis (TMA) approach focuses on identifying the magnitude of potential for adding missing housing formats and shopping choices within counties, cities, and urban places of all sizes – including relatively small cities like Ionia. It involves rigorous data analysis and modeling and is generally based on in-migration into each county and city; internal migration within those places; movership rates by tenure and lifestyle cluster; and housing preferences among households that are on the move.

Results of this Residential TMA and study are presented by target market (lifestyle cluster), tenure (renter and owner), building format (detached and attached), and price point (value and rent). Guidance is also provided on the relationships between prices and unit sizes based on current real estate market conditions.

The following narrative focuses on data results from the Residential TMA. It is intentionally succinct and does not include detailed explanations of the analytic methodology and approach, determination of the target markets, derivation of migration and movership rates, typology or range of small and mid-sized building formats, and related terminology.

Housing Mismatch — Section A

Based on the results of this Target Market Analysis and housing study, about 30% of the new households migrating into the City of Ionia will be inclined to seek attached housing formats like duplexes, townhouses, lofts, walkups, and apartment buildings with shared entrances. The majority (70%) of new households will seek choices among detached houses or townhouses with private entrances.

In comparison, 44% of the City of Ionia's current housing stock is among attached formats; and only 56% are detached houses. In general, it is rare for any Michigan community to have more attached formats than migrating households are inclined to want. In this aspect, the City of Ionia is unique from most other cities within the state. It points to the market potential and need for detached housing formats for new renters as well as owners. This topic is discussed further on the next pages.

Step Buildings (Typology of Formats) Section A

Introduction – The City of Ionia has varying degrees of market potential for new housing units across a range of building sizes. The city can help retain and grow its households by matching those building sizes with the housing formats most preferred by migrating target markets.

Results of the analysis can also be used to identify the market potential for new housing formats that are most under-represented or missing from the established neighborhoods. For the City of Ionia, the only attached format that appears to be under-represented is medium-sized apartment buildings with 20 or more units.

Incremental Development Alliance – The non-profit organization of IncDev has prepared a typology of small to mid-sized building formats. Some of the step building formats are missing or under-represented in the City of Ionia, so they could be considered as options for neighborhood infill, mixed-use developments, and urban lofts. The following list summarizes some examples:

Typology of Small to Mid-Sized Step Buildings

- Cottages – Skinny, Narrow, and Wide – Mostly Detached
- Duplexes and Triplexes – Stacked and Side-by-Side, private entrances
- Rowhouses and Townhouses – Mostly Side-by-Side, private entrances
- Larger Apartment Houses, Buildings, and Walkups – Mostly Stacked
- Flex, Live-Work, and Lofts over Street-front Retail – Mostly Stacked

Detached and Attached Formats – Conventional housing studies often use the terms single-family and multi-family when describing unit formats, and that nomenclature tends to be reinforced by municipal tracking of building permit data; use-based zoning ordinances; and practices within the lending industry.

In comparison, the Target Market Analysis intentionally avoids use-based nomenclature (single-family and multi-family) when referring to building formats. Instead, it differentiates between detached and attached formats in alignment with IncDev's typology of step buildings.

Building Sizes – If new townhouses or smaller multiplexes are built, then they should always have distinct façade articulations with no more than six (6) private entrances, porches, balconies, or stoops along any one side of each building. Some midrise and multiplex buildings could have back-to-back units, with up to 12 units on any given level.

Other buildings could include a combination of one-level and split-level lofts and townhouses that are stacked in any combination. Again, stacked lofts should have no more than six (6) units along any building side and regardless of the building format – but the units may have shared entrances.

Detached Formats – Most of the new-builds within the City of Ionia should focus on detached formats. However, this does not mean that they should all be medium-to-large houses. Rather, there is a need for smaller detached cottages, side-by-side duplexes, and row houses, and townhouses – all with private entrances. Some of these formats could be developed around shared courtyards, which are also addressed on the next page of this report.

For every detached house that is built in the City of Ionia for a new owner, five (5) new units (cottages, rowhouses, and townhouses with private entrances) should also be built for new renters. The market potential for both new-builds and rehabs is described is greater detail later in this narrative report.

Townhouses – The term townhouse may refer to units that share walls and that are side-by-side rather than stacked. Townhouses with private entrances are almost always included in detached or semi-detached nomenclature, which is predominated by traditional houses.

Townhouses with shared entrances are always included in the attached nomenclature; and they may be in sets of two (duplexes), three (triplexes), four (fourplexes), or more. Again, no more than six (6) townhouses should be developed along the side of any given building.

Accessory Dwellings – Flats and lofts above garages; cottages added behind existing houses; and secondary dwellings added onto main houses are generally referred to as accessory dwellings. In conventional zoning nomenclature, they are often designated as Accessory Dwelling Units (ADU), ancillary units, or secondary suites. They are also sometimes referred to as mother-in-law suites or granny flats, although these latter examples are more likely to include basement apartments.

Live-Work Units – The live-work building type is usually intended for units that are explicitly designed for the owner or renter to operate a business in the same townhouse that they live in. Usually, the front half of the lower level is a small business; the back half of the lower level is a parking garage; and the upper level is the living quarters.

To broaden the definition, live-work units may also include mixed-use projects where the street-front levels are filled with retail merchants or small businesses; and the upper levels are occupied by other renters and/or or owners. The business proprietor and the residential tenant do not necessarily need to be the same person.

Live-work units can also apply to a variety of other building formats where residential tenants are simply permitted to operate small home-based businesses. It is not necessary for these types of live-work units to have a traditional store front or a main street presence. However, they should be located adjacent to a downtown.

Courtyards and Public Spaces – Wherever possible, new multiplexes (especially new apartment buildings with 20 or more units) should include shared courtyards, plazas, or other types of common areas with open space and seating. This format is also referred to as Courtyard Apartments. Other housing formats like cottages, patio homes, duplexes, and accessory dwellings can also be arranged around courtyards. In mixed-use projects and downtown districts, street-level courtyards should be designed and integrated into the public realm. In some special cases, pocket parks and town squares can also serve as shared courtyards.

Missing Middle Housing – Opticos Design Group, an urban planning and architecture firm, has prepared a typology of housing formats that are often missing from cities and urban places. The typology includes the following: duplex, fourplex, courtyard building, cottage court, townhouse, medium multiplex, and live-work units.

The Missing Middle Housing typology explicitly excludes traditional houses, accessory dwellings, and main street retail and mixed-use buildings (other than live-work units). Therefore, the nomenclature used within the Residential and Retail Target Market Analysis focuses on IncDev's typology of step buildings, which spans a wider spectrum of building sizes and includes retail buildings.

Location Strategies

The Target Market Analysis approach is designed to demonstrate the relative magnitude of market potential and feasibility of traditional houses, missing housing formats, new retail choices, and mixed-use projects throughout the City of Ionia. The following lists provide some guidance for consideration; and has been customized for the City of Ionia.

1. In the upper levels of historic buildings in the downtown with vacant or underutilized space on the upper levels that could be converted into new lofts or flats (highest priority). Examples include a) 331 East Main Street above Sun Title; and b) 111 N. Steele Street above Shaper Image and Golden PC Computers.

2. Within established neighborhoods within one or two blocks from Downtown Ionia and the county administrative building, such that new residents can easily walk to these destinations within five minutes. Along established corridors that linking directly into to the downtown, and especially along West and East Main Street.

3. On redevelopment or reinvestment sites with the potential to offer residents with vista views of bluffs along the Grand River. Examples include the former Riverside and Deerfield Correctional Facilities or prisons.

4. On redevelopment or reinvestment sites with potential to develop mixed-use projects with a neighborhood hub or focal point of daytime activity and nightlife. Examples include a) the northeast quadrant of the Bluewater Highway / Lincoln Avenue and Dexter Street; b) the southwest quadrant of W. Main Street and Adams Street; and c) the southwest quadrant of E. Washington Street and Morse Street (599 E. Washington Street).

5. In other locations that may include vacant iconic buildings like former schools, churches, or warehouses; corner sites and larger parcels that are clustered and concentrated within established neighborhoods; and mid-block sites and smaller parcels that are scattered throughout the established neighborhoods.

The Deerfield Prison Site Section H

This housing study for the City of Ionia was partially spurred by developer interest in the former Riverside Prison site, located west of the former Deerfield Prison. The two prisons are generally located in the southwest quadrant of the city. Each of the two adjacent prisons spans roughly 40 acres, for a combined total of 80 acres.

Riverside (the eastern prison) was the original institution and mental health facility; that opened in about 1970 and closed in 2007. Deerfield was developed later (circa 1980) than Riverside and was designed as a lower security "clean start" prison. Although originally intended to be temporary, Deerfield operated for about 30 years before also closing in 2009.

Both prisons are perched on top of hills that offer vista views of bluffs along the Grand River, and terrain to the north. The Riverside Prison is accessed off West Riverside Drive, which can be problematic in winter conditions due to steep inclines off Riverside Drive. South-bound access to the Deerfield Prison is also problematic; but easily overcome by using Tuttle and Harwood Roads to approach the site from the opposite direction.

The Deerfield Prison is located north of the City of Ionia's Intermediary School District, which is ideal for the development of new housing for families with children. Full utilities are available to the site, which could offer significant cost savings to construction. However, a 2018 facilities analysis estimated that the cost of demolition and material removal could be at least $850,000; or about $1.0 million in 2021 dollars.

Based on an assessment of available and undeveloped land throughout Ionia County (see exhibits in Section H), 40 acres of clean greenfield land located within the City of Ionia should have a price of at least $200,000. Given that the Deerfield Prison site already has all utilities available suggests that it might hypothetically command a higher price of up to $400,000. However, this also assumes that the site has been cleaned and is "redevelopment ready".

The figure of $400,000 probably will be conservative compared to appraisals based on prospective or future land use scenarios. They also assume that all 40 acres are sold to one buyer with a moderate price per acre. If the land is subdivided and sold in smaller segments of 10 acres or less, then the price per acre could be higher, yielding a higher aggregate price for the total 40 acres.

Definition of New Builds

Assuming that the typology of step buildings is followed as a general guide, recommended building formats may be refined to fit the appropriate context of place. For example, it is not usually advised to build townhouses in the middle of a neighborhood block that is predominated by detached houses.

However, townhouses could be a good transitional use from houses to a city center or focal point. They could also be used to optimize views of city nightlife; and could be a good alternative for areas where detached houses might be relatively slower to sell – such as along unattractive commercial corridors or abutting up to former prisons.

Location Strategies – Depending on the unique attributes of each neighborhood within the City of Ionia (and with consideration for the context of place), a variety of strategies can be used to introduce new housing formats. A few examples are provided in the following list, and all of them are generally referred to as "New Builds" within this report. This list excludes "Rehabs", which is a term reserved for expansions, remodels, renovations, or other improvements to the existing residential units before they are relisted for-sale or for-lease.

"New Builds" – Recommended Strategies

1. Convert iconic vacant buildings (such as schools, city halls, hospitals, hotels, theaters, and/or warehouses) into new flats and lofts.
2. Convert vacant or under-utilized upper levels above street-front retail into new lofts; and restore historic buildings to their original character.
3. Build new townhouses and row houses, particularly in infill locations near city centers and/or new focal points or hubs of daytime and nightlife activity.
4. Build new flats and lofts in small mixed-use projects, particularly above new merchant space with frontage along Main Street.

5. Restore houses that have been vacant for more than one year; and make the necessary improvements to return them to market. This especially applies to any houses that have historic or aesthetic value.
6. Replace vacant and obsolete houses with new structures; and consider some cottages in fringe locations that do not undermine the character of traditional neighborhoods.
7. Allow, enable, and encourage the development of accessory dwellings like flats above garages, expansions or additions to the main house, and detached cottages.

Annual Market Potential Sections B - D

Based on results of the Target Market Analysis, at least 20 and up to forty-five (45) new buyers could potentially migrate into the City of Ionia each year. In addition, at least 180 and up to 235 new renters could potentially migrate into the city each year.

These figures are based on the annual number of home buyers and renters migrating into the city each year. They have also been boosted for the interception of some migrating households that might otherwise bypass the city for other parts of Ionia County. Note: These figures exclude internal movership; so they represent minimum for new-builds only, and exclude the potential for rehabs.

Among the 45 new owner households migrating into the City of Ionia each year, most of them will be inclined to purchase detached houses; and very few would choose alternatives like townhouses, row houses, or condos with private entrances. Among the 235 migrating renter households, only 85 of them will choose to lease attached units (with shared entrances); and the other 150 will search for detached houses and townhouses or row houses with private entrances.

Among the 45 new owner households, five (5) of them will be True Grit Americans and five (5) will be Infant and Debit Card households. In addition, four (4) of them will be Digital Dependents and three (3) will be Stockcars and State Park households. The other migrating target markets seeking to purchase a house in the city will align with fourteen other target markets, with two (2) households each.

The 45 new owner target markets will tolerate a range of home values from $150,000 up to about $425,000. Only fifteen (15) of the owners will tolerate the highest prices of $300,000 to $425,000. New houses with higher prices should not be built, developed, or constructed on speculation alone. In other words, they should only be custom-built or build-to-suit homes.

Among the 235 new renter households, sixty-four (64) of them will be Daring to Dream households; fifty-six (56) will be Striving Singles; and forty-four (44) will be Striving Forward households. Other migrating target markets seeking to lease units will include Humble Beginnings (32 households), Family Troopers (26), Expanding Horizons (24), Bohemian Groove (20), and Colleges and Café (20) lifestyle clusters.

The 235 new renter target markets will tolerate a range of contract rents from $500 up to about $1,200 per month; and only four (4) new renters will tolerate higher rents of up to $1,600 per month. However, ninety (90) of the new renters will tolerate relatively high rents in the range of $900 to $1,100 per month. At the other end of the price spectrum, about fifty (50) new renters will be hoping to find new choices to lease with rents of $700 per month or less.

The maximum market potential includes both in-migration into the City of Ionia, and internal movership within the city. Based on the results of the TMA, a maximum of 135 buyers could potentially migrate into and within the city each year. In addition, a maximum of 700 renters could potentially migrate into and within the city each year. In other words, for every new household migrating into the City of Ionia, there are about two additional households moving within the city.

Appendix One and Two

This report includes two appendices, or Appendix One and Appendix Two. The first includes Target Market Analysis (TMA) resources; and the second includes demographic data and market parameters that are essential to completing this study and analysis.

Within Appendix One, Section A provides a profile of all 71 lifestyle clusters currently living in the City of Ionia; and Section B provides a similar profile for Ionia County. Section C provides summaries of attributes of all 71 lifestyle clusters based on national averages; and the target markets for the City of Ionia have been highlighted in blue font. Section D provides more detailed profiles for the city's owner target markets; and Section E provides profiles for the city's renter target markets.

Annual and Five-Year Timelines

The market potential, values, and rents reported in this Target Market Analysis can be generally applied for each year between 2021 and 2025. The Target Market Analysis measures the market potential for one single year; and it can generally be forecast as an aggregate market potential that rolls-up over the next five years. Some flexibility can be applied to this timeline, depending on local market conditions, economic events, and transitioning demographics.

Cities experiencing little or no change may find that the annual market potential is still relevant in beyond 2025 and through 2030. If the City of Ionia begins to experience rapid transition or realizes significant benefits from market or economic events, then a quicker update may be warranted.

If the City of Ionia's market potential is not met with new-builds in any given year, then that potential does not roll-over and should not be added to subsequent years. Instead, the migrating target markets will settle for existing housing choices (even if those choices do not meet their needs or expectations); or be intercepted by other parts of Ionia County.

On the other hand, regardless of whether the market potential is served within any given year, it is replenished with new households (and target markets) that are moving into Ionia in each subsequent year. The following table demonstrates several different timelines; assuming that the first project breaks ground and is completed in 2021; and alternate timelines where that first project is delayed until later years.

Conservative Scenario
New-Builds Only, by Tenure
Annual Market Potential with Five Year Cumulatives
The City of Ionia, Michigan

For Sale	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	Cumulative Potential
Timeline 1	45	45	45	45	45	225
Timeline 2	--	45	45	45	45	180
Timeline 3	--	--	45	45	45	135
Timeline 4	--	--	--	45	45	90
Timeline 5	--	--	--	--	45	45

For Lease	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	Cumulative Potential
Timeline 1	235	235	235	235	235	1,175
Timeline 2	--	235	235	235	235	940
Timeline 3	--	--	235	235	235	705
Timeline 4	--	--	--	235	235	470
Timeline 5	--	--	--	--	235	235

Internal Movership and Rehabs

The market potential numbers provided in Section B and Section C of this report are based only on the in-migration of new households moving into the City of Ionia. Again, there is also a second component to migration, which is internal movership within the city. This is a larger group of households that already live in the city and that are swapping or trading addresses.

In general, there are twice times as many existing households moving within the City of Ionia as there are migrating into the city. For every 45 new owner households migrating into the city, there are also about 90 existing owner households moving within the city. The latter figure is a good indicator of the number of rehabs that could and should be completed within the city each year.

Conservative Scenario
New-Builds and Rehabs by Tenure
Annual Market Potential with Five Year Cumulatives
The City of Ionia, Michigan

Detached For Sale	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	Cumulative Potential
New-Builds Only	45	45	45	45	45	225
Rehabs Only	90	90	90	90	90	450
Cumulative	135	80	80	80	80	675

Attached For Lease	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	Cumulative Potential
New-Builds Only	235	235	235	235	235	1,175
Rehabs Only	465	465	465	465	465	2,325
Cumulative	700	700	700	700	700	3,500

The conservative scenarios described on the preceding pages are pragmatic and assume business as usual (notwithstanding the temporary economic impacts of Covid-19 during the 2020-2021 health pandemic). They also assume that existing master plans, zoning ordinances, municipal policies, real estate conditions, lending practices, incentive programs, placemaking initiatives, and the overall business development climate will generally remain as-is with little or no change.

The conservative scenarios also assume that existing households already living within the City of Ionia will effectively swap or trade among existing housing choices. The vacated housing units will either be occupied (with or without improvements) by other resident households moving within the city; or they will remain vacant.

The conservative scenarios represent the most attainable goals with relatively low risks of over-building in the market. In comparison, the aggressive scenarios represent the not-to-exceed maximum threshold and assumes that existing households moving internally within Ionia will also trade into new and rehabbed housing formats – if enough new choices are available.

Conservative and Aggressive Scenarios
Nomenclature or Terminology
The City of Ionia, Michigan

Scenario	Market Strategy	Basis (Migration)	Owner	Renter
Conservative	New-Builds Only	In-Migration Only	45	235
Conservative	Rehabs Only	Internal Movership	90	465
Conservative	New-Builds + Rehabs	Total Movership	135	700
Aggressive	New-Builds Only	Total Movership	135	700

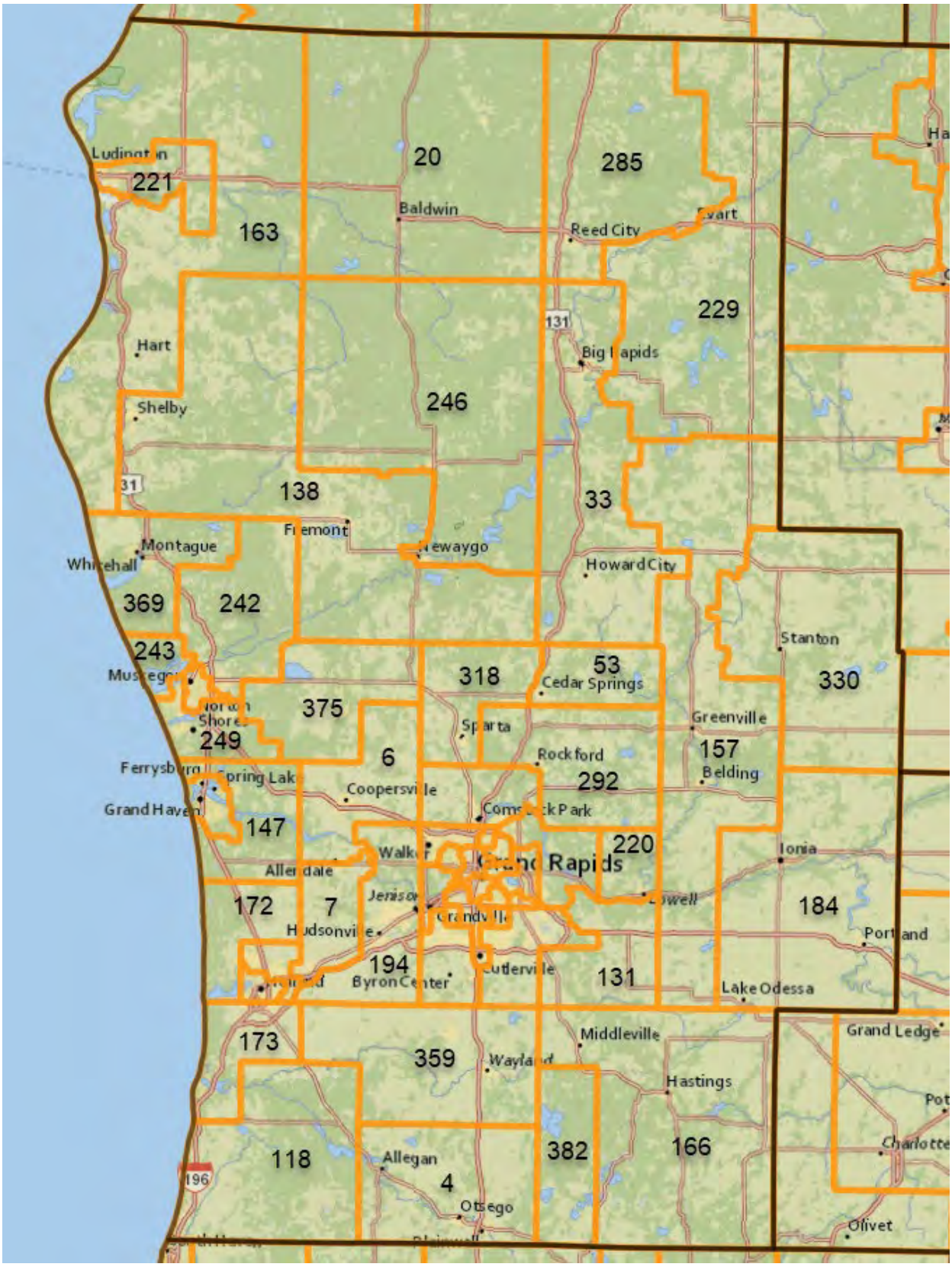
For example, if the conservative scenarios indicate a market potential for 45 new-build houses plus 90 rehabbed houses (for a total of 135); then the aggressive scenario indicates a maximum of 135 new-build units. As another example, if the conservative scenario calls for 235 new-build for-lease units plus 465 rehabbed for-lease units (for a total of 700); then the aggressive scenario suggests a not-to-exceed maximum of 700 new-build for-lease units.

The conservative and aggressive scenarios both reflect a modest boost (a.k.a., bolster, lift, increase, or upward adjustment) to the number of existing households by lifestyle cluster. This bolstering of the numbers is intended to give communities some benefit-of-doubt in their ability to intercept households moving into and within the region and counties, and ability to increase their capture rate among the target markets.

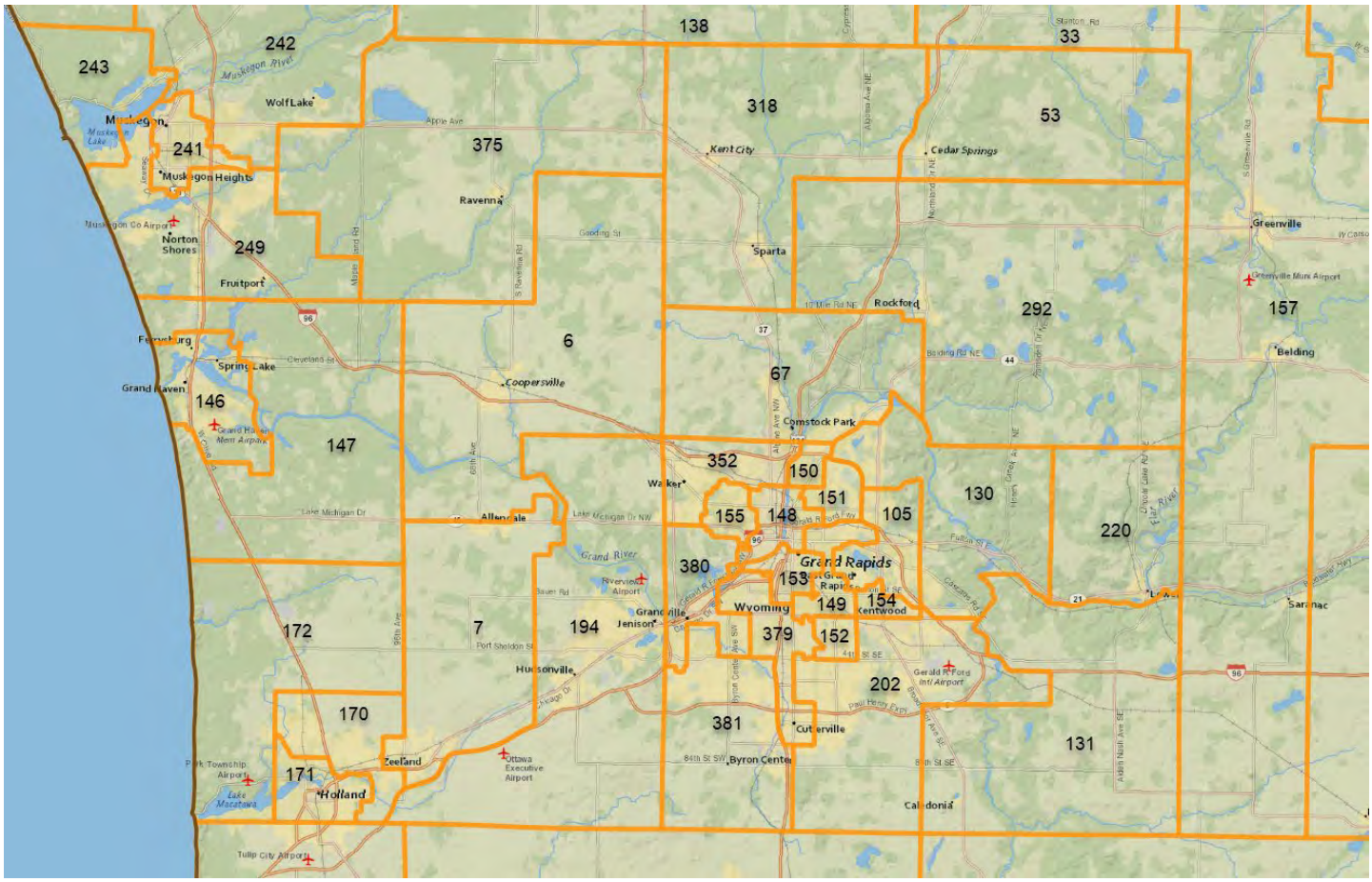
The boost is about +10% and has already been integrated and reflected in the annual market potential for the City of Ionia. All market potential numbers under both the conservative and aggressive scenarios reflect the same magnitude of boost.

The aggressive scenarios also represent best-case scenario or not-to-exceed maximums and can be achieved only if all impediments to development are either removed or otherwise overcome. Developers should pursue an aggressive scenario only after testing the market to ensure that the optimal home prices, rents, and unit sizes are be absorbed quickly.

The market potential for new-builds units could also be boosted to the aggressive scenario and beyond, but only through significant economic events, such as new highway linkages (including bridges); restoration of historic districts (including islands); sudden in-migration following the creation of good paying jobs; and the development of catalytic types of projects.



(A listing of the partnership's markets is on the next page)



Market	Name	Market	Name	Market	Name
4	Allegan City	**152**	Grand Rapids-South	**242**	Muskegon-Northeast
6	Allendale-North	**153**	Grand Rapids-South Central	**243**	Muskegon-Northwest
7	Allendale-South	**154**	Grand Rapids-Southeast	**246**	Newaygo
20	Baldwin	**155**	Grand Rapids-West	**249**	Norton Shores
33	Big Rapids	**157**	Greenville	**285**	Reed City
53	Cedar Springs	**163**	Hart	**292**	Rockford
67	Comstock Park	**166**	Hastings	**318**	Sparta Village
105	East Grand Rapids	**170**	Holland-Central-North	**330**	Stanton
118	Fennville	**171**	Holland-Central-South	**352**	Walker-North
130	Forest Hills-North	**172**	Holland-Northwest	**359**	Wayland
131	Forest Hills-South	**173**	Holland-Southwest	**369**	Whitehall
138	Fremont	**184**	Ionia	**375**	Wolf Lake (South)-Ravenna
146	Grand Haven-Central	**194**	Jenison	**379**	Wyoming-East
147	Grand Haven-Outer	**202**	Kentwood/Gerald Ford Airport	**380**	Wyoming-Grandville
148	Grand Rapids-Central	**220**	Lowell	**381**	Wyoming-South
149	Grand Rapids-East	**221**	Ludington	**382**	Yankee Springs Recreation Area
150	Grand Rapids-North	**229**	Marion		
151	Grand Rapids-Northeast	**241**	Muskegon City		

Ionia

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
45,378	15,301	$63,989	$71,809	$41,527

Housing Costs

Owner Units

Home Value	$145,308	**2016 Value**	$125,706
Cost M/NM	$1145/$461	**Value ▲**	15.6%

$48,436 **To afford median home**

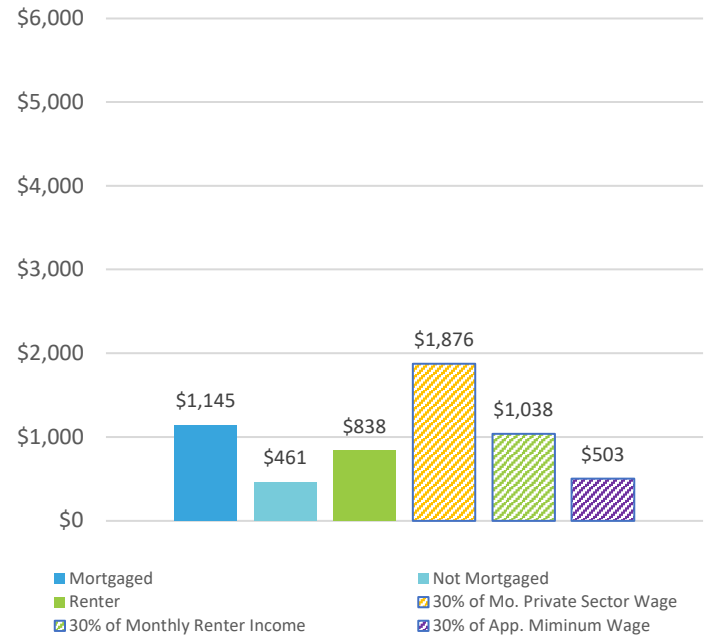
Renter Units

Gross Rent	$838	**2016 Rent**	$784
		Rent ▲	6.8%

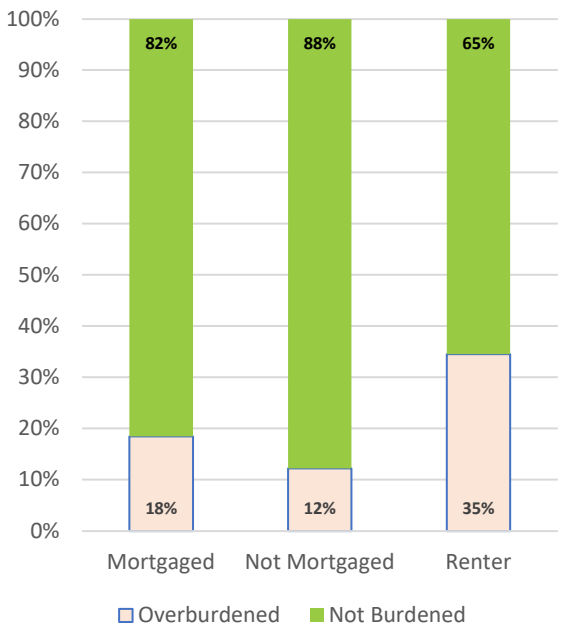
$33,520 **To afford median gross rent**

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,474	**Owner HH**	77%	**Renter HH**	23%		
Median Year Built	1970	**% Built Pre-1970**	48.9%				
Median Move Year	2010	**% Built After 2010**	4.4%				
Median Rooms	6.2	**SF%**	72.4%	**MM%**	9.1%	**MF%**	6.1%

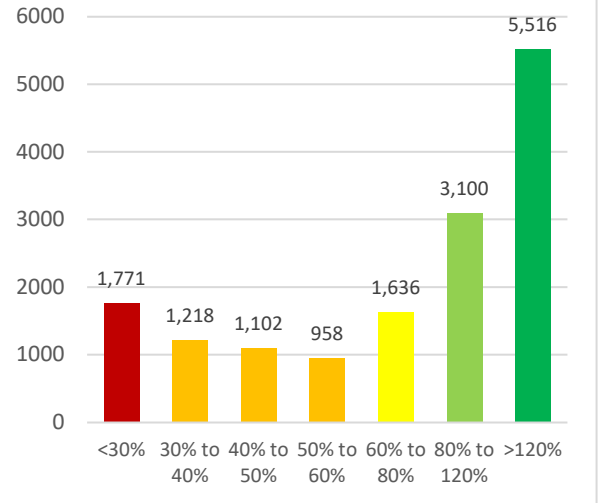
Vacancy Rates

Total	7.1%	**Owner**	0%	**Renter**	0%		
Seasonal	1.0%	**Other**	4.1%	**# V Rent**	91	**#V Owner**	108

Homeownership Rate by Race/Ethnicity

Black	20.7%	**White**	78.5%
Asian	37.0%	**Other or Multiracial**	55.3%
Am. Indian	85.7%	**Hispanic**	47.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Ionia

Housing Policy Indicators

Household Count and Growth	Market	Partnership
Household Change, 2016 to 2021	4.6%	5.3%
Household Count, 2021	15,301	607,624

	Market			Partnership		
Housing Affordability	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
Home value / partnership income	2.17	--	--	--	--	--
Median Income, 2021	$63,989	--	12.7%	$66,906	--	15.3%
Median owner income, 2021	$71,809	--	8.6%	$78,276	--	13.6%
Median renter income, 2021	$41,527	--	22.0%	$38,135	--	17.1%
Median home value	$145,308	--	15.6%	$186,510	--	26.3%
Median gross rent	$838	--	6.8%	$936	--	12.0%
Income needed for median rent	$33,520	--	--	$37,422	--	--
Income needed for median value	$48,436	--	--	$62,170	--	--
Overburdened households	3,105	20%	-19.2%	140,776	23.2%	-8.7%

	Market			Partnership		
Housing Quality and Vacancy	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
"Other" vacancy	681	4.1%	-3.9%	17,331	2.6%	-13.8%
Seasonal vacancy	161	1.0%	-26.5%	47,247	7.1%	-5.1%
For-Sale vacancy	108	0.7%	-48.1%	3,104	0.5%	-50.7%
For-Rent vacancy	91	0.6%	-54.7%	6,237	0.9%	-7.3%
Homes built pre-1940	4,561	27.7%	--	104,716	15.8%	--
Homes built post-1990	4,674	28.4%	--	235,045	35.4%	--

Other Market Indicators

Housing Policy Matchmaker Type*	**Low Cost and Growing**
Strength and Need Type**	**High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	274	212	486
Market supply (vacant on market, adjusted for age)	54	38	92
5 year Market production goals (based on 75K units)	212	168	380
1 year Market production goals (based on 15K units)	42	34	76
5 year Partnership goals (based on 75K units)	7,025	6,566	13,591
1 year Partnership goals (based on 15K units)	1,405	1,313	2,718

Ionia

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	637	Total Amt/App	$188,532	% Approved	78.6%
Total Conventional Apps	397	Conventional Amt/App	$194,219	% Conv Apprved	78.1%
Total Assisted Apps	240	Assisted Amt/App	$179,125	% Asst Apprvd	79.6%
Applications by Race: White					
Total Apps	566	Total Amt/App	$185,389	% Positive	79.0%
Total Conventional Apps	359	Conventional Amt/App	$187,646	% Conv Positive	78.6%
Total Assisted Apps	207	Assisted Amt/App	$181,473	% Asst Positive	79.7%
Applications by Race: Black					
Total Apps	5	Total Amt/App	$177,000	% Positive	60%
Total Conventional Apps	0	Conventional Amt/App	$0	% Conv Positive	NA
Total Assisted Apps	5	Assisted Amt/App	$177,000	% Asst Positive	60.0%
Applications by Race: Asian					
Total Apps	1	Total Amt/App	$215,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	$215,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	1	Total Amt/App	$65,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	$65,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	60	Total Amt/App	$223,167	% Positive	75.0%
Total Conventional Apps	35	Conventional Amt/App	$266,143	% Conv Positive	71.4%
Total Assisted Apps	25	Assisted Amt/App	$163,000	% Asst Positive	80.0%
Applications by Ethnicity: Hispanic					
Total Apps	17	Total Amt/App	$176,765	% Positive	64.7%
Total Conventional Apps	9	Conventional Amt/App	$149,444	% Conv Positive	55.6%
Total Assisted Apps	8	Assisted Amt/App	$207,500	% Asst Positive	75.0%

BROWNFIELD PLAN REIMBURSEMENT AGREEMENT

THIS BROWNFIELD PLAN REIMBURSEMENT AGREEMENT (the "Agreement"), is entered into as of the latter date of the signatures below, between CITY OF IONIA BROWNFIELD REDEVELOPMENT AUTHORITY, a Michigan public body corporate, ("BRA"), whose address is 114 North Kidd Street, Ionia, Michigan 48846, and WFH Austin Pines West, LLC (the "Developer"), whose address is 2186 E. Centre Avenue, Portage, Michigan 49002.

Recitals

A. The BRA and the City of Ionia (the "City") have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

B. The City established the BRA and adopted a Brownfield Plan (the "Plan"), pursuant to the provisions of PA, 1996, Act 381, being MCL 125.2651, et seq., ("Act 381") on, _____. The Plan is attached as Exhibit A and is incorporated by reference into this Agreement.

C. Developer intends to develop two parcels totaling approximately 26 acres in the City in accordance with the Plan. The property, defined below, is deemed an "Eligible Property," under Act 381. The legal description of the Eligible Property is found in Exhibit A.

D. The project ("Project") will involve preparing the site for development to make way for approximately 96 housing units, pending municipal approval. The housing units are all expected to include 84 single family homes, and 12 townhome units built across four (4) tri-plex buildings. Out of the approximately 96 units constructed, the Project will provide twenty (20) percent income restricted rental units at an average of 120% Area Median Income (AMI) or lower and rents at not more than 100% AMI for a duration of ten years.

The total capital investment on the project is expected to be approximately $31 million.

E. Act 381 permits the use of the real and personal property tax revenues generated from the increase in the assessed value of property ("Tax Increment Revenues" or "TIR") within the Plan following redevelopment of such property to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as "Eligible Costs"); and unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

F. The BRA and Developer desire to establish the terms and conditions upon which the BRA shall utilize TIR captured pursuant to the Plan to reimburse the Developer for the Eligible Costs undertaken by the Developer.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth below, the parties agree as follows:

1. *Recitals.* The above recitals are acknowledged as true and correct and are incorporated by reference into this paragraph.

2. *The Plan.* The Plan, approved by the BRA, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. *Term of Agreement*. At any time following the completion of the first housing unit, Developer may give the BRA written notice directing the BRA to commence the capture of such Tax Increment Revenues (the "Capture Commencement Notice"). The parties acknowledge that capture commencement more than five years after the Plan has been approved will reduce the total number of years of capture allowed under Act 381. Upon receipt of the Capture Commencement Notice and pursuant to the Plan, the BRA shall capture that amount of TIR generated from local, real, and personal property taxes, including school taxes approved by the State of Michigan, allowed by law generated from the Property. Capture will begin in the first full year after Developer's delivery of the Capture Commencement Notice and will continue until full reimbursement of the Developer's Eligible Costs for those Eligible Activities set forth in the Brownfield Plan, which shall not exceed 21 years of capture and an additional two (2) years for the Local Brownfield Revolving Fund.

Additionally, the Eligible Costs for the Eligible Activities shall not exceed $13,769,087 which includes simple interest, noted below in Paragraph 4.

In addition to the above, the BRA is entitled by Act 381 to capture TIR generated by this Project for certain administrative operating expenses incurred by the BRA.

4. *Eligible Activities.* The Eligible Activities are described in Table 1, "Eligible Activity Cost Estimates" in the Plan and further defined in any approved Act 381 Work Plan. Developer is entitled to reimbursement of financing gap Eligible Costs related to the affordable housing units as stated in the Plan for so long as the requirements in paragraphs 10.2, 10.3 and 10.4 are met. If legislative or regulatory actions impede compliance with the required affordability period, the Developer shall be entitled to reimbursement of the full amount of Eligible Costs associated with site preparation, demolition, infrastructure and interest, as specified in the Plan.

Three and a half (3.5%) percent simple interest on all Eligible Costs other than financing gap Eligible Costs shall accrue on the unreimbursed Eligible Activity balance and shall be paid after full reimbursement of approved Eligible Activities.

5. *Evidence of Ownership*. Prior to requesting the initial reimbursement of Eligible Costs, Developer shall provide to the BRA evidence that the Developer acquired fee simple title to the Eligible Property. Evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer and shall otherwise be in form and substance satisfactory to the BRA.

6. *Reimbursement Source*. During the term of this Agreement and except as set forth in Paragraph 7 below, the BRA shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all applicable collected ad valorem real and personal property taxes on the Property that are subject to recapture under the Plan.

7. *Reimbursement Process*.

7.1 Cost Reimbursement Request. Before May 1 of each year after Developer has commenced construction of the Project (and in no event more than 2 years following completion of the Project) the Developer shall submit to the BRA the Eligible Costs Reimbursement Form, attached as Exhibit C that identifies the costs of each of the Eligible Activities completed to date as described in Paragraph 4. When submitting Exhibit C, the Developer will also provide sufficient documentation of the Eligible Costs incurred including, but not limited to, the dates, complete description of the work, proof of payment (accompanied by signed lien waivers from the applicable contractors or subcontractors) and detailed invoices for the costs involved for each Eligible Activity. Exhibit C and the above additional documentation comprise the "Completed Request." Developer may submit multiple Cost Reimbursement Requests; however, such requests shall not be submitted more frequently than twice annually.

7.2 BRA Review. The BRA shall review the Completed Request within 14 days after receiving it. If the BRA determines that the documentation submitted by the Developer is not a Completed Request, then Developer shall cooperate in the BRA's review by providing any additional documentation of the Eligible Costs as deemed reasonable and necessary by the BRA to complete its review.

7.3 Reimbursement. Once summer and winter taxes are collected and captured on the Eligible Property, the BRA shall pay approved Eligible Costs to the Developer within 60 days of receipt of Developer's Completed Request from such available TIR as stated in the Plan and under this Agreement. Consistent with the Tax Increment Revenue reimbursement schedule in the Plan, the BRA shall receive no more than five (5) percent of the local Tax Increment Revenues each year in Administrative Costs. If there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Developer's Eligible Costs for Eligible Activities, as described in Paragraph 4, then the BRA shall reimburse the Developer only from available Tax Increment Revenues. The Developer shall receive the available Tax Increment Revenue, less the BRA's Administrative Costs, during the term of this Agreement, until all the amounts for which submissions have been made, including allowable interest, have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first.

7.4 Method of Reimbursement. The BRA will reimburse the Developer for Eligible Costs as follows, or as the Developer shall specify in writing:

Checks shall be payable to:	WFH Austin Pines West, LLC
Delivered to the following address:	2186 E. Centre Ave. Portage, MI, 49002

8. *Contingencies*: The obligation of Developer to develop the Project on the Property is contingent upon Developer's ability to secure the following:

8.1 All necessary governmental and quasi-governmental approvals needed for land development and infrastructure.

8.2 Approval by Michigan State Housing Development Authority ("MSHDA") and any other state agencies of financial incentives needed by Developer for the Project, including without limitation the approval of the Act 381 Work Plan.

8.3 Marketable and insurable title to the Property.

9. *Adjustments.* The parties acknowledge that adjustments regarding the amount of TIR paid to Developer may occur under any of the following circumstances:

9.1 Audit or Court Ruling. If either a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful under Act 381, the Developer shall pay back to the BRA that portion of the payments made to the Developer within 30 days of such determination. However, the Developer shall have the right, before any such repayment is made to appeal on its or the BRA's behalf any such determination made by a state agency or court, and the BRA agrees to cooperate with Developer in any such appeal. If the Developer is unsuccessful in that appeal, the Developer shall repay the portion of payments found to be unlawful to the BRA within thirty (30) days of the date when the final determination is made on the appeal.

9.2 Reduction in Property Assessments. If during the term of this Agreement Developer successfully petitions the Michigan Tax Tribunal ("Tribunal") to lower the assessments levied by the City against the Eligible Property for tax purposes, the provisions under Paragraph 3 will require a redetermination regarding the amount of TIR that would be captured over the reimbursement term of this Agreement as a result of such lower assessments. If such amount is less than the actual amount of TIR that BRA has already paid to the Developer, Developer shall reimburse BRA the difference between the total amount of adjusted TIR captured over the reimbursement term and the amount actually paid to Developer. Otherwise, any refund due to the Developer as a result of the lower assessments is limited only to the amount such refund exceeds the amount of TIR paid to Developer for those years covered by the Tribunal's Order.

10. *Developer Commitments.* In consideration of the inclusion of the Property into the Plan, the additional financial incentives included with this Project and the resulting financial benefits which it expects to receive, Developer agrees to the following:

10.1 Project. The Project consists of two parcel totaling approximately 26 acres in the City of Ionia. The project will involve preparing the site for development to make way for up to 96 housing units. The housing units are all expected to include 84 single family homes and 12 townhome units built across 4 tri-plex buildings. Out of the up to 96 units constructed, the Project will provide 20 income restricted rental units over the course

of the construction at an average of 120% Area Median Income (AMI) or lower and rents at not more than 100% AMI for the applicable rent by bedroom amounts, as described in the then applicable MSHDA Income and Rent Limits Table less any applicable utility allowances over for a duration of ten (10) years.

10.2 Monitor Affordability Occupancy Requirement. The Developer shall monitor and ensure that at least at twenty (20) percent of the portion of the development that received certificates of occupancy (estimated at 20 single family homes upon full completion) are occupied by households or individuals that meet income requirements of 120% AMI and that the rents being charged on a monthly basis are no more than the 100% AMI rents for the applicable rent by bedroom amounts, as described in the then applicable MSHDA Income and Rent Limits Table less any applicable utility allowances for a period of ten years. If vacancies occur in the income qualified units, Developer will use best efforts to rent the next available unit or units to an income qualified household to meet the affordability occupancy requirement. Developer may designate units subject to income restriction and unilaterally substitute other units designated for income restriction during the term of affordability.

10.3 Satisfy MSDHA Eligibility Requirement. Developer shall ensure that households are eligible at the time of initial occupancy by requiring that households self-certify using the MSDHA Household Income Self-Certification Form or as otherwise approved by MSHDA.

10.4 Period of Affordability. The twenty (20) percent of income restricted homes shall be at an average of 120% AMI or lower for income and rents at not more than 100% AMI for a period of ten years. After ten-years of affordability, Developer may rent or sell the single-family homes at market rate.

10.5 Ordinances and Other Agreements. To develop and improve the Property, including landscaping and all other improvements required for the Project, in compliance with all applicable federal, state and local laws, rules and regulations, including, without limitation, building and zoning codes, site plan review, this Agreement and with any other agreement that relates to the Property or the Project.

10.6 Cooperation. To assist and cooperate with the BRA in providing information that the BRA may require in providing necessary reports to other governmental agencies.

11. *BRA Commitments.* In consideration of the preceding commitments of Developer the BRA agrees to the following:

11.1 Tax Increment Revenues. To utilize TIR to reimburse Developer for Eligible Costs incurred by Developer in completing the Project as detailed above.

11.2 Cooperation. To cooperate and utilize its best efforts to assist Developer in obtaining any governmental approvals contemplated for the Project, including the approval of MSHDA, to capture taxes levied for school operating purposes under Section 13b of Act 381.

11.3 Tax Credits/Other State Incentives. To assist and support Developer's application to receive state tax credits or other state incentives for which either Developer or the Project is eligible.

12. *Legislative Authorization.* This Agreement is governed by and subject to the restrictions set forth in Act 381. If there is legislation enacted in the future which alters or affects the amount of TIR subject to capture or Eligible Activities, then the Developer's rights and the BRA's obligations under this Agreement may be modified accordingly by written agreement of the parties.

13. *Freedom of Information Act.* Developer acknowledges that all documents submitted by Developer to the City or BRA may be subject to release under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976 ("FOIA"), and that the City has the final determination regarding to what extent such documentation should be released, partially or in their entirety. No claim of trade secrets or other privilege or exception to FOIA will be asserted by Developer as it relates to this Agreement or such other documents.

14. *Plan Modification*. The Plan and this Agreement may be modified to the extent allowed under Act 381 by mutual agreement of the parties.

15. *Notices.* All notices and other communications required or permitted under this Agreement are effective only if done in writing and delivered (i) personally, (ii) one day after being sent by overnight courier, or (iii) three days after being mailed by registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party) and (iv) via email, as indicated

If to Developer:	WFH Austin Pines West, LLC Thomas M. Larabel Jessica McGivney 2186 E. Centre Ave. Portage, MI, 49002 tlarabel@allenedwin.com jmcgivney@allenedwin.com
With copy to:	Richard Cherry Miller Johnson 100 West Michigan Ave - Suite 200 Kalamazoo, MI 49007 cherryr@millerjohnson.com
If to the BRA:	Chairperson Brownfield Redevelopment Authority

16. *Events of Default.* During the term of this Agreement any of the occurrences listed below may considered a default and may entitle the parties, with notice, to exercise any of their rights under Paragraph 17.

16.1 Project Criteria/Developer Commitments. Failure by Developer t to substantially complete the Project in accordance with Project Plans, or to substantially meet the requirements set forth in the approved site plan. Developer's use of a phased construction schedule, including pauses between the phases of construction, does not constitute a breach.

16.2 Property Taxes. Failure by Developer to pay all taxes levied against the Property, or any personal property owned by Developer in connection with the Project or the Property.

16.3 Financial Integrity of Developer or Project. Actions by Developer that negatively impact the financial integrity or viability of the Project, including:

a) a judicial foreclosure action or initiation of foreclosure by advertisement to enforce mortgage, lien, or other encumbrance against Developer; or

b) appointment by a court of a receiver or trustee for Developer; or

c) a decree by a court adjudicating Developer bankrupt or insolvent, or for the sequestration of any of its property; or

d) the filing of a petition in bankruptcy by or against Developer under the U.S. Bankruptcy Code or any similar statute which is in effect; or

e) an assignment by Developer for the benefit of creditors or a written admission by Developer of the inability to pay debts generally as they become due.

16.4 Reimbursement of Eligible Costs. Failure by the BRA to reimburse Developer for Eligible Costs to which it is entitled under the Plan and this Agreement.

17. *Default Remedies.* If the parties fail to cure any event of default within thirty days of written notice of the default, the sole remedy of a default, if by the Developer, is limited to forfeiture of the portion of future TIR related to the event of default from the date of the BRA's notice of default, and if by the BRA, recoupment of TIR to which the Developer is entitled.

18. *Governing Law.* This Agreement is governed under applicable Michigan law. Both parties had the assistance of legal counsel in the negotiation and preparation of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.

19. *Binding Effect/Third Parties.* This Agreement applies to and benefits both parties and their successors. The interest of the parties shall not be assignable without the other parties' consent, which shall not be unreasonably withheld, except for (1) the Developer may assign this Agreement to one of its affiliates with notice and without consent. An "affiliate" means any business or entity that is commonly owned and operated by the

principals of Allen Edwin Homes.; and (2) he Developer may make a collateral assignment of the TIR to a lender for financing purposes with notice and without consent.

20. *Annual Report on Project Status*. Once the BRA begins capturing taxes, the Developer shall annually submit a report to the BRA on the status of the project that includes: the amount of capital investment; the number of residential units constructed or rehabilitated; the amount, by square foot, of new or rehabilitated residential space; the number of new jobs created. The report will be on the form titled "Annual Report on Project Status" attached to this agreement as Exhibit D. The BRA may waive this requirement at any time.

21. *Waiver.* A party does not waive any of its rights under this Agreement if that party fails to complain about an act or omission by the other party, no matter the duration of such act or omission. And a waiver by either party, whether expressed or implied, of any breach of a provision in this Agreement is not considered a waiver or consent to any subsequent breach of this same or other provision.

22. *Authorization.* The parties represent and warrant that the individuals executing this agreement are authorized to do so on their behalf.

23. *Entire Agreement/Counterparts.* This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them. This Agreement may be signed in counterparts, which together shall comprise a single agreement.

24. *Headings.* Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

25. *Definitions.* The terms set forth in this Agreement shall have the same meaning as commonly used, except any term that is defined under FOIA, Act 381 or any other applicable state statute shall have the meaning set forth under that statute, as such may be amended.

[*Signature page to follow.*]

Dated: _____, 2026

CITY OF IONIA BROWNFIELD REDEVELOPMENT AUTHORITY

By: _____

Its: Chairperson

Dated: _____, 2026

WFH Austin Pines West, LLC

By: _____
Thomas Larabel
Its: Authorized Representative

Exhibit A – Legal Description
Exhibit B – Brownfield Plan
Exhibit C – Cost Reimbursement Form
Exhibit D – Annual Report on Project Status

EXHIBIT A
Legal Description

Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet: thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

EXHIBIT B
Brownfield Plan

[See following page]

EXHIBIT C
Cost Reimbursement Form

[See following page]

EXHIBIT D
Annual Report on Project Status

[See following page]

ANNUAL ACTIVE PROJECT REPORT

PROJECT NAME	
STATUS OF PROJECT COMPLETION	
CAPITAL INVESTMENT	
AMOUNT OF NEW RESIDENTIAL SQUARE FOOTAGE	
NUMBER OF NEW OR REHABILITATED RESIDENTIAL UNITS	
AMOUNT OF RETAIL SQUARE FOOTAGE	
AMOUNT OF INDUSTRIAL SQUARE FOOTAGE	
AMOUNT OF COMMERCIAL SQUARE FOOTAGE	
NUMBER OF JOBS CREATED	
NUMBER OF JOBS RETAINED	
TOTAL NUMBER OF HOUSING UNITS	
TOTAL NUMBER OF INCOME RESTRICTED UNITS	
UTILITY ALLOWANCES	Studio: 1-Bedroom: 2-Bedroom: 3-Bedroom: 4-Bedroom: 5-Bedroom:
TOTAL NUMBER OF INCOME QUALIFIED PURCHASERS	
TOTAL NUMBER OF INCOME QUALIFIED RENTING HOUSEHOLDS SERVED	
INCOME RESTRICTED UNIT RENTAL RATES	Studio: 1-Bedroom: 2-Bedroom: 3-Bedroom: 4-Bedroom: 5-Bedroom:
RACIAL AND SOCIOECONOMIC DATA ON INCOME QUALIFIED HOUSEHOLDS*	
*If this data is not available, provide the racial and socioeconomic data on the census tract in which the housing units are located	

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.5

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Ordinance 605: Amendment to Chapter 214 - General Fee Schedule

Background:

In 2024, the City conducted a water and sewer rate study. This study resulted in an updated methodology calculating fees for new connections to City water and sewer, known as tap-ins. It was determined that the tap-in fees should be calculated based on the size of the water meter because this most accurately correlates to the anticipated demand on the system based on service line capacity. After a couple of years of administering these fees, a clarification in this language is needed to more accurately pinpoint the anticipated use and necessary fee. A simple word change is proposed that would replace "meter size" with "service size." This clarification accounts for situations where a larger service line is brought into a property and then split further into multiple units, each with their own meter. Examples of this are found downtown, where one service comes from the street to the building, but is then split to serve separate residential units and commercial storefronts.

Once this change is made in the ordinance, related fee amendments will be requested for Council approval in the upcoming budget resolutions. These anticipated fee adjustments will simplify the fee structure and create a separate fee for fire suppression.

Requested Action / Motion:

Following the public hearing and second reading, it is requested that the Ionia City Council consider making a motion to approve or reject Ordinance No. 605, an ordinance to amend Section 214.05 entitled "Fees in the Streets; Utilities and Public Service Co," of Chapter 214, "General Fee Schedule," of Title Two, "General Provisions" of Part Two, "Administration Code," of the Codified Ordinances of the City of Ionia.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___

CITY OF IONIA
IONIA COUNTY, MICHIGAN
Ordinance No. 605

AN ORDINANCE TO AMEND SECTION 214.05 ENTITLED "FEES IN THE STREETS; UTILITIES AND PUBLIC SERVICE CO," OF CHAPTER 214, "GENERAL FEE SCHEDULE," OF TITLE TWO, "GENERAL PROVISIONS" OF PART TWO, "ADMINISTRATION CODE," OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Section 214.05. That Section 214.05 of Part Two, Title Two, Chapter 214 of the Codified Ordinances of the City of Ionia is amended to read as follows:

214.05 FEES IN THE STREETS; UTILITIES AND PUBLIC SERVICES CODE

(a) Street Permits. The fee for a permit issued pursuant to Chapter 1020 (Streets Generally), as provided for in Section 1020.03 of the Streets, Utilities and Public Services Code, is twenty-five dollars ($25.00).

(b) Sidewalk Permits. The fee for a permit to construct, rebuild or repair a sidewalk, as provided for in Section 1022.02, is twenty-five dollars ($25.00).

(c) Water System Rates and Charges.

(1) Water Supply System Rates and Charges. Rates and charges for services and use of the water supply system shall be as set by resolution of the City Council from time to time.

(2) Fire Sprinkler Standby Fee. A fire sprinkler standby fee shall be as set by resolution of the City Council from time to time. The fire sprinkler standby fee applies to customers with internal sprinkler fire suppression systems and is intended to cover the cost of the City's cross-connection program and the readiness to serve charge for the water service line that feeds the sprinkler fire suppression system.

(3) Water Tap Fees and Connection Charges. Water tap fees and connection charges shall be as set by resolution of the City Council from time to time. Water tap fees and connection charges shall be paid to the City exclusively as the sole owner of the water system.

A. Connection Charge. As new customers connect to the water system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the availability of safe, reliable water and the size and number of wells, pumps, watermains and storage structures. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the

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charge is the customer ~~meter~~ service size, which determines the maximum demand potential for that connection.

B. Customers wishing to connect are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration and all other associated costs. The City shall not incur any cost for taps, unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(4) Cross Connection Inspection Fees. A cross connection inspection fee shall be as set by resolution of the City Council from time to time to conduct cross connection inspections at locations requiring back flow preventers or prevention, or having chemical application, food processing or non-domestic usage.

(d) Sanitary Sewer System Rates and Charges.

(1) Sanitary Sewer System Rates and Charges. Rates and charges for services and use of the sanitary sewer system shall be as set by resolution of the City Council from time to time.

(2) Sewer Tap Fees and Connection Charges. Sewer tap fees and connection charges shall be as set by resolution of the City Council from time to time. Sewer tap fees and connection charges shall be paid to the Ionia Regional Utilities Authority (IRUA) as the majority owner of the sanitary sewer system.

A. Connection Charge. As new customers connect to the sewer system, it is necessary for them to contribute to the cost of existing infrastructure capacity that existing customers have paid to construct. Each new connection reduces the available capacity of the system, which means the City moves closer to needing to expand system capacity to serve its customers. Capacity is limited by the size and number of sanitary sewer mains, lift stations, and the flow capacity of the wastewater treatment plant. As demand increases, these assets must be upsized to meet that demand. Additionally, capital assets depreciate over time due to age and use, thus new customers are assessed a connection charge, or "equity buy-in" of the current value of this system. The connection charge is readily calculated from the City's accounting and utility billing systems. The basis of the charge is the customer ~~meter~~ service size, which determines the maximum demand potential for that connection.

B. Customers wishing to tap the sewer main are responsible for the cost of the connection. To make a connection, customers shall contract with a licensed and approved contractor, or with the City directly, to perform the work. Prior to any taps being made, contractors must first apply to the City's Public Utilities Department for a permit to perform the tap. Customers are responsible for paying the contractor or City for the cost of the tap, including street cuts and repairs, excavation, connection, labor, supplies, restoration, and all other associated costs. The City shall not incur any cost for taps unless it has a contract with the property owner for full repayment of the associated costs. The tap fee will be in addition to any applicable inspection fees associated with the tap as assessed from time to time by the City Council.

(3) Discharge Permit Application Fees. All discharge permit applicants shall be assessed an application fee for reimbursement of the City's costs of reviewing and processing the application

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and for administration of the permit. The application fee shall be as set by resolution of the City Council from time to time.

(4) Pretreatment Charges and Fees. All permitted users shall be assessed a surcharge for reimbursement of actual costs to operate the City's pretreatment program. The surcharge shall be as set by resolution of the City Council from time to time.

(5) Extra Strength Surcharges. Extra strength surcharges shall be as set by resolution of the City Council from time to time.

(6) Other charges. The City Council may adopt other reasonable charges and fees, through adoption of resolutions of the City Council from time to time, for reimbursement of costs for setting up, administering and operating the City's pretreatment program, which may include, without limitation, fees for monitoring, inspection and surveillance procedures; reviewing and responding to accidental discharge procedures and construction; filing appeals and related legal expenses; and, other fees as the City may deem necessary to carry out the requirements contained herein. These fees are separate from all other fees, fines and penalties chargeable by the City.

(e) Lien and Deposits.

(1) Lien. Utility system rates, fees, and charges will be a lien and collected on property served by utilities as provided in 1933 PA 94 (MCL 141.101 et seq.) and 1939 PA 178 (MCL 123.161 et seq.). If such rates, fees, or charges are not paid within six months after they are due, the City's Public Utilities Department may certify the same to the City Treasurer who shall enter such delinquent charges upon the next general City tax roll as a charge against such premises and the same shall be collected and the lien thereof enforced in the same manner as general City taxes are collected and the lien thereof enforced against such premises.

(2) Notwithstanding subsection (e)(1), above, the lien shall not apply if a lease has been legally executed, containing a provision that the lessor shall not be liable for payment of water and/or sanitary sewage system bills accruing subsequent to the filing of an affidavit as provided herein. An affidavit with respect to the execution of a lease containing this provision shall be filed with the City's Public Utilities Department and 20 days' notice shall be given by the lessor of any cancellation, change in, or termination of the lease. The affidavit shall contain a notation of the expiration date of the lease. Where notice is given that a tenant is responsible for such charges and services as provided herein, the City shall render no further service to the premises until a cash deposit and processing fee in a sum fixed by resolution of the City Council from time to time is made as security for the payment of the rates, fees, and charges. Nothing herein shall be interpreted or applied to preclude other lawful means of enforcement including, without limitation, discontinuing water or similar services to the premises.

Section 2. Repealer. That all ordinances and parts or ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. Effective Date. That this Ordinance shall be effective upon its publication in the manner provided by law.

ORDINANCE NO. 605 DECLARED ADOPTED.

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CITY OF IONIA

Dated: _____

_____
By: Jonathan T. Bowman, City Clerk

Introduction and First Reading: May 6, 2026
Notice of Public Hearing:
Public Hearing, Second Reading, Adoption:
Effective (upon publication):

DRAFT

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.6

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Single Lot Special Assessment Roll

Background:

Section 210.23 of the Codified Ordinances of the City of Ionia establishes a process for Single Lot Assessments, which are used to convert delinquent, unpaid invoices for prior labor, materials, and/or services provided by the City into property tax liens. As part of the process, a draft single lot special assessment roll is compiled and made available for public review. A public hearing is set and notice provided prior to the hearing to receive comments. Additionally, property owners with delinquent invoices proposed for inclusion on the roll are individually notified by first class mail at least 10 days prior to the public hearing.

Following this communication is Resolution 2026-13, which includes the special assessment roll as Exhibit A.

Requested Action / Motion:

Following the public hearing, it is requested that the Ionia City Council consider a motion to approve Resolution 2026-13, which would approve the 2026 Single Lot Special Assessment Roll.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
NOTICE OF PUBLIC HEARING

Single Lot Special Assessment Roll

The City of Ionia will conduct a public hearing on June 3, 2026 at 6:30 PM, in the Council Chambers located at 114 N. Kidd Street, Ionia, Michigan 48846, for the purpose of receiving comments from interested persons on the 2026 Single Lot Special Assessment Roll, which per Section 210.23 of the Codified Ordinances of the City of Ionia is used to convert delinquent invoices owed to the City for prior labor, materials, and/or services into property tax liens.

A draft single lot special assessment roll will be compiled and made available for review at Ionia City Hall and on the City's website at www.cityofionia.org. Additionally, property owners with delinquent invoices proposed for inclusion on the roll will be individually notified by first class mail at least 10 days prior to the public hearing.

Written comments received before the hearing will be forwarded to City Council for consideration as part of the public hearing. Written comments should be sent to the City Clerk's Office at 114 N. Kidd Street, PO Box 496, Ionia, Michigan 48846.

The City of Ionia complies with the "Americans with Disabilities Act." If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact Jonathan Bowman, City Clerk, at least three (3) business days prior to any such meeting.

_____

Jonathan T. Bowman, City Clerk
Ionia City Hall
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CITY OF IONIA
COUNTY OF IONIA, MICHIGAN
CITY COUNCIL

A RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR SINGLE LOT ASSESSMENTS AGAINST VARIOUS REAL PROPERTIES LOCATED IN THE CITY OF IONIA, MICHIGAN

At a regular meeting of the City Council of the City of Ionia, Michigan, held in the City Council Chambers, Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on June 3, 2026, at 6:30 p.m., there were:

PRESENT:
ABSENT:

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, pursuant to Ionia Charter, § 11.1, the City Council has the power to determine by resolution that expenses for public improvements or repairs shall be defrayed by special assessment upon the parcels of property especially benefited;

WHEREAS, pursuant to Ionia Charter, § 11.2, the City Council has prescribed by general ordinance procedures for special assessments, including procedures in Ionia Code, § 210.23, for the assessment of single lots or parcels;

WHEREAS, the City Treasurer is required to periodically report to the City Council all sums owing to the City for expenses incurred by the City upon or in respect to any single property, which expense is chargeable against said property and owner, and which have not been paid within 30 days after mailing of a bill to the owner of such property;

WHEREAS, the City Council directed the City Assessor to prepare a special assessment roll covering all such charges reported to it together with a penalty of 10%;

WHEREAS, such roll was filed with the City Clerk, who advised the City Council of the filing of the same;

WHEREAS, at a public meeting held on May 6, 2026, the City Council scheduled a public hearing for June 3, 2026, at 6:30 p.m., to hear objections to such assessment roll;

WHEREAS, the assessment roll was open to public inspection for a period of seven days before the City Council met to review the roll and hear complaints;

WHEREAS, the City Clerk gave notice of the opening of the roll to public inspection and of the meeting of the City Council to hear complaints in the manners required by Ionia Code, § 210.23; and

WHEREAS, after hearing all persons interested therein, giving due consideration to any written objections to the special assessment roll filed with the City Clerk, and after reviewing the special assessment roll, the City Council deems the special assessment roll to be in accordance with the law and determines that it is satisfied with the special assessment roll and that assessments are in proportion to benefits received.

NOW, THEREFORE, IT IS RESOLVED:

1. That the special assessment roll reported to the City Council in the total amount of $16,639.71 for the expenses incurred by the City specified in the roll, a copy of which is attached hereto as **Exhibit A**, is hereby ratified and confirmed.
2. That the special assessment roll shall be known and designated as the 2026 Single Lot Special Assessment Roll (the "Roll").
3. That the City Clerk shall endorse on the Roll the date of this meeting as the date of confirmation of the Roll.
4. That the Roll be placed on file in the office of the City Clerk, who shall attach the Clerk's warrant to a certified copy of the Roll within 10 days.
5. That the City Assessor shall spread and the City Treasurer shall collect the sums and amounts appearing on the Roll.
6. That the assessment in the Roll shall be payable in one installment, which shall be due and payable upon confirmation of the Roll.
7. That the City Treasurer shall notify by mail each property owner on the Roll that the Roll has been filed, stating the amount assessed and the terms of payment.
8. That if the assessment in the Roll is not paid within 60 days after it is first due, the assessment shall be considered as delinquent, and the same penalties shall be collected on such unpaid assessments as are provided by law to be collected on delinquent general City taxes.
9. That any delinquent assessments, with penalties and interest, shall be added by the City Treasurer to the next general City tax roll or general County and school tax roll, as shall be convenient, and shall thereafter be collected and returned in the same manner as are general City taxes.
10. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

RESOLUTION 2026-13 ADOPTED this ____ day of _____, 2026.

AYES:
NAYS:
ABSTAIN:
ABSENT:

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, Ionia County, Michigan at a regular meeting held on June 3, 2026, and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976, including in the case of a special or rescheduled meeting notice of publication or posting at least 18 hours prior to the time set for the meeting.

Dated: _____, 2026

_____
Jonathan T. Bowman
City Clerk

EXHIBIT A
2026 SINGLE LOT SPECIAL ASSESSMENT ROLL

[Attached]

Resolution 2026-13: Exhibit A

2026 Single Lot Special Assessment Roll

Service Address	Parcel Number	Customer	Owner Name	Owner Mailing Address	Description	Delinquent Amount
1011 E MAIN ST	203-240-000-191-10	DIAMOND ENGINEERING INC	Diamond Engineering	1011 E Main St, Ionia, MI 48846	Delinquent Utilities	$525.00
1011 E MAIN ST # SMAL	203-240-000-191-10	DIAMOND ENGINEERING INC	Diamond Engineering	1011 E Main St, Ionia, MI 48846	Delinquent Utilities	$108.75
119 LAFAYETTE ST	203-230-000-090-00		Russell, Daniel	119 Lafayette St, Ionia, MI 48846	Mowing	$165.00
134 W LINCOLN AVE	201-160-000-055-00	Gajewski, Jason Lee	Capital Mortgage Services of Texas	4212 50th St, Lubbock, TX 79413	Delinquent Utilities	$240.24
206 S JEFFERSON ST	204-090-000-450-00	GARNICA, WILMER	Wilmer, Garnica	206 S Jefferson St, Ionia, MI 48846	Delinquent Utilities	$232.43
215 HIGH ST	201-080-000-390-00	KERBYSON, MACHELLE	Christensen, Otto	6 Amphlett Ter, Ionia, MI 48846	Delinquent Utilities	$170.50
256 E WASHINGTON ST	203-210-000-065-00		Vandermolen, Brent R & Stevens S	256 E Washington St, Ionia, MI 48846	Snow Removal	$82.50
256 LAFAYETTE ST	203-210-000-010-00	LOVEGROVE, MARC ANDREW	Lovegrove, Marc	256 Lafayette St, Ionia, MI 48846	Delinquent Utilities	$135.74
302 W LINCOLN AVE	201-150-000-055-00		Talon, Tidd	302 W Lincoln Ave, Ionia, MI 48846	Snow Removal	$82.50
303 W MAIN ST	201-050-000-435-00	SID'S FLOWER SHOP	Kasper, Kevin	3951 Clyde Rd, Lyons, MI 48851	Delinquent Utilities	$259.58
311 BROWN ST	204-090-000-015-00	EMELANDER, JOHN H	Emelander, John	311 Brown St, Ionia, MI 48846	Delinquent Utilities	$346.48
311 N STATE ST	202-170-000-555-00		Long, Susan	311 N State St, Ionia, MI 48846	Snow Removal	$82.50
315 N DEXTER ST	202-170-000-660-00	MADRIGAL, ELIEZER	Madrigal, Eliezer	315 N Dexter St, Ionia, MI 48846	Delinquent Utilities	$173.80
317 E ADAMS ST	204-150-000-240-00		Brown, Donald Chelsea	317 E Adams St, Ionia, MI 48846	Snow Removal	$82.50
322 PLEASANT ST	201-080-000-280-00	FONT, ROBERT JAMES	Barnes, Marcia	PO Box 338, Portland, MI 48875	Delinquent Utilities	$112.70
401 HARTER ST	202-170-000-930-00		Howe, Barbara	401 Harter St, Ionia, MI 48846	Snow Removal	$82.50
409 KING ST	202-170-001-315-00		Racind, Jennifer	409 King St, Ionia, MI 48846	Snow Removal	$82.50
414 E MAIN ST	204-210-000-125-00	WRIGHT, HOLLY J	Wright, Holly	414 E Main St, Ionia, MI 48846	Delinquent Utilities	$408.60
414 E MAIN ST	204-210-000-125-00		Wright, Holly	414 E Main St, Ionia, MI 48846	Snow Removal	$82.50
415 LAFAYETTE ST	204-210-000-020-00	Joyce, David Michael	Joyce, David	18598 Woodduck Dr, Spring Lake, MI 49456	Delinquent Utilities	$2,314.46
415 LAFAYETTE ST	204-210-000-020-00		Joyce, David	415 Lafayette St, Ionia, MI 48846	Snow Removal	$82.50
419 UNION ST	201-080-000-100-00		Zabelka, Tyler J & Anna M	419 Union St, Ionia, MI 48846	Snow Removal	$82.50
420 N DEXTER ST # FS	201-130-000-120-01	VALLENDER REAL ESTATE LLC	Vallender Real Estate LLC	321 Kensington Rd, East Lansing, MI 48823	Delinquent Utilities	$2,100.00
420 S STEELE ST	201-040-000-130-00	HK Property and Real Estate	HK Property & Real Estate LLC	8440 Gulf Lane Dr, Commerce Twp, MI 48382	Delinquent Utilities	$365.16
420 S STEELE ST	201-040-000-130-00		HK PROPERTY & REAL ESTATE LLC	8440 Gulf Lane Dr, Commerce Twp, MI 48382	Mowing	$165.00
421 W MAIN ST	201-170-000-040-00	MONROE, SHERRY	Monroe, Sherry	251 Doepker Rd, Owosso, MI 48867	Delinquent Utilities	$365.16
429 KING ST	202-170-001-300-00		Wagner, Ashley M	429 King St, Ionia, MI 48846	Snow Removal	$82.50
431 W LINCOLN AVE # BIG	201-0690-000-035-10	G & S IONIA LLC	Bazco Holdings LLC	30825 26 Mile Rd, New Haven, MI 48048	Delinquent Utilities	$0.36
446 LAFAYETTE ST	204-090-000-635-00	WATERS, PATRICK	Shattuck, Alice	320 Summit St Apt 210, Saranac, MI 48881	Delinquent Utilities	$88.44
456 KING ST	202-170-001-225-00	HUFNAGEL, JOSEPH A	Hufnagel, Joseph	456 King St, Ionia, MI 48846	Delinquent Utilities	$98.05
489 KING ST APT B	202-170-001-260-00	Woltman, Clibert	Shepard, Larry & Christine	7226 Jackson Rd, Saranac, MI 48881	Delinquent Utilities	$346.88
512 W WASHINGTON ST	202-100-000-050-00	WHITE, LEROY M	White, Leroy	512 W Washington, Ionia, MI 48846	Delinquent Utilities	$330.34
528 E MAIN ST	204-090-000-695-00	Johnson Holdings Group	Johnson Holdings Group LLC	4325 34th St, Dorr, MI 49323	Delinquent Utilities	$86.90
604 N DEXTER ST	201-040-000-097-00	KMJS Properties	KMJS Properties	PO Box 104, Belding, MI 48809	Delinquent Utilities	$555.48
606 KING ST	202-120-000-080-00		Abel, Troy & Alexa	606 King St, Ionia, MI 48846	Snow Removal	$82.50
634 PROSPECT ST	203-240-000-150-10	WATTERS, ALEXANDER & CLARK, NICOLE	Watters, Alexander & Nicole	634 Prospect St, Ionia, MI 48846	Delinquent Utilities	$57.31
640 HARRISON ST	204-120-000-145-00	MARTIN JR, ROBERT JOHN	Cusack, Gavin	1276 W tuttle Rd, Ionia, MI 48846	Delinquent Utilities	$964.37
642 UNION ST	202-190-000-035-00	Rustin, Jesse	Merchant, Tara	642 Union St, Ionia, MI 48846	Delinquent Utilities	$538.08
664 N JACKSON ST	203-090-000-680-00	PETERSEN, DAVID MICHAEL	Bunshaft, Maxwell	1330 Burbank St, Alameda, CA 94501	Delinquent Utilities	$44.63
710 CHAPMAN ST	202-160-000-010-00	Mann, Jesse	Mann, Jesse	710 Chapman St, Ionia, MI 48846	Delinquent Utilities	$126.39
728 E MAIN ST	204-190-000-305-00	SHERMAN, SCOTT T	Sherman, Scott	728 E Main St, Ionia, MI 48846	Delinquent Utilities	$146.19
805 LAFAYETTE ST	204-190-000-045-00	Hagen, Megan	Dow Properties LLC	6159 Hall St SE, Grand Rapids, MI 49546	Delinquent Utilities	$601.04
849 W WASHINGTON ST	202-180-000-095-00	Siel, Janice	Siel, Janice	849 W Washington St, Ionia, MI 48846	Delinquent Utilities	$466.87
857 W MAIN ST	202-170-001-570-00	KING, JAMES ARTHUR	Badder, Ada June (Estate) C/O James A Kin	615 Batson Ct, Ionia, MI 48846	Delinquent Utilities	$977.06
910 E LINCOLN AVE	204-017-000-005-00	T AND A REAL ESTATE PROP HOLD LLC	Level 5 Properties, LLC	7245 Olmstead Rd, Muir, MI 48846	Delinquent Utilities	$534.60
912 W MAIN ST	202-170-001-630-00	GROVE, COTY WYATT	Grove, Wendy	6999 E David HWY, Lyons, MI 48851	Delinquent Utilities	$1,076.16
919 W LINCOLN AVE	202-170-001-450-00		Wyeth, Jeremiah	919 W Lincoln Ave, Ionia, MI 48846	Snow Removal	$82.50
957 SOUTH VIEW DR SPRI	204-080-000-040-00	PERRY, RYAN D	Perry, Ryan & Jenna	957 Southview Dr, Ionia, MI 48846	Delinquent Utilities	$421.96
						$16,639.71

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.7

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Proposed FY2026-2027 City of Ionia Budget

Background:

A proposed budget for Fiscal Year 2026-2027 for the General Fund and all Special Funds of the City of Ionia has been prepared and was reviewed by the Ionia City Council during its recent budget work session meeting on May 6, 2026. A public hearing notice was published and posted in May to solicit comments regarding the budget at today's meeting. The budget includes $6,932,000 in expenditures for the General Fund and $19,085,241 for all Special Funds for a grand total of $26,017,241. Proposed millage rates to fund all budgets include:

FUND	**PURPOSE**	**MILLAGE**
General Fund	General Operating	3.00 mills*
General Fund	Public Safety Apparatus	1.15 mills*
General Fund	Theatre Improvements	1.00 mills*
General Fund	Parks System Improvements	2.00 mills*
Solid Waste Fund	Solid Waste Disposal	1.00 mills**
Environmental Response	Operating (landfill site monitoring)	0.1008 mills*
Dial-A-Ride	Public Transportation	0.6994 mills*
TOTAL		**8.9502 mills**

* Authorized by City Charter **Authorized by Ordinance No. 437

Millage to be levied in the DDA District to support DDA operations includes 1.9011 mills.

Proposed budget expenditures for all funds in FY26-27, as compared to FY25-26 following proposed budget amendment #3 are as follows:

	25-26	26-27
	Amended Budget	**Recommended**
Fund 101 - GENERAL:	$ 7,959,070	$ 6,932,000
Fund 202 - MAJOR STREETS:	941,500	1,541,500
Fund 203 - LOCAL STREETS:	703,500	821,000
Fund 205 - PUBLIC SAFETY VEHICLE FUND:	-	-
Fund 228 - SOLID WASTE FUND:	761,350	789,350
Fund 239 - PARKS - FACILITIES IMPROVEMENTS:	1,036,000	595,000
Fund 245 - INDUSTRIAL PARK LDFA:	-	-
Fund 247 - BROWNFIELD DEVELOPMENT:	10,000	10,000
Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:	345,230	304,204
Fund 249 - RECREATION DEPARTMENT:	565,613	534,223
Fund 250 - THEATRE FUND:	397,950	383,820
Fund 265 - DRUG FORFEITURE:	2,500	2,500
Fund 266 - PUBLIC SAFETY DONATIONS:	5,000	5,000
Fund 284 - OPIOID SETTLEMENT FUND:	1,000	10,000
Fund 406 - SIDEWALK PROGRAM:	-	-
Fund 412 - ENVIRONMENTAL RESPONSE:	40,000	25,000

Fund 420 - CAPITAL IMPROVEMENT PROJECTS:	-	-
Fund 588 - DIAL-A-RIDE:	2,180,289	3,185,736
Fund 590 - SEWER DEPT.:	3,420,941	3,449,406
Fund 591 - WATER DEPT.:	2,756,017	4,632,702
Fund 598 - IONIA REGIONAL UTILITIES AUTHORITY:	2,228,000	2,200,000
Fund 661 - CENTRAL GARAGE:	563,000	595,800
Grand Totals:	$ 23,901,960	$ 26,017,241

Furthermore, various sections of City Code permit the City Council to update fees by resolution. Fees proposed for update and included in Budget Appropriation Resolution 2026-12, include the following:

1. Water Rates:

Water Facilities Maintenance Charges		
	As of 7/1/2025	**As of 7/1/2026**
000 to 100,000 gallons	1 REU: $34.00/qtr	1 REU: $38.00/qtr
100,000 to 300,000 gallons	5 REU: $170.00/qtr	5 REU: $190.00/qtr
300,000 to 1 million gallons	13 REU: $442.00/qtr	13 REU: $494.00/qtr
1 million to 2 million gallons	45 REU: $1,530.00/qtr	45 REU: $1,710.00/qtr
2 million to 10 million gallons	90 REU: $3,060.00/qtr	90 REU: $3,420.00/qtr
10 million gallons plus	Usage is divided by 22,000 gallons X $34.00/qtr/REU	Usage is divided by 22,000 gallons X $38.00/qtr/REU

Commodity Rate:	$4.60/1,000 gallons	$4.90/1,000 gallons

2. Fire Suppression Tap-In Fee - $35,000 per fire suppression service

3. Sanitary Sewer Rates:

Sewer Facilities Maintenance Charges		
	As of 7/1/2025	**As of 7/1/2026**
000 to 100,000 gallons	1 REU: $45.00/qtr	1 REU: $46.00/qtr
100,000 to 1 million gallons	5 REU: $225.00/qtr	5 REU: $230.00/qtr
1 million to 2 million gallons	45 REU: $2,025.00/qtr	45 REU: $2,070.00/qtr
2 million to 4 million gallons	90 REU: $4,050.00/qtr	90 REU: $4,140.00/qtr
4 million to 8 million gallons	180 REU: $8,100.00/qtr	180 REU: $8,280.00/qtr
8 million to 10 million gallons	360 REU: $16,200.00/qtr	360 REU: $16,560.00/qtr
10 million gallons plus	Usage is divided by 22,000 gallons X $45.00/qtr/REU	Usage is divided by 22,000 gallons X $46.00/qtr/REU
Commodity Rate:	$4.90/1,000 gallons	$5.00/1,000 gallons

4. Refuse and Recycling Fees:

Refuse and Recycling Rates		
	As of 7/1/2025	**As of 7/1/2026**
Bag Tags	$4.25/tag	$4.40/tag
Curbside Recycling	$13.50/qtr	$13.80/qtr
Refuse Service (90-gallon container)	$30.90/qtr	$31.50/qtr

5. Recreation Programming Fees:

Parks and Recreation Programming Fees				
	As of 7/1/2025		**As of 7/1/2026**	
	Resident	**Non-Resident**	**Resident**	**Non-Resident**
Tee Ball	$50	$60	$60	$75
Soccer	$50	$60	$60	$75
Flag Football	$50	$60	$60	$75
Floor Hockey	$50	$60	$60	$75
Lil Hoopers (March Madness)	$50	$60	$60	$75
Pickleball (Drop-In)	$5	$5	$5	$5
One Price Programs:				
Summer Day Camp	$240	$260	$260	$280
Tackle Football	$100	$100	$110	$110
1-4th Grade Basketball	$55	$55	$65	$65

6. Facility Rental Fees at City Parks:

Parks and Recreation Facility Rentals at City Parks				
	As of 7/1/2025		**As of 7/1/2026**	
	Resident	**Non-Resident**	**Resident**	**Non-Resident**
Athletic Fields	$20/Hr.	$20/Hr.	$20/Hr.	$30/Hr.
Athletic Fields	$100/Day	$100/Day	$100/Day	$125/Day

Pavilions	$42/Day	$50/Day	$50/Day	$60/Day

Requested Action / Motion:
It is requested that the Ionia City Council consider making a motion to approve Budget Appropriation Resolution 2026-14, which would adopt the FY2026-2027 budget for all city funds, set millage rates, and amend various fees to support the budget.

Motion By: **Seconded By:**

Roll Call Vote:

Lee	___	Winters	___
Cook	___	Patrick	___
Millard	___	Waterman	___
Starr	___	Cowling	___
	Milewski	___		

CITY OF IONIA
COUNTY OF IONIA, MICHIGAN
CITY COUNCIL

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IONIA ADOPTING THE FISCAL YEAR 2026-2027 BUDGET FOR ALL CITY FUNDS; SETTING THE MILLAGE RATE TO SUPPORT SAID BUDGET; AND ESTABLISHING VARIOUS FEES TO SUPPORT THE BUDGET

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 3rd day of June, 2026 at 6:30 p.m.

PRESENT: _____
ABSENT: _____

The following Resolution was offered for adoption by City Councilmember _____ and seconded by City Councilmember _____:

WHEREAS pursuant to MCL 141.412 and Section 5.05 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on May 23, 2026, and a public hearing on the proposed budget was held on June 3, 2026, now, therefore,

BE IT RESOLVED that the proposed 2026-2027 Fiscal Year Budget be adopted and that commencing July 1, 2026 and ending June 30, 2027, the following revenues and expenditures are hereby established and appropriated on a governmental fund basis.

BE IT FURTHER RESOLVED that the estimated revenues and expenditures for Fiscal Year 2026-2027 are as follows:

	Revenues	**Expenditures**
General Fund		
Property Taxes	$ 750,000	
Income Taxes	$ 2,400,000	
State Revenues	$ 1,255,000	
Charges for Service	$ 980,000	
License and Permits	$ 170,000	
Interest	$ 125,000	
Miscellaneous	$ 429,000	
Council		$ 56,250
City Manager		$ 404,848
Elections		$ 20,000
Accounting		$ 425,420
Independent Audit		$ 7,500
Income Tax Administration		$ 128,481
Front Office		$ 202,147
Planning & Zoning		$ 66,500
Assessor		$ 63,500
City Legal Fees		$ 105,000
Board of Review		$ 1,500
Festivals & Events		$ 9,250
Data Processing Department		$ 167,000

Clerk		$ 143,900
Building – Grounds		$ 276,700
Other Offices		$ 77,000
Ambulance		$ 55,000
Public Safety		$ 3,475,004
Street Lights		$ 120,500
Oak Hill Cemetery		$ 31,500
Economic Development		$ 190,000
Contributions – Other Funds		$ 905,000
TOTAL	$ 6,109,000	$ 6,932,000

	Revenues	Expenditures
	Special Revenue Funds	
Major Street Fund	$ 1,658,333	$ 1,541,500
Local Street Fund	$ 867,099	$ 821,000
Solid Waste Fund	$ 688,488	$ 789,350
Recreation Fund	$ 524,978	$ 534,223
Drug Forfeiture Fund	$ 1,150	$ 2,500
Parks Facilities Improvement Fund	$ 866,977	$ 595,000
Public Safety Vehicle Replacement Fund	$ 187,000	$ -0-
Public Safety Donation Fund	$ 5,400	$ 5,000
Opioid Settlement Fund	$ 10,100	$ 10,000
	Capital Project Funds	
Sidewalk Program Fund	$ -0-	$ -0-
Environmental Response Fund	$ 21,574	$ 25,000
Capital Improvement Projects Fund	$ -0-	$ -0-
	Enterprise Funds	
Theatre	$ 402,000	$ 383,820
Dial-A-Ride Fund	$ 3,186,219	$ 3,185,736
Sewer Fund	$ 3,700,000	$ 3,449,406
Water Fund	$ 3,442,000	$ 4,632,702
	Internal Service Fund	
Central Garage Fund	$ 527,500	$ 595,800
	Permanent Fund	
Cemetery Trust Fund	$ -0-	$ -0-
	Component Units	
Downtown Development Authority Fund	$ 306,500	$ 304,204
LDFA	$ 11,200	$ -0-
Brownfield	$ 1,500	$ 10,000
	Joint Venture	
Ionia Regional Utilities Authority Fund	$ 2,162,000	$ 2,200,000
TOTAL	$ 24,679,018	$ 26,017,241

The ability to meet all expenditures shall be from available surplus in each fund.

BE IT FURTHER RESOLVED that the approved employee positions on the Position Roster List contained in the budget by appropriation values shall limit the number of employees who can be employed and no funds are appropriated for any regular full or part-time position or employee not on the Approved Position Roster, unless approved by resolution of the City Council.

BE IT FURTHER RESOLVED that to meet the operational requirements of the below referenced funds that all the following millage rates be approved and levied by the City on the Summer 2026 property tax bill:

FUND	PURPOSE	MILLAGE	
General Fund	General Operating	3.0000	mills*
General Fund	Theatre Improvements	1.0000	mills*
General Fund	Parks System Improvements	2.0000	mills*
General Fund	Public Safety Apparatus	1.1500	mills*
Solid Waste Fund	Solid Waste Disposal	1.0000	mills**
Environmental Response	Operating	0.1008	mills*
Dial-A-Ride	Public Transportation	0.6994	mills*
	TOTAL	8.9502	mills

* Authorized by the City Charter
** Authorized by Ordinance No. 437 of the City Code

BE IT FURTHER RESOLVED that 1.9011 mills be levied against all real and personal property located in the Downtown Development District for the purpose of offsetting the expenses associated with operating the Downtown Development Authority and financing improvements within the District; and

BE IT FURTHER RESOLVED that the FY 2027-2032 Capital Improvement Plan previously approved is hereby confirmed as an illustrative list of potential future City projects, with projects listed in FY 2027 specifically appropriated as detailed in the FY 2026-2027 budget.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 5.04 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

BE IT FURTHER RESOLVED that the City Council may, by resolution, make additional appropriations during the 2026-2027 Fiscal Year for unanticipated expenditures required of the City, but such expenditures shall not exceed the amount by which actual and anticipated revenues of the fiscal year are exceeding the revenues as estimated in the budget unless the appropriations are necessary to relieve an emergency endangering the public health, peace, or safety; and

WHEREAS, the City of Ionia is authorized by law and contract to set and establish rates, fees, and charges for services provided including: refuse, recycling, recreation, and the City's Water Supply and Sanitary Sewer Systems; and

WHEREAS, the City Council, in reliance on the reports and data provided to it regarding the utility systems, finds and determines that the rates, fees, and charges for the service and use of the utility systems as set forth in this Resolution are appropriate and should be adopted and established as being the best interest of the City, its businesses, residents, and the systems' customers and users.

WHEREAS, City Council has approved a single waste hauler contract with Granger Waste Services for refuse and recycling through June 30, 2028;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The recitals set forth above are hereby adopted as accurate and incorporated herein.

2. In accordance with Sections 214.05 and 1040.10, the amounts for the charges, surcharges, and fees for the services and use of City's Water and Sanitary Sewer Systems are hereby established and provided as follows:

Water System Rates and Charges (Code Sec. 214.05(c)(1))

Water Facilities Maintenance Charges as of 7/1/2026

- Per Residential Equivalency Unit (REU): $38.00
- Commodity Rate (per 1,000 gallons): $4.90

Water Tap Fees and Connection Charges (Code Sec. 214.05(c)(3))

Water Connection Charge by Service Size	
Water Service Size	**Effective 7/1/2026**
1 inch	$2,800
1 ½ inch	$13,000
2 inch	$20,800
3 inch	$39,000
4 inch	$65,000
6 inch	$130,000
8 inch	$208,000
10 inch	$299,000

- Fire Suppression System Tap-In Fee: $35,000 (per fire suppression service)

Sanitary Sewer System Rates and Charges (Code Sec. 214.05(d)(1)):

Sewer Facilities maintenance charges as of 7/1/2026

- Per Residential Equivalency Unit (REU): $46.00
- Commodity Rate (per 1,000 gallons): $5.00

Sewer Tap Fees and Connection Charges (Code Sec. 214.05(d)(2))

Sewer Connection Charge by Service Size	
Water Service Size	**Effective 7/1/2026**
1 inch	$2,600
1 ½ inch	$12,000
2 inch	$19,200
3 inch	$36,000
4 inch	$60,000
6 inch	$120,000
8 inch	$192,000
10 inch	$276,000

3. In accordance with Section 1060.04, the following refuse and recycling fees are hereby established:

   Refuse and Recycling Fees as of 7/1/2026

   - Bag Tags: $4.40 (each)
   - Curbside Recycling: $13.80 (per qtr.)
   - Refuse Service (90-gallon container): $31.50 (per qtr.)

4. While special event rates are determined by Staff as needed, the routine Parks and Recreation programming fees are hereby established as follows:

Parks and Recreation Programming Fees		
	As of 7/1/2026	
	Resident	Non-Resident
Tee Ball	$60	$75
Soccer	$60	$75
Flag Football	$60	$75
Floor Hockey	$60	$75
Lil Hoopers (March Madness)	$60	$75
Pickleball (Drop-In)	$5	$5
One Price Programs:		
Summer Day Camp	$260	$280
Tackle Football	$110	$110
1-4th Grade Basketball	$65	$65

5. The following Facility Rental Fees for City Parks are hereby established:

Parks and Recreation Facility Rentals at City Parks		
	As of 7/1/2026	
	Resident	Non-Resident
Athletic Fields	$20/Hr.	$30/Hr.
Athletic Fields	$100/Day	$125/Day
Pavilions	$50/Day	$60/Day

6. The City Council of the City of Ionia additionally authorizes its City Manager to take such administrative and similar actions as are reasonably necessary to effectuate and implement this Resolution.

7. All prior resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

8. This Resolution shall take effect on July 1, 2026

Upon a call of the roll, the vote was as follows:

AYES:
NAYS:
ABSTAIN:

ABSENT:

Approved this 3rd day of June, 2026.

RESOLUTION 2026-14 DECLARED ADOPTED.

_____ _____

Jonathan Bowman, City Clerk John R. Milewski II, Mayor

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on June 3, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk

CITY OF IONIA
Fiscal Year 2026-2027 Budget

MAYOR
John R. Milewski II

CITY COUNCIL
Richard Starr II, Deputy Mayor
Margot Cook
Brenda Cowling
Mary Patrick
Tim Lee
Tom Millard
Troy Waterman
Jeff Winters

CITY CLERK
Jonathan Bowman

Precia Garland, City Manager
Chris Hyzer, Finance Director

CITY OF IONIA

May 1, 2026

Mayor Milewski and Councilmembers
Ionia City Hall
Ionia, Michigan 48846

RE: Fiscal Year 2026-2027 Budget

Dear Mayor Milewski and Councilmembers,

Article V of the Ionia City Charter requires the City Manager to prepare an annual budget for all City funds and transmit it to City Council by May 1, for adoption by June 15. In accordance with the Charter, I am pleased to submit the proposed Fiscal Year 2026-2027 budget for your consideration. The proposed budget includes a total appropriation of $26,017,241 for all funds. Following the May work session, the FY26-27 budget is proposed for adoption at the June 3, 2026 regular City Council Meeting.

General Fund:

The FY26-27 General Fund budget as proposed includes expenditures of $6,932,000 and revenues of $6,109,000, leaving a balance of $823,000 to be funded with unassigned fund balance. Compared to the prior fiscal year, expenditures are down by $1,027,070 due primarily to the elimination of extra pension funding, reduced fringe benefit expense, reduced transfers out, and reduced economic development expenditures. Year-end unassigned fund balance is projected at $1,575,691, which is approximately 23% of expected expenditures and above the minimum 17% fund balance policy adopted by Council. A healthy fund balance is essential for cash-flowing the financial activities of the City and providing resources in the event of unforeseen revenue reductions or emergency expenditures.

Revenues: Total General Fund revenue is proposed at $6,109,000, which is $1,528,500, or 20% less than the amended FY 2025-26 budget. This decrease is primarily reflective of the anticipated decrease in the fire protection funding received from the state of Michigan, due to the Michigan Department of Correction's (MDOC) demolition of the Michigan Reformatory (MR) complex. The City receives an annual appropriation from the state to provide fire protection services to MDOC properties throughout the City, based on the value of MDOC properties. Unfortunately, demolition of the majority of the MR campus and in particular, the powerplant structure, will result in an 86% loss in overall value of MDOC properties protected by the City. The actual timing of fire protection funding revenue loss will be based on when demolition activities take place. That said, there is a good chance this revenue reduction will not be realized until FY27-28, but it is not a question of "if"

but rather "when" the revenue loss is realized. Hence, an important goal of this budget is to quantify the expected revenue shortfall and begin adjusting as necessary to ensure the long-term financial stability of the City.

Regarding other revenues, because State Revenue Sharing (SRS) will no longer include the $0.06 per gallon sales tax previously collected at the pump, the City's SRS is expected to remain flat at $1,100,000. We continue to see a downward cycling in the City Income Tax associated with corporate payers and as a result, anticipate a $10,000 decline, from $2.41 million in FY25-26 to $2.4 million in FY26-27. Finally, on a brighter note, thanks to new investments in real property throughout the City, property tax revenues are predicted to increase by $50,000 to $750,000. The total General Fund millage applied to properties in the City is proposed at 7.15 mills, which includes 3.00 mills for general operating, 1.00 mill transferred to the DDA Fund for theatre operations, 2.00 mills for parks facilities (received directly by the Parks – Facilities Improvement Fund), and 1.15 mills for fire apparatus replacement.

Expenditures: General Fund expenditures are proposed to total $6,932,000 for FY26-27, down $1,027,070 from the prior year. Public Safety remains the largest cost center for the General Fund, composed of the Public Safety Department plus the Life EMS subsidy. These two service areas total $3,530,004; about 51% of the total proposed expenditures for the General Fund. The second largest expenditure is Contributions to Other Funds, which totals $905,000. Such contributions are transferred to other City funds to either help offset operating costs or finance capital improvements. They are detailed as follows:

Public Safety Vehicle Fund	$180,000
Parks Facilities Improvements	$100,000
DDA (& Theatre)	$235,000
Recreation	$390,000
Total Transfers Out	$905,000

Note that after FY26-27, a recommendation will be presented to reassign the 2.00 mills dedicated to the Parks-Facilities Improvement Fund to the Recreation Department Fund, resulting in the suspension of future parks improvements projects. This will allow the General Fund to eliminate approximately $440,000 in transfers out from the FY27-28 budget.

Most line items in the General Fund remain consistent with those in the current fiscal year budget, as amended. The largest exception to that rule includes a reduction in fringe benefit expense, driven by a distribution of excess contributions from a reserve fund within MERS to individual pension divisions, which results in a decrease to the City's annual required contribution. Wages will be adjusted in the FY26-27 budget, largely based on rates previously negotiated in collective bargaining agreements. Wage increases by classification include:

Non-Union	3.0%
Public Safety	Negotiations underway
AFSCME – Clerical	3.0%
Teamsters (Utilities & DPW)	3.0%
AFSCME – Dial-A-Ride	3.5%

Debt/Financing: No debt is proposed to support General Fund activities during this fiscal year.

Major Street Fund:

Revenues: Revenues are proposed at $1,658,333 for FY26-27. The Gas and Weight Tax, which is distributed by the State of Michigan based on a complex formula that considers several variables, including city street mileage and population, remains the largest source of revenue for the Major Street Fund, estimated at $1,609,833. Changes were made to the Michigan road funding plan for 2026 that include a $0.20 fuel tax increase, a 24% wholesale marijuana tax and a new Neighborhood Road Fund. The City is projected to receive approximately $514,000 more than last year due to the state's new road funding plan.

Expenditures: Proposed expenditures total $1,541,500 for FY26-27. This amount is up from the prior year and reflects repaving of East Washington Street (Jefferson to East City Limits), totaling .508 miles, along with transfer of $150,000 to the Local Street Fund and regular maintenance activities.

Debt/Financing: No debt is proposed to support Major Street Fund activities during this fiscal year.

Local Street Fund:

Revenues: Revenues are proposed at $867,099 with Gas & Weight Tax at $566,099 as the largest source of revenue. Revenues are up this fiscal year compared to the year prior due to the state's new road funding plan. The Local Street Fund also receives a proportionate share of the Ionia County millage levied for road improvements, estimated at $115,000, which has four years of remaining funding.

Expenditures: Expenditures are proposed at $821,000 and are focused on traditional maintenance activities. Resurfacing Morse Street from Lincoln to Washington (0.177 miles) and Pearl Street from Lincoln to Lafayette (0.121 miles) are included in this budget at an estimated cost of $366,500.

Debt/Financing: No debt is proposed to support Local Street Fund activities during this fiscal year.

Solid Waste Fund:

The Solid Waste Fund finances a variety of City services including street sweeping, street tree maintenance/removal, leaf and brush pick-up programs and the spring and fall "dump your junk" programs. The fund also acts as a fiduciary for trash and recycling service charges collected from residents, which are subsequently remitted to the city's selected solid waste contractor, Granger Waste Services. Rate adjustments to the contract with Granger are made annually and based on the original bid rate, plus increases/decreases in the Consumer Price Index.

Revenues: Solid Waste Fund revenues are proposed at $688,488, with primary revenues including $156,988 from the 1.00 mill property tax levy authorized by City Charter and $425,000 from refuse collection fees.

Expenditures: Solid Waste Fund expenditures are anticipated at $789,350, resulting in an operating gap of $100,862, which is intentional and will be covered by available fund balance. The cost of the leaf and brush removal program remains the most expensive non-fee solid waste program that the City offers.

Consistent with the 2023 bid provided by Granger Waste Services, rates for services will be adjusted July 1, 2026. The new **quarterly** rates proposed for residents are as follows, which constitute an increase of $0.90 per quarter:

	Current	Proposed
Bag Tags	$4.25 per tag	$4.40 per tag
Refuse Container	$30.90	$31.50
Curbside Recycling	$13.50	$13.80

Given that the fund balance within the Solid Waste Fund has reached a healthy level, whereas historically solid waste operations required an annual subsidy from the General Fund, the Solid Waste millage was reduced in FY 25-26 and reassigned to the Parks Facilities Improvement Fund to help fund the Steele Street Park project.

Debt/Financing: No debt is proposed to support Solid Waste Fund activities during this fiscal year.

Parks Facilities Improvement Fund:

The City of Ionia is blessed with 18 various parks facilities throughout the city. Keeping these facilities in good shape and providing for their renovation on a rotating basis requires the city to regularly seek grant funding and generate matching funds. The Parks Facilities Improvement Fund was established for that purpose.

Revenues: There are generally three primary revenue sources utilized by the Parks Facilities Improvement Fund. They include:

- dedicated property tax millage – this year allocated at 2 mills and estimated to generate $313,997.
- state grant funding of $400,000, and
- contribution from the General Fund, this year proposed at $100,000.

Expenditures: Expenditures are proposed at $595,000 for FY26-27 and reflect new carpeting at the Armory/Community Center Building and continued construction of Phase I of Steele Street Park. Some expenditures associated with Steele Street Park were incurred in FY25-26, but the balance of construction activities will be pushed into FY26-27. A budget amendment may be required later in the fiscal year to reflect project timing and additional expense related to unforeseen site conditions. It should also be noted that in response to the anticipated reduction in General Fund revenues, improvements to McConnell Park have been omitted from the FY26-27 budget. While the City was approved a $400,000 DNR Trust Fund for McConnell Park Improvements, this grant requires a minimum $500,000 match. Given the substantial decrease in future essential services funding, the City needs to reserve its ability to reassign the two mills currently collected for park facilities improvements to fund essential services rather than fund park improvements.

Downtown Development Authority Fund:

Revenues: DDA Fund revenues are expected to total $306,500 for FY26-27. The DDA's development and tax increment financing plan expired several years ago, leaving transfers from the General Fund totaling $235,000 as the fund's major source of revenue. Thanks to establishment of a new 2026 Development and Tax Increment Financing Plan, the DDA is expected to collect

approximately $8,000 in tax increment revenues. The Plan was approved for a 30-year period and is expected to generate $3.6 million over its lifetime to fund essential public infrastructure improvements within the development area. To support its administrative and marketing operations, the DDA also levies just under 2 mills within the DDA District as permitted by state statute subject to Headlee rollback, which is expected to generate $46,000.

Expenditures: DDA Fund expenditures total $304,204 with revenues estimated at $306,500, resulting in a $2,296 surplus, which will be reserved for future operations. The largest expenditure for the DDA Fund is Administration at $247,004, which includes $185,000 for Ionia Theatre capital improvements, since the DDA is the official owner of the theatre.

Debt/Financing: No debt is proposed to support DDA Fund activities during this fiscal year.

Recreation Department Fund:

Revenues: Revenues are expected to total $524,978 this fiscal year. The largest source of revenue for the Recreation Fund continues to be a transfer from the General Fund, proposed at $390,000. Revenues generated by registration fees, rentals and special events are growing incrementally, and a rate review/increase is proposed this year to help offset rising expenses.

Expenditures: Expenditures are proposed at $533,223 for FY26-27, resulting in a funding gap of $9,245, which will be covered by available fund balance or new revenue generated from additional programming currently under development. The largest expenditures in the Recreation Fund relate to staffing and parks maintenance, budgeted at $494,923. We remain in an understaffed position status at 2.3 FTEs, due to continued fiscal constraints.

Debt/Financing: No debt is proposed to support Recreation Fund activities during this fiscal year.

Theatre Fund:

Sustainability of the Theatre Fund continues to be a major concern. During FY25-26, a restructuring of the theatre director position occurred, following the retirement of long-time theatre director Gary Ferguson. Cassie Rice was promoted to DDA/Theatre Director from her previous position of DDA/Assistant Theatre Director, resulting in an overall decrease in staffing expense. Furthermore, regular meetings of the Ad-Hoc Ionia Theatre Committee have continued, with the continued goal of increasing Theatre utilization to increase operating revenues.

The FY26-27 Theatre Fund budget proposes revenues totaling $402,000, with 46% transferring from the DDA Fund, which in turn is largely subsidized by the General Fund. Expenditures are anticipated to total $383,820, with $100,000 in capital projects that include a main roof replacement.

Currently, the City levies a special millage of one mill for theatre capital projects. One mill generates approximately $170,000. Because cash fund balance is now exhausted and operating revenues continue to fall approximately $67,000 short of operating expenses, the $185,000 transfer in from the DDA Fund (ultimately the General Fund) must be split between operations and capital projects. Capital projects will continue to be delayed, depending on the cash generated by activities to fund operating expenses. It goes without saying that every effort must continue to be made to expand revenue-generating and fundraising opportunities to keep the theatre doors open.

Dial-A-Ride Fund:

Revenues: Dial-A-Ride Fund revenues are proposed to total $3,186,219 for FY26-27, a nearly $1,000,000 increase over the prior fiscal year due to the addition of the mobility manager position, a full year of the new I-Go micro-transit service operations, and over $600,000 in new capital projects grant funding. The Dial-A-Ride Fund budget is supported by a variety of revenue sources ranging from local property taxes ($105,000) to various types of state and federal aid ($2,716,859). Fare revenue ($160,000) makes up just 5% of total estimated FY26-27 revenues.

Expenditures: Dial-A-Ride Fund expenditures are expected to total $3,185,736, for a small operating surplus of $483. Due to most transit buses requiring replacement and the availability of grant funds, the largest expenditure area planned for the Dial-A-Ride Fund is capital projects at $1,682,000. Regular operations and equitable mobility together total $977,768.

Debt/Financing: No debt is proposed to support Dial-A-Ride Fund activities during this fiscal year.

Sewer Fund:

Revenues: Sewer Fund revenues are anticipated to total $3,700,000 during FY26-27, up $15,000, or just 0.4% over the prior year. Revenue from state institutions is expected to remain flat this year following several years of decline following a prison closure in 2023 and declining prisoner population. Comparing FY 21-22 to FY25-26, revenue from state institutions has dropped by approximately $250,000 or 23%. To keep pace with capital and operating costs, sanitary sewer utility charges are proposed to change, as follows:

	Current	Proposed
Sewer Commodity Charge	$4.90/1,000 gallons	$5.00/1,000 gallons
Sewer Debt Service Charge	$45.00/REU/quarter	$46.00/REU/quarter

Expenditures: Sewer Fund expenditures are proposed at $3,449,406 during FY26-27, resulting in an operating surplus of $250,594. Efforts are continuing to rebuild fund balance after recent completion of the WWTP oxidation towers project to meet future capital project obligations. The largest expenditure planned this year is $1,800,000 for normal contractual services related to the City's share of operating the wastewater treatment plant. Most other line items in the Sewer Fund are modestly increased from the prior fiscal year to reflect increased cost for supplies and labor.

Debt/Financing: No new debt is proposed to support Sewer Fund activities during this fiscal year. A debt payment of $999,606 (principal plus interest) is budgeted as required per the amortization schedule on existing debt for past infrastructure projects.

Water Fund:

Revenues: Water Fund revenues are expected to total $3,442,000 during FY26-27. The largest source of operating revenue for the Water Fund is the charge for services to utility customers at $2,840,000. A proposed rate increase is recommended, based on the City undertaking a mandatory lead service line (LSL) replacement program, which is expected to cost $3,000,000. Thankfully, due to a Drinking Water State Revolving Fund (DWSRF) award, half of the LSL replacement project will be funded by the state; the balance will convert to a low interest loan, payable over 20 years at 1.5% interest. The adjustment in water utility charges recommended to keep pace with both operating and capital replacement costs as follows:

	Current	Proposed
Water Commodity Charge	$4.60/1,000 gallons	$4.90/1,000 gallons
Water Debt Service Charge	$34.00/REU/qtr	$38.00/REU/qtr

Expenditures: Expenditures are proposed at $4,632,702 for FY26-27, resulting in an operating shortfall of $1,190,702, which will be covered by proceeds from the DWSRF award. The largest expenditure area for the Water Fund is Administration at $1,497,702, which includes debt payments.

Debt/Financing: As noted above, the City will incur new debt for the LSL replacement project up to $1,500,000 at 1.5% interest over a 20-year amortization period by accessing funds through DWSRF. A principal and interest payment regarding current debt, totaling $1,054,702 is planned related to past infrastructure projects.

Ionia Regional Utilities Authority Fund:
The Ionia Regional Utilities Authority (IRUA), pursuant to the Master Contract between the City and four townships, is required to adopt an annual budget. On behalf of IRUA, city staff has prepared and distributed a proposed IRUA budget, which the board will consider at its June 4, 2026 meeting. The budget is also included in the City of Ionia annual budget as a component unit fund and calls for revenues and expenditures as follows:

Revenues: Revenues for the IRUA Fund are expected to total $2,162,000. The largest source of revenue for the IRUA Fund is customer usage fees at $2,100,000.

Expenditures: Expenditures are anticipated at $2,200,000 resulting in a $38,000 gap that will be covered by fund balance. With recent completion of the oxidation towers project, the largest expenditure area for the IRUA Fund is Administration at $1,394,000, which includes $500,000 in capital expense for a new WWTP parking lot.

Debt/Financing: No debt is proposed to support IRUA Fund activities during this fiscal year.

Central Garage Fund:
The Central Garage Fund is an internal service fund that charges for equipment (trucks, mowers, etc.) utilized by other funds. Most equipment owned by the Central Garage Fund is rented to other City funds such as the Major and Local Street Funds, Sewer Fund, Water Fund and Recreation Fund. The rental rates charged not only cover the equipment depreciation cost but also repair and maintenance, insurance, and fuel expenses. Maintenance and operational expenses associated with the City's public works facilities are also charged to this fund.

Revenues: Revenues for the Central Garage Fund are projected to total $527,500. The largest source of revenue for the Central Garage Fund is the equipment rental fee charged other City funds totaling $475,000.

Expenditures: Expenditures are projected to total $595,800. The largest expenditure is Capital Outlay at $180,000 to complete a roof and door replacement project at the Public Works Department facility.

Debt/Financing: No debt is proposed to support Central Garage Fund activities during this fiscal year.

Miscellaneous Funds: The City has several miscellaneous funds; the majority of which are for either debt service or capital improvement project purposes. An explanation of each fund follows:

Public Safety Vehicle Replacement Fund – This fund finances the replacement of Public Safety Department fire apparatus. The fund is supported by a 1.15 mill property tax levy collected by the General Fund and transferred to this fund. Following the purchase of a new pumper/tanker fire truck three years ago, this fund is working to rebuild fund balance for the next future apparatus acquisition. At the end of FY26-27, it is estimated $627,000 will be accumulated in fund balance.

Brownfield Redevelopment Authority Fund – This fund acts as the clearing fund for property tax revenues captured from eligible properties included in a Brownfield Plan for eligible activities. Currently, one plan is approved for eligible activities at 340 W. Main Street, which has facilitated over $800,000 in private investment to completely renovate this downtown building. The brownfield TIF capture will begin following expiration of the 12-year Obsolete Property Rehabilitation Exemption (OPRE). It is expected that two new Brownfield Plans will be approved in FY26-27 for two housing development projects. These plans will result in the capture of over $15,000,000 during the ensuing plan periods, funding eligible activity costs that will incentivize over 100 new housing units.

Drug Forfeiture Fund – As required by law, the Drug Forfeiture Fund collects revenues generated from the sale of assets seized through drug-related arrests. Revenues may only be used for purposes authorized by statute, such as items that further the City's efforts to improve drug enforcement activities. Funds have been building in this fund, which will facilitate a $2,500 expenditure on equipment this fiscal year.

Opioid Settlement Fund – The Opioid Settlement Fund was mandated by the Michigan Department of Treasury in FY22-23 for any municipality participating in state-facilitated settlements with responsible drug companies. Monies are to be used to counteract the detrimental effects of opioids addiction on society. The City is participating in multiple settlements and anticipates revenues of $5,000 in FY26-27, which will be spent on opioid abatement activities. In FY25-26, a TruNarc testing device was purchased for approximately $41,000, which is used by officers to test and identify suspected illegal drugs.

Public Safety Donations Fund – This fund collects revenues generated by fundraising activities to benefit the Public Safety Department, such as the annual pancake breakfast. Revenues are used to purchase firefighting-related equipment. This fiscal year, $5,400 in revenues and $5,000 in expenditures are expected, based in part on available fund balance.

Environmental Response Fund – This fund finances environmental monitoring and remediation efforts at the former Cleveland Street Landfill. The fund is supported by a special millage of 0.1008 mills. The cash balance in this fund is assisting in funding the gap between revenues of $21,574 and expenditures 0f $25,000. Expenditures this year will consist of quarterly monitoring and reporting activities.

Capital Improvement Projects (CIP) Fund - The CIP Fund receives revenues from other City funds and acts as a central clearing house for purchasing and paying capital project

expenditures. Because there is only one street reconstruction project planned for this fiscal year, no revenues or expenditures are planned.

DEBT SCHEDULE: Amortization schedules for the City's debt are attached. As of June 30, 2025, the City's debt totals $25,926,297 in principal and interest, payable through 2043, of which $2,054,308 will be paid from the FY26-27 budget.

CAPITAL IMPROVEMENT PLAN: A Capital Improvement Plan was approved prior to this budget and includes proposed projects or purchases for the next six fiscal years, the first year of which has been incorporated into this FY26-27 budget for appropriation.

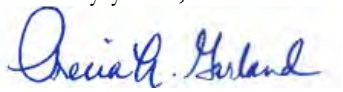
PROPERTY TAXES: This budget will be partially supported by revenues generated through property taxes. The following millage rates are proposed:

FUND	PURPOSE	MILLAGE
General Fund	General Operating	3.00 mills
General Fund	Theatre Improvements	1.00 mills
General Fund	Parks System Improvements	2.00 mills
General Fund	Public Safety Apparatus	1.15 mills
Solid Waste Fund	Solid Waste Disposal	1.00 mills
Environmental Response	Operating	.1008 mills
Dial-A-Ride	Public Transportation	.7158 mills
	TOTAL	8.9666 mills

In conclusion, the FY26-27 budget reflects an array of opportunities and challenges. Thanks to significant funding from the state of Michigan's Drinking Water State Revolving Fund, the City will embark on an opportunity to initiate a lead service line replacement program in 2026, which will ensure safe drinking water for all and achieve compliance well ahead of the 2034 federal mandate. A key challenge has been identified as well, which will produce a significant General Fund revenue shortfall potentially starting this fiscal year and building into the next. By acknowledging the anticipated revenue shortfall now, proactive adjustments to expenditures and operations are beginning today that will keep the City on a path toward long-term sustainability. Throughout this journey, staff remain committed to maximizing every tax dollar to continue providing top-notch City facilities and services.

Teamwork is essential to assembling an annual City budget of this size and once again, I am pleased to report the City of Ionia's administrative leadership team is second to none, consistently requesting departmental budgets that are well planned and respectful of our valuable and limited resources. Finally, all of this is only possible thanks to the continued vision, leadership and support of City Council in making the City of Ionia the best place it can be!

Sincerely yours,



Precia L. Garland
City Manager

City of Ionia

Fiscal Year 2026-2027 Budget

Budget Resolution

CITY OF IONIA

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF IONIA ADOPTING THE FISCAL YEAR 2026-2027 BUDGET FOR ALL CITY FUNDS AND SETTING THE MILLAGE RATE TO SUPPORT SAID BUDGET

WHEREAS pursuant to MCL 141.412 and Section 5.05 of the City Charter, notice of a public hearing on the proposed budget was published in a newspaper of general circulation on _____and a public hearing on the proposed budget was held on June 3, 2026, now, therefore,

BE IT RESOLVED that the proposed 2026-2027 Fiscal Year Budget be adopted and that commencing July 1, 2026 and ending June 30, 2027, the following revenues and expenditures are hereby established and appropriated on a governmental fund basis.

BE IT FURTHER RESOLVED that the estimated revenues and expenditures for Fiscal Year 2026-2027 are as follows:

	Revenues	**Expenditures**
General Fund		
Property Taxes	$ 750,000	
Income Taxes	$ 2,400,000	
State Revenues	$ 1,255,000	
Charges for Service	$ 980,000	
License and Permits	$ 170,000	
Interest	$ 125,000	
Miscellaneous	$ 429,000	
Council		$ 56,250
City Manager		$ 404,848
Elections		$ 20,000
Accounting		$ 425,420
Independent Audit		$ 7,500
Income Tax Administration		$ 128,481
Front Office		$ 202,147
Planning & Zoning		$ 66,500
Assessor		$ 63,500
City Legal Fees		$ 105,000
Board of Review		$ 1,500
Festivals & Events		$ 9,250
Data Processing Department		$ 167,000
Clerk		$ 143,900
Building – Grounds		$ 276,700
Other Offices		$ 77,000
Ambulance		$ 55,000
Public Safety		$ 3,475,004
Street Lights		$ 120,500
Oak Hill Cemetery		$ 31,500
Economic Development		$ 190,000
Contributions – Other Funds		$ 905,000
TOTAL	$ 6,109,000	$ 6,932,000

	Revenues	Expenditures
	Special Revenue Funds	
Major Street Fund	$ 1,658,333	$ 1,541,500
Local Street Fund	$ 867,099	$ 821,000
Solid Waste Fund	$ 688,488	$ 789,350
Recreation Fund	$ 524,978	$ 534,223
Drug Forfeiture Fund	$ 1,150	$ 2,500
Parks Facilities Improvement Fund	$ 866,977	$ 595,000
Public Safety Vehicle Replacement Fund	$ 187,000	$ -0-
Public Safety Donation Fund	$ 5,400	$ 5,000
Opioid Settlement Fund	$ 10,100	$ 10,000
	Capital Project Funds	
Sidewalk Program Fund	$ -0-	$ -0-
Environmental Response Fund	$ 21,574	$ 25,000
Capital Improvement Projects Fund	$ -0-	$ -0-
	Enterprise Funds	
Theatre	$ 402,000	$ 383,820
Dial-A-Ride Fund	$ 3,186,219	$ 3,185,736
Sewer Fund	$ 3,700,000	$ 3,449,406
Water Fund	$ 3,442,000	$ 4,632,702
	Internal Service Fund	
Central Garage Fund	$ 527,500	$ 595,800
	Permanent Fund	
Cemetery Trust Fund	$ -0-	$ -0-
	Component Units	
Downtown Development Authority Fund	$ 306,500	$ 304,204
LDFA	$ 11,200	$ -0-
Brownfield	$ 1,500	$ 10,000
	Joint Venture	
Ionia Regional Utilities Authority Fund	$ 2,162,000	$ 2,200,000
TOTAL	$ 24,679,018	$ 26,017,241

The ability to meet all expenditures shall be from available surplus in each fund.

BE IT FURTHER RESOLVED that the approved employee positions on the Position Roster List contained in the budget by appropriation values shall limit the number of employees who can be employed and no funds are appropriated for any regular full or part-time position or employee not on the Approved Position Roster, unless approved by resolution of the City Council.

BE IT FURTHER RESOLVED that to meet the operational requirements of the below referenced funds that all the following millage rates be approved and levied by the City on the Summer 2026 property tax bill:

FUND	PURPOSE	MILLAGE
General Fund	General Operating	3.0000 mills*
General Fund	Theatre Improvements	1.0000 mills*
General Fund	Parks System Improvements	2.0000 mills*
General Fund	Public Safety Apparatus	1.1500 mills*
Solid Waste Fund	Solid Waste Disposal	1.0000 mills**
Environmental Response	Operating	0.1008 mills*
Dial-A-Ride	Public Transportation	0.7158 mills*
	TOTAL	8.9666 mills

* Authorized by the City Charter
** Authorized by Ordinance No. 437 of the City Code

BE IT FURTHER RESOLVED that 1.9088 mills be levied against all real and personal property located in the Downtown Development District for the purpose of offsetting the expenses associated with operating the Downtown Development Authority and financing improvements within the District; and,

BE IT FURTHER RESOLVED that the FY 2027-2032 Capital Improvement Plan previously approved is hereby confirmed as an illustrative list of potential future City projects, with projects listed in FY 2027 specifically appropriated as detailed in the FY 2026-2027 budget.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within the appropriation centers established throughout this budget. All transfers between appropriations may be made only by further resolution of the City Council pursuant to Section 5.04 of the City Charter and Section 19(2) of the provisions of the Michigan Uniform Accounting and Budget Act.

BE IT FURTHER RESOLVED that the City Council may, by resolution, make additional appropriations during the 2026-2027 Fiscal Year for unanticipated expenditures required of the City, but such expenditures shall not exceed the amount by which actual and anticipated revenues of the fiscal year are exceeding the revenues as estimated in the budget unless the appropriations are necessary to relieve an emergency endangering the public health, peace, or safety.

This Resolution shall take effect on July 1, 2026.

Approved this 3rd day of June, 2026.

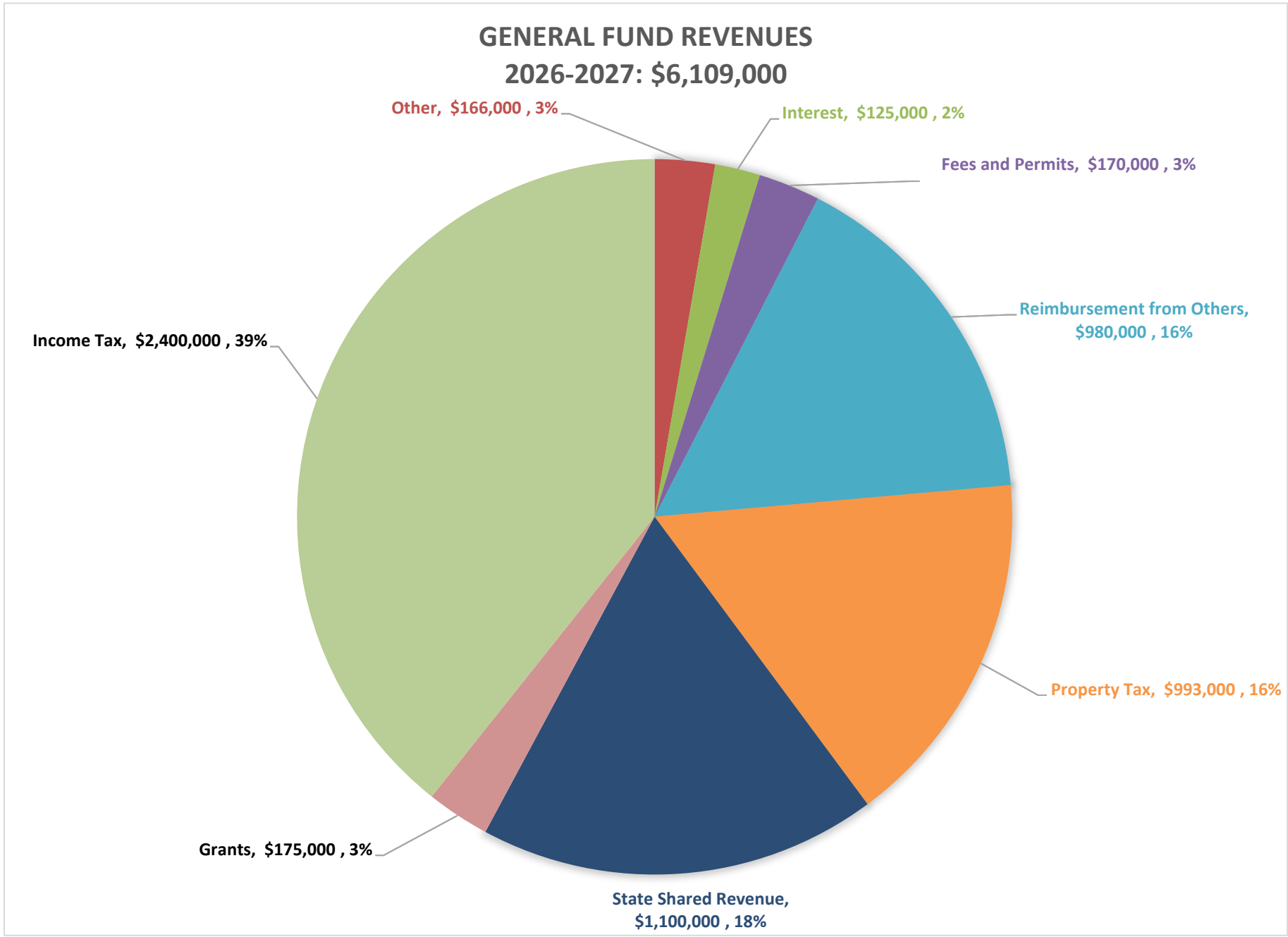
_____ _____

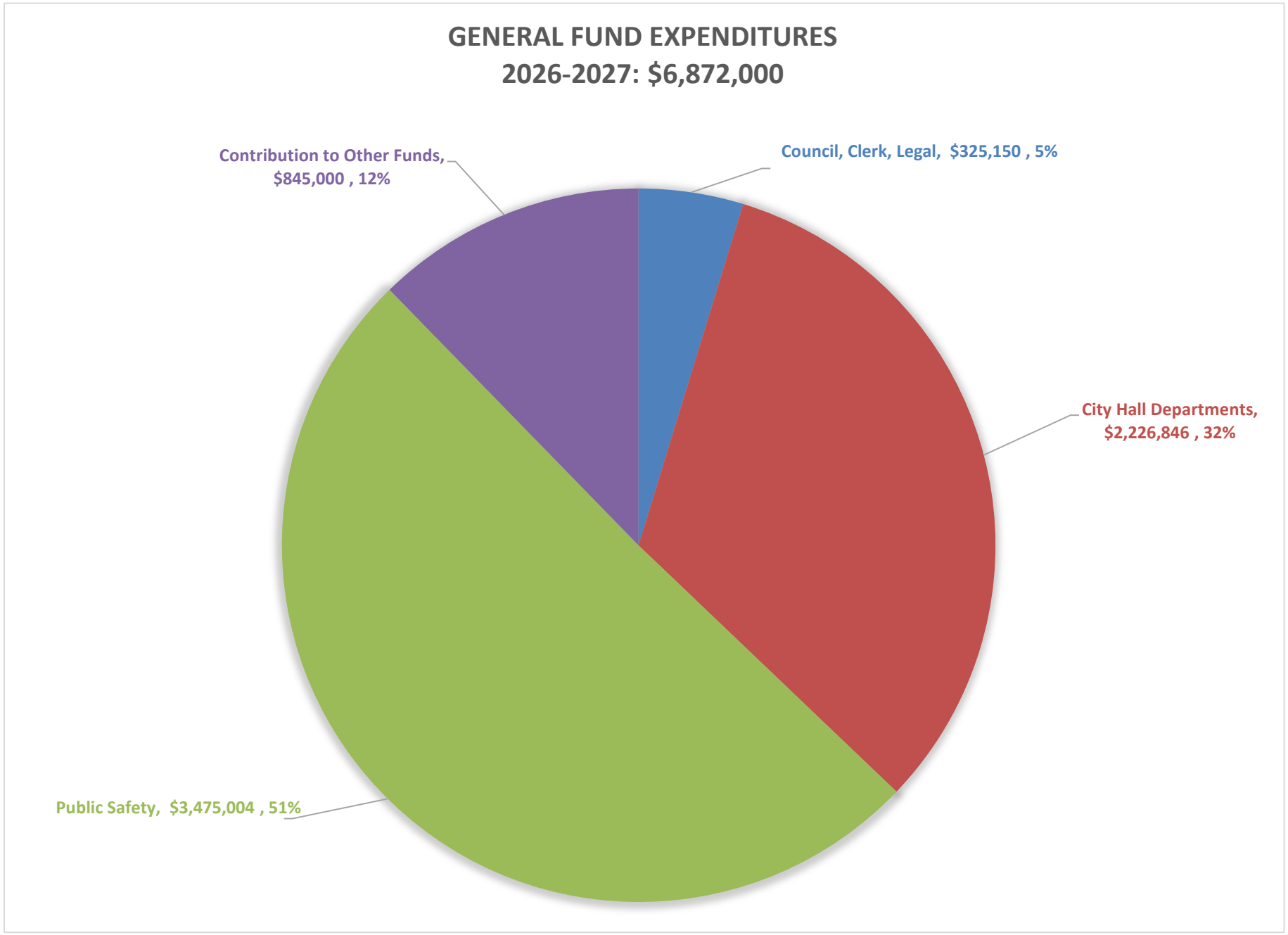
Jonathan Bowman, City Clerk John R. Milewski II, Mayor

City of Ionia

Fiscal Year 2026-2027 Budget

General Fund


GENERAL FUND REVENUES
2026-2027: $6,109,000
Other, $166,000 , 3%
Interest, $125,000 , 2%
Fees and Permits, $170,000 , 3%
Reimbursement from Others, $980,000 , 16%
Property Tax, $993,000 , 16%
State Shared Revenue, $1,100,000 , 18%
Grants, $175,000 , 3%
Income Tax, $2,400,000 , 39%


GENERAL FUND EXPENDITURES
2026-2027: $6,872,000
Contribution to Other Funds, $845,000 , 12%
Council, Clerk, Legal, $325,150 , 5%
City Hall Departments, $2,226,846 , 32%
Public Safety, $3,475,004 , 51%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 101 GENERAL						
Estimated Revenues						
101-000.000-409.000	CURRENT PROPERTY TAXES	616,236.58	638,102.26	662,026.53	685,000.00	750,000.00
101-000.000-425.000	INCOME TAX REVENUES	3,041,636.31	3,353,820.84	2,675,411.93	2,410,000.00	2,400,000.00
101-000.000-427.000	PAYMENT IN LIEU OF TAX	21,905.66	26,292.95	30,260.99	25,000.00	25,000.00
101-000.000-439.000	ADULT USE MARIJUANA	103,885.91	119,169.06	117,573.92	115,000.00	110,000.00
101-000.000-445.000	PENALTIES AND INTEREST ON TAXS	39,526.39	20,886.44	24,347.28	26,000.00	30,000.00
101-000.000-447.000	PROPERTY TAX ADMINISTRATIVE FE	55,506.49	58,406.71	62,583.72	63,000.00	68,000.00
101-000.000-450.000	LICENSES AND PERMITS	70,465.00	48,655.00	60,050.00	50,000.00	50,000.00
101-000.000-453.000	CODE ENFORCEMENT FEES	580.00	2,695.00	1,650.00	4,000.00	5,000.00
101-000.000-502.000	FEDERAL GRANT	1,595.00	0.00	702.00	3,500.00	0.00
101-000.000-502.100	Federal Grant - CDBG	0.00	0.00	0.00	0.00	140,000.00
101-000.000-528.000	FEDERAL GRANTS - OTHER	0.00	5,987.75	0.00	0.00	0.00
101-000.000-569.000	STATE GRANT	8,974.78	44,833.24	45,287.58	232,000.00	35,000.00
101-000.000-569.345	State Grant - MCOLES CPE	0.00	7,000.00	0.00	0.00	0.00
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	148,394.59	139,543.96	155,087.61	120,000.00	120,000.00
101-000.000-574.000	STATE SHARED REVENUES	1,000,197.65	1,012,675.54	1,084,650.66	1,100,000.00	1,100,000.00
101-000.000-579.000	STATE LIQUOR LICENSE FEES	4,253.15	6,562.00	3,519.45	5,000.00	5,000.00
101-000.000-627.000	CHARGE FOR SERVICE ADMINISTRAT	583,522.18	604,560.04	597,142.38	580,000.00	580,000.00
101-000.000-628.000	CHARGE FOR SERVICES FIRE	1,864,063.64	1,910,262.09	1,836,650.21	1,910,000.00	400,000.00
101-000.000-628.001	Fire Recovery Fees	0.00	0.00	0.00	0.00	5,000.00
101-000.000-628.500	CHARGE FOR SERVICES - PUBLIC SAFETY	50,729.19	21,333.33	0.00	0.00	0.00
101-000.000-657.000	PARKING FINES/RESTRICTED	1,950.00	580.00	700.00	2,000.00	2,000.00
101-000.000-659.000	DISTRICT COURT FINES	6,598.03	5,783.19	5,089.50	6,000.00	6,000.00
101-000.000-665.000	INTEREST	105,358.46	226,022.59	291,584.30	150,000.00	125,000.00
101-000.000-667.000	RENTS & ROYALTIES	95,584.40	113,066.12	56,223.07	98,000.00	90,000.00
101-000.000-675.000	GIFTS DONATIONS	0.00	1,918.20	1,475.00	0.00	0.00
101-000.000-675.010	DONATIONS - BLOCKER MEMORIAL	9,995.00	0.00	0.00	0.00	0.00
101-000.000-675.011	DONATION FOR COUNCIL	0.00	1,825.00	0.00	0.00	0.00
101-000.000-688.000	OTHER REVENUE	25,203.13	74,413.08	33,925.13	25,000.00	25,000.00
101-000.000-688.248	Other Income - Sesquicentennial	0.00	3,956.00	0.00	0.00	0.00
101-000.000-688.345	OTHER INCOME - PUBLIC SAFETY	15,590.44	146,742.30	15,373.20	18,000.00	18,000.00
101-000.000-688.346	PUB SAFETY - DDRIVER REIMB	843.00	0.00	547.38	0.00	0.00
101-000.000-688.349	OTHER REVENUE - RESTITUTION	552.00	983.22	200.00	0.00	0.00
101-000.000-689.000	SIDEWALK REVENUE	0.00	0.00	0.00	0.00	20,000.00
101-000.000-695.000	SALE OF PROPERTY	163,641.00	1,680.00	11,380.00	10,000.00	0.00
Estimated Revenues		8,036,787.98	8,597,755.91	7,773,441.84	7,637,500.00	6,109,000.00

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

GENERAL FUND
Revenues

Line Item: Property Tax Revenue
Line Item Number: 101-000-000-409.000
Current Fiscal Year Adopted: $685,000
New Fiscal Year Recommended: $750,000
Description: Revenues received in the form of property tax revenues from properties located in the City. The amount budgeted is based on 3.00 mills general operating, 1.00 mill for the Ionia Theatre improvements, and 1.15 mills for Public Safety apparatus.

Line Item: Income Tax Revenues
Line Item Number: 101-000-000-425.000
Current Fiscal Year Adopted: $2,410,000
New Fiscal Year Recommended: $2,400,000
Description: Revenues received in the form of income tax revenues. Residents pay 1% of payroll and non-residents pay .5% of payroll.

Line Item: Payment in Lieu of Taxes
Line Item Number: 101-000-000-427.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Revenues received in the form of payment in lieu of taxes for apartment complexes in the City that are state or federally subsidized.

Line Item: Adult Use Marijuana
Line Item Number: 101-000-000-439.000
Current Fiscal Year Adopted: $115,000
New Fiscal Year Recommended: $110,000
Description: Revenue received from the State of Michigan for the Marijuana Retailers Excise Tax.

Line Item: Penalties and Interest
Line Item Number: 101-000-000-445.000
Current Fiscal Year Adopted: $26,000
New Fiscal Year Recommended: $30,000
Description: Revenues received in the form of penalty and interest on delinquent property taxes.

Line Item: Administration Fee
Line Item Number: 101-000-000-447.000
Current Fiscal Year Adopted: $63,000
New Fiscal Year Recommended: $68,000
Description: Revenues received in the form of the 1% administrative fee for collection of property taxes.

Line Item: Licenses and Permits
Line Item Number: 101-000-000-450.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Revenues received from the issuance of miscellaneous permits.

Line Item: Code Enforcement Fees
Line Item Number: 101-000-000-453.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $5,000
Description: Revenues received through code enforcement, this includes annual rental inspection fees.

Line Item: Federal Grant - CDBG
Line Item Number: 101-000-000-502.100
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $140,000
Description: Funds received from MSHDA for the CHILL grant.

Line Item: State Grant
Line Item Number: 101-000-000-569.000
Current Fiscal Year Adopted: $232,000
New Fiscal Year Recommended: $35,000
Description: Funds received from the state government in the form of grant proceeds.

Line Item: Local Community Stabilization Grant
Line Item Number: 101-000-000-573.000
Current Fiscal Year Adopted: $120,000
New Fiscal Year Recommended: $120,000
Description: Revenues received from the State of Michigan in lieu of local personal property tax payments.

Line Item: State Revenue Sharing
Line Item Number: 101-000-000-574.000
Current Fiscal Year Adopted: $1,100,000
New Fiscal Year Recommended: $1,100,000
Description: Revenues received from the State of Michigan for revenue sharing.

Line Item: Liquor License Fees
Line Item Number: 101-000-000-579.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Revenues received from the State for fees collected for the liquor licenses issued to establishments in the City.

Line Item: Charges for Service - Administration
Line Item Number: 101-000-000-627.000
Current Fiscal Year Adopted: $580,000
New Fiscal Year Recommended: $580,000
Description: Revenues received from other major City funds for having City Hall staff provide accounting and administrative oversight of the operation of the other funds.

Line Item: Charges for Service - Fire
Line Item Number: 101-000-000-628.000
Current Fiscal Year Adopted: $1,910,000
New Fiscal Year Recommended: $400,000
Description: Revenues received from the State of Michigan for providing fire protection for the state-owned properties.

Line Item: Parking Fines
Line Item Number: 101-000-000-657.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Revenues received from the issuance of parking tickets.

Line Item: District Court Fines
Line Item Number: 101-000-000-659.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Revenues received in the form of fines and costs for ordinance violations.

Line Item: Interest
Line Item Number: 101-000-000-665.000
Current Fiscal Year Adopted: $150,000
New Fiscal Year Recommended: $125,000
Description: Revenues received in the form of interest income on reserves held by the General Fund.

Line Item: Rents & Royalties
Line Item Number: 101-000-000-667.000
Current Fiscal Year Adopted: $98,000
New Fiscal Year Recommended: $90,000
Description: Revenues received from Charter Cable for franchise fees, Alltel for tower rental, leasing of unused property around the Ionia Free Fair for crop farming purposes and other miscellaneous sources.

Line Item: Other Revenue
Line Item Number: 101-000-000-688.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Revenues received from miscellaneous sources, non-sufficient funds fees, City Hall conference room rental, copies, etc.

Line Item: Other Revenue – Public Safety
Line Item Number: 101-000-000-688.345
Current Fiscal Year Adopted: $18,000
New Fiscal Year Recommended: $18,000
Description: Revenues received from miscellaneous sources directly attributable to Public Safety Department activities. This includes for staffing the Free Fair, 302 Training Funds and copy revenue and restitution.

Line Item: Drunk Driver Reimbursement – Public Safety
Line Item Number: 101-000-000-688.346
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Revenues received in the form of drunk driver reimbursement from District Court.

Line Item: Other Revenue - Restitution
Line Item Number: 101-000-000-688.349
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Revenues received in the form of reimbursement from District Court for prosecution restitution.

Line Item: Sidewalk Revenue
Line Item Number: 101-000-000-689.000
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $20,000.
Description: Revenue received from residents when the sidewalk is replaced for the sidewalk program.

Line Item: Sale of Property
Line Item Number: 101-000-000-695.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $-0-.
Description: Revenues received from the sale of miscellaneous property including retired police cruisers.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Appropriations						
Department: COUNCIL						
101-101.000-702.000	SALARY & WAGES	13,945.94	16,400.03	17,520.65	22,000.00	22,000.00
101-101.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	1,085.51	1,278.48	1,368.38	2,000.00	2,000.00
101-101.000-727.000	OFFICE SUPPLIES	43.01	1,459.52	366.80	750.00	750.00
101-101.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	500.00	500.00
101-101.000-860.000	TRANSPORTATION AND TRAINING	85.00	1,845.32	2,228.79	3,000.00	3,000.00
101-101.000-861.000	MEMBERSHIP AND DUES	18,818.00	19,106.00	20,519.00	23,000.00	24,000.00
101-101.000-880.000	CITY COUNCIL PUBLIC RELATIONS	2,198.03	23,528.76	2,115.98	4,000.00	4,000.00
Total Department COUNCIL:		36,175.49	63,618.11	44,119.60	55,250.00	56,250.00
Department: CITY MANAGER						
101-172.000-702.000	SALARY & WAGES	214,833.56	217,607.49	247,092.91	261,450.00	275,950.00
101-172.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	116,501.27	138,742.20	157,892.75	154,836.00	104,098.00
101-172.000-727.000	OFFICE SUPPLIES	1,468.63	1,709.83	1,838.27	2,500.00	2,500.00
101-172.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	24,211.95	24,973.63	25,000.00	15,000.00
101-172.000-860.000	TRANSPORTATION AND TRAINING	4,136.64	3,002.78	5,721.21	5,500.00	5,000.00
101-172.000-861.000	MEMBERSHIP AND DUES	1,669.00	1,771.00	1,815.55	2,300.00	2,300.00
Total Department CITY MANAGER:		338,609.10	387,045.25	439,334.32	451,586.00	404,848.00
Department: ELECTIONS						
101-191.000-727.000	OFFICE SUPPLIES	10,329.91	8,072.26	3,082.45	5,000.00	5,000.00
101-191.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	14,100.50	16,914.08	20,365.40	10,000.00	15,000.00
Total Department ELECTIONS:		24,430.41	24,986.34	23,447.85	15,000.00	20,000.00
Department: ACCOUNTING						
101-201.000-702.000	SALARY & WAGES	259,415.72	259,749.33	259,692.34	271,650.00	278,750.00
101-201.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	211,764.43	214,192.96	251,721.25	308,410.00	140,670.00
101-201.000-727.000	OFFICE SUPPLIES	3,750.07	3,926.23	3,679.40	4,000.00	4,000.00
101-201.000-860.000	TRANSPORTATION AND TRAINING	580.25	562.55	693.60	2,000.00	2,000.00
Total Department ACCOUNTING:		475,510.47	478,431.07	515,786.59	586,060.00	425,420.00
Department: INDEPENDENT AUDIT						
101-202.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	4,550.00	5,000.00	5,000.00	7,000.00	7,500.00
Total Department INDEPENDENT AUDIT:		4,550.00	5,000.00	5,000.00	7,000.00	7,500.00
Department: INCOME TAX ADMINISTRATION						
101-203.000-702.000	SALARY & WAGES	66,805.29	66,905.38	69,723.54	66,850.00	68,850.00
101-203.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	33,607.32	35,188.24	36,694.78	36,780.00	39,131.00
101-203.000-728.000	POSTAGE	5,463.91	6,217.94	4,464.51	6,000.00	6,000.00
101-203.000-740.000	OPERATING SUPPLIES	8,260.37	7,129.82	5,768.74	6,000.00	5,000.00
101-203.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	5,186.55	11,190.49	9,061.37	9,000.00	9,000.00
101-203.000-860.000	TRANSPORTATION AND TRAINING	187.09	162.71	136.52	500.00	500.00
Total Department INCOME TAX ADMINISTRATION:		119,510.53	126,794.58	125,849.46	125,130.00	128,481.00
Department: FRONT OFFICE						
101-204.000-702.000	SALARY & WAGES	120,185.30	127,945.49	122,537.36	130,200.00	137,300.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
101-204.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	60,391.17	60,441.79	63,028.69	67,012.00	63,097.00
101-204.000-727.000	OFFICE SUPPLIES	203.92	138.30	400.43	1,250.00	1,250.00
101-204.000-860.000	TRANSPORTATION AND TRAINING	0.00	0.00	80.00	500.00	500.00
Total Department FRONT OFFICE:		180,780.39	188,525.58	186,046.48	198,962.00	202,147.00
Department: PLANNING & ZONING						
101-208.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	30,257.06	88,072.34	62,249.79	55,000.00	65,000.00
101-208.000-900.000	PUBLISHING	1,702.30	1,887.33	762.00	1,000.00	1,000.00
101-208.000-956.000	MISCELLANEOUS EXPENSE	307.91	0.00	0.00	500.00	500.00
Total Department PLANNING & ZONING:		32,267.27	89,959.67	63,011.79	56,500.00	66,500.00
Department: ASSESSOR						
101-209.000-727.000	OFFICE SUPPLIES	2,428.73	1,780.59	1,960.40	2,500.00	2,500.00
101-209.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	60,172.61	45,600.00	45,781.00	61,000.00	61,000.00
Total Department ASSESSOR:		62,601.34	47,380.59	47,741.40	63,500.00	63,500.00
Department: CITY LEGAL FEES						
101-210.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	56,384.01	57,861.80	49,980.30	65,000.00	65,000.00
101-210.000-801.002	LEGAL FEES - PROSECUTION	77,703.97	53,965.57	45,393.90	40,000.00	40,000.00
Total Department CITY LEGAL FEES:		134,087.98	111,827.37	95,374.20	105,000.00	105,000.00
Department: BOARD OF REVIEW						
101-247.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	585.00	812.00	986.00	1,500.00	1,500.00
Total Department BOARD OF REVIEW:		585.00	812.00	986.00	1,500.00	1,500.00
Department: FESTIVAL & EVENTS						
101-248.000-707.000	CENTRAL GARAGE ALLOCATION	2,890.94	4,872.27	3,554.92	5,000.00	5,000.00
101-248.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	1,862.99	2,453.62	1,465.27	3,000.00	3,000.00
101-248.000-740.000	OPERATING SUPPLIES	0.00	42.98	672.15	500.00	500.00
101-248.000-940.000	EQUIPMENT RENTAL	472.73	531.12	553.28	750.00	750.00
Total Department FESTIVAL & EVENTS:		5,226.66	7,899.99	6,245.62	9,250.00	9,250.00
Department: DATA PROCESSING DEPARTMENT						
101-258.000-727.000	OFFICE SUPPLIES	1,044.01	725.03	1,966.86	2,000.00	2,000.00
101-258.000-747.000	SOFTWARE	40,865.79	33,929.06	38,918.54	45,000.00	50,000.00
101-258.000-801.000	CONTRACTUAL AND PROFESSIONAL SERVIC	57,371.49	82,798.95	74,004.16	52,000.00	55,000.00
101-258.000-980.000	CAPITAL OUTLAY	9,513.42	35,687.81	64,661.50	70,000.00	60,000.00
Total Department DATA PROCESSING DEPARTMENT:		108,794.71	153,140.85	179,551.06	169,000.00	167,000.00
Department: CLERK						
101-260.000-702.000	SALARY & WAGES	16,096.05	37,500.06	40,420.73	42,750.00	44,950.00
101-260.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	1,545.46	3,126.72	10,170.63	23,021.00	24,450.00
101-260.000-727.000	OFFICE SUPPLIES	1,213.31	860.75	757.70	1,000.00	1,000.00
101-260.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	325.81	0.00	0.00	3,500.00	59,000.00
101-260.000-860.000	TRANSPORTATION AND TRAINING	0.00	0.00	0.00	500.00	500.00
101-260.000-900.000	PUBLISHING	11,762.65	16,043.21	18,435.97	14,000.00	14,000.00
Total Department CLERK:		30,943.28	57,530.74	69,785.03	84,771.00	143,900.00
Department: BUILDINGS - GROUNDS						

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
101-265.000-707.000	CENTRAL GARAGE ALLOCATION	30,603.03	690.23	233.15	2,000.00	2,000.00
101-265.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	6,231.55	383.21	180.26	1,200.00	1,200.00
101-265.000-775.000	REPAIR & MAINTENANCE SUPPLIES	4,052.21	2,735.22	4,767.90	6,500.00	6,500.00
101-265.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	38,952.16	53,266.84	54,228.92	50,000.00	50,000.00
101-265.000-920.000	PUBLIC UTILITIES	11,590.74	11,452.06	13,331.62	16,000.00	16,000.00
101-265.000-940.000	EQUIPMENT RENTAL	156.12	143.43	0.00	1,000.00	1,000.00
101-265.000-954.000	INSURANCE	81,192.36	87,378.64	91,579.54	105,000.00	120,000.00
101-265.000-980.000	CAPITAL OUTLAY	7,000.84	10,310.16	101,858.22	185,000.00	80,000.00
Total Department BUILDINGS - GROUNDS:		179,779.01	166,359.79	266,179.61	366,700.00	276,700.00
Department: OTHER OFFICES						
101-289.000-727.000	OFFICE SUPPLIES	2,980.25	4,036.96	5,594.57	7,500.00	7,500.00
101-289.000-728.000	POSTAGE	6,306.15	8,481.01	8,759.76	10,000.00	10,000.00
101-289.000-729.000	CREDIT CARD FEES	3,066.17	11,651.80	6,430.63	3,500.00	5,000.00
101-289.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	621,218.11	687,557.89	644,447.51	650,000.00	50,000.00
101-289.000-851.000	TELEPHONE	2,431.51	2,333.33	2,249.80	2,500.00	2,500.00
101-289.000-860.200	TRAINING - SAFETY POLICY	0.00	0.00	0.00	2,000.00	2,000.00
Total Department OTHER OFFICES:		636,002.19	714,060.99	667,482.27	675,500.00	77,000.00
Department: AMBULANCE						
101-344.000-803.000	AMBULANCE SERVICE	45,652.06	48,284.54	49,971.85	52,000.00	55,000.00
Total Department AMBULANCE:		45,652.06	48,284.54	49,971.85	52,000.00	55,000.00
Department: PUBLIC SAFETY						
101-345.000-702.001	SALARY AND WAGES - PSO1	1,377,560.78	1,318,798.70	1,434,321.46	1,495,050.00	1,600,050.00
101-345.000-702.002	SALARY AND WAGES - FIRE	38,604.34	60,068.77	64,018.61	66,900.00	0.00
101-345.000-702.003	SALARY AND WAGES - PART TIMERS	8,775.09	27,278.29	18,504.16	35,000.00	50,000.00
101-345.000-702.004	SALARY AND WAGES - FIRE AUX	25,351.52	21,071.28	16,592.63	25,000.00	25,000.00
101-345.000-702.005	SALARY AND WAGES - ADMIN ASSISTANT	61,894.98	62,069.80	64,489.41	65,300.00	68,600.00
101-345.000-702.006	SALARY AND WAGES - CROSSING GD	14,502.00	13,824.00	11,475.00	14,000.00	14,000.00
101-345.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	1,121,171.91	1,211,761.66	1,287,766.09	1,407,886.00	1,310,754.00
101-345.000-727.000	OFFICE SUPPLIES	2,174.43	2,112.10	2,219.52	3,500.00	3,500.00
101-345.000-740.000	OPERATING SUPPLIES	21,924.32	19,039.76	33,334.31	26,000.00	25,000.00
101-345.000-740.200	OPERATING SUPPLIES - CLOTHING	7,716.95	11,178.37	10,840.20	11,000.00	11,000.00
101-345.000-743.000	OPERATING SUPPLIES-GAS & OIL	40,285.63	39,928.40	36,970.53	45,000.00	45,000.00
101-345.000-745.000	K9 UNIT	15,704.82	2,669.24	3,097.72	3,000.00	4,000.00
101-345.000-750.000	D.A.R.E. EXPENSES	0.00	0.00	0.00	3,000.00	3,000.00
101-345.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	36,934.62	40,240.21	56,409.39	97,000.00	66,200.00
101-345.000-850.000	COMMUNICATIONS	5,107.68	7,306.10	7,250.37	20,000.00	8,200.00
101-345.000-851.000	TELEPHONE	9,461.63	9,012.99	9,737.43	9,500.00	12,800.00
101-345.000-861.000	MEMBERSHIP AND DUES	680.00	975.00	775.00	825.00	900.00
101-345.000-920.000	PUBLIC UTILITIES	29,017.91	26,116.50	30,537.72	30,000.00	30,000.00
101-345.000-930.000	VEHICLE REPAIR & MAINTENANCE	31,215.99	41,864.28	32,817.25	32,000.00	34,000.00
101-345.000-931.000	BUILDING REPAIR & MAINTENANCE	33,357.82	23,613.92	13,093.54	15,000.00	16,000.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
101-345.000-960.000	EDUCATION & TRAINING	0.00	0.00	13,521.33	18,000.00	0.00
101-345.000-960.100	EDUCATION AND TRAINING - PA302	16,706.08	23,087.50	10,644.55	11,000.00	11,000.00
101-345.000-989.000	CAPITAL OUTLAY-EQUIPMENT	130,766.52	273,614.32	134,507.66	166,000.00	136,000.00
Total Department PUBLIC SAFETY:		3,028,915.02	3,235,631.19	3,292,923.88	3,599,961.00	3,475,004.00
Department: STREET LIGHTS						
101-448.000-707.000	CENTRAL GARAGE ALLOCATION	156.83	171.62	158.09	2,500.00	2,500.00
101-448.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	42.35	151.49	118.80	1,000.00	1,000.00
101-448.000-775.000	REPAIR & MAINTENANCE SUPPLIES	42,700.32	1,536.96	3,063.80	25,000.00	25,000.00
101-448.000-920.000	PUBLIC UTILITIES	81,643.58	86,261.52	92,998.48	92,000.00	92,000.00
Total Department STREET LIGHTS:		124,543.08	88,121.59	96,339.17	120,500.00	120,500.00
Department: STORM SEWER						
101-546.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	36,741.40	0.00	0.00	0.00	0.00
Total Department STORM SEWER:		36,741.40	0.00	0.00	0.00	0.00
Department: OAK HILL CEMETERY						
101-567.000-707.000	CENTRAL GARAGE ALLOCATION	7,725.95	4,552.09	4,768.26	10,000.00	10,000.00
101-567.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	4,708.37	3,454.79	5,219.49	6,500.00	6,500.00
101-567.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	1,400.00	1,000.00
101-567.000-940.000	EQUIPMENT RENTAL	12,160.02	12,718.88	9,382.20	18,000.00	14,000.00
Total Department OAK HILL CEMETERY:		24,594.34	20,725.76	19,369.95	35,900.00	31,500.00
Department: Economic Development						
101-728.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	250,000.00	50,000.00
101-728.000-801.300	CDBG - Administration	0.00	0.00	0.00	0.00	20,000.00
Department: Economic Development						
101-728.000-801.301	CDBG - Contractual and Professional	0.00	0.00	0.00	0.00	120,000.00
101-728.000-980.000	CAPITAL OUTLAY	0.00	0.00	1,177,469.97	0.00	0.00
Total Department Economic Development:		0.00	0.00	1,177,469.97	250,000.00	190,000.00
Department: CONTRIBUTION						
101-965.000-999.205	CONTRIBUTION - PUBLIC SAFETY VEHICLE F	114,999.96	150,000.00	150,000.00	160,000.00	180,000.00
101-965.000-999.239	CONTRIBUTION TO PARKS - FAC IMP FUND	275,000.04	300,000.00	300,000.00	100,000.00	100,000.00
101-965.000-999.248	CONTRIBUTION TO DDA	350,000.00	250,000.00	200,000.00	270,000.00	235,000.00
101-965.000-999.249	CONTRIBUTION TO RECREATION	375,000.00	375,000.00	375,000.00	400,000.00	390,000.00
101-965.000-999.591	CONTRIBUTION TO WATER FUND	240,000.00	0.00	0.00	0.00	0.00
Total Department CONTRIBUTION:		1,355,000.00	1,075,000.00	1,025,000.00	930,000.00	905,000.00
Appropriations		6,985,299.73	7,091,136.00	8,397,016.10	7,959,070.00	6,932,000.00
Fund 101 - GENERAL:						
TOTAL ESTIMATED REVENUES		8,036,787.98	8,597,755.91	7,773,441.84	7,637,500.00	6,109,000.00
TOTAL APPROPRIATIONS		6,985,299.73	7,091,136.00	8,397,016.10	7,959,070.00	6,932,000.00
NET OF REVENUES & APPROPRIATIONS:		1,051,488.25	1,506,619.91	(623,574.26)	(321,570.00)	(823,000.00)
BEG. FUND BALANCE		3,188,355.66	4,239,843.91	5,746,463.82	5,122,889.56	5,122,889.56
END FUND BALANCE		4,239,843.91	5,746,463.82	5,122,889.56	4,801,319.56	4,299,889.56

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 151 CEMETERY TRUST FUND						
Estimated Revenues						
Department:						
151-000.000-665.000	INTEREST	208.34	303.52	277.94	0.00	0.00
Estimated Revenues		208.34	303.52	277.94	0.00	0.00
Fund 151 - CEMETERY TRUST FUND:						
TOTAL ESTIMATED REVENUES		208.34	303.52	277.94	0.00	0.00
TOTAL APPROPRIATIONS		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		208.34	303.52	277.94	0.00	0.00
BEG. FUND BALANCE		5,208.38	5,416.72	5,720.24	5,998.18	5,998.18
END FUND BALANCE		5,416.72	5,720.24	5,998.18	5,998.18	5,998.18

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GENERAL FUND
City Council

Line Item: Salary and Wages
Line Item Number: 101.101.000.702.000
Current Fiscal Year Adopted: $22,000
New Fiscal Year Recommended: $22,000
Description: To cover the salaries received by the Mayor and Councilmembers. The Mayor and City Councilmembers are currently paid $125 per regular and special meeting attended. In addition to meeting pay, the Mayor is paid $175 per month for additional duties.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101.101.000.710.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: To cover the cost of Social Security and worker's compensation insurance for the Mayor and Councilmembers.

Line Item: Office Supplies
Line Item Number: 101.101.000.727.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $750
Description: Funds to cover binding supplies for Council packets, name plates, business cards, etc.

Line Item: Transportation and Training
Line Item Number: 101.101.000.860.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds to cover the cost of training for City Councilmembers.

Line Item: Membership and Dues
Line Item Number: 101.101.000.861.000
Current Fiscal Year Adopted: $23,000
New Fiscal Year Recommended: $24,000
Description: Funds to cover membership or dues for organizations including the Ionia Area Chamber of Commerce, the West Michigan Regional Planning Commission, the Grand Valley Metro Council, the Ionia County Economic Alliance and the Michigan Municipal League.

Line Item: Public Relations
Line Item Number: 101.101.000.880.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $4,000
Description: Funds to cover the cost of public relations type expenses.

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GENERAL FUND
City Manager

Line Item: Salary and Wages
Line Item Number: 101.172.000.702.000
Current Fiscal Year Adopted: $261,450
New Fiscal Year Recommended: $275,950
Description: Funds to cover the cost of the City Manager, Assistant City Manager (50%) and Assistant to the City Manager's salary. Funds are included for payment for unused sick time and automobile allowance.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101.172.000.710.000
Current Fiscal Year Adopted: $154,836
New Fiscal Year Recommended: $104,098
Description: Funds to cover the Social Security, health and dental insurance, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Office Supplies
Line Item Number: 101.172.000.727.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover the cost of office supplies used by the City Manager.

Line Item: Contractual and Professional Services
Line Item Number: 101.172.000.801.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the cost of professional services needed throughout the year.

Line Item: Transportation and Training
Line Item Number: 101.172.000.860.000
Current Fiscal Year Adopted: $5,500
New Fiscal Year Recommended: $5,000
Description: Funds to cover the departmental employees attendance at the Summer and Winter City Manager conferences, annual MML conference and annual MML Legislative conference.

Line Item: Membership and Dues
Line Item Number: 101.172.000.861.000
Current Fiscal Year Adopted: $2,300
New Fiscal Year Recommended: $2,300
Description: Funds to cover the City Manager's dues to belong to local civic organizations along with the Michigan Local Government Manager's Association, and the West Michigan City Manager's Association.

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GENERAL FUND
Elections

Line Item: Office Supplies
Line Item Number: 101-191.000.727.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover the office supplies expenses associated with Elections activities such as voter identification cards and envelopes.

Line Item: Contractual and Professional Services
Line Item Number: 101-191.000.801.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $15,000
Description: Funds used to cover the wages paid to Election Inspectors.

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GENERAL FUND
Accounting

Line Item: Salary and Wages
Line Item Number: 101.201.000.702.000
Current Fiscal Year Adopted: $271,650
New Fiscal Year Recommended: $278,750
Description: Funds to cover the salary and wage expenses associated with four employees in the accounting department. This includes the Finance Director, Assistant Finance Director, and Accounts Payable/Payroll Clerk.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101.201.000.710.000
Current Fiscal Year Adopted: $308,410
New Fiscal Year Recommended: $140,670
Description: Funds to cover the Social Security, health and dental insurance, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Office Supplies
Line Item Number: 101.201.000.727.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $4,000
Description: Funds to cover the cost of office supplies for the Accounting Department. This includes printers and printer cartridges, mailing labels, paper, etc.

Line Item: Transportation and Training
Line Item Number: 101.201.000.860.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover training expenses and membership dues for the Accounting Department. This includes memberships in the Michigan Finance Officers Association, Michigan Association of Certified Public Accountants, American Institute of Certified Public Accountants and Michigan Municipal Treasurers' Association and funds for miscellaneous employee training programs.

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GENERAL FUND
Audit

Line Item: Independent Audit
Line Item Number: 101.202.000.801.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,500
Description: Funds to cover the General Fund's portion of having the annual audit completed.

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GENERAL FUND
Income Tax

Line Item: Salary and Wages
Line Item Number: 101.203.000.702.000
Current Fiscal Year Adopted: $66,850
New Fiscal Year Recommended: $68,850
Description: Funds to cover the salary and wage expense associated with income tax administration staff.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101.203.000.710.000
Current Fiscal Year Adopted: $36,780
New Fiscal Year Recommended: $39,131
Description: Funds to cover the Social Security, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Postage
Line Item Number: 101.203.000.728.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Funds to cover the postage expenses for the Income Tax Division.

Line Item: Operating Supplies
Line Item Number: 101.203.000.740.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover the cost of operating supplies for the Income Tax Division, including 1099 forms, laser checks and miscellaneous office supplies.

Line Item: Contractual and Professional Services
Line Item Number: 101.203.000.801.000
Current Fiscal Year Adopted: $9,000
New Fiscal Year Recommended: $9,000
Description: Funds to cover the cost of obtaining the annual State of Michigan compliance disk, utilizing a collection agency to assist with delinquent accounts, subscribing to the address search services offered by Accurint, City Attorney fees associated with income tax compliance, City income tax advertisements (print and radio) and to cover the cost for citizens to E-file.

Line Item: Transportation and Training
Line Item Number: 101.203.000.860.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover annual training seminars for the Income Tax Division employees. This includes the annual income tax workshop and meetings of the Michigan Income Tax Association.

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GENERAL FUND
Front Office – City Hall

Line Item: Salary and Wages
Line Item Number: 101-204.000.702.000
Current Fiscal Year Adopted: $130,200
New Fiscal Year Recommended: $137,300
Description: Funds to cover the salary and wages associated with the Front Office at City Hall. This includes funds for longevity pay and sick time buyouts.

Line Item: Payroll Taxes & Fringe Benefit
Line Item Number: 101-204.000.710.000
Current Fiscal Year Adopted: $67,012
New Fiscal Year Recommended: $63,097
Description: Funds to cover the Social Security, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Office Supplies
Line Item Number: 101-204.000.727.000
Current Fiscal Year Adopted: $1,250
New Fiscal Year Recommended: $1,250
Description: Funds to cover office supply expenses for the front office. This includes printer cartridges, mailing labels, paper, etc.

Line Item: Transportation and Training
Line Item Number: 101-204.000.860.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover costs associated with front office staff attending training sessions and the associated transportation expenses.

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GENERAL FUND
Planning and Zoning

Line Item: Contractual and Professional Services
Line Item Number: 101.208.000.801.000
Current Fiscal Year Adopted: $55,000
New Fiscal Year Recommended: $65,000
Description: Funds to cover expenses associated with engineering review and inspections for new development, planning consultant fees, education sessions for the Planning Commission and code updates.

Line Item: Publishing
Line Item Number: 101.208.000.900.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds to cover the cost of publishing public hearing notices in the newspaper regarding particular planning matters such as site plan review, rezones, etc.

Line Item: Miscellaneous Expense
Line Item Number: 101.208.000.956.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover miscellaneous expenses associated with planning and zoning matters such as copies, refreshments, etc.

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GENERAL FUND
Assessor

Line Item: Office Supplies
Line Item Number: 101.209.000.727.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover the cost of office supplies for the City Assessor. This includes supplies necessary for mailing assessment change notices.

Line Item: Contractual and Professional Services
Line Item Number: 101.209.000.801.000
Current Fiscal Year Adopted: $61,000
New Fiscal Year Recommended: $61,000
Description: Funds to cover the cost of contracting with Randy Jewell for assessing services and legal service for tax tribunals.

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GENERAL FUND
Legal Fees

Line Item: Contractual and Professional Services
Line Item Number: 101.210.000.801.000
Current Fiscal Year Adopted: $65,000
New Fiscal Year Recommended: $65,000
Description: Funds to cover the cost of legal fees for general municipal issues.

Line Item: Legal Fees – Prosecution
Line Item Number: 101.210.000.801.002
Current Fiscal Year Adopted: $40,000
New Fiscal Year Recommended: $40,000
Description: Funds to cover the cost of legal fees for criminal and civil related matters.

CITY OF IONIA
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GENERAL FUND
Board of Review

Line Item: Contractual and Professional Services
Line Item Number: 101.247.000.801.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds to cover the fees paid to the residents who serve on the Board of Review.

GENERAL FUND
Festivals

Line Item: Central Garage Allocation
Line Item Number: 101.248.000.707.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover the cost of having Public Works Department employees staff parades and change seasonal banners.

Line Item: Central Garage Fringe Benefits
Line Item Number: 101.248.000.710.100
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works Department employees staff parades and change seasonal banners.

Line Item: Operating Supplies
Line Item Number: 101.248.000.740.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover miscellaneous supplies associated with installing seasonal banners (brackets, etc).

Line Item: Equipment Rental
Line Item Number: 101.248.000.940.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $750
Description: Funds to cover the cost of renting equipment from the Central Garage Fund staffing parades and changing seasonal banners.

GENERAL FUND
Data Processing

Line Item: Office Supplies
Line Item Number: 101-258.000.727.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover the cost of purchasing supplies associated with operating the City's computer systems. This includes cables, small hardware, backup tapes, disks, battery back-ups, etc.

Line Item: Software
Line Item Number: 101-258.000.747.000
Current Fiscal Year Adopted: $45,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the cost of licensing software and buying upgrades for existing software utilized by the City and replacing software.

Line Item: Contractual and Professional Services
Line Item Number: 101-258.000.801.000
Current Fiscal Year Adopted: $52,000
New Fiscal Year Recommended: $55,000
Description: Funds to cover the cost of consulting with an outside firm for the City's information technology and website needs.

Line Item: Capital Outlay
Line Item Number: 101-258.000.980.000
Current Fiscal Year Adopted: $70,000
New Fiscal Year Recommended: $60,000
Description: Funds to cover capital outlay purchases for the Data Processing Department including In-car computers, computers, and In-car cameras.

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GENERAL FUND
City Clerk

Line Item: Salary and Wages
Line Item Number: 101-260.000.702.000
Current Fiscal Year Adopted: $42,750
New Fiscal Year Recommended: $44,950
Description: Funds to cover the City Clerk's annual salary.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101-260.000.710.000
Current Fiscal Year Adopted: $23,021
New Fiscal Year Recommended: $24,450
Description: Funds to cover the cost of the Social Security and workers' compensation expenses associated with the City Clerk position.

Line Item: Office Supplies
Line Item Number: 101-260.000.727.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds to cover the cost of office supplies for the City Clerk.

Line Item: Contractual and Professional Services
Line Item Number: 101-260.000.801.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $59,000
Description: Funds to cover the cost of annually codifying amendments to the City Code and purchase of new voting machines.

Line Item: Transportation and Training
Line Item Number: 101-260.000.860.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover the cost of training for the City Clerk.

Line Item: Publishing
Line Item Number: 101-260.000.900.000
Current Fiscal Year Adopted: $14,000
New Fiscal Year Recommended: $14,000
Description: Funds to cover the cost of publishing legal notices in the newspaper.

GENERAL FUND
Building and Grounds – City Hall

Line Item: Central Garage Allocation
Line Item Number: 101.265.000.707.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover the cost of having Public Works Department employees complete maintenance projects at City Hall and other City properties such as parking areas.

Line Item: Central Garage Fringe Benefits
Line Item Number: 101.265.000.710.100
Current Fiscal Year Adopted: $1,200
New Fiscal Year Recommended: $1,200
Description: Funds to cover the payroll taxes and fringe benefit expenses associated with the hour that Public Works Department employees perform maintenance at City Hall and other City properties.

Line Item: Repair and Maintenance
Line Item Number: 101.265.000.775.000
Current Fiscal Year Adopted: $6,500
New Fiscal Year Recommended: $6,500
Description: Funds to cover the cost of cleaning supplies and repair parts for City Hall and other City properties such as parking areas.

Line Item: Contractual and Professional Services
Line Item Number: 101.265.000.801.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the cost of outside contractors that complete maintenance work to City Hall. This includes City Hall cleaning, repairs to the heating and cooling system, window washing and carpet.

Line Item: Public Utilities
Line Item Number: 101.265.000.920.000
Current Fiscal Year Adopted: $16,000
New Fiscal Year Recommended: $16,000
Description: Funds to cover the cost of natural gas and electricity for City Hall.

Line Item: Equipment Rental
Line Item Number: 101.265.000.940.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds to cover the rental of equipment from the Central Garage that may be needed as repairs are completed at City Hall and other City properties such as parking areas.

Line Item: Insurance
Line Item Number: 101.265.000.954.000
Current Fiscal Year Adopted: $185,000
New Fiscal Year Recommended: $80,000
Description: Funds to cover the cost of insuring most City facilities.

Line Item: Capital Outlay
Line Item Number: 101.265.000.980.000
Current Fiscal Year Adopted: $250,000
New Fiscal Year Recommended: $80,000
Description: Funds to cover the cost of the HVAC overhaul.

GENERAL FUND
Other Offices – City Hall

Line Item: Office Supplies
Line Item Number: 101.289.000.727.000
Current Fiscal Year Adopted: $7,500
New Fiscal Year Recommended: $7,500
Description: Funds to cover the cost of purchasing office supplies that are used by all departments at City Hall. This includes stationary, envelopes, fax machine supplies, property tax forms and copy machine paper.

Line Item: Postage
Line Item Number: 101.289.000.728.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds to cover postage expenses associated with most departments at City Hall. A portion of the amount budgeted is reimbursed by the Recreation Fund and the Chamber of Commerce.

Line Item: Credit Card Fees
Line Item Number: 101.289.000.729.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $3,500
Description: Funds to cover the credit card processing fees the City incurs for accepting credit card payments for property taxes, utility bills and recreation programs.

Line Item: Contractual and Professional Services
Line Item Number: 101.289.000.801.000
Current Fiscal Year Adopted: $650,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the expenses associated with the annual maintenance contract on owned copiers, annual maintenance contract on the folder/stuffer machine at City Hall and contract with Employee Assistance Center for City employee's needing assistance with personal matters.

Line Item: Telephone
Line Item Number: 101.289.000.851.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover telephone services for City Hall.

Line Item: Safety Training
Line Item Number: 101.289.000.860.200
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover the cost of postage for returning safety videotapes to the Michigan Municipal League. The City currently utilizes the MML video safety library to train employees on various safety issues and programs.

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GENERAL FUND
Ambulance Service

Line Item: Ambulance Service
Line Item Number: 101.344.000.803.000
Current Fiscal Year Adopted: $52,000
New Fiscal Year Recommended: $55,000
Description: Funds paid to Life EMS in the form of a subsidy in order to maintain local ambulance service.

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GENERAL FUND
Public Safety Department

Line Item: Salary and Wages
Line Item Number: 101-345.000.702.001
Current Fiscal Year Adopted: $1,495,050
New Fiscal Year Recommended: $1,600,050
Description: Funds to cover the salaries of all non-union and union public safety officers and associated overtime.

Line Item: Salary and Wages
Line Item Number: 101-345.000.702.002
Current Fiscal Year Adopted: $66,900
New Fiscal Year Recommended: $-0-
Description: Position was eliminated were employee left.

Line Item: Salary and Wages – Part Time
Line Item Number: 101-345.000.702.003
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the salaries of part-time officers, code enforcement and rental inspector.

Line Item: Salary and Wages – Paid On-Call Fire
Line Item Number: 101-345.000.702.004
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds to cover the salaries of the paid on-call fire fighters. Firefighters receive $15 per hour for fire pay and $15 per hour for other duties including training, work special events, etc.

Line Item: Salary and Wages – Administrative Assistant
Line Item Number: 101-345.000.702.005
Current Fiscal Year Adopted: $65,300
New Fiscal Year Recommended: $68,600
Description: Funds to cover the salary of the Public Safety Administrative Assistant. The amount budgeted includes longevity and sick time payout.

Line Item: Salary and Wages – Crossing Guards
Line Item Number: 101-345.000.702.006
Current Fiscal Year Adopted: $14,000
New Fiscal Year Recommended: $14,000
Description: Funds to cover the salaries of the three regular time and one part-time crossing guards.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 101-345.000.710.000
Current Fiscal Year Adopted: $1,407,886
New Fiscal Year Recommended: $1,310,754
Description: Funds to cover the cost of Social Security, hospital and dental insurance, life insurance, workers' compensation, unemployment insurance and retirement for eligible Public Safety Department employees.

Line Item: Office Supplies
Line Item Number: 101-345.000.727.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $3,500
Description: Funds to cover the office supply expenses of the Public Safety Department.

Line Item: Operating Supplies
Line Item Number: 101-345.000.740.000
Current Fiscal Year Adopted: $26,000
New Fiscal Year Recommended: $25,000
Description: Funds to cover operating supply expenses of the Public Safety Department including medical first responder supplies, Knox Box supplies, Tasers, communications equipment and items such as small police and fire equipment, building cleaning supplies, evidence supplies, subscriptions, public notices and miscellaneous operating supplies.

Line Item: Operating Supplies - Clothing
Line Item Number: 101-345.000.740.200
Current Fiscal Year Adopted: $11,000
New Fiscal Year Recommended: $11,000
Description: Funds to cover the cost of uniform replacement for the Public Safety Officers and firefighter dress uniforms and shirts.

Line Item: Operating Supplies – Gas and Oil
Line Item Number: 101-345.000.743.000
Current Fiscal Year Adopted: $45,000
New Fiscal Year Recommended: $45,000
Description: Funds to cover gas and oil expenses for all Public Safety Department vehicles.

Line Item: K-9 Unit
Line Item Number: 101-345.000.745.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $4,000
Description: Funds to cover the costs associated with the K-9 Units.

Line Item: DARE Expenses
Line Item Number: 101-345.000.750.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds to cover supplies associated with the DARE program including workbooks, t-shirts, awards, etc.

Line Item: Contractual and Professional Services
Line Item Number: 101-345.000.801.000
Current Fiscal Year Adopted: $97,000
New Fiscal Year Recommended: $66,200
Description: Funds to cover expenses associated with contractual and professional services including contracting the cleaning of the Public Safety building, uniform cleaning, employee testing expenses, annual generator load test and other related expenses.

Line Item: Communications
Line Item Number: 101-345.000.850.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $8,200
Description: Funds to cover communications related expenses. This includes the portable radio service contract; communications tower fees; portable radio batteries; non-contract maintenance contract radio work and funds for pager/radio replacement. Increase to help with the cost to have radio transmission encrypted.

Line Item: Telephone
Line Item Number: 101-345.000.851.000
Current Fiscal Year Adopted: **$**9,500
New Fiscal Year Recommended: $12,800
Description: Funds to cover the expenses of telephone services at the Public Safety Department and data ports for the LEIN system in the police cruisers.

Line Item: Membership and Dues
Line Item Number: 101-345.000.861.000
Current Fiscal Year Adopted: $825
New Fiscal Year Recommended: $900
Description: Funds to cover membership and dues for the Public Safety Department including memberships in local, state and federal professional associations.

Line Item: Public Utilities
Line Item Number: 101-345.000.920.000
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $30,000
Description: Funds to cover public utilities expenses at the Public Safety Building including water, sewer, gas and electric services and fire suppression fees.

Line Item: Vehicle Repair and Maintenance
Line Item Number: 101-345.000.930.000
Current Fiscal Year Adopted: $32,000
New Fiscal Year Recommended: $34,000
Description: Funds to cover repair and maintenance expenses for police cruisers and fire trucks.

Line Item: Building Repair and Maintenance
Line Item Number: 101-345.000.931.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $16,000
Description: Funds to cover the cost of maintaining and making repairs to the Public Safety building.

Line Item: Education and Training
Line Item Number: 101-345.000.960.000
Current Fiscal Year Adopted: $18,000
New Fiscal Year Recommended: $-0-
Description: Funds to cover the training expenses for Public Safety Officers for educational reimbursement for a higher degree.

Line Item: Education and Training – PA30
Line Item Number: 101-345.000.960.100
Current Fiscal Year Adopted: $11,000
New Fiscal Year Recommended: $11,000
Description: Funds to cover the training expenses for Public Safety Officers and paid on-call firefighters. Training ranges from police training schools/programs, to arms training to fire training schools/programs.

Line Item: Capital Outlay - Equipment
Line Item Number: 101-345.000.989.000
Current Fiscal Year Adopted: $166,000
New Fiscal Year Recommended: $136,000
Description: Funds to cover the cost of the following capital purchases:

Replacement Cruiser/Changeover	$66,000
Turnout Gear (4 Sets)	$14,000
Glocks	$28,000
Body Cameras Lease Payment 4 of 5	$28,000

Line Item: Central Garage Fund Allocation
Line Item Number: 101.448.000.707.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works Department employees who periodically make repairs to the City owned ornamental streetlights.

Line Item: Central Garage Fringe Benefits
Line Item Number: 101.448.000.710.100
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds paid to the Central Garage Fund to cover the cost of payroll taxes and fringe benefits expenses associated with wages earned by Public Works Department employees while maintaining the City owned ornamental streetlights.

Line Item: Repair and Maintenance Supplies
Line Item Number: 101.448.000.775.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds to cover the cost of supplies used in repairing the ornamental streetlights.

Line Item: Public Utilities
Line Item Number: 101.448.000.920.000
Current Fiscal Year Adopted: $92,000
New Fiscal Year Recommended: $92,000
Description: Funds paid to Consumers Energy for electricity used by the ornamental streetlights and for the usage and electric expenses associated with the Consumers Energy owned non-ornamental street lights.

Line Item: Central Garage Fund Allocation
Line Item Number: 101.567.000.707.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works Department employees for maintenance work at Oak Hill Cemetery.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 101.567.000.710.000
Current Fiscal Year Adopted: $6,500
New Fiscal Year Recommended: $6,500
Description: Funds paid to the fringes of Public Works Department employees for maintenance work at Oak Hill Cemetery.

Line Item: Contractual and Professional Services
Line Item Number: 101.567.000.801.000
Current Fiscal Year Adopted: $1,400
New Fiscal Year Recommended: $1,000
Description: Funds to cover the cost of contractual services associated with maintenance at Oak Hill Cemetery (ie – outside tree trimming firm).

Line Item: Equipment Rental
Line Item Number: 101.567.000.940.000
Current Fiscal Year Adopted: $18,000
New Fiscal Year Recommended: $14,000
Description: Funds paid to the Central Garage Fund for rental on equipment used in maintaining Oak Hill Cemetery.

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GENERAL FUND
Economic Development

Line Item: Contractual and Professional Services
Line Item Number: 101.728.000.801.000
Current Fiscal Year Adopted: $250,000
New Fiscal Year Recommended: $50,000
Description: To help cover the costs of engineering and design of the Riverside property.

Line Item: CDBG - Administration
Line Item Number: 101.728.000.801.300
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $20,000
Description: To help cover the costs of administration of the CDBG grant.

Line Item: CDBG – Contractual and Professional
Line Item Number: 101.728.000.801.301
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $120,000
Description: To help cover the costs of the CDBG work.

CITY OF IONIA
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GENERAL FUND
Contributions

Line Item: Contribution to Public Safety Vehicle Replacement Fund
Line Item Number: 101.965.000.999.203
Current Fiscal Year Adopted: $160,000
New Fiscal Year Recommended: $180,000
Description: Funds contributed to the Public Safety Vehicle Replacement Fund to help offset the cost of replacing fire apparatus.

Line Item: Contribution to Parks – Facilities Improvement Fund
Line Item Number: 101.965.000.999.239
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $100,000
Description: Funds contributed to the Parks – Facilities Improvement Fund to help off-set the cost of improving the City's parks facilities.

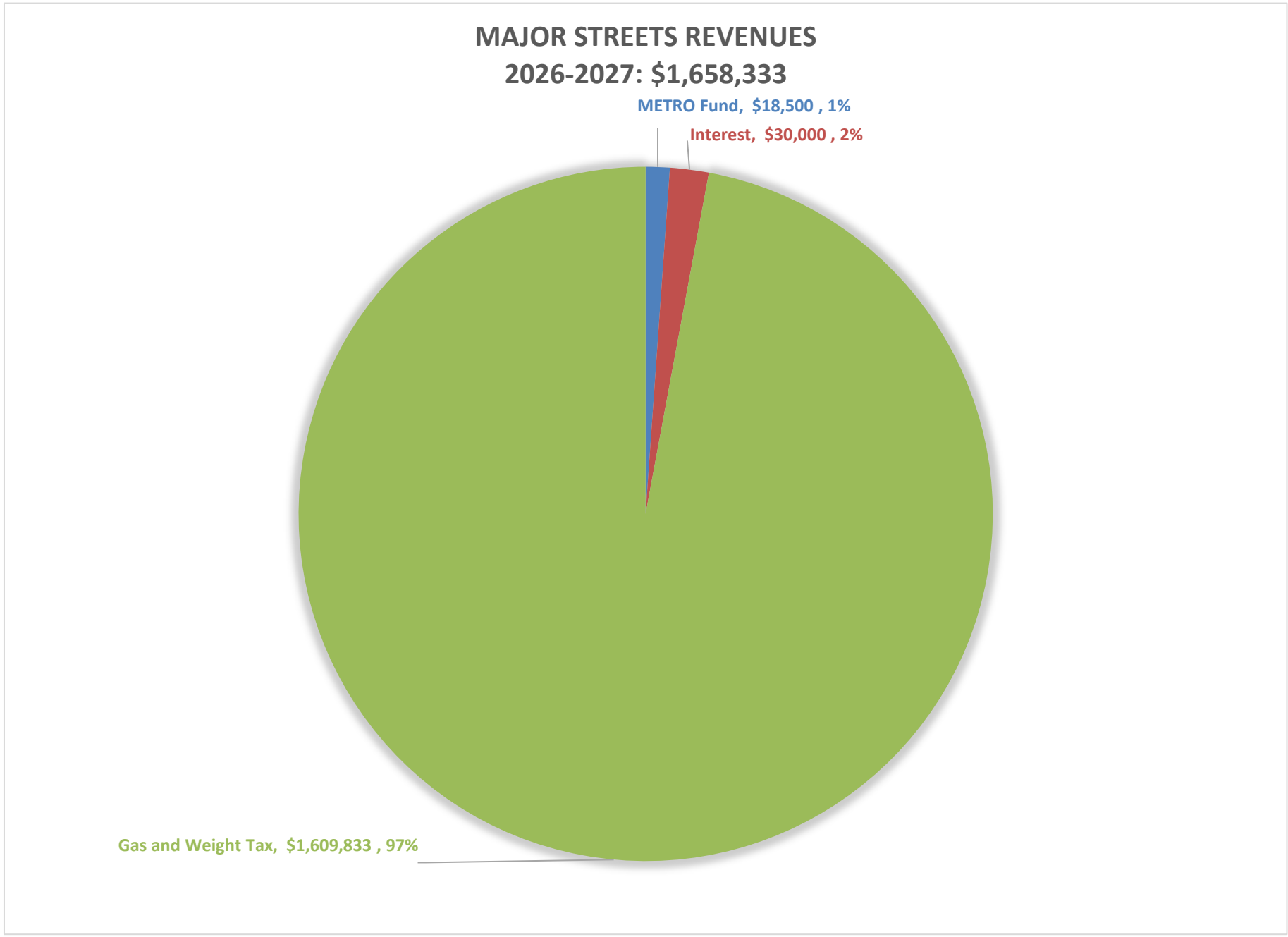
Line Item: Contribution to Downtown Development Authority Fund
Line Item Number: 101.965.000.999.248
Current Fiscal Year Adopted: $270,000
New Fiscal Year Recommended: $235,000
Description: Funds contributed to the DDA Fund to help offset the cost of improving the Ionia Theatre and operational costs of the DDA.

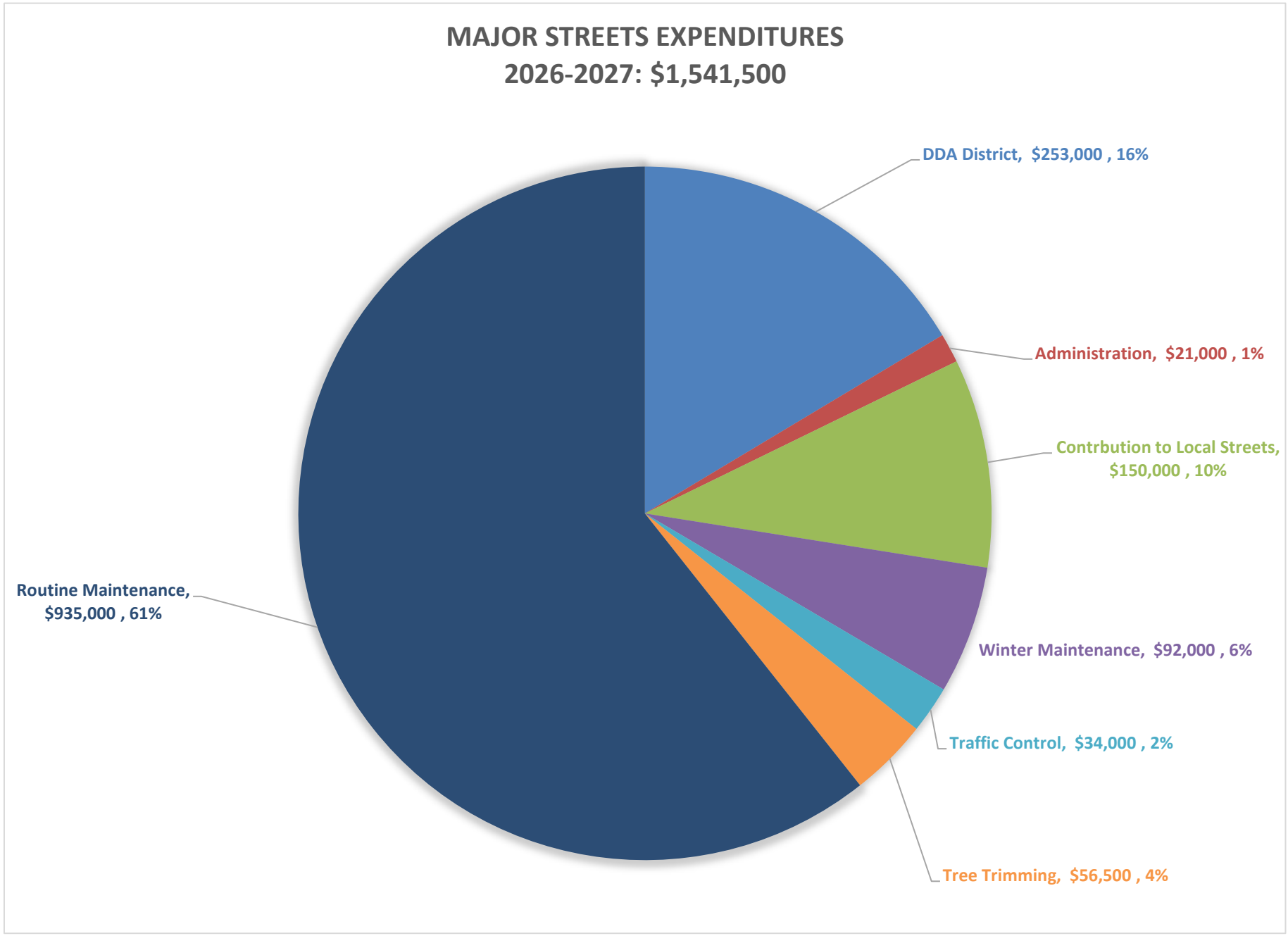
Line Item: Contribution to Recreation Fund
Line Item Number: 101.965.000.999.249
Current Fiscal Year Adopted: $400,000
New Fiscal Year Recommended: $330,000
Description: Funds contributed to the Recreation Fund to offset operational costs not covered through program registration fees.

City of Ionia

Fiscal Year 2026-2027 Budget

Major Street Fund


MAJOR STREETS REVENUES
2026-2027: $1,658,333
METRO Fund, $18,500 , 1%
Interest, $30,000 , 2%
Gas and Weight Tax, $1,609,833 , 97%


MAJOR STREETS EXPENDITURES
2026-2027: $1,541,500
DDA District, $253,000 , 16%
Administration, $21,000 , 1%
Contrbution to Local Streets, $150,000 , 10%
Winter Maintenance, $92,000 , 6%
Traffic Control, $34,000 , 2%
Tree Trimming, $56,500 , 4%
Routine Maintenance, $935,000 , 61%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 202 MAJOR STREETS						
Estimated Revenues						
202-000.000-546.000	STATE GRANTS-HIGHWAYS & STREET	1,014,724.40	1,040,299.73	1,089,113.49	1,095,486.00	1,609,833.00
202-000.000-665.000	INTEREST	19,116.22	48,787.90	46,104.04	30,000.00	30,000.00
202-000.000-688.000	OTHER REVENUE	23,779.51	22,895.15	24,980.97	18,500.00	18,500.00
Estimated Revenues		1,057,620.13	1,111,982.78	1,160,198.50	1,143,986.00	1,658,333.00
Appropriations						
Department: ROUTINE MAINTENANCE - GENERAL						
202-463.000-707.000	CENTRAL GARAGE ALLOCATION	69,932.81	67,652.93	78,877.48	72,000.00	75,000.00
202-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	49,057.47	43,987.43	58,089.86	52,000.00	58,000.00
202-463.000-775.000	REPAIR & MAINTENANCE SUPPLIES	3,386.59	1,014.26	2,786.77	7,000.00	7,000.00
202-463.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	9,443.07	343,095.97	150,000.00	750,000.00
202-463.000-940.000	EQUIPMENT RENTAL	42,344.64	40,347.17	39,235.57	45,000.00	45,000.00
Total Department ROUTINE MAINTENANCE - GENERAL:		164,721.51	162,444.86	522,085.65	326,000.00	935,000.00
Department: TREE TRIMMING						
202-463.100-707.000	CENTRAL GARAGE ALLOCATION	18,723.92	16,922.39	24,686.37	20,000.00	20,000.00
202-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	13,781.72	12,884.23	17,008.10	15,000.00	15,000.00
202-463.100-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	1,500.00	1,500.00
202-463.100-940.000	EQUIPMENT RENTAL	13,109.93	13,911.23	19,052.34	16,000.00	20,000.00
Total Department TREE TRIMMING:		45,615.57	43,717.85	60,746.81	52,500.00	56,500.00
Department: TRAFFIC SERVICE						
202-474.000-707.000	CENTRAL GARAGE ALLOCATION	10,078.54	11,900.16	10,987.55	12,000.00	12,000.00
202-474.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	7,086.41	8,174.15	6,942.95	9,000.00	9,000.00
202-474.000-775.000	REPAIR & MAINTENANCE SUPPLIES	5,494.09	3,996.14	5,147.80	6,000.00	6,000.00
202-474.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,136.62	0.00	0.00	3,500.00	3,500.00
202-474.000-920.000	PUBLIC UTILITIES	114.13	116.94	121.40	300.00	300.00
202-474.000-940.000	EQUIPMENT RENTAL	2,087.88	2,679.64	2,287.84	3,200.00	3,200.00
Total Department TRAFFIC SERVICE:		27,997.67	26,867.03	25,487.54	34,000.00	34,000.00
Department: WINTER MAINT - SNOW/ICE CONTR						
202-478.100-707.000	CENTRAL GARAGE ALLOCATION	18,017.63	12,858.39	19,302.88	25,000.00	25,000.00
202-478.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	13,107.71	5,624.58	16,453.61	18,000.00	20,000.00
202-478.100-775.000	REPAIR & MAINTENANCE SUPPLIES	11,760.44	10,528.97	11,298.06	15,000.00	19,000.00
202-478.100-940.000	EQUIPMENT RENTAL	20,243.15	13,836.91	23,793.66	28,000.00	28,000.00
Total Department WINTER MAINT - SNOW/ICE CONTR:		63,128.93	42,848.85	70,848.21	86,000.00	92,000.00
Department: CENTRAL GARAGE CONTRACT - DDA						
202-481.000-707.011	SALARY AND WAGES-GEN. MAINT.	74,380.99	87,669.36	76,443.48	95,000.00	85,000.00
202-481.000-707.012	SALARY AND WAGES-STREET SWEEP.	188.19	205.95	189.70	3,000.00	1,000.00
202-481.000-707.013	SALARY AND WAGES-TRAFFIC SERV.	3,987.17	5,272.26	5,404.06	6,000.00	6,000.00
202-481.000-707.014	SALARY AND WAGES-WINTER MAINT.	21,860.07	13,479.79	14,980.34	21,000.00	17,000.00
202-481.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	65,989.70	71,799.11	68,748.59	77,000.00	70,000.00

					25-26	26-27
		22-23	23-24	24-25	Amended	Recommended
GL Number	Description	Activity	Activity	Activity	Budget	Budget
202-481.000-775.000	REPAIR & MAINTENANCE SUPPLIES	21,827.16	14,557.79	17,236.68	17,000.00	21,000.00
202-481.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	3,000.00	3,000.00
202-481.000-940.000	EQUIPMENT RENTAL	42,382.52	40,907.40	41,821.84	50,000.00	50,000.00
Total Department CENTRAL GARAGE CONTRACT - DDA:		230,615.80	233,891.66	224,824.69	272,000.00	253,000.00
Department: ADMINISTRATION						
Department: ADMINISTRATION						
202-482.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	19,749.96	19,799.96	19,499.96	21,000.00	21,000.00
202-482.000-999.203	CONTRIBUTION TO LOCAL STREETS	0.00	200,000.00	0.00	150,000.00	150,000.00
Total Department ADMINISTRATION:		19,749.96	219,799.96	19,499.96	171,000.00	171,000.00
Appropriations		551,829.44	729,570.21	923,492.86	941,500.00	1,541,500.00
Fund 202 - MAJOR STREETS:						
TOTAL ESTIMATED REVENUES		1,057,620.13	1,111,982.78	1,160,198.50	1,143,986.00	1,658,333.00
TOTAL APPROPRIATIONS		551,829.44	729,570.21	923,492.86	941,500.00	1,541,500.00
NET OF REVENUES & APPROPRIATIONS:		505,790.69	382,412.57	236,705.64	202,486.00	116,833.00
BEG. FUND BALANCE		588,166.14	1,093,956.83	1,476,369.40	1,713,075.04	1,713,075.04
END FUND BALANCE		1,093,956.83	1,476,369.40	1,713,075.04	1,915,561.04	1,829,908.04

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

MAJOR STREET FUND
Revenues

Line Item: State Grants – Highways & Street
Line Item Number: 202-000-000-546.000
Current Fiscal Year Adopted: $1,095,486
New Fiscal Year Recommended: $1,609,833
Description: Funds received from the State of Michigan in the form of Act 51 Gas and Weight Tax. The City has 8.66 miles of major streets.

Line Item: Interest
Line Item Number: 202-000-000-665.000
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $30,000
Description: Funds received in the form of interest on investments held by the fund

Line Item: Other Revenue
Line Item Number: 202-000-000-688.000
Current Fiscal Year Adopted: $18,500
New Fiscal Year Recommended: $18,500
Description: Funds received from the State of Michigan in the form of METRO fees. These fees are collected by the State on behalf of municipalities for the use of municipal rights-of-ways for telecommunication purposes and then redistributed to municipalities who have adopted METRO ordinances.

MAJOR STREET FUND
Expenditures

ROUTINE MAINTENANCE - GENERAL

Line Item: Central Garage Allocation
Line Item Number: 202-463-000-707.000
Current Fiscal Year Adopted: $72,000
New Fiscal Year Recommended: $75,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees completing general maintenance on the major street system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 202-463-000-710.000
Current Fiscal Year Adopted: $52,000
New Fiscal Year Recommended: $58,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works employees completing general maintenance on the major street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 202-463-000-775.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,000
Description: Funds to cover the cost of supplies used for completing normal maintenance and repairs to the major street system. Examples include patch materials, gravel, grates, etc.

Line Item: Contractual and Professional Services
Line Item Number: 202-463-000-801.000
Current Fiscal Year Adopted: $150,000
New Fiscal Year Recommended: $750,000
Description: Funds to cover a variety of professional services including contracting for crack filling, chip sealing, street tree planting and asphalt replacement. Additionally, this line item contains money towards the cost of the East Washington Street project.

Line Item: Equipment Rental
Line Item Number: 202-463-000-940.000
Current Fiscal Year Adopted: $45,000
New Fiscal Year Recommended: $45,000
Description: Funds paid to the Central Garage Fund to cover the cost of renting equipment used to maintain the major street system.

TREE TRIMMING
Line Item: Central Garage Allocation
Line Item Number: 202-463-100-707.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees who perform trimming work on trees located along the major street system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 202-463-100-710.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works employees completing tree trimming work along the major street system.

Line Item: Contractual and Professional Services
Line Item Number: 202-463-100-801.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds to cover the expense of periodically hiring a tree removal firm to remove trees that Public Works staff may not have the skill to remove.

Line Item: Equipment Rental
Line Item Number: 202-463-100-940.000
Current Fiscal Year Adopted: $16,000
New Fiscal Year Recommended: $20,000
Description: Funds paid to the Central Garage Fund for the use of equipment when completing tree trimming along the major street system.

TRAFFIC SERVICE

Line Item: Central Garage Allocation
Line Item Number: 202-474-000-707.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees who perform work on the City's major street traffic control (street sign/street painting) system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 202-474-000-710.000
Current Fiscal Year Adopted: $9,000
New Fiscal Year Recommended: $9,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works employees completing traffic service type work on the major street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 202-474-000-775.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Funds used to cover the cost of purchasing signs, sign posts, paint and other supplies used to manage traffic on the major street system.

Line Item: Contractual and Professional Services
Line Item Number: 202-474-000-801.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $3,500

Description: Funds used to hire a street striping company to paint lines on certain major streets.

Line Item: Public Utilities
Line Item Number: 202-474-000-920.000
Current Fiscal Year Adopted: $300
New Fiscal Year Recommended: $300
Description: Funds paid to Consumers Energy for electricity used by the street lights.

Line Item: Equipment Rental
Line Item Number: 202-474-000-940.000
Current Fiscal Year Adopted: $3,200
New Fiscal Year Recommended: $3,200
Description: Funds paid to the Central Garage Fund for the use of equipment when completing traffic control related maintenance along the major street system.

WINTER MAINTENANCE – Snow and Ice Control
Line Item: Central Garage Allocation
Line Item Number: 202-478-100-707.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees while removing snow and ice from the major street system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 202-478-100-710.000
Current Fiscal Year Adopted: $18,000
New Fiscal Year Recommended: $20,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works employees removing snow from the major street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 202-478-100-775.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $19,000
Description: Funds used to cover the cost of purchasing road salt.

Line Item: Equipment Rental
Line Item Number: 202-478-100-940.000
Current Fiscal Year Adopted: $28,000
New Fiscal Year Recommended: $28,000
Description: Funds used to cover the cost of utilizing equipment owned by the Central Garage Fund while removing snow and ice from the major street system.

CENTRAL GARAGE CONTRACT – DDA
Line Item: Salary and Wages – General Maintenance
Line Item Number: 202-481-000-707.011
Current Fiscal Year Adopted: $95,000
New Fiscal Year Recommended: $85,000
Description: Funds used to cover the salary and wages of Public Works employees while completing general maintenance in the DDA district. The maintenance is primarily performed along the streets located in downtown.

Line Item: Salary and Wages – Street Sweeping
Line Item Number: 202-481-000-707.012
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $1,000
Description: Funds used to cover the salary and wages of Public Works employees while completing street sweeping in the DDA district.

Line Item: Salary and Wages – Traffic Services
Line Item Number: 202-481-000-707.013
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Funds used to cover the salary and wages of Public Works employees while completing street striping and parking lot striping not handled by a contracted firm.

Line Item: Salary and Wages – Winter Maintenance
Line Item Number: 202-481-000-707.014
Current Fiscal Year Adopted: $21,000
New Fiscal Year Recommended: $17,000
Description: Funds used to cover the salary and wages of Public Works employees while removing snow and ice from the major streets located in the DDA district.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 202-481-100-710.000
Current Fiscal Year Adopted: $77,000
New Fiscal Year Recommended: $70,000
Description: Funds to cover the cost of the payroll taxes and fringe benefits associated with the Public Works employees completing maintenance in the DDA district.

Line Item: Repair and Maintenance Supplies
Line Item Number: 202-481-000-775.000
Current Fiscal Year Adopted: $17,000
New Fiscal Year Recommended: $21,000
Description: Funds used to cover the cost of supplies used by Public Works employees while performing routine maintenance in the DDA district.

Line Item: Contractual and Professional Services
Line Item Number: 202-481-000-801.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds used to cover the cost of miscellaneous professional services associated with various DDA district related projects.

Line Item: Equipment Rental
Line Item Number: 202-481-000-940.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds paid to the Central Garage Fund for the equipment that Public Works employees use to perform maintenance in the DDA district.

ADMINISTRATION

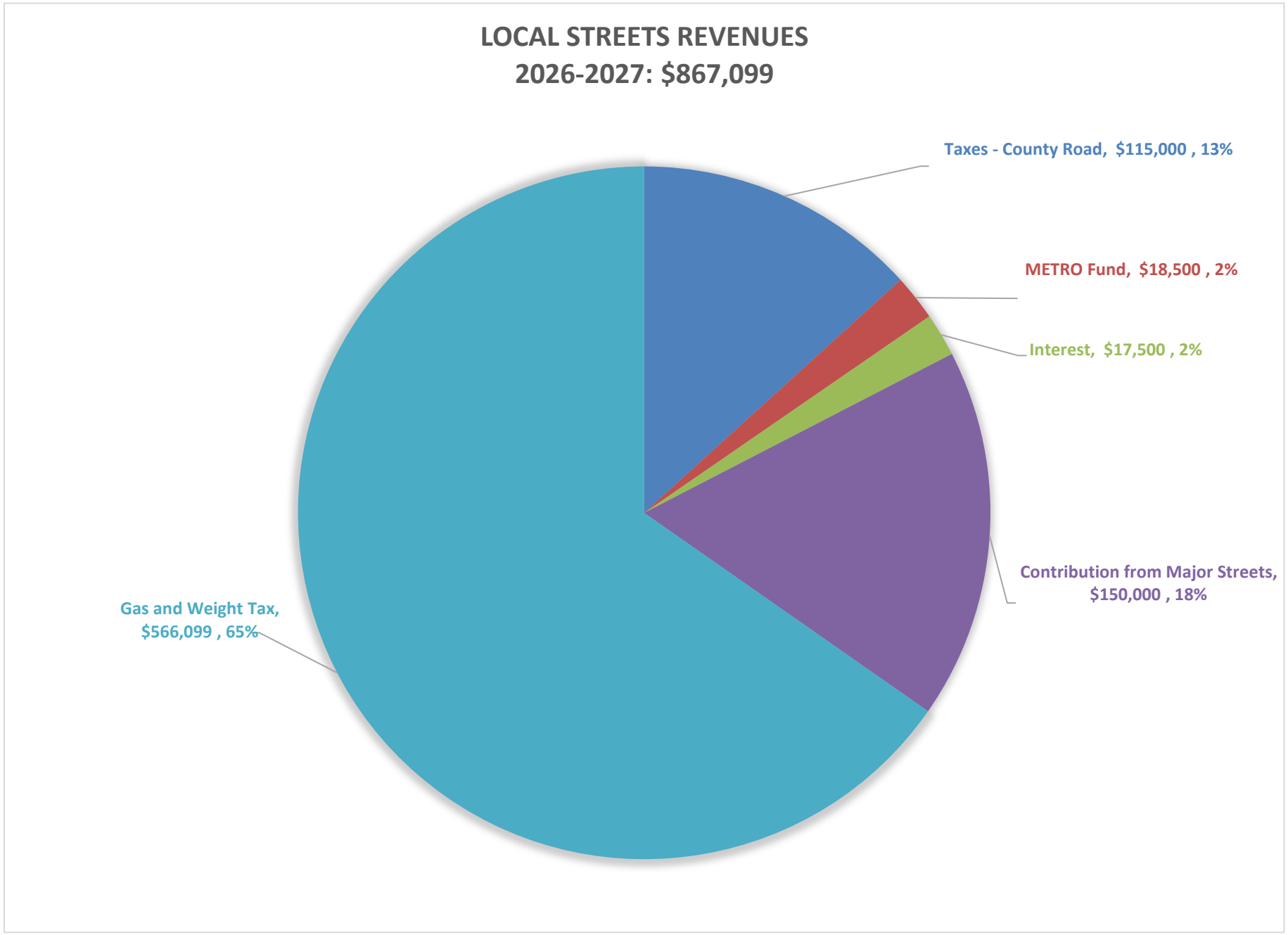
Line Item: Contractual and Professional Services
Line Item Number: 202-482-000-801.000
Current Fiscal Year Adopted: $21,000
New Fiscal Year Recommended: $21,000
Description: Funds paid to the General Fund to cover the cost of City Hall staff that provide administrative oversight to the Major Street Fund and funds for the Major Street Fund's portion of the annual audit.

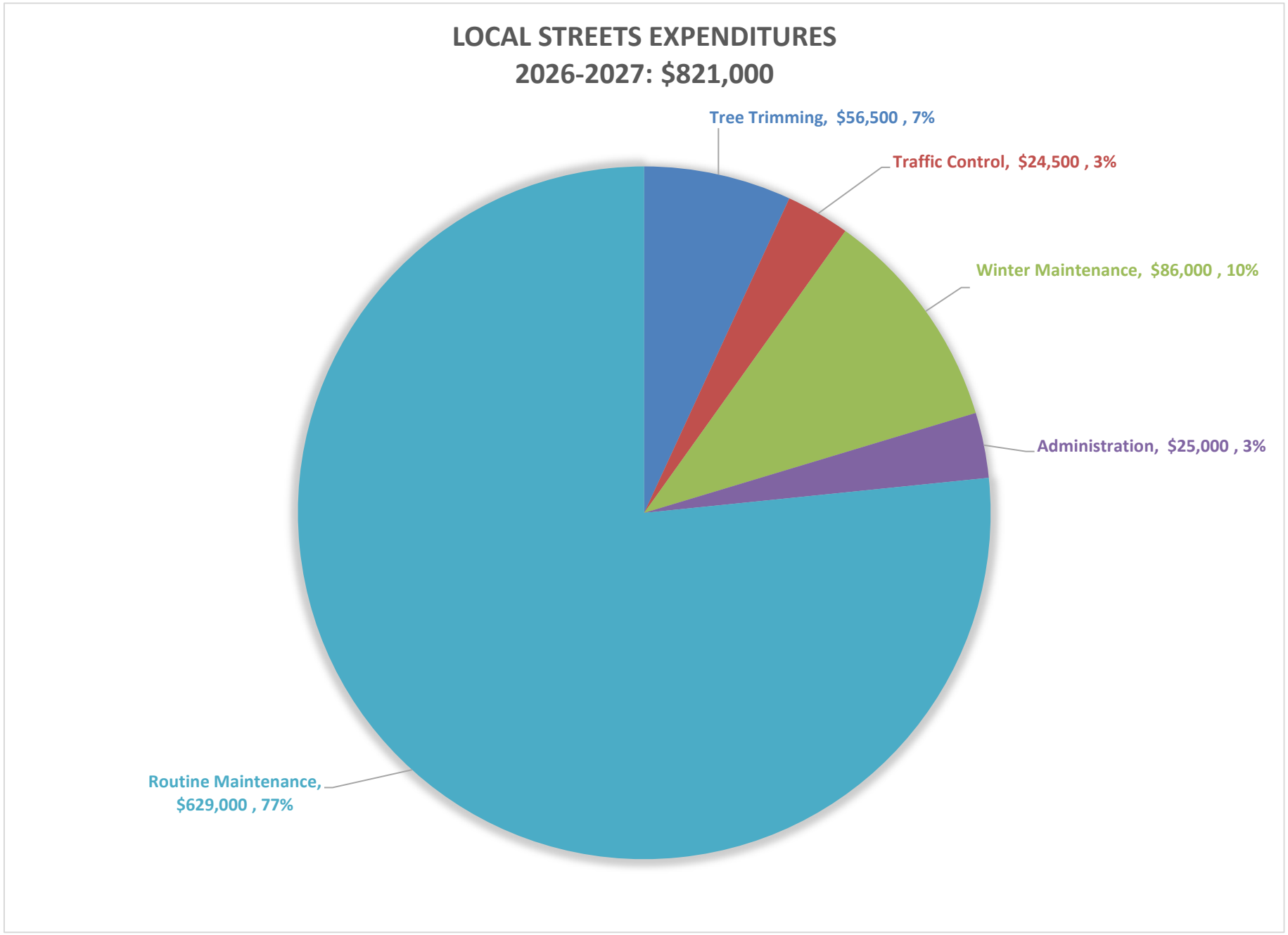
Line Item: Transfer to Local Street Fund
Line Item Number: 202-482-000-999.203
Current Fiscal Year Adopted: $150,000
New Fiscal Year Recommended: $150,000
Description: Funds transferred from the Major Street Fund to the Local Street Fund to assist with financing improvements to the local street system.

City of Ionia

Fiscal Year 2026-2027 Budget

Local Street Fund


LOCAL STREETS REVENUES
2026-2027: $867,099
Taxes - County Road, $115,000 , 13%
METRO Fund, $18,500 , 2%
Interest, $17,500 , 2%
Contribution from Major Streets, $150,000 , 18%
Gas and Weight Tax, $566,099 , 65%


LOCAL STREETS EXPENDITURES
2026-2027: $821,000
Tree Trimming, $56,500 , 7%
Traffic Control, $24,500 , 3%
Winter Maintenance, $86,000 , 10%
Administration, $25,000 , 3%
Routine Maintenance, $629,000 , 77%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 203 LOCAL STREETS						
Estimated Revenues						
203-000.000-403.000	COUNTY ROAD - TAXES	96,698.44	102,338.65	111,154.82	99,000.00	115,000.00
203-000.000-546.000	STATE GRANTS - HIGHWAYS & STREETS	360,049.26	369,370.64	386,828.21	389,097.00	566,099.00
203-000.000-665.000	INTEREST	12,848.07	30,362.48	32,300.65	20,000.00	17,500.00
203-000.000-688.000	OTHER REVENUE	22,976.47	21,927.84	23,999.94	18,500.00	18,500.00
203-000.000-699.202	CONTRIB FROM MAJOR STREETS	0.00	200,000.00	0.00	150,000.00	150,000.00
Estimated Revenues		492,572.24	723,999.61	554,283.62	676,597.00	867,099.00
Appropriations						
Department: ROUTINE MAINTENANCE - GENERAL						
203-463.000-707.000	CENTRAL GARAGE ALLOCATION	67,386.11	66,416.01	77,542.89	72,000.00	75,000.00
203-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	47,591.05	43,485.74	57,697.04	50,000.00	57,000.00
203-463.000-775.000	REPAIR & MAINTENANCE SUPPLIES	419.30	1,186.66	174.42	4,000.00	4,000.00
203-463.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	13,783.95	27,812.97	370,096.20	355,000.00	450,000.00
203-463.000-940.000	EQUIPMENT RENTAL	41,707.75	39,416.07	38,994.37	43,000.00	43,000.00
Total Department ROUTINE MAINTENANCE - GENERAL:		170,888.16	178,317.45	544,504.92	524,000.00	629,000.00
Department: TREE TRIMMING						
203-463.100-707.000	CENTRAL GARAGE ALLOCATION	19,342.50	16,908.86	24,681.20	20,000.00	20,000.00
203-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	14,112.60	12,872.08	17,005.21	15,000.00	15,000.00
203-463.100-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	1,500.00	1,500.00
203-463.100-940.000	EQUIPMENT RENTAL	13,064.10	13,909.69	19,178.40	16,000.00	20,000.00
Total Department TREE TRIMMING:		46,519.20	43,690.63	60,864.81	52,500.00	56,500.00
Department: TRAFFIC SERVICE						
203-474.000-707.000	CENTRAL GARAGE ALLOCATION	9,829.96	11,570.43	10,826.06	12,000.00	12,000.00
203-474.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	6,930.15	8,061.71	6,995.00	8,500.00	8,500.00
203-474.000-775.000	REPAIR & MAINTENANCE SUPPLIES	0.00	0.00	930.00	1,000.00	1,000.00
203-474.000-940.000	EQUIPMENT RENTAL	1,964.39	2,666.63	2,258.36	3,000.00	3,000.00
Total Department TRAFFIC SERVICE:		18,724.50	22,298.77	21,009.42	24,500.00	24,500.00
Department: WINTER MAINT - SNOW/ICE CONTR						
203-478.100-707.000	CENTRAL GARAGE ALLOCATION	17,010.57	12,611.63	18,713.83	21,000.00	21,000.00
203-478.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	12,603.54	5,399.53	15,991.46	17,500.00	20,000.00
203-478.100-775.000	REPAIR & MAINTENANCE SUPPLIES	11,760.48	10,528.99	11,298.06	15,000.00	19,000.00
203-478.100-940.000	EQUIPMENT RENTAL	19,250.12	13,535.70	22,985.26	24,000.00	26,000.00
Total Department WINTER MAINT - SNOW/ICE CONTR:		60,624.71	42,075.85	68,988.61	77,500.00	86,000.00
Department: ADMINISTRATION						
203-482.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	25,749.96	23,800.04	23,500.04	25,000.00	25,000.00
Total Department ADMINISTRATION:		25,749.96	23,800.04	23,500.04	25,000.00	25,000.00
Appropriations		322,506.53	310,182.74	718,867.80	703,500.00	821,000.00
Fund 203 - LOCAL STREETS:						

					25-26	26-27
		22-23	23-24	24-25	Amended	Recommended
GL Number	Description	Activity	Activity	Activity	Budget	Budget
TOTAL ESTIMATED REVENUES		492,572.24	723,999.61	554,283.62	676,597.00	867,099.00
TOTAL APPROPRIATIONS		322,506.53	310,182.74	718,867.80	703,500.00	821,000.00
NET OF REVENUES & APPROPRIATIONS:		170,065.71	413,816.87	(164,584.18)	(26,903.00)	46,099.00
BEG. FUND BALANCE		520,688.70	690,754.41	1,104,571.28	939,987.10	939,987.10
END FUND BALANCE		690,754.41	1,104,571.28	939,987.10	913,084.10	986,086.10

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document
LOCAL STREET FUND
Revenues

Line Item: Current Property Taxes
Line Item Number: 203-000-000-409.000
Current Fiscal Year Adopted: $99,000
New Fiscal Year Recommended: $115,000
Description: Funds received from the 1 mill Ionia County road tax.

Line Item: State Grants – Highways & Streets
Line Item Number: 203-000-000-546.000
Current Fiscal Year Adopted: $389,097
New Fiscal Year Recommended: $566,099
Description: Funds received from the State of Michigan in the form of Act 51 Gas and Weight Tax. The City has 17.11 miles of local streets.

Line Item: Interest
Line Item Number: 203-000-000-665.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $17,500
Description: Funds received in the form of interest income on reserves held by the Local Street Fund.

Line Item: Other Revenue
Line Item Number: 203-000-000-688.000
Current Fiscal Year Adopted: $18,500
New Fiscal Year Recommended: $18,500
Description: Funds received from the State of Michigan in the form of METRO fees. These fees are collected by the State on behalf of municipalities for the use of municipal rights-of-way and then redistributed to municipalities who have adopted METRO ordinances.

Line Item: Contributions from Major Street Fund
Line Item Number: 203-000-000-699.202
Current Fiscal Year Adopted: $150,000
New Fiscal Year Recommended: $150,000
Description: Funds received in the form of a transfer from the Major Street Fund.

LOCAL STREET FUND
Expenditures

ROUTINE MAINTENANCE - GENERAL

Line Item: Central Garage Allocation
Line Item Number: 203-463-000-707.000
Current Fiscal Year Adopted: $72,000
New Fiscal Year Recommended: $75,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees completing general maintenance on the local street system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 203-463-000-710.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $57,000
Description: Funds to cover the cost of payroll taxes and fringe benefits for wages charged by the Central Garage Fund for performing routine maintenance on the local street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 203-463-000-775.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds to cover the cost of supplies used for completing normal maintenance and repairs to the local street system. Examples include patch materials, gravel, grates, etc.

Line Item: Contractual and Professional Services
Line Item Number: 203-463-000-801.000
Current Fiscal Year Adopted: $355,000
New Fiscal Year Recommended: $450,000
Description: Funds used to cover contractual and professional services such as crack filling, chip sealing, and street tree planting. Street proposed for resurfacing during FY26-27 is Morse and Pearl streets.

Line Item: Equipment Rental
Line Item Number: 203-463-000-940.000
Current Fiscal Year Adopted: $43,000
New Fiscal Year Recommended: $43,000
Description: Funds paid to the Central Garage Fund to cover the cost of renting equipment used to maintain the local street system.

TREE TRIMMING
Line Item: Central Garage Allocation
Line Item Number: 203-463-100-707.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees who perform trimming work on trees located within the local street system right-of-way.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 203-463-100-710.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the cost of payroll taxes and fringe benefits for wages charged by the Central Garage Fund for performing routine maintenance on the local street system.

Line Item: Contractual and Professional Services
Line Item Number: 203-463-100-801.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds to cover the expense of periodically hiring a tree removal firm to remove trees that Public Works staff may not have the skill to remove.

Line Item: Equipment Rental
Line Item Number: 463-100-940.000
Current Fiscal Year Adopted: $16,000
New Fiscal Year Recommended: $20,000
Description: Funds paid to the Central Garage Fund for the use of equipment when completing tree trimming along the local street system.

TRAFFIC SERVICE

Line Item: Central Garage Allocation
Line Item Number: 203-474-000-707.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees who perform work on the City's local street traffic control (street sign/street painting) system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 203-474-000-710.000
Current Fiscal Year Adopted: $8,500
New Fiscal Year Recommended: $8,500
Description: Funds to cover the cost of payroll taxes and fringe benefits for wages charged by the Central Garage Fund for performing traffic service maintenance on the local street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 203-474-000-775.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds used to cover the cost of purchasing signs, sign posts, paint and other supplies used to manage traffic on the local street system.

Line Item: Equipment Rental
Line Item Number: 203-474-000-940.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds paid to the Central Garage Fund for the use of equipment when completing traffic control related maintenance along the local street system.

WINTER MAINTENANCE – SNOW AND ICE CONTROL

Line Item: Central Garage Allocation
Line Item Number: 203-478-100-707.000
Current Fiscal Year Adopted: $21,000
New Fiscal Year Recommended: $21,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works employees while removing snow and ice from the local street system.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 203-478-100-710.000
Current Fiscal Year Adopted: $17,500
New Fiscal Year Recommended: $20,000
Description: Funds to cover the cost of payroll taxes and fringe benefits for wages charged by the Central Garage Fund for performing winter maintenance on the local street system.

Line Item: Repair and Maintenance Supplies
Line Item Number: 203-478-100-775.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $19,000
Description: Funds used to cover the cost of purchasing road salt.

Line Item: Equipment Rental
Line Item Number: 203-478-100-940.000
Current Fiscal Year Adopted: $24,000
New Fiscal Year Recommended: $26,000
Description: Funds used to cover the cost of utilizing equipment owned by the Central Garage Fund while removing snow and ice from the local street system.

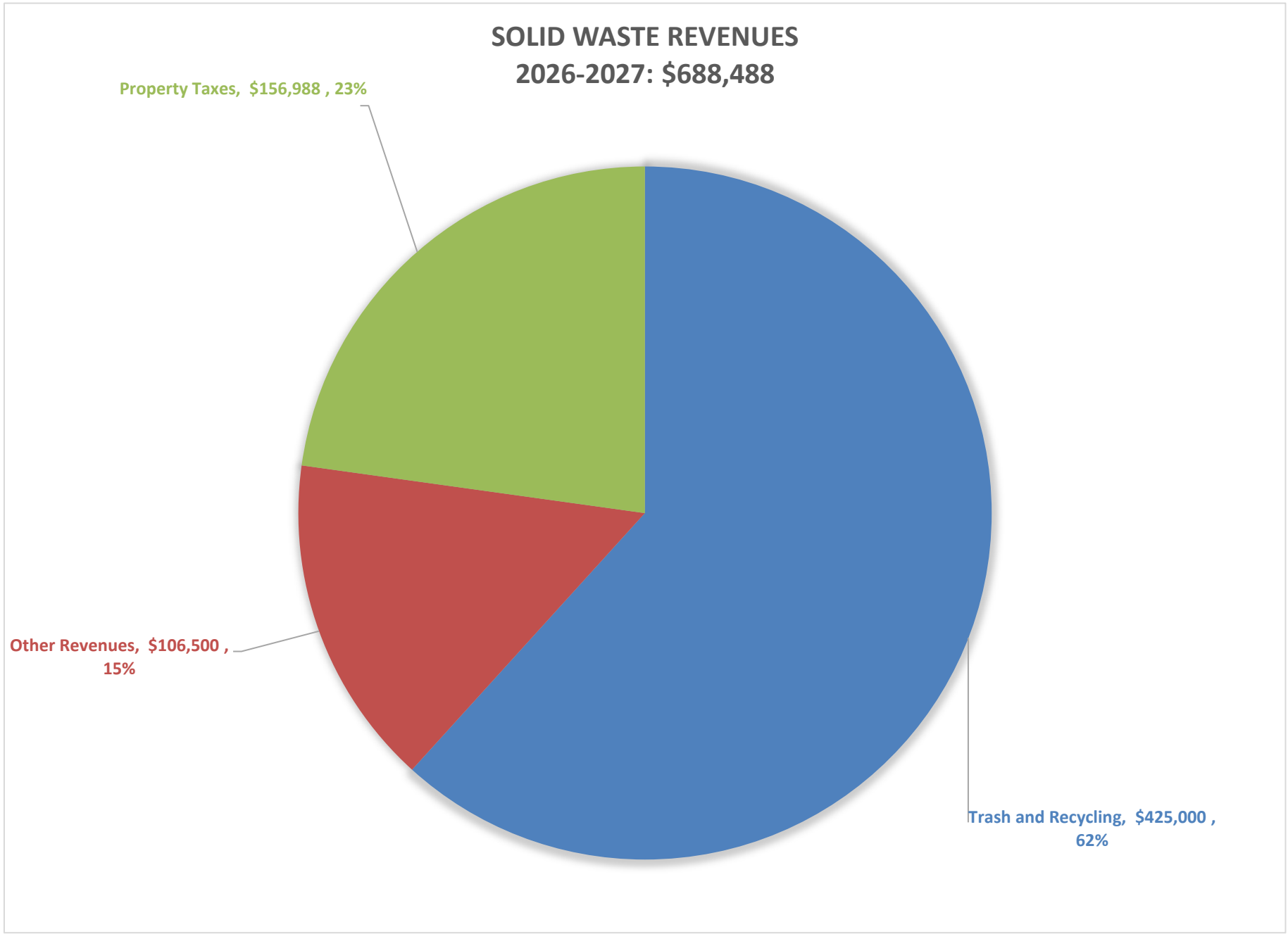
ADMINISTRATION

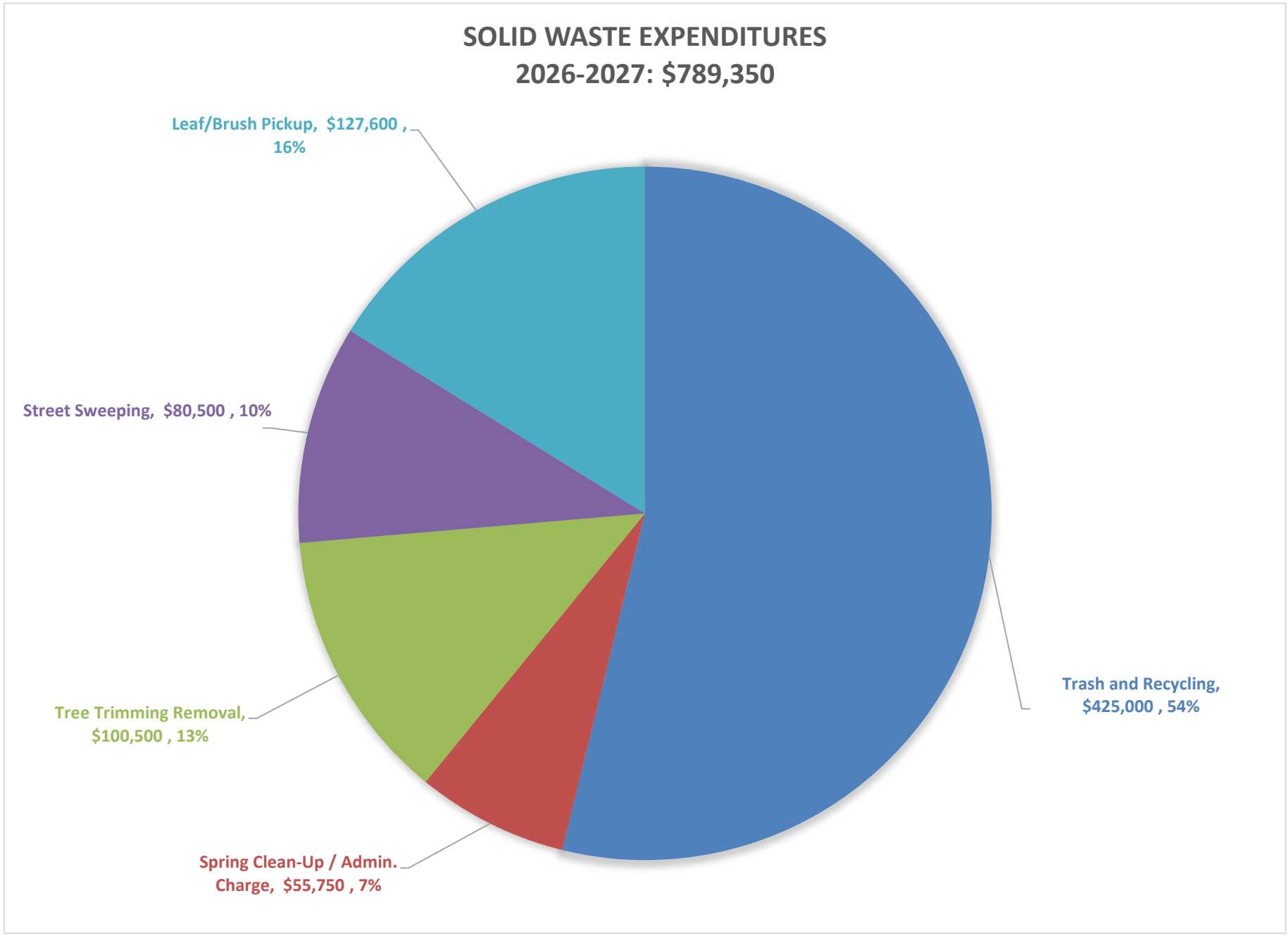
Line Item: Contractual and Professional Services
Line Item Number: 203-482-000-801.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds paid to the General Fund to cover the cost of City Hall staff that provide administrative oversight to the Local Street Fund and funds for the Local Street Fund's portion of the annual audit.

City of Ionia

Fiscal Year 2026-2027 Budget

Solid Waste Fund


SOLID WASTE REVENUES
2026-2027: $688,488
Property Taxes, $156,988 , 23%
Other Revenues, $106,500 , 15%
Trash and Recycling, $425,000 , 62%


SOLID WASTE EXPENDITURES
2026-2027: $789,350
Leaf/Brush Pickup, $127,600 , 16%
Street Sweeping, $80,500 , 10%
Tree Trimming Removal, $100,500 , 13%
Spring Clean-Up / Admin. Charge, $55,750 , 7%
Trash and Recycling, $425,000 , 54%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 228 SOLID WASTE FUND						
Estimated Revenues						
228-000.000-409.000	CURRENT PROPERTY TAXES	247,211.27	254,756.38	275,132.58	144,000.00	156,988.00
228-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	87,565.34	81,289.09	91,405.09	77,000.00	75,000.00
228-000.000-620.000	REFUSE COLLECTION FEES	295,896.50	335,186.22	348,601.41	395,000.00	425,000.00
228-000.000-660.000	PENALTY REVENUE	6,322.77	7,424.58	7,986.02	7,000.00	7,500.00
228-000.000-665.000	INTEREST	8,119.47	19,528.95	20,663.64	14,000.00	12,000.00
228-000.000-688.000	OTHER REVENUE	11,725.21	12,055.57	12,911.77	12,000.00	12,000.00
Estimated Revenues		656,840.56	710,240.79	756,700.51	649,000.00	688,488.00
Appropriations						
Department: CITY PROPERTY IMPROVEMENTS						
228-271.000-707.000	CENTRAL GARAGE ALLOCATION	2,471.43	1,969.38	1,545.80	3,000.00	3,000.00
228-271.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	2,105.56	2,001.65	1,547.34	2,000.00	2,000.00
228-271.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	41,543.61	51,028.27	51,655.11	50,000.00	50,000.00
228-271.000-940.000	EQUIPMENT RENTAL	649.37	543.64	483.80	750.00	750.00
Total Department CITY PROPERTY IMPROVEMENTS:		46,769.97	55,542.94	55,232.05	55,750.00	55,750.00
Department: RECYCLING CENTER						
228-272.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	283,970.52	334,390.92	348,372.77	395,000.00	425,000.00
Total Department RECYCLING CENTER:		283,970.52	334,390.92	348,372.77	395,000.00	425,000.00
Department: TREE TRIMMING						
228-463.100-707.000	CENTRAL GARAGE ALLOCATION	19,147.87	16,613.99	26,163.49	40,000.00	40,000.00
228-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	14,056.18	12,667.86	18,162.08	29,000.00	29,000.00
228-463.100-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	1,225.00	1,500.00	1,500.00
228-463.100-940.000	EQUIPMENT RENTAL	13,091.95	13,800.38	19,079.35	30,000.00	30,000.00
Total Department TREE TRIMMING:		46,296.00	43,082.23	64,629.92	100,500.00	100,500.00
Department: STREET SWEEPING						
228-463.500-707.000	CENTRAL GARAGE ALLOCATION	13,311.26	12,448.94	10,831.54	17,500.00	17,500.00
228-463.500-710.000	PAYROLL TAXES & FRINGE BENEFIT	5,762.37	8,402.41	8,097.51	11,000.00	11,000.00
228-463.500-801.000	CONTRACTUAL & PROFESSIONAL SEV	18,760.00	9,800.00	0.00	15,000.00	15,000.00
228-463.500-940.000	EQUIPMENT RENTAL	27,111.87	29,137.68	23,578.68	37,000.00	37,000.00
Total Department STREET SWEEPING:		64,945.50	59,789.03	42,507.73	80,500.00	80,500.00
Department: LEAF AND BRUSH PICKUP						
228-463.700-707.000	CENTRAL GARAGE ALLOCATION	29,305.65	34,688.27	36,473.83	38,000.00	38,000.00
228-463.700-710.000	PAYROLL TAXES & FRINGE BENEFIT	21,989.70	25,199.23	31,431.62	29,000.00	32,000.00
228-463.700-801.000	CONTRACTUAL & PROFESSIONAL SEV	10,000.00	10,000.00	34,122.00	35,000.00	30,000.00
228-463.700-900.000	PUBLISHING	0.00	0.00	0.00	2,600.00	2,600.00
228-463.700-940.000	EQUIPMENT RENTAL	20,811.39	21,526.05	24,334.56	25,000.00	25,000.00
Total Department LEAF AND BRUSH PICKUP:		82,106.74	91,413.55	126,362.01	129,600.00	127,600.00
Appropriations		524,088.73	584,218.67	637,104.48	761,350.00	789,350.00

					25-26	26-27
		22-23	23-24	24-25	Amended	Recommended
GL Number	Description	Activity	Activity	Activity	Budget	Budget
Fund 228 - SOLID WASTE FUND:						
TOTAL ESTIMATED REVENUES		656,840.56	710,240.79	756,700.51	649,000.00	688,488.00
TOTAL APPROPRIATIONS		524,088.73	584,218.67	637,104.48	761,350.00	789,350.00
NET OF REVENUES & APPROPRIATIONS:		132,751.83	126,022.12	119,596.03	(112,350.00)	(100,862.00)
BEG. FUND BALANCE		257,141.68	389,893.51	515,915.63	635,511.66	635,511.66
END FUND BALANCE		389,893.51	515,915.63	635,511.66	523,161.66	534,649.66

CITY OF IONIA
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SOLID WASTE FUND
Revenues

Line Item: Property Taxes
Line Item Number: 228.000.000.409.000
Current Fiscal Year Adopted: $144,000
New Fiscal Year Recommended: $156,988
Description: Funds received in the form of property taxes from the 1.00 mill solid waste millage.

Line Item: Local Community Stabilization Funds
Line Item Number: 228.000.000.573.000
Current Fiscal Year Adopted: $77,000
New Fiscal Year Recommended: $75,000
Description: Revenues received from the State of Michigan through the Local Community Stabilization Fund in lieu of collecting personal property tax locally.

Line Item: Refuse Collection Fees
Line Item Number: 228.000.000.620.000
Current Fiscal Year Adopted: $395,000
New Fiscal Year Recommended: $425,000
Description: Funds received in the form of fees paid by residents for trash and recycling removal services provided by Granger. Consistent with the City's contract with Granger, rates for service for FY26-27 will be $4.40 for bag tags; $10.50 per month for a 90 gallon container; and, $4.60 per month for recycling.

Line Item: Penalty Revenue
Line Item Number: 228.000.000.660.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,500
Description: Funds received in the form of penalties from those who pay their service charges late.

Line Item: Interest
Line Item Number: 228.000.000.665.000
Current Fiscal Year Adopted: $14,000
New Fiscal Year Recommended: $12,000
Description: Funds received in the form of interest income on reserves held by the Solid Waste Fund.

Line Item: Other Revenue
Line Item Number: 228.000.000.688.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds received in the form of administrative reimbursement for preparing and processing trash and recycling charges.

SPRING/FALL CLEAN-UP

Line Item: Central Garage Allocation
Line Item Number: 228-271.000.707.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds paid to the Central Garage Fund to cover the wages of the Public Works Department staff completing spring and fall clean-up work.

Line Item: Fringe Benefits
Line Item Number: 228-271.000.710.100
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds paid to the Central Garage Fund to cover the fringe benefits associated with the wages paid to the Public Works Department staff completing spring and fall clean-up work.

Line Item: Contractual and Professional Services
Line Item Number: 228-271.000.801.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds used to cover the costs associated with administering the City's solid waste collection program (paid to the General Fund) and the cost of disposing items discarded by residents through the spring and fall clean-up programs.

Line Item: Equipment Rental
Line Item Number: 228-271.000.940.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $750
Description: Funds to cover the cost of equipment rental for equipment used as part of the spring and fall clean-up programs.

TRASH AND RECYCLE FEES

Line Item: Contractual and Professional Services
Line Item Number: 228-272.000.801.000
Current Fiscal Year Adopted: $395,000
New Fiscal Year Recommended: $425,000
Description: Funds paid to Granger for providing trash and recycling services in the City.

TREE TRIMMING AND STUMP REMOVAL

Line Item: Central Garage Fund Allocation
Line Item Number: 228-463.100.707.000
Current Fiscal Year Adopted: $40,000
New Fiscal Year Recommended: $40,000
Description: Funds paid to the Central Garage Fund to cover the wages of the Public Works Department staff completing the clean-up work associated with trimming trees and removing stumps.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 228-463.100.710.000
Current Fiscal Year Adopted: $29,000
New Fiscal Year Recommended: $29,000
Description: Funds paid to the Central Garage Fund to cover the fringe benefits associated with the wages paid to the Public Works Department staff that handle the clean-up work associated with trimming trees and removing stumps.

Line Item: Contractual and Professional Services
Line Item Number: 228-463.100.801.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds to cover the cost of hiring a contractor to grind stumps.

Line Item: Equipment Rental
Line Item Number: 228-463.100.940.000
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $30,000
Description: Funds paid to the Central Garage Fund for renting the equipment used to clean-up wood and branches and stump grindings from tree trimming or removal work.

STREET SWEEPING
Line Item: Central Garage Fund Allocation
Line Item Number: 228-463.500.707.000
Current Fiscal Year Adopted: $17,500
New Fiscal Year Recommended: $17,500
Description: Funds paid to the Central Garage Fund to cover the wages of the Public Works Department staff that sweep City streets.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 228-463.500.710.000
Current Fiscal Year Adopted: $11,000
New Fiscal Year Recommended: $11,000
Description: Funds paid to the Central Garage Fund to cover the fringe benefits associated with the wages paid to the Public Works Department staff that sweep City streets.

Line Item: Contractual and Professional Services
Line Item Number: 228-463.500.801.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the cost of disposing street sweepings at a landfill.
Line Item: Equipment Rental
Line Item Number: 228-463.500.940.000
Current Fiscal Year Adopted: $37,000
New Fiscal Year Recommended: $37,000
Description: Funds paid to the Central Garage Fund in the form of rent for the equipment utilized to sweep City streets and discard of the street sweepings.

PICK-UP PROGRAM – LEAF AND BRUSH

Line Item: Central Garage Fund Allocation
Line Item Number: 228-463.700.707.000
Current Fiscal Year Adopted: $38,000
New Fiscal Year Recommended: $38,000
Description: Funds paid to the Central Garage Fund to cover the wages of the Public Works Department staff that pick-up leaves and brush as part of the pick-up programs.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 228-463.700.710.000
Current Fiscal Year Adopted: $29,000
New Fiscal Year Recommended: $32,000
Description: Funds paid to the Central Garage Fund to cover the fringe benefits associated with the wages paid to the Public Works Department staff that handle the pick-up programs.

Line Item: Contractual and Professional Services
Line Item Number: 228-463.700.801.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $30,000
Description: Funds to cover pick-up the cost of having the debris pile ground into compost.

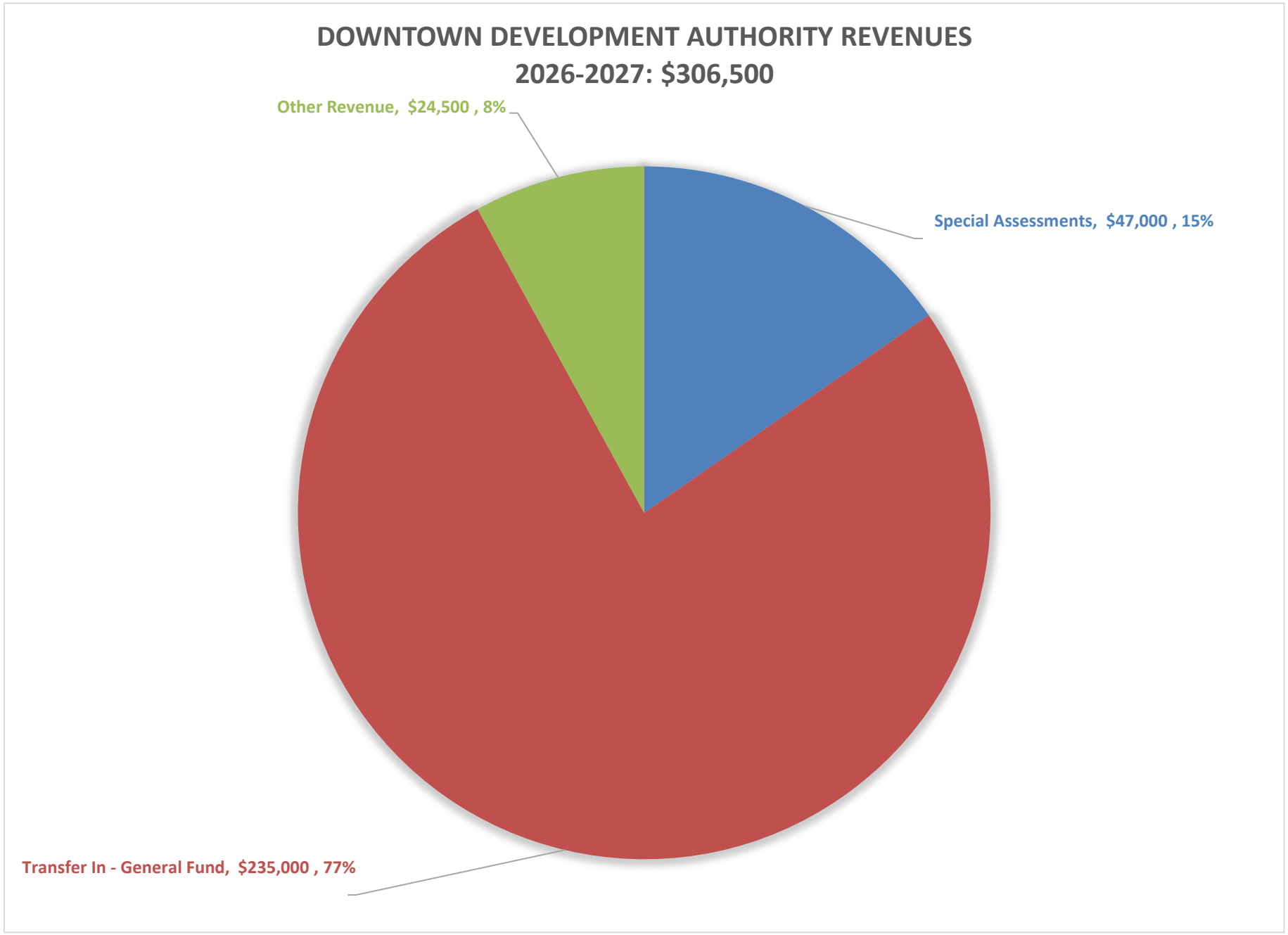
Line Item: Publishing
Line Item Number: 228-463.700.900.000
Current Fiscal Year Adopted: $2,600
New Fiscal Year Recommended: $2,600
Description: Funds to cover the cost of publishing notices regarding removal programs in the local newspapers.

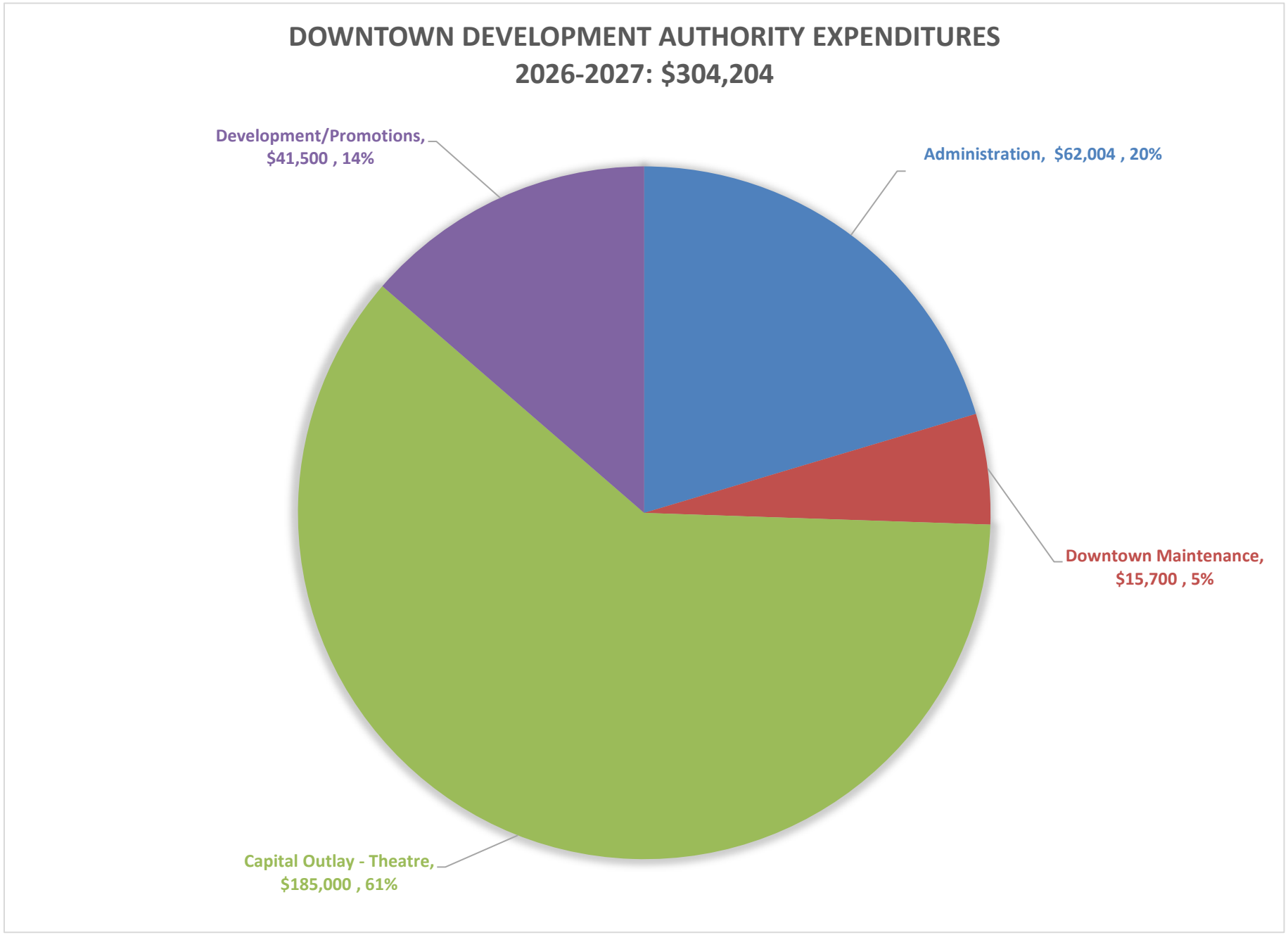
Line Item: Equipment Rental
Line Item Number: 228-463.700.940.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds paid to the Central Garage Fund for renting equipment used as part of the pick-up programs.

City of Ionia

Fiscal Year 2026-2027 Budget

Downtown Development Authority Fund


DOWNTOWN DEVELOPMENT AUTHORITY REVENUES
2026-2027: $306,500
Other Revenue, $24,500 , 8%
Special Assessments, $47,000 , 15%
Transfer In - General Fund, $235,000 , 77%


DOWNTOWN DEVELOPMENT AUTHORITY EXPENDITURES
2026-2027: $304,204
Development/Promotions, $41,500 , 14%
Administration, $62,004 , 20%
Downtown Maintenance, $15,700 , 5%
Capital Outlay - Theatre, $185,000 , 61%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 248 DOWNTOWN DEVELOPMENT OPERATING						
Estimated Revenues						
248-000.000-415.000	2 MILL LEVY	46,022.57	44,293.87	46,148.09	46,000.00	47,000.00
248-000.000-430.000	TAX INCREMENT FINANCING	0.00	0.00	0.00	0.00	8,000.00
248-000.000-655.000	PROMOTIONS AND SPONSORSHIPS	4,390.00	4,300.00	9,604.00	4,000.00	3,000.00
248-000.000-655.000-2	PROMOTIONS AND SPONSORSHIPS	9,255.00	11,850.00	50.00	9,000.00	8,000.00
248-000.000-655.000-2	PROMOTIONS AND SPONSORSHIPS	3,600.62	(140.00)	0.00	0.00	0.00
248-000.000-665.000	INTEREST	1,410.84	2,194.42	5,484.28	3,500.00	3,000.00
248-000.000-676.002	Reimbursement for IFF Agreeemnt	20,000.00	27,500.00	7,500.00	0.00	0.00
248-000.000-688.000	OTHER REVENUE	521.32	1,360.21	171.64	2,000.00	2,500.00
248-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	350,000.00	250,000.00	200,000.00	250,000.00	235,000.00
Estimated Revenues		435,200.35	341,358.50	268,958.01	314,500.00	306,500.00
Appropriations						
Department: ADMINISTRATIVE						
248-558.000-702.000	SALARY & WAGES	73,639.25	74,842.71	103,614.08	73,200.00	41,250.00
248-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	51,471.73	51,543.44	43,049.06	19,330.00	7,854.00
248-558.000-727.000	OFFICE SUPPLIES	1,959.03	1,421.28	1,627.72	1,800.00	1,800.00
248-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	192,448.27	1,154.93	1,556.11	1,000.00	1,200.00
248-558.000-851.000	TELEPHONE	900.00	900.00	900.00	900.00	900.00
248-558.000-860.000	TRANSPORTATION AND TRAINING	1,420.00	1,803.17	1,925.00	2,300.00	3,000.00
248-558.000-954.000	INSURANCE	5,572.00	5,790.00	5,286.26	6,000.00	6,000.00
248-558.000-980.700	CAPITAL OUTLAY - THEATRE	24,460.00	44,200.00	70,000.00	185,000.00	185,000.00
Total Department ADMINISTRATIVE:		351,870.28	181,655.53	227,958.23	289,530.00	247,004.00
Department: DOWNTOWN MAINTENANCE						
248-600.000-740.000	OPERATING SUPPLIES	4,906.49	5,233.00	3,826.87	7,000.00	7,000.00
248-600.000-920.000	PUBLIC UTILITIES	7,903.96	8,031.96	8,607.82	8,700.00	8,700.00
Total Department DOWNTOWN MAINTENANCE:		12,810.45	13,264.96	12,434.69	15,700.00	15,700.00
Department: DDA DEVELOPMENT						
248-610.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	359.64	19,679.52	20,000.00	20,000.00
248-610.000-972.000	PROMOTIONS AND FIREWORKS	445.12	14,955.92	1,371.50	5,000.00	5,000.00
248-610.000-972.000-2	PROMOTIONS AND FIREWORKS	14,050.00	0.00	14,000.00	15,000.00	16,500.00
248-610.000-972.000-2	PROMOTIONS AND FIREWORKS	3,279.34	0.00	0.00	0.00	0.00
248-610.000-972.002	SPECIAL EVENTS	40.00	0.00	0.00	0.00	0.00
Total Department DDA DEVELOPMENT:		17,814.46	15,315.56	35,051.02	40,000.00	41,500.00
Appropriations		382,495.19	210,236.05	275,443.94	345,230.00	304,204.00
Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:						
TOTAL ESTIMATED REVENUES		435,200.35	341,358.50	268,958.01	314,500.00	306,500.00
TOTAL APPROPRIATIONS		382,495.19	210,236.05	275,443.94	345,230.00	304,204.00
NET OF REVENUES & APPROPRIATIONS:		52,705.16	131,122.45	(6,485.93)	(30,730.00)	2,296.00

					25-26	26-27
		22-23	23-24	24-25	Amended	Recommended
GL Number	Description	Activity	Activity	Activity	Budget	Budget
BEG. FUND BALANCE		6,798.36	59,503.52	190,625.97	184,140.04	184,140.04
END FUND BALANCE		59,503.52	190,625.97	184,140.04	153,410.04	186,436.04

CITY OF IONIA
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DOWNTOWN DEVELOPMENT AUTHORITY
Revenues

Line Item: Special Assessment Revenues
Line Item Number: 248-000-000-415.000
Current Fiscal Year Adopted: $46,000
New Fiscal Year Recommended: $47,000
Description: Revenues received in the form of property taxes from the 2 mills levied against real and personal properties in the Downtown Development Authority District.

Line Item: Tax Increment Financing
Line Item Number: 248-000-000-430.000
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $8,000
Description: Revenues received in the form of increase of the property taxes from the base amount of taxable value from plan adoption from properties in the Downtown Development Authority District TIF boundry.

Line Item: Promotions and Sponsorships
Line Item Number: 248-000-000-655.000
Current Fiscal Year Adopted: $13,000
New Fiscal Year Recommended: $11,000
Description: Revenues received in the form of contributions for special projects, such as fireworks, garland wraps, etc.

Line Item: Interest Income
Line Item Number: 248-000-000-665.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $3,000
Description: Revenues received in the form of interest income.

Line Item: Contributions from the General Fund
Line Item Number: 248-000-000-699.101
Current Fiscal Year Adopted: $250,000
New Fiscal Year Recommended: $235,000
Description: Revenues received in the form of a transfer from the General Fund from the 1.00 mill property tax levy for improvements to the Ionia Theatre and to cover the money from PPT loss that is sent to the city.

CITY OF IONIA
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DOWNTOWN DEVELOPMENT AUTHORITY
Expenditures

ADMINISTRATIVE

Line Item: Salary & Wages
Line Item Number: 248-558-000-702.000
Current Fiscal Year Adopted: $73,200
New Fiscal Year Recommended: $41,250
Description: Funds to cover the ½ annual salary of the Downtown Development Authority (DDA) Director.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 248-558-000-710-000
Current Fiscal Year Adopted: $19,330
New Fiscal Year Recommended: $7,854
Description: Funds to cover the Social Security, health and dental insurance, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Office Supplies
Line Item Number: 248-558-000-727.000
Current Fiscal Year Adopted: $1,800
New Fiscal Year Recommended: $1,800
Description: Funds used to cover the cost of office supplies purchased for DDA activities.

Line Item: Contractual and Professional
Line Item Number: 248-558-000-801.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,200
Description: Funds to cover of contractual services at the DDA Director's downtown office.

Line Item: Telephone
Line Item Number: 248-558-000-851.000
Current Fiscal Year Adopted: $900
New Fiscal Year Recommended: $900
Description: Funds to cover of telephone service at the DDA Director's downtown office.

Line Item: Transportation and Training
Line Item Number: 248-558-000-860.000
Current Fiscal Year Adopted: $2,300
New Fiscal Year Recommended: $3,000
Description: Funds to cover the cost of the DDA Director attending training sessions and memberships in the West Michigan Tourist Association, Michigan Downtown Association, and others.

Line Item: Insurance
Line Item Number: 248-558-000-954.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Funds used to cover the cost of insuring the Ionia Theatre.

Line Item: Capital Outlay
Line Item Number: 248-558-000-980.700
Current Fiscal Year Adopted: $185,000
New Fiscal Year Recommended: $185,000
Description: Funds used to cover the cost of capital improvements to the Ionia Theatre.

DOWNTOWN MAINTENANCE
Line Item: Operating Supplies
Line Item Number: 248-600-000-740.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,000
Description: Funds used to purchase flowers, wood mulch, garland and other beautification supplies for downtown.

Line Item: Public Utilities
Line Item Number: 248-600-000-920.000
Current Fiscal Year Adopted: $8,700
New Fiscal Year Recommended: $8,700
Description: Funds used to cover the cost of electricity used in the DDA district for Christmas lights and certain street lights.

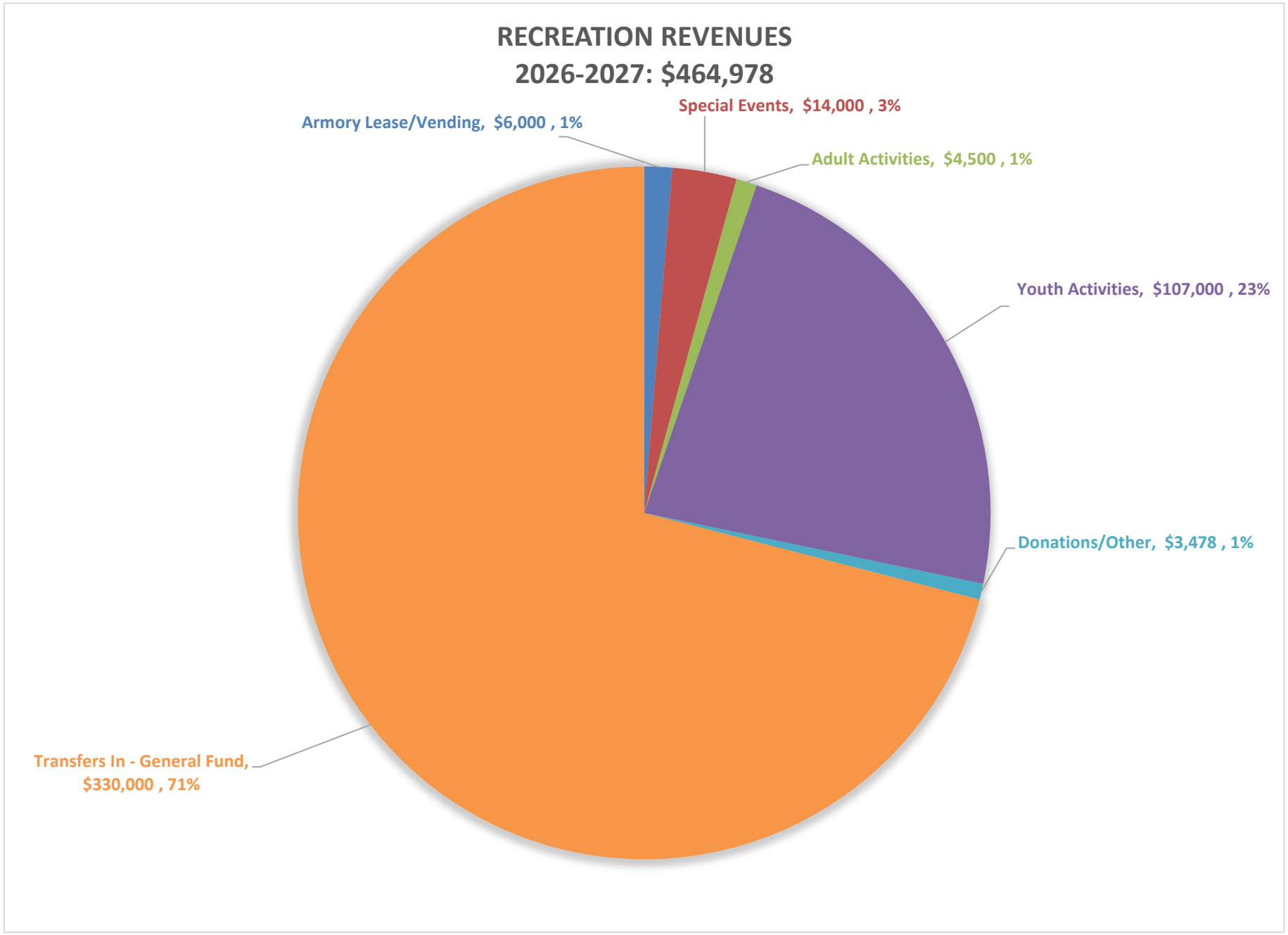
DDA DEVELOPMENT
Line Item: Contractual and Professional Services
Line Item Number: 248-610-000-801.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Funds used to cover the costs of promotional programs and activities in the DDA district.

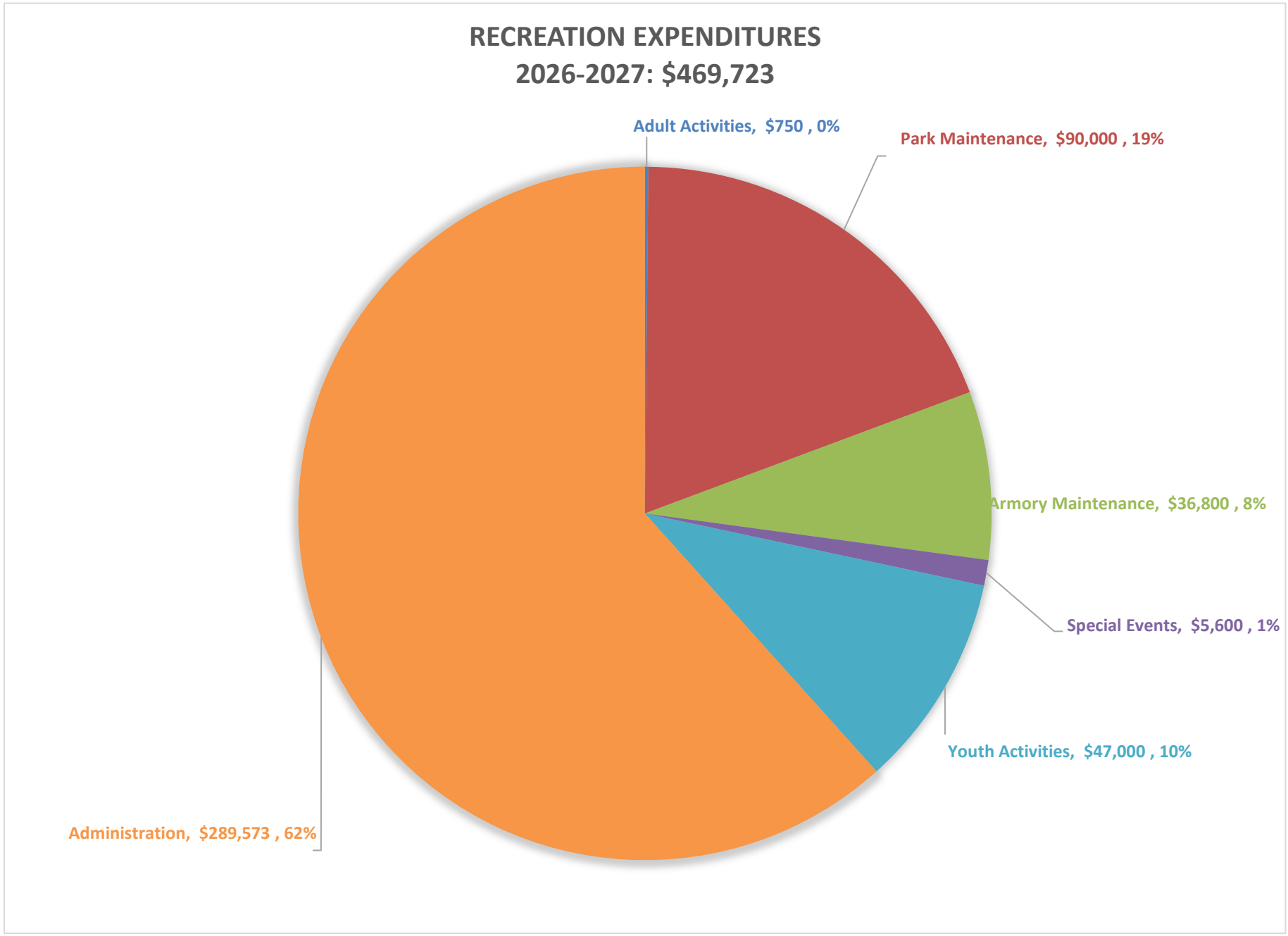
Line Item: Promotions and Fireworks
Line Item Number: 248-610-000-972.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $21,500
Description: Funds used to cover the costs of promotional programs and activities in the DDA district including the DDA's contribution towards fireworks and advertising and marketing pieces.

City of Ionia

Fiscal Year 2026-2027 Budget

Parks and Recreation Fund


RECREATION REVENUES
2026-2027: $464,978
Armory Lease/Vending, $6,000 , 1%
Special Events, $14,000 , 3%
Adult Activities, $4,500 , 1%
Youth Activities, $107,000 , 23%
Donations/Other, $3,478 , 1%
Transfers In - General Fund, $330,000 , 71%


RECREATION EXPENDITURES
2026-2027: $469,723
Adult Activities, $750 , 0%
Park Maintenance, $90,000 , 19%
Armory Maintenance, $36,800 , 8%
Special Events, $5,600 , 1%
Youth Activities, $47,000 , 10%
Administration, $289,573 , 62%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 249 RECREATION DEPARTMENT						
Estimated Revenues						
249-000.000-647.000	ADULT ACTIVITIES	4,045.00	7,018.00	3,654.00	4,500.00	4,500.00
249-000.000-648.000	YOUTH ACTIVITIES	88,102.00	100,973.00	106,700.78	105,000.00	105,000.00
249-000.000-648.100	YOUTH FOOTBALL ASSOCIATION	3,683.00	2,104.05	1,989.00	2,500.00	2,000.00
249-000.000-652.000	SPECIAL EVENTS	6,461.00	9,064.00	7,929.00	12,000.00	14,000.00
249-000.000-665.000	INTEREST	708.48	2,921.01	1,545.59	1,300.00	1,300.00
249-000.000-674.000	ARMORY-LEASES:ROOMS,FLOORS	5,251.00	10,250.00	9,660.00	9,000.00	6,000.00
249-000.000-675.000	GIFTS DONATIONS	0.00	3,000.00	1,900.00	3,000.00	0.00
249-000.000-688.000	OTHER REVENUE	1,688.00	5,646.68	2,414.00	1,600.00	2,178.00
249-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	375,000.00	375,000.00	375,000.00	400,000.00	390,000.00
Estimated Revenues		484,938.48	515,976.74	510,792.37	538,900.00	524,978.00
Appropriations						
Department: ADMINISTRATION						
249-536.000-702.000	SALARY & WAGES	119,905.16	127,228.54	144,436.31	156,796.00	164,404.00
249-536.000-702.009	SALARY & WAGES - SEASONAL	7,104.69	10,333.53	10,256.43	7,500.00	7,000.00
249-536.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	91,778.24	92,051.16	105,537.12	118,117.00	95,719.00
249-536.000-727.000	OFFICE SUPPLIES	880.05	660.40	216.55	500.00	400.00
249-536.000-727.100	COPY MACHINE LEASE	212.53	4,242.39	320.99	1,000.00	1,000.00
249-536.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	7,850.00	6,350.00	6,350.00	8,000.00	8,000.00
249-536.000-850.000	COMMUNICATIONS	3,872.79	1,411.71	1,875.00	3,700.00	3,700.00
249-536.000-860.000	TRANSPORTATION AND TRAINING	716.47	939.70	482.50	750.00	750.00
249-536.000-861.000	MEMBERSHIP AND DUES	29.98	0.00	37.00	750.00	1,200.00
249-536.000-954.000	INSURANCE	6,670.88	11,559.35	5,954.54	7,000.00	7,000.00
249-536.000-956.001	SALES TAX	208.47	119.10	112.59	400.00	400.00
Total Department ADMINISTRATION:		239,229.26	254,895.88	275,579.03	304,513.00	289,573.00
Department: OPERATIONS						
249-560.000-751.000	SPECIAL EVENT ACTIVITIES	4,467.90	4,110.34	6,194.87	5,000.00	5,600.00
249-560.000-752.000	ADULT ACTIVITIES	3,354.21	2,925.89	0.00	1,500.00	750.00
249-560.000-753.000	YOUTH ACTIVITIES	36,741.42	35,924.26	39,497.10	40,000.00	45,000.00
249-560.000-762.313	YOUTH FOOTBALL ADVISORY BOARD	3,380.56	3,290.47	807.54	4,000.00	2,000.00
Total Department OPERATIONS:		47,944.09	46,250.96	46,499.51	50,500.00	53,350.00
Department: ARMORY						
249-755.000-702.000	SALARY & WAGES	638.12	327.03	590.43	1,500.00	1,500.00
249-755.000-707.000	CENTRAL GARAGE ALLOCATION	31.37	0.00	31.62	500.00	500.00
249-755.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	293.87	153.98	282.60	500.00	500.00
249-755.000-775.000	REPAIR & MAINTENANCE SUPPLIES	2,305.18	3,093.50	4,515.96	5,000.00	5,000.00
249-755.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	2,773.40	2,130.30	2,309.00	4,000.00	3,800.00
249-755.000-920.000	PUBLIC UTILITIES	16,246.02	14,078.69	16,359.80	15,000.00	15,000.00
249-755.000-931.000	BUILDING REPAIR & MAINTENANCE	8,719.61	6,542.98	4,506.59	13,000.00	13,000.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
249-755.000-940.000	EQUIPMENT RENTAL	255.30	0.00	37.62	100.00	0.00
249-755.000-980.000	CAPITAL OUTLAY	0.00	0.00	1,414.50	0.00	0.00
Total Department ARMORY:		31,262.87	26,326.48	30,048.12	39,600.00	39,300.00
Department: PARK MAINTENANCE						
249-770.000-707.000	CENTRAL GARAGE ALLOCATION	45,761.57	46,006.56	54,596.66	50,000.00	50,000.00
249-770.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	31,715.43	35,952.10	41,381.45	32,000.00	32,000.00
Department: PARK MAINTENANCE						
249-770.000-740.000	OPERATING SUPPLIES	4,360.24	14,335.34	6,320.69	8,500.00	10,000.00
249-770.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	2,374.16	1,941.11	817.73	3,500.00	3,000.00
249-770.000-920.000	PUBLIC UTILITIES	5,589.61	6,112.86	6,657.34	7,000.00	7,000.00
249-770.000-940.000	EQUIPMENT RENTAL	67,513.45	63,504.02	73,990.17	70,000.00	50,000.00
Total Department PARK MAINTENANCE:		157,314.46	167,851.99	183,764.04	171,000.00	152,000.00
Appropriations		475,750.68	495,325.31	535,890.70	565,613.00	534,223.00
Fund 249 - RECREATION DEPARTMENT:						
TOTAL ESTIMATED REVENUES		484,938.48	515,976.74	510,792.37	538,900.00	524,978.00
TOTAL APPROPRIATIONS		475,750.68	495,325.31	535,890.70	565,613.00	534,223.00
NET OF REVENUES & APPROPRIATIONS:		9,187.80	20,651.43	(25,098.33)	(26,713.00)	(9,245.00)
BEG. FUND BALANCE		39,214.97	48,402.77	69,054.20	43,955.87	43,955.87
END FUND BALANCE		48,402.77	69,054.20	43,955.87	17,242.87	34,710.87

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

RECREATION FUND
Revenues

Line Item: Adult Activities
Line Item Number: 249-000-000-647.000
Current Fiscal Year Adopted: $4,500
New Fiscal Year Recommended: $4,500
Description: Revenues received from adult programming. Revenue sources anticipated include adult summer softball, adult fall softball, City league basketball, and for adult open gym.

Line Item: Youth Activities
Line Item Number: 249-000-000-648.000
Current Fiscal Year Adopted: $105,000
New Fiscal Year Recommended: $105,000
Description: Revenues received from youth programming. Revenues are expected from a variety of youth programs including soccer, t-ball, tackle football, summer day camp, Lil'Hoppers, flag football and revenues from other programs offered by the Department.

Line Item: Youth Football Association
Line Item Number: 249-000-000-648.100
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,000
Description: Revenues received from the Football Association through fundraising activities such as concessions and 50/50 ticket sales.

Line Item: Special Event Programs
Line Item Number: 249-000-000-652.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $14,000
Description: Revenues received from special events programming. Special events revenues include Ballet, Tae Kwan Do, and revenue from the corporate sponsorship program and other miscellaneous revenues.

Line Item: Interest Income
Line Item Number: 249-000-000-665.000
Current Fiscal Year Adopted: $1,300
New Fiscal Year Recommended: $1,300
Description: Revenues received in the form of interest income reserves held by the Recreation Fund.

Line Item: Armory – Lease
Line Item Number: 249-000-000-674.000
Current Fiscal Year Adopted: $9,000
New Fiscal Year Recommended: $6,000
Description: Revenues received from the rental of space at the Armory.

Line Item: Other Revenue
Line Item Number: 249-000-000-688.000
Current Fiscal Year Adopted: $1,600
New Fiscal Year Recommended: $2,178
Description: Revenues received from park rentals.

Line Item: Contribution – General Fund
Line Item Number: 249-000-000-699.101
Current Fiscal Year Adopted: $400,000
New Fiscal Year Recommended: $330,000
Description: Revenues received from the General Fund to offset Recreation Fund operations.

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

RECREATION FUND
Expenditures

ADMINISTRATION

Line Item: Salary and Wages
Line Item Number: 249-536-000-702.000
Current Fiscal Year Adopted: $156,796
New Fiscal Year Recommended: $164,404
Description: Funds to cover the cost of wages and longevity payments for the Recreation Director and wages for Recreation Department employees.

Line Item: Salary and Wages - Seasonal
Line Item Number: 249-536-000-702.009
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,000
Description: Funds to cover the cost of part-time seasonal employees hired to assist with summer day camp (counselors).

Line Item: Payroll & Fringe Benefits
Line Item Number: 249-536-000-710.000
Current Fiscal Year Adopted: $118,117
New Fiscal Year Recommended: $95,719
Description: Funds to cover the Social Security, health and dental insurance, life insurance, retirement, workers' compensation and unemployment insurance expenses for positions funded from this budget.

Line Item: Office Supplies
Line Item Number: 249-536-000-727.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $400
Description: Funds to cover the expenses associated with office supplies for the Recreation Department.

Line Item: Copy Machine Maintenance
Line Item Number: 249-536-000-727.100
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds to cover the quarterly maintenance contract expense for the copy machine used by the Recreation Department.

Line Item: Contractual and Professional Services
Line Item Number: 249-536-000-801.000
Current Fiscal Year Adopted: $8,000
New Fiscal Year Recommended: $8,000
Description: Funds used to cover the Recreation Department's portion of the annual audit and other professional fees.

Line Item: Communications
Line Item Number: 249-536-000-850.000
Current Fiscal Year Adopted: $3,700
New Fiscal Year Recommended: $3,700
Description: Funds used to cover the expenses associated with phone services at the Armory.

Line Item: Transportation and Training
Line Item Number: 249-536-000-860.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $750
Description: Funds used to cover expenses associated with staff training, including registration fees and associated travel expenses, if applicable.

Line Item: Membership and Dues
Line Item Number: 249-536-000-861.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $1,200
Description: Funds used to cover the membership expenses for Michigan Recreation and Parks Association, National Recreation and Parks Association, NAEIR.

Line Item: Insurance
Line Item Number: 249-536-000-954.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,000
Description: Funds used to cover the annual insurance premium paid to the Michigan Municipal League Liability and Property Pool.

Line Item: Sales Tax
Line Item Number: 249-536-000-956.001
Current Fiscal Year Adopted: $400
New Fiscal Year Recommended: $400
Description: Funds used to cover the cost of sales tax associated with the concession items sold as part of the football program.

OPERATIONS
Line Item: Special Event Activities
Line Item Number: 249-560-000-751.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,600
Description: Funds to cover the cost of special events and other activities.

Line Item: Adult Activities
Line Item Number: 249-560-000-752.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $750
Description: Funds to cover the cost of adult activities

Line Item: Youth Activities
Line Item Number: 249-560-000-753.000
Current Fiscal Year Adopted: $40,000
New Fiscal Year Recommended: $45,000
Description: Funds to cover the cost of youth activities.

Line Item: Youth Football Advisory Board
Line Item Number: 249-560-000-762.313
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover expenses associated with the youth football program.

ARMORY
Line Item: Salary & Wages
Line Item Number: 249-755-000-702.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds to cover the cost of DPU staff providing maintenance and repair services for the Armory boiler.

Line Item: Central Garage Allocation
Line Item Number: 249-755-000-707.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds paid to the Central Garage Fund and utility funds to cover the cost of Public Works Department/Public Utilities Department employees performing maintenance at the Armory.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 249-755-000-710.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds to cover the cost of payroll taxes and fringe benefits for DPU staff providing maintenance and repair services for the Armory boiler.

Line Item: Repair and Maintenance
Line Item Number: 249-755-000-775.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover the cost of cleaning and other supplies for the on-going maintenance of the Armory.

Line Item: Contractual and Professional Services
Line Item Number: 249-755-000-801.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $3,800
Description: Funds to cover the contractual service expenses associated with the maintenance of the Armory. This includes the annual service contract on the elevator, annual expense for pest control and trash service expense.

Line Item: Public Utilities
Line Item Number: 249-755-000-920.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the natural gas and electricity expenses associated with operating the Armory.

Line Item: Building Repair and Maintenance
Line Item Number: 249-755-000-931.000
Current Fiscal Year Adopted: $13,000
New Fiscal Year Recommended: $13,000
Description: Funds to cover basic repair costs at the Armory.

PARKS MAINTENANCE
Line Item: Central Garage Allocation
Line Item Number: 249-770-000-707.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the cost of having Public Works Department staff complete repair and maintenance work to the parks system, including the cutting of grass.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 249-770-000-710.000
Current Fiscal Year Adopted: $32,000
New Fiscal Year Recommended: $32,000
Description: Funds used to cover the fringe benefits expenses associated with the Public Works Department staff that work in the parks.

Line Item: Operating Supplies
Line Item Number: 249-770-000-740.000
Current Fiscal Year Adopted: $5,500
New Fiscal Year Recommended: $7,000
Description: Funds to cover the operating supply expenses associated with the parks system.

Line Item: Contractual and Professional Services
Line Item Number: 249-770-000-801.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $3,500
Description: Funds to cover the cost of fertilizer and herbicide applications at certain parks.

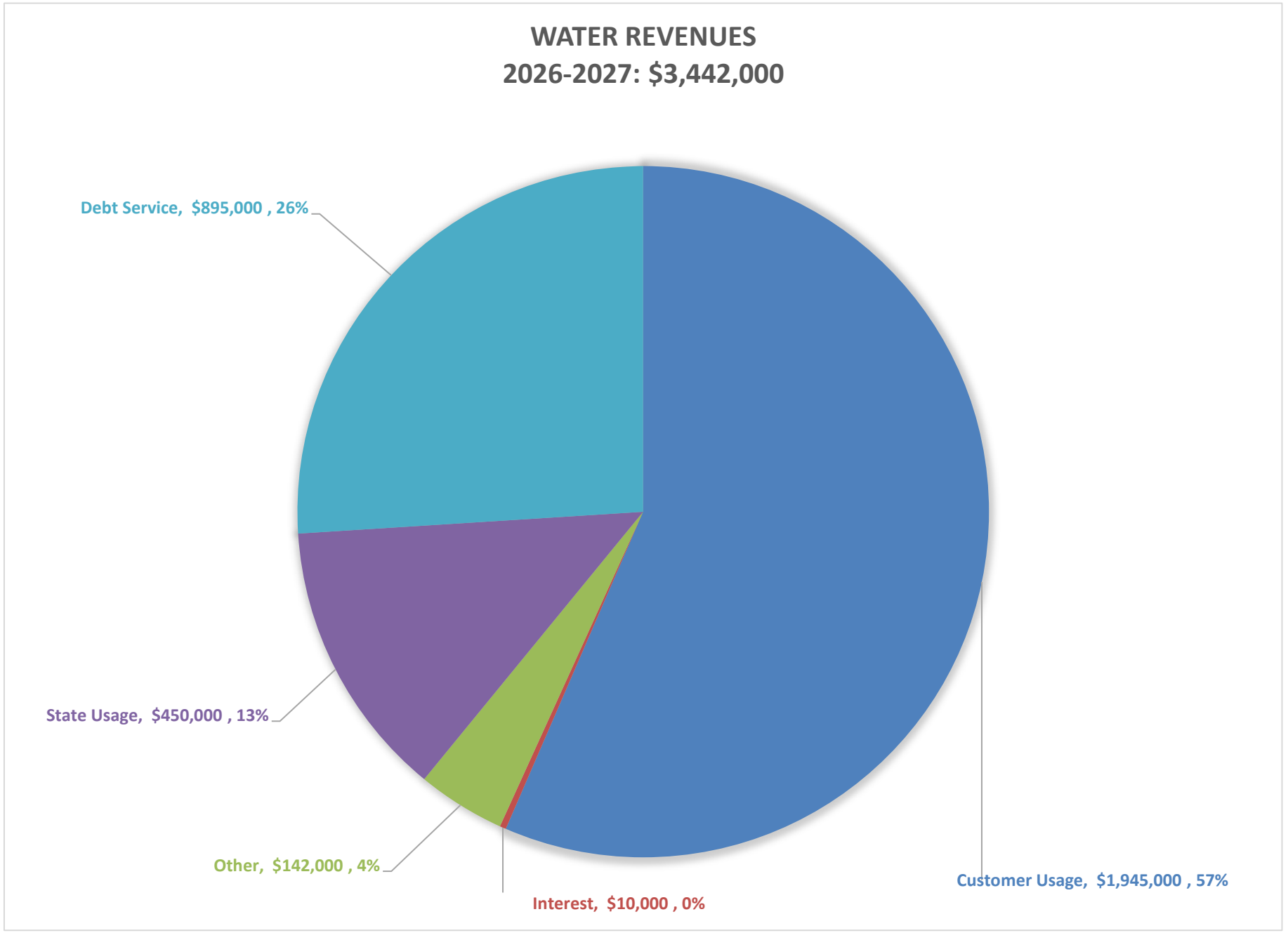
Line Item: Public Utilities
Line Item Number: 249-770-000-920.000
Current Fiscal Year Adopted: $6,500
New Fiscal Year Recommended: $7,000
Description: Funds to cover the electricity costs at certain parks, this includes Harwood fields, Hale Park, Perry Park, McCann Park and McConnell Park.

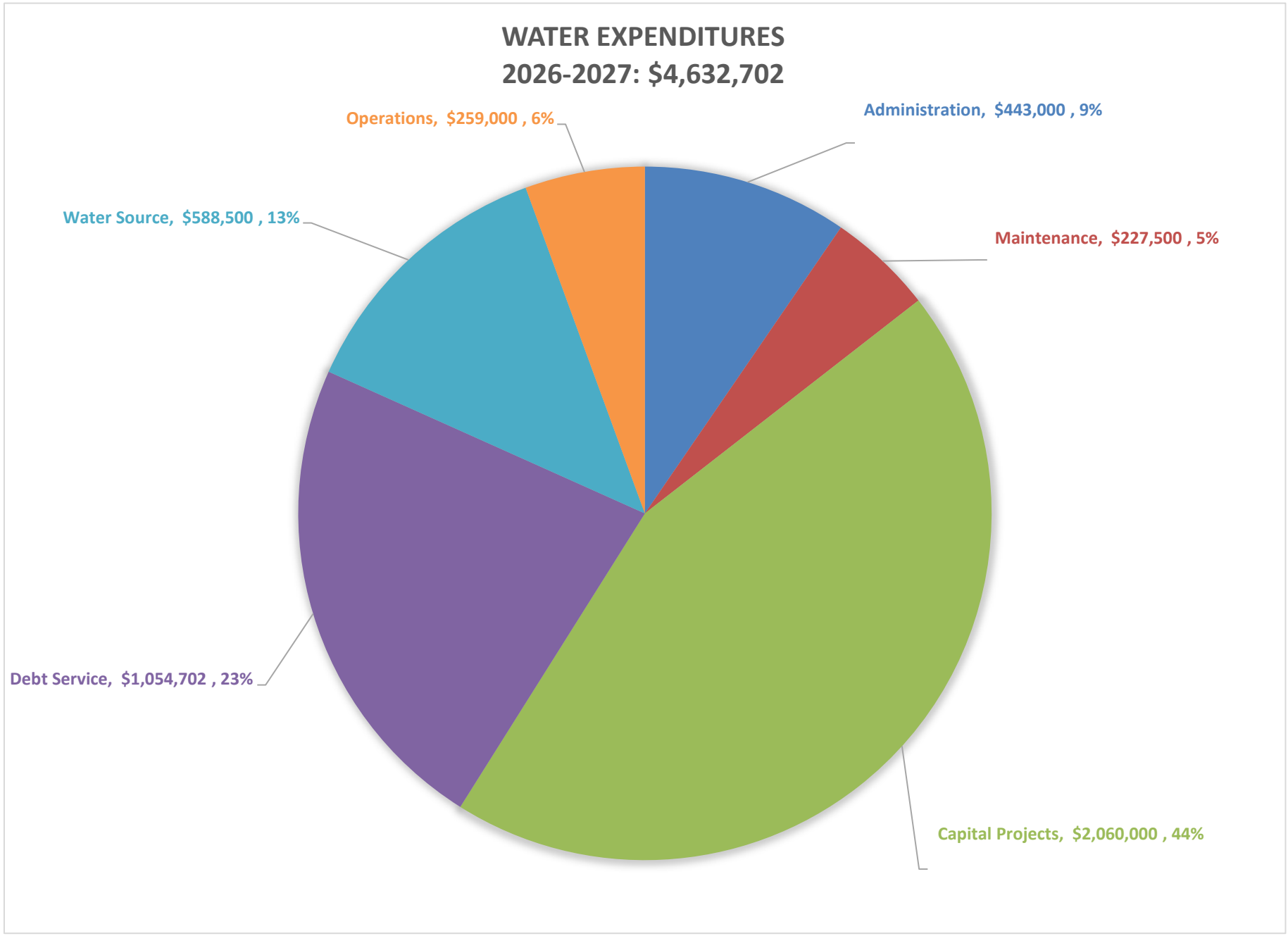
Line Item: Equipment Rental
Line Item Number: 249-770-000-940.000
Current Fiscal Year Adopted: $70,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the cost leasing the Gator and two mowers from John Deere, porta potty rental for the parks and funds for renting equipment from the Central Garage for parks maintenance.

City of Ionia

Fiscal Year 2026-2027 Budget

Water Fund


WATER REVENUES
2026-2027: $3,442,000
Debt Service, $895,000 , 26%
State Usage, $450,000 , 13%
Other, $142,000 , 4%
Interest, $10,000 , 0%
Customer Usage, $1,945,000 , 57%


WATER EXPENDITURES
2026-2027: $4,632,702
Operations, $259,000 , 6%
Administration, $443,000 , 9%
Water Source, $588,500 , 13%
Maintenance, $227,500 , 5%
Debt Service, $1,054,702 , 23%
Capital Projects, $2,060,000 , 44%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 591 WATER DEPT.						
Estimated Revenues						
591-000.000-502.000	FEDERAL GRANT	1,173,631.00	0.00	309,108.12	210,500.00	0.00
591-000.000-625.000	FIRE SUPPRESSION/CROSS CONNECTION FEE	109,372.38	111,753.27	114,007.32	112,000.00	112,000.00
591-000.000-642.000	UTILITY USAGE - STATE INSTITU	508,994.23	458,942.29	416,911.80	405,000.00	450,000.00
591-000.000-643.000	UTILITY USAGE - CUSTOMERS	1,579,707.48	1,682,613.55	1,724,769.15	1,825,000.00	1,945,000.00
591-000.000-653.000	DEBT SERVICE REVENUE	783,368.26	797,615.47	792,384.55	795,000.00	895,000.00
591-000.000-660.000	PENALTY REVENUE	25,304.59	25,968.85	22,657.48	20,000.00	20,000.00
591-000.000-665.000	INTEREST	26,665.59	34,316.61	15,598.74	10,000.00	10,000.00
591-000.000-688.000	OTHER REVENUE	72,840.46	51,818.51	37,772.63	30,000.00	10,000.00
591-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	240,000.00	0.00	0.00	0.00	0.00
Total Department :		4,519,883.99	3,163,028.55	3,433,209.79	3,407,500.00	3,442,000.00
Estimated Revenues		4,519,883.99	3,163,028.55	3,433,209.79	3,407,500.00	3,442,000.00
Appropriations						
Department: ADMINISTRATIVE						
591-558.000-702.000	SALARY & WAGES	18,389.06	14,150.37	15,616.05	21,000.00	20,000.00
591-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	9,829.87	9,939.07	11,998.51	12,000.00	14,000.00
591-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	205,202.28	351,705.97	313,883.50	225,000.00	275,000.00
591-558.000-851.000	TELEPHONE	3,925.58	1,513.38	1,675.71	3,000.00	3,000.00
591-558.000-860.000	TRANSPORTATION AND TRAINING	1,111.50	850.00	1,052.50	4,000.00	4,000.00
591-558.000-920.000	PUBLIC UTILITIES	109,567.49	112,586.83	115,386.57	110,000.00	115,000.00
591-558.000-954.000	INSURANCE	10,797.00	11,127.00	9,101.45	12,000.00	12,000.00
591-558.000-968.000	DEPRECIATION	847,792.97	868,696.17	883,606.17	0.00	0.00
591-558.000-990.000	DEBT SERVICE - INTEREST PORTION	322,263.60	306,335.22	283,109.72	340,417.00	316,302.00
591-558.000-990.001	DEBT SERVICE - PRINCIPAL PAYME	0.00	0.00	0.00	722,600.00	738,400.00
591-558.000-997.000	GASB 68 RELATED PENSION EXPENSE	(31,051.67)	45,235.86	3,346.37	0.00	0.00
591-558.000-999.420	CONTRIB TO GRANT PROJECTS	0.00	0.01	0.00	0.00	0.00
Total Department ADMINISTRATIVE:		1,497,827.68	1,722,139.88	1,638,776.55	1,450,017.00	1,497,702.00
Department: OPERATIONS						
591-560.000-702.000	SALARY & WAGES	97,813.86	112,498.63	150,152.49	125,000.00	145,000.00
591-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	57,271.55	54,868.08	76,699.89	70,000.00	79,000.00
591-560.000-740.000	OPERATING SUPPLIES	9,556.04	11,027.54	12,110.24	10,000.00	10,000.00
591-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	10,069.76	9,726.11	2,710.96	10,000.00	10,000.00
591-560.000-940.000	EQUIPMENT RENTAL	14,289.67	15,050.84	17,617.05	15,000.00	15,000.00
591-560.000-980.000	CAPITAL OUTLAY	39,714.06	15,206.35	30,135.50	210,000.00	60,000.00
591-560.000-980.591	Capital Outlay - Lead Service Line	0.00	0.00	0.00	0.00	2,000,000.00
Total Department OPERATIONS:		228,714.94	218,377.55	289,426.13	440,000.00	2,319,000.00
Department: WATER SOURCE						
591-561.000-702.000	SALARY & WAGES	88,053.90	101,000.39	97,443.77	105,000.00	105,000.00
591-561.000-707.000	CENTRAL GARAGE ALLOCATION	5,747.16	10,475.48	10,443.92	13,000.00	13,000.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
591-561.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	49,358.94	47,564.72	49,979.53	60,000.00	60,000.00
591-561.000-740.000	OPERATING SUPPLIES	32,789.34	41,988.78	33,146.58	80,000.00	80,000.00
591-561.000-741.000	OPERATING SUPPLIES-CHEMICALS	54,197.18	43,770.65	49,816.00	50,000.00	50,000.00
591-561.000-743.000	OPERATING SUPPLIES-GAS & OIL	0.00	672.77	481.25	2,000.00	2,000.00
591-561.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	97,397.40	(3,712.81)	202,869.44	300,000.00	250,000.00
591-561.000-851.000	TELEPHONE	3,915.45	1,785.28	1,874.90	3,500.00	3,500.00
591-561.000-860.000	TRANSPORTATION AND TRAINING	3,572.50	5,760.00	3,954.00	5,000.00	5,000.00
591-561.000-940.000	EQUIPMENT RENTAL	14,881.49	19,285.35	16,451.88	20,000.00	20,000.00
Department: WATER SOURCE						
Total Department WATER SOURCE:		349,913.36	268,590.61	466,461.27	638,500.00	588,500.00
Department: MAINTENANCE						
591-564.000-707.000	CENTRAL GARAGE ALLOCATION	91,002.56	104,957.90	111,751.18	90,000.00	90,000.00
591-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	69,845.84	74,809.54	78,467.10	72,500.00	72,500.00
591-564.000-740.000	OPERATING SUPPLIES	9,443.55	5,392.88	16,586.11	15,000.00	15,000.00
591-564.000-940.000	EQUIPMENT RENTAL	30,821.32	35,460.60	31,795.89	50,000.00	50,000.00
Total Department MAINTENANCE:		201,113.27	220,620.92	238,600.28	227,500.00	227,500.00
Appropriations		2,277,569.25	2,429,728.96	2,633,264.23	2,756,017.00	4,632,702.00
Fund 591 - WATER DEPT.:						
TOTAL ESTIMATED REVENUES		4,519,883.99	3,163,028.55	3,433,209.79	3,407,500.00	3,442,000.00
TOTAL APPROPRIATIONS		2,277,569.25	2,429,728.96	2,633,264.23	2,756,017.00	4,632,702.00
NET OF REVENUES & APPROPRIATIONS:		2,242,314.74	733,299.59	799,945.56	651,483.00	(1,190,702.00)
BEG. FUND BALANCE		9,115,677.12	11,357,991.86	12,091,291.45	12,891,237.01	12,891,237.01
END FUND BALANCE		11,357,991.86	12,091,291.45	12,891,237.01	13,542,720.01	11,700,535.01

WATER FUND
Revenues

Line Item: Fire Suppression System/Cross Connection Fees
Line Item Number: 591-000-000-625.000
Current Fiscal Year Adopted: $112,000
New Fiscal Year Recommended: $112,000
Description: Revenues received from customers who have fire suppression systems in the building(s) that they own and for fees paid for cross connection fees.

Line Item: Utility Usage – State Institutions
Line Item Number: 591-000-000-642.000
Current Fiscal Year Adopted: $405,000
New Fiscal Year Recommended: $450,000
Description: Revenues received through billings to the State of Michigan for water services at the prisons.

Line Item: Utility Usage – Customers
Line Item Number: 591-000-000-643.000
Current Fiscal Year Adopted: $1,825,000
New Fiscal Year Recommended: $1,945,000
Description: Revenues received from customers for water services other than the prisons. The rate for FY26-27 is proposed at $4.90 per 1,000 gallons used (currently $4.60).

Line Item: Debt Service Revenue
Line Item Number: 591-000-000-653.000
Current Fiscal Year Adopted: $795,000
New Fiscal Year Recommended: $895,000
Description: Revenues received from water system customers to retire outstanding debt on the water system. The rate is proposed rate for FY 26-27 is $38.00 per quarter per residential equivalent unit (currently $34.00).

Line Item: Penalty Revenue
Line Item Number: 591-000-000-660.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Revenues received from water system customers in the form of penalties due to late payment of the user charges.

Line Item: Interest Income
Line Item Number: 591-000-000-665.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $10,000
Description: Revenues received in the form of interest on investments held by the Water Fund.

Line Item: Other Revenue
Line Item Number: 591-000-000-688.000
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $10,000
Description: Revenues received from miscellaneous sources including water contract processing fees and water connection fees.

WATER FUND
Expenditures

ADMINISTRATIVE

Line Item: Salary and Wages
Line Item Number: 591-558-000-702.000
Current Fiscal Year Adopted: $21,000
New Fiscal Year Recommended: $20,000
Description: Funds to cover a portion of the Utilities Director's annual salary.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 591-558-000-710.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $14,000
Description: Funds to cover the payroll taxes and fringe benefit expenses for the Utilities Director.

Line Item: Contractual and Professional Services
Line Item Number: 591-558-000-801.000
Current Fiscal Year Adopted: $225,000
New Fiscal Year Recommended: $275,000
Description: Funds to cover a variety of contractual and professional services utilized by the Water Fund. This includes funds for reimbursing the General Fund for City Hall staff oversight; funds paid to the MDEQ for water system registration fees; funds paid to the auditors for the Water Fund audit, among other expenses. This line item also includes $50,000 to be paid to MERS as part of the City's pension funding.

Line Item: Telephone
Line Item Number: 591-558-000-851.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Funds to cover the cost of telephone services associated with the water system.

Line Item: Transportation and Training
Line Item Number: 591-558-000-860.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $4,000
Description: Funds to cover the continuing education classes that DPU staff is required to attend to keep water certifications and to cover periodic training for staff who utilize the Geographic Information System (GIS).

Line Item: Public Utilities
Line Item Number: 591-558-000-920.000
Current Fiscal Year Adopted: $110,000
New Fiscal Year Recommended: $115,000
Description: Funds to cover the cost of gas and electric for the wells and well houses.

Line Item: Insurance
Line Item Number: 591-558-000-954.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds to cover the cost of property and liability insurance for the water system.

Line Item: Debt Service - Interest
Line Item Number: 591-558-000-990.000
Current Fiscal Year Adopted: $340,417
New Fiscal Year Recommended: $316,302
Description: Funds to cover the interest expense associated with outstanding bonds issued by the Water Fund to complete system improvements.

Line Item: Debt Service - Principal
Line Item Number: 591-558-000-990.001
Current Fiscal Year Adopted: $722,600
New Fiscal Year Recommended: $738,400
Description: Funds to cover the principal expense associated with outstanding bonds issued by the Water Fund to complete system improvements.

Line Item: Contribution to Capital Projects
Line Item Number: 591-558-000-999.420
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Funds contributed to the capital projects fund for the purpose of covering projects completed to the water system as funded by the Capital Projects Fund.

OPERATIONS

Line Item: Salary and Wages
Line Item Number: 591-560-000-702.000
Current Fiscal Year Adopted: $125,000
New Fiscal Year Recommended: $145,000
Description: Funds to cover the wages of the Utilities Department staff that work on water system operations.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 591-560-000-710.000
Current Fiscal Year Adopted: $70,000
New Fiscal Year Recommended: $79,000
Description: Funds to cover the payroll tax and fringe benefits expenses associated with the wages budgeted for the operation of the water system.

Line Item: Operating Supplies
Line Item Number: 591-560-000-740.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds used cover operating supply related expenses of operating the water system. Expenses include Miss Dig system fees, uniform fees, and water meters and water meter parts.

Line Item: Contractual and Professional Services
Line Item Number: 591-560-000-801.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds to cover contractual or professional services necessary for the operation of the water system. This includes the meter calibration services and other professional services.

Line Item: Equipment Rental
Line Item Number: 591-560-000-940.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover equipment rental expenses paid to the Central Garage Fund for use of a vehicle for meter reading.

Line Item: Capital Outlay
Line Item Number: 591-560-000-980.000
Current Fiscal Year Adopted: $210,000
New Fiscal Year Recommended: $60,000
Description: Funds to cover half of the cost of the on-going water meter replacement program (transition to all water read meters).

WATER SOURCE
Line Item: Salary and Wages
Line Item Number: 591-561-000-702.000
Current Fiscal Year Adopted: $105000
New Fiscal Year Recommended: $105,000
Description: Funds to cover the wages of Utilities Department staff that work on the operation of the well field.

Line Item: Central Garage Allocation
Line Item Number: 591-561-000-707.000
Current Fiscal Year Adopted: $13,000
New Fiscal Year Recommended: $13,000
Description: Funds to cover the cost of Public Works Department employees providing maintenance work at the well field.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 591-561-000-710.000
Current Fiscal Year Adopted: $60,000
New Fiscal Year Recommended: $60,000
Description: Funds to cover the payroll tax and fringe benefits expenses associated with the wages budgeted for the operation of the well field.

Line Item: Operating Supplies
Line Item Number: 591-561-000-740.000
Current Fiscal Year Adopted: $80,000
New Fiscal Year Recommended: $80,000
Description: Funds to cover the cost to maintain and repair the chemical feed systems and SCADA systems at the well houses.

Line Item: Operating Supplies - Chemicals
Line Item Number: 591-561-000-741.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds to cover the cost of purchasing Sodium Hypochlorite and Fluoride for the water system.

Line Item: Operating Supplies – Gas and Oil
Line Item Number: 591-561-000-743.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Funds to cover the cost of gas and oil for the generators used to supply back-up power for the wells.

Line Item: Contractual and Professional Services
Line Item Number: 591-561-000-801.000
Current Fiscal Year Adopted: $300,000
New Fiscal Year Recommended: $250,000
Description: Funds to cover contractual or professional services necessary for the operation of the water system. This includes the meter calibration services and other professional services.

Line Item: Telephone
Line Item Number: 591-561-000-851.000
Current Fiscal Year Adopted: $3,500
New Fiscal Year Recommended: $3,500
Description: Funds budgeted to cover the cost of telephone line at the well house for the emergency dialer system.

Line Item: Transportation and Training
Line Item Number: 591-561-000-860.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover the continuing education classes that DPU staff is required to attend to keep water certifications.

Line Item: Equipment Rental
Line Item Number: 591-561-000-940.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Funds paid to the Central Garage Fund for trucks utilized by DPU staff and for equipment used to mow the well fields.

MAINTENANCE
Line Item: Central Garage Allocation
Line Item Number: 591-564-000-707.000
Current Fiscal Year Adopted: $90,000
New Fiscal Year Recommended: $90,000
Description: Funds paid to the Central Garage Fund to cover the wages of Public Works Department staff for the maintenance and repairs of water mains and fire hydrants.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 591-564-000-710.000
Current Fiscal Year Adopted: $72,500
New Fiscal Year Recommended: $72,500
Description: Funds to cover the payroll tax and fringe benefits expenses associated with Public Works Department staff performing maintenance and repairs of water mains and fire hydrants.

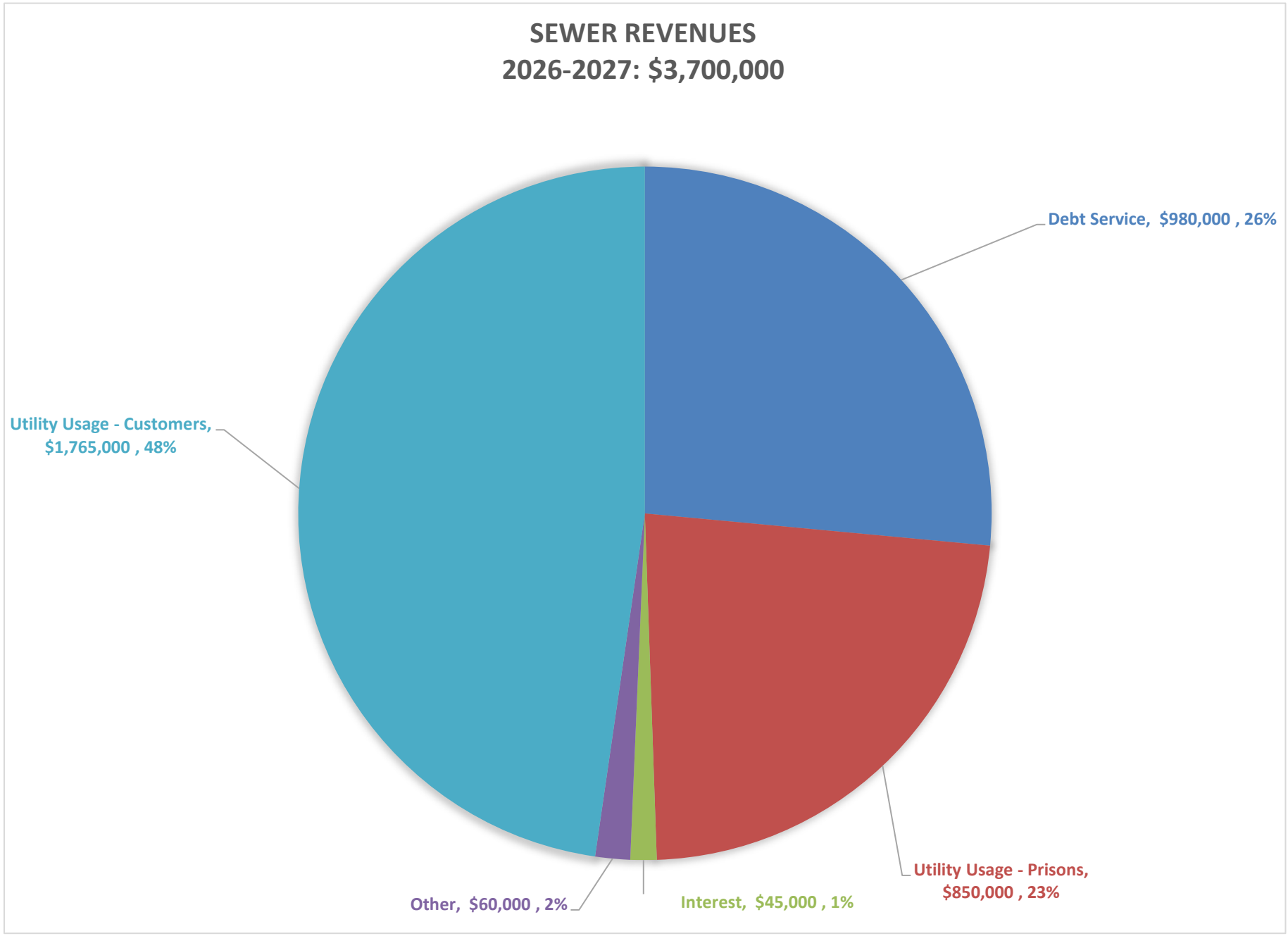
Line Item: Operating Supplies
Line Item Number: 591-564-000-740.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds to cover the cost of parts that are purchased to repair the water distribution system.

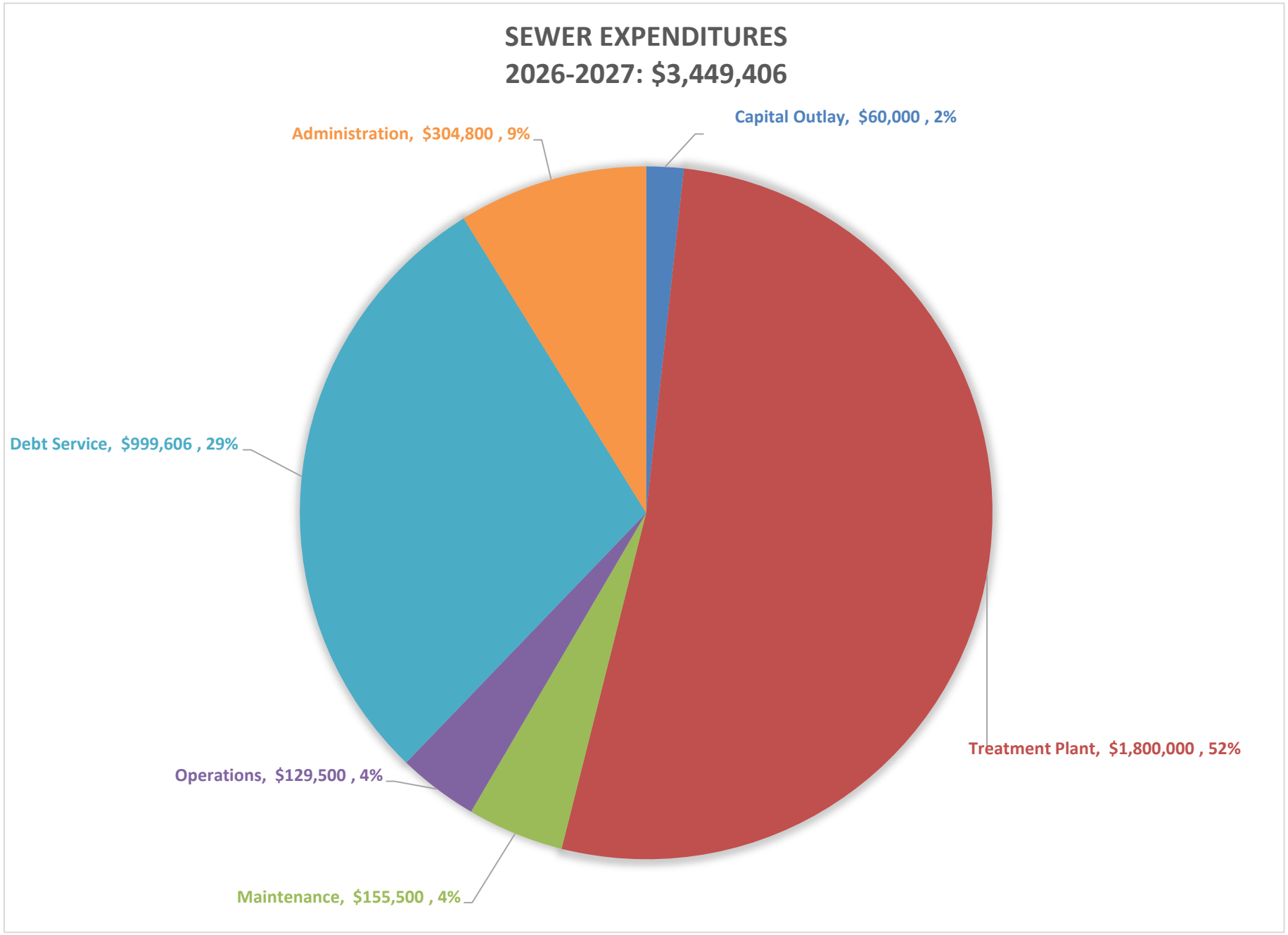
Line Item: Equipment Rental
Line Item Number: 591-564-000-940.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds paid to the Central Garage Fund in a lump sum amount for the use of equipment needed to assist with maintaining and repairing the water distribution system.

City of Ionia

Fiscal Year 2026-2027 Budget

Sewer Fund


SEWER REVENUES
2026-2027: $3,700,000
Debt Service, $980,000 , 26%
Utility Usage - Customers, $1,765,000 , 48%
Utility Usage - Prisons, $850,000 , 23%
Other, $60,000 , 2%
Interest, $45,000 , 1%


SEWER EXPENDITURES
2026-2027: $3,449,406
Capital Outlay, $60,000 , 2%
Administration, $304,800 , 9%
Debt Service, $999,606 , 29%
Operations, $129,500 , 4%
Maintenance, $155,500 , 4%
Treatment Plant, $1,800,000 , 52%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 590 SEWER DEPT.						
Estimated Revenues						
590-000.000-642.000	UTILITY USAGE - STATE INSTITU	854,430.59	804,578.63	869,599.15	845,000.00	850,000.00
590-000.000-643.000	UTILITY USAGE - CUSTOMERS	1,538,597.24	1,684,003.61	1,724,271.55	1,750,000.00	1,765,000.00
590-000.000-653.000	DEBT SERVICE REVENUE	939,788.72	923,966.46	945,898.13	950,000.00	980,000.00
590-000.000-660.000	PENALTY REVENUE	29,899.98	29,350.05	26,663.57	25,000.00	25,000.00
590-000.000-664.200	TOWNSHIP REIMB FOR EXPENSES	16,270.08	16,344.01	3,368.01	20,000.00	20,000.00
590-000.000-665.000	INTEREST	66,376.45	106,642.76	80,840.91	60,000.00	45,000.00
590-000.000-688.000	OTHER REVENUE	18,536.01	33,568.70	35,819.50	35,000.00	15,000.00
Estimated Revenues		3,463,899.07	3,598,454.22	3,686,460.82	3,685,000.00	3,700,000.00
Appropriations						
Department: ADMINISTRATIVE						
590-558.000-702.000	SALARY & WAGES	19,578.71	13,516.66	21,050.79	20,000.00	23,000.00
590-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	10,546.29	10,641.85	13,543.68	13,500.00	14,500.00
590-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	250,101.34	259,557.18	259,188.74	255,000.00	255,000.00
590-558.000-940.000	EQUIPMENT RENTAL	169.23	275.14	336.39	300.00	300.00
590-558.000-954.000	INSURANCE	16,458.96	17,496.36	9,794.14	12,000.00	12,000.00
590-558.000-968.000	DEPRECIATION	316,991.81	330,426.49	336,988.80	0.00	0.00
590-558.000-990.000	DEBT SERVICE - INTEREST PORTION	310,575.92	295,706.30	273,836.80	330,741.00	308,006.00
590-558.000-990.001	DEBT SERVICE - PRINCIPAL PAYME	0.00	0.00	0.00	677,400.00	691,600.00
590-558.000-997.000	GASB 68 RELATED PENSION EXPENSE	26,508.35	(49,474.08)	8,890.62	0.00	0.00
Total Department ADMINISTRATIVE:		950,930.61	878,145.90	923,629.96	1,308,941.00	1,304,406.00
Department: OPERATIONS						
590-560.000-702.000	SALARY & WAGES	64,203.93	43,591.69	62,098.14	70,000.00	70,000.00
590-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	31,554.88	25,329.97	30,916.75	35,000.00	35,000.00
590-560.000-740.000	OPERATING SUPPLIES	9,988.18	10,710.54	11,823.61	12,000.00	12,000.00
590-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	1,994.28	2,461.40	2,214.78	2,500.00	2,500.00
590-560.000-940.000	EQUIPMENT RENTAL	9,070.41	8,238.63	10,702.52	10,000.00	10,000.00
590-560.000-980.000	CAPITAL OUTLAY	28,219.12	15,206.34	23,750.56	35,000.00	60,000.00
Total Department OPERATIONS:		145,030.80	105,538.57	141,506.36	164,500.00	189,500.00
Department: TREATMENT PLANT						
590-563.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	1,616,059.98	1,797,517.18	1,737,674.73	1,800,000.00	1,800,000.00
Total Department TREATMENT PLANT:		1,616,059.98	1,797,517.18	1,737,674.73	1,800,000.00	1,800,000.00
Department: MAINTENANCE						
590-564.000-707.000	CENTRAL GARAGE ALLOCATION	34,082.69	31,601.16	46,610.39	40,000.00	43,000.00
590-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	21,728.54	23,818.57	28,556.03	25,000.00	30,000.00
590-564.000-740.000	OPERATING SUPPLIES	1,471.26	2,301.97	1,573.45	2,500.00	2,500.00
590-564.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	19,142.88	22,390.53	30,000.00	30,000.00
590-564.000-940.000	EQUIPMENT RENTAL	14,585.62	12,943.10	12,652.84	50,000.00	50,000.00
Total Department MAINTENANCE:		71,868.11	89,807.68	111,783.24	147,500.00	155,500.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Appropriations		2,783,889.50	2,871,009.33	2,914,594.29	3,420,941.00	3,449,406.00
Fund 590 - SEWER DEPT.:						
TOTAL ESTIMATED REVENUES		3,463,899.07	3,598,454.22	3,686,460.82	3,685,000.00	3,700,000.00
TOTAL APPROPRIATIONS		2,783,889.50	2,871,009.33	2,914,594.29	3,420,941.00	3,449,406.00
NET OF REVENUES & APPROPRIATIONS:		680,009.57	727,444.89	771,866.53	264,059.00	250,594.00
BEG. FUND BALANCE		12,706,921.85	13,386,931.42	14,114,376.31	14,886,242.84	14,886,242.84
END FUND BALANCE		13,386,931.42	14,114,376.31	14,886,242.84	15,150,301.84	15,136,836.84

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

SEWER FUND
Revenues

Line Item: Utility Usage – State Institutions
Line Item Number: 590-000-000-642.000
Current Fiscal Year Adopted: $845,000
New Fiscal Year Recommended: $850,000
Description: Revenues received through billings to the State of Michigan for sanitary sewer services at the prisons.

Line Item: Utility Usage – Customers
Line Item Number: 590-000-000-643.000
Current Fiscal Year Adopted: $1,750,000
New Fiscal Year Recommended: $1,765,000
Description: Revenues received from sanitary sewer customers for sanitary sewer services other than the prisons. Rates for service are proposed to increase to $5.00 per 1,000 gallons.

Line Item: Debt Service Revenue
Line Item Number: 590-000-000-653.000
Current Fiscal Year Adopted: $950,000
New Fiscal Year Recommended: $980,000
Description: Revenues received from sanitary sewer customers to retire outstanding debt on the sanitary sewer system. Debt service rates are will be $46.00 per quarter per residential equivalent unit.

Line Item: Penalty Revenue
Line Item Number: 590-000-000-660.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Revenues received from sanitary sewer customers in the form of penalties due to late payment of the user charges.

Line Item: Township Reimbursement for Expenses
Line Item Number: 590-000-000-664.200
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $2,0000
Description: Revenues received from Berlin Township per the contract with the Township for maintaining their sanitary sewer collection system.

Line Item: Interest
Line Item Number: 590-000-000-665.000
Current Fiscal Year Adopted: $60,000
New Fiscal Year Recommended: $45,000
Description: Revenues received in the form of interest on the investments held by the Sewer Fund.

Line Item: Other Revenue
Line Item Number: 590-000-000-688.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $15,000
Description: Revenues received in the form of fees paid for connecting to the sanitary sewer system.

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

SEWER FUND
Expenditures

ADMINISTRATIVE

Line Item: Salary and Wages
Line Item Number: 590-558-000-702.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $23,000
Description: Funds to cover a portion of the Utilities Director annual salary.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 590-558-000-710.000
Current Fiscal Year Adopted: $13,500
New Fiscal Year Recommended: $14,500
Description: Funds to cover the payroll taxes and fringe benefit expenses for the Utilities Director.

Line Item: Contractual and Professional Services
Line Item Number: 590-558-000-801.000
Current Fiscal Year Adopted: $255,000
New Fiscal Year Recommended: $255,000
Description: Funds to cover the Sewer Fund's portion of the annual audit, funds paid to the General Fund for City Hall staff that perform certain administrative duties associated with the operation of the sanitary sewer system and funds for legal expenses. This line item also includes $100,000 to be paid to MERS as part of the extra City's pension funding contribution.

Line Item: Insurance
Line Item Number: 590-558-000-954.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds to cover the cost of property and liability insurance for the sanitary sewer operations.

Line Item: Debt Service - Interest
Line Item Number: 590-558-000-990.000
Current Fiscal Year Adopted: $330,741
New Fiscal Year Recommended: $308,006
Description: Funds to cover the interest on outstanding debt issued by the Sewer Fund to complete system improvements. Amortization schedules for the bond issues are contained in the budget document.

Line Item: Debt Service - Principal
Line Item Number: 590-558-000-990.001
Current Fiscal Year Adopted: $677,400
New Fiscal Year Recommended: $691,600
Description: Funds to cover the principal on outstanding debt issued by the Sewer Fund to complete system improvements. Amortization schedules for the bond issues are contained in the budget document.

Line Item: Contribution to Capital Projects
Line Item Number: 590-558-000-999.420
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Funds contributed to the capital projects fund for the purpose of covering projects completed to the sewer system. The specific projects to be funded are outlined in the Capital Projects Fund.

OPERATIONS
Line Item: Salary and Wages
Line Item Number: 590-560-000-702.000
Current Fiscal Year Adopted: $70,000
New Fiscal Year Recommended: $70,000
Description: Funds to cover the salaries of Utilities Department staff that work on sanitary sewer system operations.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 590-560-000-710.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $35,000
Description: Funds to cover the payroll tax and fringe benefits expenses associated with the wages budgeted for the operation of the sanitary sewer system.

Line Item: Operating Supplies
Line Item Number: 590-560-000-740.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds to cover the cost of various operating supplies needed to maintain the sanitary sewer system. This includes membership in the Miss Dig System, uniform rental, pager service and other miscellaneous expenses.

Line Item: Contractual and Professional Services
Line Item Number: 590-560-000-801.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover contractual or professional services necessary for the operation of the sanitary sewer system, including calibration of sewer meters.

Line Item: Equipment Rental
Line Item Number: 590-560-000-940.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds paid to the Central Garage Fund for equipment that is used to maintain the sanitary sewer system.

Line Item: Capital Outlay
Line Item Number: 590-560-000-980.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $60,000
Description: Funds to cover half of the cost of the on-going water meter replacement program (transition to all water read meters).

TREATMENT PLANT
Line Item: Contractual and Professional Services
Line Item Number: 590-563-000-801.000
Current Fiscal Year Adopted: $1,800,000
New Fiscal Year Recommended: $1,800,000
Description: Funds for payment to the Ionia Regional Utilities Authority (IRUA) for the City's portion of operating and maintaining the wastewater treatment plant and for treating the sanitary sewage generated in the City.

MAINTENANCE

Line Item: Central Garage Allocation
Line Item Number: 590-564-000-707.000
Current Fiscal Year Adopted: $40,000
New Fiscal Year Recommended: $43,000
Description: Funds paid to the City's Central Garage Fund to cover the expenses associated with having staff maintain the sanitary sewer collection system.

Line Item: Central Garage Fringe Benefit
Line Item Number: 590-564-000-710.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $30,000
Description: Funds paid to the City's Central Garage Fund to cover the expenses associated with the fringe benefit expenses of the staff who maintain the sanitary sewer collection system.

Line Item: Operating Supplies
Line Item Number: 590-564-000-740.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover the expenses associated with operating supplies used to maintain the sanitary sewer collection system.

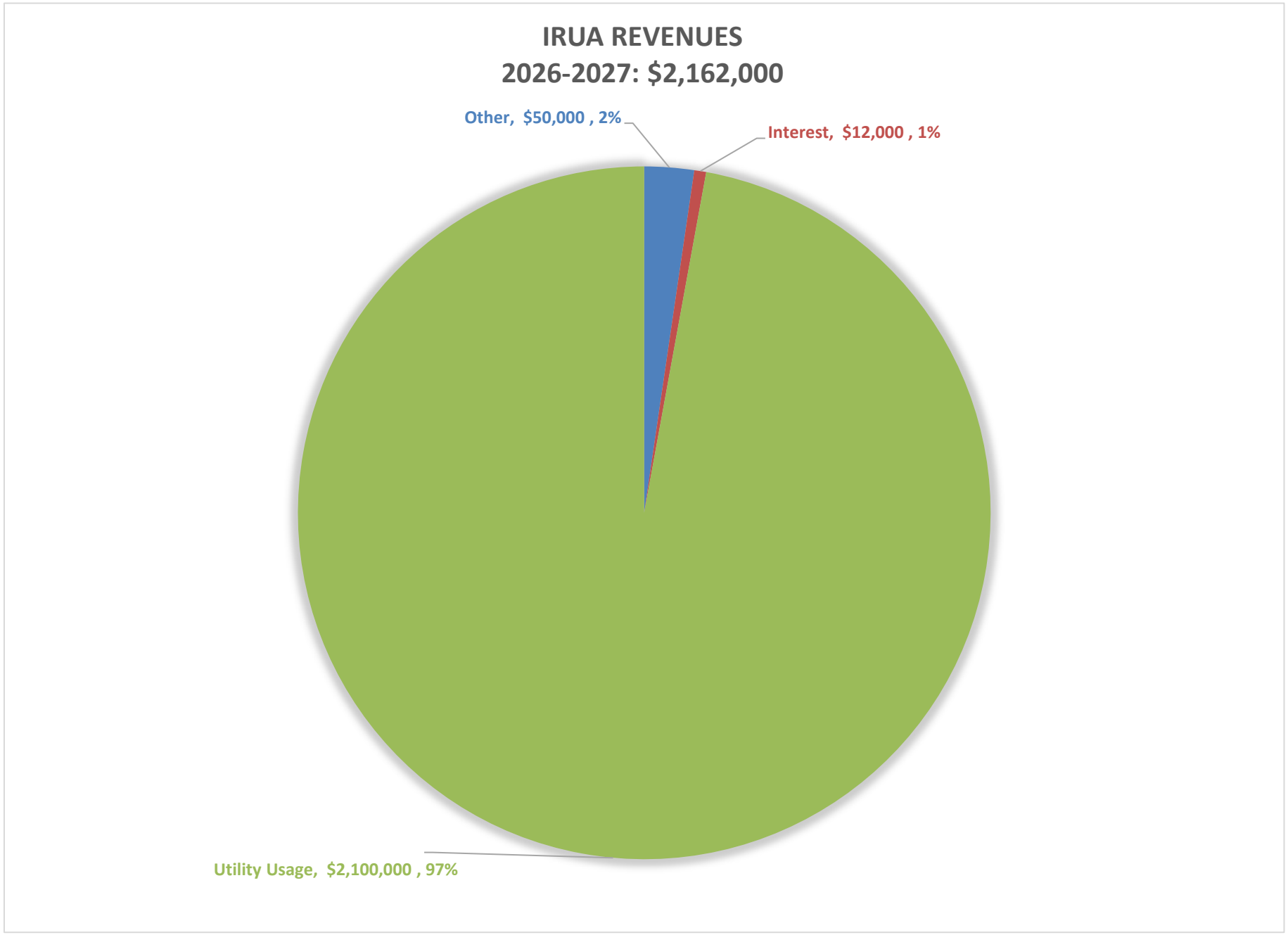
Line Item: Contractual and Professional Services
Line Item Number: 590-564-000-801.000
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $30,000
Description: Funds to cover the cleaning, televising and lining/repairing sanitary sewer mains in certain areas of the City.

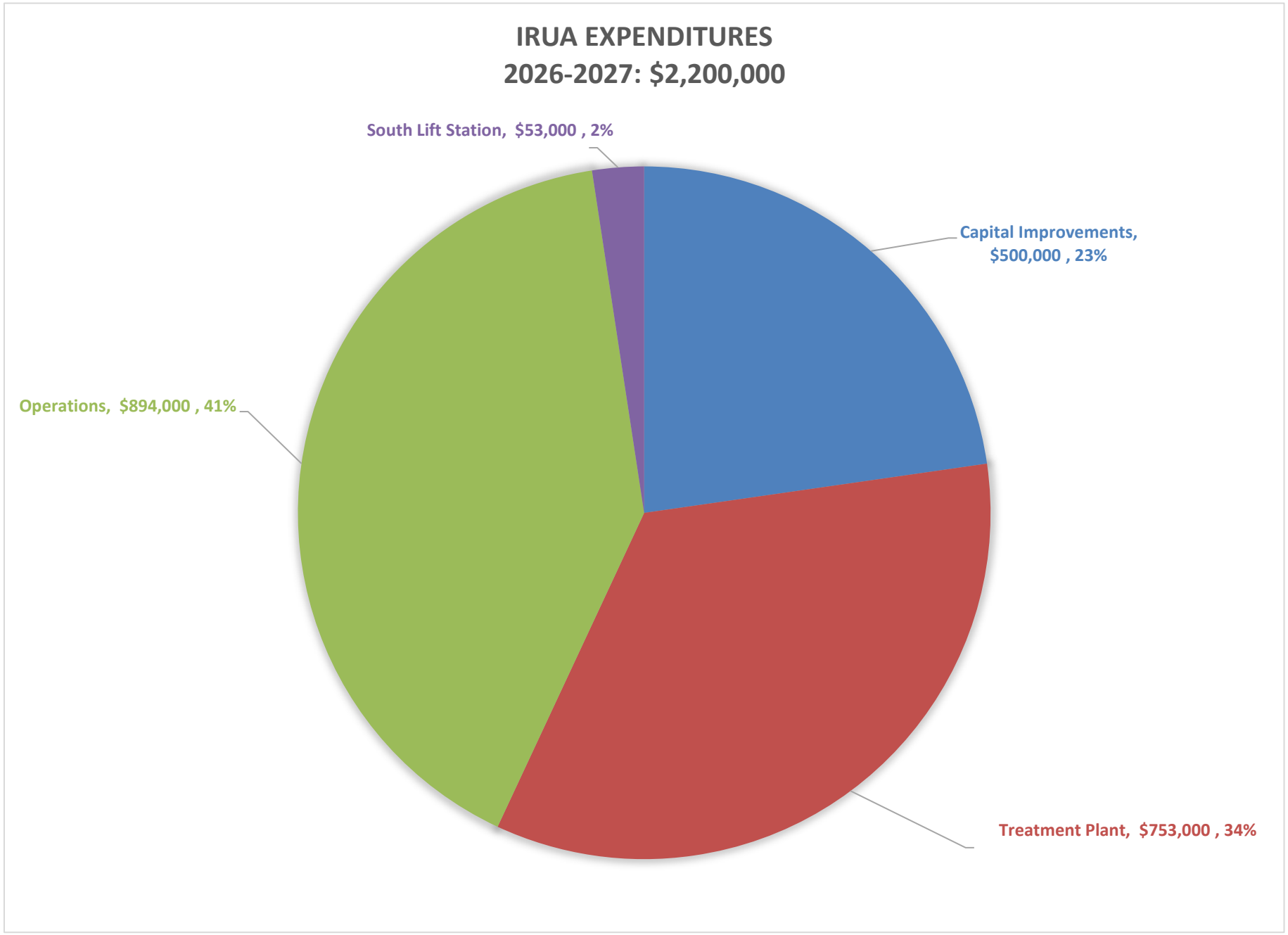
Line Item: Equipment Rental
Line Item Number: 590-564-000-940.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Funds paid to the Central Garage Fund in a lump sum for the use of equipment needed to assist with maintaining and repairing the sanitary sewer collection system.

City of Ionia

Fiscal Year 2026-2027 Budget

IRUA Fund


IRUA REVENUES
2026-2027: $2,162,000
Other, $50,000 , 2%
Interest, $12,000 , 1%
Utility Usage, $2,100,000 , 97%


IRUA EXPENDITURES
2026-2027: $2,200,000
South Lift Station, $53,000 , 2%
Capital Improvements, $500,000 , 23%
Operations, $894,000 , 41%
Treatment Plant, $753,000 , 34%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 598 IONIA REGIONAL UTILITIES AUTHORITY						
Estimated Revenues						
598-000.000-643.000	UTILITY USAGE - CUSTOMERS	1,616,059.98	1,797,517.18	1,737,674.73	1,971,000.00	1,900,000.00
598-000.000-646.000	SEWER USAGE-BERLIN TOWNSHIP	138,382.58	195,617.47	147,178.60	195,000.00	200,000.00
598-000.000-660.000	PENALTY REVENUE	0.00	0.00	23.00	0.00	0.00
598-000.000-665.000	INTEREST	38,776.49	36,211.44	14,935.25	12,000.00	12,000.00
598-000.000-688.000	OTHER REVENUE	48,549.76	60,342.76	73,324.77	50,000.00	50,000.00
598-000.000-695.000	SALE OF PROPERTY	12,526.00	12,525.00	0.00	0.00	0.00
Estimated Revenues		1,854,294.81	2,102,213.85	1,973,136.35	2,228,000.00	2,162,000.00
Appropriations						
Department: ADMINISTRATIVE						
598-558.000-702.000	SALARY & WAGES	110,210.58	74,638.73	102,553.67	87,000.00	90,000.00
598-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	58,954.56	59,605.03	71,992.00	73,000.00	75,000.00
598-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	157,656.58	194,768.80	213,529.25	200,000.00	200,000.00
598-558.000-811.000	ADMINISTRATIVE 10 %	168,572.26	191,110.04	184,692.38	200,000.00	200,000.00
598-558.000-851.000	TELEPHONE	9,000.98	5,544.62	5,662.98	9,000.00	9,000.00
598-558.000-860.000	TRANSPORTATION AND TRAINING	2,105.02	1,781.90	2,879.40	5,000.00	5,000.00
598-558.000-920.000	PUBLIC UTILITIES	156,589.65	162,619.29	178,763.97	175,000.00	175,000.00
598-558.000-954.000	INSURANCE	42,114.00	43,771.00	33,744.00	38,000.00	40,000.00
598-558.000-965.000	REPLACEMENT FUND CONTRIBUTION	0.00	0.00	0.00	100,000.00	100,000.00
598-558.000-968.000	DEPRECIATION	432,432.70	483,958.83	539,769.48	0.00	0.00
598-558.000-980.000	CAPITAL OUTLAY	0.01	0.00	0.30	385,000.00	500,000.00
Total Department ADMINISTRATIVE:		1,137,636.34	1,217,798.24	1,333,587.43	1,272,000.00	1,394,000.00
Department: TREATMENT PLANT						
598-563.000-702.000	SALARY & WAGES	200,093.49	244,295.49	210,600.88	240,000.00	240,000.00
598-563.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	115,324.10	136,191.52	153,048.77	165,000.00	165,000.00
598-563.000-740.000	OPERATING SUPPLIES	91,671.22	86,067.45	67,946.40	100,000.00	100,000.00
598-563.000-741.000	OPERATING SUPPLIES-CHEMICALS	177,667.67	183,215.82	205,121.74	200,000.00	200,000.00
598-563.000-743.000	OPERATING SUPPLIES-GAS & OIL	11,780.37	11,137.23	11,361.09	13,000.00	13,000.00
598-563.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	22,013.37	8,838.07	48,167.12	100,000.00	25,000.00
598-563.000-931.000	BUILDING REPAIR & MAINTENANCE	0.00	0.00	0.00	10,000.00	10,000.00
598-563.000-940.000	EQUIPMENT RENTAL	0.00	0.00	13.23	0.00	0.00
Total Department TREATMENT PLANT:		618,550.22	669,745.58	696,259.23	828,000.00	753,000.00
Department: LIFT STATION						
598-565.000-702.000	SALARY & WAGES	12,371.91	16,878.25	23,839.96	20,000.00	20,000.00
598-565.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	6,139.88	6,618.68	7,217.80	12,000.00	12,000.00
598-565.000-775.000	REPAIR & MAINTENANCE SUPPLIES	129.00	15,329.08	434.96	5,000.00	5,000.00
598-565.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	357.00	1,307.50	895.17	5,000.00	5,000.00
598-565.000-851.000	TELEPHONE	2,520.03	1,171.63	1,249.82	2,500.00	2,500.00
598-565.000-920.000	PUBLIC UTILITIES	8,042.41	5,733.23	6,354.37	7,000.00	7,000.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
598-565.000-940.000	EQUIPMENT RENTAL	980.73	1,587.12	1,546.89	1,500.00	1,500.00
598-565.000-980.000	CAPITAL OUTLAY	0.00	0.00	0.00	75,000.00	0.00
Total Department LIFT STATION:		30,540.96	48,625.49	41,538.97	128,000.00	53,000.00
Appropriations		1,786,727.52	1,936,169.31	2,071,385.63	2,228,000.00	2,200,000.00
Fund 598 - IONIA REGIONAL UTILITIES AUTHORITY:						
TOTAL ESTIMATED REVENUES		1,854,294.81	2,102,213.85	1,973,136.35	2,228,000.00	2,162,000.00
TOTAL APPROPRIATIONS		1,786,727.52	1,936,169.31	2,071,385.63	2,228,000.00	2,200,000.00
NET OF REVENUES & APPROPRIATIONS:		67,567.29	166,044.54	(98,249.28)	0.00	(38,000.00)
BEG. FUND BALANCE		9,499,153.98	9,566,721.27	9,732,765.81	9,616,538.49	9,616,538.49
FUND BALANCE ADJUSTMENTS		0.00	0.00	(17,978.04)		
END FUND BALANCE		9,566,721.27	9,732,765.81	9,616,538.49	9,616,538.49	9,578,538.49

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

IONIA REGIONAL UTILITIES AUTHORITY
Revenues

Line Item: Utility Usage - Customers
Line Item Number: 598.000.000.643.000
Current Fiscal Year Adopted: $1,971,000
New Fiscal Year Recommended: $1,900,000
Description: Revenues received from sanitary sewer customers in the City and in Easton and Ionia Townships.

Line Item: Sewage Usage – Berlin Township
Line Item Number: 598.000.000.646.000
Current Fiscal Year Adopted: $195,000
New Fiscal Year Recommended: $200,000
Description: Revenues received from Berlin Township as payment for the cost of treating sanitary sewage generated in Berlin Township.

Line Item: Interest Income
Line Item Number: 598.000.000.665.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Revenues received as interest income on investments held by the IRUA Fund.

Line Item: Other Revenue
Line Item Number: 598.000.000.688.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $50,000
Description: Revenues received in the form of payment for services for laboratory work performed at the treatment plant for others and surcharge revenue for extra strength wastewater.

IONIA REGIONAL UTILITIES AUTHORITY
Expenditures

ADMINISTRATIVE (558)

Line Item: Salary and Wages
Line Item Number: 598-558.000.702.000
Current Fiscal Year Adopted: $87,000
New Fiscal Year Recommended: $90,000
Description: Funds to cover a portion of the Utilities Director's annual salary, longevity and sick time pay-out.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 598-558.000.710.000
Current Fiscal Year Adopted: $73,000
New Fiscal Year Recommended: $75,000
Description: Funds used to cover a portion of the payroll taxes and fringe benefits expenses for the Utilities Director.

Line Item: Contractual and Professional Services
Line Item Number: 598-558.000.801.000
Current Fiscal Year Adopted: $200,000
New Fiscal Year Recommended: $200,000
Description: Funds to cover the cost of the annual audit, legal fees, engineering fees and State of Michigan permit fees associated with the operation of the treatment plant.

Line Item: Administrative Expenses
Line Item Number: 598-558.000.811.000
Current Fiscal Year Adopted: $200,000
New Fiscal Year Recommended: $200,000
Description: Funds paid to the City's General Fund for general accounting and oversight services. The amount charged (10%) is consistent with the Master Contract between IRUA and City/Townships.

Line Item: Telephone
Line Item Number: 598-558.000.851.000
Current Fiscal Year Adopted: $9,000
New Fiscal Year Recommended: $9,000
Description: Funds used to cover telephone expenses at the treatment plant and cellular telephones.

Line Item: Transportation and Training
Line Item Number: 598-558.000.860.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover expenses associated with staff training as mandated by the MDEQ as part of on-going certification requirements.

Line Item: Public Utilities
Line Item Number: 598-558.000.920.000
Current Fiscal Year Adopted: $175,000
New Fiscal Year Recommended: $175,000
Description: Funds to cover public utility expenses at the treatment plant including water, electricity and natural gas.

Line Item: Insurance
Line Item Number: 598-558.000.954.000
Current Fiscal Year Adopted: $38,000
New Fiscal Year Recommended: $40,000
Description: Funds to cover the cost of property and liability insurances for the treatment plant.

Line Item: Replacement Reserve
Line Item Number: 598-558.000.965.000
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $100,000
Description: Funds set aside annually for replacing components of the treatment plant.

Line Item: Capital Outlay
Line Item Number: 598-558.000.980.000
Current Fiscal Year Adopted: $385,000
New Fiscal Year Recommended: $500,000
Description: Funds to cover capital outlay items at the treatment plant. Items proposed for this fiscal year include:

- Bar Screen Replacement
- Service Van
- Lawn Mower

TREATMENT PLANT (563)

Line Item: Salary and Wages
Line Item Number: 598-563.000.702.000
Current Fiscal Year Adopted: $240,000
New Fiscal Year Recommended: $240,000
Description: Funds to cover the wages of employees that work on treatment plant operations.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 598-563.000.710.000
Current Fiscal Year Adopted: $165,000
New Fiscal Year Recommended: $165,000
Description: Funds to cover the cost of payroll taxes and fringe benefits of employees that work on treatment plant operations.

Line Item: Operating Supplies
Line Item Number: 598-563.000.740.000
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $100,000
Description: Funds used to cover the cost of supplies purchased to operate the treatment plant.

Line Item: Operating Supplies - Chemicals
Line Item Number: 598-563.000.741.000
Current Fiscal Year Adopted: $200,000
New Fiscal Year Recommended: $200,000
Description: Funds used to cover the cost of chemicals used in the treatment process at the treatment plant.

Line Item: Operating Supplies – Gas and Oil
Line Item Number: 598-563.000.743.000
Current Fiscal Year Adopted: $13,000
New Fiscal Year Recommended: $13,000
Description: Funds used to cover gas and oil expenses associated with operating treatment plant equipment.

Line Item: Contractual and Professional Services
Line Item Number: 598-563.000.801.000
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $25,000
Description: Funds used to cover a variety of contractual services including annual boiler inspections, sludge hauling from the treatment plant and land application, non-routine repair and maintenance items at the treatment plant, and repair fees associated with electrical components/equipment at the treatment plant.

Line Item: Building Repair and Maintenance
Line Item Number: 598-563.000.931.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds to cover the cost of small repairs to the treatment plant including roof repairs, window repairs, door lock repairs, etc.

LIFT STATION (565)
Line Item: Salary and Wages
Line Item Number: 598-565.000.702.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: Funds used to cover wages for maintaining the South Ionia lift station including daily inspections, maintenance of pumps, lawn care, etc.

Line Item: Payroll Taxes and Fringe Benefits
Line Item Number: 598-565.000.710.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,000
Description: Funds used to cover the payroll tax and fringe benefit expenses associated with the employees that maintain the South Ionia lift station.

Line Item: Repair and Maintenance Supplies
Line Item Number: 598-565.000.775.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover the cost of maintenance supplies and repair of small equipment for the South Ionia lift station.

Line Item: Contractual and Professional Services
Line Item Number: 598-565.000.801.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover the cost of consulting an engineer or other professionals to assist with troubleshooting problems that periodically occur with the South Ionia lift station.

Line Item: Telephone
Line Item Number: 598-565.000.851.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds used to cover the cost of the back-up alarm dialer at the South Ionia lift station.

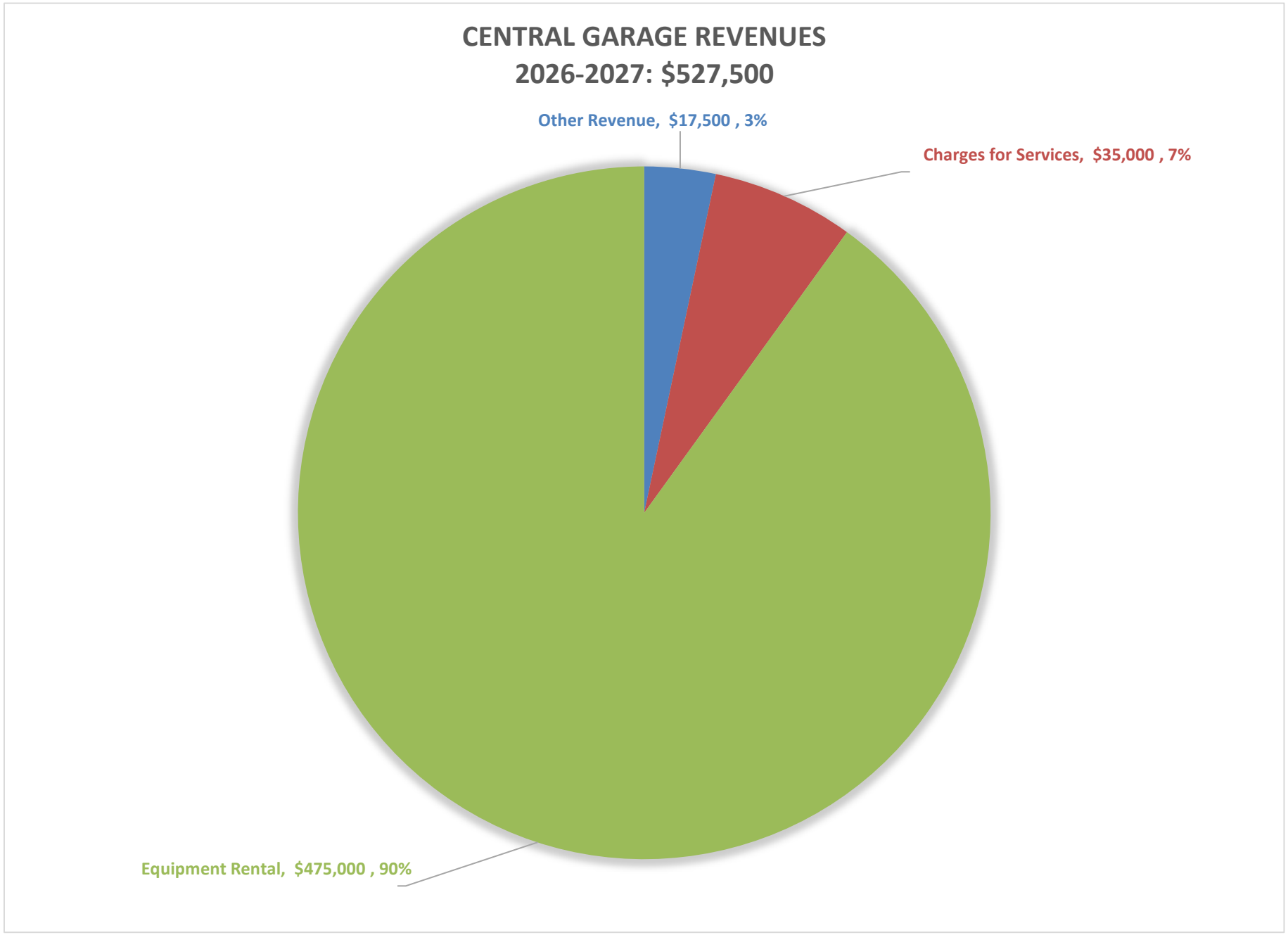
Line Item: Public Utilities
Line Item Number: 598-565.000.920.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $7,000
Description: Funds used to cover the electricity costs and natural gas for the back-up generator at the South Ionia lift station.

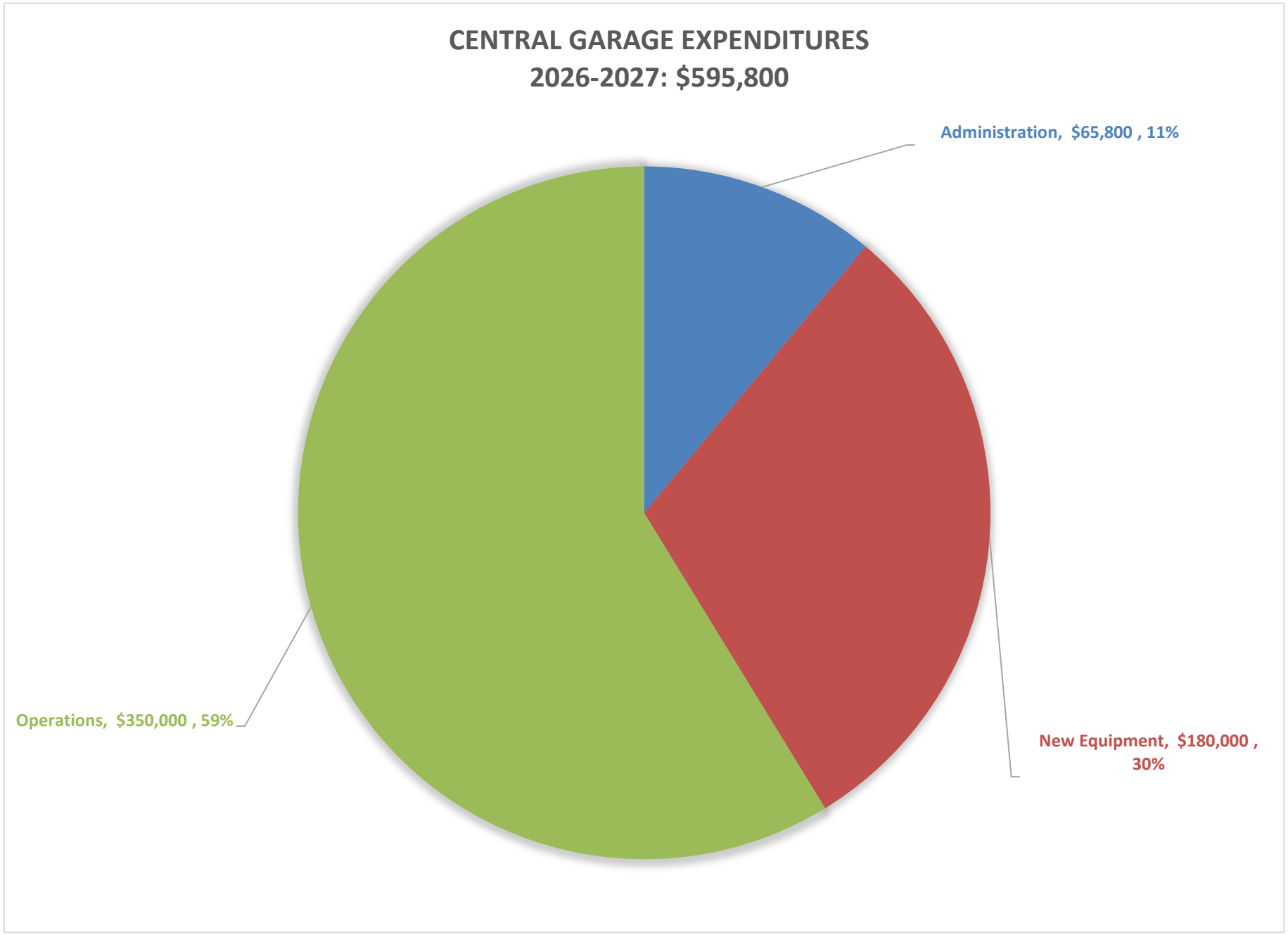
Line Item: Capital Outlay
Line Item Number: 598-565.000.980.000
Current Fiscal Year Adopted: $75,000
New Fiscal Year Recommended: $-0-
Description: Funds to cover capital outlay items at the south lift station.

City of Ionia

Fiscal Year 2026-2027 Budget

Central Garage Fund


CENTRAL GARAGE REVENUES
2026-2027: $527,500
Other Revenue, $17,500 , 3%
Charges for Services, $35,000 , 7%
Equipment Rental, $475,000 , 90%


CENTRAL GARAGE EXPENDITURES
2026-2027: $595,800
Administration, $65,800 , 11%
New Equipment, $180,000 , 30%
Operations, $350,000 , 59%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 661 CENTRAL GARAGE						
Estimated Revenues						
661-000.000-626.000	CHARGE FOR SERVICES	37,642.29	48,085.84	33,242.55	45,000.00	35,000.00
661-000.000-662.000	EQUIPMENT RENTAL CHARGES	430,082.10	436,019.55	471,792.99	445,000.00	475,000.00
661-000.000-665.000	INTEREST	7,616.59	11,274.45	8,657.70	7,000.00	5,000.00
661-000.000-688.000	OTHER REVENUE	2,694.32	5,600.64	4,415.75	5,000.00	2,500.00
661-000.000-695.000	SALE OF PROPERTY	28,968.06	48,240.18	477.46	10,000.00	10,000.00
Estimated Revenues		507,003.36	549,220.66	518,586.45	512,000.00	527,500.00
Appropriations						
Department: ADMINISTRATION						
661-441.000-727.000	OFFICE SUPPLIES	174.99	78.00	471.86	500.00	800.00
661-441.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	22,000.00	22,000.00	22,362.00	25,000.00	25,000.00
661-441.000-851.000	TELEPHONE	6,314.58	3,145.10	3,202.74	5,000.00	5,000.00
661-441.000-860.000	TRANSPORTATION AND TRAINING	1,512.94	3,305.50	5,967.90	4,000.00	5,000.00
661-441.000-920.000	PUBLIC UTILITIES	10,150.46	8,584.04	10,195.50	13,000.00	13,000.00
661-441.000-954.000	INSURANCE	18,446.00	21,163.40	14,250.27	17,000.00	17,000.00
661-441.000-968.000	DEPRECIATION	174,594.26	176,335.08	194,673.49	0.00	0.00
661-441.000-980.000	CAPITAL OUTLAY	0.00	0.00	0.00	145,000.00	180,000.00
Total Department ADMINISTRATION:		233,193.23	234,611.12	251,123.76	209,500.00	245,800.00
Department: OPERATIONS						
661-442.000-703.100	SALARY & WAGES-VEHICLE/EQUIP	67,200.34	68,540.42	67,641.92	73,000.00	73,000.00
661-442.000-703.200	SALARY & WAGES WORK FOR OTHERS	13,337.17	36,553.10	27,193.82	30,000.00	25,000.00
661-442.000-704.200	SALARY & WAGES/BLDG AND GROUND	2,206.12	1,585.19	3,756.02	5,000.00	5,000.00
661-442.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	71,580.09	81,653.47	78,333.22	82,000.00	82,000.00
661-442.000-740.000	OPERATING SUPPLIES	19,194.80	17,035.77	21,150.53	17,500.00	19,000.00
661-442.000-743.000	OPERATING SUPPLIES-GAS & OIL	44,413.42	37,732.49	33,072.38	43,000.00	43,000.00
661-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	17,156.34	16,275.61	16,535.21	19,000.00	19,000.00
661-442.000-850.000	COMMUNICATIONS	4,144.20	7,297.83	4,789.80	9,000.00	9,000.00
661-442.000-930.000	VEHICLE REPAIR & MAINTENANCE	40,532.94	34,090.86	35,332.71	40,000.00	40,000.00
661-442.000-931.000	BUILDING REPAIR & MAINTENANCE	2,918.65	4,469.20	6,825.40	10,000.00	10,000.00
661-442.000-940.000	EQUIPMENT RENTAL	11,047.29	24,775.13	22,974.00	25,000.00	25,000.00
Total Department OPERATIONS:		293,731.36	330,009.07	317,605.01	353,500.00	350,000.00
Appropriations		526,924.59	564,620.19	568,728.77	563,000.00	595,800.00
Fund 661 - CENTRAL GARAGE:						
TOTAL ESTIMATED REVENUES		507,003.36	549,220.66	518,586.45	512,000.00	527,500.00
TOTAL APPROPRIATIONS		526,924.59	564,620.19	568,728.77	563,000.00	595,800.00
NET OF REVENUES & APPROPRIATIONS:		(19,921.23)	(15,399.53)	(50,142.32)	(51,000.00)	(68,300.00)
BEG. FUND BALANCE		1,180,968.49	1,161,047.26	1,145,647.73	1,095,505.41	1,095,505.41
END FUND BALANCE		1,161,047.26	1,145,647.73	1,095,505.41	1,044,505.41	1,027,205.41

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document
CENTRAL GARAGE FUND
Revenues

Line Item: Charges for Services
Line Item Number: 661-000-000-626.000
Current Fiscal Year Adopted: $45,000
New Fiscal Year Recommended: $35,000
Description: Funds received as payment for services for Public Works Department staff working outside of the City. An example is catch basin cleaning for some of the villages located around the County.

Line Item: Equipment Rental Charges
Line Item Number: 661-000-000-662.000
Current Fiscal Year Adopted: $445,000
New Fiscal Year Recommended: $475,000
Description: Funds received from other City funds for renting the equipment owned by the Central Garage Fund. The rates charged by the Central Garage Fund varies. Some funds pay a lump sum which covers the actual use of the equipment as well as a stand-by fee for having the equipment available while other funds such as the street funds pay rental based on a rental rate scheduled published by the State of Michigan.

Line Item: Interest
Line Item Number: 661-000-000-665.000
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $5,000
Description: Funds received as interest income on investments held by the Central Garage Fund.

Line Item: Other Revenue
Line Item Number: 661-000-000-688.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $2,500
Description: Funds received from miscellaneous sources.

Line Item: Sale of Property
Line Item Number: 661-000-000-695.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds received from the sale of surplus equipment utilized by the Department of Public Works.

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

CENTRAL GARAGE FUND
Expenditures

ADMINISTRATION

Line Item Number: 661-441-000-727.000
Line Item: Office Supplies
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $800
Description: Funds used to purchase office supplies for the Public Works Department.

Line Item Number: 661-441-000-801.000
Line Item: Contractual and Professional Services
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds paid to the General Fund for administrative and accounting services provided the Central Garage Fund by the General Fund; funds to cover the annual audit and other miscellaneous professional services.

Line Item Number: 661-441-000-851.000
Line Item: Telephone
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover expenses associated with phone services for the Public Works Department. This includes the telephone at the Public Works building along with the cellular phones used by Public Works employees.

Line Item Number: 661-441-000-860.000
Line Item: Transportation and Training
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover expenses for training programs for Public Works employees.

Line Item Number: 661-441-000-920.000
Line Item: Public Utilities
Current Fiscal Year Adopted: $13,000
New Fiscal Year Recommended: $13,000
Description: Funds used to cover public utilities expenses at the Public Works Department. This includes electric and natural gas expenses.

Line Item Number: 661-441-000-954.000
Line Item: Insurance
Current Fiscal Year Adopted: $17,000
New Fiscal Year Recommended: $17,000
Description: Funds used to cover liability and property insurance for the Public Works Department/Central Garage.

Line Item: Capital Outlay
Line Item Number: 661-441-000-980.000
Current Fiscal Year Adopted: $145,000
New Fiscal Year Recommended: $180,000
Description: Funds to cover the cost of purchasing the following equipment:

- Roof Replacement
- Garage and Service Door Replacements

OPERATIONS

Line Item: Salary and Wages – Vehicle/Equipment
Line Item Number: 661-442-000-703.100
Current Fiscal Year Adopted: $73,000
New Fiscal Year Recommended: $73,000
Description: Funds used to cover the wages of Public Works Department mechanic who performs maintenance on DPW equipment.

Line Item: 661-442-000-703.200
Line Item Number: Salary and Wages – Work for Others
Current Fiscal Year Adopted: $30,000
New Fiscal Year Recommended: $25,000
Description: Funds used to cover the wages of Public Works employees for selling public works services outside the City.

Line Item: 661-442-000-704.200
Line Item Number: Salary and Wages – Building and Grounds
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover wages of Public Works employees when working on the DPW building (cleaning/repairs).

Line Item: 661-442-000-710.100
Line Item Number: Payroll Taxes & Fringe Benefits
Current Fiscal Year Adopted: $82,000
New Fiscal Year Recommended: $82,000
Description: Funds to cover the costs associated with payroll taxes and fringe benefits for Public Works employees.

Line Item: 661-442-000-740.000
Line Item Number: Operating Supplies
Current Fiscal Year Adopted: $17,500
New Fiscal Year Recommended: $19,000
Description: Funds used to cover the cost to purchase small tools, hardware supplies, CDL drug testing, CDL renewal, etc.

Line Item: 661-442-000-743.000
Line Item Number: Operating Supplies – Gas and Oil
Current Fiscal Year Adopted: $43,000
New Fiscal Year Recommended: $43,000
Description: Funds used to cover the cost of gas and oil for Central Garage owned equipment.

Line Item: 661-442-000-801.000
Line Item Number: Contractual and Professional Services
Current Fiscal Year Adopted: $19,000
New Fiscal Year Recommended: $19,000
Description: Funds used to cover the cost of contractual and professional services associated with the Department of Public Works. This ranges from monthly security system fees to periodic consultation with the environmental engineers.

Line Item: 661-442-000-850.000
Line Item Number: Communications
Current Fiscal Year Adopted: $9,000
New Fiscal Year Recommended: $9,000
Description: Funds used to cover the cost of communication related expenses including service contract and repair and maintenance related expenses on the portable radios utilized by the Public Works Department.

Line Item: 661-442-000-930.000
Line Item Number: Vehicle Repair and Maintenance
Current Fiscal Year Adopted: $40,000
New Fiscal Year Recommended: $40,000
Description: Funds used to cover the cost of purchasing parts and supplies for maintaining Central Garage Fund owned equipment utilized by the Public Works Department.

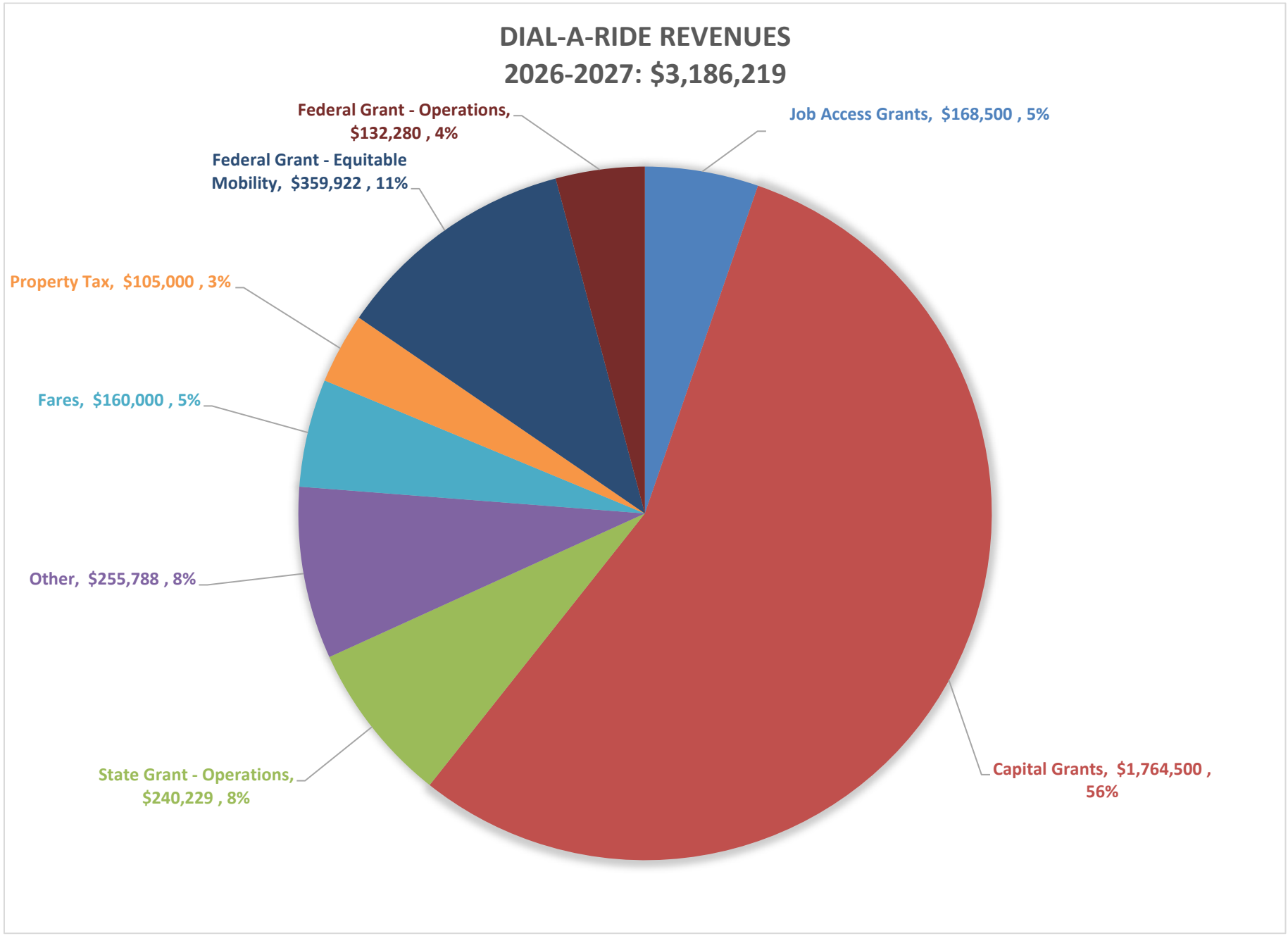
Line Item: 661-442-000-931.000
Line Item Number: Building Repair and Maintenance
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds used to cover repair and maintenance on the Public Works Department buildings.

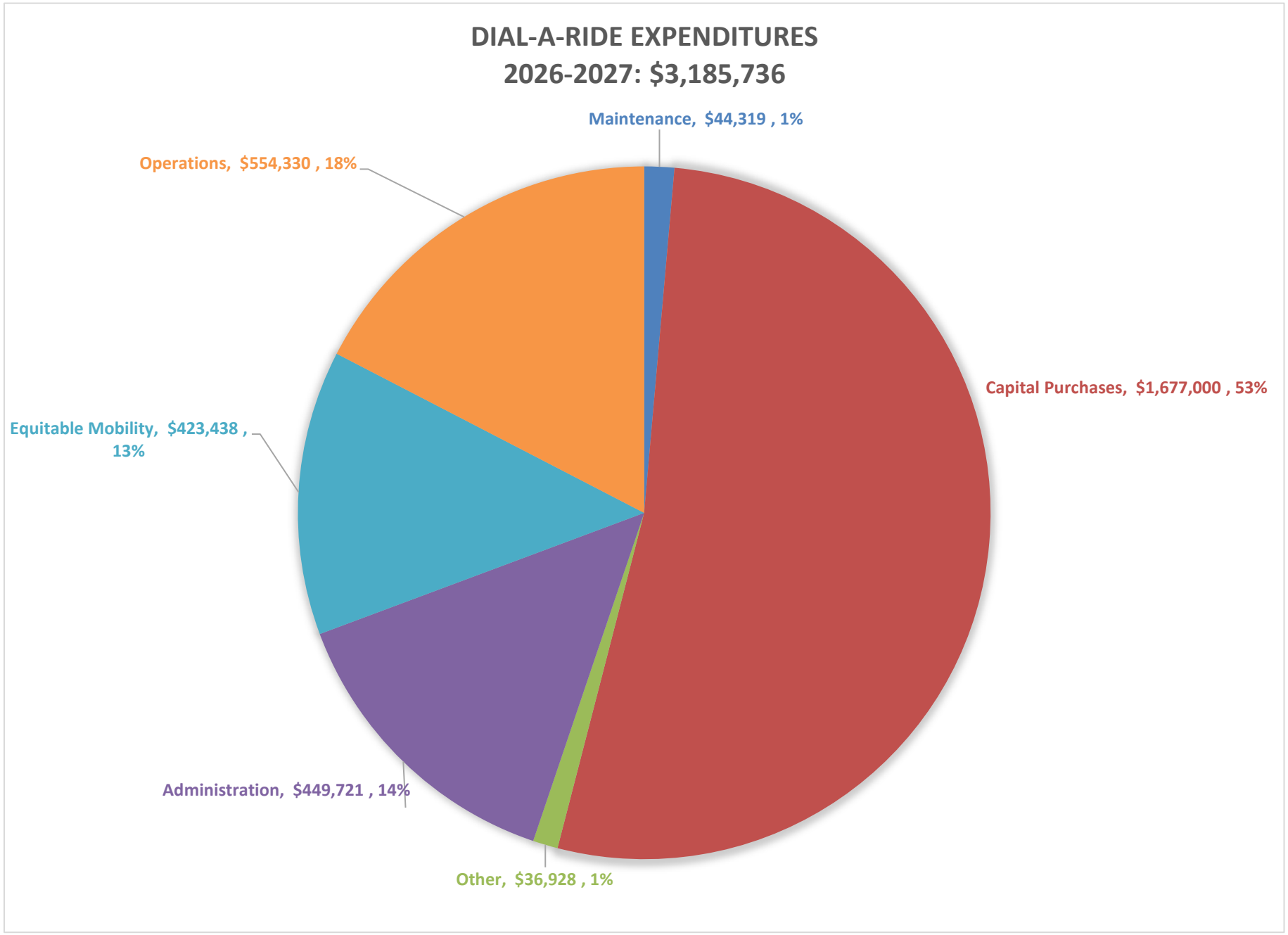
Line Item: 661-442-000-940.000
Line Item Number: Equipment Rental
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds used to cover equipment rental expenses when the Public Works employees are performing work for others.

City of Ionia

Fiscal Year 2026-2027 Budget

Dial-A- Ride Fund


DIAL-A-RIDE REVENUES
2026-2027: $3,186,219
Federal Grant - Operations, $132,280 , 4%
Job Access Grants, $168,500 , 5%
Federal Grant - Equitable Mobility, $359,922 , 11%
Property Tax, $105,000 , 3%
Fares, $160,000 , 5%
Other, $255,788 , 8%
State Grant - Operations, $240,229 , 8%
Capital Grants, $1,764,500 , 56%


DIAL-A-RIDE EXPENDITURES
2026-2027: $3,185,736
Maintenance, $44,319 , 1%
Operations, $554,330 , 18%
Capital Purchases, $1,677,000 , 53%
Equitable Mobility, $423,438 , 13%
Administration, $449,721 , 14%
Other, $36,928 , 1%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 588 DIAL-A-RIDE						
Estimated Revenues						
588-000.000-409.000	CURRENT PROPERTY TAXES	89,706.19	92,124.05	99,493.46	105,000.00	105,000.00
588-000.000-502.000	FEDERAL GRANT - SECTION 5311	255,279.00	154,402.00	79,195.00	123,391.00	132,280.00
588-000.000-502.500	FEDERAL GRANT- CAPITAL	6,120.13	0.00	39,040.00	748,800.00	1,341,600.00
588-000.000-502.700	FEDERAL GRANT - JOB ACCESS	89,692.00	78,428.50	87,008.50	84,250.00	84,250.00
588-000.000-502.750	FEDERAL GRANT - EQUITABLE MOBILITY	0.00	0.00	196,679.44	264,244.00	359,922.00
588-000.000-547.000	GRANTS - PRIOR YEARS	0.00	0.00	14,045.00	0.00	0.00
588-000.000-569.000	STATE GRANT	196,554.00	249,306.00	259,996.00	226,925.00	240,229.00
588-000.000-569.200	JOB ACCESS REVENUES	15,828.00	16,231.00	18,904.50	17,500.00	10,000.00
588-000.000-569.400	STATE GRANT - COA	31,472.50	97,495.00	56,928.00	36,928.00	36,928.00
588-000.000-569.500	STATE GRANT - CAPITAL	1,530.03	0.00	9,760.00	187,200.00	422,900.00
588-000.000-569.700	STATE GRANT - JOB ACCESS	89,692.00	78,428.50	87,008.50	84,250.00	84,250.00
588-000.000-569.800	STATE GRANT - RTAP	10,431.21	1,379.47	5,327.24	25,000.00	4,500.00
588-000.000-570.000	TOWNSHIP - PARTICIPATION	20,250.00	36,000.00	22,500.00	37,711.00	73,000.00
588-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	32,167.13	29,475.43	33,056.64	37,000.00	37,000.00
588-000.000-626.000	CHARGE FOR SERVICES	24,459.66	15,995.13	29,608.84	22,500.00	22,500.00
588-000.000-630.000	PASSENGER FARES/TOKENS	66,200.30	65,593.74	64,626.66	76,750.00	85,000.00
588-000.000-630.100	PASSENGER FARES - SCHOOLS	1,725.00	0.00	144.00	0.00	0.00
588-000.000-630.750	PASSENGER FARES - EQUITABLE MOBILITY	0.00	0.00	77.00	50,000.00	75,000.00
588-000.000-665.000	INTEREST	19,123.04	35,618.20	31,279.70	35,000.00	25,000.00
588-000.000-688.000	OTHER REVENUE	1,223.84	7,638.49	1,515.06	0.00	9,360.00
588-000.000-688.588	Other Revenue - Power My Fleet	0.00	108,859.90	0.00	0.00	0.00
588-000.000-695.000	SALE OF PROPERTY	0.00	0.00	8,050.00	20,000.00	37,500.00
Total Department :		951,454.03	1,066,975.41	1,144,243.54	2,182,449.00	3,186,219.00
Estimated Revenues		951,454.03	1,066,975.41	1,144,243.54	2,182,449.00	3,186,219.00
Appropriations						
Department: ADMINISTRATIVE						
588-558.000-702.000	SALARY & WAGES	98,582.41	93,736.98	112,329.72	81,141.00	97,895.00
588-558.000-702.588	Wages - Mobility Manager	0.00	0.00	0.00	0.00	63,586.00
588-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	48,854.00	47,789.01	56,551.04	43,816.00	49,284.00
588-558.000-710.588	Fringes and Benefits - Mobility Manager	0.00	0.00	0.00	0.00	23,894.00
588-558.000-727.000	OFFICE SUPPLIES	254.38	229.70	464.14	250.00	1,000.00
588-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	47,650.04	47,850.04	47,200.04	44,500.00	44,450.00
588-558.000-816.000	COMMUNICATION TOWER EXPENSES	19,513.39	25,510.85	29,416.01	15,000.00	15,000.00
588-558.000-851.000	TELEPHONE	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
588-558.000-861.000	MEMBERSHIP AND DUES	1,405.00	1,400.00	1,425.00	1,700.00	1,425.00
588-558.000-900.000	PUBLISHING	229.70	200.00	228.60	250.00	250.00
588-558.000-920.000	PUBLIC UTILITIES	13,189.49	15,329.06	16,595.42	16,185.00	15,000.00
588-558.000-940.000	EQUIPMENT RENTAL	21.76	0.00	0.00	0.00	0.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
588-558.000-954.000	INSURANCE	1,192.00	1,236.00	1,442.13	1,500.00	1,500.00
588-558.000-962.200	ADVERTISING - PROMOTION	4,444.39	6,758.53	7,671.74	7,000.00	6,000.00
588-558.000-968.000	DEPRECIATION	723.33	321.36	49,121.36	325.00	325.00
588-558.000-968.200	DEPRECIATION - CONTRIB ASSETS	148,066.65	128,612.11	83,993.96	128,625.00	128,612.00
588-558.000-980.000	CAPITAL OUTLAY	132.66	1,470.37	0.00	0.00	0.00
588-558.000-997.000	GASB 68 RELATED PENSION EXPENSE	2,223.66	(23,236.11)	(1,091.02)	0.00	0.00
Total Department ADMINISTRATIVE:		387,982.86	348,707.90	406,848.14	341,792.00	449,721.00
Department: OPERATIONS						
588-560.000-702.000	SALARY & WAGES	261,586.91	258,437.57	317,609.64	263,075.00	325,226.00
588-560.000-702.007	SALARY AND WAGES - DISPATCHERS	57,981.32	58,424.96	64,584.97	51,651.00	57,481.00
588-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	31,928.24	33,850.41	37,147.82	40,418.00	38,448.00
588-560.000-729.000	CREDIT CARD FEES	0.00	0.00	0.00	0.00	600.00
588-560.000-740.000	OPERATING SUPPLIES	6,277.78	2,810.62	3,728.94	2,500.00	2,500.00
588-560.000-743.000	OPERATING SUPPLIES-GAS & OIL	60,814.59	54,963.54	54,167.21	51,756.00	51,000.00
588-560.000-743.100	OPERATING SUPPLIES-TIRES/TUBES	4,845.03	5,398.37	914.00	10,000.00	8,000.00
588-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	49,806.00	53,545.00	55,114.44	80,460.00	46,000.00
588-560.000-807.800	RTAP GRANT	10,931.35	1,726.47	5,358.80	5,500.00	4,500.00
588-560.000-816.000	COMMUNICATION TOWER EXPENSES	4,582.98	4,625.83	5,046.36	4,130.00	4,500.00
588-560.000-860.000	TRANSPORTATION AND TRAINING	544.75	633.75	2,451.32	500.00	500.00
588-560.000-954.000	INSURANCE	6,768.80	8,144.50	14,544.67	15,500.00	15,500.00
588-560.000-957.000	TAXES-VEHICLE & CDL LICENSES	235.35	47.00	168.24	75.00	75.00
Total Department OPERATIONS:		496,303.10	482,608.02	560,836.41	525,565.00	554,330.00
Department: MAINTENANCE						
588-564.000-775.000	REPAIR & MAINTENANCE SUPPLIES	0.00	23.15	0.00	50.00	50.00
588-564.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	9,916.05	9,990.48	9,871.61	5,810.00	4,500.00
588-564.000-850.000	COMMUNICATIONS	5,067.76	2,008.50	1,949.85	4,000.00	1,769.00
588-564.000-930.000	VEHICLE REPAIR & MAINTENANCE	24,272.53	44,886.64	33,552.89	50,000.00	30,000.00
588-564.000-931.000	BUILDING REPAIR & MAINTENANCE	16,243.26	12,580.04	18,317.74	10,000.00	8,000.00
Total Department MAINTENANCE:		55,499.60	69,488.81	63,692.09	69,860.00	44,319.00
Department: Equitable Mobility						
588-568.000-702.000	SALARY & WAGES	0.00	0.00	3,465.52	146,973.00	279,820.00
588-568.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	0.00	0.00	274.53	23,864.00	36,682.00
588-568.000-727.000	OFFICE SUPPLIES	0.00	0.00	0.00	750.00	750.00
588-568.000-729.000	CREDIT CARD FEES	0.00	0.00	0.00	2,500.00	7,200.00
588-568.000-740.000	OPERATING SUPPLIES	0.00	0.00	193.84	750.00	1,000.00
588-568.000-743.000	OPERATING SUPPLIES-GAS & OIL	0.00	0.00	134.03	9,750.00	22,500.00
588-568.000-743.100	OPERATING SUPPLIES-TIRES/TUBES	0.00	0.00	0.00	500.00	3,466.00
588-568.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	13,643.70	13,895.00	15,800.00
588-568.000-920.000	PUBLIC UTILITIES	0.00	0.00	2.32	3,315.00	3,000.00
588-568.000-930.000	VEHICLE REPAIR & MAINTENANCE	0.00	0.00	15.99	3,778.00	5,616.00
588-568.000-954.000	INSURANCE	0.00	0.00	0.00	2,634.00	3,951.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
588-568.000-962.200	ADVERTISING - PROMOTION	0.00	0.00	641.43	35,000.00	6,500.00
588-568.000-968.000	DEPRECIATION	0.00	0.00	19,843.24	21,435.00	32,153.00
588-568.000-980.000	CAPITAL OUTLAY	0.00	0.00	0.00	5,000.00	5,000.00
Total Department Equitable Mobility:		0.00	0.00	38,214.60	270,144.00	423,438.00
Department: STATE GRANTS						
588-570.000-807.400	COA GRANT	31,472.00	97,495.00	56,928.00	36,928.00	36,928.00
588-570.000-807.700	CAPITAL GRANT	563.78	0.00	25,281.90	936,000.00	1,677,000.00
Total Department STATE GRANTS:		32,035.78	97,495.00	82,209.90	972,928.00	1,713,928.00
Appropriations		971,821.34	998,299.73	1,151,801.14	2,180,289.00	3,185,736.00
Fund 588 - DIAL-A-RIDE:						
TOTAL ESTIMATED REVENUES		951,454.03	1,066,975.41	1,144,243.54	2,182,449.00	3,186,219.00
TOTAL APPROPRIATIONS		971,821.34	998,299.73	1,151,801.14	2,180,289.00	3,185,736.00
NET OF REVENUES & APPROPRIATIONS:		(20,367.31)	68,675.68	(7,557.60)	2,160.00	483.00
BEG. FUND BALANCE		1,118,175.35	1,097,808.04	1,166,483.72	1,158,926.12	1,158,926.12
END FUND BALANCE		1,097,808.04	1,166,483.72	1,158,926.12	1,161,086.12	1,159,409.12

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

DIAL-A-RIDE FUND

Revenues
Line Item: Property Tax
Line Item Number: 588-000-000-409.000
Current Fiscal Year Adopted: $105,000
New Fiscal Year Recommended: $105,000
Description: Revenues received through the millage levy for the operation of Dial-A-Ride. The amount anticipated is based on the taxable value of the City.

Line Item: Federal Grant – Section 5311
Line Item Number: 588-000-000-502.000
Current Fiscal Year Adopted: $123,391
New Fiscal Year Recommended: $132,280
Description: Funds received from the federal government in the form of a Section 5311 grant.

Line Item: Federal Grant – Capital
Line Item Number: 588-000-000-502.500
Current Fiscal Year Adopted: $748,800
New Fiscal Year Recommended: $1,341,600
Description: Funds received from the federal government for capital purchases. Grant funding is anticipated for office equipment replacement, technology upgrades and bus replacement.

Line Item: Federal Grant – Job Access
Line Item Number: 588-000-000-502.700
Current Fiscal Year Adopted: $84,250
New Fiscal Year Recommended: $84,250
Description: Funds received from the federal government for job access transportation program. The program provides transportation for the Ionia/Belding run and the Ionia/Muir run.

Line Item: Federal Grant – Equitable Mobility
Line Item Number: 588-000-000-502.750
Current Fiscal Year Adopted: $264,244
New Fiscal Year Recommended: $359,922
Description: Funds received from the federal government for equitable mobility transportation program.

Line Item: State Grant
Line Item Number: 588-000-000-569.000
Current Fiscal Year Adopted: $226,925
New Fiscal Year Recommended: $240,229
Description: Funds received from the state government in the form of grant proceeds.

Line Item: Job Access Revenue
Line Item Number: 588-000-000-569.200
Current Fiscal Year Adopted: $17,500
New Fiscal Year Recommended: $10,000
Description: Funds received from passengers classified under the Job Access.

Line Item: State Grant – Commission on Aging
Line Item Number: 588-000-000-569.400
Current Fiscal Year Adopted: $36,928
New Fiscal Year Recommended: $36,928
Description: Funds received from the state government for providing special transit services to the Ionia County Commission on Agency (Meals on Wheels, medical appointments, etc).

Line Item: State Grant - Capital
Line Item Number: 588-000-000-569.500
Current Fiscal Year Adopted: $187,200
New Fiscal Year Recommended: $422,900
Description: Funds received from the state government for capital purchases. State grant funding is anticipated to act as a match for federal capital grants that may be available for office equipment replacement, technology upgrades and bus replacement.

Line Item: State Grant – Job Access
Line Item Number: 588-000-000-569.700
Current Fiscal Year Adopted: $84,250
New Fiscal Year Recommended: $84,250
Description: Funds received from the state government for job access transportation program. The program provides transportation for the Ionia/Belding run and the Ionia/Muir run.

Line Item: State Grant - RTAP
Line Item Number: 588-000-000-569-800
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $4,500
Description: Funds received from the state government to assist in offsetting the cost of training Dial-A-Ride employees.

Line Item: Contribution - Townships
Line Item Number: 588-000-000-570.000
Current Fiscal Year Adopted: $37,711
New Fiscal Year Recommended: $75,000
Description: Funds received from Easton Township and potentially from the Village of Saranac for Dial-A-Ride services.

Line Item: Local Community Stabilization Grant
Line Item Number: 588-000.000-570.000
Current Fiscal Year Adopted: $37,000
New Fiscal Year Recommended: $37,000
Description: Revenues received from the State of Michigan in lieu of local personal property tax payments.

Line Item: Charges for Service
Line Item Number: 588-000-000-626.000
Current Fiscal Year Adopted: $22,500
New Fiscal Year Recommended: $22,500
Description: Funds paid to the DAR Fund from other City funds (Public Safety/Water Fund/WWTP/Central Garage) for the other funds portion of the cost of the T-1 line for the communication tower/communication system. Revenues also received from Ionia County and Life EMS for renting space on the tower.

Line Item: Passenger Fares
Line Item Number: 588-000-000-630.000
Current Fiscal Year Adopted: $76,750
New Fiscal Year Recommended: $85,000
Description: Funds received in the form of fares from riders which includes fare box, Intermediate School District, Department of Social Services and Heartland Health Care fares. No fare increases are proposed to support the FY26-27 budget.

Line Item: Passenger Fares – Equitable Mobility
Line Item Number: 588-000-000-630.750
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $75,000
Description: Funds received from equitable mobility micro transit riders.

Line Item: Interest
Line Item Number: 588-000-000-665.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $25,000
Description: Funds received in the form of interest on investments.

Line Item: Sale of Property
Line Item Number: 588-000-000-695.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $37,500
Description: Funds received from the sale of surplus equipment and vehicles.

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

DIAL-A-RIDE FUND
Expenditures

ADMINISTRATION

Line Item: Salary and Wages
Line Item Number: 588-558-000-702.000
Current Fiscal Year Adopted: $81,141
New Fiscal Year Recommended: $97,895
Description: Funds used to cover the salary of the Dial-A-Ride Director.

Line Item: Salary and Wages – Mobility Manager
Line Item Number: 588-558-000-702.588
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $63,586
Description: Funds used to cover the salary of the Mobility Manager.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 588-558-000-710.000
Current Fiscal Year Adopted: $43,816
New Fiscal Year Recommended: $49,284
Description: Funds used to cover the payroll taxes and fringe benefits expenses for the Dial-A-Ride Director.

Line Item: Payroll Taxes & Fringe Benefits – Mobility Manager
Line Item Number: 588-558-000-710.588
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $23,894
Description: Funds used to cover the payroll taxes and fringe benefits expenses for the Mobility Manager.

Line Item: Office Supplies
Line Item Number: 588-558-000-727.000
Current Fiscal Year Adopted: $250
New Fiscal Year Recommended: $1,000
Description: Funds used to cover the cost buying office supplies for Dial-A-Ride.

Line Item: Contractual and Professional Services
Line Item Number: 588-558-000-801.000
Current Fiscal Year Adopted: $44,500
New Fiscal Year Recommended: $44,500
Description: Funds used to pay the City's General Fund for the costs of handling the payroll, accounts payable and bookkeeping costs associated with the Dial-A-Ride operation. Funds are also included to cover the annual Dial-A-Ride Fund audit.

Line Item: Communication Tower Expenses
Line Item Number: 588-558-000-816.000
Current Fiscal Year Adopted: $15,000
New Fiscal Year Recommended: $15,000
Description: Funds used to pay expenses related to the communication system/tower site including electricity, insurance, State fees and HVAC maintenance.

Line Item: Telephone
Line Item Number: 588-558-000-851.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds used to cover the telephone and cellular phone allowance.

Line Item: Membership and Dues
Line Item Number: 588-558-000-861.000
Current Fiscal Year Adopted: $1,700
New Fiscal Year Recommended: $1,425
Description: Funds used to cover the dues of organizations that Dial-A-Ride is a member. This includes the Community Transportation Association of America and the Michigan Public Transit Association, Mi-Deal Purchasing Program, Business and Professional Women, Ionia Area Chamber of Commerce and the VISA annual fee.

Line Item: Publishing
Line Item Number: 588-558-000-900.000
Current Fiscal Year Adopted: $250
New Fiscal Year Recommended: $250
Description: Funds used to cover the publication of legal notices including notice of review of the annual application, notice of Task Force meetings and LAC Committee meetings.

Line Item: Public Utilities
Line Item Number: 588-558-000-920.000
Current Fiscal Year Adopted: $16,185
New Fiscal Year Recommended: $15,000
Description: Funds used to cover utility expenses of the Dial-A-Ride facility. This includes natural gas and electricity, water and sewer.

Line Item: Insurance
Line Item Number: 588-558-000-954.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Funds used to cover the cost of insuring the Dial-A-Ride facility.

Line Item: Advertising - Promotion
Line Item Number: 588-558-000-962.200
Current Fiscal Year Adopted: $7,000
New Fiscal Year Recommended: $6,000
Description: Funds used to cover the cost of advertising Dial-A-Ride programs in local newspapers/radio stations and employee apparel.

Line Item: Depreciation
Line Item Number: 588-558-000-968.000
Current Fiscal Year Adopted: $325
New Fiscal Year Recommended: $325
Description: Funds used to cover depreciation of Dial-A-Ride equipment.

Line Item: Depreciation – Contributed Assets
Line Item Number: 588-558-000-968.200
Current Fiscal Year Adopted: $128,625
New Fiscal Year Recommended: $128,612
Description: Funds used to cover depreciation of certain Dial-A-Ride facility assets including vehicles.

Line Item: Capital Outlay
Line Item Number: 588-558-000-968.200
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: Funds used to cover miscellaneous equipment.

OPERATIONS
Line Item: Salary and Wages
Line Item Number: 588-560-000-702.000
Current Fiscal Year Adopted: $263,075
New Fiscal Year Recommended: $325,226
Description: Funds used to cover the wages of the Dial-A-Ride drivers.

Line Item: Salary and Wages - Dispatchers
Line Item Number: 588-560-000-702.007
Current Fiscal Year Adopted: $51,651
New Fiscal Year Recommended: $57,41
Description: Funds used to cover the wages of the Dial-A-Ride Dispatchers.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 588-560-000-710.000
Current Fiscal Year Adopted: $40,418
New Fiscal Year Recommended: $38,448
Description: Funds to cover the payroll tax and fringe benefits expenses associated with the wages budgeted for Dial-A-Ride employees.

Line Item: Operating Supplies
Line Item Number: 588-560-000-740.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds used to cover the operating supplies related expenses of Dial-A-Ride. This includes supplies such as punch cards, time call cards, office supplies, etc.

Line Item: Operating Supplies – Gas and Oil
Line Item Number: 588-560-000-743.000
Current Fiscal Year Adopted: $51,756
New Fiscal Year Recommended: $51,000
Description: Funds used to cover the cost of fuel for the Dial-A-Ride vehicles and oils and filters for routine engine maintenance.

Line Item: Operating Supplies – Tires and Tubes
Line Item Number: 588-560-000-743.100
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $8,000
Description: Funds used to cover the cost of tires for the Dial-A-Ride vehicles (includes mounting, balancing and alignments).

Line Item: Contractual and Professional Services
Line Item Number: 588-560-000-801.000
Current Fiscal Year Adopted: $80,460
New Fiscal Year Recommended: $46,000
Description: Funds used to pay the City of Belding Dial-A-Ride for job access service between Belding and Ionia. Other items funded from this line item include the mandatory periodic drug testing of drivers, hepatitis shots and the maintenance contract for the copy machine.

Line Item: RTAP Grant
Line Item Number: 588-560-000-807.800
Current Fiscal Year Adopted: $5,500
New Fiscal Year Recommended: $4,500
Description: Funds used to pay for training programs for Dial-A-Ride drivers. This expense is reimbursed at 100% by MDOT.

Line Item: Transportation and Training
Line Item Number: 588-560-000-860.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: Funds used to cover mileage and meal reimbursement to Dial-A-Ride employees when attending training sessions in other communities.

Line Item: Insurance
Line Item Number: 588-560-000-954.000
Current Fiscal Year Adopted: $15,500
New Fiscal Year Recommended: $15,500
Description: Funds used to cover the cost of insurance for Dial-A-Ride vehicles.

Line Item: CDL Licenses
Line Item Number: 588-560-000-957.000
Current Fiscal Year Adopted: $75
New Fiscal Year Recommended: $75
Description: Funds to cover the expense of renewing employee CDL driver's licenses endorsements.

MAINTENANCE
Line Item: Contractual and Professional Services
Line Item Number: 588-564-000-801.000
Current Fiscal Year Adopted: $5,810
New Fiscal Year Recommended: $4,500
Description: Funds used to cover a variety of contracted services including waste disposal, pest control, snow removal, shop towels, annual alarm monitoring fee, hoist inspection, oil separator, fire extinguishers, etc.

Line Item: Communications
Line Item Number: 588-564-000-850.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $1,769
Description: Funds for the service contract on the Dial-A-Ride communication system.

Line Item: Vehicle Repair and Maintenance
Line Item Number: 588-564-000-930.000
Current Fiscal Year Adopted: $50,000
New Fiscal Year Recommended: $30,000
Description: Funds used to cover the heavy maintenance expenses associated with operating the Dial-A-Ride fleet.

Line Item: Building Repair and Maintenance
Line Item Number: 588-564-000-931.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $8,000
Description: Funds to cover repairs to the Dial-A-Ride building ranging from professional cleaning services to garage door maintenance and softener salt.

EQUITABLE MOBILITY
Line Item: Salary and Wages
Line Item Number: 588-568-000-702.000
Current Fiscal Year Adopted: $146,973
New Fiscal Year Recommended: $279,820
Description: Funds used to cover the salary of the Dial-A-Ride Director and I-Go drivers.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 588-568-000-710.000
Current Fiscal Year Adopted: $23,864
New Fiscal Year Recommended: $36,682
Description: Funds used to cover the payroll taxes and fringe benefits expenses for the Dial-A-Ride Director and I-Go drivers.

Line Item: Office Supplies
Line Item Number: 588-568-000-727.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $750
Description: Funds used to cover the cost buying office supplies for I-Go.

Line Item: Operating Supplies
Line Item Number: 588-568-000-740.000
Current Fiscal Year Adopted: $750
New Fiscal Year Recommended: $1,000
Description: Funds used to cover the operating supplies related expenses I-Go. This includes supplies such as punch cards, time call cards, office supplies, etc.

Line Item: Operating Supplies – Gas and Oil
Line Item Number: 588-568-000-743.000
Current Fiscal Year Adopted: $9,750
New Fiscal Year Recommended: $22,500
Description: Funds used to cover the cost of fuel for the I-Go vehicles and oils and filters for routine engine maintenance.

Line Item: Operating Supplies – Tires and Tubes
Line Item Number: 588-568-000-743.100
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $3,466
Description: Funds used to cover the cost of tires for the I-Go vehicles (includes mounting, balancing and alignments).

Line Item: Contractual and Professional Services
Line Item Number: 588-568-000-801.000
Current Fiscal Year Adopted: $13,895
New Fiscal Year Recommended: $15,800
Description: Funds used to pay the City's General Fund for the costs of handling the payroll, accounts payable and bookkeeping costs associated with the I-Go operation.

Line Item: Public Utilities
Line Item Number: 588-568-000-920.000
Current Fiscal Year Adopted: $3,315
New Fiscal Year Recommended: $3,000
Description: Funds used to cover utility expenses of the Dial-A-Ride facility. This includes natural gas and electricity, water and sewer.

Line Item: Insurance
Line Item Number: 588-568-000-954.000
Current Fiscal Year Adopted: $2,634
New Fiscal Year Recommended: $3,951
Description: Funds used to cover the cost of insuring the Dial-A-Ride facility and vehicles.

Line Item: Advertising - Promotion
Line Item Number: 588-568-000-962.200
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $6,500
Description: Funds used to cover the cost of advertising Dial-A-Ride programs in local newspapers/radio stations and employee apparel.

Line Item: Depreciation
Line Item Number: 588-568-000-968.000
Current Fiscal Year Adopted: $21,435
New Fiscal Year Recommended: $32,153
Description: Funds used to cover depreciation of I-Go equipment.

Line Item: Capital Outlay
Line Item Number: 588-568-000-968.200
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds used to cover miscellaneous equipment.

GRANTS
Line Item: Commission on Aging Grant
Line Item Number: 588-570-000807.400
Current Fiscal Year Adopted: $36,928
New Fiscal Year Recommended: $36,928
Description: Funds used to cover the Dial-A-Ride's expenses associated with the specialized service contract with the Ionia County Commission on Aging. This expense is off-set by the revenue received from the grant for this service.

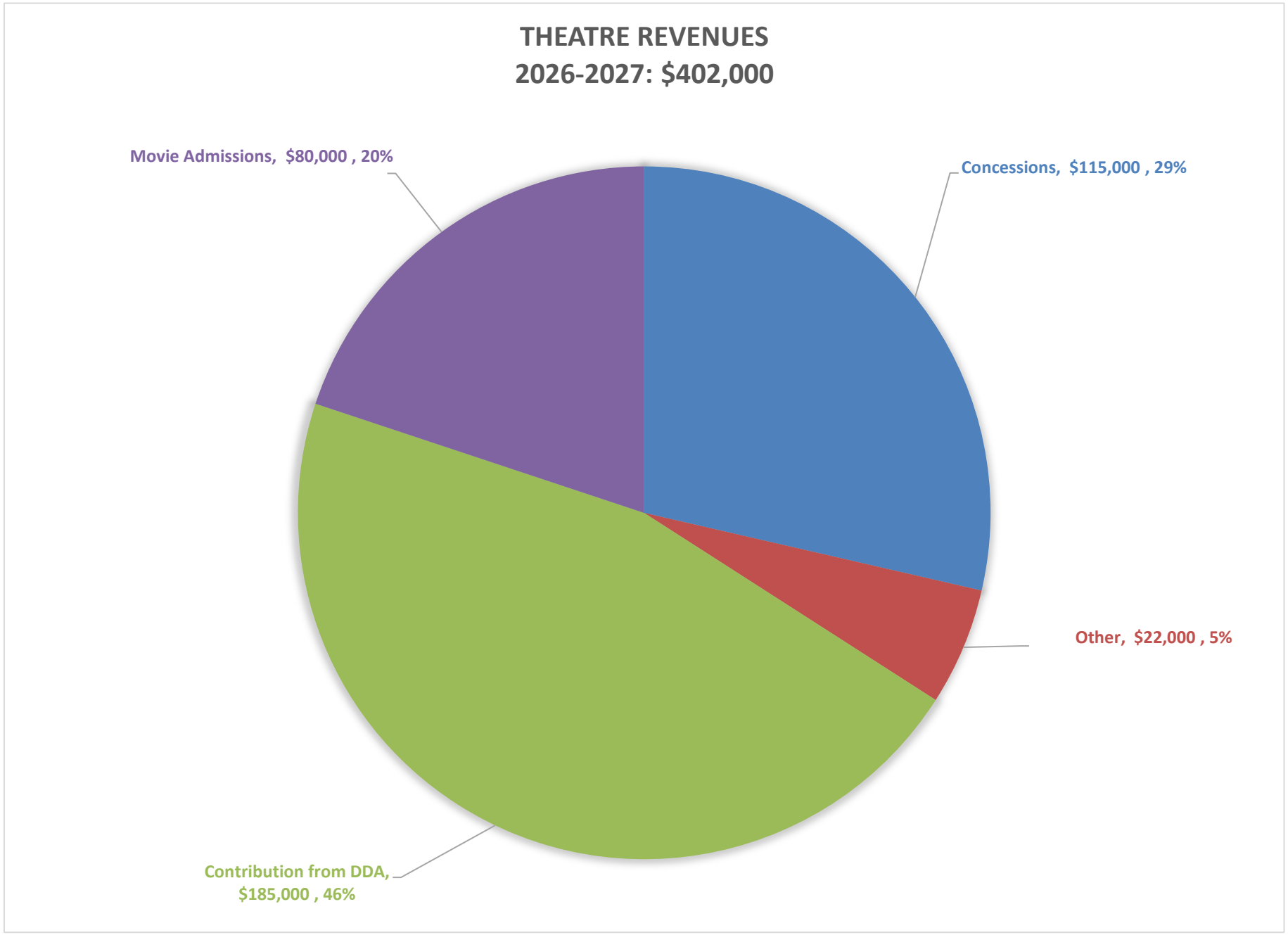
Line Item: Capital Grant Purchases
Line Item Number: 588-570-807.700
Current Fiscal Year Adopted: $936,000
New Fiscal Year Recommended: $1,677,000
Description: Federal and state grant funds are anticipated to be available during FY26-27 to cover the cost of the following equipment: Here is a list of items over $50,000.

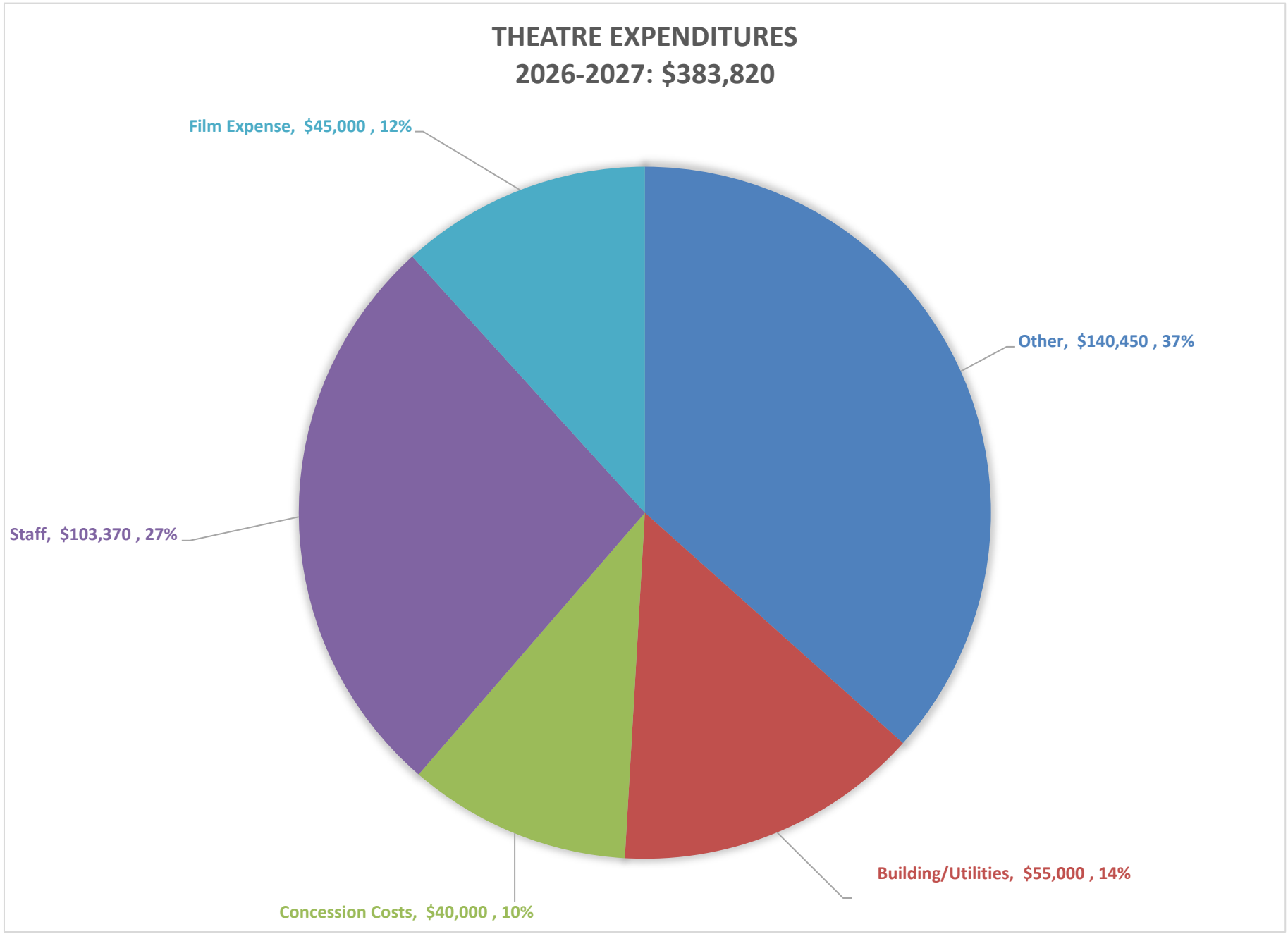
- Vehicle Replacements $ 862,500
- Additional Garage Unit $ 500,000
- Parking Lot $ 50,000
- Vehicle I-Go $ 77,000

City of Ionia

Fiscal Year 2026-2027 Budget

Theatre Fund


THEATRE REVENUES
2026-2027: $402,000
Movie Admissions, $80,000 , 20%
Concessions, $115,000 , 29%
Other, $22,000 , 5%
Contribution from DDA, $185,000 , 46%


THEATRE EXPENDITURES
2026-2027: $383,820
Film Expense, $45,000 , 12%
Other, $140,450 , 37%
Staff, $103,370 , 27%
Building/Utilities, $55,000 , 14%
Concession Costs, $40,000 , 10%

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 250 THEATRE FUND						
Estimated Revenues						
250-000.000-633.000	MOVIE ADMISSIONS	80,737.75	73,184.58	88,103.00	85,000.00	80,000.00
250-000.000-634.000	MOVIE CONCESSIONS	101,855.25	100,846.75	126,406.35	115,000.00	115,000.00
250-000.000-635.000	LIVE ENTERTAINMENT REVENUE	1,593.33	1,038.40	297.98	2,000.00	2,000.00
250-000.000-636.001	PREPAID TICKET SALES	44.00	335.00	0.00	0.00	0.00
250-000.000-639.000	THEATRE RENTAL	9,155.00	8,275.00	7,805.00	5,000.00	6,000.00
250-000.000-640.000	ADVERTISING REVENUES	2,975.75	4,301.50	5,555.88	6,000.00	6,000.00
250-000.000-665.000	INTEREST	1,915.29	497.43	(720.73)	100.00	0.00
250-000.000-675.000	GIFTS DONATIONS	2,029.85	1,796.82	7,664.76	4,000.00	5,000.00
250-000.000-688.000	OTHER REVENUE	97.16	1,445.36	2,639.00	3,000.00	3,000.00
250-000.000-699.248	CONTRIBUTION FROM DDA	24,997.60	35,000.00	70,000.00	185,000.00	185,000.00
Estimated Revenues		225,400.98	226,720.84	307,751.24	405,100.00	402,000.00
Appropriations						
Department: OPERATIONS						
250-442.000-702.000	SALARY & WAGES	93,625.04	100,489.13	106,271.63	106,000.00	91,250.00
250-442.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	7,664.67	8,226.43	8,738.71	12,000.00	12,120.00
250-442.000-727.000	OFFICE SUPPLIES	898.45	1,154.27	1,113.68	900.00	1,000.00
250-442.000-728.000	POSTAGE	114.60	0.62	21.44	100.00	100.00
250-442.000-729.000	CREDIT CARD FEES	7,380.47	6,454.65	4,998.49	5,000.00	5,000.00
250-442.000-732.000	LIVE ENTERTAINMENT EXPENSE	0.00	0.00	0.00	1,100.00	2,000.00
250-442.000-740.000	OPERATING SUPPLIES	2,266.21	3,768.60	745.85	2,000.00	2,000.00
250-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	22,676.61	11,885.77	13,884.02	16,000.00	17,000.00
250-442.000-804.000	FILM EXPENSE	47,854.70	41,662.27	54,668.03	45,000.00	45,000.00
250-442.000-805.000	CONCESSION EXPENSE	40,335.87	40,955.53	38,725.49	42,000.00	40,000.00
250-442.000-851.000	TELEPHONE	1,020.00	1,020.00	1,020.00	1,100.00	1,100.00
250-442.000-861.000	MEMBERSHIP AND DUES	0.00	0.00	500.00	750.00	750.00
250-442.000-862.000	SUBSCRIPTIONS	142.00	366.99	222.50	500.00	500.00
250-442.000-920.000	PUBLIC UTILITIES	36,656.74	30,421.43	36,083.05	35,000.00	35,000.00
250-442.000-931.000	BUILDING REPAIR & MAINTENANCE	21,160.56	20,942.45	19,243.22	20,000.00	20,000.00
250-442.000-956.001	SALES TAX	6,006.82	5,561.99	6,693.76	6,000.00	6,000.00
250-442.000-962.200	ADVERTISING - PROMOTION	7,208.45	7,305.50	7,697.85	4,500.00	5,000.00
250-442.000-968.000	DEPRECIATION	37,510.41	25,434.93	25,399.10	0.00	0.00
250-442.000-980.000	CAPITAL OUTLAY	0.00	0.00	0.00	100,000.00	100,000.00
Total Department OPERATIONS:		332,521.60	305,650.56	326,026.82	397,950.00	383,820.00
Appropriations		332,521.60	305,650.56	326,026.82	397,950.00	383,820.00
Fund 250 - THEATRE FUND:						
TOTAL ESTIMATED REVENUES		225,400.98	226,720.84	307,751.24	405,100.00	402,000.00
TOTAL APPROPRIATIONS		332,521.60	305,650.56	326,026.82	397,950.00	383,820.00

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
NET OF REVENUES & APPROPRIATIONS:		(107,120.62)	(78,929.72)	(18,275.58)	7,150.00	18,180.00
BEG. FUND BALANCE		496,024.22	388,903.60	309,973.88	291,698.30	291,698.30
END FUND BALANCE		388,903.60	309,973.88	291,698.30	298,848.30	309,878.30

CITY OF IONIA
Fiscal Year 2025-2026
Budget Document

THEATRE FUND
Revenues

Line Item: Movie Admissions
Line Item Number: 250-000-000-633.000
Current Fiscal Year Adopted: $85,000
New Fiscal Year Recommended: $80,000
Description: Revenues received from movie admissions.

Line Item: Movie Concessions
Line Item Number: 250-000-000-634.000
Current Fiscal Year Adopted: $115,000
New Fiscal Year Recommended: $115,000
Description: Revenues received from the sale of concessions at the Theatre (popcorn, pop, candy, etc).

Line Item: Live Entertainment Revenue
Line Item Number: 250-000-000-635.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: Revenues received in the form of admissions to live entertainment events held at the Theatre.

Line Item: Theatre Rental
Line Item Number: 250-000-000-639.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $6,000
Description: Revenues received from the rental of the Theatre to groups for events.

Line Item: Advertising Revenues
Line Item Number: 250-000-000-640.000
Current Fiscal Year Adopted: $6,000
New Fiscal Year Recommended: $6,000
Description: Revenues received in the form of sales of advertisements to local businesses which are aired as movie trailers.

Line Item: Interest
Line Item Number: 250-000-000-665.000
Current Fiscal Year Adopted: $100
New Fiscal Year Recommended: $-0-
Description: Revenues received in the form of interest earned on reserves held by the Theatre Fund.

Line Item: Gifts/Donations
Line Item Number: 250-000-000-675.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $5,000
Description: Revenues received in the form of donations.

Line Item: Other Revenue
Line Item Number: 250-000-000-688.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $3,000
Description: Revenues received from miscellaneous sources including parking lot rental along the east side of Theatre.

Line Item: Contributions from the DDA
Line Item Number: 250-000-000-699.248
Current Fiscal Year Adopted: $185,000
New Fiscal Year Recommended: $185,000
Description: Revenues received in the form of a transfer from the DDA from the 1.00 mill property tax levy for improvements to the Ionia Theatre.

CITY OF IONIA
Fiscal Year 2025-2026
Budget Document

THEATRE FUND
Expenditures

OPERATIONS

Line Item: Salary and Wages
Line Item Number: 250-442-000-702.000
Current Fiscal Year Adopted: $106,000
New Fiscal Year Recommended: $91,250
Description: To cover the cost of salary and wages for the ½ Theatre Manager wageand staff.

Line Item: Payroll Taxes & Fringe Benefits
Line Item Number: 250-442-000-710.000
Current Fiscal Year Adopted: $12,000
New Fiscal Year Recommended: $12,120
Description: To cover the costs of payroll taxes and fringe benefits for wages paid from the Theatre Fund budget.

Line Item: Office Supplies
Line Item Number: 250-442-000-727.000
Current Fiscal Year Adopted: $900
New Fiscal Year Recommended: $1,000
Description: To cover the cost of office supplies for the Theatre.

Line Item: Postage
Line Item Number: 250-442-000-728.000
Current Fiscal Year Adopted: $100
New Fiscal Year Recommended: $100
Description: To cover the cost of postage for Theatre mailings.

Line Item: Credit Card Fees
Line Item Number: 250-442-000-729.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: To cover the cost of fees associated with credit card sales at the Theatre.

Line Item: Live Entertainment Expense
Line Item Number: 250-442-000-732.000
Current Fiscal Year Adopted: $1,100
New Fiscal Year Recommended: $2,000
Description: To cover the cost of for live events.

Line Item: Operating Supplies
Line Item Number: 250-442-000-740.000
Current Fiscal Year Adopted: $2,000
New Fiscal Year Recommended: $2,000
Description: To cover the cost of operating supplies associated with the operation of the Theatre.

Line Item: Contractual and Professional Services
Line Item Number: 250-442-000-801.000
Current Fiscal Year Adopted: $16,000
New Fiscal Year Recommended: $17,000
Description: To cover the cost of garbage disposal at the Theatre, labor fees and licenses for the pre-show reels.

Line Item: Film Expense
Line Item Number: 250-442-000-804.000
Current Fiscal Year Adopted: $45,000
New Fiscal Year Recommended: $45,000
Description: To cover the cost of renting films for showing at the Theatre. Film companies receive a percentage of the revenue received through the sale of movie tickets.

Line Item: Concession Expense
Line Item Number: 250-442-000-805.000
Current Fiscal Year Adopted: $42,000
New Fiscal Year Recommended: $40,000
Description: To cover the expense of supplies for the concessions (candy, popcorn, pop, etc).

Line Item: Telephone
Line Item Number: 250-442-000-851.000
Current Fiscal Year Adopted: $1,100
New Fiscal Year Recommended: $1,100
Description: To cover the cost of telephone services at the Theatre.

Line Item: Subscriptions
Line Item Number: 250-442-000-862.000
Current Fiscal Year Adopted: $500
New Fiscal Year Recommended: $500
Description: To cover the cost of subscriptions to trade magazines and movie scheduling periodicals.

Line Item: Public Utilities
Line Item Number: 250-442-000-920.000
Current Fiscal Year Adopted: $35,000
New Fiscal Year Recommended: $35,000
Description: To cover the cost of public utilities at the Theatre including water, sewer, natural gas and electricity.

Line Item: Building Repair and Maintenance
Line Item Number: 250-442-000-931.000
Current Fiscal Year Adopted: $20,000
New Fiscal Year Recommended: $20,000
Description: To cover the expenses associated with routine repair and maintenance to the Theatre. This includes paint, carpet cleaning, light bulbs, etc.

Line Item: Sales Tax
Line Item Number: 250-442-000-956.001
Current Fiscal Year Adopted: $6.000
New Fiscal Year Recommended: $6,000
Description: To cover the costs of sales tax paid to the State of Michigan for concessions sold at the Theatre.

Line Item: Advertising - Promotion
Line Item Number: 250-442-000-962.200
Current Fiscal Year Adopted: $4,500
New Fiscal Year Recommended: $5,000
Description: To cover the cost of advertising and promoting the Theatre.

Line Item: Capital Outlay - Equipment
Line Item Number: 250-442.000-980.000
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $100,000
Description: Funds to cover the cost of the following capital purchases: Capital purchases are schedule to be a new roof.

City of Ionia

Fiscal Year 2026-2027 Budget

Miscellaneous Funds

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 151 CEMETERY TRUST FUND						
Estimated Revenues						
Department:						
151-000.000-665.000	INTEREST	208.34	303.52	277.94	0.00	0.00
Estimated Revenues		208.34	303.52	277.94	0.00	0.00
Fund 151 - CEMETERY TRUST FUND:						
TOTAL ESTIMATED REVENUES		208.34	303.52	277.94	0.00	0.00
TOTAL APPROPRIATIONS		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		208.34	303.52	277.94	0.00	0.00
BEG. FUND BALANCE		5,208.38	5,416.72	5,720.24	5,998.18	5,998.18
END FUND BALANCE		5,416.72	5,720.24	5,998.18	5,998.18	5,998.18

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 205 PUBLIC SAFETY VEHICLE FUND						
Estimated Revenues						
205-000.000-665.000	INTEREST	9,964.63	5,281.13	6,764.07	4,000.00	7,000.00
205-000.000-688.000	OTHER REVENUE	200,000.00	0.00	0.00	0.00	0.00
205-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	114,999.96	150,000.00	150,000.00	165,000.00	180,000.00
Estimated Revenues		324,964.59	155,281.13	156,764.07	169,000.00	187,000.00
Appropriations						
Department: ADMINISTRATIVE						
205-558.000-981.100	CAPITAL OUTLAY - FIRE VEHICLES	313,000.00	318,128.74	0.00	0.00	0.00
Total Department ADMINISTRATIVE:		313,000.00	318,128.74	0.00	0.00	0.00
Appropriations		313,000.00	318,128.74	0.00	0.00	0.00
Fund 205 - PUBLIC SAFETY VEHICLE FUND:						
TOTAL ESTIMATED REVENUES		324,964.59	155,281.13	156,764.07	169,000.00	187,000.00
TOTAL APPROPRIATIONS		313,000.00	318,128.74	0.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		11,964.59	(162,847.61)	156,764.07	169,000.00	187,000.00
BEG. FUND BALANCE		295,494.26	307,458.85	144,611.24	301,375.31	301,375.31
END FUND BALANCE		307,458.85	144,611.24	301,375.31	470,375.31	488,375.31

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PUBLIC SAFETY VEHICLE REPLACEMENT FUND

Revenues

Line Item: Interest
Line Item Number: 205-000-000-665.000
Current Fiscal Year Adopted: $4,000
New Fiscal Year Recommended: $7,000
Description: Revenues received in the form of interest income on reserves held by the fund.

Line Item: Other Revenue
Line Item Number: 205-000-000-688.000
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: Revenues received in the form of contributions from Easton and Ionia Township (towards the cost of the new pumper truck).

Line Item: Contributions from the General Fund
Line Item Number: 205-000-000-699.001
Current Fiscal Year Adopted: $165,000
New Fiscal Year Recommended: $180,000
Description: Revenues received from the General Fund as generated by the 1.15 mill property tax levy.

Expenditures

Line Item: Capital Outlay – Fire Apparatus
Line Item Number: 205-558-000-981.100
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: No expenditure in the next fiscal year.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 239 PARKS - FACILITIES IMPROVEMENTS						
Estimated Revenues						
239-000.000-409.000	CURRENT PROPERTY TAXES	123,398.98	127,373.36	137,561.37	288,000.00	313,977.00
239-000.000-502.600	FEDERAL GRANT	0.00	0.00	0.00	382,000.00	0.00
239-000.000-569.000	STATE GRANT	0.00	256,943.82	509,178.21	400,000.00	400,000.00
239-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	43,782.67	40,644.53	45,702.54	38,000.00	38,000.00
239-000.000-665.000	INTEREST	21,917.24	37,855.16	29,774.66	15,000.00	15,000.00
239-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	275,000.04	300,000.00	300,000.00	100,000.00	100,000.00
Estimated Revenues		464,098.93	762,816.87	1,022,216.78	1,223,000.00	866,977.00
Appropriations						
Department: ARMORY IMPROVEMENTS						
239-545.200-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	46,000.00	20,000.00
Total Department ARMORY IMPROVEMENTS:		0.00	0.00	0.00	46,000.00	20,000.00
Department: RIVERTRAIL/RAILTRAIL LINKAGE						
239-545.500-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	555,010.52	0.00	0.00	0.00
239-545.500-805.400	ARCHITECTURAL-ENGINEERING	61,701.48	7,716.96	0.00	0.00	0.00
Total Department RIVERTRAIL/RAILTRAIL LINKAGE:		61,701.48	562,727.48	0.00	0.00	0.00
Department: Hale Park						
239-545.730-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	899,152.77	0.00	0.00
239-545.730-805.400	ARCHITECTURAL-ENGINEERING	2,572.50	55,408.50	19,062.59	0.00	0.00
Total Department Hale Park:		2,572.50	55,408.50	918,215.36	0.00	0.00
Department: STEELE ST. PARK						
239-545.800-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	0.00	850,000.00	550,000.00
239-545.800-805.400	ARCHITECTURAL-ENGINEERING	14,600.50	0.00	34,601.50	140,000.00	25,000.00
Total Department STEELE ST. PARK:		14,600.50	0.00	34,601.50	990,000.00	575,000.00
Department: Dog Park						
239-545.810-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,190.97	293,582.02	268,904.76	0.00	0.00
239-545.810-805.400	ARCHITECTURAL-ENGINEERING	75,211.53	20,534.50	11,630.00	0.00	0.00
Total Department Dog Park:		78,402.50	314,116.52	280,534.76	0.00	0.00
Appropriations		157,276.98	932,252.50	1,233,351.62	1,036,000.00	595,000.00
Fund 239 - PARKS - FACILITIES IMPROVEMENTS:						
TOTAL ESTIMATED REVENUES		464,098.93	762,816.87	1,022,216.78	1,223,000.00	866,977.00
TOTAL APPROPRIATIONS		157,276.98	932,252.50	1,233,351.62	1,036,000.00	595,000.00
NET OF REVENUES & APPROPRIATIONS:		306,821.95	(169,435.63)	(211,134.84)	187,000.00	271,977.00
BEG. FUND BALANCE		693,332.22	1,000,154.17	830,718.54	619,583.70	619,583.70
END FUND BALANCE		1,000,154.17	830,718.54	619,583.70	806,583.70	891,560.70

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PARKS – FACILITIES IMPROVEMENTS FUND
Revenues

Line Item: Current Property Taxes
Line Item Number: 239-000-000-409.000
Current Fiscal Year Adopted: $288,000
New Fiscal Year Recommended: $313,977
Description: Revenues received from the 2.00 mill property tax levy to finance improvements to the City's parks system.

Line Item: State Grant
Line Item Number: 239-000-000-569.000
Current Fiscal Year Adopted: $400,000
New Fiscal Year Recommended: $400,000
Description: Revenues received in the form of grant payments for Steele Park.

Line Item: Local Community Stabilization Grant
Line Item Number: 239-000.000-573.000
Current Fiscal Year Adopted: $38,000
New Fiscal Year Recommended: $38,000
Description: Revenues received from the State of Michigan in lieu of local personal property tax payments.

Line Item: Interest
Line Item Number: 239-000-000-665.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $15,000
Description: Revenues received from interest on reserves held by this fund.

Line Item: Contribution from General Fund
Line Item Number: 239-000-000-699.101
Current Fiscal Year Adopted: $100,000
New Fiscal Year Recommended: $100,000
Description: Revenues received in the form of a contribution from the General Fund.

Expenditures

Armory Improvements
Line Item: Contractual and Professional Services
Line Item Number: 239-545-200-801.00
Current Fiscal Year Adopted: $46,000
New Fiscal Year Recommended: $20,000
Description: Funds to cover the cost of armory improvements. FY consists of a budget to redo the flooring in the tumbling center.

Steele Street Park Development
Line Item: Contractual and Professional Services
Line Item Number: 239-545-800-801.000
Current Fiscal Year Adopted: $850,000
New Fiscal Year Recommended: $550,000
Description: Funds to cover the cost of creating Steele St. park.

Line Item: Architectural-Engineering
Line Item Number: 239-545-800-805.400
Current Fiscal Year Adopted: $140,000
New Fiscal Year Recommended: $25,000
Description: Funds to cover the cost of architectural fees associated with Steele St. park project

					25-26	26-27
		22-23	23-24	24-25	Amended	Recommended
GL Number	Description	Activity	Activity	Activity	Budget	Budget
Fund: 245 INDUSTRIAL PARK LDFA						
Estimated Revenues						
245-000.000-430.000	TAX INCREMENT FINANCING	0.00	0.00	0.00	10,000.00	11,000.00
245-000.000-665.000	INTEREST	648.14	26.53	22.63	0.00	200.00
Estimated Revenues		648.14	26.53	22.63	10,000.00	11,200.00
Fund 245 - INDUSTRIAL PARK LDFA:						
TOTAL ESTIMATED REVENUES		648.14	26.53	22.63	10,000.00	11,200.00
TOTAL APPROPRIATIONS		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		648.14	26.53	22.63	10,000.00	11,200.00
BEG. FUND BALANCE		0.00	648.14	674.67	697.30	697.30
END FUND BALANCE		648.14	674.67	697.30	10,697.30	11,897.30

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 247 BROWNFIELD DEVELOPMENT						
Estimated Revenues						
247-000.000-450.000	LICENSES AND PERMITS	0.00	0.00	0.00	3,000.00	0.00
247-000.000-665.000	INTEREST	35,280.40	2,519.68	2,053.39	1,500.00	1,500.00
Estimated Revenues		35,280.40	2,519.68	2,053.39	4,500.00	1,500.00
Appropriations						
Department: ADMINISTRATIVE						
247-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	3,480.00	2,140.00	10,000.00	10,000.00
Total Department ADMINISTRATIVE:		0.00	3,480.00	2,140.00	10,000.00	10,000.00
Appropriations		0.00	3,480.00	2,140.00	10,000.00	10,000.00
Fund 247 - BROWNFIELD DEVELOPMENT:						
TOTAL ESTIMATED REVENUES		35,280.40	2,519.68	2,053.39	4,500.00	1,500.00
TOTAL APPROPRIATIONS		0.00	3,480.00	2,140.00	10,000.00	10,000.00
NET OF REVENUES & APPROPRIATIONS:		35,280.40	(960.32)	(86.61)	(5,500.00)	(8,500.00)
BEG. FUND BALANCE		27,614.13	62,894.53	61,934.21	61,847.60	61,847.60
END FUND BALANCE		62,894.53	61,934.21	61,847.60	56,347.60	53,347.60

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BROWNFIELD REDEVELOPMENT FUND

Revenues

Line Item: Interest Income
Line Item Number: 247-000-000-665.000
Current Fiscal Year Adopted: $1,500
New Fiscal Year Recommended: $1,500
Description: Revenues received in the form of interest income on the balances held in the Brownfield Redevelopment Fund.

Expenditures

Line Item: Contractual and Professional Services
Line Item Number: 247-558-000-801.000
Current Fiscal Year Adopted: $10,000
New Fiscal Year Recommended: $10,000
Description: Funds to cover possible new plan.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 265 DRUG FORFEITURE						
Estimated Revenues						
265-000.000-665.000	INTEREST	177.41	303.70	259.15	150.00	150.00
265-000.000-688.000	OTHER REVENUE	0.00	0.00	0.00	1,000.00	1,000.00
Estimated Revenues		177.41	303.70	259.15	1,150.00	1,150.00
Appropriations						
Department: ADMINISTRATIVE						
265-558.000-989.000	CAPITAL OUTLAY-EQUIPMENT	357.00	0.00	0.00	2,500.00	2,500.00
Total Department ADMINISTRATIVE:		357.00	0.00	0.00	2,500.00	2,500.00
Appropriations		357.00	0.00	0.00	2,500.00	2,500.00
Fund 265 - DRUG FORFEITURE:						
TOTAL ESTIMATED REVENUES		177.41	303.70	259.15	1,150.00	1,150.00
TOTAL APPROPRIATIONS		357.00	0.00	0.00	2,500.00	2,500.00
NET OF REVENUES & APPROPRIATIONS:		(179.59)	303.70	259.15	(1,350.00)	(1,350.00)
BEG. FUND BALANCE		7,598.57	7,418.98	7,722.68	7,981.83	7,981.83
END FUND BALANCE		7,418.98	7,722.68	7,981.83	6,631.83	6,631.83

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DRUG FORFEITURE FUND
Revenues

Line Item: Other Revenue
Line Item Number: 265.000.000.688.000
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $1,000
Description: Funds received in the form of forfeiture of either cash or through the sale of seized property.

Expenditures

Line Item: Capital Outlay - Equipment
Line Item Number: 265.558.000.989.000
Current Fiscal Year Adopted: $2,500
New Fiscal Year Recommended: $2,500
Description: Funds to cover the cost of eligible equipment for the Public Safety Department utilizing drug forfeiture funds.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 266 PUBLIC SAFETY DONATIONS						
Estimated Revenues						
266-000.000-665.000	INTEREST	429.59	660.19	570.95	400.00	400.00
266-000.000-688.000	OTHER REVENUE	34,283.14	556.10	5,462.50	4,500.00	5,000.00
Estimated Revenues		34,712.73	1,216.29	6,033.45	4,900.00	5,400.00
Appropriations						
Department: ADMINISTRATIVE						
266-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	0.00	4,467.20	0.00	0.00
266-558.000-989.000	CAPITAL OUTLAY-EQUIPMENT	25,177.66	0.00	0.00	5,000.00	5,000.00
Total Department ADMINISTRATIVE:		25,177.66	0.00	4,467.20	5,000.00	5,000.00
Appropriations		25,177.66	0.00	4,467.20	5,000.00	5,000.00
Fund 266 - PUBLIC SAFETY DONATIONS:						
TOTAL ESTIMATED REVENUES		34,712.73	1,216.29	6,033.45	4,900.00	5,400.00
TOTAL APPROPRIATIONS		25,177.66	0.00	4,467.20	5,000.00	5,000.00
NET OF REVENUES & APPROPRIATIONS:		9,535.07	1,216.29	1,566.25	(100.00)	400.00
BEG. FUND BALANCE		6,058.09	15,593.16	16,809.45	18,375.70	18,375.70
END FUND BALANCE		15,593.16	16,809.45	18,375.70	18,275.70	18,775.70

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PUBLIC SAFETY DONATIONS FUND
Revenues

Line Item: Other Revenue
Line Item Number: 266.000.000.668.000
Current Fiscal Year Adopted: $4,500
New Fiscal Year Recommended: $5,000
Description: Funds received in the form of special donations to the Public Safety Department.

Expenditures

Line Item: Capital Outlay - Equipment
Line Item Number: 266.558.000.989.000
Current Fiscal Year Adopted: $5,000
New Fiscal Year Recommended: $5,000
Description: Funds to cover the cost of various pieces of equipment for the Public Safety Department.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 284 OPIOID SETTLEMENT FUND						
Estimated Revenues						
284-000.000-665.000	INTEREST	269.46	755.83	1,366.21	50.00	100.00
284-000.000-685.000	Opioid Settlement Revenue	15,512.22	21,387.43	9,444.24	9,200.00	10,000.00
Estimated Revenues		15,781.68	22,143.26	10,810.45	9,250.00	10,100.00
Appropriations						
Department: ADMINISTRATIVE						
284-558.000-740.000	OPERATING SUPPLIES	0.00	5,555.00	42,700.00	1,000.00	10,000.00
Total Department ADMINISTRATIVE:		0.00	5,555.00	42,700.00	1,000.00	10,000.00
Appropriations		0.00	5,555.00	42,700.00	1,000.00	10,000.00
Fund 284 - OPIOID SETTLEMENT FUND:						
TOTAL ESTIMATED REVENUES		15,781.68	22,143.26	10,810.45	9,250.00	10,100.00
TOTAL APPROPRIATIONS		0.00	5,555.00	42,700.00	1,000.00	10,000.00
NET OF REVENUES & APPROPRIATIONS:		15,781.68	16,588.26	(31,889.55)	8,250.00	100.00
BEG. FUND BALANCE		0.00	15,781.68	32,369.94	480.39	480.39
END FUND BALANCE		15,781.68	32,369.94	480.39	8,730.39	580.39

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OPIOID SETTLEMENT FUND
Revenues

Line Item: Opioid Settlement Revenue
Line Item Number: 284-000.000-685.00
Current Fiscal Year Adopted: $9,200
New Fiscal Year Recommended: $10,000
Description: Funds received in the opioid settlement.

Expenditures

Line Item: Operating Supplies
Line Item Number: 284-558.000-740.00
Current Fiscal Year Adopted: $1,000
New Fiscal Year Recommended: $10,000
Description: Funds to cover the cost of various supplies consistent with the settlement parameters.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 406 SIDEWALK PROGRAM						
Estimated Revenues						
406-000.000-665.000	INTEREST	2.76	6.65	5.67	0.00	0.00
Estimated Revenues		2.76	6.65	5.67	0.00	0.00
Fund 406 - SIDEWALK PROGRAM:						
TOTAL ESTIMATED REVENUES		2.76	6.65	5.67	0.00	0.00
TOTAL APPROPRIATIONS		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		2.76	6.65	5.67	0.00	0.00
BEG. FUND BALANCE		159.29	162.05	168.70	174.37	174.37
END FUND BALANCE		162.05	168.70	174.37	174.37	174.37

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SIDEWALK PROGRAM
Revenues

Line Item: Interest
Line Item Number: 406-000-000-689.000
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: Revenues received in the form of interest income.

Line Item: Sidewalk Revenue
Line Item Number: 406-000-000-689.000
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: Revenues received in the form of payments from the owners of properties that have sidewalk replace. The City's practice has been to require property owners to pay 75% of the cost of replacement or construction with the City paying 25% of the cost of replacement or construction.

Expenditures

Line Item: Contractual and Professional Services
Line Item Number: 406-292-801.000
Current Fiscal Year Adopted: $0
New Fiscal Year Recommended: $0
Description: Funds used to cover a portion of the cost of replacing the sidewalks along Steele Street as part of the reconstruction project.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 412 ENVIRONMENTAL RESPONSE						
Estimated Revenues						
412-000.000-409.000	CURRENT PROPERTY TAXES	13,351.85	12,829.25	13,856.27	14,250.00	15,824.00
412-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	4,413.29	4,096.97	4,606.82	3,750.00	3,750.00
412-000.000-665.000	INTEREST	2,634.50	4,814.17	3,780.61	3,000.00	2,000.00
Estimated Revenues		20,399.64	21,740.39	22,243.70	21,000.00	21,574.00
Appropriations						
Department: ADMINISTRATION						
412-536.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	14,917.81	19,562.05	48,761.21	25,000.00	25,000.00
Total Department ADMINISTRATION:		14,917.81	19,562.05	48,761.21	25,000.00	25,000.00
Appropriations		14,917.81	19,562.05	48,761.21	25,000.00	25,000.00
Fund 412 - ENVIRONMENTAL RESPONSE:						
TOTAL ESTIMATED REVENUES		20,399.64	21,740.39	22,243.70	21,000.00	21,574.00
TOTAL APPROPRIATIONS		14,917.81	19,562.05	48,761.21	25,000.00	25,000.00
NET OF REVENUES & APPROPRIATIONS:		5,481.83	2,178.34	(26,517.51)	(4,000.00)	(3,426.00)
BEG. FUND BALANCE		106,935.81	112,417.64	114,595.98	88,078.47	88,078.47
END FUND BALANCE		112,417.64	114,595.98	88,078.47	84,078.47	84,652.47

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ENVIRONMENTAL RESPONSE FUND
Revenues

Line Item: Property Tax Revenue
Line Item Number: 412-000-000-409.000
Current Fiscal Year Adopted: $14,250
New Fiscal Year Recommended: $15,824
Description: Revenues from the .1008 mill property tax for addressing environmental matters including the former Cleveland Street landfill.

Line Item: Local Community Stabilization Fund
Line Item Number: 412-000-000-573.000
Current Fiscal Year Adopted: $3,750
New Fiscal Year Recommended: $3,750
Description: Revenues received from the State of Michigan for lost revenue due to the phase-out of the personal property tax.

Line Item: Interest
Line Item Number: 412-000-000-665.000
Current Fiscal Year Adopted: $3,000
New Fiscal Year Recommended: $2,000
Description: Revenues received in the form of interest income.

Expenditures

Line Item: Contractual and Professional Services
Line Item Number: 412-536-000-801.000
Current Fiscal Year Adopted: $25,000
New Fiscal Year Recommended: $25,000
Description: Funds to cover engineering expenses for the testing/remediation work at the landfill as well as other sites around the City.

GL Number	Description	22-23 Activity	23-24 Activity	24-25 Activity	25-26 Amended Budget	26-27 Recommended Budget
Fund: 420 CAPITAL IMPROVEMENT PROJECTS						
Estimated Revenues						
420-000.000-699.590	CONTRIBUTION FROM SEWER FUND	1,041,493.24	790,942.14	213,325.42	0.00	0.00
420-000.000-699.591	CONTRIBUTION FROM WATER FUND	1,041,493.24	790,942.14	213,325.44	0.00	0.00
Estimated Revenues		2,082,986.48	1,581,884.28	426,650.86	0.00	0.00
Appropriations						
Department: 2021 MORSE STREET IMPROVEMENTS						
420-543.540-801.000	CONTRACTUAL & PROFESSIONAL SEV	794,643.92	0.00	0.00	0.00	0.00
420-543.540-805.400	ARCHITECTURAL-ENGINEERING	80,322.15	0.00	0.00	0.00	0.00
Total Department 2021 MORSE STREET IMPROVEMENTS:		874,966.07	0.00	0.00	0.00	0.00
Department: 2020 BRANCH STREET IMPROVEMENTS						
420-543.550-801.000	CONTRACTUAL & PROFESSIONAL SEV	1,017,740.10	0.00	0.00	0.00	0.00
420-543.550-805.400	ARCHITECTURAL-ENGINEERING	147,896.00	0.00	0.00	0.00	0.00
Total Department 2020 BRANCH STREET IMPROVEMENTS:		1,165,636.10	0.00	0.00	0.00	0.00
Department: HALL STREET IMPROVEMENTS						
420-543.556-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	779,845.63	21,510.00	0.00	0.00
420-543.556-805.400	ARCHITECTURAL-ENGINEERING	42,384.31	123,525.26	3,086.95	0.00	0.00
Total Department HALL STREET IMPROVEMENTS:		42,384.31	903,370.89	24,596.95	0.00	0.00
Department: KING STREET IMPROVEMENTS						
420-543.560-801.000	CONTRACTUAL & PROFESSIONAL SEV	0.00	546,101.67	356,443.46	0.00	0.00
420-543.560-805.400	ARCHITECTURAL-ENGINEERING	0.00	132,411.72	45,610.45	0.00	0.00
Total Department KING STREET IMPROVEMENTS:		0.00	678,513.39	402,053.91	0.00	0.00
Appropriations		2,082,986.48	1,581,884.28	426,650.86	0.00	0.00
Fund 420 - CAPITAL IMPROVEMENT PROJECTS:						
TOTAL ESTIMATED REVENUES		2,082,986.48	1,581,884.28	426,650.86	0.00	0.00
TOTAL APPROPRIATIONS		2,082,986.48	1,581,884.28	426,650.86	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		0.00	0.00	0.00	0.00	0.00
BEG. FUND BALANCE		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
END FUND BALANCE		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00

CITY OF IONIA
Fiscal Year 2026-2027
Budget Document

CAPITAL PROJECTS FUND
Revenues

Line Item: Contributions from Sewer Fund
Line Item Number: 420-000-699-590
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Revenues received in the form of a contribution from the Sewer Fund to offset the cost of sewer system related improvements completed as part of this fiscal year's utilities improvements.

Line Item: Contributions from Water Fund
Line Item Number: 420-000-699-591
Current Fiscal Year Adopted: $-0-
New Fiscal Year Recommended: $-0-
Description: Revenues received in the form of a contribution from the Water Fund to offset the cost of water system related improvements completed as part of this fiscal year's utilities improvements.

City of Ionia

Fiscal Year 2026-2027 Budget

Debt Schedule

CITY OF IONIA
Fiscal Year 2026-2027 Budget

Summary of Payments

Purpose	Principal Payment	Interest Payment	Total	Final Pay Off Date
2013 Water/Sewer Improve/Refund Bond	$585,000.00	$103,701.26	$688,701.26	August 1, 2037
2015 Water/Sewer Improvement Bond	$125,000.00	$193,000.00	$318,000.00	August 1, 2039
2017 Water/Sewer Improvement Bond	$280,000.00	$184,506.26	$464,506.26	August 1, 2041
2021 Water/Sewer Improve/Refund Bond	$440,000.00	$143,100.00	$583,100.00	August 1, 2035
TOTAL	$1,430,000.00	$624,307.52	$2,054,307.52	

CITY OF IONIA
Fiscal Year 2026-2027 Budget
Debt Amortization Schedule

2013 Limited Tax General Obligation Bonds

Purpose: To refund the 2004 and 2005 utility improvement bonds and the issuance of new bonds to finance improvements to the City's water and sanitary sewer systems ($3,000,000).
Amount of Issue: $8,660,000
Payment From: Sewer Fund – 46.00%
Water Fund – 54.00%
Issue Date: February 2013
Payoff Date: August 1, 2037
Funding Source: Utility revenues (water and sanitary sewer services) received by the Sanitary Sewer Fund and Water Fund.

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY26-27	August 1, 2026	3.00%	$585,000.00	$56,238.13	$641,238.13
FY26-27	February 1, 2027	3.00%	$0	$47,463.13	$47,463.13
FY27-28	August 1, 2027	3.00%	$575,000.00	$47,463.13	$622,463.13
FY27-28	February 1, 2028	3.00%	$0	$38,838.13	$38,838.13
FY28-29	August 1, 2028	3.00%	$595,000.00	$38,838.13	$633,838.13
FY28-29	February 1, 2029	3.00%	$0	$29,913.13	$29,913.13
FY29-30	August 1, 2029	3.00%	$590,000.00	$29,913.13	$619,913.13
FY29-30	February 1, 2030	3.00%	$0	$21,063.13	$21,063.13
FY30-31	August 1, 2030	4.00%	$130,000.00	$21,063.13	$151,063.13
FY30-31	February 1, 2031	4.00%	$0	$18,463.13	$18,463.13
FY31-32	August 1, 2031	4.00%	$135,000.00	$18,463.13	$153,463.13
FY31-32	February 1, 2032	4.00%	$0	$15,763.13	$15,763.13
FY32-33	August 1, 2032	4.00%	$145,000.00	$15,763.13	$160,763.13
FY32-33	February 1, 2033	4.00%	$0	$12,863.13	$12,863.13
FY33-34	August 1, 2033	3.00%	$150,000.00	$12,863.13	$162,863.13
FY33-34	February 1, 2034	3.00%	$0	$10,613.13	$10,613.13

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY34-35	August 1, 2034	3.125%	$155,000.00	$10,613.13	$165,613.13
FY34-35	February 1, 2035	3.125%	$0	$8,191.25	$8,191.25
FY35-36	August 1, 2035	3.25%	$160,000.00	$8,191.25	$168,191.25
FY35-36	February 1, 2036	3.25%	$0	$5,591.25	$5,591.25
FY36-37	August 1, 2036	3.30%	$165,000.00	$5,591.25	$170,591.25
FY36-37	February 1, 2037	3.30%	$0	$2,868.75	$2,868.75
FY37-38	August 1, 2037	3.375%	$170,000.00	$2,868.75	$172,868.75
		TOTAL	$3,555,000.00	$479,500.71	$4,034,500.71

CITY OF IONIA
Fiscal Year 2026-2027 Budget
Debt Amortization Schedule

2015 Limited Tax General Obligation Bonds

Purpose: To finance improvements to the City's water and sanitary sewer systems.
Amount of Issue: $6,225,000
Payment From: Water and Sewer Funds
Issue Date: June 2015
Payoff Date: August 1, 2039
Funding Source: Utility revenues (water and sanitary sewer services) received by the Sanitary Sewer Fund and Water Fund.

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY26-27	August 1, 2026	3.00%	$125,000.00	$97,437.50	$222,312.50
FY26-27	February 1, 2027	3.00%	$0.00	$95,562.50	$95,562.50
FY27-28	August 1, 2027	3.00%	$125,000.00	$95,562.50	$220,562.50
FY27-28	February 1, 2028	3.00%	$0.00	$93,687.50	$93,687.50
FY28-29	August 1, 2028	3.00%	$125,000.00	$93,687.50	$218,687.50
FY28-29	February 1, 2029	3.00%	$0.00	$91,812.50	$91,812.50
FY29-30	August 1, 2029	3.25%	$150,000.00	$91,812.50	$241,812.50
FY29-30	February 1, 2030	3.25%	$0.00	$89,375.00	$89,375.00
FY30-31	August 1, 2030	4.00%	$400,000.00	$89,375.00	$489,375.00
FY30-31	February 1, 2031	4.00%	$0.00	$81,375.00	$81,375.00
FY31-32	August 1, 2031	4.00%	$400,000.00	$81,375.00	$481,375.00
FY31-32	February 1, 2032	4.00%	$0.00	$73,375.00	$73,375.00
FY32-33	August 1, 2032	4.00%	$400,000.00	$73,375.00	$473,375.00
FY32-33	February 1, 2033	4.00%	$0.00	$65,375.00	$65,375.00
FY33-34	August 1, 2033	4.00%	$400,000.00	$65,375.00	$465,375.00
FY33-34	February 1, 2034	4.00%	$0.00	$57,375.00	$57,375.00
FY34-35	August 1, 2034	4.00%	$400,000.00	$57,375.00	$457,375.00
FY34-35	February 1, 2035	4.00%	$0.00	$49,375.00	$49,375.00

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY35-36	August 1, 2035	4.00%	$500,000.00	$49,375.00	$549,375.00
FY35-36	February 1, 2036	4.00%	$0.00	$39,375.00	$39,375.00
FY36-37	August 1, 2036	3.75%	$500,000.00	$39,375.00	$539,375.00
FY36-37	February 1, 2037	3.75%	$0.00	$30,000.00	$30,000.00
FY37-38	August 1, 2037	4.00%	$500,000.00	$30,000.00	$530,000.00
FY37-38	February 1, 2038	4.00%	$0.00	$20,000.00	$20,000.00
FY38-39	August 1, 2038	4.00%	$500,000.00	$20,000.00	$520,000.00
FY38-39	February 1, 2039	4.00%	$0.00	$10,000.00	$10,000.00
FY39-40	August 1, 2039	4.00%	$500,000.00	$10,000.00	$510,000.00
		TOTAL	$5,025,000.00	$1,687,651.50	$6,715,651.50

CITY OF IONIA
Fiscal Year 2026-2027 Budget
Debt Amortization Schedule
2017 Limited Tax General Obligation Bonds

Purpose: To finance improvements to the City's water and sanitary sewer systems.
Amount of Issue: $8,000,000
Payment From: Water and Sewer Funds
Issue Date: June 2017
Payoff Date: August 1, 2041
Funding Source: Utility revenues (water and sanitary sewer services) received by the Sanitary Sewer Fund and Water Fund.

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY26-27	August 1, 2026	3.00%	$280,000.00	$94,353.13	$374,353.13
FY26-27	February 1, 2027	3.00%	$0.00	$90,153.13	$90,153.13
FY27-28	August 1, 2027	3.00%	$290,000.00	$90,153.13	$380,153.13
FY27-28	February 1, 2028	3.00%	$0.00	$85,803.13	$85,803.13
FY28-29	August 1, 2028	3.00%	$305,000.00	$85,803.13	$85,803.13
FY28-29	February 1, 2029	3.00%	$0.00	$81,228.13	$81,228.13
FY29-30	August 1, 2029	3.00%	$315,000.00	$81,228.13	$396,228.13
FY29-30	February 1, 2030	3.00%	$0.00	$76,503.13	$76,503.13
FY30-31	August 1, 2030	3.00%	$325,000.00	$76,503.13	$401,503.13
FY30-31	February 1, 2031	3.00%	$0.00	$71,628.13	$71,628.13
FY31-32	August 1, 2031	3.00%	$340,000.00	$71,628.13	$411,628.13
FY31-32	February 1, 2032	3.00%	$0.00	$66,528.13	$66,528.13
FY32-33	August 1, 2032	3.00%	$355,000.00	$66,528.13	$421,528.13
FY32-33	February 1, 2033	3.00%	$0.00	$61,203.13	$61,203.13
FY33-34	August 1, 2033	3.00%	$370,000.00	$61,203.13	$431,203.13
FY33-34	February 1, 2034	3.00%	$0.00	$55,653.13	$55,653.13
FY34-35	August 1, 2034	3.00%	$385,000.00	$55,653.13	$440,653.13
FY34-35	February 1, 2035	3.00%	$0.00	$49,878.13	$49,878.13

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY35-36	August 1, 2035	3.00%	$400,000.00	$49,878.13	$449,878.13
FY35-36	February 1, 2036	3.00%	$0.00	$43,878.13	$43,878.13
FY36-37	August 1, 2036	3.125%	$415,000.00	$43,878.13	$458,878.13
FY36-37	February 1, 2037	3.125%	$0.00	$37,393.75	$37,393.75
FY37-38	August 1, 2037	3.125%	$430,000.00	$37,393.75	$467,393.75
FY37-38	February 1, 2038	3.125%	$0.00	$30,675.00	$30,675.00
FY38-39	August 1, 2038	3.125%	$450,000.000	$30,675.00	$480,675.00
FY38-39	February 1, 2039	3.125%	$0.00	$23,643.75	$23,643.75
FY39-40	August 1, 2039	3.250%	$465,000.00	$23,643.75	$488,643.75
FY39-40	February 1, 2040	3.250%	$0.00	$16,087.50	$16,087.50
FY40-41	August 1, 2040	3.250%	$485,000.00	$16,087.50	$501,087.50
FY40-41	February 1, 2041	3.250%	$0.00	$8,206.25	$8,206.25
FY41-42	August 1, 2041	3.250%	$505,000.00	$8,206.25	$513,206.25
		TOTAL	$6,115,000.00	$1,691,278.23	$7,806,278.23

CITY OF IONIA
Fiscal Year 2026-2027 Budget
Debt Amortization Schedule

2021 General Obligation Limited Tax Bonds – Refunding Bonds

Purpose: To finance improvements to the City's water and sanitary sewer systems.
Amount of Issue: $3,000,000
Payment From: Sanitary Sewer Fund – 50.00%
Water Fund – 50.00%
Issue Date: August 10, 2021
Payoff Date: August 1, 2035
Funding Source: Utility revenues (water and sanitary sewer services) received by the Sanitary Sewer Fund and Water Fund.

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY26-27	August 1, 2026	4.00%	$440,000.00	$75,950.00	$515,950.00
FY26-27	February 1, 2027	4.00%	----------	$67,150.00	$67,150.00
FY27-28	August 1, 2027	4.00%	$490,000.00	$67,150.00	$557,150.00
FY27-28	February 1, 2028	4.00%	----------	$57,350.00	$57,350.00
FY28-29	August 1, 2028	4.00%	$455,000.00	$57,350.00	$512,350.00
FY28-29	February 1, 2029	4.00%	----------	$48,250.00	$48,250.00
FY29-30	August 1, 2029	4.00%	$505,000.00	$48,250.00	$553,250.00
FY29-30	February 1, 2030	4.00%	----------	$38,150.00	$38,150.00
FY30-31	August 1, 2030	4.00%	$500,000.00	$38,150.00	$538,150.00
FY30-31	February 1, 2031	4.00%	----------	$28,150.00	$28,150.00
FY31-32	August 1, 2031	4.00%	$535,000.00	$28,150.00	$563,150.00
FY31-32	February 1, 2032	4.00%	----------	$17,450.00	$17,450.00
FY32-33	August 1, 2032	2.00%	$580,000.00	$17,450.00	$594,450.00
FY32-33	February 1, 2033	2.00%	----------	$11,650.00	$11,650.00
FY33-34	August 1, 2033	2.00%	$560,000.00	$11,650.00	$571,650.00
FY33-34	February 1, 2034	2.00%	----------	$6,050.00	$6,050.00
FY34-35	August 1, 2034	2.00%	$395,000.00	$6,050,00	$401,050.00
FY34-35	February 1, 2035	2.00%	----------	$2,100.00	$2,100.00

Fiscal Year	Due Date	Interest Rate	Bonds Maturing	Interest Due	Total Amount Due
FY35-36	August 1, 2035	2.00%	$210,000.00	$2,100.00	$212,100.00
		TOTAL	$4,670,000.00	$609,550.00	$5,299,550.00

City of Ionia

Fiscal Year 2026-2027 Budget

Capital Improvement Plan

What is the Six-Year Capital Improvement Program?
The information that follows represents City of Ionia's Six-Year Capital Improvement Program, prepared consistent with the City Charter. The purpose of this program is to estimate project details and costs, then allocate resources effectively as needed over the next six-year period, including an identification of all potential funding sources. The program serves as a crucial planning component within the City's overall operational and financial structure. This document provides information that aids in maintaining the City's critical facilities as well as equipment needed to deliver City services.

What is a Capital Project?
For the purposes of the Capital Improvement Program, a capital project is any project valued at $5,000 or more with an estimated useful life greater than one year. Examples include building additions, building improvements, public safety vehicles, DAR buses, etc. This program identifies those projects that meet the criteria above, which are scheduled to be addressed in the next six years.

How is the program document developed?
The program is developed by the City Manager utilizing project information submitted by each City department head. Once all project requests have been received, the requests are reviewed and added to the program where appropriate. Projects identified in prior year programs remain in the current program and are updated as necessary unless a different priority or strategy results in removal. Once a final proposed document is prepared, it is submitted to Ionia City Council for review. A public hearing conducted by City Council allows for ample discussion and for citizen input. Once the document is finalized, it is included in the budget for adoption by City Council.

How is the Capital Improvement Program organized?
The program is developed on a departmental basis. Summaries for the overall program are listed by department to help analyze the impact to each fund within the City. The summaries that follow highlight the annual cost of projects for each department per year, as well as summarize the sources of funding that have been identified each year to complete the projects. It should be realized that not all projects in this document will be completed. During the next six years, priorities may change, and/or funding sources may not come to fruition, making completion of the project unreasonable or impossible.

Uses of Funds
On a departmental basis, the six-year Capital Improvement Program includes the following appropriation requests, presented by fiscal year:

Project Totals by Departments

	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	Totals
City Hall	$ 80,000	$ 85,000	$ 40,000	$ 85,000	$ -	$	**$ 290,000**
City Clerk	59,000	-	-	-	-	-	**59,000**
Department of Public Utilities	4,460,000	390,000	205,000	365,000	275,000	550,000	**6,245,000**
IRUA	420,000	400,000	485,000	285,000	510,000	480,000	**2,580,000**
Department of Public Works	180,000	625,000	414,000	112,000	400,000	225,000	**1,956,000**
Public Safety	108,000	493,000	121,500	85,000	82,250	82,250	**972,000**
Parks and Recreation	920,000	618,340	400,000	800,000	968,090	900,000	**4,606,430**
Theatre	150,000	150,000	125,000	20,000	75,000	80,000	**600,000**
Street Improvements	7,512,000	3,707,000	6,881,500	3,434,500	3,512,771	987,500	**26,035,271**
Dial-A-Ride	1,533,000	110,000	361,000	190,500	210,000	300,000	**2,704,500**
DDA	15,000	40,000	35,000	750,000	150,000	2,000,000	**2,990,000**
Information Technology	20,000	42,000	12,000	25,000	70,000	25,000	**194,000**
	$15,457,000	**$ 6,660,340**	**$ 9,080,000**	**$ 6,152,000**	**$ 6,253,111**	**$ 5,629,750**	**$ 49,232,201**

Source of Funds

It is also important to identify the sources of funding that will be used to accomplish each year's projects. This helps to determine the viability of every request and serves as a critical planning tool for current and future operating budgets. For the current six-year program, the following sources of funding have been identified by fiscal year:

Project Total by Source of Funds

	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	Totals
General Fund	$ 267,000	$ 620,000	$ 173,500	$ 195,000	$ 152,250	$ 107,250	**$ 1,515,000**
Major Street	624,500	557,000	296,500	-	731,000	314,500	**2,523,500**
Local Street	366,500	-	655,000	434,500	781,771	673,000	**2,910,771**
LDFA	-	-	1,550,000	-	-	-	**1,550,000**
Park and Recreation Fund	520,000	218,340	200,000	400,000	568,090	450,000	**2,356,430**
Water Fund	3,072,500	1,965,000	2,202,500	1,865,000	1,275,000	550,000	**10,930,000**
Sewer Fund	112,500	1,575,000	1,997,500	1,500,000	1,000,000	-	**6,185,000**
IRUA Fund	420,000	400,000	485,000	285,000	510,000	480,000	**2,580,000**
DDA Fund	15,000	40,000	35,000	750,000	150,000	2,000,000	**2,990,000**
Central Garage Fund	180,000	625,000	414,000	112,000	400,000	225,000	**1,956,000**
Theatre Fund	120,000	125,000	75,000	15,000	75,000	70,000	**480,000**
Grants	9,749,000	510,000	971,000	590,500	610,000	725,000	**13,155,500**
Donations/Fundraising	10,000	25,000	25,000	5,000	-	35,000	**100,000**
	$ 15,457,000	**$ 6,660,340**	**$ 9,080,000**	**$ 6,152,000**	**$ 6,253,111**	**$ 5,629,750**	**$ 49,232,201**

In summary, this Capital Improvement Program identifies $49,232,201 in capital improvement expenditures planned by City of Ionia over fiscal years 2027 through 2032, with various identified revenue sources to fund purchases.

In the first year of the Capital Improvement Program, FY 2027, the following proposed projects are planned, with estimated sources and uses of funding totaling $15,457,000. Following this summary page is a detailed project description for each proposed project.

	Fiscal Year 2026-2027 Projects by Department	
Department	Project Title	Cost
City Hall	HVAC Units	$ 80,000
Clerk	Election Equipment	59,000
Central Garage	Roof Replaement	60,000
Central Garage	Garage and Service Doors	120,000
Public Safety	Patrol Vehicle Replacements	66,000
Public Safety	Structural Firefighting Turnout Gear Replacement	14,000
Public Safety	Glock Sidearm Replacement	28,000
Parks & Recreation	Flooring in Tumbling Center	20,000
Parks & Recreation	McConnell Park Improvements	900,000
DPU - Water	Clean/Rehabilitate Wells	150,000
DPU - Water	Replace 1980 Kimball Alley Controlling Pit	35,000
DPU - Water	Replace 1982 Harter St. Controlling Pit	35,000
DPU - Water	Lead Service Lines	3,000,000
DPU - Water	Water Main South Dexter	1,200,000
DPU - Water	Replace Larger Water Meters	40,000
IRUA	Service Van Replacement	55,000
IRUA	Bar Screen Replacement	350,000
IRUA	Lawn Mower Replacement	15,000
Theatre	Main Roof Replacement	150,000
Street Improvements	M-66 Riverside Infrastructure Replacement	225,000
Street Improvements	E. Washington St. (Jefferson St. to East City Limit) 0.508 Miles	624,500
Street Improvements	Deerfield/Riverside Redevelopment - Infrastructure Construction	6,296,000
Street Improvements	Morse Street (Lincoln Avenue to Washington St) 0.177	217,500
Street Improvements	Pearl Street (Lincoln Avenue to Lafayette Street) 0.121	149,000
DDA	Trail Wayfinding Signs	15,000
Dial-A-Ride	Vehicle Replacement	862,500
Dial-A-Ride	Parking Lot Repave	50,000
Dial-A-Ride	Vault Equipment	16,500
Dial-A-Ride	Additional Garage Unit	500,000
Dial-A-Ride	Vehicle Expansion - I-Go	77,000
Dial-A-Ride	Update Exterior Lighting	5,000
Dial-A-Ride	Bus Shelter	15,000
Dial-A-Ride	Garage Floor Sweeper Replacement	7,000
Information Technology	Patrol Vehicle Laptops/Tablets	4,500
Information Technology	Office Computer Replacement - Public Safety	9,500
Information Technology	In Car Camera	6,000
	Grand Total	**$ 15,457,000**
	Fiscal Year 2026-2027 Projects by Funding Source	
	General Fund	$ 267,000
	Major Street	624,500
	Local Street	366,500
	Park and Recreation Fund	520,000
	Water Fund	3,072,500
	Sewer Fund	112,500
	IRUA Fund	420,000
	DDA Fund	15,000
	Central Garage Fund	180,000
	Theatre Fund	120,000
	Grants	9,749,000
	Donations/Fundraising	10,000
	Grand Total	**$ 15,457,000**

City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Heating and Cooling Upgrades

Department: City Hall - Building & Grounds

Project Description: It is necessary to replace the three (3) HVAC units throughout City Hall, which have reached end of useful life and to increase energy efficiency.

Project Impact/Benefit: Increased reliability, efficiency, and reduced energy costs due to newer units efficiency.

Operating Fund Impact: Operating efficiency will be achieved while savings is not determinable due to raising utility costs.

Estimated Cost: $ 80,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Election Equipment

Department: Clerk

Project Description: The City was informed by the Ionia County Clerk's Office that new equipment will be required. The election equipment that will be replaced includes five (5) tabulators and one (1) Voter Assist Terminal (VAT). A tabulator is used for processing ballots in each of the City's four precincts and the Absentee Ballot Counting Board. An on-demand ballot printing device may also be needed for the polling location.

Project Impact/Benefit: New election equipment will include industry leading security innovations and provide for additional transparency in an efficient design that will be user-friendly for voters and election officials.

Operating Fund Impact: The new equipment will be covered under warranty by Hart InterCivic. Current equipment is serviceable, but the warranties have expired.

Estimated Cost: $ 59,000.00

Funding Source for this project: General Fund, possibly some state grant funding - TBD



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Building and Grounds Garage & Man Doors

Department: Central Garage

Project Description: Replace rusted and worn garage door panels and update garage door openers. Replace Man doors that are worn out and do not function properly. Also update the locks.
11 overhead garage doors
8 Man doors

Project Impact/Benefit: Update garage door openers to improve safety and access to the building. Update the man doors to improve operation and security of the building.

Operating Fund Impact: Negligible

Estimated Cost: $ 120,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Building and Grounds Roof

Department: Central Garage

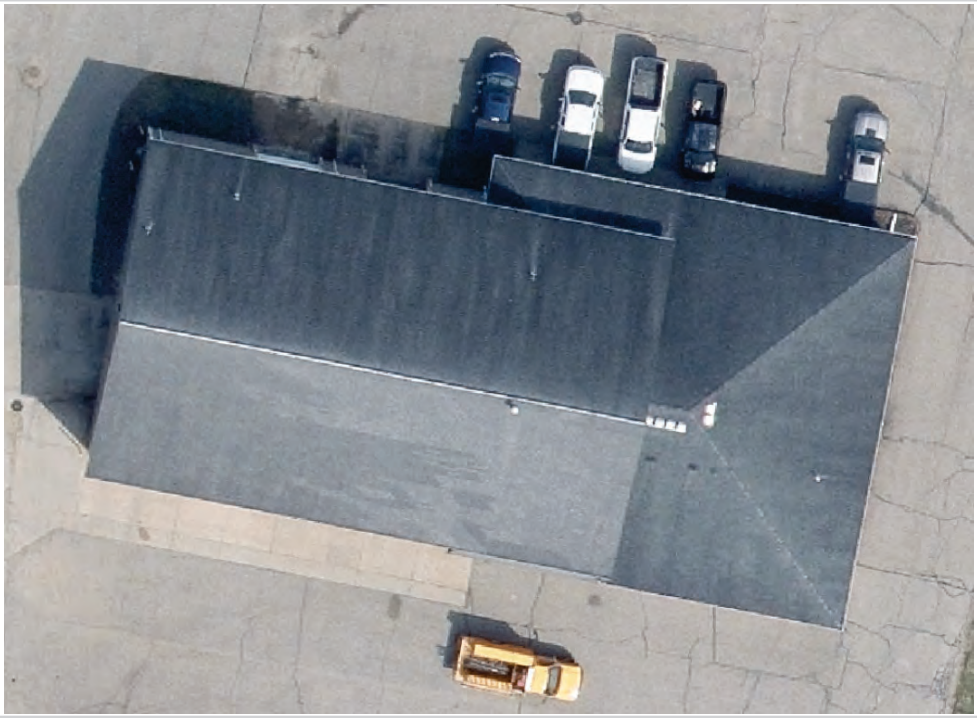
Project Description: Full roof replacement. Condition of plywood sheeting not known at this time. Roof is original to the DPW structure, which was constructed in 1985 and 2002.

Project Impact/Benefit: Project would prevent further deterioration of building

Operating Fund Impact: Negligible

Estimated Cost: $ 60,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Patrol Vehicle Replacement

Department: Public Safety

Project Description: Purchase one new Patrol Vehicle (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $59,000
Equipment Changeover - $7,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 66,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Glock Sidearm Replacement

Department: Public Safety

Project Description: Police departments often aim to replace their service pistols every decade. Factors like technological advancements, wear and tear, and maintenance needs can influence that timeline. Our Glocks were were issued to officers in the the spring of 2017. Significant technological advancements have taken place since that time, primarily in the form of advanced sighting.

Project Impact/Benefit: New handgun sighting optics, often referred to as red dot sights, offer several benefits over traditional iron sights, including significantly faster target acquisition, improved accuracy, especially at distance, better low-light performance, and the ability to focus solely on the target without aligning multiple sight points.

Operating Fund Impact: Negligible -
However, liability exposure will be reduced with improved sighting technology and (new) equipment less prone to malfunction.

Estimated Cost: $ 28,000.00

Funding Source for this project: General Fund
15 x $1500 = $22,500
15 x $200 = $3,000 (holsters)
15 x $150 = $2,250 (flashlights)



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (4 sets). $3,500 x 4 = $14,000

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 14,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Flooring In Tumbling Center

Department: Recreation

Project Description: Install epoxy flooring in the Tumbling Center

Project Impact/Benefit: To improve the the Tumbling Center with a safe and more functional flooring system

Operating Fund Impact: The area will be appealing for rentals and programs

Estimated Cost: $ 20,000.00

Funding Source for this project: Parks and Recreation Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** McConnell Park Improvements

Department: Recreation

Project Description: Improvements to McConnell Park, including a repair/re-paint picnic pavilion, new picnic tables, replacing wood built play structure with an updated model, installing edging and safety surfacing around the playground equipment, add new play equipment, and add paved parking with ADA accessible pathways.

Project Impact/Benefit: McConnell Park is showing it age and in need of significant upgrade to remain functional and safe.

Operating Fund Impact: Negligible - a slight reduction in operating costs is anticipated due to reduced maintenance of aged equipment.

Estimated Cost: $ 900,000.00

Funding Source for this project: MNRTF Grant - $400,000
City match (Parks Facilities Improvement Fund) - $500,000



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 150,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Replace 1982 Harter St. Controlling Pit

Department: Department of Public Utilities

Project Description: Replace 1982 Harter St. Controlling Pit

This device controls the pressure between two pressure districts in case of loss in pressure.

A replaced controlling pit typically lasts for 25 years.

Project Impact/Benefit: Maintained pressure in distribution system while increasing reliability, which will reduce the potential failure of the system.

Operating Fund Impact: Less maintenance expense

Estimated Cost: $ 35,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Replace 1980 Kimball Alley Controlling Pit

Department: Department of Public Utilities

Project Description: Replace 1982 Kimball Alley Controlling Pit

This device controls the pressure between two pressure districts in case of loss in pressure.

A replaced controlling pit typically lasts 25 years.

Project Impact/Benefit: Maintained pressure in distribution system while increasing reliability, which will reduce the potential failure of the system.

Operating Fund Impact: Less maintenance expense

Estimated Cost: $ 35,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Lead Service Line Replacement

Department: DPU

Project Description: Replace nonconforming water service lines throughout the distribution system as part of our CDSMI and water service line replacement program. This program will oversee approximately 500 service line replacements throughout the system. The service lines will be replaced completely on both the private and public sides, as needed.

Project Impact/Benefit: Completion of service line replacement throughout the distribution system. This project will decrease service line failure and increase customer confidence and satisfaction.

Operating Fund Impact: Reduced service line failure and maintenance costs.

Estimated Cost: $ 3,000,000.00

Funding Source for this project: Water Fund - $1,500,000
State Revolving Fund Grant - $1,500,000
The funding in the water fund will be a loan through SRF.



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 7 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000, depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 40,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Replace Water Main on S. Dexter

Department: Department of Public Utilities

Project Description: Replace the current water main to a 12 inch water main that runs from Burger King to the entrance of Brown Boulevard. The new main is approximately 2,400 feet and will have new valves, fittings and hydrants.This project will coordinate with the M-66 reconstruction that MDOT is doing.

Project Impact/Benefit: Increased system reliability and decreased potential for water main breaks

Operating Fund Impact: Reduced maintenance expense and unanticipated repairs.

Estimated Cost: $ 1,200,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Bar Screen Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2010 Bar Screen

The bar screen removes debris from waste water before it reaches the pumps for further processing through the WWTP.

It has exceeded its useful life and parts are no longer available.

Project Impact/Benefit: Increased efficiency and dependability of screening, reduces likelihood of damage to other plant components.

Operating Fund Impact: Reduced maintenance costs associated with outdated screen.

Estimated Cost: $ 350,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Lawn Mower Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2018 John Deere mower. The mower is used by department staff to mow the WWTP, and South Ionia liftstation, The mower to be replaced has surpassed it's useful life and has nearly 700+ hours.

Project Impact/Benefit: Updated equipment and increased reliability. Less maintenance costs.

Operating Fund Impact: Reduced maintenance costs. Replaced tractor will be auctioned off to offset purchase price.

Estimated Cost: $ 15,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Service Van Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2015 Service Van. The van is used by department staff to drive throughout the city to service the sanitary sewer collection system, lift stations, miss digs, sampling and repairs and complete associated maintenance and monitoring activities.

Project Impact/Benefit: Updated equipment and increased reliability.

Operating Fund Impact: Reduces maintenance costs. Replaced vehicle will be auctioned to offset purchase price.

Estimated Cost: $ 55,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Main Roof Replacement

Department: Theatre

Project Description: Replace main roof over house one. (large theatre area)
This is a rubber membrane roof last replaced in the late 80's.
The proposed replacement roof will be a rubber membrane material and is expected to last 25 years.
This roof is approximately 14,000 square feet.

Project Impact/Benefit: Reduced maintenance cost, and a 20 year warranty will be secured on the new roof

Operating Fund Impact: Negligible

Estimated Cost: $ 150,000.00

Funding Source for this project: Fundraising/grant/ donations $30,000
Operating Fund $120,000



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Trail Wayfinding Signs

Department: DDA

Project Description: The Fred Meijer Grand River Valley Trail/ Clinton-Ionia-Shiawassee Trail near Trailhead park and Steele Street require wayfinding signage directing trail traffic to the downtown area.

Project Impact/Benefit: From the FIT survey, wayfinding signs from the trail were encouraged to increase traffic from the trail to the downtown area.

Operating Fund Impact: Negligible

Estimated Cost: $ 15,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Deerfield/Riverside Redevelopment - Infrastructure Construction

Department: Public Works

Project Description: The City, in partnership with the Michigan State Land Bank, is working to redevelop the 173 acre parcel that was once home to the Deerfield and Riverside Correctional Facilities. Following the required design and engineering work, plans and specifications will be available for bid to construct the necessary roadway, water, sanitary and storm sewer necessary to accommodate the future high tech/light industrial park. (80 acres)

Project Impact/Benefit: This project will provide much-needed industrial park space in the City of Ionia, since Orchard View Industrial Park is nearly built out.

Operating Fund Impact: New street maintenance expense - plowing, sweeping, catch basin cleaning, etc. ($20,000 per year) plus water main and sanitary sewer main maintenance - hydrant flushing, sewer maintenance, etc. ($5,000 per year)

Estimated Cost: $ 6,296,000

Funding Source for this project: EDA Grant $5,036,800; Strategic Site Readiness Program Grant - $1,259,200 (General Fund as back-up for local match)



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** M-66 Riverside Underground Infrastructure

Department: Street Improvements

Project Description: Undertake the upgrade of underground utilities, on South State Road (M-66) at the intersection of Riverside Drive. The current infrastructure is in South State Road and is being moved to the western right of way for future needs.

Project Impact/Benefit: Reconstruction will result in upgraded underground infrastructure (watermain and sanitary sewer) and extend the life and availability of the water distribution and sanitary sewer collection systems.

Operating Fund Impact: Upgraded infrastructure will reduce the maintenance burden on the City's Water and Sewer Funds.

Estimated Cost: $ 225,000.00

Funding Source for this project: Water Fund - 112,500.00
Sewer Fund - 112,500.00



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Street Projects 26-27

Department: Public Works

Project Description:
Street mill and fill for the following streets:
Major Street Fund
- E. Washington St. (Jefferson St. to East City Limit) .508 Miles
Local Street Fund
- Morse St. (Lincoln Ave. to Washington St.) 0.177 Miles
- Pearl St. (Lincoln Ave. to Lafayette St.) 0.121 Miles

Project Impact/Benefit:
Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact:
Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost:
$ 991,000.00

Funding Source for this project:
Major Street Fund - $624,500
Local Street Fund - $366,500



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Additional Garage Unit

Department: Dial-A-Ride

Project Description: Build an additional garage unit for vehicle storage - either where the existing pole barn is or potentially on City property next to DPW.

Project Impact/Benefit: The expanding fleet has outgrown our current storage capacity. Being able to house the vehicles inside year round reduces the wear and tear on them increasing their longevity and decreasing maintenance.

Operating Fund Impact: Reduced maintenance expense.

Estimated Cost: $ 500,000.00

Funding Source for this project: $400,000 Federal Capital Grant
$100,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Bus Shelter

Department: Dial-A-Ride

Project Description: Install bus shelter in conjunction with the M-66 reconstruction project.

Project Impact/Benefit: Installation of a bus shelter at a key pick up location (currently working with MDOT regarding Canterbury) during the M-66 reconstruction project.

Operating Fund Impact: Negligible

Estimated Cost: $ 15,000.00

Funding Source for this project: $12,000 Federal Capital Grant
$3,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Garage Floor Sweeper Replacement

Department: Dial-A-Ride

Project Description: Current garage floor sweeper is outdated and past its useful life. Having a sweeper allows quick and complete cleaning of the floors, which prolong their useful life and cuts down on dirt/oil tracking into the building and buses.

Project Impact/Benefit: Help to maintain the appearance and cleanliness of the garage while keeping dirt and oil out of the bus.

Operating Fund Impact: Negligible operating budget impact.

Estimated Cost: $ 7,000.00

Funding Source for this project: $5,600 Federal Capital Grant
$1,400 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Parking Lot Repave

Department: Dial-A-Ride

Project Description: Routine facility improvements including asphalt repaving of the parking lot and garage drive area. Approximately 5,000 sq ft. The parking lot is original to the building (1980). The asphalt has been cracked sealed multiple times, recommend repaving.

Project Impact/Benefit: Maintains facility appearance and functionality.

Operating Fund Impact: Reduced asphalt and maintenance expense (sealing and crack filling).

Estimated Cost: $ 50,000.00

Funding Source for this project: $40,000 Federal Capital Grant
$10,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Update Exterior Lighting

Department: Dial-A-Ride

Project Description: Upgrade the exterior lighting to improve building security. Replacing current light fixtures and adding additional over key entry points.

20 lights x $250 = $5,000

Project Impact/Benefit: Replace current exterior lighting, improve placement, and add additional lighting to improve overall security of the building.

Operating Fund Impact: Negligible

Estimated Cost: $ 5,000.00

Funding Source for this project: $4,000 Federal Capital Grant
$1,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Vault Equipment

Department: Dial-A-Ride

Project Description: Replace outdated vault equipment. Technology for fare collection is changing and there are options to move to more effective and efficient fare collection systems.

Project Impact/Benefit: Current vault equipment is outdated and does not allow for use of updated fare collection options such as electronic card readers. Moving to an option with digital capability will increase efficiency and decrease potential loss.

Operating Fund Impact: Negligible operating budget impact.

Estimated Cost: $ 16,500.00

Funding Source for this project: $13,200 Federal Capital Grant
$3,300 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Vehicle Expansion - I-Go

Department: Dial-A-Ride

Project Description: Purchase of an additional minivan to expand the I-Go fleet.

Project Impact/Benefit: Purchase an additional modified minivan to expand the I-Go fleet to meet the growing demand for transportation through the program.

Operating Fund Impact: Reduced mechanical/maintenance expense and increased revenue.

Estimated Cost: $ 77,000.00

Funding Source for this project: $61,600 Federal Capital Grant
$15,400 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Vehicle Replacement - DART 1, 2, 4, 6 & 12

Department: Dial-A-Ride

Project Description: Routine replacement of buses DART 1, DART 2, DART 4, DART 6 and DART 12 that have met their useful life. The vehicles are on a 7 year/100,000 mile replacement cycle.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures the safety of the vehicles and keeps maintenance costs as low as possible.

Operating Fund Impact: Reduced mechanical/maintenance expense.

Estimated Cost: $ 862,500.00

Funding Source for this project: $690,000 Federal Capital Grant
$172,500 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 26-27 **Project Title:** Information Technology Replacements 26-27

Department: Information Technology

Project Description:
-Office Computer Replacement Public Safety (6)
-Patrol Vehicle Laptops/Tablets (1)
-In Car Camera (1)

Project Impact/Benefit:
Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers and laptops are replaced every 5 years. In car cameras are replaced every 10 years.

Operating Fund Impact:
Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: $ 20,000.00

Funding Source for this project: General Fund $20,000



	Fiscal Year 2027-2028 Projects by Department	
Department	Project Title	Cost
City Hall	Replace Windows	$ 85,000
Central Garage	2015 Freightliner 114SD Catch Basin Truck - ST11	625,000
Public Safety	Patrol Vehicle Replacements	135,000
Public Safety	Structural Firefighting Turnout Gear Replacement	7,000
Public Safety	Replace Self Contained Breathing Apparatus (SCBA)	351,000
Parks & Recreation	Fred Thwaites Pedestrian Bridge	618,340
DPU - Water	Clean/Rehabilitate Wells	150,000
DPU - Water	Repaint Exterior of 1 Million Gallon Tank	200,000
DPU - Water	Replace Larger Water Meters	40,000
IRUA	100 hp Raw Sewage Pump Replacement	400,000
Theatre	Movie projection equipment replacement	150,000
Street Improvements	Jackson Street Reconstruction 0.560 Miles	3,150,000
Street Improvements	Depot, Hudson, Kidd & Steele (Washington to Adams) 0.435 Miles	557,000
DDA	Parking Wayfinding	40,000
Dial-A-Ride	Garage - interior walls upgrade	100,000
Dial-A-Ride	Office Equipment - Phone System	10,000
Information Technology	Office Computer Replacement - DPU	5,000
Information Technology	Office Computer Replacement - Parks and Recreation	5,000
Information Technology	In Car Camera	12,000
Information Technology	Copier - City Hall	12,000
Information Technology	Copier - Public Safety	8,000
	Grand Total	**$ 6,660,340**
	Fiscal Year 2027-2028 Projects by Funding Source	
	General Fund	$ 620,000
	Local Street	557,000
	Park and Recreation Fund	218,340
	Water Fund	1,965,000
	Sewer Fund	1,575,000
	IRUA Fund	400,000
	DDA Fund	40,000
	Central Garage Fund	625,000
	Theatre Fund	125,000
	Grants	510,000
	Donations/Fundraising	25,000
	Grand Total	**$ 6,660,340**

City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Windows

Department: City Hall - Building & Grounds

Project Description: It is necessary to upgrade windows throughout City Hall to maintain efficiency. While previously replaced, some of the windows do not fit properly and gaps produce drafts and increase energy consumption.

City Hall has 36 large windows to replace along with other smaller ones.

Project Impact/Benefit: Increased reliability and efficiency.

Operating Fund Impact: Reduces maintenance and utility costs

Estimated Cost: $ 85,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** 2015 Freightliner 114SD Catch Basin Truck - ST11

Department: Central Garage

Project Description: Replace essential equipment necessary to clean & maintain sanitary and storm sewer infrastructure throughout the city. This truck is also used for routine and emergency repairs to water lines and mains. The current truck would be approximately 13 years old at time of replacement.
Approximate Mileage: 12,000

Project Impact/Benefit: Ensure equipment in good repair, avoid expensive maintenance costs associated with equipment retained beyond its useful life.

Operating Fund Impact: New equipment typically reduces operating maintenance expenses by $1,000 per year. Selling of old equipment will offset the expenditure in the Central Garage Fund.

Estimated Cost: $ 625,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Patrol Vehicle Replacements

Department: Public Safety

Project Description: Purchase two new Patrol Vehicles (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $60,000 x 2 = $120,000
Equipment Changeover - $7,500 x 2 = $15,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 135,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Replace Self Contained Breathing Apparatus (SCBA)

Department: Public Safety

Project Description: Replace 30 Scott Air Pack SCBAs and 60 Scott Air Bottles.
This is a large expense, obtaining the money through a grant is most desirable funding stream as the current Air Packs and Bottles were. All Packs and Bottles are on the same timeline, as they were purchased with a Grant in 2013 for $130,000.00

Project Impact/Benefit: SCBA Bottles have to be replaced every 15 years, the Air Packs themselves are not mandated to be replaced but typically they are near end of useful life during the same time period.

Operating Fund Impact: Negligible

Estimated Cost: $ 351,000.00

Funding Source for this project: General Fund or Assistance to Firefighter Grant (possibly full funding if approved)



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (2 sets). $3,500 x 2 = $7,000

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 7,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Fred Thwaites Pedestrian Bridge - Phase 1

Department: Parks and Recreation

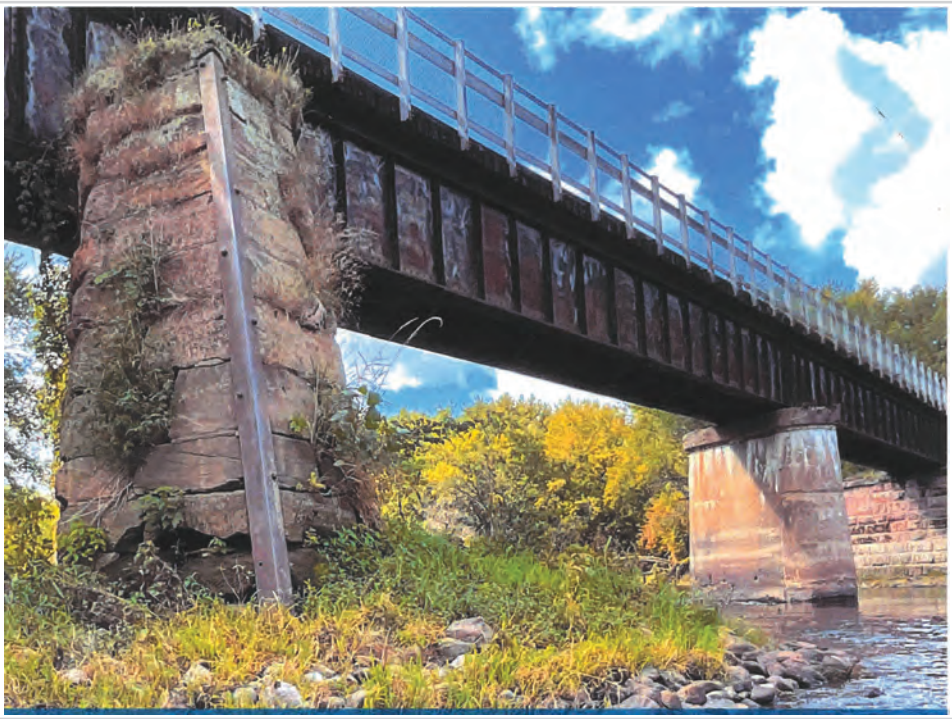
Project Description: The Fred Thwaites Pedestrian Bridge has been in place for decades with little structural maintenance during that time. A 2023 inspection of the bridge by Fishbeck Engineering identified multiple improvements necessary to maintain the structural integrity of the bridge. The two highest priority projects include implementing scour countermeasures and bearing seat replacements.

Project Impact/Benefit: Scour Countermeasures will offset the scouring/erosion at the footings of the bridge located in the Grand River channel. Bearing seat replacements will ensure the safe connection between the footings and the bridge superstructure. Both projects should be done at the same time, ideally, to create efficiencies/economies of scale with the required EGLE permitting and any protected species (mussels) surveys that must be conducted.

Operating Fund Impact: Negligible.

Estimated Cost: $ 618,340.00

Funding Source for this project: MNRTF or similar grant - $400,000; General Fund - $218,340



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 150,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Repaint Exterior of 1 Million Gallon Tank

Department: Department of Public Utilities

Project Description: Repaint exterior of 1 million gallon tank.
Process includes power washing tank exterior, repairing any deficiencies in surface materials, caulking roof lap seams, foundation crack repair, replacing roof venting and overflow pipe flap gates, then repainting the tank.

Project Impact/Benefit: Increase longevity of storage tank and enhances appearance.

Operating Fund Impact: Negligible

Estimated Cost: $ 200,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 7 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000, depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 40,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** 100 hp Raw Sewage Pump Replacements

Department: Ionia Regional Utilities Authority

Project Description: Replace (2) 100 hp Raw Sewage Pumps

These are the high flow (flood condition) pumps, one from 2012, and one original to the 1991 plant construction.

They have exceeded useful life and parts are no longer available.

Project Impact/Benefit: Increased reliability of overall system, especially in the event of flood conditions.

Operating Fund Impact: Reduced maintenance costs

Estimated Cost: $ 400,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Projection Equipment Replacement

Department: Theatre

Project Description: Upgrade to 4K digital projectors, processors and associated audio improvements as needed. Current equipment was installed in 2012 and does not meet today's entertainment requirements, customer expectations and are out of warranty.

Project Impact/Benefit: Improved audio and video quality of movie projection.

Operating Fund Impact: Reduced maintenance expense; purchase extended warranties to extend savings

Estimated Cost: $ 150,000.00

Funding Source for this project: Fundraising/Grants/Donations $25,000
Operating Fund $125,000



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Jackson Street Reconstruction

Department: Public Works

Project Description: Undertake complete reconstruction of street surface and all underground utilities, plus curb and gutter and sidewalk replacement as needed on South Jackson Street from Lincoln Avenue (M-21) to Webber Street. The current infrastructure is reaching the end of its useful life. Total reconstruction distance is 0.560 miles.

Project Impact/Benefit: Reconstruction will result in all new underground infrastructure (watermain, sanitary sewer, storm sewer), street surface and ancillary infrastructure (curb, gutter and sidewalks) to improve vehicular/pedestrian travel and extend the life of the water distribution and stormwater/sanitary sewer collection systems.

Operating Fund Impact: New infrastructure will reduce the maintenance burden on the City's Major Street Fund, plus Water and Sewer Funds.

Estimated Cost: $ 3,150,000.00

Funding Source for this project: Water Fund - $ 1,575,000
Sewer Fund - $ 1,575,000
Possible grant that would reduce some expense to the utility funds. If grant funds are not awarded the project will be funded by SRF or USDA Rural Development loan and be repaid out of the respective utility funds.



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Street Projects 27-28

Department: Public Works

Project Description: Street mill and fill for the following streets:
Local Street Fund
- Depot, Hudson, Kidd, and Steele (Washington to Adams) 0.435 Miles

Project Impact/Benefit: Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact: Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 557,000.00

Funding Source for this project: Local Street Fund - $557,000



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Parking Wayfinding

Department: DDA

Project Description: Branded and labeled Municipal lot markers for downtown lots

Project Impact/Benefit: Clear wayfinding signage for business and patrons that correlate to the parking map already in existence.

Operating Fund Impact: $40,000

Estimated Cost: $ 40,000.00

Funding Source for this project: TIF capture, General fund



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Garage - interior walls upgrade

Department: Dial-A-Ride

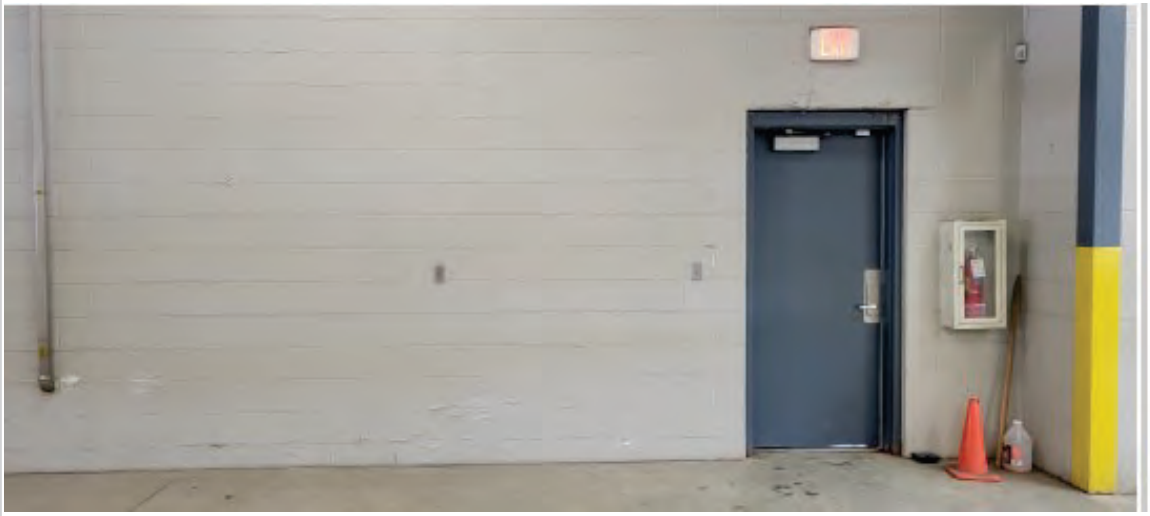
Project Description: Seal and repaint the garage walls.
Approximately 1,884 sq ft of wall space.

Project Impact/Benefit: Seal and repaint the garage walls to help to maintain appearance of the building. This project will also eliminate accumulated exhaust grime, which can break down wall materials.

Operating Fund Impact: Negligible

Estimated Cost: $ 100,000.00

Funding Source for this project: $80,000 Federal Capital Grant
$20,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Office Equipment - Phone System

Department: Dial-A-Ride

Project Description: Update ShoreTel Phone System.

Project Impact/Benefit: Update ShoreTel phone system that has met its useful life.

Operating Fund Impact: Negligible operating budget impact.

Estimated Cost: $ 10,000.00

Funding Source for this project: $8,000 Federal Capital Grant
$2,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 27-28 **Project Title:** Information Technology Replacements 27-28

Department: Information Technology

Project Description:
-Office Computer Replacement at DPU (2)
-Copiers (2)
*City Hall(1) *Public Safety (1)
-In Car Camera (2)

Project Impact/Benefit: Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers are replaced every 5 years. In car cameras are replaced every 10 years. Copiers are replaced every 7 years.

Operating Fund Impact: Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: $ 42,000.00

Funding Source for this project:
General Fund $32,000
DPU $5,000
Parks and Recreation $5,000



	Fiscal Year 2028-2029 Projects by Department	
Department	Project Title	Cost
City Hall	Insulate Attic	$ 40,000
Central Garage	Parking Lot	414,000
Public Safety	Patrol Vehicle Replacements	69,000
Public Safety	Structural Firefighting Turnout Gear Replacement	17,500
Public Safety	Administrative Vehicle	35,000
Parks & Recreation	Balice Park Improvements	400,000
DPU - Water	Clean/Rehabilitate Wells	160,000
DPU - Water	Replace Larger Water Meters	45,000
IRUA	South Ionia Lift Station Pump Replacement	375,000
IRUA	Clarifer Walkway Surface Replacement	50,000
IRUA	Pickup Truck Replacement	60,000
Theatre	House One Improvements	125,000
Street Improvements	Adams Street Reconstruction 0.691 Miles	3,995,000
Street Improvements	Apple Tree Drive Resurfacing	1,550,000
Street Improvements	Oakwood Ct. (Ridgewood Dr. to End) 0.061 Miles	81,500
Street Improvements	Oakwood Dr. (Ridgewood Dr. to End) 0.048 Miles	64,000
Street Improvements	Ridgewood Ct. (Ridgewood Dr. to End) 0.103 Miles	137,000
Street Improvements	Ridgewood Dr. (Fargo St. to End) 0.280 Miles	372,500
Street Improvements	Cleveland Street (East Main St. to Bridge) 0.533	681,500
DDA	Downtown Holiday decoration replacement	35,000
Dial-A-Ride	Vehicle Replacement	172,500
Dial-A-Ride	Vehicle Repalcement - I-Go 1&2	151,500
Dial-A-Ride	Bus Wash Equipment	30,000
Dial-A-Ride	Network Printer Replacement	7,000
Information Technology	Patrol Vehicle Laptops/Tablets	5,000
Information Technology	Office Computer Replacement - Theatre	1,500
Information Technology	Field Laptop for GIS	4,000
Information Technology	Office Computer Replacement - DPU	1,500
	Grand Total	**$ 9,080,000**
	Fiscal Year 2028-2029 Projects by Funding Source	
	General Fund	$ 173,500
	Major Street	296,500
	Local Street	655,000
	Park and Recreation Fund	200,000
	LDFA Fund	1,550,000
	Water Fund	2,202,500
	Sewer Fund	1,997,500
	IRUA Fund	485,000
	DDA Fund	35,000
	Central Garage Fund	414,000
	Theatre Fund	75,000
	Grants	971,000
	Donations/Fundraising	25,000
	Grand Total	**$ 9,080,000**
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City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Insulate Attic

Department: City Hall - Building & Grounds

Project Description: Insulate attic to provide better energy savings, also properly close off and vent eves to keep out the birds.

Project Impact/Benefit: Increase efficiency within City Hall

Operating Fund Impact: Reduce utility bills

Estimated Cost: $ 40,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Building and Grounds Parking Lot

Department: Central Garage

Project Description: Repave Parking lot at the DPW due to excessive cracking caused by age

69,000sq ft x $6.00 = $414,000

Project Impact/Benefit: Improved appearance, restored pavement surface for easier maintenance

Operating Fund Impact: Reduced patching and asphalt sealing expense

Estimated Cost: $ 414,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Administrative Vehicle

Department: Public Safety

Project Description: Purchase one new administrative vehicle for use by the Director. This purchase will likely be a civilian package Ford Explorer or Chevrolet Tahoe. Director is expected to report at all times to significant emergency events and vehicle is required for this purpose.

Project Impact/Benefit: The current admin vehicle is a 2022 Ford Explorer XLT. Upon purchasing a new vehicle, the current vehicle will be transitioned to use by the Detective. The current Detective vehicle, a 2017 Ford Taurus, would then be transitioned to a training vehicle. The current training vehicle is a 2011 Ford Taurus and would be sold at auction.

Operating Fund Impact: By replacing older vehicles with newer vehicles, we are less likely to have costly repairs. With an older vehicle, costly mechanical issues are likely to arise, which could significantly impact the vehicle repair and maintenance budget for Public Safety.

Estimated Cost: $ 35,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Patrol Vehicle Replacement

Department: Public Safety

Project Description: Purchase one new Patrol Vehicle (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $61,000
Equipment Changeover - $8,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 69,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (5 sets). $3,500 x 5 = $17,500

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 17,500.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Balice Park Improvements

Department: Recreation

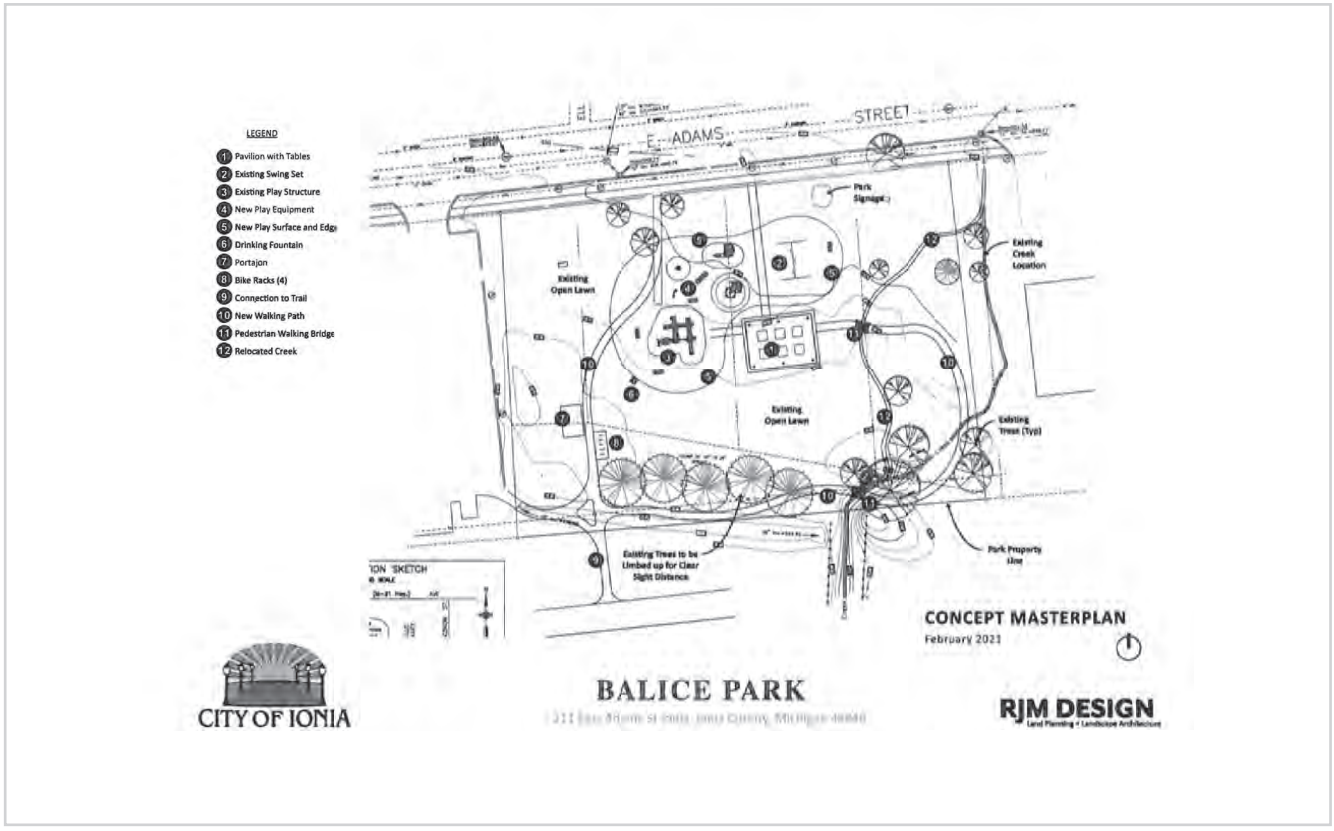
Project Description: Improvements to Balice Park, including a picnic pavilion with tables, installing edging and safety surfacing around the exsisiting playground equipment, adding new play equipment, creating connection to Fred Meijer Trail, adding drinking fountain, bike racks, relocating creek with walking bridge.

Project Impact/Benefit: Park upgrades will be more user friendly and safe and better serve the community with connection to Fred Meijer Trail, and other amenities.

Operating Fund Impact: The age of current facilities and amenities will need constant maintenance and repair.

Estimated Cost: $ 400,000.00

Funding Source for this project: Grant - $200,000
City match (Parks Facilities Improvement Fund) - $200,000



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 160,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 9 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000 depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 45,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Clarifer Walkway Surface Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace Clarifier Walkway Surfaces

The Clarifier Walkway Surfaces have began to fail and have became a safety issue. The surfaces are utilized for numerous maintenance projects and are used multiple times daily by employees.

Project Impact/Benefit: Increased safety and stability while these areas are being utilized by employees.

Operating Fund Impact: Reduced maintenance costs and increased safety for employees.

Estimated Cost: $ 50,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** South Ionia Lift Station Pump Replacements

Department: Ionia Regional Utilities Authority

Project Description: Replace (3) South Ionia Lift Station Pumps

These pumps have exceeded their useful life and repair parts are no longer available. They move waste water from the lift station to the WWTP for treatment.

Project Impact/Benefit: Increased system reliability

Operating Fund Impact: Reduced maintenance costs

Estimated Cost: $ 375,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Pickup Truck Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2015 Pickup Truck. Pickup trucks are used by department staff to drive throughout the city to service the sanitary sewer collection system, lift stations and complete associated maintenance and monitoring activities.

Project Impact/Benefit: Replace aging pickup truck.

Operating Fund Impact: Reduced maintenance expense associated with an aged vehicle. Replaced vehicle will be auctioned to offset purchase price.

Estimated Cost: $ 60,000.00

Funding Source for this project: IRUA



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** House 1 Improvements

Department: Theatre

Project Description: Repair or replace stage floor, curtain, stage lighting with LED lighting. These improvements will increase utilization of the stage and modernize the space

Project Impact/Benefit: Reduced maintenance and repair. Will increase live show options

Operating Fund Impact: Increase rentals

Estimated Cost: $ 125,000.00

Funding Source for this project: Fundraising/Grant/Donations $50,000
Operating Fund $75,000



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Adams Street Reconstruction

Department: Public Works

Project Description: Undertake complete reconstruction of street surface and all underground utilities, plus curb and gutter and sidewalk replacement as needed on Adams Street from Dexter Street to Jackson Street. The current infrastructure is reaching the end of its useful life. Total reconstruction distance is 0.691miles.

Project Impact/Benefit: Reconstruction will result in all new underground infrastructure (watermain, sanitary sewer, storm sewer), street surface and ancillary infrastructure (curb, gutter and sidewalks) to improve vehicular/pedestrian travel and extend the life of the water distribution and stormwater/sanitary sewer collection systems.

Operating Fund Impact: New infrastructure will reduce the maintenance burden on the City's Major Street Fund, plus Water and Sewer Funds.

Estimated Cost: $ 3,995,000.00

Funding Source for this project: Water Fund - $ 1,997,500
Sewer Fund - $ 1,997,500
Possible grant that would reduce some expense to the utility funds. If grant funds are not awarded the project will be funded by SRF or USDA Rural Development loan and be repaid out of the respective utility funds.



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Apple Tree Drive Resurfacing

Department: Public Works

Project Description: Street mill and fill for the current road surface while extending the sanitary sewer approximately 275 feet. The project would also complete the Cul-De-Sac at the east end of the roadway.

Project Impact/Benefit: Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact: Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 1,550,000.00

Funding Source for this project: LDFA Fund
Internal loan from the General Fund is planned, per the LDFA Development and TIF plan.



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Street Projects 28-29

Department: Public Works

Project Description:

Street mill and fill for the following streets:
Major Street Fund
- Cleveland St. (East Main St. to Bridge) .533 Miles
Local Street Fund
- Oakwood Ct. (Ridgewood Dr. to End) .061 Miles
- Oakwood Dr. (Ridgewood Dr. to End) .048 Miles
- Ridgewood Ct. (Ridgewood Dr. to End) .103 Miles
- Ridgewood Dr. (Fargo St. to End) .280 Miles

Project Impact/Benefit:

Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact:

Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 1,336,500.00

Funding Source for this project:

Major Street Fund - $296,500
Local Street Fund - $655,000
State Grant - $385,000 (Cleveland St. - MDOT Small Urban Program)



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Holiday Decoration Replacement

Department: DDA

Project Description: General replacement of downtown holiday decorations - garland wraps, wreaths and tree lights.

Project Impact/Benefit: Holiday decorations in the downtown business district help celebrate the shopping season and create a festive, inviting sense of place for the community.

Operating Fund Impact: $35,000

Estimated Cost: $ 35,000.00

Funding Source for this project: General Fund, TIF capture



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Bus Wash Equipment Replacement

Department: Dial-A-Ride

Project Description: Replace the bus wash equipment that has exceeded its useful life.

Project Impact/Benefit: The system has needed more repairs more frequently. Newer equipment will also increase efficiency.

Operating Fund Impact: Reduced maintenance/repair expense associated with new equipment.

Estimated Cost: $ 30,000.00

Funding Source for this project: $24,000 Federal Capital Grant
$6,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Network Printer Replacement

Department: Dial-A-Ride

Project Description: Routine replacement of the Network printer that has met its useful life. Technology is on a 5 year replacement cycle. The plan is to purchase with standard equipment warranty.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures technology is kept up to date, efficient, and cost effective.

Operating Fund Impact: Reduced maintenance/repair expense associated with new equipment.

Estimated Cost: $ 7,000.00

Funding Source for this project: $5,600 Federal Capital Grant
$1,400 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Vehicle Replacement - DART 15

Department: Dial-A-Ride

Project Description: Routine replacement of ETransit DART 15 that has met its useful life. The vehicles are on a 7 year/100,000 mile replacement cycle.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures the safety of the vehicles and keeps maintenance costs as low as possible.

Operating Fund Impact: Reduced mechanical/maintenance expense.

Estimated Cost: $ 172,500.00

Funding Source for this project: $138,000 Federal Capital Grant
$34,500 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Vehicle Replacement - I-Go 1 & 2

Department: Dial-A-Ride

Project Description: Routine replacement of buses I-Go 1 & 2 that have met their useful life. The vehicles are on a 4 year replacement cycle.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures the safety of the vehicles and keeps maintenance costs as low as possible.

Operating Fund Impact: Reduced mechanical/maintenance expense.

Estimated Cost: $ 151,500.00

Funding Source for this project: $121,200 Federal Capital Grant
$30,300 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 28-29 **Project Title:** Information Technology Replacements 28-29

Department: Information Technology

Project Description:
-Patrol Vehicle Laptops/Tablets (1)
-Office Computer Replacement (2)
*DPU (1) *Theatre (1)
-Field Laptop for GIS (1)

Project Impact/Benefit: Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers, laptops and servers are replaced every 5 years.

Operating Fund Impact: Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: $ 12,000.00

Funding Source for this project: General Fund $5,000
DPU $5,500
Theatre $1,500



	Fiscal Year 2029-2030 Projects by Department	
Department	Project Title	Cost
City Hall	Electrical/Lighting Upgrades	$ 85,000
Central Garage	2011 Ford F-550 - W1	100,000
Central Garage	1998 Lincoln Ranger Generator/Welder - ST37	12,000
Public Safety	Patrol Vehicle Replacements	70,000
Public Safety	Structural Firefighting Turnout Gear Replacement	15,000
Parks & Recreation	Steele Street Park - Phase 2	800,000
DPU - Water	Clean/Rehabilitate Wells	170,000
DPU - Water	Replace Larger Water Meters	45,000
DPU - Water	Replace Standby Generator at Wells 12A/13A	150,000
IRUA	Pickup Truck Replacement	60,000
IRUA	Grit Blower Replacement	150,000
IRUA	Skidsteer Replacement	75,000
Theatre	Marquee Update	20,000
Street Improvements	Jefferson Street Reconstruction 0.499 Miles	3,000,000
Street Improvements	Foxtail and Timber Ridge 0.215 Miles	297,500
Street Improvements	Harrison St (East of Cleveland) 0.099 Miles	137,000
DDA	Adams Street Parking Lot Resurfacing and Plaza	750,000
Dial-A-Ride	Tablets for Scheduling/Dispatch Software	5,000
Dial-A-Ride	Vehicle Replacement	172,500
Dial-A-Ride	Update Entry Keypads	13,000
Information Technology	Patrol Vehicle Laptops/Tablets	5,000
Information Technology	Office Computer Replacement - Theatre	1,500
Information Technology	Field Laptop for GIS	4,500
Information Technology	Office Computer Replacement - DDA	1,500
Information Technology	Switches for Network	12,500
	Grand Total	**$ 6,152,000**

	Fiscal Year 2029-2030 Projects by Funding Source	
	General Fund	$ 195,000
	Local Street	434,500
	Park and Recreation Fund	400,000
	Water Fund	1,865,000
	Sewer Fund	1,500,000
	IRUA Fund	285,000
	DDA Fund	750,000
	Central Garage Fund	112,000
	Theatre Fund	15,000
	Grants	590,500
	Donations/Fundraising	5,000
	Grand Total	**$ 6,152,000**

City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Electrical/Lighting Upgrades

Department: City Hall - Building & Grounds

Project Description: It is necessary to upgrade electrical/lighting throughout City Hall on a regular schedule to maintain operational equipment. New fixtures will utilize LED where possible to reduce energy consumption.

Project Impact/Benefit: Increased reliability and efficiency.

Operating Fund Impact: Reduces maintenance costs and utility bills.

Estimated Cost: $ 85,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** 1998 Lincoln Ranger Generator/ Welder (ST-37)

Department: Central Garage

Project Description: Replacing the welder/ generator that is essential for running power tools and welding out in the street. Current generator would be approximately 30 years old at time of replacement.
Approximate Hours: 1000

Project Impact/Benefit: Ensure equipment in good repair, avoid expensive maintenance costs associated with equipment retained beyond its useful life.

Operating Fund Impact: New equipment typically reduces operating maintenance expenses by $1000 per year. Selling of old equipment will offset the expenditure in the Central Garage Fund.

Estimated Cost: $ 12,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** 2011 Ford F-550 - W1

Department: Central Garage

Project Description: Replace the water truck that carries needed supplies and tools to the job site to work on infrastructure. Water truck would be approximately 16 years old at time of replacement. Approximate Mileage: 73,000

Project Impact/Benefit: Ensure equipment in good repair, avoid expensive maintenance costs associated with equipment retained beyond its useful life.

Operating Fund Impact: New equipment typically reduces operating maintenance expenses by $1,000 per year. Selling of old equipment will offset the expenditure in the Central Garage Fund.

Estimated Cost: $ 100,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Patrol Vehicle Replacement

Department: Public Safety

Project Description: Purchase one new Patrol Vehicles (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $62,000
Equipment Changeover - $8,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 70,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (4 sets). $3,750 x 4 = $15,000

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 15,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Steele Street Park Phase 2

Department: Recreation

Project Description: Steele Street Park will be located on the 7.8 acre former K-Mart shopping center site, which is currently vacant. It will serve as a multi-purpose sports complex that includes softball and t-ball fields, pickleball courts, beach volleyball court, a playground, restroom/storage/concessions building and a parking lot. Phase II will finish portions of the park not accomplished in Phase I

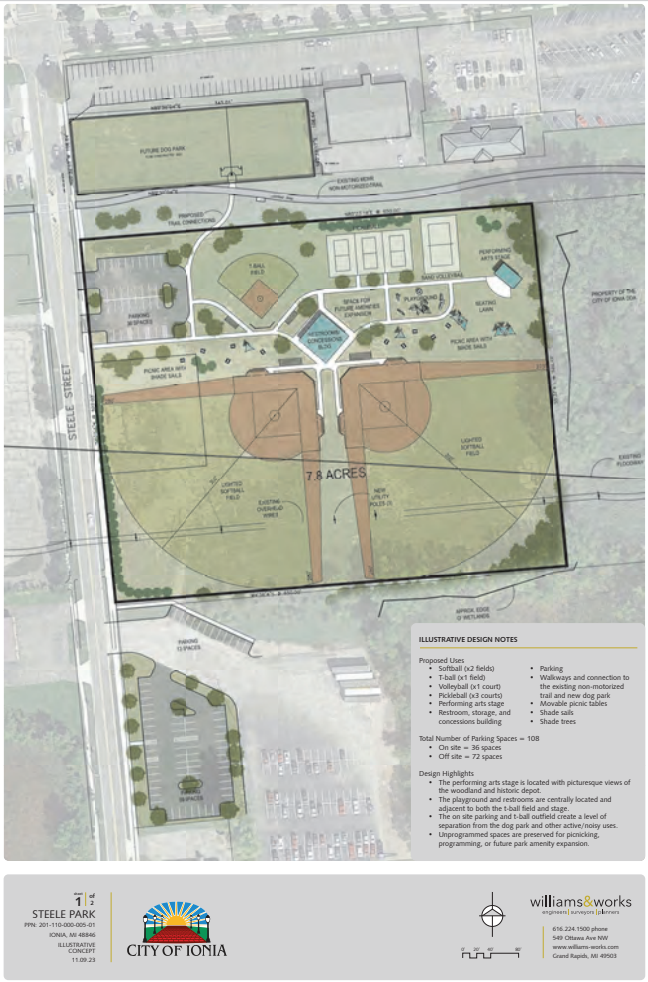
Project Impact/Benefit: Steele Street Park will provide recreational facilities currently unavailable with in the City of Ionia, consistent with the city's park and recreation plan.

Operating Fund Impact:

Total - $49,700
Water - $7,000
Electric - $2,700
Mowing/ Parking Lot Maint. - $20,000
Concessions Operations - $10,000
Building Maint. - $5,000
Field Preparation - $5,000

Estimated Cost: $ 800,000.00

Funding Source for this project: Trust Fund DNR Grant 400,000
City Match 400,000



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 170,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Replace Standby Generator at Wells 12A/13A

Department: Department of Public Utilities

Project Description: Replace 40+ year old standby power generator. The generator is utilized during power outages to provide continuous drinking water operation to Well(s) 12A and 13A, which are in the High Pressure Area of the City wellfield.

Project Impact/Benefit: Increased generator reliability and reduced costs associated with maintenance.

Operating Fund Impact: Reduced maintenance expenses and unanticipated repairs on aging generator.

Estimated Cost: $ 150,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 9 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000 depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 45,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Grit Blower Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replacement of (2) aging Roots Grit Blowers that are roughly 20-25 years old. The blowers supply air to remove grit from screened wastewater in the aerated grit chamber. The air accelerates heavier particles allowing them to drop out to the bottom of the tank.

Project Impact/Benefit: Updated equipment and increased reliability and efficiency.

Operating Fund Impact: Reduced maintenance costs

Estimated Cost: $ 150,000.00

Funding Source for this project: IRUA Fund
Potential rebate due to energy efficiency



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Skidsteer Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2003 New Holland LS170 Skidsteer

The Skidsteer is used daily to move grit hoppers and chemicals from storage areas to areas of use.

Project Impact/Benefit: Increased reliability and efficiency.

Operating Fund Impact: Reduces maintenance costs and better part availibility.2003 Skidsteer will be sent off to auction to help offset costs of new unit.

Estimated Cost: $ 75,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Pickup Truck Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2019 Pickup Truck. Pickup trucks are used by department staff to drive throughout the city to service the sanitary sewer collection system, lift stations and complete associated maintenance and monitoring activities.

Project Impact/Benefit: Replace aging pickup truck.

Operating Fund Impact: Reduce maintenance expense associated with an aged vehicle. Replaced vehicle will be auctioned to offset purchase price.

Estimated Cost: $ 60,000.00

Funding Source for this project: IRUA



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Marquee Updates

Department: Theatre

Project Description: Bulbs and neon were replaced in 2025, basic upkeep and maintenance will be required.

Project Impact/Benefit: Maintain a downtown anchor point, recognizable from M66.

Operating Fund Impact: Negligible

Estimated Cost: $ 20,000.00

Funding Source for this project: Theatre - $15,000
Grants/Donations - $5,000



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Jefferson Street Reconstruction

Department: Public Works

Project Description: Undertake complete reconstruction of street surface and all underground utilities, plus curb and gutter and sidewalk replacement as needed on South Jefferson Street from Lincoln Avenue (M-21) to end. The current infrastructure is reaching the end of its useful life. Total reconstruction distance is 0.499 miles.

Project Impact/Benefit: Reconstruction will result in all new underground infrastructure (watermain, sanitary sewer, storm sewer), street surface and ancillary infrastructure (curb, gutter and sidewalks) to improve vehicular/pedestrian travel and extend the life of the water distribution and stormwater/sanitary sewer collection systems.

Operating Fund Impact: New infrastructure will reduce the maintenance burden on the City's Local Street Fund, plus Water and Sewer Funds.

Estimated Cost: $ 3,000,000.00

Funding Source for this project: Water Fund - $ 1,500,000
Sewer Fund - $ 1,500,000
Possible grant that would reduce some expense to the utility funds. If grant funds are not awarded the project will be funded by SRF or USDA Rural Development loan and be repaid out of the respective utility funds.



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Street Projects 29-30

Department: Public Works

Project Description:

Street mill and fill for the following streets:
Local Street Fund
- Harrison Street (East of Cleveland) 0.099 Miles
- Foxtail and Timber Ridge 0.215 Miles

Project Impact/Benefit:

Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact:

Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 434,500.00

Funding Source for this project: Local Street Fund - $434,500



City of Ionia Capital Improvement Project

Fiscal Year: 29-30

Project Title: N. Adams Street Parking Lot Update and Resurfacing (Steele)

Department: DDA

Project Description: Parking lot resurfacing is routine maintenance intended to prevent further deterioration of the surface. The project will also activate the Community Gathering Zone by removing the Farmers Market Pavilion and creating a pocket plaza with seating and a warming area, connecting Steele and Main Corridors.

Project Impact/Benefit: Re-surfacing will prevent asphalt from further deterioration and provide a solid smooth surface for vehicle and foot traffic, while creating connector for the Steele Street Corridor and Downtown

Operating Fund Impact: General Fund

Estimated Cost: $ 750,000.00

Funding Source for this project: General fund, TIF capture, Grants, and possible Sewer fund as a sewer main may need to be replaced.



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Tablets for Scheduling/Dispatch Software

Department: Dial-A-Ride

Project Description: Routine replacement of the tablets used by drivers for scheduling/dispatch software that have met their useful life. Technology is on a 5 year replacement cycle.

16 tablets x $312.50/tablet = $5,000

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures technology is kept up to date, working properly, and efficiency provides most cost effective operations.

Operating Fund Impact: Negligible.

Estimated Cost: $ 5,000.00

Funding Source for this project: $4,000Federal Capital Grant
$1,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Update Entry Keypads

Department: Dial-A-Ride

Project Description: Replace the entry door keypads that secure the building and track when/who is entering the building.

10 keypads x $1,300 each = $13,000

Project Impact/Benefit: Routine replacement of outdated security equipment ensures the safety and integrity of the building.

Operating Fund Impact: Negligible

Estimated Cost: $ 13,000.00

Funding Source for this project: $10,400 Federal Capital Grant
$2,600 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Vehicle Replacement - DART 16

Department: Dial-A-Ride

Project Description: Routine replacement of bus DART 16 that has met its useful life. Vehicles are on a 7 year/100,000 mile replacement cycle.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures the safety of the vehicles and keeps maintenance costs as low as possible.

Operating Fund Impact: Reduced mechanical/maintenance expense.

Estimated Cost: $ 172,500.00

Funding Source for this project: $138,000 Federal Capital Grant
$34,500 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 29-30 **Project Title:** Information Technology Replacements 29-30

Department: Information Technology

Project Description:
-Patrol Vehicle Laptops/Tablets (1)
-Office Computer Replacement (3)
*DPU (1) *Theatre (1) *DDA (1)
-Field Laptop for GIS (1)
-Switches for network

Project Impact/Benefit: Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers, laptops and servers are replaced every 5 years.

Operating Fund Impact: Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: $ 25,000.00

Funding Source for this project:
General Fund $19,000
DPU $4,500
Theatre $1,500



	Fiscal Year 2030-2031 Projects by Department	
Department	Project Title	Cost
Central Garage	2007 Sterling Acterra Hy-Ranger- ST59	$ 400,000
Public Safety	Patrol Vehicle Replacements	71,000
Public Safety	Structural Firefighting Turnout Gear Replacement	11,250
Parks & Recreation	Fred Thwaites Pedestrian Bridge Phase 2	968,090
DPU - Water	Clean/Rehabilitate Wells	170,000
DPU - Water	Rehabilitation of Interior of Cyrus Storage Tank	60,000
DPU - Water	Replace Larger Water Meters	45,000
IRUA	Pickup Truck Replacement	60,000
IRUA	WWTP Standby Generator Replacement	450,000
Theatre	Theatre Restrooms Upgrades	75,000
Street Improvements	Rice St. (Lincoln Ave. to Yeomans St.) 0.248 Miles	330,000
Street Improvements	Yeomans St (W. Main St to City Limit) 0.301 Miles	401,000
Street Improvements	W. Main Street 0.290 Miles	2,000,000
Street Improvements	Skyview Dr. (M-21 to Skyview Trail) 0.270 Miles	388,271
Street Improvements	Melody Lane 0.071 Miles	102,500
Street Improvements	Southview Drive 0.101 Miles	145,500
Street Improvements	Highland Drive 0.101 Miles	145,500
DDA	South Adams Street parking lot	150,000
Dial-A-Ride	Dispatch Software Upgrade	150,000
Dial-A-Ride	Garage Door Replacement	60,000
Information Technology	Office Computer Replacement - Theatre	1,500
Information Technology	Office Computer Replacement - City Hall	47,500
Information Technology	Office Computer Replacement - Parks and Recreation	3,000
Information Technology	Office Computer Replacement - DPW	4,000
Information Technology	Office Computer Replacement - DAR	4,000
Information Technology	City Tax Network Server	10,000
	Grand Total	**$ 6,253,111**

	Fiscal Year 2030-2031 Projects by Funding Source	
	General Fund	$ 152,250
	Major Street	731,000
	Local Street	781,771
	Park and Recreation Fund	568,090
	Water Fund	1,275,000
	Sewer Fund	1,000,000
	IRUA Fund	510,000
	DDA Fund	150,000
	Central Garage Fund	400,000
	Theatre Fund	75,000
	Grants	610,000
	Grand Total	**$ 6,253,111**

City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** 2007 Sterling Acterra Hy-Ranger ST59

Department: Central Garage

Project Description: Replacing essential bucket truck used by DPW to conduct forestry activities. Current truck would be approximately 20 years old at time of replacement. Approximate mileage: 5,500

Project Impact/Benefit: Ensure equipment in good repair, avoid expensive maintenance costs associated with equipment retained beyond its useful life.

Operating Fund Impact: New equipment typically reduces operating maintenance expenses by $1,000 per year. Selling of old equipment will offset the expenditure in the Central Garage Fund.

Estimated Cost: $ 400,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Patrol Vehicle Replacement

Department: Public Safety

Project Description: Purchase one new Patrol Vehicles (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $63,000
Equipment Changeover - $8,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 71,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (3 sets). $3,750 x 3 = $11,250

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 11,250.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Fred Thwaites Pedestrian Bridge - Phase 2

Department: Parks and Recreation

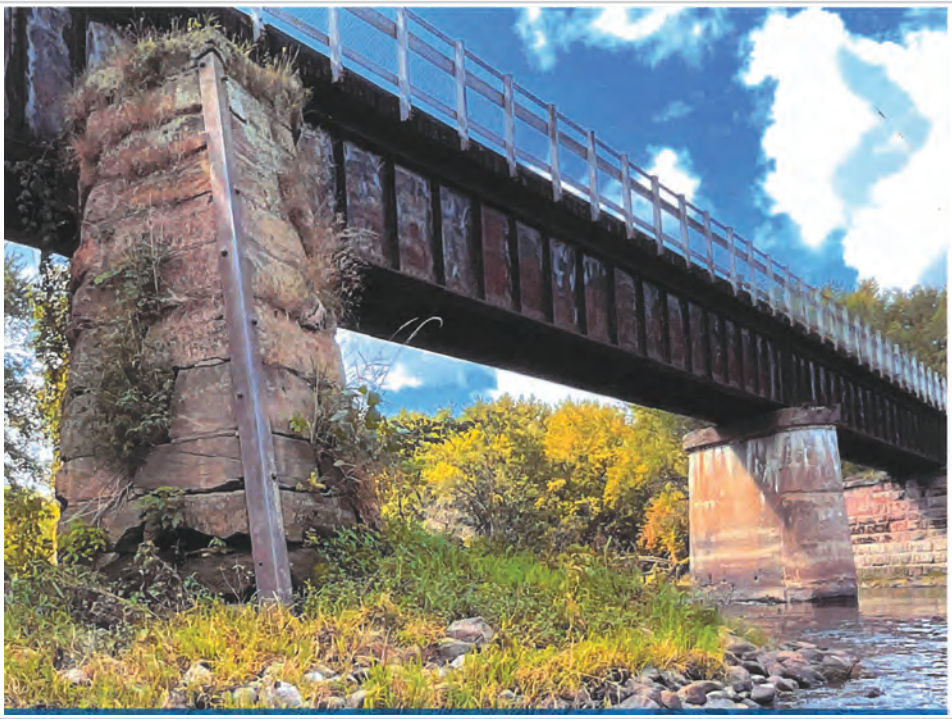
Project Description: The Fred Thwaites Pedestrian Bridge has been in place for decades with little structural maintenance during that time. A 2023 inspection of the bridge by Fishbeck Engineering identified multiple improvements necessary to maintain the structural integrity of the bridge. Phase II improvements include substructure repair ($28,010 engineering, $280,080 construction) and beam cleaning and coating ($60,000 engineering, $600,000 construction).

Project Impact/Benefit: Making these improvements will ensure the long-term structural ingtegrity of this bridge.

Operating Fund Impact: Negligible.

Estimated Cost: $ 968,090.00

Funding Source for this project: $400,000 Land & Water Conservation Grant; $568,090 General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Rehabilitation of Interior of Cyrus Storage Tank

Department: Department of Public Utilities

Project Description: Rehabilitation of the interior surfaces of the Cyrus Street storage tank. Process includes power washing tank interior, repairing any deficiencies in surface materials, and painting interior piping materials.

Project Impact/Benefit: Increase longevity of storage tank interior.

Operating Fund Impact: Negligible

Estimated Cost: $ 60,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 9 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000 depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 45,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 170,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Pickup Truck Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 2022 Pickup Truck. Pickup trucks are used by department staff to drive throughout the city to service the sanitary sewer collection system, lift stations and complete associated maintenance and monitoring activities.

Project Impact/Benefit: Replace aging pickup truck.

Operating Fund Impact: Reduced maintenance expense associated with an aged vehicle. Replaced vehicle will be auctioned to offset purchase price.

Estimated Cost: $ 60,000.00

Funding Source for this project: IRUA



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** WWTP Standby Generator Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace 1977 Detroit Diesel Standby Generator

The generator provides emergency power to the entire WWTP during power outages.

It has exceeded its useful life and parts are becoming increasingly hard to purchase.

Project Impact/Benefit: Increased efficiency and dependability during power outages, reduces likelihood of unit failure or downtime.

Operating Fund Impact: Reduced maintenance costs and increased fuel efficiency during power outages.

Estimated Cost: $ 450,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Theatre Restroom Update

Department: Theatre

Project Description: Upgrade all fixtures with donated fixtures by Matt and Jo Ann Johnson. repaint walls, repair all stalls or repair, replace mirrors and dispensers. strip floors and reseal. Replace exterior steel door.

Project Impact/Benefit: Improved appearance, less maintenance required

Operating Fund Impact: Reduce maintenance expense

Estimated Cost: $ 75,000.00

Funding Source for this project: Theatre Fund



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Street Projects 30-31

Department: Public Works

Project Description:
Street mill and fill for the following streets:
Major Street Fund
- Rice St. (Lincoln Ave. to Yeomans St.) .248 Miles
- Yeomans St. (W. Main St. to City Limits) .301 Miles
Local Street Fund
- Skyview Dr. (M-21 to Skyview Trail) .270 Miles
- Melody Lane .071 Miles
- Southview Drive .101 Miles
- Highland Drive .101 Miles

Project Impact/Benefit:
Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact:
Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 1,512,771.00

Funding Source for this project:
Major Street Fund - $731,000
Local Street Fund - $781,771
Potential MDOT TEDF - Category F Grant -$375,000 (Minimum match is 20%)



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** W. Main Street

Department: Public Works

Project Description: Undertake complete reconstruction of street surface and all underground utilities, plus curb and gutter and sidewalk replacement as needed on W. Main Street from Dexter Street (M-66) to Yeomans Street. The current infrastructure is reaching the end of its useful life. Total project distance is 0.290 miles.

Project Impact/Benefit: Reconstruction will result in all new underground infrastructure (watermain, sanitary sewer, storm sewer), street surface and ancillary infrastructure (curb, gutter and sidewalks) to improve vehicular/pedestrian travel and extend the life of the water distribution and stormwater/sanitary sewer collection systems.

Operating Fund Impact: New infrastructure will reduce the maintenance burden on the City's Major Street Fund and decrease wear and tear on City plow trucks and other maintenance vehicles.

Estimated Cost: $ 2,000,000.00

Funding Source for this project: Water Fund - $1,000,000
Sewer Fund - $1,000,000



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** S. Adams Lot resurfacing - end of Depot

Department: DDA

Project Description: Parking lot re-surfacing is routine maintenance to prevent surface from further deterioration.

Project Impact/Benefit: Re-surfacing will prevent asphalt from further deterioration and provide a solid smooth surface for vehicle and foot traffic.

Operating Fund Impact: $150,000

Estimated Cost: $ 150,000.00

Funding Source for this project: General Fund / DDA TIF



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Dispatch Software Upgrade

Department: Dial-A-Ride

Project Description: Replace and upgrade dispatch software that has met its useful life. Technology for scheduling and dispatch software is rapidly changing. To increase efficiency and capacity, software is replaced every 5 years.

Project Impact/Benefit: Routine replacement based on the Federal/State Replacement Cycle ensures technology is kept up to date, working properly, and efficiency provides most cost effective operations.

Operating Fund Impact: Negligible, but potential efficiencies gained in dispatching operations resulting in enhanced customer service.

Estimated Cost: $ 150,000.00

Funding Source for this project: $120,000 Federal Capital Grant
$30,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Garage Door Replacement

Department: Dial-A-Ride

Project Description: Replace damaged and worn garage door panels and update garage door openers.

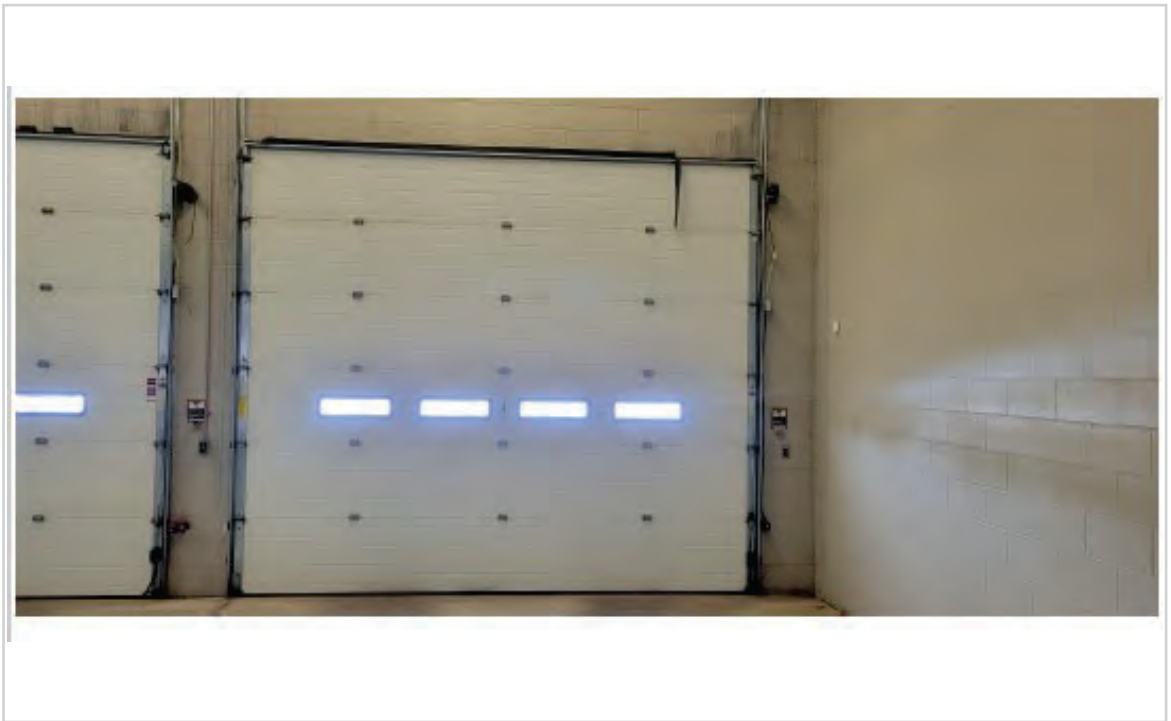
-Several openers are original to the building/addition.

Project Impact/Benefit: Replace damaged and worn garage door panels and update garage door openers to help to maintain the structural integrity of the building and improve appearance.

Operating Fund Impact: Minor reduction in maintenance expense.

Estimated Cost: $ 60,000.00

Funding Source for this project: $48,000 Federal Capital Grant
$12,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 30-31 **Project Title:** Information Technology Replacements 30-31

Department: Information Technology

Project Description:

-Office Computer Replacements (23)
*City Hall(10) *Recreation (2) *Public Safety (4) *DDA (1)
*DPW (3) *DAR(2) *Theatre (1)
-City Tax Network Server (1)

Project Impact/Benefit:

Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers and servers are replaced every 5 years.

Operating Fund Impact:

Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: 70000

Funding Source for this project:

General Fund $57,500
DAR $4,000
Theatre $1,500
Central Garage $4,000
Parks and Recreation $3,000



	Fiscal Year 2031-2032 Projects by Department	
Department	Project Title	Cost
Central Garage	2015 Front End Loader Cat 924K - ST12	$ 225,000
Public Safety	Patrol Vehicle Replacements	71,000
Public Safety	Structural Firefighting Turnout Gear Replacement	11,250
Parks & Recreation	McCann Park Imporvements	400,000
Parks & Recreation	Skate Park Improvements	500,000
DPU - Water	Clean/Rehabilitate Wells	170,000
DPU - Water	Replace Wellhouse Camera System	30,000
DPU - Water	Ionia Well Field Exploration	300,000
DPU - Water	Replace Larger Water Meters	50,000
IRUA	Repaint Exterior of Oxidation Towers	400,000
IRUA	WWTP Building Window Replacement	80,000
Theatre	Dressing room area wall and roof repairs	80,000
Street Improvements	Mill Street 0.210 Miles	314,500
Street Improvements	Lafayette Street 0.450 Miles	673,000
DDA	Gateway Park development	2,000,000
Dial-A-Ride	Replace Carpet	50,000
Dial-A-Ride	Roof Repairs	250,000
Information Technology	Patrol Vehicle Laptops/Tablets	4,000
Information Technology	Office Computer Replacement - Theatre	1,500
Information Technology	Office Computer Replacement - DPU	4,500
Information Technology	Public Safety Network Server	15,000
	Grand Total	**$ 5,629,750**

	Fiscal Year 2031-2032 Projects by Funding Source	
	General Fund	$ 107,250
	Major Street	314,500
	Local Street	673,000
	Park and Recreation Fund	450,000
	Water Fund	550,000
	IRUA Fund	480,000
	DDA Fund	2,000,000
	Central Garage Fund	225,000
	Theatre Fund	70,000
	Grants	725,000
	Donations/Fundraising	35,000
	Grand Total	**$ 5,629,750**

City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** 2015 Front end Loader Cat 924K - ST-12

Department: Central Garage

Project Description: Replacing the front end loader that is essential for excavation and loading salt trucks. Current loader would be approximately 15 years old at time of replacement.
Approximate Hours: 3500

Project Impact/Benefit: Ensure equipment in good repair, avoid expensive maintenance cost associated with equipment retained beyond its usefull life.

Operating Fund Impact: New equipment typically reduces operating maintnenance expensies by $1000 per year. Selling of old equipment will offset the expenditure in the Central Garage Fund.

Estimated Cost: $ 225,000.00

Funding Source for this project: Central Garage Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Patrol Vehicle Replacement

Department: Public Safety

Project Description: Purchase one new Patrol Vehicles (Chevrolet Tahoe) and equipment changeover costs.
Chevrolet Tahoe - $63,000
Equipment Changeover - $8,000

Project Impact/Benefit: Purchasing new vehicles allows officers to operate safe and dependable vehicles while performing Police, Fire, and Emergency Medical Responder duties. The vehicles are cycled through front line use, then moved to secondary use and / or specialty unit use (SRO, Code Enforcement, Township). Vehicles are usually sold at auction at the five year mark.

Operating Fund Impact: By replacing older vehicles with newer vehicles we are less likely to have costly repairs, and the newer vehicles are coming with 100,000 mile warranties on drivetrains, which is where the breakdowns typically happen when they do occur.

Estimated Cost: $ 71,000.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Structural Firefighting Turnout Gear Replacement

Department: Public Safety

Project Description: Replace structural firefighting turnout gear at 10 years of service, per NFPA Standards (3 sets). $3,750 x 3 = $11,250

Project Impact/Benefit: Keeps personnel safe in firefighting duties and City in compliance with NFPA Standards

Operating Fund Impact: Negligible

Estimated Cost: $ 11,250.00

Funding Source for this project: General Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** McCann Park Improvements

Department: Recreation

Project Description: Improvements to McCann Park will include installing edging and safety surfacing around the playground equipment, adding new play equipment, and ADA accessible pathways. Cost will be estimated until architects and consultants produce a concept and related estimate.

Project Impact/Benefit: McCann Park is showing its age and is in need of significant upgrade to remain functional and safe.

Operating Fund Impact: No additional operating costs are anticipated due to reduced maintenance of aged equipment.

Estimated Cost: $ 400,000.00

Funding Source for this project: MNRTF Grant - $200,000
City match (Parks Facilities Improvement Fund) - $200,000



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Skate Park Improvements

Department: Recreation

Project Description: Updating and renovation of the skate park. Evaluation and analysis of what type of renovations should be made has to get be completed. Cost will depend on the evaluation and estimates from architects and consultants.

Project Impact/Benefit: Updating the current skate park area will serve individuals with interests is skateboarding. This will result in an area that is fun and current with skateboarders and discourage use of other areas of the city that are inappropriate.

Operating Fund Impact: Minimal change with current operating fund

Estimated Cost: $ 500,000.00

Funding Source for this project: General Fund - $250,000
DNR Grant - $225,000
Possible Sponsor Donations - $25,000



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Future Ionia Well Field Exploration

Department: Department of Public Utilities

Project Description: Proposing to do well field exploration to diversify the city water wells.
Phase I: Exploration, Water Quality and Quantity Determination
Phase II: Large Diameter Test Production Wells and Aquifer Testing

Project Impact/Benefit: Exploration will help ensure an adequate water supply and create redundancy within the water supply system.

Operating Fund Impact:

Estimated Cost: $ 300,000.00

Funding Source for this project: Water Fund - $300,000
The City is looking at the possibility of the State Revolving Fund Grant/Loan program and/or the USDA Rural Development program.



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Replace Larger Water Meters

Department: Department of Public Utilities

Project Description: Replace approximately 7 larger water meters.

The department will purchase meters ranging from 2" or larger up to 8" meters.

Cost range is from $2,000 - $9,000, depending on the size of the meter.

Project Impact/Benefit: Improve accuracy and efficiency in readings, increase customer confidence and satisfaction.

Operating Fund Impact: Reduce meter repair expenses.

Estimated Cost: $ 50,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Clean/Rehabilitate Wells

Department: Department of Public Utilities

Project Description: It is necessary to clean and rehabilitate wells to assure optimum performance. Wells should be cleaned and rehabilitated approximately every five years. The city plans to clean/rehabilitate two wells a year. Each well is inspected annually by the contractor to determine which well should be cleaned.

Project Impact/Benefit: Increased reliability and decreased chances for downtime or well failure.

Operating Fund Impact: Reduced likelihood of expensive, unplanned well repairs.

Estimated Cost: $ 170,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Replace Wellhouse Camera System

Department: Department of Public Utilities

Project Description: Replacement of 7 wellfield cameras throughout the wellhouses and meter building. The cameras would use a cloud based system, and be integrated with our SCADA system for increased security and functionality, along with easier operator use.

Project Impact/Benefit: Increased wellfield and wellhouse security. Cameras would work with our SCADA system to maximize use and security measures.

Operating Fund Impact: Reduced likelihood of camera failure and upgraded visual technology.

Estimated Cost: $ 30,000.00

Funding Source for this project: Water Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Repaint Exterior of Oxidation Towers

Department: Ionia Regional Utilities Authority

Project Description: Repaint the exterior of both the West and East Oxidation Towers. Process includes power washing tower exterior, repairing deficiencies in surface materials, and then repainting each tower.

Project Impact/Benefit: Increased longevity of exterior surface and enhanced appearance.

Operating Fund Impact: Reduced the likelihood of unplanned, expensive repairs.

Estimated Cost: $ 400,000.00

Funding Source for this project: IRUA Fund



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** WWTP Building Window Replacement

Department: Ionia Regional Utilities Authority

Project Description: Replace (14) windows at the WWTP. Current windows are over 40 years old and are starting to fail. Parts to repair the windows have become unavailable and slight leaking has started. The windows are located in the administration building and maintenance garage.

Project Impact/Benefit: Increased efficiency and dependability.

Operating Fund Impact: Reduced maintenance expenses and leakage with increased energy efficiency.

Estimated Cost: $ 80,000.00

Funding Source for this project: IRUA



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Dressing Room Area Wall and Roof Repairs

Department: Theatre

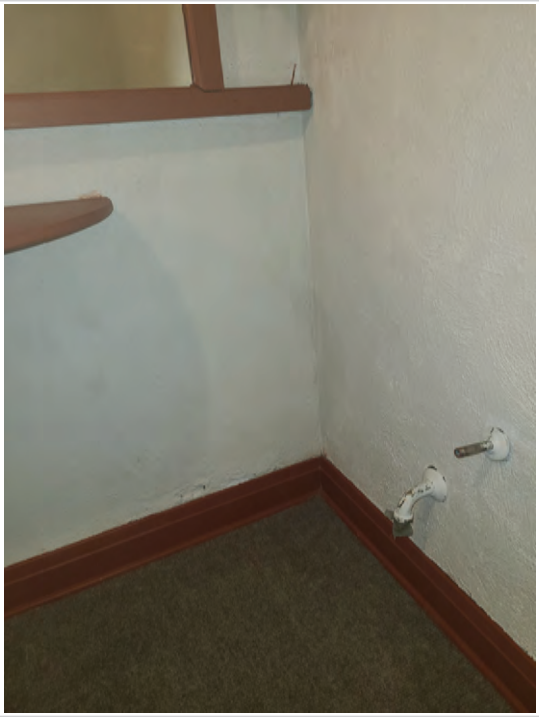
Project Description: Repair outside dressing room wall to stop water penetration. Replace roof over dressing rooms. Repair plaster in rooms and paint. Upgrade electrical outlets in all dressing rooms.

Project Impact/Benefit: Repair to ensure long-term integrity/sustainability of building.

Operating Fund Impact: Negligible

Estimated Cost: $ 80,000.00

Funding Source for this project: Theatre - $70,000
Grants/Donations - $10,000



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Street Projects 31-32

Department: Public Works

Project Description:
Street mill and fill for the following streets:
Major Street Fund
- Mill St. .210 Miles
Local Street Fund
- Lafayette St. .450 Miles

Project Impact/Benefit:
Improve the overall road surface to enhance driving conditions and reduce auto repairs related to road surface defects.

Operating Fund Impact:
Reduced maintenance and repair costs are expected following new surfacing.

Estimated Cost: $ 987,500.00

Funding Source for this project:
Major Street Fund - $314,500
Local Street Fund - $673,000



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Gateway Park Development

Department: DDA

Project Description: Development and enhancement of Gateway Park, including site improvements, amenities, and placemaking elements to improve downtown entry and public space functionality. This project may include the acquisition and demolition of an adjacent building to allow for a larger park space.

Project Impact/Benefit: Vacant lot is the gateway to the downtown shopping district and is currently underutilized. The area lacks appeal, sense of place and does provide a positive gateway to the business district.

Operating Fund Impact: DDA and General

Estimated Cost: $ 2,000,000.00

Funding Source for this project: General Fund, MEDC Grant funding, DDA TIF



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Replace Carpet

Department: Dial-A-Ride

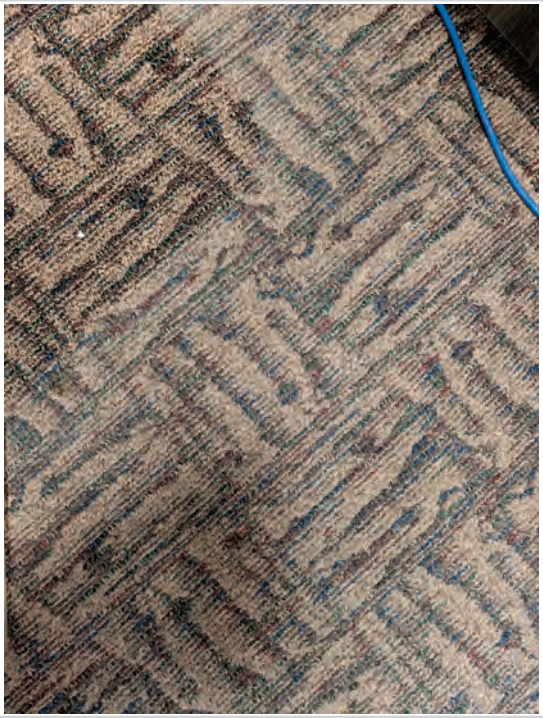
Project Description: Replace the carpet in the Director's Office, Mobility Manager's Office, Conference Room, and Lobby. Approximately 700 sq ft of space.

Project Impact/Benefit: Replace the carpet that is beginning to wear in the office part of the building. Regular replacement and upkeep helps maintain the quality and professionalism of the building.

Operating Fund Impact: Negligible.

Estimated Cost: $ 50,000.00

Funding Source for this project: $40,000 Federal Capital Grant
$10,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Roof Repairs

Department: Dial-A-Ride

Project Description: Repair the flat roof mainly over the housing area. Approximately 2,000 sq ft of roof area.

Project Impact/Benefit: Repair the flat roof and reseal over the housing/maintenance areas. There is one spot in the seam of the old construction and new addition that leaks some.

Operating Fund Impact: Negligible.

Estimated Cost: $ 250,000.00

Funding Source for this project: $200,000 Federal Capital Grant
$50,000 State Capital Grant



City of Ionia Capital Improvement Project

Fiscal Year: 31-32 **Project Title:** Information Technology Replacements 31-32

Department: Information Technology

Project Description:
-Patrol Vehicle Laptops/Tablets (1)
-Office Computer Replacement (2)
*DPU (1) *Theatre (1)
-Field Laptop for GIS (1)
-Video Server for Public Safety (1)

Project Impact/Benefit: Maintain equipment on a good replacement cycle to assure optimum performance for technology. Computers, laptops and servers are replaced every 5 years.

Operating Fund Impact: Reduced maintenance and potential downtime are expected following new purchase.

Estimated Cost: $ 25,000.00

Funding Source for this project:
General Fund $19,000
DPU $4,500
Theatre $1,500



City Of Ionia
FY 27-32 CAPITAL IMPROVEMENT PLAN

		Funding Source	Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
City Hall		General Fund	HVAC Units	80,000					
		General Fund	Replace Windows		85,000				
		General Fund	Electrical/Lighting Upgrades				85,000		
		General Fund	Insulate Attic			40,000			
		Subtotals		**80,000**	**85,000**	**40,000**	**85,000**	**-**	**-**
Clerk		General Fund	Election Equipment	59,000					
		Subtotals		**59,000**	-	-	-	-	-
DPW		Central Garage	Garage and Service Doors	120,000					
		Central Garage	Roof Replacement	60,000					
		Central Garage	2007 Sterling Acterra Hy-Ranger- ST59					400,000	
		Central Garage	1998 Lincoln Ranger Generator/Welder - ST37				12,000		
		Central Garage	Parking Lot			414,000			
		Central Garage	2011 Ford F-550 - W1				100,000		
		Central Garage	2015 Freightliner 114SD Catch Basin Truck - ST11		625,000				
		Central Garage	2015 Front End Loader Cat 924K - ST12						225,000
		Subtotals		**180,000**	**625,000**	**414,000**	**112,000**	**400,000**	**225,000**
Public Safety		General Fund	Patrol Vehicle Replacements	66,000	135,000	69,000	70,000	71,000	71,000
		General Fund	Structural Firefighting Turnout Gear Replacement	14,000	7,000	17,500	15,000	11,250	11,250
		General Fund	Law Enforcement Drone						
		General Fund	Taser Replacement						
		General Fund	Glock Sidearm Replacement	28,000					
		General Fund	Replace Self Contained Breathing Apparatus (SCBA)		351,000				
		General Fund	Administrative Vehicle			35,000			
		Subtotals		**108,000**	**493,000**	**121,500**	**85,000**	**82,250**	**82,250**

		Funding Source		Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
PARKS & REC.		Parks & Recreation		Steele Street Park - Phase 1						
		Parks & Recreation		Steele Street Park - Phase 2				800,000		
		Parks & Recreation		Flooring in Tumbling Center	20,000					
		Parks & Recreation		McConnell Park Improvements	900,000					
		Parks & Recreation		Balice Park Improvements			400,000			
		Parks & Recreation		Fred Thwaites Pedestrian Bridge Phase 1		618,340				
		Parks & Recreation		Fred Thwaites Pedestrian Bridge Phase 2					968,090	
		Parks & Recreation		McCann Park Improvements						400,000
		Parks & Recreation		Skate Park Improvements						500,000
		Subtotals			**920,000**	**618,340**	**400,000**	**800,000**	**968,090**	**900,000**
Theatre		Theatre		Movie projection equipment replacement		150,000				
		Theatre		Main Roof Replacement	150,000					
		Theatre		Dressing room area wall and roof repairs						80,000
		Theatre		Marquee Updates				20,000		
		Theatre		House One Improvements			125,000			
		Theatre		Theatre Restrooms Upgrades					75,000	
		Subtotals			**150,000**	**150,000**	**125,000**	**20,000**	**75,000**	**80,000**
DDA		General Fund		South Adams Street parking lot					150,000	
		General Fund		Trail Wayfinding Signs	15,000					
		General Fund		Parking Wayfinding		40,000				
		General Fund		Adams Street Parking Lot Resurfacing and Plaza				750,000		
		General Fund		Downtown Holiday decoration replacement			35,000			
		GF/Grants		Gateway Park development						2,000,000
		Subtotals			**15,000**	**40,000**	**35,000**	**750,000**	**150,000**	**2,000,000**

		Funding Source		Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
DEPARTMENT OF PUBLIC UTILITIES	WATER PRODUCTION & DISTRIBUTION	Water Fund		Clean/Rehabilitate Wells	150,000	150,000	160,000	170,000	170,000	170,000
		Water Fund		Repaint Lincoln Elevated Tank Exterior						
		Water Fund		Rehabilitation of Interior of Cyrus Storage Tank					60,000	
		Water Fund		Replace Wellhouse Camera System						30,000
		Water Fund		Water Main South Dexter	1,200,000					
		Water Fund		Replace 1982 Harter St. Controlling Pit	35,000					
		Water Fund		Lead Service Line Replacement	3,000,000					
		Water Fund		Ionia Well Field Exploration						300,000
		Water Fund		Replace 1980 Kimball Alley Controlling Pit	35,000					
		Water Fund		Repaint Exterior of 1 Million Gallon Tank		200,000				
		Water Fund		Replace Larger Water Meters	40,000	40,000	45,000	45,000	45,000	50,000
		Water Fund		Replace Standby Generator at Wells 12A/13A				150,000		
		Subtotals			**4,460,000**	**390,000**	**205,000**	**365,000**	**275,000**	**550,000**
		IRUA		Lawn Mower Replacement	15,000					
		IRUA		Clarifier Walkway Surface Replacement			50,000			
		IRUA		100 hp Raw Sewage Pump Replacement		400,000				
		IRUA		Digester Recirculation Pumps (3x) Replacement						
		IRUA		South Ionia Lift Station Pump Replacement			375,000			
		IRUA		Service Van Replacement	55,000					
		IRUA		Bar Screen Replacement	350,000					
		IRUA		Boiler Replacement						
		IRUA		Pickup Truck Replacement			60,000	60,000	60,000	
		IRUA		Grit Blower Replacement				150,000		
		IRUA		Repaint Exterior of Oxidation Towers						400,000
		IRUA		Skidsteer Replacement				75,000		
		IRUA		WWTP Standby Generator Replacement					450,000	
		IRUA		WWTP Building Window Replacement						80,000
		Subtotals			**420,000**	**400,000**	**485,000**	**285,000**	**510,000**	**480,000**

		Funding Source	Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
STREET IMPROVEMENTS		Water/Sewer Funds	M-66 Riverside Infrastructure Replacement	225,000					
		General Fund	Deerfield/Riverside Redevelopment - Infrastructure Construction	6,296,000					
		LDFA	Apple Tree Drive Resurfacing			1,550,000			
		Water/Sewer Funds	Jefferson Street Reconstruction 0.499 Miles				3,000,000		
		Water/Sewer Funds	Jackson Street Reconstruction 0.560 Miles		3,150,000				
		Major Street	Rice St. (Lincoln Ave. to Yeomans St.) 0.248 Miles					330,000	
		Major Street	Yeomans St (W. Main St to City Limit) 0.301 Miles					401,000	
		Major Street	E. Washington St. (Jefferson St. to East City Limit) 0.508 Miles	624,500					
		Local Street	Oakwood Ct. (Ridgewood Dr. to End) 0.061 Miles			81,500			
		Local Street	Oakwood Dr. (Ridgewood Dr. to End) 0.048 Miles			64,000			
		Local Street	Ridgewood Ct. (Ridgewood Dr. to End) 0.103 Miles			137,000			
		Local Street	Ridgewood Dr. (Fargo St. to End) 0.280 Miles			372,500			
		Major Street	Mill Street 0.210 Miles						314,500
		Water/Sewer Funds	W. Main Street 0.290 Miles					2,000,000	
		Water/Sewer Funds	Adams Street Reconstruction 0.691 Miles			3,995,000			
		Local Street	Skyview Dr. (M-21 to Skyview Trail) 0.270 Miles					388,271	
		Local Street	Melody Lane 0.071 Miles					102,500	
		Local Street	Southview Drive 0.101 Miles					145,500	
		Local Street	Highland Drive 0.101 Miles					145,500	
		Local Street	Lafayette Street 0.450 Miles						673,000
		Local Street	Depot, Hudson, Kidd & Steele (Washington to Adams) 0.435 Miles		557,000				
		Major Street	Cleveland Street (East Main St. to Bridge) 0.533			681,500			
		Local Street	Foxtail and Timber Ridge 0.215 Miles				297,500		
		Local Street	Harrison St (East of Cleveland) 0.099 Miles				137,000		
		Local Street	Morse Street (Lincoln Avenue to Washington St) 0.177	217,500					
		Local Street	Pearl Street (Lincoln Avenue to Lafayette Street) 0.121	149,000					
		Subtotals		**7,512,000**	**3,707,000**	**6,881,500**	**3,434,500**	**3,512,771**	**987,500**

		Funding Source		Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
Dial-A-Ride		Fed/State Grants		Vehicle Replacement	862,500		172,500	172,500		
		Fed/State Grants		Dispatch Software Upgrade					150,000	
		Fed/State Grants		Additional Garage Unit	500,000					
		Fed/State Grants		Vehicle Expansion - I-Go	77,000					
		Fed/State Grants		Vehicle Replacement - I-Go 1&2			151,500			
		Fed/State Grants		Update Exterior Lighting	5,000					
		Fed/State Grants		Bus Shelter	15,000					
		Fed/State Grants		Parking Lot Repave	50,000					
		Fed/State Grants		Vault Equipment	16,500					
		Fed/State Grants		Office Equipment/Technology Upgrade						
		Fed/State Grants		Garage - interior walls upgrade		100,000				
		Fed/State Grants		Garage Floor Sweeper Replacement	7,000					
		Fed/State Grants		Office Equipment - Phone System		10,000				
		Fed/State Grants		Bus Wash Equipment			30,000			
		Fed/State Grants		Cement Floor Upgrade						
		Fed/State Grants		Network Printer Replacement			7,000			
		Fed/State Grants		Tablets for Scheduling/Dispatch Software				5,000		
		Fed/State Grants		Replace Carpet						50,000
		Fed/State Grants		Roof Repairs						250,000
		Fed/State Grants		Update Communication Tower Equipment						
		Fed/State Grants		Garage Door Replacement					60,000	
		Fed/State Grants		Update Entry Keypads				13,000		
		Subtotals			**1,533,000**	**110,000**	**361,000**	**190,500**	**210,000**	**300,000**

		Funding Source		Project Title	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
Information Technology		General Fund		Patrol Vehicle Laptops/Tablets	4,500		5,000	5,000		4,000
		Theatre		Office Computer Replacement - Theatre			1,500	1,500	1,500	1,500
		Water Fund		Field Laptop for GIS			4,000	4,500		
		General Fund		Phone System						
		IRUA		Office Computer Replacement - DPU		5,000	1,500			4,500
		General Fund		Park Cameras						
		General Fund		Office Computer Replacement - City Hall					47,500	
		Park & Recreation		Office Computer Replacement - Parks and Recreation		5,000			3,000	
		General Fund		Office Computer Replacement - Public Safety	9,500					
		General Fund		Office Computer Replacement - DDA				1,500		
		Central Garage		Office Computer Replacement - DPW					4,000	
		Dial-A-Ride		Office Computer Replacement - DAR					4,000	
		General Fund		City Tax Network Server					10,000	
		General Fund		Plotter - GIS						
		General Fund		Public Safety Network Server						15,000
		General Fund		In Car Camera	6,000	12,000				
		General Fund		Switches for Network				12,500		
		General Fund		Copier - City Hall		12,000				
		General Fund		Copier - Public Safety		8,000				
		Subtotals			**20,000**	**42,000**	**12,000**	**25,000**	**70,000**	**25,000**
		Grand Total			**15,457,000**	**6,660,340**	**9,080,000**	**6,152,000**	**6,253,111**	**5,629,750**

City of Ionia

Fiscal Year 2026-2027 Budget

Position Allocation

POSITION ALLOCATION LIST
FY26-27 Budget

Elected Officials		Number
City Council	Mayor	1.00
	1st Ward	2.00
	2nd Ward	2.00
	3rd Ward	2.00
	4th Ward	2.00

Department	Classification	FTE
City Manager	Assistant to the City Manager	1.00
	Assistant City Manager	0.50
	City Manager	1.00
City Clerk	Clerk	0.50
Finance	Assistant Finance Director	1.00
	Payroll/AP Clerk	1.00
	Income Tax Clerk	1.00
	Front Desk Clerk	1.00
	UB/AR Clerk	1.00
	Finance Director	1.00
Public Safety	Director	1.00
	Deputy Director	1.00
	Sergeant	2.00
	PSO-1	11.00
	PSO - Cadets	2.00
	Mechanic	1.00
	Administrative Assistant	1.00
	Code Enforcement Officer	0.60
	Rental Inspector Officer	0.60
	Paid On-Call Firefighters	0.25
	Crossing Guards	0.30
Department of Public Works	Director	1.00
	Mechanic	1.00
	Heavy Equipment Operator	6.00
	Truck Driver	1.00
Department of Public Utilities	Director	1.00
	Operators in Training	2.00
	Certified Operator	6.00
Parks and Recreation	Director	1.00
	Recreation Programmer	1.00
	Custodial/Maintenance	0.45
	Seasonal Employees	0.35

Department	Classification	FTE
Dial A Ride	Director	1.00
	Dispatcher	2.00
	Mobility Manager	1.00
	I-Go	4.00
	Drivers	5.00
Downtown Development Authority	Director	0.50
Theatre	Director	0.50
	Theatre Staff	2.00
	Custodial	0.75

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: MDOT Presentation - 2027 M-66 Reconstruction Project

Background:

A request was recently received from the Michigan Department of Transportation (MDOT) regarding the upcoming 2027 M-66 Reconstruction Project. David Kent, Projects & Contracts Engineer from the Michigan Department of Transportation (MDOT) will be present at the June 3 City Council meeting to provide details regarding this 2027 road reconstruction project impacting State Road (M-66) from Wells Street to Tuttle Road.

This presentation is informational only. No action is requested from the Ionia City Council.

M-66 Reconstruction

Tuttle Road to Wells Street

MDOT
Michigan Department of Transportation

Project Overview

- Construction: 2027
- Construction cost: $28.0 million
- Key Construction items:
  - Pavement Condition – New HMA pavement
  - Culvert Replacement at Arnold Drain
  - Localized Pavement Issues- Wells Street and Steele Street
  - Safety Improvements
  - Shared Use Path

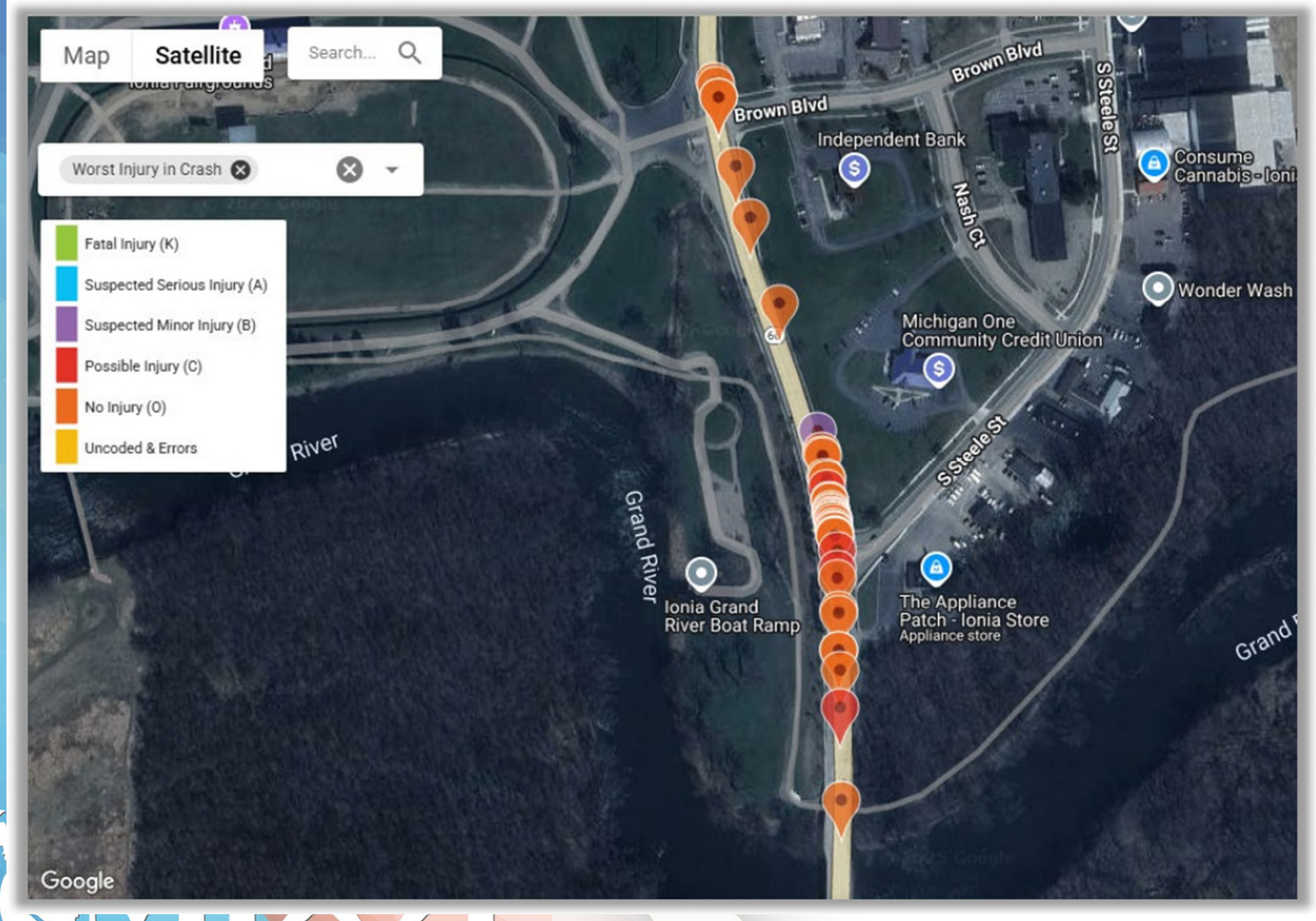
MDOT
Michigan Department of Transportation

City of Ionia

- Wells Street to South City Limits (Grand River)
  - Repair of localized pavement issues
  - Replace Pavement structure – Hot Mixed Asphalt (HMA)
  - Lane conversion to turn one SB lane to Center Left Turn Lane
  - Repairs and epoxy overlay to bridge over Grand River
  - Replace to Steele Street traffic signal
  - Construct SB right turn lane to north Fair Grounds Drive
- Resolution for lane conversion from Wells Street to Grand River
  - Reduction of rear end-left turn crashes

MDOT
Michigan Department of Transportation

Crashes



- Grand River to Brown Boulevard Crash Map 2019-2023

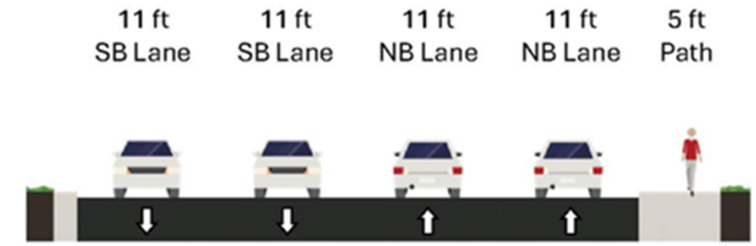
	Riverside Drive to Main Street				
Year	2023	2024	2025	3 Year Average	% of Crashes
Total Crashes	19	27	18	21.3	
Fatal Crashes	0	0	0	0.0	0.0%
Injury Crashes	3	9	6	6.0	28.1%
Property Damage Only	16	18	12	15.3	71.9%
Fatalities	0	0	0	0.0	
A Injuries	0	1	2	1.0	
B Injuries	2	7	1	3.3	
C Injuries	2	7	4	4.3	

Lane Conversion

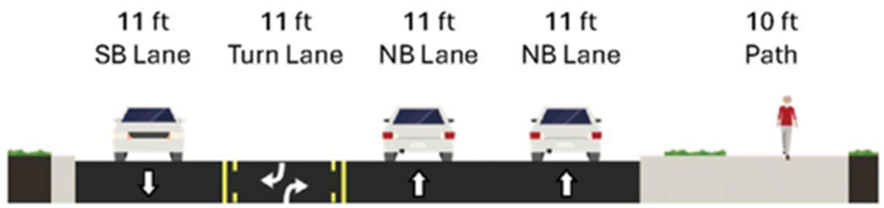
- Convert inside southbound lane into a center left turn lane
- Match Road section Wells Street to M-21built in 2011
- Reduce rear end-left turn and sideswipe same crashes
- Reduction in through lanes requires a Resolution by local municipality governing body

M-66

North of Riverside Drive



EXISTING



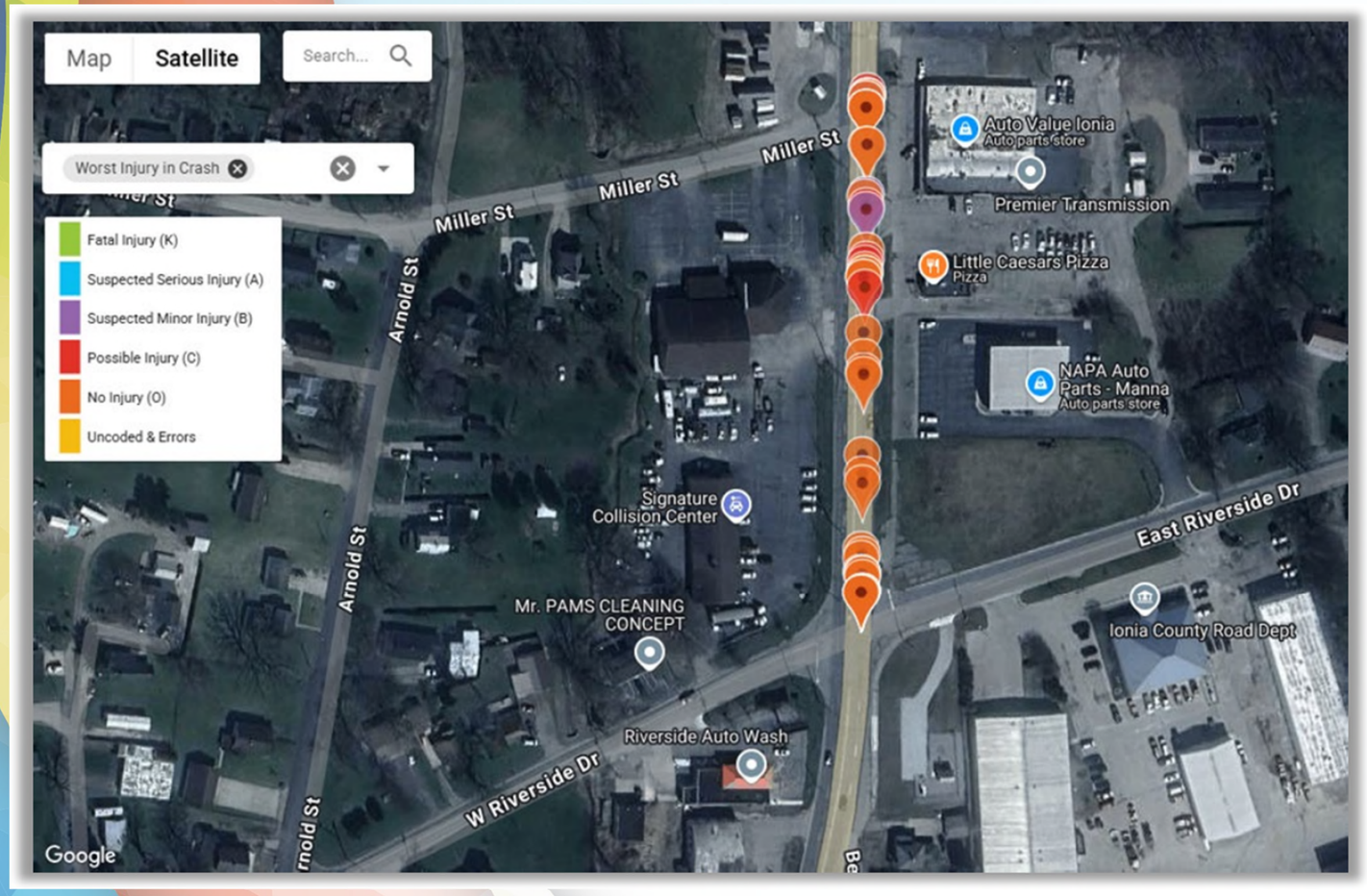
PROPOSED

MDOT
Michigan Department of Transportation

Ionia Township

- Lane Conversion Riverside to Grand River
- Traffic Signal warranted
- Truck Climbing Lane converted to Center Left Turn Lane

Riverside to Grand River



- Riverside Drive to Grand River Crash Map 2019-2023

MDOT
Michigan Department of Transportation

Riverside At M-66

- Proposed Traffic Signal
- 50% of crashes between Riverside and Main
- Meets crash warrant for traffic signal
- Future development on Riverside Drive
- Slow trucks currently enter from Riverside Drive
- Signal Ahead warning signs

	Riverside Drive @ M-66				
Year	2023	2024	2025	3 Year Average	% of Crashes
Total Crashes	13	12	6	10.3	
Fatal Crashes	0	0	0	0.0	0.0%
Injury Crashes	3	4	2	3.0	14.1%
Property Damage Only	10	8	4	7.3	34.4%
Fatalities	0	0	0	0.0	
A Injuries	0	0	0	0.0	
B Injuries	3	1	0	1.3	
C Injuries	3	5	2	3.3	
Angle Straight	4	3	2	3.0	29.0%
Angle Turn	0	1	0	0.3	3.2%
Backing	1	0	0	0.3	3.2%
Fixed Object	1	1	0	0.7	6.5%
Head-on	0	0	0	0.0	0.0%
Head On Left Turn (not associated with Drive)	1	0	2	1.0	9.7%
Misc. Multiple Vehicle	1	0	0	0.3	3.2%
Rear End Left Turn	0	1	0	0.3	3.2%
Rear End Right Turn	0	0	0	0.0	0.0%
Rear End Straight	4	3	1	2.7	25.8%
Side-Swipe Opposite	0	0	1	0.3	3.2%
Side-Swipe Same	1	3	0	1.3	12.9%

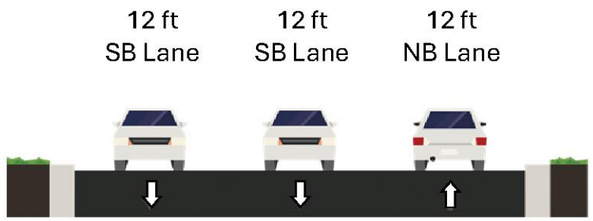
MDOT
Michigan Department of Transportation

Truck Climbing Lane

- Convert to Center Left Turn Lane
- Geometrically inadequate with dedicated left turn lane at Riverside Drive
- Conflict with left turning vehicles at Horizon Drive and Swartz Court

M-66

South of Riverside Drive



EXISTING



PROPOSED

MDOT
Michigan Department of Transportation

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Resolution 2026-15 Lead Service Line Replacement Project - Bid Award

Background:

Plans and specifications were recently prepared by City Engineer Prein&Newhof for the FY2026 Lead Service Line Replacement Project, consistent with the rules established for the Drinking Water State Revolving Fund (DWSRF) program. Bids were publicly opened at Ionia City Hall on May 19 at 10 AM. Nine bids, ranging from $1,701,238 to $3,389,435 were received as follows:

Number	Contractor Name	Bid Amount
1st	SPS Pro Plumbing 7435 Miller Estates, Caledonia, MI 49316	$1,701,238.00
2nd	Apex Excavating 17094 180th Ave, Leroy, MI 49655	$2,257,050.00
3rd	Super Construction 201 Morton St, Bay City, MI 48706	$2,285,330.00
4th	All Seasons Underground 5687 Pawson Rd, Tipton, MI 49287	$2,293,770.00 *
5th	CL Trucking & Excavating 256 E. Parmeter Rd, Ionia, MI 48846	$2,518,739.00
6th	Montgomery Excavating 4052 S State St, Ste B, Ionia, MI 48846	$2,783,617.50
7th	KLS Underground 67297 131 Business, Constantine, MI 49042	$2,893,700.00
8th	Gustafson HDD 2299 Holton Whitehall Rd, Whitehall, MI 49461	$2,995,925.00
9th	Five Star Energy Services 1581 E. Racine Ave, Waukesha, WI 53186	$3,389,435.00

* Denotes correction made by Engineer

Per the attached letter from Prein&Newhof, all bids were reviewed after opening for completeness and to ensure correct calculations; one correction was required as noted. References were then completed regarding the low-bidding contractor, SPS Pro Plumbing of Caledonia, Michigan and all reference checks proved satisfactory. Per the terms of the DWSRF Program, City Council is required to take action on Resolution 2026-15, which if adopted, would tentatively approve the low bid. Once a bid is awarded and other administrative tasks are completed, construction would begin this September with completion expected by late spring, 2027.

Requested Action / Motion:
It is requested the Ionia City Council consider a motion to approve Resolution 2026-15, which would tentatively approve the low bid of $1,701,238 by SPS Pro Plumbing of Caledonia, Michigan regarding the FY2026 Lead Service Line Replacement Project. Bid approval is contingent upon finalizing funding for this project through the DWSRF Program.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

A RESOLUTION TO TENTATIVELY AWARD A CONSTRUCTION CONTRACT FOR WATER SYSTEM IMPROVEMENTS

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on the 3rd day of June, 2026, at 6:30 p.m., there were:

PRESENT: _____
ABSENT: _____

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the City of Ionia wishes to construct improvements to its existing water treatment and distribution system; and

WHEREAS, the water system improvements project formally adopted on May 7, 2025 will be funded through the state of Michigan's Drinking Water State Revolving Fund (DWSRF) program; and

WHEREAS, the City of Ionia has sought and received construction bids for the proposed improvements and has received a low bid in the amount of $1,701,238 from SPS Pro Plumbing; and

WHEREAS, the City's engineer, Prein&Newhof has recommended awarding the contract to the low bidder; now

THEREFORE, BE IT RESOLVED THAT the City of Ionia tentatively awards the contract for construction of the proposed water system improvements project to SPS Pro Plumbing, contingent upon successful financial arrangements with the DWSRF.

Upon a call of the roll, the vote was as follows:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

RESOLUTION 2026-15 DECLARED ADOPTED.

_____
Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street

Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on June 3, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

Prein&Newhof
Engineers ▪ Surveyors ▪ Environmental ▪ Laboratory

May 21, 2026
2240717

Ms. Precia Garland
City of Ionia
114 N. Kidd Street
Ionia, MI, 48846

RE: Lead Service Line Replacement Project

Dear Ms. Garland:

Please find enclosed for your use the bid tabulation for the subject project. SPS Pro Plumbing is the low bidder in the amount of $1,701,238.00. Nine bids were received ranging from the low bid to $3,389,435.00. We have limited experience working with SPS Pro Plumbing for similar lead service line replacement work and found them to be satisfactory. We have reached out to several references provided by SPS Pro Plumbing for similar lead service line replacement work and their references also noted they can perform the scope of work in this project.

We contacted SPS Pro Plumbing and confirmed their understanding of the project and their ability to complete the project within the contract times. Based on their current workload, they do not anticipate being able to start construction until the fall of 2026, at the earliest. They estimate that it would take 5 to 6 months of continuous work to complete the service replacements.

If the City of Ionia elects to proceed with awarding this project to SPS Pro Plumbing, we have also included a Notice of Award that will need to be signed and dated by you. Once that is signed, please send us a copy that we can then forward on to the Contractor.

If you have any questions, please contact our office.

Sincerely,

Prein&Newhof

Tyler DeNooyer, P.E.

TDN/tdn

Enclosures: Bid Tabulation, Notice of Award (unsigned and undated)

Prein&Newhof
Engineers▪Surveyors▪Environmental▪Laboratory

Bid Tabulation Summary

Bid Date:	Bid Time (Local):
May 19, 2026	10:00 AM

Owner:
City of Ionia

Project Title:
FY 2026 Lead Service Line Replacement

Project #:
2250913

Number	Contractor Name	Bid Amount
1st	SPS Pro Plumbing 7435 Miller Estates, Caledonia, MI 49316	$1,701,238.00
2nd	Apex Excavating 17094 180th Ave, Leroy, MI 49655	$2,257,050.00
3rd	Super Construction 201 Morton St, Bay City, MI 48706	$2,285,330.00
4th	All Seasons Underground 5687 Pawson Rd, Tipton, MI 49287	$2,293,770.00 *
5th	CL Trucking & Excavating 256 E. Parmeter Rd, Ionia, MI 48846	$2,518,739.00
6th	Montgomery Excavating 4052 S State St, Ste B, Ionia, MI 48846	$2,783,617.50
7th	KLS Underground 67297 131 Business, Constantine, MI 49042	$2,893,700.00
8th	Gustafson HDD 2299 Holton Whitehall Rd, Whitehall, MI 49461	$2,995,925.00
9th	Five Star Energy Services 1581 E. Racine Ave, Waukesha, WI 53186	$3,389,435.00

* Denotes correction made by Engineer

Prein&Newhof
Engineers▪Surveyors▪Environmental▪Laboratory
3355 Evergreen Dr. NE Grand Rapids, MI 49525
t. (616) 364-8491 f. (616) 364-6955

Bid Tabulation

Owner: City of Ionia				1st		2nd		3rd	
Project Title: FY 2026 Lead Service Line Replacement				SPS Pro Plumbing 7435 Miller Estates Caledonia, MI 49316		Apex Excavating 17094 180th Ave Leroy, MI 49655		Super Construction 201 Morton St Bay City, MI 48706	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DWSRF ELIGIBLE									
1	Mobilization, Max (10%)	1	Lsum	$154,658.00	$154,658.00	$204,050.00	$204,050.00	$10,000.00	$10,000.00
2	Traffic Control, Max $30,000	1	Lsum	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
3	Curb and Gutter, Remove and Replace	100	Ft	$20.00	$2,000.00	$1.00	$100.00	$20.00	$2,000.00
4	Driveway, Remove and Replace	600	Syd	$40.00	$24,000.00	$100.00	$60,000.00	$35.00	$21,000.00
5	Sidewalk, Conc, 4 inch, Remove and Replace	9,200	Sft	$4.00	$36,800.00	$10.00	$92,000.00	$3.00	$27,600.00
6	Sidewalk, Conc, 6 inch, Remove and Replace	2,600	Sft	$5.00	$13,000.00	$14.00	$36,400.00	$4.00	$10,400.00
7	Road Patch, HMA	10	Ea	$1,200.00	$12,000.00	$1,500.00	$15,000.00	$1,500.00	$15,000.00
8	Pavement Markings	1	Lsum	$2,500.00	$2,500.00	$10,000.00	$10,000.00	$1,000.00	$1,000.00
9	Restoration	437	Ea	$60.00	$26,220.00	$300.00	$131,100.00	$700.00	$305,900.00
10	Water Service, Corporation Stop, 1 inch	9	Ea	$450.00	$4,050.00	$1,800.00	$16,200.00	$1,000.00	$9,000.00

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Bid Tabulation

Owner: City of Ionia				1st		2nd		3rd	
Project Title: FY 2026 Lead Service Line Replacement				SPS Pro Plumbing 7435 Miller Estates Caledonia, MI 49316		Apex Excavating 17094 180th Ave Leroy, MI 49655		Super Construction 201 Morton St Bay City, MI 48706	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
11	Water Service, Corporation Stop, 2 inch	2	Ea	$850.00	$1,700.00	$3,000.00	$6,000.00	$1,500.00	$3,000.00
12	Water Service, Curb Stop and Box, 1 inch	9	Ea	$335.00	$3,015.00	$1,500.00	$13,500.00	$1,500.00	$13,500.00
13	Water Service, Curb Stop and Box, 2 inch	2	Ea	$545.00	$1,090.00	$5,000.00	$10,000.00	$2,000.00	$4,000.00
14	Water Service, 1 inch, Public Side, Copper	340	Ft	$100.00	$34,000.00	$70.00	$23,800.00	$80.00	$27,200.00
15	Water Service, 1 inch, Private Side, Copper	14,130	Ft	$60.00	$847,800.00	$65.00	$918,450.00	$90.00	$1,271,700.00
16	Water Service, 1 inch, Private Side, PEX	2,800	Ft	$50.00	$140,000.00	$45.00	$126,000.00	$75.00	$210,000.00
17	Water Service, 1.5 inch, Private Side, Copper	70.0	Ft	$108.00	$7,560.00	$80.00	$5,600.00	$105.00	$7,350.00
18	Water Service, 2 inch, Public Side, Copper	70.0	Ft	$138.00	$9,660.00	$100.00	$7,000.00	$110.00	$7,700.00
19	Water Service, 2 inch, Private Side, Copper	180.0	Ft	$138.00	$24,840.00	$100.00	$18,000.00	$100.00	$18,000.00
20	Connect to Existing (Includes Valve)	437.0	Ea	$650.00	$284,050.00	$1,000.00	$437,000.00	$500.00	$218,500.00
21	Field Verify	70.0	Ea	$200.00	$14,000.00	$750.00	$52,500.00	$500.00	$35,000.00

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Bid Tabulation

Owner: City of Ionia				1st		2nd		3rd	
Project Title: FY 2026 Lead Service Line Replacement				SPS Pro Plumbing 7435 Miller Estates Caledonia, MI 49316		Apex Excavating 17094 180th Ave Leroy, MI 49655		Super Construction 201 Morton St Bay City, MI 48706	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
22	Water Filter	437.0	Ea	$35.00	$15,295.00	$50.00	$21,850.00	$40.00	$17,480.00
23	Electrical Allowance	10,000.0	Dlr	$1.00	$10,000.00	$1.00	$10,000.00	$1.00	$10,000.00
			DWSRF Eligible Total:		$1,698,238.00		$2,244,550.00		$2,275,330.00
Non-Eligible									
24	Water Service, Meter Pit	5	Ea	$600.00	$3,000.00	$2,500.00	$12,500.00	$2,000.00	$10,000.00
			Non Eligible Total:		$3,000.00		$12,500.00		$10,000.00
			Total Bid		$1,701,238.00		$2,257,050.00		$2,285,330.00

* Denotes correction made by Engineer

Prein&Newhof
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3355 Evergreen Dr. NE Grand Rapids, MI 49525
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Bid Tabulation

Owner: City of Ionia				4th		5th		6th	
Project Title: FY 2026 Lead Service Line Replacement				All Seasons Underground 5687 Pawson Rd Tipton, MI 49287		CL Trucking & Excavating 256 E. Parmeter Rd Ionia, MI 48846		Montgomery Excavating 4052 S State St, Ste B Ionia, MI 48846	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DWSRF ELIGIBLE									
1	Mobilization, Max (10%)	1	Lsum	$30,000.00	$30,000.00	$250,207.00	$250,207.00	$278,000.00	$278,000.00
2	Traffic Control, Max $30,000	1	Lsum	$20,000.00	$20,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
3	Curb and Gutter, Remove and Replace	100	Ft	$100.00	$10,000.00	$45.00	$4,500.00	$68.50	$6,850.00
4	Driveway, Remove and Replace	600	Syd	$85.00	$51,000.00	$105.00	$63,000.00	$100.00	$60,000.00
5	Sidewalk, Conc, 4 inch, Remove and Replace	9,200	Sft	$9.50	$87,400.00	$11.00	$101,200.00	$9.00	$82,800.00
6	Sidewalk, Conc, 6 inch, Remove and Replace	2,600	Sft	$12.50	$32,500.00	$14.00	$36,400.00	$10.20	$26,520.00
7	Road Patch, HMA	10	Ea	$5.50	$55.00 *	$3,000.00	$30,000.00	$2,500.00	$25,000.00
8	Pavement Markings	1	Lsum	$1,500.00	$1,500.00	$3,000.00	$3,000.00	$2,500.00	$2,500.00
9	Restoration	437	Ea	$300.00	$131,100.00	$250.00	$109,250.00	$300.00	$131,100.00
10	Water Service, Corporation Stop, 1 inch	9	Ea	$800.00	$7,200.00	$1,125.00	$10,125.00	$1,250.00	$11,250.00

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Bid Tabulation

Owner: City of Ionia				4th		5th		6th	
Project Title: FY 2026 Lead Service Line Replacement				All Seasons Underground 5687 Pawson Rd Tipton, MI 49287		CL Trucking & Excavating 256 E. Parmeter Rd Ionia, MI 48846		Montgomery Excavating 4052 S State St, Ste B Ionia, MI 48846	
Bid Date & Time: May 19, 2026 at 10:00 am		Project #: 2250913							
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
11	Water Service, Corporation Stop, 2 inch	2	Ea	$1,000.00	$2,000.00	$1,900.00	$3,800.00	$2,110.00	$4,220.00
12	Water Service, Curb Stop and Box, 1 inch	9	Ea	$700.00	$6,300.00	$1,125.00	$10,125.00	$2,000.00	$18,000.00
13	Water Service, Curb Stop and Box, 2 inch	2	Ea	$1,000.00	$2,000.00	$1,900.00	$3,800.00	$2,750.00	$5,500.00
14	Water Service, 1 inch, Public Side, Copper	340	Ft	$125.00	$42,500.00	$75.00	$25,500.00	$91.00	$30,940.00
15	Water Service, 1 inch, Private Side, Copper	14,130	Ft	$88.00	$1,243,440.00	$75.00	$1,059,750.00	$71.25	$1,006,762.50
16	Water Service, 1 inch, Private Side, PEX	2,800	Ft	$75.00	$210,000.00	$48.00	$134,400.00	$52.50	$147,000.00
17	Water Service, 1.5 inch, Private Side, Copper	70.0	Ft	$160.00	$11,200.00	$90.00	$6,300.00	$100.00	$7,000.00
18	Water Service, 2 inch, Public Side, Copper	70.0	Ft	$200.00	$14,000.00	$125.00	$8,750.00	$120.00	$8,400.00
19	Water Service, 2 inch, Private Side, Copper	180.0	Ft	$200.00	$36,000.00	$125.00	$22,500.00	$135.00	$24,300.00
20	Connect to Existing (Includes Valve)	437.0	Ea	$650.00	$284,050.00	$1,235.00	$539,695.00	$1,850.00	$808,450.00
21	Field Verify	70.0	Ea	$375.00	$26,250.00	$700.00	$49,000.00	$300.00	$21,000.00

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Bid Tabulation

Owner: City of Ionia				4th		5th		6th	
Project Title: FY 2026 Lead Service Line Replacement				All Seasons Underground 5687 Pawson Rd Tipton, MI 49287		CL Trucking & Excavating 256 E. Parmeter Rd Ionia, MI 48846		Montgomery Excavating 4052 S State St, Ste B Ionia, MI 48846	
Bid Date & Time: May 19, 2026 at 10:00 am		Project #: 2250913							
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
22	Water Filter	437.0	Ea	$75.00	$32,775.00	$1.00	$437.00	$75.00	$32,775.00
23	Electrical Allowance	10,000.0	Dlr	$1.00	$10,000.00	$1.00	$10,000.00	$1.00	$10,000.00
			DWSRF Eligible Total:		$2,291,270.00 *		$2,511,739.00		$2,778,367.50
Non-Eligible									
24	Water Service, Meter Pit	5	Ea	$500.00	$2,500.00	$1,400.00	$7,000.00	$1,050.00	$5,250.00
			Non Eligible Total:		$2,500.00		$7,000.00		$5,250.00
			Total Bid		$2,293,770.00 *		$2,518,739.00		$2,783,617.50

* Denotes correction made by Engineer

Prein&Newhof
Engineers▪Surveyors▪Environmental▪Laboratory
3355 Evergreen Dr. NE Grand Rapids, MI 49525
t. (616) 364-8491 f. (616) 364-6955

Bid Tabulation

Owner: City of Ionia				7th		8th		9th	
Project Title: FY 2026 Lead Service Line Replacement				KLS Underground 67297 131 Business Constantine, MI 49042		Gustafson HDD 2299 Holton Whitehall Rd Whitehall, MI 49461		Five Star Energy Services 1581 E. Racine Ave Waukesha, WI 53186	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DWSRF ELIGIBLE									
1	Mobilization, Max (10%)	1	Lsum	$50,000.00	$50,000.00	$290,000.00	$290,000.00	$75,000.00	$75,000.00
2	Traffic Control, Max $30,000	1	Lsum	$25,000.00	$25,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
3	Curb and Gutter, Remove and Replace	100	Ft	$19.50	$1,950.00	$150.00	$15,000.00	$55.00	$5,500.00
4	Driveway, Remove and Replace	600	Syd	$15.00	$9,000.00	$300.00	$180,000.00	$65.00	$39,000.00
5	Sidewalk, Conc, 4 inch, Remove and Replace	9,200	Sft	$11.75	$108,100.00	$17.00	$156,400.00	$7.50	$69,000.00
6	Sidewalk, Conc, 6 inch, Remove and Replace	2,600	Sft	$15.00	$39,000.00	$20.00	$52,000.00	$10.00	$26,000.00
7	Road Patch, HMA	10	Ea	$650.00	$6,500.00	$2,000.00	$20,000.00	$375.00	$3,750.00
8	Pavement Markings	1	Lsum	$4,000.00	$4,000.00	$5,000.00	$5,000.00	$10,000.00	$10,000.00
9	Restoration	437	Ea	$500.00	$218,500.00	$925.00	$404,225.00	$2,000.00	$874,000.00
10	Water Service, Corporation Stop, 1 inch	9	Ea	$4,500.00	$40,500.00	$1,500.00	$13,500.00	$200.00	$1,800.00

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Bid Tabulation

Owner: City of Ionia				7th		8th		9th	
Project Title: FY 2026 Lead Service Line Replacement				KLS Underground 67297 131 Business Constantine, MI 49042		Gustafson HDD 2299 Holton Whitehall Rd Whitehall, MI 49461		Five Star Energy Services 1581 E. Racine Ave Waukesha, WI 53186	
Bid Date & Time: May 19, 2026 at 10:00 am	Project #: 2250913								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
11	Water Service, Corporation Stop, 2 inch	2	Ea	$4,500.00	$9,000.00	$2,500.00	$5,000.00	$600.00	$1,200.00
12	Water Service, Curb Stop and Box, 1 inch	9	Ea	$4,500.00	$40,500.00	$2,000.00	$18,000.00	$400.00	$3,600.00
13	Water Service, Curb Stop and Box, 2 inch	2	Ea	$4,500.00	$9,000.00	$5,000.00	$10,000.00	$750.00	$1,500.00
14	Water Service, 1 inch, Public Side, Copper	340	Ft	$75.00	$25,500.00	$75.00	$25,500.00	$18.00	$6,120.00
15	Water Service, 1 inch, Private Side, Copper	14,130	Ft	$75.00	$1,059,750.00	$65.00	$918,450.00	$18.00	$254,340.00
16	Water Service, 1 inch, Private Side, PEX	2,800	Ft	$72.00	$201,600.00	$50.00	$140,000.00	$3.00	$8,400.00
17	Water Service, 1.5 inch, Private Side, Copper	70.0	Ft	$75.00	$5,250.00	$125.00	$8,750.00	$35.00	$2,450.00
18	Water Service, 2 inch, Public Side, Copper	70.0	Ft	$80.00	$5,600.00	$200.00	$14,000.00	$85.00	$5,950.00
19	Water Service, 2 inch, Private Side, Copper	180.0	Ft	$80.00	$14,400.00	$150.00	$27,000.00	$85.00	$15,300.00
20	Connect to Existing (Includes Valve)	437.0	Ea	$2,000.00	$874,000.00	$1,200.00	$524,400.00	$4,250.00	$1,857,250.00
21	Field Verify	70.0	Ea	$800.00	$56,000.00	$1,000.00	$70,000.00	$700.00	$49,000.00

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Bid Tabulation

Owner: City of Ionia				7th		8th		9th	
Project Title: FY 2026 Lead Service Line Replacement				KLS Underground 67297 131 Business Constantine, MI 49042		Gustafson HDD 2299 Holton Whitehall Rd Whitehall, MI 49461		Five Star Energy Services 1581 E. Racine Ave Waukesha, WI 53186	
Bid Date & Time: May 19, 2026 at 10:00 am		Project #: 2250913							
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
22	Water Filter	437.0	Ea	$150.00	$65,550.00	$100.00	$43,700.00	$75.00	$32,775.00
23	Electrical Allowance	10,000.0	Dlr	$1.00	$10,000.00	$1.00	$10,000.00	$1.00	$10,000.00
			DWSRF Eligible Total:		$2,878,700.00		$2,980,925.00		$3,381,935.00
Non-Eligible									
24	Water Service, Meter Pit	5	Ea	$3,000.00	$15,000.00	$3,000.00	$15,000.00	$1,500.00	$7,500.00
			Non Eligible Total:		$15,000.00		$15,000.00		$7,500.00
			Total Bid		$2,893,700.00		$2,995,925.00		$3,389,435.00

* Denotes correction made by Engineer

NOTICE OF AWARD

Date of Issuance:			
Owner:	City of Ionia	Owner's Project No.:	
Engineer:	Prein&Newhof	Engineer's Project No.:	2250913
Project:	FY 2026 Lead Service Line Replacement		
Bidder:	SPS Pro Plumbing		
Bidder's Address:	7435 Miller Estates, Caledonia, MI 49316		

You are notified that Owner has accepted your Bid dated May 19, 2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

FY 2026 Lead Service Line Replacement

The Contract Price of the awarded Contract is $1,701,238.00. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

One (1) unexecuted counterpart of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **1** counterpart of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, *Supplementary Conditions,* Article 6, *and Insurance Specifications*.
3. Other conditions precedent (if any): **None**

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner:

By *(signature)*: _____

Name *(printed)*: Precia Garland

Title: City Manager

Copy: *Prein&Newhof*

EJCDC® C-510, Notice of Award.
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CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.2

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Lead Service Line Replacement Project - Bond Ordinance No. 607

Background:

Following this communication is Bond Ordinance No. 607, which if approved, would authorize issuance of the City of Ionia Water Supply System Junior Lien Revenue Bond, Series 2026. This bond series is to be sold through the Michigan Finance Authority's MFA Quarter 3.5 Drinking Water State Revolving Fund (DWSRF) program. Bond Ordinance No. 60x authorizes issuance of the Series 2026 Bond in an amount not to exceed $4 million for the acquisition, construction, furnishing and equipping of improvements to the City's water supply system, including lead service line replacement. The Bond Ordinance provides flexibility for the actual size of the Series 2026 Bond issue to be reduced prior to closing and the City is not required to draw the full amount authorized.

The Series 2026 Bond will be payable from net revenues of the system (customer water sales) and is expected to be sold to the MFA and payable in up to 30 annual principal installments at an interest rate of 1.00%. Note there are blanks in the Bond Ordinance that will be completed once terms are finalized. Please also recall that half of the loan utilized for this project is subject to principal forgiveness. To avoid having to pay for a separate bond rating, the Bond Ordinance also pledges the City's state revenue sharing payments as backup security to net revenues of the system. Finally, the Bond Ordinance authorizes various City officials to take actions as necessary to execute and deliver the Series 2026 Bond and all related documents, approve the final size of the bond and contains the details required by the Revenue Bond Act (Act 94 of 1933).

Please see the attached letter from City Bond Counsel, Jeff Aronoff of Miller Canfield regarding the full details of the Series 2026 Bond issue and note that Mr. Aronoff will attend today's City Council meeting to answer any questions you may have prior to acting on the Bond Ordinance.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to adopt the 2026 DWSRF Financing Bond Ordinance, Ordinance No. 607, which if approved, will authorize the issuance of the City's Water Supply System Junior Lien Revenue Bond, Series 2026.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

Founded in 1852
by Sidney Davy Miller

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Miller, Canfield, Paddock and Stone, P.L.C.
150 West Jefferson, Suite 2500
Detroit, Michigan 48226
TEL (313) 963-6420
FAX (313) 496-7500
www.millercanfield.com

May 21, 2026

Precia L. Garland, City Manager
City of Ionia
114 N Kidd St.
P.O. Box 496
Ionia MI 48846

Re: Bond Ordinance – 2026 DWSRF Financing
Water System Improvements (Lead Service Line Replacement)

Dear Precia:

I have enclosed an ordinance (the "Bond Ordinance") authorizing the issuance of the City's Water Supply System Junior Lien Revenue Bond, Series 2026 (the "Series 2026 Bond") to be considered for approval by the City Council at its meeting on June 3rd. The Series 2026 Bond is to be sold through the Michigan Finance Authority's ("MFA") Quarter 3.5 Drinking Water State Revolving Fund Program.

The Bond Ordinance authorizes the issuance of the Series 2026 Bond in an amount not to exceed $4,000,000 for the acquisition, construction, furnishing and equipping of improvements to the Water Supply System of the City (the "System"), including lead service line replacement, together with interests in land, appurtenances and attachments thereto. The Bond Ordinance provides flexibility for the actual size of the Series 2026 Bond issue to be reduced prior to closing and the City is not required to draw the full amount authorized. Moreover, the bond form embedded in the Bond Ordinance includes the principal amortization schedule provided by Bendzinski and Co. based on the expected borrowing amount of $4,000,000 (before principal reduction). That amortization schedule is not final, but it does provide guidance and information to the City Council.

The Bond Ordinance authorizes the issuance of the Series 2026 Bond, which is payable from the Net Revenues of the System. The Series 2026 Bond is expected to be sold to the MFA and payable in 30 annual principal installments at an interest rate of 1.00%. The Bond Ordinance also contains the form of bond at Section 18 (pages 12-16). You will notice some brackets and blanks in the bond form. Those items are intended to remain blank in the bond form as contained in the Bond Ordinance. The final bond certificate will be based on this form but will have that information filled in once terms are finalized.

The Series 2026 Bond is a junior lien revenue bond, payable from the Net Revenues of the System, to allow the City to potentially issue Senior Lien Bonds in the future. In addition, the Series 2026 Bond also pledges the City's state revenue sharing payments as backup security for payment of the Series 2026 Bond. This was done to satisfy the Michigan Finance Authority's investment grade requirements and to save issuance costs by not having to pay for a separate bond rating or investment credit letter for the Series 2026 Bond. The Ordinance also authorizes various City officials to take the necessary actions to execute and deliver the Series 2026 Bond and all related documents, approve the final size of the Series 2026 Bond and contains the necessary items required by the Revenue Bond Act, Act 94 of 1933.

Pursuant to the Revenue Bond Act, the Ordinance may be adopted in one reading, regardless of any contrary provision in the City's ordinance adoption procedures. **The Ordinance is required to be published once in full in your local newspaper after its adoption**. There are no restrictions or requirements on the size of the publication, so it can be as small as possible. Upon adoption by the City Council, we would appreciate receiving three (3) certified copies of the Ordinance and three (3) Affidavits of Publication of the Ordinance for bond transcripts.

There will be a conference call with MFA, the Michigan Department of Environment, Great Lakes and Energy ("EGLE") and City officials on June 17th, which we will participate in, to make final arrangements relating to the Series 2026 Bond terms. At that time, the final bond size will be determined and we will prepare the necessary documents to be signed by various City officials after that date regarding the sale and delivery of the Series 2026 Bond. The EGLE Order of Approval is expected to be issued on June 24th. The closing for the Series 2026 Bond will be July 16th, and the City can begin requesting draws on the Series 2026 Bond after that date.

We will plan to attend the June 3rd meeting. In the meantime, please do not hesitate to reach out with any questions or concerns.

Very truly yours,

Miller, Canfield, Paddock and Stone, P.L.C.

By: _____
Jeffrey S. Aronoff

45204627.1/088888.04632

CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 607

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF ADDITIONS AND IMPROVEMENTS TO THE WATER SUPPLY SYSTEM OF THE CITY; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF SYSTEM REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE CITY OF IONIA ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

(a) "Act 94" means Act 94, Public Acts of Michigan, 1933, as amended.

(b) "Adjusted Net Revenues" means for any operating year the excess of revenues over expenses for the System determined in accordance with generally accepted accounting principles, to which shall be added depreciation, amortization, interest expense on Bonds and payments to the City in lieu of taxes, to which may be made the following adjustments.

i. Revenues may be augmented by the amount of any rate increases adopted prior to the issuance of additional Bonds or to be placed into effect before the time principal or interest on the additional Bonds becomes payable from Revenues as applied to quantities of service furnished during the operating year or portion thereof that the increased rates were not in effect.

ii. Revenues may be augmented by amounts which may be derived from rates and charges to be paid by new customers of the System.

(c) "Authority" means the Michigan Finance Authority or its successor.

(d) "Authorized Officers" means the Mayor, the City Manager, the Clerk and the Treasurer of the Issuer.

(e) "Bonds" or "Senior Lien Bonds" means any bonds or series of bonds so designated and payable from Net Revenues, which are secured by a statutory first lien on

the Net Revenues established by this Ordinance and which are senior and superior in all respects with respect to the Net Revenues to any Junior Lien Bonds secured by the statutory second lien on the Net Revenues, together with any additional Bonds of equal standing thereafter issued.

(f) "City" or "Issuer" means the City of Ionia, County of Ionia, State of Michigan.

(g) "EGLE" means the means the Michigan Department of Environment, Great Lakes, and Energy, or its successor.

(h) "Engineers" means Prein & Newhoff, P.C., registered engineers of Grand Rapids, Michigan.

(i) "Junior Lien Bonds" means the Series 2026 Bond and any additional bonds of equal standing with the Series 2026 Bond, which are secured by a statutory second lien on the Net Revenues and are junior and subordinate to the Senior Lien Bonds.

(j) "Project" means the acquisition, construction, furnishing and equipping of improvements to the Water Supply System of the City, including lead service line replacement, together with interests in land, appurtenances and attachments thereto.

(k) "Purchase Contract" means the Purchase Contract to be entered into between the Authority and the City relating to the purchase by the Authority of the Series 2026 Bond.

(l) "Revenues" and "Net Revenues" shall mean the revenues and net revenues of the City derived from the operation of the System and shall be construed as defined in Section 3 of Act 94, including with respect to "Revenues," the earnings derived from the investment of moneys in the various funds and accounts established by this Ordinance.

(m) "Series 2026 Bond" means the Water Supply System Junior Lien Revenue Bond, Series 2026, of the City in the principal amount of not to exceed Four Million Dollars ($4,000,000) authorized by this Ordinance.

(n) "Sufficient Government Obligations" means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds or Junior Lien Bonds and the principal and redemption premium, if any, on the Bonds or Junior Lien Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds or Junior Lien Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(o) "Supplemental Agreement" means the supplemental agreement among the City, the Authority and the EGLE relating to the Series 2026 Bond.

(p) "System" means the Water Supply System of the City, including the Project and all additions, extensions and improvements hereafter acquired.

Section 2. Establishment of System; Necessity; Approval of Plans and Specifications. The Issuer hereby confirms the establishment of the System as a "public improvement" under and as defined in Act 94. The operation, repair and management of the System and the acquiring of the Project shall be under the supervision and control of the City Council. The City Council may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The City Council may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System.

It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by the Engineers, which plans and specifications are hereby approved. The Project qualifies for the Drinking Water State Revolving Fund financing program being administered by the EGLE and the Authority, whereby bonds of the City are sold to the Authority and bear interest at a fixed rate of not to exceed one percent (1.000%) per annum.

Section 3. Costs; Useful Life. The cost of the Project is estimated to be an amount not to exceed Four Million Dollars ($4,000,000), including the payment of incidental expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed. The period of usefulness of the Project is estimated to be not less than thirty (30) years.

Section 4. Payment of Cost; Bonds Authorized. To pay part of the cost of acquiring the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2026 Bond, the City shall borrow the sum of not to exceed Four Million Dollars ($4,000,000), and issue the Series 2026 Bond therefor pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from City funds on hand and legally available for such use.

Section 5. Issuance of Series 2026 Bond; Details. The Series 2026 Bond of the City, to be designated WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026 is authorized to be issued in the principal amount of not to exceed Four Million Dollars ($4,000,000) or such lesser amount as finally determined by order of the EGLE for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2026 Bond. The Series 2026 Bond shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof.

The Series 2026 Bond shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the EGLE at the time of sale of the Series 2026 Bond and approved by the Authority and an Authorized Officer. Principal installments of the Series 2026 Bond shall be payable on October 1 of the years 2028 through 2057, inclusive,

or such other payment dates as hereinafter provided. Interest on the Series 2026 Bond shall be payable on April 1 and October 1 of each year, commencing October 1, 2026 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2026 Bond and the payment dates and amounts of principal installments of the Series 2026 Bond shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when in final form and to make the determinations set forth above; provided, however, that the first principal installment shall be due no earlier than October 1, 2026 and the final principal installment shall be due no later than October 1, 2057 and that the total principal amount shall not exceed $4,000,000.

The Series 2026 Bond shall bear interest at a fixed rate of not to exceed one percent (1.000%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2026 Bond in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2026 Bond is expected to be drawn down by the City periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the City.

The Series 2026 Bond shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Series 2026 Bond shall be payable as provided in the Series 2026 Bond form in this Ordinance.

The Series 2026 Bond shall be subject to optional redemption by the City with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer shall record on the registration books payment by the City of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the City of all outstanding principal of and interest on the Series 2026 Bond, the Authority shall deliver the Series 2026 Bond to the City for cancellation.

Section 6. Execution of Series 2026 Bond. The Series 2026 Bond shall be signed by the manual or facsimile signature of the Mayor and countersigned by the manual or facsimile signature of the City Clerk and shall have the corporate seal of the City or facsimile thereof impressed thereon. The Series 2026 Bond bearing the manual or facsimile signatures of the Mayor and the City Clerk sold to the Authority shall require no further authentication.

Section 7. Registration and Transfer. Any Bond or Junior Lien Bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond or Junior Lien Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the transfer agent. Whenever any Bond or Junior Lien Bond shall be surrendered for transfer, the City shall execute and the transfer agent shall authenticate and deliver a new Bond or Junior Lien Bond, for like aggregate principal amount.

The transfer agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The City shall not be required (i) to issue, register the transfer of or exchange any Bond or Junior Lien Bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of Bonds selected for redemption as described in the form of Series 2026 Bond contained in Section 18 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any Bond or Junior Lien Bond so selected for redemption in whole or in part, except the unredeemed portion of Bonds or Junior Lien Bonds being redeemed in part. The City shall give the transfer agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The transfer agent shall keep or cause to be kept at its principal office sufficient books for the registration and transfer of the Bonds or Junior Lien Bond, which shall at all times be open to inspection by the City; and upon presentation for such purpose the transfer agent shall under such reasonable regulations as it may prescribe transfer or cause to be transferred on the books Bonds or Junior Lien Bond as hereinbefore provided.

If any Bond or Junior Lien Bond shall become mutilated, the City, at the expense of the holder of the Bond, shall execute, and the transfer agent shall authenticate and deliver, a new Bond or Junior Lien Bond of like tenor in exchange and substitution for the mutilated Bond or Junior Lien Bond, upon surrender to the transfer agent of the mutilated Bond or Junior Lien Bond. If any Bond or Junior Lien Bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the transfer agent and, if this evidence is satisfactory to both and indemnity satisfactory to the transfer agent shall be given, and if all requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended ("Act 354"), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the City, at the expense of the owner, shall execute, and the transfer agent shall thereupon authenticate and deliver, a new Bond or Junior Lien Bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond or Junior Lien Bond so lost, destroyed or stolen. If any such Bond or Junior Lien Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond or Junior Lien Bond the transfer agent may pay the same without surrender thereof.

Section 8. Payment of Series 2026 Bond; Security; Priority of Lien. Principal of and interest on the Series 2026 Bond shall be payable solely from the Net Revenues, and to secure such payment, there is hereby recognized the statutory lien upon the whole of the Net Revenues which shall be a second lien, subject only to the statutory first lien established with respect to the Senior Lien Bonds to continue until payment in full of the principal of and interest on all Junior Lien Bonds payable from the Net Revenues, or, until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of all Junior Lien Bonds of a series then outstanding, principal and interest on such Junior Lien Bonds to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any.

The statutory lien on the Net Revenues created with respect to the Junior Lien Bonds (including the Series 2026 Bond) shall at all times be and remain subordinate and inferior to the

pledge of Net Revenues and the statutory first lien thereon authorized to be granted to secure any Senior Lien Bonds hereafter issued.

Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentences, the statutory lien shall be terminated with respect to that series of Bonds or Junior Lien Bonds, the holders of that series shall have no further rights under this Ordinance except for payment from the deposited funds, and the Bonds or Junior Lien Bonds of that series shall no longer be considered to be outstanding under this Ordinance.

As additional security for repayment of the Series 2026 Bond, the City hereby pledges the taxes collected by the State of Michigan and returned to the City pursuant to Act 140, Public Acts of Michigan, 1971, as amended, to the Authority as purchaser and holder of the Series 2026 Bond, and the City hereby authorizes the Authorized Officers to approve, execute and deliver a Revenue Sharing Pledge Agreement between the City and the Authority, authorizing the State Treasurer to transmit the revenue sharing moneys assigned and pledged therein directly to the Authority or its designee if payments on the Series 2026 Bond are not made in accordance with this Ordinance. The City shall be reimbursed for any such advance from the Net Revenues of the System subsequently received which are not otherwise pledged or encumbered by this Ordinance.

Section 9. Bondholders' Rights; Receiver. The holder or holders of the Bonds or Junior Lien Bonds representing in the aggregate not less than twenty percent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the City, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest on the Bonds or the Junior Lien Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the City and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the City more particularly set forth herein and in Act 94.

The holder or holders of the Bonds and the Junior Lien Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Bonds and the Junior Lien Bonds and the security therefor.

Section 10. Management; Fiscal Year. The operation, repair and management of the System and the acquisition and construction of the Project shall be under the supervision and control of the City Council. The City Council, in accordance with the relevant provisions of the City Charter, may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. The City Council may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The fiscal year of the System shall be the fiscal year of the City.

Section 11. Rates and Charges. The rates and charges for service furnished by and the use of the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance.

Section 12. No Free Service or Use. No free service or use of the System, or service or use of the System at less than cost, shall be furnished by the System to any person, firm or corporation, public or private, or to any public agency or instrumentality, including the City.

Section 13. Fixing and Revising Rates; Rate Covenant. The rates now in effect are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Bonds and the Junior Lien Bonds as the same become due and payable, and the maintenance of the reserve therefor (if any), and to provide for all other obligations, expenditures and funds for the System required by law and this Ordinance. In addition, it is agreed that the rates shall be set from time to time so that there shall be produced each fiscal year Net Revenues in an amount not less than 100% of the principal of and interest on all Junior Lien Bonds coming due in each fiscal year. The rates shall be fixed and revised from time to time as may be necessary to produce these amounts, and it is hereby covenanted and agreed to fix and maintain rates for services furnished by the System at all times sufficient to provide for the foregoing.

Section 14. Funds and Accounts; Flow of Funds. Commencing on August 1, 2026, all funds belonging to the System shall be transferred as herein indicated and all Revenues of the System shall be set aside as collected and credited to a fund to be designated WATER SUPPLY SYSTEM RECEIVING FUND (the "Receiving Fund"). In addition, on August 1, 2026, all Revenues in any accounts of the System shall be transferred to the Receiving Fund and credited to the funds and accounts as provided in this section. The Revenues credited to the Receiving Fund are pledged for the purpose of the following funds and shall be transferred or debited from the Receiving Fund periodically in the manner and at the times and in the order of priority hereinafter specified:

A. OPERATION AND MAINTENANCE ACCOUNT:

Out of the Revenues credited to the Receiving Fund there shall be first set aside in, or credited to, a fund designated OPERATION AND MAINTENANCE ACCOUNT (the "Operation and Maintenance Account"), monthly a sum sufficient to provide for the payment of the next month's expenses of administration and operation of the System and such current expenses for the maintenance thereof as may be necessary to preserve the same in good repair and working order.

A budget, showing in detail the estimated costs of administration, operation and maintenance of the System for the next ensuing operating year, shall be prepared by the City at least 30 days prior to the commencement of each ensuing operating year. No payments shall be made to the City from moneys credited to the Operation and Maintenance Account except for services directly rendered to the System by the City or its personnel.

B. BOND AND INTEREST REDEMPTION ACCOUNT:

There shall be established and maintained a separate depositary fund designated BOND AND INTEREST REDEMPTION ACCOUNT (the "Redemption Account"), the moneys on deposit therein from time to time to be used solely for the purpose of paying the principal of, redemption premiums (if any) and interest on the Bonds. The moneys in the Redemption Account shall be kept on deposit with the bank or trust company where the principal of and interest on the Bonds, or any series thereof, are payable.

Out of the Revenues remaining in the Receiving Fund, after provision for the Operation and Maintenance Account, there shall be set aside in the Redemption Account each month, commencing with the date of issue of a series of Bonds, a sum proportionately sufficient to provide for the payment when due of the then current principal of and interest on the Bonds, less any amount in the Redemption Account representing accrued interest on the Bonds or investment income on amounts on deposit in the Redemption Account. Commencing with the date of issue of a series of Bonds, the amount set aside each month for interest on the Bonds shall be the fractional amount of the total amount of interest on the Bonds next coming due derived from the number of months from the date of issue of the Bonds to the first interest payment date. Commencing with the first interest payment date, the amount set aside each month for interest on the Bonds shall be 1/6 of the total amount of interest on the Bonds next coming due. The amount set aside each month for principal, commencing with the date of issue of a series of Bonds, shall be the fractional amount of the total amount of principal on the Bonds next coming due by maturity or sinking fund redemption derived from the number of months from the date of issue of the Bonds to the first principal payment date. The amount set aside each month for principal payment commencing with the first principal payment date shall be 1/12 of the amount of principal next coming due by maturity or sinking fund redemption. If there is any deficiency in the amount previously set aside, that deficiency shall be added to the next succeeding monthly requirements. The amount to be set aside for the payment of principal and interest on any date shall not exceed the amount which, when added to the money on deposit in the Redemption Account, including investment income thereon, is necessary to pay principal and interest due on the Bonds on the next succeeding principal payment date.

C. JUNIOR LIEN BOND AND INTEREST REDEMPTION ACCOUNT:

There is hereby established and there shall be maintained a separate depositary account designated JUNIOR LIEN BOND AND INTEREST REDEMPTION ACCOUNT (the "Junior Lien Redemption Account"). Except as otherwise provided herein, the moneys on deposit therein from time to time shall be used for the purpose of paying the principal or redemption price of and interest on any Junior Lien Bonds.

Out of the Revenues remaining in the Receiving Fund, after transfer, if required, for deposit into the Operation and Maintenance Account and the Redemption Account, there shall be set aside monthly in the Junior Lien Redemption Account a sum sufficient to provide for the next payment when due of the principal of and interest on the Junior Lien Bonds, less any amount in the Junior Lien Redemption Account representing accrued interest on the Junior Lien Bonds, and less the sum of any funds actually on deposit in the

Junior Lien Redemption Account. The amount set aside and transferred to the Junior Lien Redemption Account each month for interest on the Junior Lien Bonds shall be 1/6 of the total amount of interest on the Junior Lien Bonds next coming due or such greater or lesser amount as is necessary to assure that the amount set aside in the Junior Lien Redemption Account as of the first of such month is not less than the product of (a) 1/6 of the amount of interest next due on the Junior Lien Bonds times (b) the number of months elapsed since and including the last interest payment date. For the month immediately prior to each interest payment date the amount set aside and transferred to the Junior Lien Redemption Account to pay interest shall be reduced by amounts, including investment earnings, available in the Junior Lien Redemption Account which are available for such purpose. The amount set aside and transferred to the Junior Lien Redemption Account each month for principal commencing twelve months prior to the first maturity or mandatory sinking fund redemption date shall be 1/12 of the amount of principal next coming due on the Junior Lien Bonds by maturity or as a mandatory redemption requirement or such greater or lesser amount as is necessary to assure that the amount set aside in the Junior Lien Redemption Account as of the first of such month is not less than the product of 1/12 of the amount of principal next due on the Junior Lien Bonds times (b) the number of months elapsed since and including the last principal payment date. If there is any deficiency in the amount previously set aside, that deficiency shall be added to the next succeeding month's requirement.

No further payments need be made into the Junior Lien Redemption Account after enough of the principal installments of the Junior Lien Bonds have been retired so that the amount then held in the Junior Lien Redemption Account (including a bond reserve account, if any), is equal to the entire amount of principal and interest which will be payable at the time of maturity of all the principal installments of the Bond then remaining outstanding.

D. REPLACEMENT AND IMPROVEMENT FUND:

There shall next be established and maintained a fund, separate depositary account, designated WATER SUPPLY SYSTEM REPLACEMENT ACCOUNT or such other designation determined by the Treasurer (the "Replacement Account"), the money credited thereto to be used solely for the purpose of making repairs and replacements to the System. Out of the Revenues and moneys of the System remaining in the Receiving Fund each month after provision has been made for the deposit of moneys in the Operation and Maintenance Account, the Redemption Account and the Junior Lien Redemption Account, there may be deposited in the Replacement Account such additional funds as the City may deem advisable. If at any time it shall be necessary to use moneys in the Replacement Account for the purpose for which the Replacement Account was established, the moneys so used shall be replaced from any moneys in the Receiving Fund which are not required by this Ordinance to be used for the Operation and Maintenance Account, the Redemption Account, or the Junior Lien Redemption Account.

E. GENERAL OBLIGATION DEBT ACCOUNT:

Out of the remaining Revenues in the Receiving Fund, there may be next set aside in or credited to monthly after meeting the requirements of the foregoing Account, to an account designated General Obligation Debt Account (the "G.O. Fund"), or from other available moneys such sums as shall be necessary to pay debt service on presently existing or future general obligation bond issues of the City or general obligations or contractual obligations of the City incurred or to be incurred for System purposes.

F. SURPLUS MONEYS:

Thereafter, any Revenues in the Receiving Fund after satisfying all the foregoing requirements of this Section may, at the discretion of the City, be used for any of the following purposes:

1. Transferred to the Replacement Account.

2. Transferred to the Redemption Account and used for the purchase of Bonds on the open market at not more than the fair market value thereof or used to redeem Bonds prior to maturity pursuant to this Ordinance.

3. Any other use permitted by law.

Section 15. Priority of Funds. In the event the moneys in the Receiving Fund are insufficient to provide for the current requirements of the Operation and Maintenance Account, the Redemption Account, or the Junior Lien Redemption Account, any moneys or securities in other funds of the System, except the proceeds of sale of the Bonds, shall be credited or transferred, first, to the Operation and Maintenance Account, second, to the Redemption Account, and third, to the Junior Lien Redemption Account.

Section 16. Investments. Moneys in the funds and accounts established herein and moneys derived from the proceeds of sale of the Bonds, may be invested by the City in United States of America obligations or in obligations the principal of and interest on which is fully guaranteed by the United States of America and any investments now or hereafter permitted by Act 94 or other controlling law. Investment of moneys in the Redemption Account or the Junior Lien Redemption Account being accumulated for payment of the next maturing principal or interest payment of the Bonds or of the Junior Lien Bonds shall be limited to obligations bearing maturity dates prior to the date of the next maturing principal or interest payment on the Bonds or the Junior Lien Bonds. In the event investments are made, any securities representing the same shall be kept on deposit with the bank or trust company having on deposit the fund or funds or account from which the purchase was made. Profit realized or interest income earned on investment of funds in the Funds established hereunder shall be deposited in or credited to the Fund having realized the profit or earned the interest (unless otherwise expressly provided in this Ordinance or as determined by the City), such deposit or credit to occur periodically but not less often than at the end of each fiscal year.

Section 17. Bond Proceeds. The proceeds of the sale of the Series 2026 Bond shall be deposited in a bank or banks, designated by the City, qualified to act as depository of the proceeds of sale under the provisions of Act 94, in an account designated 2026 WATER SUPPLY SYSTEM PROJECT CONSTRUCTION FUND (the "Construction Fund"). Moneys in the Construction

Fund shall be applied solely in payment of the cost of the Project, including any engineering, legal and other expenses incident thereto and to the financing thereof.

Section 18. Bond Form. The Series 2026 Bond shall be in substantially the following form with such changes or completion as necessary or appropriate to give effect to the intent of this Ordinance and further subject to such modifications which may be required by the Michigan Attorney General and the Authority and approved by bond counsel:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF IONIA

CITY OF IONIA

WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026

REGISTERED OWNER: Michigan Finance Authority

PRINCIPAL AMOUNT: _____ Dollars ($_____)

DATE OF ORIGINAL ISSUE: _____, 2026

The CITY OF IONIA, County of Ionia, State of Michigan (the "City"), for value received, hereby promises to pay, primarily out of the hereinafter described Net Revenues of the City's Water Supply System (hereinafter defined), to the Michigan Finance Authority (the "Authority"), or registered assigns, the Principal Amount shown above, or such portion thereof as shall have been advanced to the City pursuant to a Purchase Contract between the City and the Authority and a Supplemental Agreement by and among the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes and Energy, in lawful money of the United States of America, unless prepaid or reduced prior thereto as hereinafter provided.

During the time funds are being drawn down by the City under this Bond, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule A attached hereto and made a part hereof, as such Schedule may be adjusted if less than $_____ is disbursed to the City or if a portion of the Principal Amount is prepaid as provided below, with interest on the principal installments from the date each installment is delivered to the holder hereof until paid at the rate of one percent (1.000%) per annum. Interest is first payable October 1, 2026 and semiannually thereafter and principal is payable on the first day of October commencing October 1, 2028 (as identified in the Purchase Contract) and annually thereafter.

Principal installments of this bond are subject to prepayment by the City prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Notwithstanding any other provision of this bond, so long as the Authority is the owner of this bond, (a) this bond is payable as to principal, premium, if any, and interest at _____ or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the City and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two-percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the Authority) of such deficiency as additional interest on this bond.

For prompt payment of principal and interest on this bond, the City has irrevocably pledged the revenues of the Water Supply System of the City, including all appurtenances, extensions and improvements thereto (the "System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory second lien thereon is hereby recognized and created, subject to the senior lien of any additional bonds of the City hereafter issued by the City, as set forth in the Ordinance (hereinafter defined). Purchasers of the bonds of this issue, by their acceptance of the bonds of this issue or a beneficial ownership interest therein, shall be deemed to have consented to the subordination of their interest in and lien upon the Net Revenues upon the issuance of senior lien bonds subsequent to the delivery of the bonds of this issue.

As additional security for the City's obligation to pay the bond, pursuant to Act 227, Public Acts of Michigan, 1985, as amended, the City has pledged the payments that the City is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended.

For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of superior and equal standing may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinance.

This bond is a single, fully-registered, non-convertible bond in the principal sum indicated above issued pursuant to Ordinance No. ___ (the "Ordinance") duly adopted by the City Council of the City and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying part of the cost of acquiring and constructing additions, extensions and improvements to the System.

This bond is a self-liquidating bond, payable, both as to principal and interest, primarily from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory second lien hereinbefore mentioned. As additional security, the City has pledged certain taxes collected by the State of Michigan and returned to the City pursuant to a revenue sharing pledge agreement as further described in the Ordinance.

The City has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the System shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the interest upon and the principal of the bonds of this issue, any additional Bonds, and any additional Junior Lien Bonds, as and when the same shall become due and payable, and to maintain a bond redemption fund (including a bond reserve account, if any) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by the Ordinance.

This bond is transferable only upon the books of the City by the registered owner in person or the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the transfer agent, duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance, and upon payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond have been done and performed in regular and due time and form as required by law.

IN WITNESS WHEREOF, the City of Ionia, County of Ionia, State of Michigan, by its City Council has caused this bond to be executed with the manual or facsimile signatures of its Mayor and its City Clerk and the corporate seal of the City to be impressed or imprinted hereon, all as of the Date of Original Issue.

CITY OF IONIA

By_____
Mayor

(Seal)

Countersigned:

By_____
City Clerk

EGLE Project Number: 7907-1
EGLE Approved Amt: $_____

SCHEDULE A

Based on the schedule provided below unless revised as provided in this paragraph, repayment of the principal of the bond shall be made until the full amount advanced to the City is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes and Energy (the "Order"), approves a principal amount of assistance less than the amount of the bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the City and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the City by the Authority, or (3) that any portion of the principal amount of assistance approved by the Order and disbursed to the City is forgiven pursuant to the Order, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the City.

Maturity Date	Principal Amount	Maturity Date	Principal Amount
October 1, 2028	$115,000	October 1, 2043	$135,000
October 1, 2029	115,000	October 1, 2044	135,000
October 1, 2030	115,000	October 1, 2045	135,000
October 1, 2031	120,000	October 1, 2046	140,000
October 1, 2032	120,000	October 1, 2047	140,000
October 1, 2033	120,000	October 1, 2048	140,000
October 1, 2034	120,000	October 1, 2049	140,000
October 1, 2035	125,000	October 1, 2050	145,000
October 1, 2036	125,000	October 1, 2051	145,000
October 1, 2037	125,000	October 1, 2052	145,000
October 1, 2038	125,000	October 1, 2053	150,000
October 1, 2039	130,000	October 1, 2054	150,000
October 1, 2040	130,000	October 1, 2055	150,000
October 1, 2041	130,000	October 1, 2056	150,000
October 1, 2042	130,000	October 1, 2057	155,000

Interest on the bond shall accrue on that portion of principal disbursed by the Authority to the City which has not been forgiven pursuant to the Order from the date such portion is disbursed, until paid, at the rate of 1.000% per annum, payable October 1, 2026, and semi-annually thereafter.

The City agrees that it will deposit with the Authority's Depository, or such other place as shall be designated in writing to the City by the Authority payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment.

Section 19. Bondholders' Rights; Receiver. The holder or holders of the Bonds representing in the aggregate not less than twenty per cent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the Issuer, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest upon the Series 2026 Bond, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the Issuer and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the Issuer more particularly set forth herein and in Act 94.

The holder or holders of the Series 2026 Bond shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Series 2026 Bond and the security therefor.

Section 20. Except as hereinafter provided, the City shall not issue additional Bonds of equal or prior standing with any Junior Lien Bonds.

The right is reserved in accordance with the provisions of Act 94, to issue additional Bonds or Junior Lien Bonds payable from the Revenues of the System which shall be of equal standing and priority of lien on the Net Revenues of the System with the Bonds or Junior Lien Bonds but only for the following purposes and under the following terms and conditions:

(a) To complete the Project in accordance with the plans and specifications therefor. Such bonds shall not be authorized unless the engineers in charge of construction shall execute a certificate evidencing the fact that additional funds are needed to complete the Project in accordance with the plans and specifications therefor and stating the amount that will be required to complete the Project. If such certificate shall be so executed and filed with the City, it shall be the duty of the City to provide for and issue additional revenue bonds in the amount stated in said certificate to be necessary to complete the Project in accordance with the plans and specifications plus an amount necessary to issue such bonds or to provide for part or all of such amount from other sources.

(b) For subsequent repairs, extensions, enlargements and improvements to the System or for the purpose of refunding part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds. Bonds or Junior Lien Bonds for such purposes shall not be issued pursuant to this subparagraph (b) unless the average Adjusted Net Revenues for the last two (2) preceding twelve-month operating years, or the Adjusted Net Revenues of the System for the preceding twelve-month operating year shall be equal to at least one hundred percent (100%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Bonds or Junior Lien Bonds and on the additional Bonds then being issued. If the additional Bonds or Junior Lien Bonds are to be issued in whole or in part for refunding outstanding Bonds or Junior Lien Bonds, the annual principal and interest

requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds or Junior Lien Bonds to be refunded from the proceeds of the additional Bonds or Junior Lien Bonds. For purposes of this subparagraph (b) the City may elect to use as the last preceding operating year any operating year ending not more than sixteen months prior to the date of delivery of the additional Bonds or Junior Lien Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months prior to the date of delivery of the additional Bonds or Junior Lien Bonds. Determination by the City as to existence of conditions permitting the issuance of additional Bonds or Junior Lien Bonds shall be conclusive. No additional Bonds or Junior Lien Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the City shall then be in default in making its required payments to the Operation and Maintenance Account or the Redemption Account.

(c) For refunding a part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds including deposits which may be required to be made to a bond reserve account (if any) for such Bonds or Junior Lien Bonds. No additional Bonds or Junior Lien Bonds shall be issued pursuant to this subsection unless the maximum amount of principal and interest maturing in any operating year after giving effect to the refunding shall be less than the maximum amount of principal and interest maturing in any operating year prior to giving effect to the refunding

Section 21. Negotiated Sale; Application to EGLE and Authority; Execution of Documents. The City determines that it is in the best interest of the City to negotiate the sale of the Series 2026 Bond to the Authority because the Drinking Water State Revolving Fund financing programs provide significant interest savings to the City compared to competitive sale in the municipal bond market and principal forgiveness. The Authorized Officers are hereby authorized to make application to the Authority and to the EGLE for placement of the Series 2026 Bond with the Authority. The actions taken by the Authorized Officers with respect to the Series 2026 Bond prior to the adoption of this Ordinance are ratified and confirmed. The Authorized Officers are authorized to execute and deliver the Purchase Contract, the Supplemental Agreement, the Revenue Sharing Pledge Agreement and the Issuer's Certificate. Any Authorized Officer is further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the Series 2026 Bond for the Drinking Water State Revolving Fund. Prior to the delivery of the Series 2026 Bond to the Authority, any Authorized Officer is hereby authorized to make such changes to the form of the Series 2026 Bond contained in Section 18 of this Ordinance as may be necessary to conform to the requirements of Act 227, Public Acts of Michigan 1985, as amended ("Act 227"), including, but not limited to changes in the principal maturity and interest payment dates and references to additional security required by Act 227.

Section 22. Covenant Regarding Tax Exempt Status of the Bonds. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Series 2026 Bond from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Series 2026 Bond proceeds and moneys deemed to be Bond proceeds.

Section 23. Approval of Bond Counsel. The representation of the City by Miller, Canfield, Paddock and Stone, P.L.C. ("Miller Canfield"), as bond counsel is hereby approved, notwithstanding the representation by Miller Canfield of the Authority in connection with its financing programs and borrowings.

Section 24. Approval of Bond Details. The Authorized Officers are each hereby authorized to adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters, provided that the principal amount of Series 2026 Bond issued shall not exceed the principal amount authorized in this Ordinance, the interest rate per annum on the Series 2026 Bond shall not exceed one percent (1.000%) per annum, and the Series 2026 Bond shall mature in not more than thirty (30) annual installments.

Section 25. Savings Clause. All ordinances, resolutions or orders, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

Section 26. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 27. Publication and Recordation. This Ordinance shall be published in full in *The Daily News*, a newspaper of general circulation in the City qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the Mayor and the City Clerk.

Section 28. Effective Date. This Ordinance shall be effective upon its adoption and publication.

ADOPTED AND SIGNED June 3, 2026.

Signed_____
Mayor

Signed_____
City Clerk

I HEREBY CERTIFY that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Ionia, County of Ionia, Michigan, at a regular meeting held on June 3, 2026, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

I further certify that the following Members were present at the meeting: _____ and that the following Members were absent: _____.

I further certify that Member _____ moved for adoption of the Ordinance, and that the motion was supported by Member _____.

I further certify that the following Members voted for adoption of the Ordinance: _____ and that the following Members voted against adoption of the Ordinance: _____.

_____
City Clerk

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CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.3

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Budget Amendment #3 - FY 2025-2026 City of Ionia Budget

Background:

As the current fiscal year is drawing near a close, it is time for the customary third and final proposed budget amendment of the year. Attached are spreadsheets outlining the amendments detailed at the activity level that are proposed on a fund basis. Here are the major highlights:

General Fund: Budgeted revenues are proposed to increase by $297,400 to $7,934,900 to reflect actual experience, with most of the revenue increase due to greater than expected property tax, grant and interest revenue. Expenditures are proposed to decrease by a net $397,121 to $7,561,949, with the largest adjustment related to elimination of the planned extra payment to MERS toward reducing unfunded accrued pension liability and reduced capital project spending at City Hall. After these amendments, we currently expect revenues to exceed expenditures in the General Fund for the fiscal year by $372,951, which will be added to fund balance. Unrestricted fund balance is expected to end the fiscal year at $2,093,212, which is 28% of FY26-27 budgeted expenditures.

Major Street Fund: Revenue due to interest earnings increased by $9,000 for a fund total revenue of $1,152,986. Expenditures were increased by a net $533,000 to $1,474,500, due mainly to the timing of 2026 major street improvements falling in this fiscal year, plus increased snow and ice control, and tree trimming activities associated with storm damage.

Local Street Fund: Revenue due to better-than-expected tax collection increased by $18,000 to $694,597. Expenditures were increased by a net $52,700 to $756,200, due mainly to increased snow and ice control and tree trimming activities associated with storm damage.

Solid Waste Fund: Revenues increased by $22,000 to total $671,000 due to better-than-expected tax collection. Expenditures were increased by $2,000 due to city-wide clean-up activities, bringing total fund appropriation to $763,350. The fund is expected to see expenses exceed revenues for the fiscal year by $92,350, which was intentional to spend down fund balance.

Parks – Facilities Improvement Fund: Revenues increased by $100,000 to $1,323,000 due to receipt of a private donation for the Steele Park Project. Expenditures were left unchanged, even though they will likely be less than budgeted due to Steele Park construction remaining incomplete by the end of the fiscal year. Revenues will total $1,323,000 and expenditures will total $1,036,000 or less,

for a net difference of $287,000, which will be carried forward into the next fiscal year to help finish Phase I of Steele Park.

Recreation Fund: Revenues were increased by a net $22,900 to $561,800 due to less-than-expected special event and Armory Community Center revenues, offset by an increase in the General Fund transfer by $30,000 to ensure the fund does not end the fiscal year in a deficit position. Expenditures increased by $20,150 to $585,763 due primarily to seasonal wages, building maintenance and increased parks maintenance costs.

Theatre Fund: Revenues were decreased by a net $16,200 due to decreased concessions and movie tickets sales. Expenses were decreased by a net $126,700, mostly due to eliminating capital project expenditures. Revenues of $388,900 will exceed expenditures of $271,250 in this fund by $117,650 for the fiscal year, but only because of the $185,000 budgeted transfer in from the DDA Fund. Once final revenues and expenditures are totaled for the fiscal year-end, we anticipate the annual operating gap will be approximately $67,000. The Theatre Fund has no remaining cash fund balance.

Dial-A-Ride Fund: Revenues in this fund remain unchanged at $2,182,449. Expenditures increased by $161,612 to $2,341,901 due to increased costs associated with growth in utilization of the Dial-A-Ride service, expansion of the I-Go program and Mobility Manager position. Fuel budgets were also increased across IDART operations, reflecting the increased cost of fuel. Total expenses are now $2,341,901, exceeding revenues by $159,452, which will be covered by fund balance.

Sewer Fund – Revenues were decreased by a net $20,000 due to a decreased number of service taps compared to the prior year. Expenses were increased by $428,000 to reflect sanitary sewer main improvements made with the recent E. Main Street reconstruction project. Resulting revenues of $3,665,000 and expenses of $3,848,941 will leave a gap of $183,941 to be closed by available fund balance.

Water Fund – Revenues were increased by $55,500 primarily due to grant funding associated with the lead service line assessment project and interest earnings. Expenditures were also increased by $289,000, associated with capital project engineering, lead service line (LSL) project engineering, and LSL potholing. The fund is expected to end the year with a $417,983 increase to fund equity, which will be applied to future capital improvements.

IRUA Fund - Revenues were increased by $15,000 to $2,243,000 to reflect a minor bump in other revenue. Expenses were increased by a net $414,000, primarily to account for the current parking lot improvement project occurring in the current fiscal year, rather than next fiscal year as originally expected. The fund is expected to end the year with $399,000 in expenditures over revenues, which will be covered by fund balance.

Central Garage Fund - Revenues were increased by $73,000 to $585,000 due to better than expected revenue from equipment rental and the sale of used equipment. Expenses were reduced by $95,000 to $468,000 because the purchase of a new plow truck was completed in the prior fiscal year. The fund will end the fiscal year by adding $117,000 to fund balance for future year's capital projects.

Requested Action / Motion:

It is requested the Ionia City Council consider a motion to approve Budget Amendment #3 to the FY25-26 City of Ionia budget, which includes the General Fund and multiple special funds as detailed on the following spreadsheet.

Motion By: **Seconded By:**

Roll Call Vote:	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski	___	

FY 25-26 Council Budget Adjustment #3

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 101 GENERAL				
101-000.000-409.000	CURRENT PROPERTY TAXES	685,000	50,000	735,000
101-000.000-439.000	ADULT USE MARIJUANA	115,000	(7,000)	108,000
101-000.000-445.000	PENALTIES AND INTEREST ON TAXS	26,000	18,000	44,000
101-000.000-447.000	PROPERTY TAX ADMINISTRATIVE FE	63,000	7,000	70,000
101-000.000-453.000	CODE ENFORCEMENT FEES	4,000	6,000	10,000
101-000.000-569.000	STATE GRANT	232,000	47,000	279,000
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHAR	120,000	35,000	155,000
101-000.000-657.000	PARKING FINES/RESTRICTED	2,000	(1,600)	400
101-000.000-665.000	INTEREST	150,000	90,000	240,000
101-000.000-667.000	RENTS & ROYALTIES	98,000	12,000	110,000
101-000.000-688.000	OTHER REVENUE	25,000	(13,000)	12,000
101-000.000-688.345	OTHER INCOME - PUBLIC SAFETY	18,000	39,000	57,000
101-000.000-689.000	SIDEWALK REVENUE	-	25,000	25,000
101-000.000-695.000	SALE OF PROPERTY	10,000	(10,000)	-
Revenues		7,637,500	297,400	7,934,900
Account Category: Expenditures				
Department: 172.000 CITY MANAGER				
101-172.000-702.000	SALARY & WAGES	261,450	13,550	275,000
Total Dept 172.000 - CITY MANAGER		451,586	13,550	465,136
Department: 201.000 ACCOUNTING				
101-201.000-702.000	SALARY & WAGES	271,650	8,350	280,000
Total Dept 201.000 - ACCOUNTING		586,060	8,350	594,410
Department: 203.000 INCOME TAX ADMINISTRATION				
101-203.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	9,000	1,000	10,000
Total Dept 203.000 - INCOME TAX ADMINISTRATION		125,130	1,000	126,130
Department: 210.000 CITY LEGAL FEES				
101-210.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	65,000	35,000	100,000
101-210.000-801.002	LEGAL FEES - PROSECUTION	40,000	2,000	42,000
Total Dept 210.000 - CITY LEGAL FEES		105,000	37,000	142,000
Department: 258.000 DATA PROCESSING DEPARTMENT				
101-258.000-801.000	CONTRACTUAL AND PROFESSIONAL SERVI	52,000	18,000	70,000
Total Dept 258.000 - DATA PROCESSING DEPARTMENT		169,000	18,000	187,000
Department: 260.000 CLERK				
101-260.000-702.000	SALARY & WAGES	42,750	1,750	44,500
101-260.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	23,021	3,979	27,000
Total Dept 260.000 - CLERK		84,771	5,729	90,500
Department: 265.000 BUILDINGS - GROUNDS				
101-265.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	50,000	20,000	70,000
101-265.000-954.000	INSURANCE	105,000	7,000	112,000
101-265.000-980.000	CAPITAL OUTLAY	185,000	(100,000)	85,000
Total Dept 265.000 - BUILDINGS - GROUNDS		366,700	(127,000)	239,700

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Department: 289.000 OTHER OFFICES				
101-289.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	650,000	(450,000)	200,000
Total Dept 289.000 - OTHER OFFICES		675,500	(450,000)	225,500
Department: 345.000 PUBLIC SAFETY				
101-345.000-702.001	SALARY AND WAGES - PSO1	1,495,050	34,950	1,530,000
101-345.000-702.002	SALARY AND WAGES - FIRE	66,900	(66,900)	-
101-345.000-702.003	SALARY AND WAGES - PART TIMERS	35,000	15,000	50,000
101-345.000-702.005	SALARY AND WAGES - ADMIN ASSISTANT	65,300	1,700	67,000
101-345.000-851.000	TELEPHONE	9,500	3,500	13,000
101-345.000-960.000	EDUCATION & TRAINING	18,000	3,000	21,000
101-345.000-960.100	EDUCATION AND TRAINING - PA302	11,000	1,000	12,000
101-345.000-989.000	CAPITAL OUTLAY-EQUIPMENT	166,000	14,000	180,000
Total Dept 345.000 - PUBLIC SAFETY		3,599,961	6,250	3,606,211
Department: 728.000 Economic Development				
101-728.000-801.300	CDBG - Administration	-	5,000	5,000
101-728.000-801.301	CDBG - Contractual and Professional	-	35,000	35,000
Total Dept 728.000 - Economic Development		250,000	40,000	290,000
Department: 965.000 CONTRIBUTION				
101-965.000-999.249	CONTRIBUTION TO RECREATION	400,000	30,000	430,000
101-965.000-999.250	CONTRIBUTION TO THEATRE FUND	-	20,000	20,000
Total Dept 965.000 - CONTRIBUTION		930,000	50,000	980,000
Expenditures		7,959,070	(397,121)	7,561,949
Fund 101 - GENERAL:				
TOTAL REVENUES		7,637,500		7,934,900
TOTAL EXPENDITURES		7,959,070		7,561,949
NET OF REVENUES & EXPENDITURES:		(321,570)		372,951
BEG. FUND BALANCE		5,122,890		5,122,890
END FUND BALANCE		4,801,320		5,495,841

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 202 MAJOR STREETS				
Account Category: Revenues				
202-000.000-665.000	INTEREST	30,000	9,000	39,000
Revenues		1,143,986	9,000	1,152,986
Account Category: Expenditures				
Department: 463.000 ROUTINE MAINTENANCE - GENERAL				
202-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	52,000	10,000	62,000
202-463.000-775.000	REPAIR & MAINTENANCE SUPPLIES	7,000	4,000	11,000
202-463.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	150,000	500,000	650,000
Total Dept 463.000 - ROUTINE MAINTENANCE - GENERAL		326,000	514,000	840,000
Department: 463.100 TREE TRIMMING				
202-463.100-707.000	CENTRAL GARAGE ALLOCATION	20,000	3,000	23,000
202-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	15,000	5,000	20,000
202-463.100-940.000	EQUIPMENT RENTAL	16,000	12,000	28,000
Total Dept 463.100 - TREE TRIMMING		52,500	20,000	72,500
Department: 474.000 TRAFFIC SERVICE				
202-474.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,500	(3,500)	-
Total Dept 474.000 - TRAFFIC SERVICE		34,000	(3,500)	30,500
Department: 478.100 WINTER MAINT - SNOW/ICE CONTR				
202-478.100-707.000	CENTRAL GARAGE ALLOCATION	25,000	4,000	29,000
202-478.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	18,000	8,000	26,000
202-478.100-775.000	REPAIR & MAINTENANCE SUPPLIES	15,000	(1,000)	14,000
202-478.100-940.000	EQUIPMENT RENTAL	28,000	4,500	32,500
Total Dept 478.100 - WINTER MAINT - SNOW/ICE CONTR		86,000	15,500	101,500
Department: 481.000 CENTRAL GARAGE CONTRACT - DDA				
202-481.000-707.011	SALARY AND WAGES-GEN. MAINT.	95,000	(20,000)	75,000
202-481.000-707.012	SALARY AND WAGES-STREET SWEEP.	3,000	(3,000)	-
202-481.000-775.000	REPAIR & MAINTENANCE SUPPLIES	17,000	5,000	22,000
202-481.000-940.000	EQUIPMENT RENTAL	50,000	5,000	55,000
Total Dept 481.000 - CENTRAL GARAGE CONTRACT - DDA		272,000	(13,000)	259,000
Expenditures		941,500	533,000	1,474,500
Fund 202 - MAJOR STREETS:				
TOTAL REVENUES		1,143,986		1,152,986
TOTAL EXPENDITURES		941,500		1,474,500
NET OF REVENUES & EXPENDITURES:		202,486		(321,514)
BEG. FUND BALANCE		1,713,075		1,713,075
END FUND BALANCE		1,915,561		1,391,561

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 203 LOCAL STREETS				
Account Category: Revenues				
203-000.000-403.000	COUNTY ROAD - TAXES	99,000	18,000	117,000
Revenues		676,597	18,000	694,597
Account Category: Expenditures				
Department: 463.000 ROUTINE MAINTENANCE - GENERAL				
203-463.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	50,000	10,000	60,000
Total Dept 463.000 - ROUTINE MAINTENANCE - GENERAL		524,000	10,000	534,000
Department: 463.100 TREE TRIMMING				
203-463.100-707.000	CENTRAL GARAGE ALLOCATION	20,000	3,000	23,000
203-463.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	15,000	5,000	20,000
203-463.100-940.000	EQUIPMENT RENTAL	16,000	12,000	28,000
Total Dept 463.100 - TREE TRIMMING		52,500	20,000	72,500
Department: 474.000 TRAFFIC SERVICE				
203-474.000-775.000	REPAIR & MAINTENANCE SUPPLIES	1,000	700	1,700
Total Dept 474.000 - TRAFFIC SERVICE		24,500	700	25,200
Department: 478.100 WINTER MAINT - SNOW/ICE CONTR				
203-478.100-707.000	CENTRAL GARAGE ALLOCATION	21,000	7,000	28,000
203-478.100-710.000	PAYROLL TAXES & FRINGE BENEFIT	17,500	8,000	25,500
203-478.100-775.000	REPAIR & MAINTENANCE SUPPLIES	15,000	(1,000)	14,000
203-478.100-940.000	EQUIPMENT RENTAL	24,000	8,000	32,000
Total Dept 478.100 - WINTER MAINT - SNOW/ICE CONTR		77,500	22,000	99,500
Expenditures		703,500	52,700	756,200
Fund 203 - LOCAL STREETS:				
TOTAL REVENUES		676,597		694,597
TOTAL EXPENDITURES		703,500		756,200
NET OF REVENUES & EXPENDITURES:		(26,903)		(61,603)
BEG. FUND BALANCE		939,987		939,987
END FUND BALANCE		913,084		878,384
Fund: 205 PUBLIC SAFETY VEHICLE FUND				
Account Category: Revenues				
205-000.000-665.000	INTEREST	4,000	4,000	8,000
Revenues		169,000	4,000	173,000
Fund 205 - PUBLIC SAFETY VEHICLE FUND:				
TOTAL REVENUES		169,000		173,000
TOTAL EXPENDITURES		-		-
NET OF REVENUES & EXPENDITURES:		169,000		173,000
BEG. FUND BALANCE		301,375		301,375
END FUND BALANCE		470,375		474,375

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 228 SOLID WASTE FUND				
Account Category: Revenues				
228-000.000-409.000	CURRENT PROPERTY TAXES	144,000	6,000	150,000
228-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHAR	77,000	16,000	93,000
Revenues		649,000	22,000	671,000
Account Category: Expenditures				
Department: 271.000 CITY PROPERTY IMPROVEMENTS				
228-271.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	50,000	2,000	52,000
Total Dept 271.000 - CITY PROPERTY IMPROVEMENTS		55,750	2,000	57,750
Expenditures		761,350	2,000	763,350
Fund 228 - SOLID WASTE FUND:				
TOTAL REVENUES		649,000		671,000
TOTAL EXPENDITURES		761,350		763,350
NET OF REVENUES & EXPENDITURES:		(112,350)		(92,350)
BEG. FUND BALANCE		635,512		635,512
END FUND BALANCE		523,162		543,162
Fund: 239 PARKS - FACILITIES IMPROVEMENTS				
Account Category: Revenues				
239-000.000-688.000	OTHER REVENUE	-	100,000	100,000
Revenues		1,223,000	100,000	1,323,000
Expenditures		1,036,000		1,036,000
Fund 239 - PARKS - FACILITIES IMPROVEMENTS:				
TOTAL REVENUES		1,223,000		1,323,000
TOTAL EXPENDITURES		1,036,000		1,036,000
NET OF REVENUES & EXPENDITURES:		187,000		287,000
BEG. FUND BALANCE		619,584		619,584
END FUND BALANCE		806,584		906,584
Fund: 247 BROWNFIELD DEVELOPMENT				
Account Category: Revenues				
247-000.000-450.000	LICENSES AND PERMITS	3,000	3,000	6,000
Revenues		4,500	3,000	7,500
Expenditures		10,000		10,000
Fund 247 - BROWNFIELD DEVELOPMENT:				
TOTAL REVENUES		4,500		7,500
TOTAL EXPENDITURES		10,000		10,000
NET OF REVENUES & EXPE		(5,500)		(2,500)
BEG. FUND BALANCE		61,848		61,848
END FUND BALANCE		56,348		59,348

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 248 DOWNTOWN DEVELOPMENT OPERATING				
Account Category: Revenues				
248-000.000-415.000	2 MILL LEVY	46,000	5,000	51,000
Revenues		314,500	5,000	319,500
Expenditures		345,230	-	345,230
Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:				
TOTAL REVENUES		314,500		319,500
TOTAL EXPENDITURES		345,230		345,230
NET OF REVENUES & EXPENDITURES:		(30,730)		(25,730)
BEG. FUND BALANCE		184,140		184,140
END FUND BALANCE		153,410		158,410
Fund: 249 RECREATION DEPARTMENT				
Account Category: Revenues				
249-000.000-648.000	YOUTH ACTIVITIES	105,000	5,000	110,000
249-000.000-652.000	SPECIAL EVENTS	12,000	(5,000)	7,000
249-000.000-674.000	ARMORY-LEASES:ROOMS,FLOORS	9,000	(5,000)	4,000
249-000.000-675.000	GIFTS DONATIONS	3,000	(3,000)	-
249-000.000-688.000	OTHER REVENUE	1,600	900	2,500
249-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	400,000	30,000	430,000
Revenues		538,900	22,900	561,800
Account Category: Expenditures				
Department: 536.000 ADMINISTRATION				
249-536.000-702.009	SALARY & WAGES - SEASONAL	7,500	2,500	10,000
249-536.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	8,000	(1,500)	6,500
249-536.000-850.000	COMMUNICATIONS	3,700	(1,200)	2,500
249-536.000-861.000	MEMBERSHIP AND DUES	750	450	1,200
249-536.000-954.000	INSURANCE	7,000	(600)	6,400
Total Dept 536.000 - ADMINISTRATION		304,513	(350)	303,813
Department: 560.000 OPERATIONS				
249-560.000-751.000	SPECIAL EVENT ACTIVITIES	5,000	(1,000)	4,000
249-560.000-753.000	YOUTH ACTIVITIES	40,000	3,000	43,000
Total Dept 560.000 - OPERATIONS		50,500	2,000	52,500
Department: 755.000 ARMORY				
249-755.000-920.000	PUBLIC UTILITIES	15,000	3,000	18,000
249-755.000-931.000	BUILDING REPAIR & MAINTENANCE	13,000	1,000	14,000
Total Dept 755.000 - ARMORY		39,600	4,000	43,600

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Department: 770.000 PARK MAINTENANCE				
249-770.000-707.000	CENTRAL GARAGE ALLOCATION	50,000	5,000	55,000
249-770.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	32,000	10,000	42,000
249-770.000-740.000	OPERATING SUPPLIES	8,500	2,000	10,500
249-770.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	3,500	(2,500)	1,000
Total Dept 770.000 - PARK MAINTENANCE		171,000	14,500	185,500
Expenditures		565,613	20,150	585,763
Fund 249 - RECREATION DEPARTMENT:				
TOTAL REVENUES		538,900		561,800
TOTAL EXPENDITURES		565,613		585,763
NET OF REVENUES & EXPENDITURES:		(26,713)		(23,963)
BEG. FUND BALANCE		43,956		43,956
END FUND BALANCE		17,243		19,993
Fund: 250 THEATRE FUND				
Account Category: Revenues				
250-000.000-633.000	MOVIE ADMISSIONS	85,000	(25,000)	60,000
250-000.000-634.000	MOVIE CONCESSIONS	115,000	(22,000)	93,000
250-000.000-635.000	LIVE ENTERTAINMENT REVENUE	2,000	3,000	5,000
250-000.000-639.000	THEATRE RENTAL	5,000	2,300	7,300
250-000.000-675.000	GIFTS DONATIONS	4,000	5,500	9,500
250-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	-	20,000	20,000
Revenues		405,100	(16,200)	388,900
Account Category: Expenditures				
Department: 442.000 OPERATIONS				
250-442.000-702.000	SALARY & WAGES	106,000	(14,000)	92,000
250-442.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	12,000	3,000	15,000
250-442.000-729.000	CREDIT CARD FEES	5,000	500	5,500
250-442.000-732.000	LIVE ENTERTAINMENT EXPENSE	1,100	1,800	2,900
250-442.000-740.000	OPERATING SUPPLIES	2,000	(1,000)	1,000
250-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	16,000	2,000	18,000
250-442.000-804.000	FILM EXPENSE	45,000	(7,000)	38,000
250-442.000-805.000	CONCESSION EXPENSE	42,000	(8,000)	34,000
250-442.000-931.000	BUILDING REPAIR & MAINTENANCE	20,000	(4,000)	16,000
250-442.000-980.000	CAPITAL OUTLAY	100,000	(100,000)	-
Expenditures		397,950	(126,700)	271,250
Fund 250 - THEATRE FUND:				
TOTAL REVENUES		405,100		388,900
TOTAL EXPENDITURES		397,950		271,250
NET OF REVENUES & EXPENDITURES:		7,150		117,650
BEG. FUND BALANCE		291,698		291,698
END FUND BALANCE		298,848		409,348

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 588 DIAL-A-RIDE				
Revenues		2,182,449		2,182,449
Account Category: Expenditures				
Department: 558.000 ADMINISTRATIVE				
588-558.000-702.000	SALARY & WAGES	81,141	25,859	107,000
588-558.000-702.588	Wages - Mobility Manager	-	32,000	32,000
588-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	43,816	36,184	80,000
588-558.000-727.000	OFFICE SUPPLIES	250	9,750	10,000
588-558.000-920.000	PUBLIC UTILITIES	16,185	3,315	19,500
Total Dept 558.000 - ADMINISTRATIVE		341,792	107,108	448,900
Department: 560.000 OPERATIONS				
588-560.000-702.000	SALARY & WAGES	263,075	91,925	355,000
588-560.000-702.007	SALARY AND WAGES - DISPATCHERS	51,651	22,349	74,000
588-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	40,418	2,582	43,000
588-560.000-729.000	CREDIT CARD FEES	-	500	500
588-560.000-740.000	OPERATING SUPPLIES	2,500	5,600	8,100
588-560.000-743.000	OPERATING SUPPLIES-GAS & OIL	51,756	12,244	64,000
588-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	80,460	(20,460)	60,000
Total Dept 560.000 - OPERATIONS		525,565	114,740	640,305
Department: 564.000 MAINTENANCE				
588-564.000-930.000	VEHICLE REPAIR & MAINTENANCE	50,000	20,000	70,000
588-564.000-931.000	BUILDING REPAIR & MAINTENANCE	10,000	5,000	15,000
Total Dept 564.000 - MAINTENANCE		69,860	25,000	
Department: 568.000 Equitable Mobility				
588-568.000-702.000	SALARY & WAGES	146,973	37,027	184,000
588-568.000-729.000	CREDIT CARD FEES	2,500	900	3,400
588-568.000-743.000	OPERATING SUPPLIES-GAS & OIL	9,750	10,250	20,000
588-568.000-743.100	OPERATING SUPPLIES-TIRES/TUBES	500	3,000	3,500
588-568.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	13,895	3,105	17,000
588-568.000-930.000	VEHICLE REPAIR & MAINTENANCE	3,778	2,222	6,000
588-568.000-962.200	ADVERTISING - PROMOTION	35,000	(27,000)	8,000
Total Dept 568.000 - Equitable Mobility		270,144	29,504	299,648
Expenditures		2,180,289	161,612	2,341,901
Fund 588 - DIAL-A-RIDE:				
TOTAL REVENUES		2,182,449		2,182,449
TOTAL EXPENDITURES		2,180,289		2,341,901
NET OF REVENUES & EXPENDITURES:		2,160		(159,452)
BEG. FUND BALANCE		1,158,926		1,158,926
END FUND BALANCE		1,161,086		999,474

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 590 SEWER DEPT.				
Account Category: Revenues				
590-000.000-660.000	PENALTY REVENUE	25,000	7,000	32,000
590-000.000-688.000	OTHER REVENUE	35,000	(27,000)	8,000
Revenues		3,685,000	(20,000)	3,665,000
Account Category: Expenditures				
Department: 560.000 OPERATIONS				
590-560.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	2,500	8,500	11,000
590-560.000-980.000	CAPITAL OUTLAY	35,000	390,000	425,000
Total Dept 560.000 - OPERATIONS		164,500	398,500	563,000
Department: 564.000 MAINTENANCE				
590-564.000-707.000	CENTRAL GARAGE ALLOCATION	40,000	25,000	65,000
590-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	25,000	27,000	52,000
590-564.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	30,000	(22,500)	7,500
Total Dept 564.000 - MAINTENANCE		147,500	29,500	177,000
Expenditures		3,420,941	428,000	3,848,941
Fund 590 - SEWER DEPT.:				
TOTAL REVENUES		3,685,000		3,665,000
TOTAL EXPENDITURES		3,420,941		3,848,941
NET OF REVENUES & EXPENDITURES:		264,059		(183,941)
BEG. FUND BALANCE		14,886,243		14,886,243
END FUND BALANCE		15,150,302		14,702,302
Fund: 591 WATER DEPT.				
Account Category: Revenues				
591-000.000-502.000	FEDERAL GRANT	210,500	50,500	261,000
591-000.000-660.000	PENALTY REVENUE	20,000	10,000	30,000
591-000.000-665.000	INTEREST	10,000	10,000	20,000
591-000.000-688.000	OTHER REVENUE	30,000	(15,000)	15,000
Revenues		3,407,500	55,500	3,463,000
Account Category: Expenditures				
Department: 558.000 ADMINISTRATIVE				
591-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	12,000	3,000	15,000
591-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	225,000	300,000	525,000
591-558.000-920.000	PUBLIC UTILITIES	110,000	8,000	118,000
Total Dept 558.000 - ADMINISTRATIVE		1,450,017	311,000	1,761,017
Department: 560.000 OPERATIONS				
591-560.000-702.000	SALARY & WAGES	125,000	25,000	150,000
591-560.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	70,000	12,000	82,000
591-560.000-940.000	EQUIPMENT RENTAL	15,000	3,000	18,000
591-560.000-980.000	CAPITAL OUTLAY	210,000	8,000	218,000
Total Dept 560.000 - OPERATIONS		440,000	48,000	488,000

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Department: 561.000 WATER SOURCE				
591-561.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	60,000	10,000	70,000
591-561.000-740.000	OPERATING SUPPLIES	80,000	(30,000)	50,000
591-561.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	300,000	(20,000)	280,000
Total Dept 561.000 - WATER SOURCE		638,500	(40,000)	598,500
Department: 564.000 MAINTENANCE				
591-564.000-707.000	CENTRAL GARAGE ALLOCATION	90,000	(10,000)	80,000
591-564.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	72,500	(10,000)	62,500
591-564.000-940.000	EQUIPMENT RENTAL	50,000	(10,000)	40,000
Total Dept 564.000 - MAINTENANCE		227,500	(30,000)	197,500
Expenditures		2,756,017	289,000	3,045,017
Fund 591 - WATER DEPT.:				
TOTAL REVENUES		3,407,500		3,463,000
TOTAL EXPENDITURES		2,756,017		3,045,017
NET OF REVENUES & EXPENDITURES:		651,483		417,983
BEG. FUND BALANCE		12,891,237		12,891,237
END FUND BALANCE		13,542,720		13,309,220
Fund: 598 IONIA REGIONAL UTILITIES AUTHORITY				
Account Category: Revenues				
598-000.000-688.000	OTHER REVENUE	50,000	15,000	65,000
Revenues		2,228,000	15,000	2,243,000
Account Category: Expenditures				
Department: 558.000 ADMINISTRATIVE				
598-558.000-702.000	SALARY & WAGES	87,000	4,000	91,000
598-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	73,000	15,000	88,000
598-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	200,000	87,000	287,000
598-558.000-920.000	PUBLIC UTILITIES	175,000	10,000	185,000
598-558.000-980.000	CAPITAL OUTLAY	385,000	415,000	800,000
Total Dept 558.000 - ADMINISTRATIVE		1,272,000	531,000	1,803,000
Department: 563.000 TREATMENT PLANT				
598-563.000-702.000	SALARY & WAGES	240,000	(20,000)	220,000
598-563.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	165,000	(7,000)	158,000
598-563.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	100,000	(90,000)	10,000
Total Dept 563.000 - TREATMENT PLANT		828,000	(117,000)	711,000
Expenditures		2,228,000	414,000	2,642,000
Fund 598 - IONIA REGIONAL UTILITIES AUTHORITY:				
TOTAL REVENUES		2,228,000		2,243,000
TOTAL EXPENDITURES		2,228,000		2,642,000
NET OF REVENUES & EXPENDITURES:		-		(399,000)
BEG. FUND BALANCE		9,616,538		9,616,538
END FUND BALANCE		9,616,538		9,217,538

		25-26 Amended Budget	Proposed Amendment #3	Proposed Budget After Amendment
Fund: 661 CENTRAL GARAGE				
Account Category: Revenues				
661-000.000-626.000	CHARGE FOR SERVICES	45,000	(29,000)	16,000
661-000.000-662.000	EQUIPMENT RENTAL CHARGES	445,000	75,000	520,000
661-000.000-695.000	SALE OF PROPERTY	10,000	27,000	37,000
Revenues		512,000	73,000	585,000
Account Category: Expenditures				
Department: 441.000 ADMINISTRATION				
661-441.000-980.000	CAPITAL OUTLAY	145,000	(95,000)	50,000
Total Dept 441.000 - ADMINISTRATION		209,500	(95,000)	114,500
Expenditures		563,000	(95,000)	468,000
Fund 661 - CENTRAL GARAGE:				
TOTAL REVENUES		512,000		585,000
TOTAL EXPENDITURES		563,000		468,000
NET OF REVENUES & EXPENDITURES:		(51,000)		117,000
BEG. FUND BALANCE		1,095,505		1,095,505
END FUND BALANCE		1,044,505		1,212,505

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.4

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Armory Community Center - Carpet Replacement Project

Background:

Carpet located on the second floor of the Armory Community Center building, home to the City's Recreation Department, is over thirty years old and in poor condition. Its replacement was included in the FY2026-2031 Capital Improvement Program and the current FY2025-2026 operating budget at an estimated cost of $20,800. Recently, bids were solicited for this project and yielded the following results:

Bidder	Location	Bid Amount
Schmidt Builders	Wayland	$22,348.65
Wright Way Carpet	Ionia	Declined to bid
Millard's	Stanton	$12,771.88

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to award the low bid of $12,771.88 by Millard's Furniture & Appliances of Stanton, Michigan to replace the carpeting at the Armory Community Center building. Funds have been budgeted and are available for this project in 239-545.000-801.000.

Motion By: **Seconded By:**

Roll Call Vote:

Lee	___	Winters	___
Cook	___	Patrick	___
Millard	___	Waterman	___
Starr	___	Cowling	___

Milewski ___

MILLARD'S FURNITURE & APPLIANCE

Commercial Flooring Proposal

Customer: City of Ionia
Project: Ionia Armory
Phone: 989-831-8326

Products

Aladdin CityScope Carpet Tile (1,965 SF @ $2.29) $4,499.85
Mohawk M700 Carpet Tile Adhesive $160.00
Aladdin Intuitive Collection Broadloom Carpet (514 SF) $1,793.86
Broadloom Adhesive $160.00
Aluminum Stair Nosings $384.00
Flat Metal Transitions $11.25
Mapei Planipatch / Floor Preparation Materials $676.14
Subfloor Repair Material $20.00

Product Total $7,705.10

Labor

Carpet Tile Installation $1,866.75
Carpet Tile Demolition $545.83
Disposal $109.17
Floor Preparation $483.30
Furniture & Appliance Moving $585.00
Stair Carpet Installation $441.06
Lower Stair / Nosing Labor $300.00
Upper Stair / Nosing Labor $400.00
Stair Demolition $305.67
Subfloor Repair Labor $30.00

Labor Total $5,066.78

Total Project Investment

$12,771.88

City of Ionia is tax exempt. Product pricing reflects all materials required for project completion. Colors to be finalized prior to ordering.

BID

SCHMIDT BUILDERS

Project Address:

439 West Main Street Ionia, MI - 48846

Client Name:

Ionia Rec Center

Date: 05/27/2026

Description	Amount
PG1 CARPET Tiles / PG1 CARPET Glue Down Carpet Installation Removal and Haul Away of Carpet Dumpster rental Boxed Stair Carpet Install 12 ft rubber stairnose / Rubber Stairnose 4 Gallon Adhesive Glue / Glue4gallon PG1 CARPET / PG1 CARPET Soft Surface Freight Basic Subfloor Prep	$22,348.65
Total: Tax Included	$22,348.65

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Schmidt Builders is authorized to perform the work as outlined in this proposal.

Signature: _____ Date: _____

Warranty & Insurance Information

Warranty: We warranty installation for one year. All product warranties from manufacturer will be passed along to the customer. Insurance: We carry a $1,000,000 Liability Policy and Worker's Compensation. Please Note: Except for any unforeseen subfloor, plumbing, electrical, and/or structural issues, the price below is the price you will pay. In the case of unforeseen conditions, we will stop work and discuss the options with you prior to progressing. In this situation, there may be additional costs to complete the job properly.

Schmidt Builders
Residential & Commercial Building

(616) 260 - 2911 Schmidtbuilders3@gmail.com Eric Schmidt License # 262400187

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.5

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Update Policy 2-001 - City Lawn Care and Park Property Maintenance

Background:

Following recent flooding by the Grand River at the City's Riverside Park and Grand River Boat Launch, soft soils persisted, which led to rutting and turf damage caused by public use. We would like to avoid this kind of preventable damage in the future by temporarily closing parks and public areas until they are suitable for safe public use.

Chapter 1062 - Parks and City Cemeteries of the City of Ionia's Codified Ordinances, Section 1062.08 General Regulations, subsection (i) Additional Rules states, "The City Manager is hereby empowered to make such additional rules and regulations, subject to the approval of the City Council, pertaining to the conduct and use of parks and public grounds, as are necessary to administer the same and to protect public property and the safety, health, morals, and welfare of the public, and no person shall fail to comply with such rules and regulations." Consistent with this subsection, an amendment is proposed to the General City Policy manual, specifically to Section 2 - Department of Public Works, Policy 2-001 - City Lawn Care and Park Property Maintenance, shown as attached. A new provision has been added to the end of the policy, which would provide for temporary closure of parks or other city property, as needed to protect it from damage. A few other amendments were also added to the draft amendment to further define responsibilities for parks and public property maintenance activities.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve amendments as presented to General City Policy 2-001 - City Lawn Care and Park Property Maintenance.

Motion By: **Seconded By:**

Roll Call Vote:

Lee	___	Winters	___
Cook	___	Patrick	___
Millard	___	Waterman	___
Starr	___	Cowling	___
		Milewski	___

City Lawn Care and Park Property Maintenance

I. PURPOSE

The purpose of this policy is to provide guidance and direction for maintaining public property owned by the City, including parks, cemeteries, roadside rights-of-way, and municipal facilities, such as wellfield areas.

II. SCOPE

This work will be performed by personnel from the ~~Department of~~ Public Works Department, unless otherwise specified.

III. POLICY

It shall be the policy of the City to keep all City-owned lawns, flower beds, and other landscaped areas weeded, trimmed, mulched, and mowed as necessary.

A. To perform this work, City crews ~~shall~~ may consist of full-time city employees assigned riding ~~zero-clearance~~ mowers as well as ~~summer~~ seasonal employees ~~(youth)~~. The crews shall also:

1. Mow the ISD Softball Complex located on Harwood Road as needed to maintain playing conditions.

~~B.~~2. Mow all City-owned parks, lots and public rights-of-way.

3. ~~City crews shall also be responsible for~~ Perform fall clean-up of all ~~publicly owned~~ City-owned property. Fall clean-up activities shall include removal of leaves and fallen brush.

~~C.~~4. Winterize all City-owned parks with plumbing features (i.e., restrooms and drinking fountains) and irrigation systems.

~~D.~~B. City employees from the Recreation Department will ~~Inspection of~~inspect park playground equipment~~. At least once each week,~~ at least four times annually between the months of March and November. ~~a~~All park equipment ~~will be inspected and a log filed by staff from the Department of Parks and Recreation.~~inspections will be documented and logged. Repairs ~~shall~~ will be directed to the Department of Public Works~~,~~ for completion within seven (7) days of notification. In the case of dangerous situations, equipment ~~shall have a red "no~~

~~use" tag secured~~ will be red-tagged or disabled from use and/or removed until repair or replacement can be completed. Equipment that cannot be repaired or replaced will be permanently removed. ~~to the structure and a date/time noted on the repair log.~~

~~E.~~ C. The City shall seal and check all picnic tables and other wood items on a yearly basis. ~~Such work shall be done in the winter months with all tables inventoried at all sites.~~

D. In the event of flooding or other conditions that render a park or city property unsuitable for public use, the City Manager or his/her designee will have the authority to temporarily close the park or property from public use to protect it from further damage. The park or city property will be reopened once normal conditions are restored.

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.6

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: MERS Service Credit Purchase Moratorium

Background:

Over the years, City Council has received requests from employees from time to time to purchase MERS service credit. Under the MERS pension program rules, an employee can purchase up to five years, if approved by the governing body (in this case, Ionia City Council). We have no formal policy regarding MERS service credit purchases and have approved several over the past five years on a case-by-case basis.

Given the current staffing concerns we face regarding employee recruitment and retention, it is suggested City Council consider an indefinite moratorium be placed on any further service credit purchases, applicable to all City departments. Note that the option to purchase MERS service credit is only available to employees with MERS defined benefits (DB) plans, which were in place before all DB plans were sunset in favor of the MERS hybrid plan.

Requested Action / Motion:

It is requested the Ionia City Council consider a motion to enact an immediate, indefinite moratorium regarding employee requests to purchase MERS service credits.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.7

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Resolution 2026-16 Rural Heritage Partnership Grant Program

Background:

The City of Ionia is seeking grant funding to assist with replacement of a portion of the roof system at the historic Ionia Theatre. The project involves replacement of the main roof over House One, which consists of approximately 14,000 square feet of rubber membrane roofing originally installed in the late 1980s. Due to the age and condition of the existing roof system, replacement is necessary to protect the building from water infiltration and continued deterioration. The project is identified in the City's Fiscal Year 2026-2027 Capital Improvement Plan (CIP), which estimates the total project cost at approximately $150,000.

The City is applying for $100,000 in grant funding through the Rural Heritage Partnership Grant Program administered by the Michigan State Historic Preservation Office (SHPO). The grant program requires a minimum 15% cash match. The Ad-Hoc Ionia Theatre Committee has recommended application to this grant program and further recommends additional fundraising to satisfy the local cash match requirement.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve Resolution 2026-16, a resolution to support the Michigan SHPO Rural Heritage Partnership Grant Application for the Ionia Theatre Roof Replacement Project and authorize submission of the application.

Motion By: **Seconded By:**

Roll Call Vote:

Lee	___	Winters	___
Cook	___	Patrick	___
Millard	___	Waterman	___
Starr	___	Cowling	___
		Milewski	___

CITY OF IONIA
CITY COUNCIL
COUNTY OF IONIA, MICHIGAN

A RESOLUTION OF SUPPORT FOR THE MICHIGAN STATE HISTORIC PRESERVATION OFFICE RURAL HERITAGE PARTNERSHIP GRANT APPLICATION FOR THE IONIA THEATRE ROOF REPLACEMENT PROJECT

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 3rd day of June, 2026, at 6:30 p.m., there were:

PRESENT:
ABSENT:

The following resolution was offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, the City of Ionia owns and operates the historic Ionia Theatre, an important historic, cultural, and community asset serving residents and visitors of the community since 1931; and

WHEREAS, the City seeks to preserve and maintain the historic integrity and continued operation of the Ionia Theatre through necessary capital improvements and ongoing investment; and

WHEREAS, the City intends to apply for funding through the Michigan State Historic Preservation Office Rural Heritage Partnership Grant Program to assist with replacement of a portion of the Theatre's roof system; and

WHEREAS, the proposed project includes replacement of the main roof over House One, consisting of approximately 14,000 square feet of rubber membrane roofing originally installed in the late 1980s and now in need of replacement to protect the structure from water infiltration and further deterioration; and

WHEREAS, the City's adopted Capital Improvement Plan for Fiscal Year 2026-2027 identifies the project and estimates the total project cost at approximately One Hundred Fifty Thousand Dollars ($150,000); and

WHEREAS, the City is requesting grant funding in the amount of One Hundred Thousand Dollars ($100,000) and acknowledges the requirement to provide a minimum fifteen percent (15%) cash match toward the project costs; and

WHEREAS, the City Council supports the submission of the grant application and recognizes the public benefit of preserving the historic Ionia Theatre for future generations.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council of the City of Ionia hereby authorizes and supports submission of an application to the Michigan State Historic Preservation Office Rural Heritage Partnership Grant Program for the Ionia Theatre Roof Replacement Project.

2. The City Council commits to providing the required minimum fifteen percent (15%) cash match for the project and acknowledges that additional local funding may be required to complete the project based upon final bids and project costs.
3. The City Manager, or designee, is authorized to prepare and submit all grant application materials and execute all documents necessary to carry out the intent of this Resolution, subject to applicable City policies and approvals.
4. The City Council affirms that the project is included in the City's Capital Improvement Plan for Fiscal Year 2026-2027 and is consistent with the City's ongoing commitment to historic preservation and community investment.

Upon a call of the roll, the vote was as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

RESOLUTION 2026-16 DECLARED ADOPTED.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on June 3, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

_____

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VIII.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: June 3, 2026

RE: Various Boards and Commissions Appointments

Background:

Per Section 2.03 Mayor of the City Charter of the City of Ionia, it is the duty of the mayor to appoint, with the advice and consent of the City Council, the members of citizen advisory boards and commissions. The following individuals have been recommended by Mayor John Milewski to continue or begin service on the following boards and commissions, subject to council approval:

Brownfield Redevelopment Authority (BRA) – (3-year term)
Ted Paton – Term through 6/30/29 (renewal)

Ionia Community Library Board– (4-year term)
Isaac Magley – Term through 6/30/30 (see attached application)

Local Development Finance Authority (LDFA) – (4-year term)
Beth Milewski – Unexpired term through 6/30/27 (see attached application)

Requested Action / Motion:

It is requested the Ionia City Council consider appointing the previously listed individuals to serve on the various City of Ionia boards and commissions for the terms indicated.

Motion By: **Seconded By:**

Roll Call Vote:				
	Lee	___	Winters	___
	Cook	___	Patrick	___
	Millard	___	Waterman	___
	Starr	___	Cowling	___
		Milewski ___		

CITY OF IONIA

Questions? Contact the Ionia City Manager
(616) 527-4170 | pgarland@ci.ionia.mi.us

Boards and Commissions Application

Applicant Information

Name: Beth Milewski

Address: 229 Lafayette St.

City, State, Zip: Ionia, MI 48846

Years of City Residence: 6

Phone: 989-383-0086

Email: bmilewski74@gmail.com

Experience

Vocation: Dental Hygiene

Employer: Ionia Family Dentistry

Educational Background: B.S.-Dental Hygiene, M.A.-Career and Technical Education

Professional and Work Experience: 10 years professional experience in Career and Technical Education at the Ionia County Career Center. Previous Treasurer of the Michigan Dental Hygienists' Association.

Community Activity: Ionia Community Library Foundation Treasurer, Ionia High School Band Boosters Trustee

Meander on Main Charity Pub Crawl-Principal Founder

Board and Commission Selection

Check all boxes of the boards and commissions you wish to serve:

- ☐ Board of Review
- ☐ Brownfield Redevelopment Authority (BRA)
- ☐ Downtown Development Authority (DDA)
- ☐ Ionia Community Library Board of Trustees
- ☐ Ionia Regional Utilities Authority (IRUA)
- ☐ Local Officers Compensation Commission (LOCC)
- ☐ Planning Commission
- ☐ Board of Zoning Appeals (ZBA)
- ☐ Development Area Citizens Council (DACC)
- ☐ Income Tax Board
- ☐ Ionia Housing Commission
- ☐ Housing Board of Appeals
- ☐ Parks and Recreation Commission
- ☑ Other: Local Development Finance Authority

Have you ever served on a board, committee, or held public office before? Yes / No

Do you foresee any conflicts of interest while serving in this position? Yes / No

Are you a registered voter in the City of Ionia? Yes / No

Reason(s) You Wish to Serve: To provide unique perspective (through CTE experience) in respect to unemployment, underemployment, and joblessness and the impact of growth upon the authority district.

Signature: Beth Milewski

Date: May 18, 2026

CITY OF IONIA

Questions? Contact the Ionia City Manager
(616) 527-4170 | pgarland@ci.ionia.mi.us

Boards and Commissions Application

Applicant Information

Name: Isaac Magley Address: 638 Bagley St

City, State, Zip: Ionia MI 48846 Years of City Residence: 29

Phone: 517-507-1259 Email: imagley@glcc.edu

Experience

Vocation: operations manager Employer: Home Pro Roofing

Educational Background: Bachelors - Youth ministry / Theology degree

Professional and Work Experience: Higher Education / Admissions Counseling / youth ministries

Community Activity: Ionia theater Volunteer

Board and Commission Selection

Check all boxes of the boards and commissions you wish to serve:

- ☐ Board of Review
- ☐ Brownfield Redevelopment Authority (BRA)
- ☐ Downtown Development Authority (DDA)
- ☒ Ionia Community Library Board of Trustees
- ☐ Ionia Regional Utilities Authority (IRUA)
- ☐ Local Officers Compensation Commission (LOCC)
- ☐ Planning Commission
- ☐ Board of Zoning Appeals (ZBA)
- ☐ Development Area Citizens Council (DACC)
- ☐ Income Tax Board
- ☐ Ionia Housing Commission
- ☐ Housing Board of Appeals
- ☐ Parks and Recreation Commission
- ☐ Other: _____

Have you ever served on a board, committee, or held public office before? Yes (No)

Do you foresee any conflicts of interest while serving in this position? Yes (No)

Are you a registered voter in the City of Ionia? (Yes) No

Reason(s) You Wish to Serve: I would like to give back to the community that helped shape me.

Signature: [signature] Date: 5/29/26



CITY OF IONIA

Minutes of Boards & Commissions

Monthly Department Reports

May 2026

CITY OF IONIA

DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, April 15, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson Krueger called the meeting of the Ionia Downtown Development Authority to order at 8:00 AM.

II. ROLL CALL OF MEMBERS

Roll call revealed a Quorum with Board Members Taryn Altobelli, John Krueger, Mark Ludema, Dustin Sommer, Benjamin Weller, Ryan Wilson present. Board Members Precia Garland, Tricia Meyers, Zachary Sheehan were absent.

III. PUBLIC COMMENTS

The Ionia Area Chamber of Commerce Director provided an update on upcoming Chamber events and member engagement activities. Highlights included promotion of the upcoming Mega Mixer partnership event scheduled for May 7, which will bring together local businesses and community organizations for networking and collaboration opportunities.

IV. CONSENT AGENDA

(IV.1.) To approve the April 15, 2026 meeting agenda.
With no changes or additions, Board Member Ludema made a motion, seconded by Board Member Sommer, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from March 18, 2026 meeting.
Board Member Wilson made a motion, seconded by Board Member Ludema, to approve the meeting minutes of March 18, 2026 as presented.

MOTION CARRIED BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Accounts Payables for the DDA: February 26, 2026 – March 25, 2026 in

the amount of $8,002.33.

To accept the Accounts Payables for the Theatre: February 26, 2026 – March 25, 2026 in the amount of $10,977.50.
Board Member Weller made a motion, seconded by Board Member Wilson, to accept the financials as presented.

MOTION BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

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

Director Rice provided updates on economic development activities, noting adoption of the Tax Increment Financing (TIF) plan by City Council following the public hearing process. Staff also reported progress on the Match on Main application, ongoing infrastructure improvements supporting redevelopment projects, continued advancement of the Depot Street Development project, and a ribbon cutting held for Little Learners Preschool. Downtown street concrete milling and filling projects were also noted as efforts to improve safety and aesthetics.

Updates were provided on special events and community programming, including participation in the Ionia County Economic Alliance County Outlook event, continued coordination with community event organizers, collaboration with the Ionia Theatre on programming and promotions, planning efforts for "Pickin' Through Ionia" in partnership with the Ionia Area Chamber of Commerce, and initial collaboration efforts on a documentary project highlighting J.L. Hudson's Ionia roots.

VIII. THEATRE REPORT

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

The Ionia Theatre reported continued community programming and upcoming special events, rentals, and film offerings. Staff also noted an unanticipated server issue at one theatre station that impacted one movie showing during the month, with efforts made to minimize patron disruption. It was suggested to research a backup Tile or Square to assist with any future hiccups.

IX. BOARD DECISIONS AND ACTION ITEMS

No action items were on the agenda for April 2026.

X. DISCUSSION ITEMS

(X.1.) DDA Marketing Update
The Downtown Development Authority provided a marketing update highlighting the draft Downtown Events Guide, Free Fair merchant participation opportunities, ongoing Ionia Freak Fair planning efforts, promotion of the upcoming Uncle Sam Jam and fireworks event, and the May 7 Mega Mixer partnership networking event.

XI. OTHER

The City's Dump Your Junk Day was noted to take place on April 18 for City residents from 8am to noon. It was also mentioned that PFCU will have a shred truck available on-site for community and business shredding needs.

XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:43 am.

Respectfully Submitted,

Cassie Rice, Recording Secretary
for Taryn Altobelli, Secretary

CITY OF IONIA

PLANNING COMMISSION
SPECIAL MEETING MINUTES
4:30 PM, Wednesday, April 29, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the special meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Ryan Gregory, Tim Lee, and Judy Swartz present. Commissioners Michael Donaldson, Keturah Kelley, and Jason Perry were absent.

Staff Present: Precia Garland, City Manager; Jonathan Bowman, Assistant City Manager; Toby Hayes, Planning Consultant.

Members of the Public Present: Mike West, Allen Edwin Homes; Aaron Besmer, Allen Edwin Homes; Kathy VanSyckle (919 W. Main St.); Carol Campbell (151 Foxtail Dr.); Marta Glass (1933 Aspen Valley Ln.); Rodney & Carolyn Fox (214 Katherine Ct.); Glenn Joy (185 Katherine Ct.); Dale Kramer (9271 State Rd.); Tyler Vanhouten (1850 Herrity Ln.); Bruce Sibert (234 Reimer Dr.); Karen Erskine (181 Reimer Dr.); David Bosley (2217 Westover Dr.); Kurtis & Katelynn Bray (161 Foxtail Dr.); Terry & Kittie Goucher (2177 Westover Dr.); Kenny Livingston (200 Holiday Dr.); Merita Hart (1966 Aspen Valley Ln.); Karen Miller (2259 Westover Dr.); Bill Vaarberg, Berlin Township Trustee.

III. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Lee made a motion, seconded by Planning Commissioner Gregory, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

IV. PUBLIC COMMENTS

None.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Public Hearing to receive comments on Ordinance No. 604 to amend Chapter 1292: Austin Pines Planned Unit Development District Assistant City Manager Bowman provided a brief historical background on the Austin Pines Planned Unit Development District and introduced the new development. Bowman gave an overview of the City's approval process, including details

on the Brownfield Redevelopment Authority's (BRA) review of an Act 381 Workplan connected to the development. He explained that the possible affordability component would be addressed by the BRA and City Council, but he described that the rental rates being considered are 120% Area Median Income (AMI). Bowman indicated that in 2025, the state's capped rental rate for 120% AMI in Ionia County was $2,599 for a 3-bedroom home.

Land Planning Manager Mike West from Allen Edwin Homes presented the site plan and development proposal to Planning Commission. He explained the anticipated phasing and construction timeline.

Planning Consultant Toby Hayes reviewed a few of the key zoning provisions impacted by the development.

Chairperson Bailey opened the public hearing for comments on Ordinance No. 604 and the Austin Pines West Development Plan at 4:48 PM.

Notices were provided to all properties within 300 feet of the proposed development and many property owners attended the meeting, as indicated in the roll call attendance. A technical issue occurred with the meeting recording, so the robust number of comments have been summarized to the best of staff's abilities below:

The number one concern brought forth to the Commission was additional traffic that the development would cause to Foxtail and Reimer Drive. Additional concerns included driveway size, parking requirements, deterioration of Foxtail Drive, construction traffic, street parking, size of roads, number of units in condominium association, low-income housing, number of rentals, stormwater drainage, increases to property taxes, separation between Berlin Township and City of Ionia boundaries, and overall density. Many of the concerns mentioned were brought up numerous times.

In addition to the in-person public comments, a letter was submitted on behalf of Brandon Miller (4651 Richard Street, Holt, MI) and Ryan Miller (2259 Westover Drive). The letter referenced growing up in the area and appreciating the peaceful environment as well as concerns about the disruption of wildlife, increased traffic, higher property taxes, and Allen Edwin's reputation for poor quality construction. The letter advised against promoting future housing developments that will have negative impacts on Westover Drive and nearby areas.

Chairperson Bailey closed the public hearing at 5:29 PM.

The Planning Commission discussed the project and asked several questions related to traffic, access to the development, and ways to mitigate these concerns.

Mike West referenced the traffic study's results that indicated the development did not require additional access points.

City Manager Garland spoke to the adjacent Deerfield and Riverside property and its potential future development. She highlighted that future planning anticipates a connection from Austin Pines West through the Deerfield and Riverside property, allowing access to Hardwood Road and Riverside Drive when the State Land Bank facilitates the development of this property.

Bowman added that the results were sent to the Michigan Department of Transportation (MDOT) for review as the impacted intersection is M-66. He noted that MDOT has jurisdiction over M-66

and did not have major concerns with the intersection besides extending the width to create a designated left turn lane. Bowman also noted that the existing Foxtail Drive is not wide enough for parking on both sides of the street. He clarified that the small extension to Foxtail would be the same width. However, all other public streets would be designed to the City's municipal standards, allowing space for parking on both sides of the street. Bowman mentioned that possible new signage could be posted to indicate that parking is only permitted on one side of the street. The numerous staff recommended conditions were highlighted for the Commission along with the development standards found in Chapter 1266 and 1276.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Bailey, to recommend that City Council conditionally approve the Planned Unit Development (PUD) amended Development Plan and final site plan for Austin Pines West, which includes 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01. This decision was based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the PUD Development Requirements of Chapter 1266 of the Code of Ordinances, as detailed and discussed above, subject to the approval by staff of the conditions listed below.

1. The PUD will consist of 96 dwelling units on 26.33 acres (3.65 dwelling units/acre) in the form of 84 Single-family detached homes and 12 three-unit attached single-family building (triplexes).
2. Detached single-family lots shall be no less than 3,610 square feet in area and no less than 33 feet wide.
3. Detached single-family lots shall have front and rear yard setbacks of 20 feet and shall have a 5-foot minimum side yard setback with both side yard setbacks totaling 11 feet.
4. Detached single-family lots shall have a lot coverage of no more than 45%.
5. Detached single-family site condominiums shall not be greater than 35 feet in height.
6. Attached unit buildings shall have front and rear yard setbacks of 20 feet and shall have 15-foot setbacks for the perimeter of the attached unit development area.
7. Attached unit buildings shall have a lot coverage of no more than 45%.
8. Attached unit buildings shall not be greater than 35 feet in height.
9. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
10. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia. Final site plan approval and permits will be conditioned upon obtaining necessary permits from relevant agencies.
11. Internal streets will be designed to the City of Ionia engineering standards, subject to review and approval by the City Engineer.
12. Compliance with the lighting standards in Section 1286.03 is required.
13. All future signs must be in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.
14. SESC permits will be obtained from the Ionia County Drain Commissioner.
15. The Ionia County Drain Commission approves the plan as presented; otherwise, the applicant will be required to make the appropriate alterations to the approved plan. An approval letter from the Ionia County Drain Commission shall be provided to the City of Ionia before construction commences.
16. The Ionia Department of Public Safety approves the plan as presented and is satisfied that emergency vehicles and personnel will be able to safely enter and exit the development.
17. The Ionia Department of Public Works and Department of Public Utilities approve the plan

as presented and confirm that the rights of way, public roads, street lighting, sidewalks, street landscaping, water and sewer utilities, and stormwater facilities comply with all City standards.

18. Open space areas must be in perpetuity and maintained in a natural state and free of future development. The dedicated open space document shall be recorded with the Ionia County Register of Deeds, and the City shall be provided with a recorded copy.
19. A tree list shall be submitted and approved by City staff with a variety of trees to be used as street trees.
20. As noted by MDOT, the City requires the developer to widen the Foxtail Drive approach as shown on sheet 5 of GEO-650-D rather than re-striping for turn lanes.
21. Reimer Drive will not be used for construction traffic and will be gated for emergency vehicle use following construction.
22. Allen Edwin Homes must reasonably attempt to work with the State Land Bank for temporary use of their adjacent property to the west for construction traffic and staging.

MOTION CARRIED BY VOICE VOTE.

(V.2.) Public Hearing to receive comments on the Preliminary Austin Pines West Site Condominium Project Plan and Final Site Plan Review Assistant City Manager Bowman explained that this agenda item is for the same plans previously discussed for the last agenda item. However, in addition to the ordinance amendment and Planned Unit Development Plan, the project includes a site condominium and traditional condominium. He noted that the City Attorney's Office had reviewed all submitted materials related to condominiums such as the Master Deeds, Condominium Association Bylaws, and Restrictive Covenants. Minor changes were passed along to Allen Edwin Homes for review.

The applicable city codes and state laws were reviewed by the Planning Commission in the provided memorandum from Planning Consultant Williams & Works. These included the City of Ionia's Chapter 1272 and 1232, Section 1224.02, and the Michigan Condominium Act.

Chairperson Bailey opened the public hearing for comments on the Preliminary Austin Pines West Site Condominium Project Plan and Final Site Plan Review at 5:44 PM.

Notices were provided to all properties within 300 feet of the proposed development and many property owners attended the meeting, as indicated in the roll call attendance. A technical issue occurred with the meeting recording, so the comments have been summarized to the best of staff's abilities below:

A couple members of the public provided comments related to street traffic and congestion. One person noted the garages from Allen Edwin being too small for vehicles, causing an increase in street parking. Another comment was made regarding the challenges of small condominium associations managing their common assets and requesting consideration for one larger association instead of two separate associations.

Chairperson Bailey closed the public hearing at 5:49 PM.

Bowman and Garland shared their contact information with the members of the public in attendance and encouraged anyone with questions to reach out to City staff.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Swartz, to

approve the preliminary site condominium plan and recommend that City Council conditionally approve the final site condominium project plan and traditional condominium for Austin Pines West, which includes 96 housing units located on parcel 34-201-025-000-001-01 and a portion of parcel 34-201-036-000-001-01. This decision was based on the findings that the proposed use and plan comply with the Site Condominium Standards of Chapter 1272, the Preliminary Plat Requirements of Section 1224.02, Chapter 1232 – Improvements of the Code of Ordinances, and the submittal requirements of the Michigan Condominium Act: Section 66 of Act 59 of 1978, as detailed and discussed above, subject to the approval by staff of the conditions listed below.

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request.
3. All condominium document drafts must be submitted and approved by the City Attorney and approved by the City Council. Once the documents are properly recorded, the City shall be provided with a recorded copy.
4. All easements shall be granted to the City of Ionia and approved by the City Attorney and all other applicable approving authorities representing the City.
5. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.

MOTION CARRIED BY VOICE VOTE.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. COMMISSIONER COMMENTS

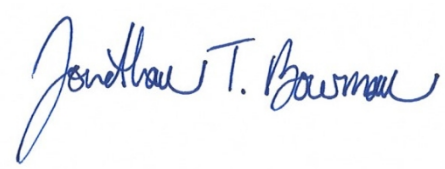
Judy Swartz: (1) Noted the need for additional housing in the community; (2) Thanked all the members of the public for attending the meeting.
Tim Lee: (1) Thanked the public for attending; (2) Invited anyone interested in making further comments to attend the upcoming May 6 and June 3 City Council meetings; (3) Recommended contacting City staff to anyone with additional questions on the proposed housing development.

IX. ADJOURNMENT

Planning Commissioner Swartz made a motion, seconded by Planning Commissioner Gregory, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:59 PM.

Respectfully Submitted,



Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary

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

CITY OF IONIA

PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, May 13, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

Assistant City Manager Bowman announced that Commissioner Jason Perry had submitted a letter of resignation.

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Michael Donaldson, Keturah Kelley, and Tim Lee present. Commissioners Ryan Gregory and Judy Swartz were absent.

III. APPROVAL OF AGENDA

With no changes or additions, Planning Commissioner Lee made a motion, seconded by Planning Commissioner Donaldson, to approve the agenda as presented.
MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) April 1, 2026 – Rescheduled Meeting

(IV.2.) April 29, 2026 - Special Meeting

Minutes from the rescheduled meeting of April 1 and special meeting of April 29, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Lee, to approve the April 1 and April 29, 2026, meeting minutes as presented.
MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Ordinance Amendment - Chapter 1286: Miscellaneous Regulations
Assistant City Manager Bowman introduced an ordinance amendment to Chapter 1286: Miscellaneous Regulations. He explained that the amendment would clarify regulations for Portable Storage Units and Shipping Containers, Camping and Recreational Vehicles, Fencing, and Pools. He highlighted that some of the changes were focused on removing areas of the Code that were handled by other agencies.

Planning Commissioners held a discussion about the proposed changes, asking questions about how certain items would be administered. The Commission primarily discussed the proposed camping section and reached consensus that the changes were acceptable as presented.

Commissioner Lee requested a review of dumpster regulations on residential properties. Commissioner Kelley noted that a potential registration process could track the use of dumpsters without requiring another permit.

Chairperson Bailey made a motion, seconded by Planning Commissioner Kelley, to schedule a public hearing for the next Planning Commission meeting at Ionia City Hall on Wednesday, June 10 at 4:30 PM.
MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

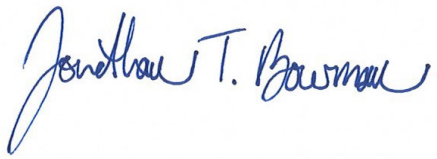
Mike Donaldson: Discussed the procedures for public comments and the need to educate members of the public on how to properly utilize staff and the comment period to answer their questions and submit feedback.
Assistant City Manager Bowman: Mentioned changes to notices being sent for public hearing to provide clarification on the public comment procedures.
Logan Bailey: Expressed appreciation to City staff and the Mayor for their efforts to engage the public over the past few years.
Tim Lee: Indicated the importance of the Commission listening to feedback from the public and addressing their concerns after the comment period through the Commission's deliberation.

X. ADJOURNMENT

Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Kelley, to adjourn.
MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:23 PM.

Respectfully Submitted,



Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary

CITY OF IONIA
Ad-Hoc Ionia Theatre Committee
May 26, 2026
Regular Meeting Minutes

CALL TO ORDER
Mayor John Milewski called the meeting of the Ad-Hoc Ionia Theatre Committee for May 26, 2026 to order at 5:05 PM.

ROLL CALL
Present: Jim Killion, Karlee Bailey, Mayor John Milewski, Tom Millard, Cassie Rice, Jonathan Bowman, and Precia Garland
Absent: Ashley Brownell, Mike Clark, Janet Balice, and Rich Starr

APPROVAL OF AGENDA
It was moved by Millard and seconded by Bailey to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES
It was moved by Killian and seconded by Millard to approve the agenda as presented. MOTION CARRIED.

PUBLIC COMMENTS
None.

FINANCIAL REPORT – Garland presented the Ionia Theatre Fund Financial Report for the FY25-26 through April 30, 2026. Garland noted that revenues totaling $156,510 had been received to date and expenditures totaling $212,055 had been incurred to date, for an operating gap of $55,545. Now 83% through the budget year, both actual revenues and expenditures are less than what was budgeted. Cassie noted that not yet showing on the report is a recent $3,000 donation from a former employee Also not yet showing on this report are net revenues from the Caitlin Cusack Fundraiser Concert, which was estimated to have generated over $3,000 in net profit. A motion to accept the report as presented was made by Milewski, seconded by Millard. MOTION CARRIED.

DISCUSSION & ACTION ITEMS

1. Caitlin Cusack Fundraiser Concert Recap – In addition to generating over $3,000 in net proceeds for the theatre, committee members noted the "positive buzz" the concert generated in the community. Millard noted it was a great show that benefitted from a lot of teamwork to make it happen. Killion made suggestions regarding future lighting and sound for live shows.
2. Comedy Show – After the successful comedy show in April, there is strong desire to reschedule future shows. To avoid conflict with other community events, the next show is targeted for September, following the Ionia Free Fair in July and the Billy Strings concert in August.

3. Theatre Merch – The online Ionia Theatre merch shop has been established and so far, 23 items have been sold. May 28, 2026 is the cut-off for this first run of merchandise.
4. 2026 Theatre Calendar – Rice detailed several upcoming live events, including another theatre benefit concert on June 5, a benefit concert planned for the Ionia County Veterans Office in July, the Elvis/Jake Slater concert in August and numerous other scheduled and potential events. She will be preparing a proposal to the Ionia Community Theater group to partner regarding a Haunted Theatre event this Halloween.

GOOD OF THE ORDER/COMMITTEE MEMBER COMMENTS – Rice mentioned an upcoming grant opportunity through the Rural Heritage Partnership Grant Program. Grants between $30,000 - $100,000 can be requested and require only a 15% cash match. A local grant writer has reached out, offering her services at no charge and would only receive compensation for administrative services if the grant was awarded. The grant deadline is June 8. It was noted the theatre's main roof has been included in the city's Capital Improvement Plan for several years and is expected to cost approximately $100,000 to replace. If the grant was approved, the local 15% cash match would require fundraising. A motion was made by Millard, seconded by Killion to recommend City Council adopt a resolution endorsing an application to this program. MOTION CARRIED.

ADJOURNMENT
The meeting was adjourned by Mayor Milewski at 6:05 PM. Next meeting: **June 23, 2026 at 5:00 PM**, Ionia City Hall.

Respectfully Submitted,

Precia Garland
City Manager

EXPENDITURES

PERIOD: Apr 26th through May 25th **DATE: 5/26/2026**

ACCOUNT	Description	5/6/2026	5/20/2026		HANDCHECKS	Total
	PAYROLL	$ 180,780.91	$ 187,023.71			$ 367,804.62
	CITY'S SHARE OF FICA	$ 13,252.26	$ 13,729.73			$ 26,981.99
	PAYROLL TOTAL	$ 194,033.17	$ 200,753.44	$ -		$ 394,786.61
ACCOUNT	**Description**	**4/30/2026**	**5/14/2026**		**HANDCHECKS**	**Total**
101	GENERAL FUND	$ 264,580.54	$ 50,072.58			$ 314,653.12
202	MAJOR STREET	$ 8,559.60	$ 123.60			$ 8,683.20
203	LOCAL STREET					$ -
228	SOLID WASTE	$ 36,788.71	$ 34,497.43			$ 71,286.14
239	PARKS-FACILITIES IMPROVEMENT		$ 90,474.00			
245	INDUSTRIAL PARK					$ -
249	RECREATION	$ 8,062.87	$ 2,298.22			$ 10,361.09
265	DRUG FORFEITURE					$ -
266	PUBLIC SAFETY DONATIONS		$ 1,268.98			$ 1,268.98
406	SIDEWALK					$ -
412	ENVIRONMENTAL RESPONSE					$ -
420	CAPITAL PROJECTS					$ -
588	DIAL-A-RIDE	$ 11,570.56	$ 14,559.08			$ 26,129.64
590	SEWER	$ 145,847.53	$ 12,353.99			$ 158,201.52
591	WATER	$ 34,360.27	$ 25,081.98			$ 59,442.25
598	IRUA	$ 55,853.74	$ 21,174.38			$ 77,028.12
661	CENTRAL GARAGE (DPW)	$ 4,882.15	$ 5,776.18			$ 10,658.33
701	CURRENT TAXES		$ 73,409.47			$ 73,409.47
703	PAYROLL CLEARING					$ -
	TOTAL CITY OF IONIA:	$ 570,505.97	$ 331,089.89	$ -	$ -	$ 901,595.86

248	DDA	$ 98.19	$ 3,733.25			$ 3,831.44
250	THEATRE	$ 4,409.83	$ 6,948.36			$ 11,358.19
	TOTAL DDA & THEATRE:	$ 4,508.02	$ 10,681.61	$ -	$ -	$ 15,189.63
	TOTAL OF CHECKS	$ 575,013.99	$ 341,771.50	$ -	$ -	$ 916,785.49

CHECKS OVER $25,000

DATE	NAME	DESCRIPTON		TYPE	AMOUNT
4/30/2026	C L TRUCKING	E MAIN PMT #1		AP	$115,218.46
4/30/2026	EASTON TWP	REVENUE SHARING APR 2026		AP	$55,403.06
4/30/2026	FERGUSON WATERWORKS	METERS		AP	$43,825.14
4/30/2026	GRANGER CONTAINER SERVICE	CONTAINERS MARCH 2026		AP	$36,626.52
4/30/2026	PRIORITY HEALTH	MAY 2026 PREMIUMS		AP	$62,376.67
4/30/2026	STATE OF MI -TREASURY	PMT IN LIEU OF TAXES- BELLEVIEW I		AP	$35,451.90
5/14/2026	FCC CONSTRUCTION	STEELE PARK PMT #1		AP	$88,722.00
5/14/2026	GRANGER CONTAINER SERVICE	CONTAINERS/ DUMP YOUR JUNK		AP	$34,661.58

CITY OF IONIA

Ionia Downtown Development Authority Director's Report
May 2026

Economic Development & Business Engagement

- Submitted one Match on Main application to MEDC to support downtown business investment and redevelopment efforts.
- Released anticipated downtown event schedule and related communications to assist businesses and community partners with seasonal planning and promotion.
- Continued research into façade grant opportunities and downtown grant program options to support future business and property improvement initiatives.
- Continued coordination with downtown business and property owners regarding redevelopment projects, infrastructure improvements, and future investment opportunities.

Special Events & Community Programming

- Continued coordination with event organizers to confirm annual event schedules and develop a comprehensive community calendar, including assistance with applications, site plans, and event logistics.
- Attended the Annual Chamber Dinner and Awards.
- Attended the Mega Mixer in partnership with IACC, ICEA, IBPW, and Ionia Ambassadors.
- Attended the She Means Business Tri-Chamber Panel.
- Continued planning efforts for "Pickin' Through Ionia" in partnership with the Chamber as part of the Ionia Free Fair, including interactive downtown installations and the "Turn Crowds into Customers" workshop scheduled for June.
- Continued planning and sponsorship outreach efforts for the City of Ionia Fireworks display.
- Continued developing options for marketing committee: Bulldogs Unleashed, Downtown Ducking, District Communications and Fair materials.

Meetings, Seminars & Professional Engagement

- Maintained active participation in key meetings and organizations, including City Council (regular and special meeting), Department Head meeting, DDA Board meeting, City Manager meetings, IBPW, Ionia County Connect, and the DDA Marketing Committee.
- Provided operational support at the Ionia Theatre, including front counter coverage and patron services, with increased coordination for field trips, the benefit concert, and comedy show.

Respectfully submitted,

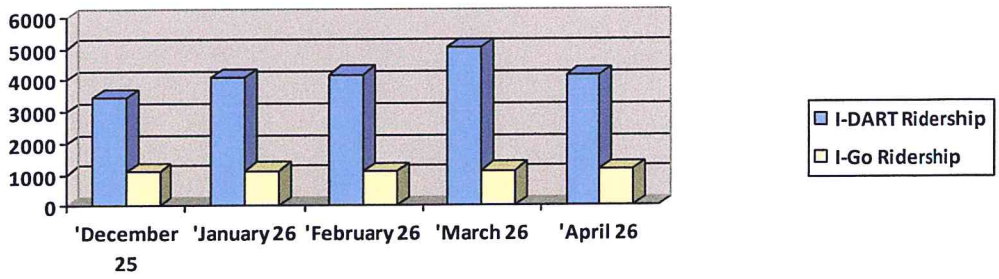
Cassie Rice, Ionia DDA and Theatre Director

CITY OF IONIA
Dial-A-Ride

Monthly Update
May 2026

Operations

- Ionia Dial-A-Ride provided 142 lift equipped services for individuals with disabilities from April 1-30, 2026.
- Ionia Dial-A-Ride provided 4,129 passenger trips and our vehicles logged 14,711 revenue miles from April 1-30, 2026.



- I-Go provided 1,155 passenger trips from April 1 – 30, 2026.
- We are currently transporting 55+ riders one/both ways for school purposes.
- The Saranac expansion has been going well and ridership is strong. In April there were 112 trips to and/or from Saranac. We have multiple people using it to get to work, school, appointments, and shopping.
- Two new I-Go drivers have been hired. One has completed onboarding and will begin training June 4th. The other is still completing pre-employment & on boarding.
- The Infrastructure Projects Authority Fund (IPAF) created with FY26 State Budget is accepting applications for Transformational Transit Projects through June 30th. We will be applying for funds to expand the I-Go program by adding additional vans and drivers.
- Current House, Senate, and Executive budgets are out with Senate & Executive budget allocating $315M to LBO while Senate reduced the Executive recommendation to $290. With current gas prices neither budget is going to hold transit harmless. We continue to meet with our Legislators to make them aware of the impact this funding level could have on many agencies.

Respectfully Submitted,

Heidi Wenzel

May Report
Ionia Parks and Recreation

Programs

- Tae Kwon Do: Classes are weekly on Tuesdays from 6:15-8:00 PM. Saturdays 1-3pm. Cost is $35 per month per student. Classes are instructed by Pat Ramos and Kevin Cashen.
- Youth Spring Soccer: Games are Thursdays and June 11th will be the last game. Games and practices are on the front lawn of the Ionia High School. We have 310 soccer players this spring. 13U age division with 4 teams and 56 players. The 10U division has 8 teams with 122 players. The U8 division has 6 teams with 66 players. The U6 division has 8 teams with 66 players. Ventra is the sponsor at $2,000.
- Youth T-Ball: We have 6 teams in a 3 and 4 age division and 6 teams in a 5 and 6 age division. We have around 120 T-ball participants. Practices began May 18th and the first games are June 3rd. Games are played on Wednesdays at the Harwood Sports Complex and GIYL Field #6 at 5:30 and 6:30pm. Meijer is the Sponsor of T-ball at $1,500.
- Tumbling: Classes started March 23rd ended the week of May 18th. Classes are once a week for 8 weeks. The cost is $80 for the 8-week session. Class ages offered are Mommy and me 18 months to ages 3, ages 3-5, and ages 6-9. Alana Moser is our instructor. This first session we had 31 kids sign up.

Upcoming Programs

Summer Day Camp ages 5-12, Ages 4-6 Ballet, Summer Tumbling, Registration for Youth Tackle Football 4th -6th grade, Summer Youth Flag Football 3rd -6th grade

Armory Rentals

- Lions Room: May 6th, Michigan Great Lakes Virtual Academy, $70 paid
- Gymnasium: May 2nd, SSPP School Auction, $235 paid
- Gymnasium: May 7th, Baby Shower, Hemminger paid $165
- M1 Tumbling Center: May 30th, MMA Seminar, David Hansen paid $200

Park Rentals

- Robinson Park Pavilion: May 3rd, Eberhart Birthday Party, $50 paid
- Robinson Park Pavilion: May 9th, Reed Birthday Party, $42 paid
- Robinson Pavilion: May 16th, Ryal Birthday Party, $42 Paid
- Hale Park Pavilion: May 16th, Duran Birthday Party, $42 Paid
- Hale Park Pavilion: May 23rd, Duran Birthday Party, $42 Paid
- Harper Park Pavilion and Ball Field: May 30th, Stein Birthday Party, $84 Paid
- Hale Park Pavilion: May 30th, Weeks Birthday Party, $42 Paid
- McConnell Park Pavilion: May 31st, Gender Reveal, $42 Paid

Program Coordinator Position Highlights

- Working on sponsorships/relationships for upcoming programs
- Put together teams and organizing for 3rd-6th grade Flag Football
- Updating website and Facebook for our department
- Interviews with potential Day Camp counselors
- Planning activities and trips for Day-Camp
- Getting things set with coaches and teams for T-Ball

Submitted by,
Matt Painter
Matt Painter
Director, Parks and Recreation

CITY OF IONIA

Corland J McDiarmid
Director

IONIA DEPARTMENT OF
PUBLIC SAFETY

239 East Adams Street, Ionia Michigan, 48846
616-527-4431

Kevin C. Heinlein
Deputy Director

May 27, 2026

Honorable Mayor John Milewski II
Members of Council
City Manager Precia Garland

For the month of May, the Department handled a total of two hundred twenty-four criminal complaints to this point. The breakdown of most of those complaints, including all significant incidents, is listed below:

- Sexual Assault – 3
- Assault – 10
- Breaking and Entering – 2
- Larceny or Fraud – 4
- Destruction of Property – 1
- Child Abuse/Neglect – 2
- Warrant Arrest / Injunctive Order Violation – 15
- Disorderly Person – 2
- Operating While Intoxicated - 1
- License / Registration / Insurance Violation – 5
- Juvenile Complaint / Curfew / Vape – 10
- School Threat Investigation – 3
- K-9 Search - 1
- Animal Complaint / Other – 13
- Mental Health Complaints – 5
- Motor Vehicle Crashes / Driving complaints –5
- Parking / Abandoned Vehicle – 5
- Civil Complaints – 32
- Lost / Found Property – 1
- Death Investigation - 1
- General Assistance – 52

Code Enforcement / Rental Inspections:

- Blight Inspections – 2
- Parking/Vehicle Complaint – 3
- Vegetation Complaint - 20
- Property Inspection – 4
- Rental Inspections – 13

There were 31 calls for fire service and 58 calls for medical emergencies to this point this month. Fire calls are listed below.

- False Alarms - 5
- Grass/Brush Fires – 1
- Gas Leak - 2
- Illegal Burn – 2
- Mutual Aid Call – 1
- Other Fires – 3
- Other Non-fire Related - 5
- Rescue Calls – 1
- Smoke Investigation - 1
- Structure Fires – 1
- Vehicle Fire - 1
- Wires Down / Arcing – 8

At last month's Council Meeting I discussed Public Safety staffing concerns. I noted that the payroll completed prior to the meeting (4/29/26) included 119.5 hours of overtime for our union Public Safety Officers. We conducted some additional Law Enforcement Training in May that I will touch on further down. The payroll that ended 5/13/26 included 158 hours of union overtime. Our current payroll that ends later today has over 140 hours of union overtime (excluding holiday pay), although it has not been finalized at the time of this report. Sgt Teitsma and SRO Skorka do their best to offset a portion of that overtime, unfortunately training mandates are significant.

Our Fire training this month was less about training and more about making sure our equipment is functioning properly. Every May we test all our 5-inch supply hose, which is what we lay from the hydrant to the firetruck at a fire scene. We have 4 trucks that each maintain about 1000 feet of that large diameter hose. It's heavy, hard work to pull 4000 feet of it, pressurize it, drain it, and reload it; but we have a good crew of workers.

Sgt Teitsma and PSO Flanders conducted our first biannual firearms training this month. We completed the MCOLES qualification courses. We all passed the courses with relative ease. PSO Velting completed our annual TASER recertifications this month with all our PSOs. He did a great job learning all the ins and outs of the new TASER 10 system and presented the information in a manner that was received very well by his peers.

Our last bit of training was brief. Sgt Teitsma conducts the annual fitness test every May which includes sit-ups, push-ups, and a shuttle run. 9 of our 14 Admin/ PSOs took the test and passed, 2 attempted and unfortunately narrowly missed the run portion, 1 was unavailable to test on either date it was offered (but may request a make up date), the other two are unable to take the test due to work-related injuries.

You will find attached a copy of our statistics for the month of April, as well as a list of all Fire, Rescue, and Medical emergency calls for that month. If you have any questions or concerns, please feel free to call, e-mail, or stop by the Department.

Sincerely,

Corland J McDiarmid

Corland J McDiarmid
Director

Ionia Department of Public Safety

Monthly Statistics
May 2026

Individual Assignments

Director
Deputy Director / Captain
Sergeant
Det. / Sergeant
Chaplin
Administrative Assistant
Fleet Manager
(10) Public Safety Officers
(15) Paid on Call Firefighters
Code Enforcement Officer
Rental Inspector Officer

Hours	
Criminal Complaint Hours	282
Traffic Related Hours	56.5
Patrol Time	513.5
Court & Prosecutor Office	8.5
M.F.R. Hours	63.5
Non-Criminal	347
Report Writing	328
Fleet Manager	160
Fire Service Hours	57
Training Hours	101.5
School Liaison Officer	112.5
D.A.R.E. Hours	0
Total Hours:	**2030**
Overtime Hours:	**193**
Total Arrests:	**58**

Complaints	
Criminal Investigation	351
Patrol Originated	13
Follow-up Complaints	64

Other Activity	
Property Inspections	214
Liquor Inspections	8
Fire Inspections	1.5

Moving Violations	
Parking Violations	0
Traffic Stops	79
O.W.I. Tickets	0
Hazardous Citations	7
Radar Citations	2
License Violations	5
Equipment Violations	2
Seatbelt Violations	1
Registration Violations	9
Insurance Violations	5
Verbal Warnings	47

Fire Runs	
City of Ionia	13
Ionia Township	2
Easton Township	7
Mutual Aid	0
M.F.R. Runs	75
Total Fire/Medical Service Runs:	97

Ionia Public Safety- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0372	4/4/2026	11:36 PM	Pearl St	F	CO Alarms/Tests
0380	4/7/2026	2:36 PM	Harrison St	F	Wires Down/Arcing
0381	4/7/2026	1:08 PM	E Lincoln Ave	F	False Alarms
0386	4/8/2026	11:53 AM	E Lincoln Ave	F	False Alarms
0387	4/8/2026	1:37 PM	E Lincoln Ave	F	False Alarms
0397	4/11/2026	7:56 PM	Highland Dr	F	Illegal Burns
0422	4/20/2026	1:44 PM	E Washington St / Forest Hill St	F	Wires Down / Arching
0428	4/22/2026	9:11 PM	Yeomans St	F	CO Alarms/Tests
0429	4/23/2026	2:26 AM	Union St Apt 101	F	Other Non-Fire Related Calls
0431	4/23/2026	10:44 AM	Taylor Ct	F	Illegal Burns
0436	4/26/2026	2:12 AM	S Dexter St	F	Structure Fires
0452	4/26/2026	2:14 PM	Meijer River Trail	F	Rescue Calls
0455	4/30/2026	6:07 PM	E Main St	F	CO Alarms/Tests
0360	4/1/2026	5:12 AM	E Main St	M	Seizure
0362	4/2/2026	1:50 PM	E Tuttle Rd	M	Seizure
0367	4/3/2026	6:41 AM	Lovell Pl	M	Difficulty Breathing
0373	4/6/2026	3:04 PM	W Washington St	M	Possible Stroke
0378	4/6/2026	9:54 AM	S Jackson St	M	Possible Drug Overdose
0384	4/7/2026	7:00 PM	Belleview Dr Apt 12	M	Seizure
0385	4/8/2026	7:54 AM	Harter St	M	Falls
0388	4/9/2026	4:45 PM	E Lincoln Ave	M	Other Medical
0390	4/9/2026	6:23 PM	Chapman St	M	Chest Pain
0391	4/10/2026	9:11 AM	Heartland Blvd	M	Falls
0392	4/10/2026	5:03 PM	S Steele St	M	Seizure
0393	4/10/2026	10:06 PM	N Dexter S	M	Falls
0395	4/11/2026	2:39 PM	E Lincoln Ave	M	Chest Pain
0396	4/11/2026	4:22 PM	Valley View Dr #105	M	General Sickness
0405	4/13/2026	4:22 PM	W Lincoln Ave	M	General Sickness
0406	4/14/2026	10:11 AM	E Main St	M	Chest Pain
0407	4/14/2026	1:21 PM	E Lincoln Ave	M	Other Medical
0408	4/14/2026	6:50 PM	Morse St	M	Difficulty Breathing
0411	4/15/2026	11:17 AM	E Lincoln Ave	M	Difficulty Breathing
0412	4/16/2026	2:45 AM	Jones St	M	Other Medical
0416	4/16/2026	11:46 PM	Beardsley Rd	M	Other Medical
0425	4/22/2026	12:01 AM	E Main St Apt 1	M	Other Medical
0430	4/23/2026	1:28 AM	Hill St	M	Difficulty Breathing
0432	4/23/2026	11:10 PM	E Main St Apt 2	M	Difficulty Breathing
0434	4/25/2026	12:23 PM	Belleview Dr Apt 9	M	Difficulty Breathing
0435	4/25/2026	10:18 PM	Belleview Dr Apt 8	M	Difficulty Breathing
0437	4/26/2026	2:23 PM	Valley View Dr 103	M	Other Medical
0440	4/27/2026	3:10	Bradford Ct	M	Unconscious/Unresponsive
0441	4/27/2026	1:10 PM	E Tuttle Rd	M	Seizure
0442	4/27/2026	3:02 PM	W Washington St	M	Lift Assist to Life
0445	4/28/2026	12:57 AM	Morse St	M	Falls

0446	4/27/2026	11:41 PM	High St	M	Other Medical
0447	4/28/2026	12:59 PM	Belleview Dr Apt 1	M	Diabetic
0450	4/29/2026	9:17 AM	Valley View Dr Apt H	M	Diabetic
0454	4/28/2026	1:37 PM	W Lincoln Ave / N State St	M	Vehicle Accident w/Injury
0456	4/30/2026	9:32 PM	N Dexter St	M	Chest Pain

Ionia Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0400	4/12/2026	3:30 PM	E Bluewater Hwy	F	Grass / Brush Fire
0410	4/15/2026	10:08 AM	Stage Rd	F	Wires Down/Arcing
0361	4/1/2026	8:35 AM	E Bluewater Hwy	M	Difficulty Breathing
0366	4/3/2026	7:18 PM	Nickleplate Rd	M	Chest Pain
0368	4/3/2026	5:43 PM	E Bluewater Hwy	M	Possible Stroke
0370	4/4/2026	3:54 PM	E Lincoln Ave	M	Falls
0371	4/4/2026	9:44 PM	N State Rd Lot 45	M	Difficulty Breathing
0374	4/6/2026	6:47 PM	Stage Rd	M	Difficulty Breathing
0375	4/6/2026	7:36 PM	N State Rd Lot 43	M	Difficulty Breathing
0379	4/6/2026	1:19 PM	N State Rd Lot 97	M	Difficulty Breathing
0382	4/7/2026	5:58 PM	E Tuttle Rd Lot 82	M	Other medical
0383	4/7/2026	7:23 PM	Hanline St	M	Other Medical
0394	4/11/2026	12:28 AM	E Stage Rd Lot 39	M	Diabetic
0401	4/12/2026	6:11 PM	E Bluewater Hwy	M	Abdominal Pain
0403	4/12/2026	8:56 PM	Prairie Creek Rd	M	Other Medical
0413	4/16/2026	11:40 AM	Bates Rd	M	Difficulty Breathing
0415	4/16/2026	3:56 PM	N State Rd Lot 76	M	Seizure
0417	4/17/2026	1:25 PM	N Jefferson St	M	Difficulty Breathing
0418	4/17/2026	1:19 PM	Troys Dr	M	Other Medical
0419	4/17/2026	6:42 PM	Cyrus St	M	Seizure
0420	4/19/2026	9:50 PM	Bates Rd / Tuttle Rd	M	Other Medical
0421	4/20/2026	8:12 AM	E Stage Rd Lot 39	M	Difficulty Breathing
0423	4/20/2026	3:28 PM	N State Rd Lot 43	M	Other Medical
0424	4/21/2026	3:16 PM	S Stage Rd	M	Chest Pain
0426	4/22/2026	1:08 AM	E Bluewater Hwy	M	Diabetic
0433	4/24/2026	4:47 PM	N State Rd / Parmeter Rd	M	Vehicle Accident w/Injury
0448	4/28/2026	1:33 PM	S State Rd	M	Unconscious/Unresponsive
0453	4/28/2026	9:50 AM	Yeomans St	M	Falls

Easton Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0364	4/3/2026	11:58	Strong Rd	F	Wires Down/Arcing
0365	4/3/2026	2:25 PM	S Johnson Rd	F	CO Alarms/Test
0398	4/11/2026	8:18 PM	Dildine Rd	F	Illegal Burns
0399	4/11/2026	8:54 PM	Ellison Rd	F	Grass / Brush Fire
0414	4/16/2026	12:34 PM	Yeomans St Lot 135	F	Other Fires
0427	4/22/2026	6:43 PM	Turkey Trl	F	Grass / Brush Fire
0444	4/27/2026	8:25 PM	Jermyn St	F	Illegal Burns

0363	4/2/2026	9:01 PM	Potters Rd	M	Unconscious/Unresponsive
0369	4/4/2026	7:55 AM	Yeomans St Lot 4	M	Chest Pain
0376	4/6/2026	10:18 PM	Dick Rd	M	Seizure
0377	4/6/2026	10:47 PM	Price St	M	Falls
0389	4/10/2026	12:30 AM	Dick Rd	M	Other Medical
0402	4/12/2026	7:22 PM	Beresford St	M	Seizure
0404	4/13/2026	9:50 AM	Potters Rd	M	Difficulty Breathing
0409	4/14/2026	7:35 PM	W Bluewater Hwy	M	Difficulty Breathing
0438	4/27/2026	2:24 AM	Beresford St	M	Unconscious/Unresponsive
0443	4/27/2026	6:26 PM	Dick Rd	M	Laceration
0449	4/29/2026	8:01 AM	Yeomans St Lot 39	M	Falls
0451	4/29/2026	10:22 AM	Potters Rd	M	Chest Pain
0457	4/30/2026	9:35 PM	W Lincoln Ave	M	Seizure

CITY OF IONIA

Department of Public Utilities

Joe Lafler, Director

Staff: Scott Baker, Cullen Badder, Abram Butler, Jacob Trierweiler, Al Helmes, Ryan Masengale, Denis Martindale, Curtis Blair

May 2026

Produced 45.0 million gallons of water in April 2026

Treated 117.8 million gallons of wastewater in April 2026

DPU

- Responded to 93 work orders, including 35 shut offs for nonpayment.
- Performed 100 MISS DIGS.
- Changed, repaired, or installed 25 water meters.
- DPU staff have completed our weekly generator inspections at Wells 10A,13A,14A, BPS, WWTP, Lift Station, Tower Site, IDAR.
- 3 DPU staff members have completed certification exams and are awaiting results.

WWTP

- Monthly PFAS, Sulfate and Chloride sampling were completed as required by the NPDES Permit.
- DPU staff have been working with the contractor on the WWTP parking lot project.
- DPU staff are currently working on pumping out clarifiers and contact chambers from flooding.
- DPU staff have completed the annual IPP sampling of Ventra Ionia Main Plant.

Well Field

- Analyzed several bacteriological samples for surrounding communities and private water systems.
- Monthly maintenance. (Clean chemical injectors and well pre-lube lines)
- The State of Michigan EGLE completed our 2026 Sanitary survey of the water system.
- DPU staff have completed Spring 2026 hydrant flushing.
- DPU staff are preparing for summer 2026 painting projects.

CITY OF IONIA

Department of Public Works

Staff; Geoffrey Petersen, Griff Lamphere, Christopher Springsteen,
Scott Ruehs, Chris White, Chris Perry, Bryan McKendry, Tony Humphreys, Steven Smith

Monthly Report

April 2026

- Patched potholes
- Did repairs in City Parks (Lower ball field, Dog park gate, replaced equipment at Perry Park)
- Cleaned up damaged trees and limbs from storms (Jone St, Ridgewood Dr, river trail, and Harrison St)
- Repaired old Fashion Street lights
- Jetting City of Ionia sewer system (found Mains backed up at Appletree Dr and Lincoln Ave at Jefferson St)
- Grinding the City stumps
- Swept the City Streets
- Mowed City properties /Code enforcement mowing
- Pick up trash in Parks and DDA
- Start replacing the boards on the walk bridge at the fairgrounds
- Planted flowers for DDA and roadsides
- Took down the Senior banners
- De-winterize park bathrooms (Open the dog park and splash pad)
- Cleaned the boat launch at the Fairgrounds and did yard repair
- Repaired the bridge on Fred Thwaites Trail near M-66
- Put out barricades for DDA events
- Spray weeds at DDA, Parks, and roadside landscaping beds
- Cleaned up the ball diamond at Harper Park
- Completed the restoration work for the watermain breaks that happened during the winter

Respectfully submitted,

Geoffrey Petersen, DPW Director

IONIA THEATRE
MONTHLY REPORT

MOVIES PLAYED IN APRIL







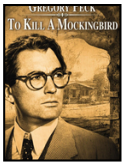




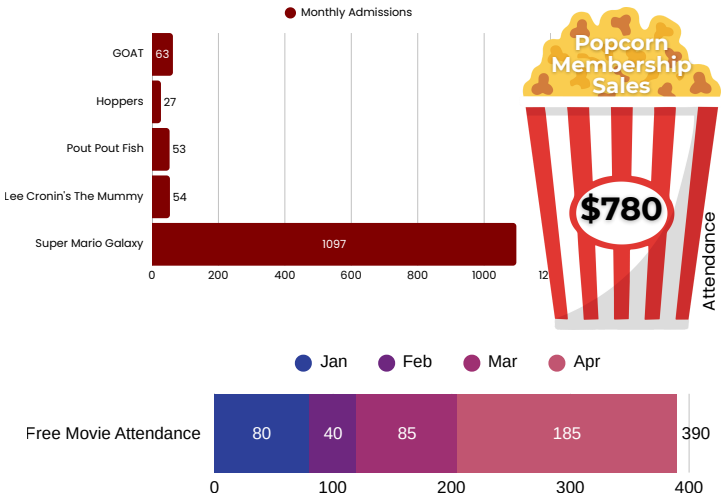


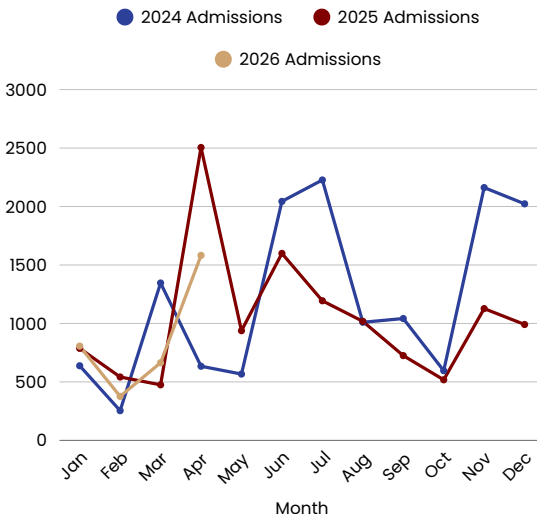
FREE!

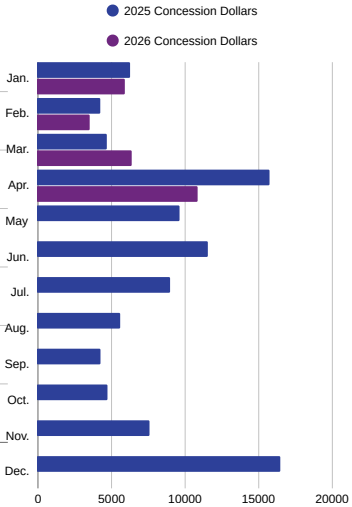




BY THE NUMBERS...







UPCOMING @ THE THEATRE



FIELD TRIP SEASON



05/19
IPS Class Night



5/25
Memorial Day Parade



5/28 & 5/30
LDC Dance Rehearsal & Recital



6/4 & 6/6
MSDC Dance Rehearsal & Recital



06/05
Glad All Over & 404 Delux



06/06
Car Show Concessions



SUMMER
IPR Day Camp Weekly Movies or Activities



6/12
Cow Pie Packet Pick Up



6/14
WION Free Movie



6/16
DDA + Chamber Workshop: Turning Crowds Into Customers



6/19
Right Door Event



06/23
Client Appreciation Event - Dr. Harshman



07/09
Ionia County VA Benefit Concert



07/18
IFF Parade



08/01
I Do Part 2

Upcoming Releases Coming to the Ionia Theatre

- The Mandalorian & Grogu
- Pressure
- Disclosure Day
- Toy Story 5
- Minions and Monsters
- Moana
- The Odyssey
- Spiderman