



CITY OF IONIA
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
8:00 AM, Wednesday, June 17, 2026
IONIA THEATRE

I. Call to Order

II. Roll Call of Members Taryn Altobelli, Precia Garland, John Krueger, Tricia Meyers, Mark Ludema, Zachary Sheehan, Dustin Sommer, Ben Weller, and Ryan Wilson.

III. Public Comments

IV. Consent Agenda

1. To approve the June 17, 2026 meeting agenda.

V. Approval of Minutes

1. To approve the minutes from May 20, 2026 meeting.

VI. Financial Report

1. To accept the Account Payables for the DDA: April 26, 2026 - May 25, 2026 in the amount of \$3,831.44.

To accept the Account Payable for the DDA: April 26, 2026 - May 25, 2026 in the amount of \$11,358.19.

VII. DDA Director Report

1. Report included in Board Agenda Packet.

VIII. Theatre Report

1. Report included in Board Agenda Packet.

IX. Board Decisions and Action Items

1. Staff Report - 2027 M66 Easements
2. Staff Report - Downtown Brick Adventures

X. Discussion Items

1. City of Ionia Fireworks Display

XI. Other

XII. Adjournment

The Mission of the Ionia Downtown Development Authority is to champion the revitalization and sustainability of downtown by supporting local businesses, preserving our historic theatre, strengthening our identity, and expanding opportunities for community connection.



CITY OF IONIA
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, May 20, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson John 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 Precia Garland, John Krueger, Mark Ludema, Tricia Meyers, Dustin Sommer, Benjamin Weller, Ryan Wilson present. Board Members Taryn Altobelli, Zachary Sheehan were absent.

III. PUBLIC COMMENTS

IACC Director provided updates on upcoming Chamber events, including the Annual Golf Outing, Lunch & Learn, and Thirsty Thursday. It was also noted that the May Ionia County Connect meeting will not be held in observance of the Memorial Day holiday.

IV. CONSENT AGENDA

(IV.1.) To approve the May 20, 2026 meeting agenda.

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

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from April 15, 2026 meeting.

Board Member Wilson made a motion, seconded by Board Member Sommer, to approve the April 15, 2026 meeting minutes as presented.

MOTION BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Account Payables for the DDA: March 26, 2026 - April 25, 2026 in the amount of \$1,155.56.

To accept the Account Payable for the DDA: March 26, 2026 - April 25, 2026 in the amount of \$13,827.34.

Board Member Weller made a motion, seconded by Board Member Ludema to:

To accept the Accounts Payables for the DDA: March 26, 2026 – April 25, 2026 in the amount of \$1,155.56.

To accept the Accounts Payables for the Theatre: March 26, 2026 – April 25, 2026 in the amount of \$13,827.34.

MOTION BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

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

Director Rice reported that one Match on Main application was submitted to MEDC to support downtown business investment. She also shared that the anticipated downtown event schedule had been released to assist businesses and community partners with planning, while research into future façade grant opportunities and coordination with business and property owners on redevelopment and infrastructure projects continues.

Updates were also provided on special events and community programming, including ongoing planning for the "Pickin' Through Ionia" initiative, the "Turn Crowds into Customers" workshop, City fireworks, and other downtown marketing efforts. Director Rice noted continued participation in City and community meetings and organizations, as well as ongoing operational support for the Ionia Theatre, including field trips and recent special events.

VIII. THEATRE REPORT

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

Director Rice reviewed the monthly theatre report, highlighting recent movie showings, admissions and concession activity, popcorn membership sales, and free movie attendance. She also provided updates on upcoming films, special events, field trips, and other community programming scheduled at the theatre, noting the continued growth in private screenings scheduled with summer hits and the transition to a new free movie day schedule (Sundays at 1pm.)

IX. BOARD DECISIONS AND ACTION ITEMS

(IX.1.) MiPitch Funding Support

Member Garland made a motion, seconded by Board Member Weller, to Approve the continued support of MiPitch in the amount of \$1,000.

Roll Call Vote:

Ayes: Precia Garland, Tricia Meyers, Dustin Sommer, Benjamin Weller

Nays: John Krueger

Abstentions: Mark Ludema, Ryan Wilson

MOTION CARRIED

X. DISCUSSION ITEMS

(X.1.) Marketing Committee Update

Marketing Committee updates were provided on Bulldog Unleashed, District Communications, Downtown Ducking/Scavenger Hunt concept, as well as additional ideas to continue to develop and expand on. Thoughts on a Discover Ionia QR Code sticker for businesses and increasing synergism were also noted.

(X.2.) City of Ionia Fireworks Display — discussion on continuance.

The Board held a brief discussion regarding the future direction of the City of Ionia Fireworks display. Staff was requested to explore and present potential options for the program, including possible future approaches, for discussion at a later meeting. It was also noted that a new fireworks contract (generally a 2 year commitment) has not yet been executed.

XI. OTHER

XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 9:06 am.

Respectfully Submitted,

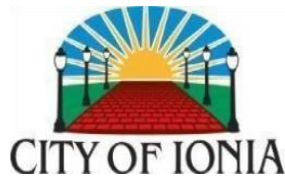
Cassie Rice, Recording Secretary
for Taryn Altobelli, Secretary

DDA REPORT GL FOR CITY OF IONIA
Balance As of 05/31/2026

GL Number	Description	End Balance 06/30/2025	25-26 Amended Budget	YTD Balance 05/31/2026	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT OPERATING					
Account Category: Revenues					
Department: 000.000					
248-000.000-415.000	2 MILL LEVY	46,148.09	46,000.00	50,398.21	109.56
248-000.000-569.000	STATE GRANT	0.00	0.00	1,104.07	100.00
248-000.000-655.000	PROMOTIONS AND SPONSORSHIPS	9,604.00	4,000.00	3,590.00	89.75
248-000.000-655.000-248.001	PROMOTIONS AND SPONSORSHIPS	50.00	9,000.00	300.00	3.33
248-000.000-665.000	INTEREST	5,484.28	3,500.00	3,497.82	99.94
248-000.000-676.002	Reimbursement for IFF Agreeemnt	7,500.00	0.00	0.00	0.00
248-000.000-688.000	OTHER REVENUE	171.64	2,000.00	2,002.82	100.14
248-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	200,000.00	250,000.00	0.00	0.00
Total Dept 000.000		268,958.01	314,500.00	60,892.92	19.36
Revenues		268,958.01	314,500.00	60,892.92	19.36
Account Category: Expenditures					
Department: 558.000 ADMINISTRATIVE					
248-558.000-702.000	SALARY & WAGES	103,614.08	73,200.00	43,448.36	59.36
248-558.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	43,049.06	19,330.00	12,469.83	64.51
248-558.000-727.000	OFFICE SUPPLIES	1,627.72	1,800.00	1,135.26	63.07
248-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	1,556.11	1,000.00	887.08	88.71
248-558.000-851.000	TELEPHONE	900.00	900.00	880.00	97.78
248-558.000-860.000	TRANSPORTATION AND TRAINING	1,925.00	2,300.00	2,263.85	98.43
248-558.000-954.000	INSURANCE	5,286.26	6,000.00	5,746.99	95.78
248-558.000-980.700	CAPITAL OUTLAY - THEATRE	70,000.00	185,000.00	0.00	0.00
Total Dept 558.000 - ADMINISTRATIVE		227,958.23	289,530.00	66,831.37	23.08
Department: 600.000 DOWNTOWN MAINTENANCE					
248-600.000-740.000	OPERATING SUPPLIES	3,826.87	7,000.00	69.61	0.99
248-600.000-920.000	PUBLIC UTILITIES	8,607.82	8,700.00	8,161.49	93.81
Total Dept 600.000 - DOWNTOWN MAINTENANCE		12,434.69	15,700.00	8,231.10	52.43
Department: 610.000 DDA DEVELOPMENT					
248-610.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	19,679.52	20,000.00	5,955.00	29.78
248-610.000-972.000	PROMOTIONS AND FIREWORKS	1,371.50	5,000.00	660.00	13.20
248-610.000-972.000-248.001	PROMOTIONS AND FIREWORKS	14,000.00	15,000.00	7,000.00	46.67
Total Dept 610.000 - DDA DEVELOPMENT		35,051.02	40,000.00	13,615.00	34.04
Expenditures		275,443.94	345,230.00	88,677.47	25.69
Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:					
TOTAL REVENUES		268,958.01	314,500.00	60,892.92	19.36
TOTAL EXPENDITURES		275,443.94	345,230.00	88,677.47	25.69
NET OF REVENUES & EXPENDITURES:		(6,485.93)	(30,730.00)	(27,784.55)	

DDA REPORT GL FOR CITY OF IONIA
Balance As of 05/31/2026

GL Number	Description	End Balance 06/30/2025	25-26 Amended Budget	YTD Balance 05/31/2026	% Bdgt Used
Fund: 250 THEATRE FUND					
Account Category: Revenues					
Department: 000.000					
250-000.000-633.000	MOVIE ADMISSIONS	88,103.00	85,000.00	48,956.00	57.60
250-000.000-634.000	MOVIE CONCESSIONS	126,406.35	115,000.00	82,741.40	71.95
250-000.000-635.000	LIVE ENTERTAINMENT REVENUE	297.98	2,000.00	5,215.20	260.76
250-000.000-639.000	THEATRE RENTAL	7,805.00	5,000.00	7,350.00	147.00
250-000.000-640.000	ADVERTISING REVENUES	5,555.88	6,000.00	4,856.23	80.94
250-000.000-665.000	INTEREST	(720.73)	100.00	(889.93)	(889.93)
250-000.000-675.000	GIFTS DONATIONS	7,664.76	4,000.00	9,670.11	241.75
250-000.000-688.000	OTHER REVENUE	2,639.00	3,000.00	1,546.75	51.56
250-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	0.00	0.00	20,000.00	100.00
250-000.000-699.248	CONTRIBUTION FROM DDA	70,000.00	185,000.00	0.00	0.00
Total Dept 000.000		307,751.24	405,100.00	179,445.76	44.30
Revenues		307,751.24	405,100.00	179,445.76	44.30
Account Category: Expenditures					
Department: 442.000 OPERATIONS					
250-442.000-702.000	SALARY & WAGES	106,271.63	106,000.00	73,997.70	69.81
250-442.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	8,738.71	12,000.00	11,168.10	93.07
250-442.000-727.000	OFFICE SUPPLIES	1,113.68	900.00	619.52	68.84
250-442.000-728.000	POSTAGE	21.44	100.00	0.00	0.00
250-442.000-729.000	CREDIT CARD FEES	4,998.49	5,000.00	4,724.43	94.49
250-442.000-732.000	LIVE ENTERTAINMENT EXPENSE	0.00	1,100.00	2,883.45	262.13
250-442.000-740.000	OPERATING SUPPLIES	745.85	2,000.00	590.32	29.52
250-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	13,884.02	16,000.00	17,306.64	108.17
250-442.000-804.000	FILM EXPENSE	54,668.03	45,000.00	32,307.53	71.79
250-442.000-805.000	CONCESSION EXPENSE	38,725.49	42,000.00	28,855.21	68.70
250-442.000-851.000	TELEPHONE	1,020.00	1,100.00	495.00	45.00
250-442.000-861.000	MEMBERSHIP AND DUES	500.00	750.00	550.00	73.33
250-442.000-862.000	SUBSCRIPTIONS	222.50	500.00	299.99	60.00
250-442.000-920.000	PUBLIC UTILITIES	36,083.05	35,000.00	33,925.08	96.93
250-442.000-931.000	BUILDING REPAIR & MAINTENANCE	19,243.22	20,000.00	13,825.47	69.13
250-442.000-956.001	SALES TAX	6,693.76	6,000.00	4,106.84	68.45
250-442.000-962.200	ADVERTISING - PROMOTION	7,697.85	4,500.00	2,475.21	55.00
250-442.000-968.000	DEPRECIATION	25,399.10	0.00	0.00	0.00
250-442.000-980.000	CAPITAL OUTLAY	0.00	100,000.00	0.00	0.00
Total Dept 442.000 - OPERATIONS		326,026.82	397,950.00	228,130.49	57.33
Expenditures		326,026.82	397,950.00	228,130.49	57.33
Fund 250 - THEATRE FUND:					
TOTAL REVENUES		307,751.24	405,100.00	179,445.76	44.30
TOTAL EXPENDITURES		326,026.82	397,950.00	228,130.49	57.33
NET OF REVENUES & EXPENDITURES:		(18,275.58)	7,150.00	(48,684.73)	
Report Totals:					
TOTAL REVENUES - ALL FUNDS		576,709.25	719,600.00	240,338.68	33.40
TOTAL EXPENDITURES - ALL FUNDS		601,470.76	743,180.00	316,807.96	42.63
NET OF REVENUES & EXPENDITURES:		(24,761.51)	(23,580.00)	(76,469.28)	



Ionia Downtown Development Authority Director's Report June 2026

Economic Development & Business Engagement

- Continued outreach and coordination with downtown business and property owners regarding redevelopment projects, infrastructure improvements, and investment opportunities within the DDA district.
- Assisted businesses and community partners with event planning, promotional opportunities, and strategies to leverage increased visitor traffic during the upcoming Ionia Free Fair and summer event season.
- Continued development of downtown marketing initiatives and placemaking efforts, including Bulldogs Unleashed and planning for the Downtown Brick Adventure idea and future enhancements to district communications.

Special Events & Community Programming

- Continued coordination with event organizers to confirm annual event schedules and maintain a comprehensive community calendar, including assistance with applications, site plans, logistics, and street closure coordination.
- Advanced planning efforts for Pickin' Through Ionia, in partnership with the Ionia Area Chamber of Commerce, including interactive downtown guitar installations and preparation for the "Turn Crowds into Customers" business workshop scheduled for June 16, with two educational sessions available for local businesses.
- Continued sponsorship outreach and event planning activities for the City of Ionia Fireworks Display, including donor communications and event logistics.
- Coordinated community notifications and communications related to downtown events and street closures, including the Cow Pie Classic and Summer Reading Challenge Kick-Off activities.

Meetings, Seminars & Professional Engagement

- Maintained active participation in key meetings and organizations, including regular and special City Council meetings, Department Head meetings, City Manager meetings, DDA Board meetings, and DDA Marketing Committee meetings.
- Continued collaboration with the Ionia Area Chamber of Commerce, community organizations, and regional partners to support downtown development initiatives and strengthen cross-promotional opportunities.

Respectfully submitted,

Cassie Rice, Ionia DDA and Theatre Director

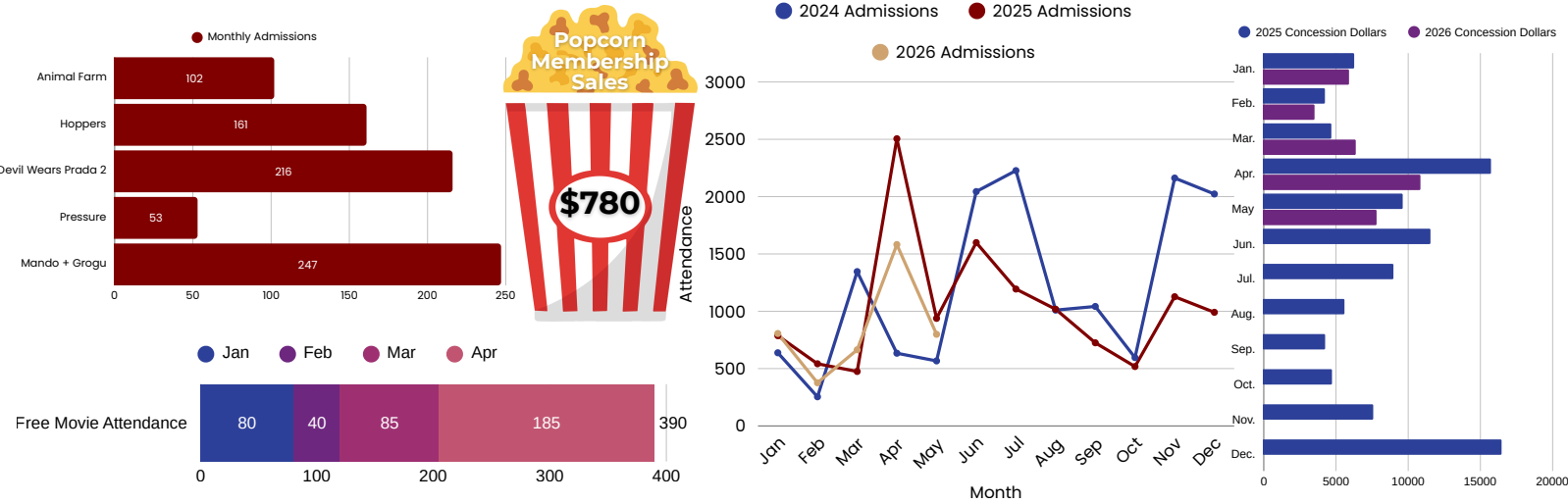
IONIA THEATRE MONTHLY REPORT



MOVIES PLAYED IN MAY



BY THE NUMBERS...



UPCOMING @ THE THEATRE

6/16 DDA + Chamber Workshop	6/19 Right Door Event	06/19 IPR Camp	06/23 Client Appreciation Event - Dr. Harshman	06/24 Session 1 - IPR Camp Bingo	06/26 IPR Camp Movie TBD	06/27 Sensory Screening 2pm	07/09 Ionia County VA Benefit Concert	07/17 IPR Camp
							Anticipated Upcoming Releases	
07/18 IFF Parade	07/24 IPR Camp	07/27 Session 2 - IPR Camp Bingo	07/31 IPR Camp Movie TBD	08/01 I Do Part 2	08/08 ICT Revue	08/09 ETA Jake Slater	<ul style="list-style-type: none"> • Toy Story 5 • Minions and Monsters Moana • The Odyssey • Spiderman: Brand New Day • The Dog Stars • Practicing 	



**CITY OF IONIA
STAFF REPORT FOR DDA AGENDA ITEM**

TO: DDA Board of Directors
FROM: Cassie Rice, DDA Director
DATE: June 17, 2026
RE: 2027 M66 Easements

Background

As part of an upcoming MDOT project, the DDA has been requested to grant two limited easements across DDA-owned property. The requested easements are for typical drainage and grading purposes and are relatively small in size (Parcel 7028 S. Dexter and Parcel 7026 Steele St.)

Legal counsel has reviewed the request and has advised that the proposed easements are standard in nature, located in areas that do not present concerns for future DDA operations or development.

Authority to Execute

In accordance with the DDA Bylaws, the Secretary of the DDA is authorized to execute documents in the name of the Authority. Upon approval of the resolution, the Secretary will execute the easement documents and provide MDOT with a copy of the approved DDA Bylaws as documentation of signing authority.

Staff Analysis

Staff has reviewed the easement request and, based on legal counsel's review and the limited nature of the easements, has no concerns regarding the impact on DDA-owned property.

Recommendation

Staff recommends that the DDA Board approve a resolution authorizing the granting of the requested drainage and grading easements to the Michigan Department of Transportation (MDOT) and authorize the DDA Secretary to execute the necessary documents on behalf of the DDA.

Approval and further planning discussions are requested to proceed with implementation.

Requested Action/Motion:

It is requested the DDA Board of Directors consider making a motion to approve granting of the requested drainage and grading easements to the Michigan Department of Transportation (MDOT) and authorize the DDA Secretary to execute the necessary documents on behalf of the DDA.

Motion By: _____ Seconded By: _____



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

Offer to Purchase

May 26, 2026

City of Ionia DDA
Attn: Cassie Rice, Director
203 W Main St
Ionia, Michigan 48846

Dear Owner(s):

Subject: CS: 34032, JN: 214339, Parcel: 7028
Address: S Dexter St, Ionia, MI, 48846, County: Ionia

The Michigan Department of Transportation (MDOT) has an upcoming project along M-66. We are interested in acquiring Drainage Easement, Consent to Grade rights to your property located at S Dexter St, Ionia, MI, 48846 in Ionia County as set forth in the attached Addendum(a). In accordance with state and federal regulations governing the acquisition of property by MDOT, this letter is MDOT's offer to purchase these rights based on the terms and conditions contained herein. Please note that MDOT is not making this offer under the threat of condemnation. If an agreement regarding the purchase cannot be reached, MDOT will discontinue negotiations and cease this transaction.

If you agree, MDOT will purchase the rights to your property described as set forth in the attached Addendum(a).

This offer is based upon the valuation set forth in the enclosed market study report.

MDOT's offer for the property rights to be purchased is itemized below:

Type	Amount
Drainage Easement	\$1,000.00
Consent to Grade	\$600.00
TOTAL	\$1,600.00

City of Ionia DDA
Parcel 7028
Page 2
May 26, 2026

Accordingly, the total amount that MDOT is offering to you is \$1,600.00. Please note that this offer is valid only until 06/25/2026.

Please review all the materials carefully and let us know in writing if you believe anything of significance has been omitted with respect to the amount of money you should be paid. MDOT will review the items you identify and will respond accordingly if any changes will be made to its offer. We are also available to discuss this offer with you.

If you are willing to accept MDOT's offer and agree to the terms and conditions set forth in the following Addendum(a), please sign and date the Acceptance of the offer below in the presence of a witness. Be sure the witness also signs and dates the documents. Please return this letter and Acceptance to my attention.

Also included in this packet are instructions to register with us to have your compensation sent to you via electronic funds transfer (EFT). Please contact me if you are unable to register.

Thank you in advance for your consideration of our offer. If you have any questions, please contact me at (616) 370-6587 or BoschJ@michigan.gov.

Sincerely,



Jerrod Bosch
Property Analyst
Michigan Department of Transportation

Enclosures: Acceptance of Offer, Addendum(a), Instrument(s), Legal Description(s), EFT Instructions and Valuation Report

Acceptance of Offer

The undersigned accept(s) the Michigan Department of Transportation's (MDOT's) offer of \$1,600.00 for the property described in MDOT's offer dated 05/26/2026. Furthermore, the undersigned agree(s) to the following terms and conditions set forth in the attached Addendum(a):

Signature: _____
 Signatory Name: _____
 Signatory Title: _____

Signed Date: _____

Witness Signature: _____
 Witness Name: _____

Witness Date: _____

Signature: _____
 Signatory Name: _____
 Signatory Title: _____

Signed Date: _____

Witness Signature: _____
 Witness Name: _____

Witness Date: _____

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Addendum for Easement

PRICE: The Grantor(s) will grant an Easement described in the attached legal description(s) to the Michigan Department of Transportation for the sum of \$1,000.00, and to deliver to the Michigan Department of Transportation an Easement in accordance with and subject to the provisions within the attached easement instrument as well as the following:

1. The conveyance will include the consent of the Grantor(s) to the removal at any time of such trees, shrubs, and vegetation as is, in the judgment of MDOT, necessary to construct and maintain the easement.
2. Notice to the Grantor(s) of the removal of the items in provision 1 is not required. The Grantor(s) agrees that no trees, shrubs, or vegetation shall be cut or removed from the easement area by the Grantor(s), their heirs, successors, and assigns without the written permission of MDOT.

TITLE: The Grantor(s) shall not sell, convey, mortgage, or otherwise encumber the title to the property or any part thereof, or permit any act or deed to diminish the value of the property described in the attached legal description(s) prior to recording of the Easement.

IMPROVEMENTS: This sale includes all buildings, structures, trees, and other improvements located within the Easement and when necessary, the right to enter upon the remaining lands of the Grantor(s) to remove said improvements.

OCCUPANCY: The Grantor(s) agree that MDOT will become the owner of the Easement upon payment of the sum listed above. The owner(s) shall have the right to occupy the improvements on the property for a period of 0 days after the closing. However, if the improvements on the property are vacated after the execution of this Acceptance of the Good Faith Offer, they cannot be reoccupied. Any personal property or fixtures that have not been removed by the date specified in a Notice to Quit issued by MDOT will become the property of MDOT. This provision does not apply to hazardous material.

ESCROW AGENT: The Grantor(s) agree(s) that Sun Title - Grand Rapids (Commitment # 316334) may act as escrow agent in closing this transaction.

SPECIAL PROVISIONS: NONE

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Legal Description: Drainage Easement

Land in the Southwest 1/4 of Section 19, Town 7 North, Range 6 West, City of Ionia, Ionia County, Michigan, described as follows:

Commencing at the Southwest Corner of Section 19, T.7 N. - R.6 W., City of Ionia, Ionia County, Michigan as recorded in Liber 6, Page 295 of Ionia County Records; said point being N.89°35'37"W., 2784.06 feet from the South 1/4 Corner of said Section 19, as recorded in Liber 6, Page 288 of Ionia County Records; thence S.89°35'37"E., 1493.08 feet, on the South line of said Section 19 to the SALIL Legal Alignment of M-66; thence N.01 °07'43"E., 16.15 feet along said SALIL Legal Alignment of M-66 to the SALIL1 Legal Alignment of M-66; thence N.05°46'06"E., 426.29 feet on said SALIL1 Legal Alignment of M-66; thence 198.73 feet on said SALIL1 Legal Alignment of M-66 and the arc of a curve to the left, having a radius of 341.60 feet, a central angle of 33°20'00", and a long chord which bears N.10°53'54" W., 195.94 feet; thence N.27°33'54"W., 629.98 feet on said SALIL1 Legal Alignment of M-66; thence S. 62°26'06"W., 33.00 feet perpendicular to said SALIL1 Legal Alignment of M-66 to the Westerly Right of Way line of Highway M-66 and to the Point of Beginning; thence continuing S.62°26'06"W., 27.00 feet perpendicular to said SALIL1 Legal Alignment of M-66; thence N.27°33'54"W., 50.00 feet parallel with said Westerly Right of Way line of Highway M-66; thence N.62°26'06"E., 27.00 feet perpendicular with said SALIL1 Legal Alignment of M-66 to said Westerly Right of Way line of Highway M-66; thence S.27° 33'54"E., 50.00 feet on said Westerly Right of Way line of Highway M-66 to the Point of Beginning.

The lands described above in easement for drainage purposes contain 1,350 square feet (0.031 acre), more or less.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Addendum for Consent(s)

PRICE: The owner(s) agree(s) to grant the property described in the attached legal description(s) to the Michigan Department of Transportation for the sum of \$600.00 via the appropriate instrument(s).

CONSENT TYPE(S): Consent to Grade

OCCUPANCY: The owner(s) agree(s) to grant the Michigan Department of Transportation occupancy of the described property upon payment of the price listed above effective from 03/01/2027 through 08/31/2028.

CONVEYANCE: The owner(s) agree to deliver to MDOT the above cited consents subject to the following provision: This conveyance includes, but is not limited to, the right to any drainage structure replacement or repair; the right to remove trees, shrubs, and vegetation as necessary in the judgement of the Michigan Department of Transportation and the right of temporary occupancy by public utilities.

SPECIAL PROVISIONS: NONE

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Legal Description: Consent to Grade

Station # 200+60 TO 201+10 LT

A strip of land 65 feet in width lying Westerly of (as measured at right angles and adjacent to) the existing Westerly right of way line of Highway M-66 (South Dexter Street), from said highway station 200+60 left, Northerly to said highway station 201+10 left, over and across the following described Tract "A".

The lands described above for grading purposes contain 3,460 square feet, more or less.

Tract "A": CITY OF IONIA LAND BORDERED ON N. BY LOT 8 OF KEISTERS ADD, W. BY IONIA FREE FAIR ASSOCIATION PROPERTY, S. BY N. BANK OF GRAND RIVER, AND E. BY DEXTER ST (M-66)

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Michigan Department
of Transportation
0730 (09/25)

DRAINAGE EASEMENT

The Grantor(s) City of Ionia DDA, for the sum of One Thousand dollars and 00 cents (\$1,000.00) hereby grant(s) and convey(s) to the Michigan Department of Transportation, its successors and assigns, whose address is 425 W. Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909, a permanent drainage easement appurtenant to construct, reconstruct, install, operate, use, maintain, repair, upgrade, replace, and/or remove drainage improvements and related appurtenances necessary for the retention, detention, and conveyance of water in, on, to, through, over, under, and across the real estate located in the City of Ionia, County of Ionia, State of Michigan, commonly known as S Dexter St, Ionia, MI, 48846 and described on the attached Legal Description as; together with the right of perpetual ingress and egress in, to, through, over, under and across the above-described real estate for any purpose necessary and at any and all times necessary or convenient, for the full enjoyment of the rights granted in this easement, including the right to remove objects from interfering therewith.

This easement is for the benefit of the property described in the attached and incorporated Legal Description and/or Exhibit.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Legal Description: Drainage Easement

Land in the Southwest 1/4 of Section 19, Town 7 North, Range 6 West, City of Ionia, Ionia County, Michigan, described as follows:

Commencing at the Southwest Corner of Section 19, T.7 N. - R.6 W., City of Ionia, Ionia County, Michigan as recorded in Liber 6, Page 295 of Ionia County Records; said point being N.89°35'37"W., 2784.06 feet from the South 1/4 Corner of said Section 19, as recorded in Liber 6, Page 288 of Ionia County Records; thence S.89°35'37"E., 1493.08 feet, on the South line of said Section 19 to the SALIL Legal Alignment of M-66; thence N.01 °07'43"E., 16.15 feet along said SALIL Legal Alignment of M-66 to the SALIL1 Legal Alignment of M-66; thence N.05°46'06"E., 426.29 feet on said SALIL1 Legal Alignment of M-66; thence 198.73 feet on said SALIL1 Legal Alignment of M-66 and the arc of a curve to the left, having a radius of 341.60 feet, a central angle of 33°20'00", and a long chord which bears N.10°53'54"W., 195.94 feet; thence N.27°33'54"W., 629.98 feet on said SALIL1 Legal Alignment of M-66; thence S.62°26'06"W., 33.00 feet perpendicular to said SALIL1 Legal Alignment of M-66 to the Westerly Right of Way line of Highway M-66 and to the Point of Beginning; thence continuing S.62°26'06"W., 27.00 feet perpendicular to said SALIL1 Legal Alignment of M-66; thence N.27°33'54"W., 50.00 feet parallel with said Westerly Right of Way line of Highway M-66; thence N.62°26'06"E., 27.00 feet perpendicular with said SALIL1 Legal Alignment of M-66 to said Westerly Right of Way line of Highway M-66; thence S.27°33'54"E., 50.00 feet on said Westerly Right of Way line of Highway M-66 to the Point of Beginning.

The lands described above in easement for drainage purposes contain 1,350 square feet (0.031 acre), more or less.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Dated this _____ day of _____, 20__.

Grantor Signature: _____

Grantor Name: _____

Grantor Title: _____

Grantor Signature: _____

Grantor Name: _____

Grantor Title: _____

NOTARY ACKNOWLEDGEMENT

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ of _____, 20__

by _____ and
(Grantor Name)

by _____
(Grantor Name)

Notary Signature: _____

Notary Name: _____

Notary Public _____ County, _____

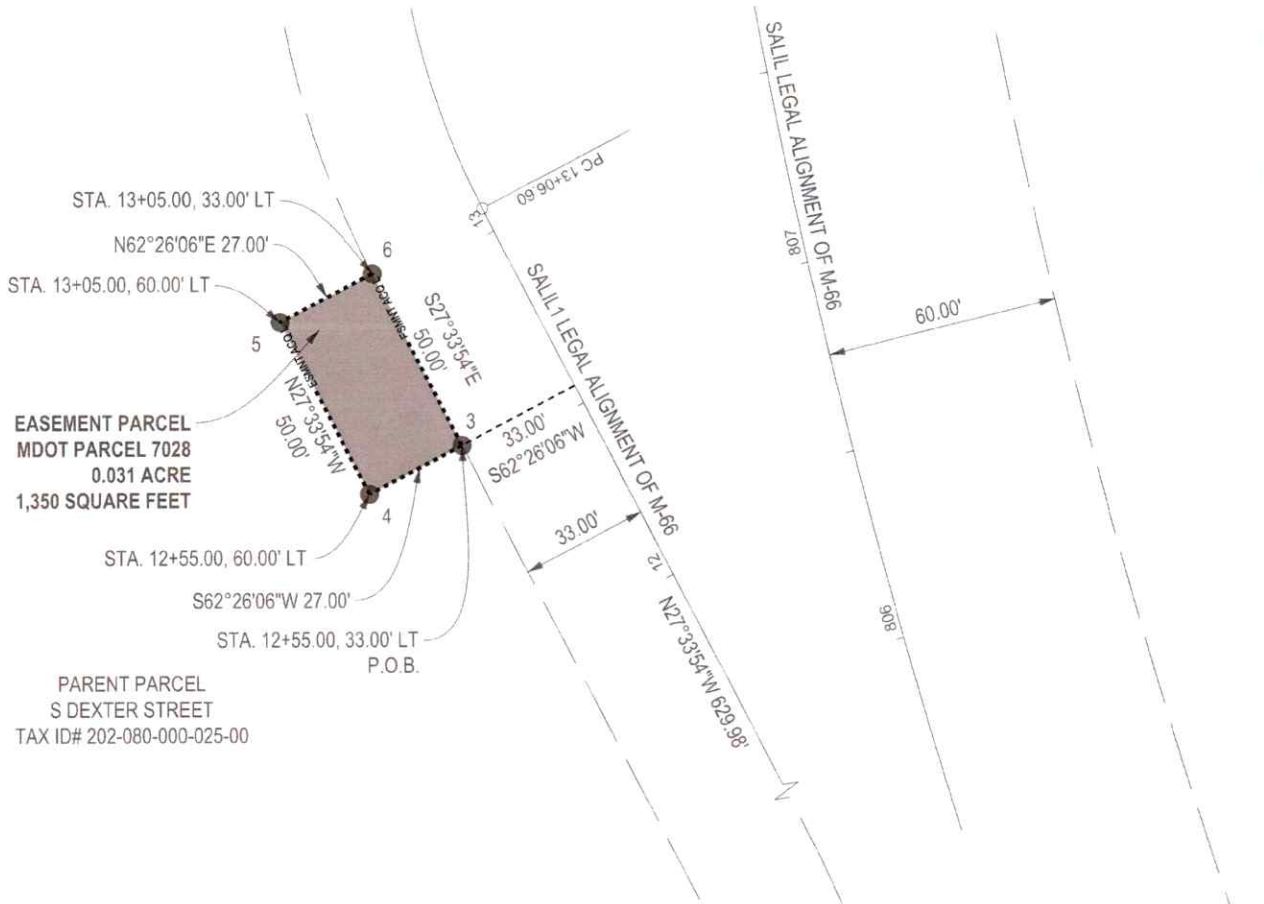
Acting in _____ County _____

My Commission Expires: _____

Drafted by:
Jerrod Bosch, Property Analyst
Michigan Department of Transportation
1420 Front Ave
Grand Rapids, MI 49504

After Recording Return to:
Grand Region Real Estate
Michigan Department of Transportation
1420 Front Ave
Grand Rapids, MI 49504

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		



EASEMENT PARCEL
MDOT PARCEL 7028
0.031 ACRE
1,350 SQUARE FEET

PARENT PARCEL
S DEXTER STREET
TAX ID# 202-080-000-025-00

LEGEND

- SET 5/8" IRON WITH CAP #62012 (UNLESS OTHERWISE NOTED)
- ⊙ FOUND CAPPED IRON
- ⊕ FOUND PLSS CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

R = 341.60'
L = 198.73'
Δ = 33°20'00"
CH = N10°53'54"W, 195.94'

A-09
SOUTHWEST CORNER SEC 19
T 7 N, R 6 W, IONIA COUNTY
FOUND 4" DIAMETER PIPE
WITH STAMPED BRONZE CASING
N 537546.49, E = 12933832.96
L.6, PG.295
P.O.C.

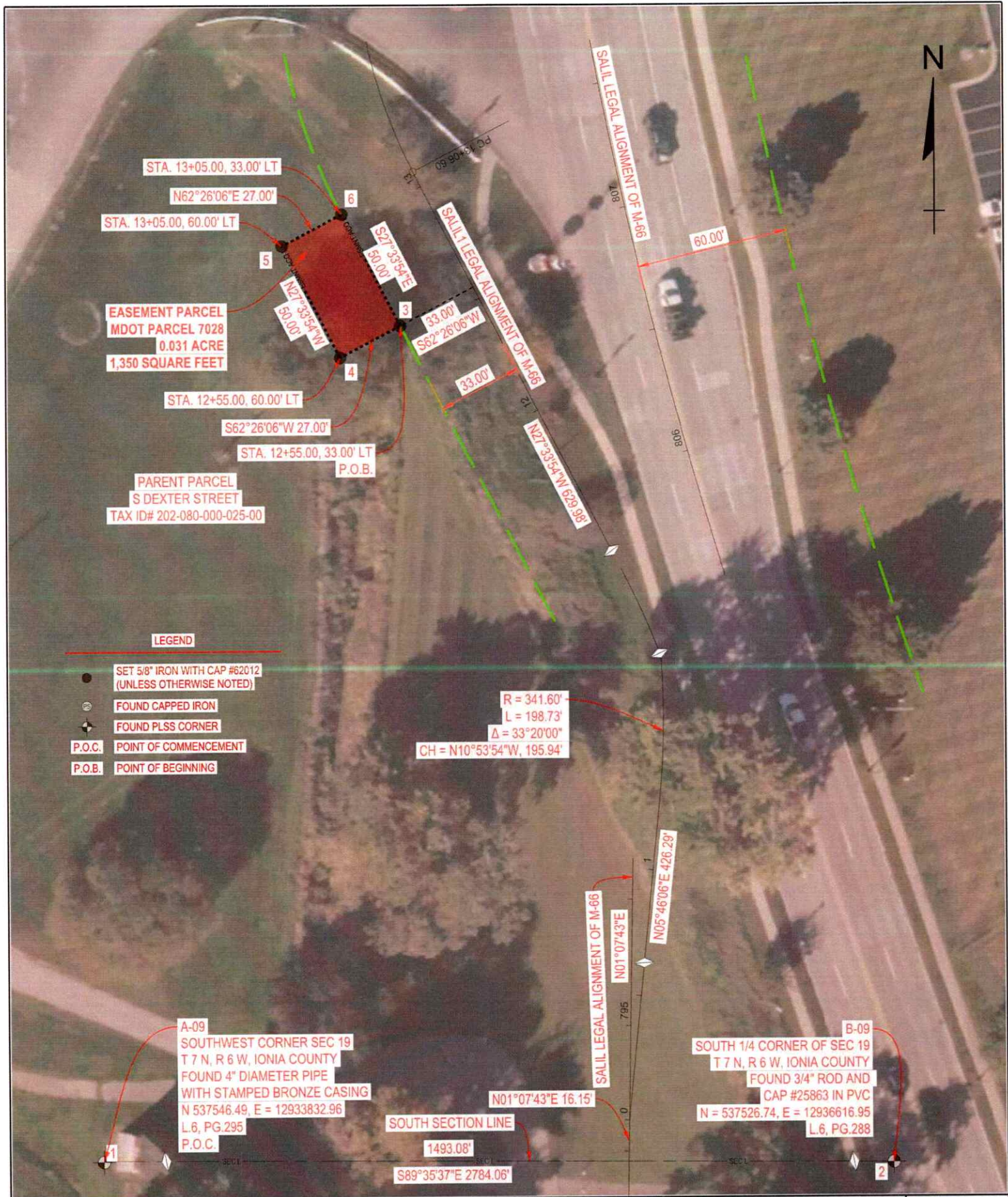
SOUTH SECTION LINE
1493.08'
S89°35'37"E 2784.06'

B-09
SOUTH 1/4 CORNER OF SEC 19
T 7 N, R 6 W, IONIA COUNTY
FOUND 3/4" ROD AND
CAP #25863 IN PVC
N = 537526.74, E = 12936616.95
L.6, PG.288



DESIGN UNIT:	TSC: GRAND RAPIDS	DATE: 5/11/26
CS: 34032	PROP DRAINAGE EASEMENT PARCEL 7028	DRAWING SHEET
JN: 214339	M-66 (S DEXTER ST), STA 12+55 TO 13+05 LT	CATE SECT
	CITY OF IONIA, IONIA COUNTY	

FILE: Pcl. 7028 City of Ionia - Sketch



LEGEND

- SET 5/8" IRON WITH CAP #62012 (UNLESS OTHERWISE NOTED)
- ⊙ FOUND CAPPED IRON
- ⊕ FOUND PLSS CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

		DESIGN UNIT:	TSC: GRAND RAPIDS	DATE: 5/11/26
		CS: 34032	PROP DRAINAGE EASEMENT PARCEL 7028	
FILE: Pcl. 7028 City of Ionia - Sketch		JN: 214339	M-66 (S DEXTER ST), STA 12+55 TO 13+05 LT	CATE
			CITY OF IONIA, IONIA COUNTY	SECT

Michigan Department
of Transportation
0640C (02/26)

CONSENT

The Grantor(s) City of Ionia DDA, for the sum of Six Hundred dollars and 00 cents (\$600.00) grant to the Michigan Department of Transportation, whose address is 425 W. Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909 the right to Consent to Grade, for transportation purposes, in over, and upon the real estate located in the City of Ionia, County of Ionia, State of Michigan, as described in attached; commonly known as S Dexter St, Ionia, MI, 48846, including, but not limited to, the right to any drainage structure replacement or repair, the right to remove trees, shrubs, and vegetation as necessary in the judgment of the Michigan Department of Transportation and the right of temporary occupancy by public utilities; effective from 03/01/2027 to 08/31/2028.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Legal Description: Consent to Grade

Station # 200+60 TO 201+10 LT

A strip of land 65 feet in width lying Westerly of (as measured at right angles and adjacent to) the existing Westerly right of way line of Highway M-66 (South Dexter Street), from said highway station 200+60 left, Northerly to said highway station 201+10 left, over and across the following described Tract "A".

The lands described above for grading purposes contain 3,460 square feet, more or less.

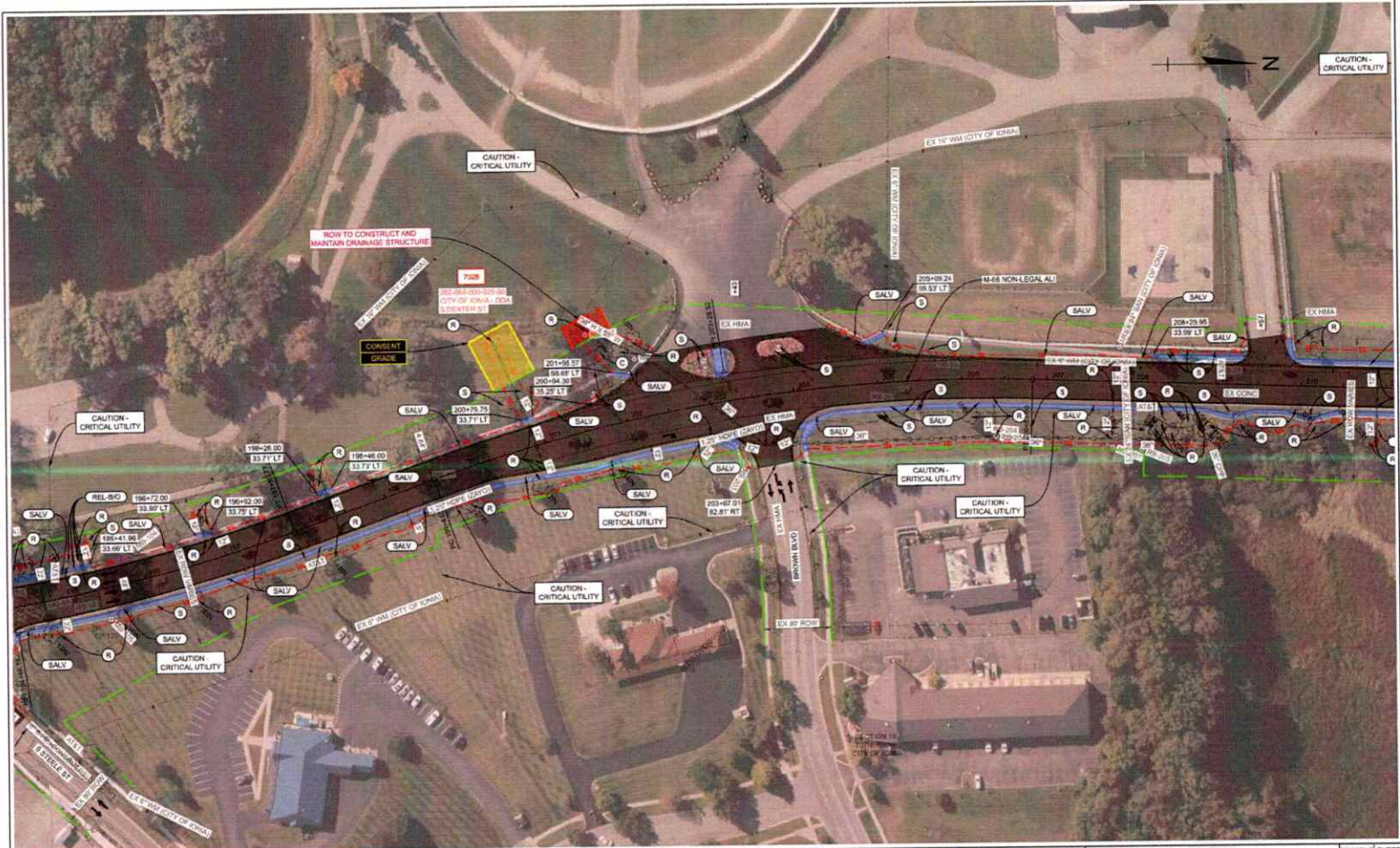
Tract "A": CITY OF IONIA LAND BORDERED ON N. BY LOT 8 OF KEISTERS ADD, W. BY IONIA FREE FAIR ASSOCIATION PROPERTY, S. BY N. BANK OF GRAND RIVER, AND E. BY DEXTER ST (M-66)

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		

Signature: _____ Signed Date: _____
 Signatory Name: _____
 Signatory Title: _____

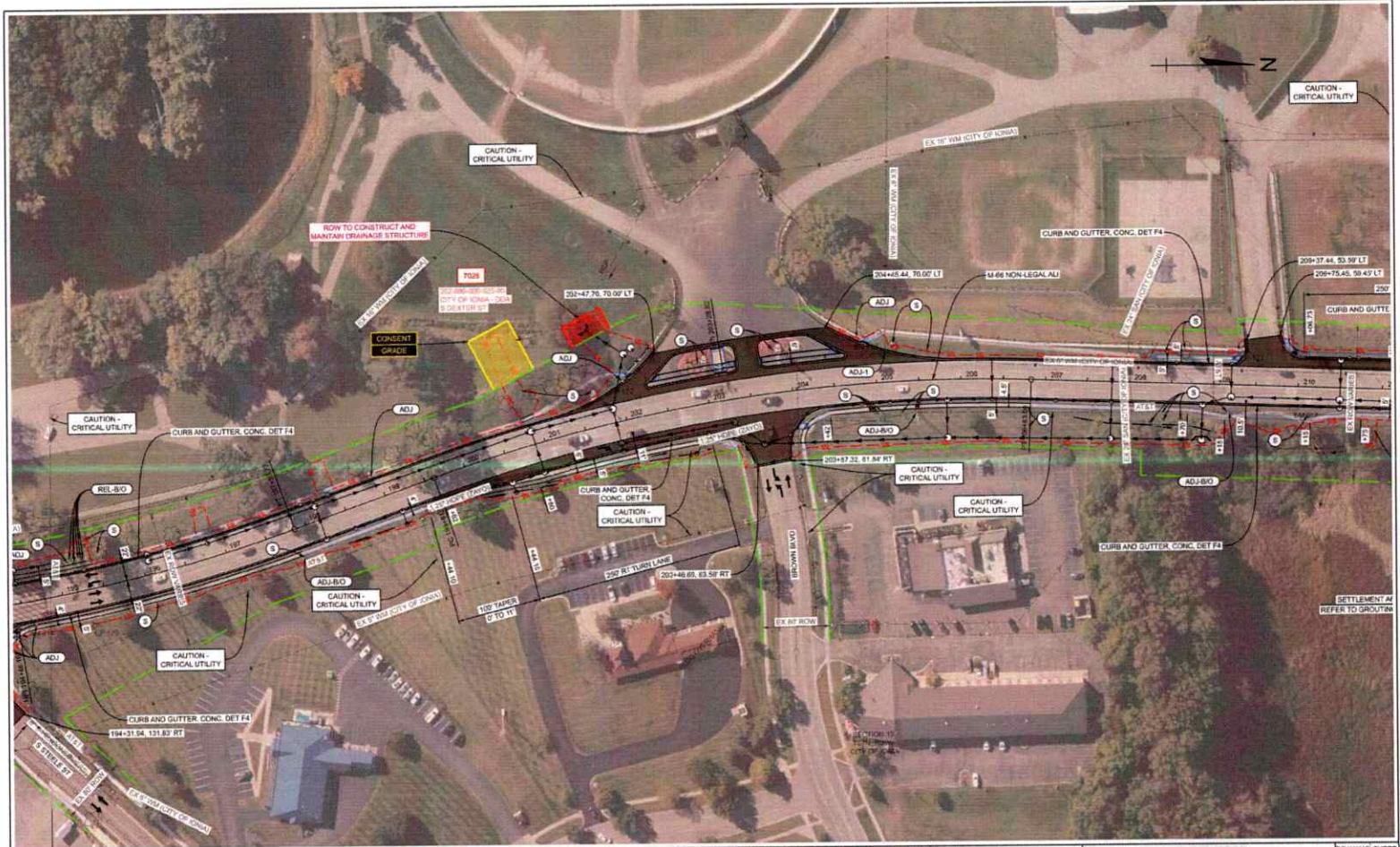
Signature: _____ Signed Date: _____
 Signatory Name: _____
 Signatory Title: _____

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7028
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 202-080-000-025-00		



FINAL ROW PLAN REVISIONS				SUBMITTAL DATE			
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION

		DATE: 5/12/26	CS: 34032	REMOVAL	DRAWING SHEET
	FILE: 214339_ROWPO_REM006.DGN	DESIGN UNIT: KENT	JN: 214339	M-66 STA 194+00 TO 211+00	M-66
	TBC: GRAND RAPIDS				REV



FINAL ROW PLAN REVISIONS				SUBMITTAL DATE:				DATE: 5/12/08		CS: 34032		CONSTRUCTION		DRAWING SHEET	
NO.	DATE	AUTH.	DESCRIPTION	NO.	DATE	AUTH.	DESCRIPTION	DESIGN UNIT: KENT	JN: 214339	M-66 STA 194+00 TO 211+00		MASS	SECT		
								TBC: GRAND RAPIDS				CON	006		

MDOT
Michigan Department of Transportation

0 100
HORZ. (FT)

FILE: 214339_ROWPO_CON006.DGN



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

05/26/2026

City of Ionia DDA
Attn: Cassie Rice, Director
203 W Main Street
Ionia, MI 48846

Dear **Owners**,

Subject: Request for Corporate/Board Resolution, Operating Agreement and/or Articles of Incorporation for:

City of Ionia DDA

With reference to the above subject. I am requesting a copy of original documentation, consisting of the Operating Agreement and/or Articles of Incorporation for **City of Ionia DDA**. This documentation will provide the necessary information pertinent to verify who can legally sign on behalf of **City of Ionia DDA**.

Please return the requested items on or before **06/25/2026** with all completed Good Faith Offer documents. Upon receipt of the fully executed offer documents and completed W-9 form, payment will be processed.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'JB' followed by a stylized flourish.

Jerrod Bosch
Property Analyst
Grand Region

COMPENSATION SUMMARY

	Area (Sqft)		Price/Sqft		Subtotal		Factor		Line Total	EIC Amount
Drainage Easement	1,350	X	\$0.90	=	\$1,215.00	X	50%	=	\$608	\$1,000
Consent to Grade	3,460	X	\$0.90	=	\$3,114.00	X	10%	=	\$312	\$600

Total \$920

Total Estimated Just Compensation \$1,600

Parcel: 7028 CS:34032 Job ID: 214339
 Owner of Record: City of Ionia - DDA



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

Offer to Purchase

May 26, 2026

City of Ionia DDA
Attn: Cassie Rice, Director
203 W Main Steet
Ionia, Michigan 48846

Dear Owner(s):

Subject: CS: 34032, JN: 214339, Parcel: 7026
Address: Steele St, Ionia, MI, 48864, County: Ionia

The Michigan Department of Transportation (MDOT) has an upcoming project along M-66. We are interested in acquiring Drainage Easement, Consent to Grade rights to your property located at Steele St, Ionia, MI, 48864 in Ionia County as set forth in the attached Addendum(a). In accordance with state and federal regulations governing the acquisition of property by MDOT, this letter is MDOT's offer to purchase these rights based on the terms and conditions contained herein. Please note that MDOT is not making this offer under the threat of condemnation. If an agreement regarding the purchase cannot be reached, MDOT will discontinue negotiations and cease this transaction.

If you agree, MDOT will purchase the rights to your property described as set forth in the attached Addendum(a).

This offer is based upon the valuation set forth in the enclosed market study report.

MDOT's offer for the property rights to be purchased is itemized below:

Type	Amount
✓ Drainage Easement	\$1,000.00
✓ Consent to Grade	\$450.00
TOTAL	\$1,450.00

City of Ionia DDA
Parcel 7026
Page 2
May 26, 2026

Accordingly, the total amount that MDOT is offering to you is \$1,450.00. Please note that this offer is valid only until 06/25/2026.

Please review all the materials carefully and let us know in writing if you believe anything of significance has been omitted with respect to the amount of money you should be paid. MDOT will review the items you identify and will respond accordingly if any changes will be made to its offer. We are also available to discuss this offer with you.

If you are willing to accept MDOT's offer and agree to the terms and conditions set forth in the following Addendum(a), please sign and date the Acceptance of the offer below in the presence of a witness. Be sure the witness also signs and dates the documents. Please return this letter and Acceptance to my attention.

Also included in this packet are instructions to register with us to have your compensation sent to you via electronic funds transfer (EFT). Please contact me if you are unable to register.

Thank you in advance for your consideration of our offer. If you have any questions, please contact me at (616) 370-6587 or BoschJ@michigan.gov.

Sincerely,



Jerrod Bosch
Property Analyst
Michigan Department of Transportation

Enclosures: Acceptance of Offer, Addendum(a), Instrument(s), Legal Description(s), EFT Instructions and Valuation Report

Acceptance of Offer

The undersigned accept(s) the Michigan Department of Transportation's (MDOT's) offer of \$1,450.00 for the property described in MDOT's offer dated 05/26/2026. Furthermore, the undersigned agree(s) to the following terms and conditions set forth in the attached Addendum(a):

Signature: _____ Signed Date: _____

Signatory Name: _____

Signatory Title: _____

Witness Signature: _____

Witness Date: _____

Witness Name: _____

Signature: _____

Signed Date: _____

Signatory Name: _____

Signatory Title: _____

Witness Signature: _____

Witness Date: _____

Witness Name: _____

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Addendum for Easement

PRICE: The Grantor(s) will grant an Easement described in the attached legal description(s) to the Michigan Department of Transportation for the sum of \$1,000.00, and to deliver to the Michigan Department of Transportation an Easement in accordance with and subject to the provisions within the attached easement instrument as well as the following:

1. The conveyance will include the consent of the Grantor(s) to the removal at any time of such trees, shrubs, and vegetation as is, in the judgment of MDOT, necessary to construct and maintain the easement.
2. Notice to the Grantor(s) of the removal of the items in provision 1 is not required. The Grantor(s) agrees that no trees, shrubs, or vegetation shall be cut or removed from the easement area by the Grantor(s), their heirs, successors, and assigns without the written permission of MDOT.

TITLE: The Grantor(s) shall not sell, convey, mortgage, or otherwise encumber the title to the property or any part thereof, or permit any act or deed to diminish the value of the property described in the attached legal description(s) prior to recording of the Easement.

IMPROVEMENTS: This sale includes all buildings, structures, trees, and other improvements located within the Easement and when necessary, the right to enter upon the remaining lands of the Grantor(s) to remove said improvements.

OCCUPANCY: The Grantor(s) agree that MDOT will become the owner of the Easement upon payment of the sum listed above. The owner(s) shall have the right to occupy the improvements on the property for a period of 0 days after the closing. However, if the improvements on the property are vacated after the execution of this Acceptance of the Good Faith Offer, they cannot be reoccupied. Any personal property or fixtures that have not been removed by the date specified in a Notice to Quit issued by MDOT will become the property of MDOT. This provision does not apply to hazardous material.

ESCROW AGENT: The Grantor(s) agree(s) that Sun Title - Grand Rapids (Commitment # 316536) may act as escrow agent in closing this transaction.

SPECIAL PROVISIONS: NONE

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Legal Description: Drainage Easement

Land in Lot 9 of Supervisor Hanigan and Baxter's Addition to the City of Ionia, according to the plat thereof, as recorded in Liber 2 of Plats, Pages 56 and 57 located in the Southwest 1/4 of Section 19, and the Northwest 1/4 of Section 30, Town 7 North, Range 6 West, City of Ionia, Ionia County, Michigan, described as follows:

Commencing at the Southwest Corner of Section 19 and the Northwest Corner of Section 30, T.7 N. - R. 6 W., City of Ionia, Ionia County, Michigan as recorded in Liber 6, Page 295 of Ionia County Records; said point being N.89°35'37"W., 2784.06 feet from the South 1/4 Corner of said Section 19 and the North 1/4 Corner of said Section 30, as recorded in Liber 6, Page 288 of Ionia County Records; thence S.89°35'37"E., 1553.08 feet, on the South line of said Section 19 and the North line of said Section 30 to the Easterly Right of Way line of M-66 (130.00 feet wide) and the Westerly line of Lot 9 of Supervisor Hanigan and Baxter's Addition to the City of Ionia, as recorded in Liber 2 of Plats, Pages 56 and 57, Ionia County Records and to the Point of Beginning; thence N.01°07'43"E., 18.24 feet on said Easterly Right of Way line and said Westerly Lot line; thence S.88°52'17"E., 10.00 feet perpendicular to said Easterly Right of Way line and Westerly Lot line; thence S.01°07'43"W., 30.00 feet parallel with said Easterly Right of Way line and Westerly Lot line; thence N.88°52'17"W., 10.00 feet perpendicular to said Easterly Right of Way line and Westerly Lot line to said Easterly Right of Way line and Westerly Lot line; thence N.01°07'43"E., 11.76 feet on said Easterly Right of Way line and Westerly Lot line to the Point of Beginning.

The lands described above in easement for drainage purposes contain 300 square feet (0.007 acre), more or less.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Addendum for Consent(s)

PRICE: The owner(s) agree(s) to grant the property described in the attached legal description(s) to the Michigan Department of Transportation for the sum of \$450.00 via the appropriate instrument(s).

CONSENT TYPE(S): Consent to Grade

OCCUPANCY: The owner(s) agree(s) to grant the Michigan Department of Transportation occupancy of the described property upon payment of the price listed above effective from 03/01/2027 through 08/31/2028.

CONVEYANCE: The owner(s) agree to deliver to MDOT the above cited consents subject to the following provision: This conveyance includes, but is not limited to, the right to any drainage structure replacement or repair; the right to remove trees, shrubs, and vegetation as necessary in the judgement of the Michigan Department of Transportation and the right of temporary occupancy by public utilities.

SPECIAL PROVISIONS: NONE

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Legal Description: Consent to Grade

Station # 190+15 TO 191+15 RT

A strip of land 15 feet in width lying Easterly of (as measured at right angles and adjacent to) the existing Easterly right of way line of Highway M-66 (South Dexter Street), from said highway station 190+15 right, Northerly to said highway station 191+15 right, over and across the following described Tract "A".

The lands described above for grading purposes contain 1,510 square feet, more or less.

Tract "A": CITY OF IONIA SUP HANIGAN & BAXTERS ADD THAT PART OF LOT 9 DESC AS BEING BOUNDED ON THE E SIDE BY THE WLY LI LOT 8 AND SUCH LI AS AND IF EXT TO N BANK OF GRAND RIVER; ON SLY SIDE BY N BANK OF GRAND RIVER; ON WLY SIDE BY LAND OWNED BY S OF M ALG HWY M-14 AND M-66; AND ON N SIDE BY STEELE ST EXC THEREFROM THE FOLL DESC PARCELS: EXC COM AT NW COR LOT 8 SD ADD TH S 60 D 36 M 00 SE ALG SW BOUNDARY OF LOT 8 174.16 FT; TH S 29 D 24 M 00 S W 124 FT; TH N 60 D 36 M 00 S W 208 FT; TH N 44 D 40 M 00 S E ALG SE R/W LI STEELE RD 128.54 FT TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE RD 259.38 FT SWLY OF NW COR LOT 8; TH N 44 D 40 M 00 S E ALG SD R/W 45.64; TH S 45 D 20 M 00 S E 120 FT; TH S 44 D 40 M 00 S W 140 FT; TH N 45 D 20 M 00 S W 33.51 FT; TH N 02 D 09 M 22 S E 128 FT TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE ST. 128.54 FT SWLY OF NW COR LOT 8; TH S 60 D 36 M 00 S E 208 FT TO PL OF BEG OF THIS EXC; TH N 60 D 36 M 00 S W 208 FT TO SE R/W LI STEELE RD; TH S 44 D 40 M 00S, W 85.20 FT ALG SD R/W; TH S 45 D 20 M 00 S E TO PT THAT SHALL BE S 44 D 40 M 00S W FR PL OF BEG; TH N 44 D 40 M 00 S E TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE RD 503.56 FT SWLY OF NW COR LOT 8; TH N 44 D 40 M 00 S E 244.18 FT ALG SE R/W LI STEELE RD; TH S 02 D 09 M 22 S W 128 FT; TH S 45 D 20 M 00 S E 33.51 FT; TH N 44 D 40 M 00 S E 22.64 FT; TH S 02 D 09 M 22 S; W 241.04 FT; TH N 87 D 50M 38S, W 205 FT; TH N 02 D 09M 22S, E 195 FT TO POB. EXC COM AT THE NW CORNER OF LOT 8 OF SUPERVISOR HANIGAN & BAXTER'S ADD; TH S 44D 40' W 213.74 FT ALG THE SO LINE OF STEELE ST; TH S 45D 20' E 120.00 FT TO THE POB OF THIS DESC; TH S 45D 20' E 80.61 FT; TH S 36D 10' 47" W 126.33 FT; TH S 83D 31' 10" W 68.82 FT; TH N 02D, 09' 22" E 83.00 FT; TH N 44D 40' E 117.36 FT TO THE POB.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Michigan Department
of Transportation
0730 (09/25)

DRAINAGE EASEMENT

The Grantor(s) City of Ionia DDA, for the sum of One Thousand dollars and 00 cents (\$1,000.00) hereby grant(s) and convey(s) to the Michigan Department of Transportation, its successors and assigns, whose address is 425 W. Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909, a permanent drainage easement appurtenant to construct, reconstruct, install, operate, use, maintain, repair, upgrade, replace, and/or remove drainage improvements and related appurtenances necessary for the retention, detention, and conveyance of water in, on, to, through, over, under, and across the real estate located in the City of Ionia, County of Ionia, State of Michigan, commonly known as Steele St, Ionia, MI, 48864 and described on the attached Legal Description as; together with the right of perpetual ingress and egress in, to, through, over, under and across the above-described real estate for any purpose necessary and at any and all times necessary or convenient, for the full enjoyment of the rights granted in this easement, including the right to remove objects from interfering therewith.

This easement is for the benefit of the property described in the attached and incorporated Legal Description and/or Exhibit.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Legal Description: Drainage Easement

Land in Lot 9 of Supervisor Hanigan and Baxter's Addition to the City of Ionia, according to the plat thereof, as recorded in Liber 2 of Plats, Pages 56 and 57 located in the Southwest 1/4 of Section 19, and the Northwest 1/4 of Section 30, Town 7 North, Range 6 West, City of Ionia, Ionia County, Michigan, described as follows:

Commencing at the Southwest Corner of Section 19 and the Northwest Corner of Section 30, T.7 N. - R.6 W., City of Ionia, Ionia County, Michigan as recorded in Liber 6, Page 295 of Ionia County Records; said point being N.89°35'37" W., 2784.06 feet from the South 1/4 Corner of said Section 19 and the North 1/4 Corner of said Section 30, as recorded in Liber 6, Page 288 of Ionia County Records; thence S.89°35'37"E., 1553.08 feet, on the South line of said Section 19 and the North line of said Section 30 to the Easterly Right of Way line of M-66 (130.00 feet wide) and the Westerly line of Lot 9 of Supervisor Hanigan and Baxter's Addition to the City of Ionia, as recorded in Liber 2 of Plats, Pages 56 and 57, Ionia County Records and to the Point of Beginning; thence N.01°07'43"E., 18.24 feet on said Easterly Right of Way line and said Westerly Lot line; thence S.88°52'17"E., 10.00 feet perpendicular to said Easterly Right of Way line and Westerly Lot line; thence S.01°07'43"W., 30.00 feet parallel with said Easterly Right of Way line and Westerly Lot line; thence N.88°52'17"W., 10.00 feet perpendicular to said Easterly Right of Way line and Westerly Lot line to said Easterly Right of Way line and Westerly Lot line; thence N.01°07'43"E., 11.76 feet on said Easterly Right of Way line and Westerly Lot line to the Point of Beginning.

The lands described above in easement for drainage purposes contain 300 square feet (0.007 acre), more or less.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Dated this _____ day of _____, 20__.

Grantor Signature: _____

Grantor Name: _____

Grantor Title: _____

Grantor Signature: _____

Grantor Name: _____

Grantor Title: _____

NOTARY ACKNOWLEDGEMENT

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ of _____, 20__

by _____ and
(Grantor Name)

by _____
(Grantor Name)

Notary Signature: _____

Notary Name: _____

Notary Public _____ County, _____

Acting In _____ County _____

My Commission Expires: _____

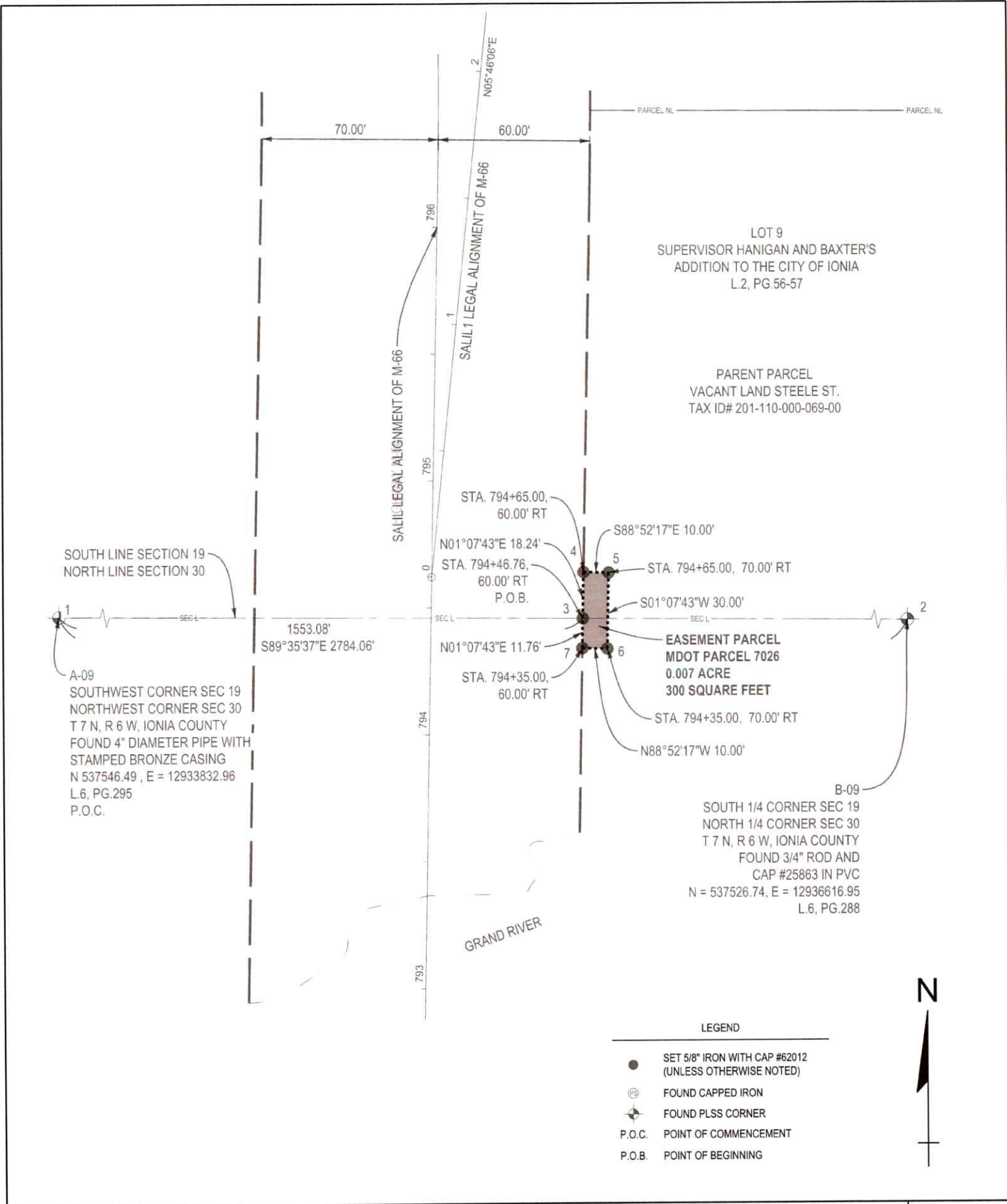
Drafted by:

Jerrold Bosch, Property Analyst
Michigan Department of Transportation
1420 Front Ave
Grand Rapids, MI 49504

After Recording Return to:

Grand Region Real Estate
Michigan Department of Transportation
1420 Front Ave
Grand Rapids, MI 49504

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		



SOUTH LINE SECTION 19
NORTH LINE SECTION 30

A-09
SOUTHWEST CORNER SEC 19
NORTHWEST CORNER SEC 30
T 7 N, R 6 W, IONIA COUNTY
FOUND 4" DIAMETER PIPE WITH
STAMPED BRONZE CASING
N 537546.49 , E = 12933832.96
L.6, PG.295
P.O.C.

LOT 9
SUPERVISOR HANIGAN AND BAXTER'S
ADDITION TO THE CITY OF IONIA
L.2, PG.56-57

PARENT PARCEL
VACANT LAND STEELE ST.
TAX ID# 201-110-000-069-00

EASEMENT PARCEL
MDOT PARCEL 7026
0.007 ACRE
300 SQUARE FEET

B-09
SOUTH 1/4 CORNER SEC 19
NORTH 1/4 CORNER SEC 30
T 7 N, R 6 W, IONIA COUNTY
FOUND 3/4" ROD AND
CAP #25863 IN PVC
N = 537526.74, E = 12936616.95
L.6, PG.288

GRAND RIVER

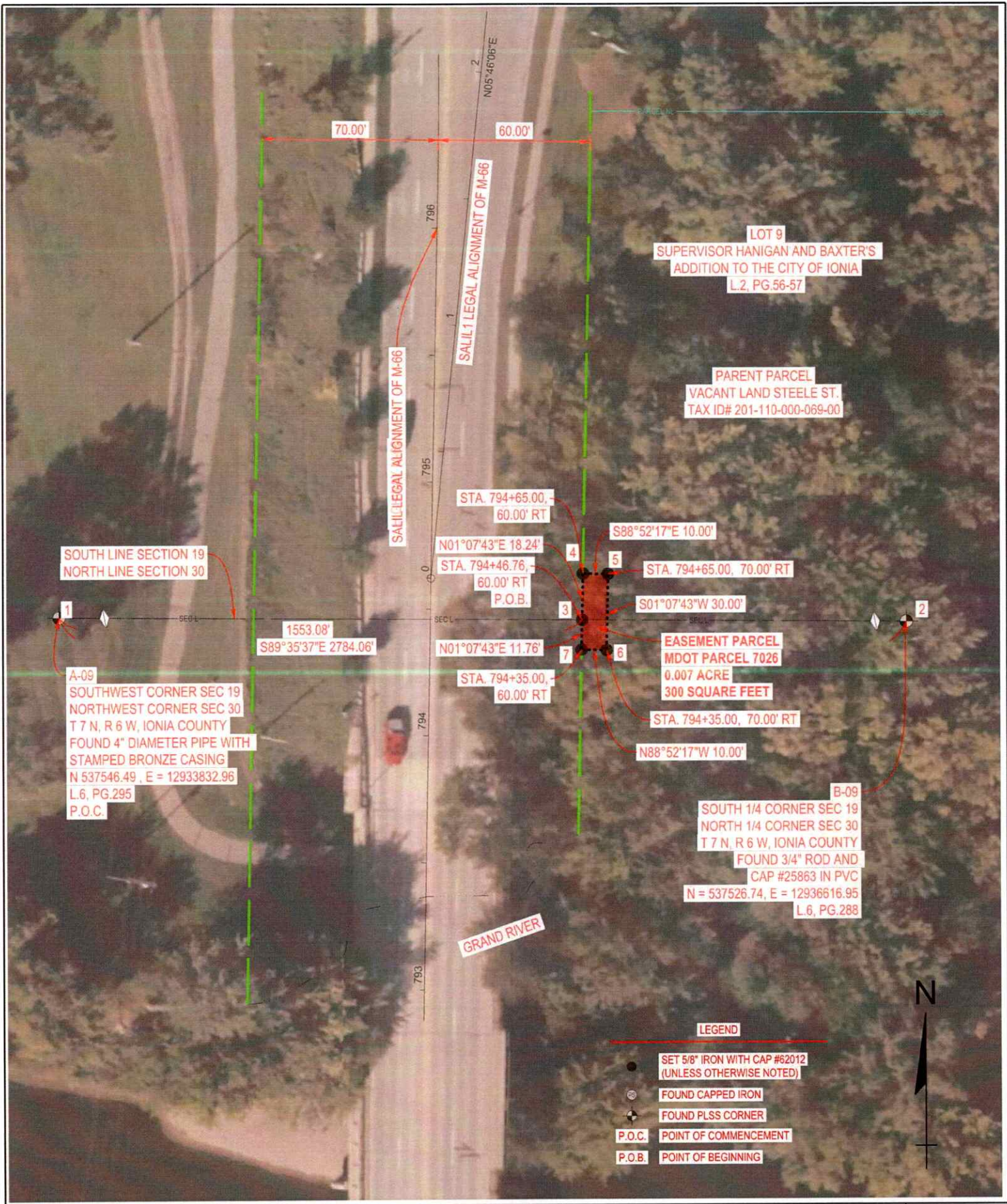
LEGEND

- SET 5/8" IRON WITH CAP #62012 (UNLESS OTHERWISE NOTED)
- ⊙ FOUND CAPPED IRON
- ⊕ FOUND PLSS CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



DESIGN UNIT:	TSC: GRAND RAPIDS	DATE: 4/24/26
CS: 34032	PROP DRAINAGE EASEMENT PARCEL 7026	DRAWING SHEET
JN: 214339	M-66 (S STATE RD), STA 794+35 TO 794+65 RT	CATE SECT
	CITY OF IONIA, IONIA COUNTY	

FILE: Pcl. 7026 City of Ionia - Sketch



LEGEND

- SET 5/8" IRON WITH CAP #62012 (UNLESS OTHERWISE NOTED)
- ⊙ FOUND CAPPED IRON
- ⊕ FOUND PLSS CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



		DESIGN UNIT:	TSC: GRAND RAPIDS	DATE: 4/24/26
		CS: 34032	PROP DRAINAGE EASEMENT PARCEL 7026	
FILE: Pcl. 7026 City of Ionia - Sketch		JN: 214339	M-66 (S STATE RD), STA 794+35 TO 794+65 RT	CATE
			CITY OF IONIA, IONIA COUNTY	SECT

Michigan Department
of Transportation
0640C (02/26)

CONSENT

The Grantor(s) City of Ionia DDA, for the sum of Four Hundred Fifty dollars and 00 cents (\$450.00) grant to the Michigan Department of Transportation, whose address is 425 W. Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909 the right to Consent to Grade, for transportation purposes, in over, and upon the real estate located in the City of Ionia, County of Ionia, State of Michigan, as described in attached; commonly known as Steele St, Ionia, MI, 48864, including, but not limited to, the right to any drainage structure replacement or repair, the right to remove trees, shrubs, and vegetation as necessary in the judgment of the Michigan Department of Transportation and the right of temporary occupancy by public utilities; effective from 03/01/2027 to 08/31/2028.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Legal Description: Consent to Grade

Station # 190+15 TO 191+15 RT

A strip of land 15 feet in width lying Easterly of (as measured at right angles and adjacent to) the existing Easterly right of way line of Highway M-66 (South Dexter Street), from said highway station 190+15 right, Northerly to said highway station 191+15 right, over and across the following described Tract "A".

The lands described above for grading purposes contain 1,510 square feet, more or less.

Tract "A": CITY OF IONIA SUP HANIGAN & BAXTERS ADD THAT PART OF LOT 9 DESC AS BEING BOUNDED ON THE E SIDE BY THE WLY LI LOT 8 AND SUCH LI AS AND IF EXT TO N BANK OF GRAND RIVER; ON SLY SIDE BY N BANK OF GRAND RIVER; ON WLY SIDE BY LAND OWNED BY S OF M ALG HWY M-14 AND M-66; AND ON N SIDE BY STEELE ST EXC THEREFROM THE FOLL DESC PARCELS: EXC COM AT NW COR LOT 8 SD ADD TH S 60 D 36 M 00 SE ALG SW BOUNDARY OF LOT 8 174.16 FT; TH S 29 D 24 M 00 S W 124 FT; TH N 60 D 36 M 00 S W 208 FT; TH N 44 D 40 M 00 S E ALG SE R/W LI STEELE RD 128.54 FT TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE RD 259.38 FT SWLY OF NW COR LOT 8; TH N 44 D 40 M 00 S E ALG SD R/W 45.64; TH S 45 D 20 M 00 S E 120 FT; TH S 44 D 40 M 00 S W 140 FT; TH N 45 D 20 M 00 S W 33.51 FT; TH N 02 D 09 M 22 S E 128 FT TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE ST.128.54 FT SWLY OF NW COR LOT 8; TH S 60 D 36 M 00 S E 208FT TO PL OF BEG OF THIS EXC; TH N 60 D 36 M 00 S W 208 FT TO SE R/W LI STEELE RD; TH S 44 D 40 M 00S, W 85.20 FT ALG SD R/W; TH S 45 D 20 M 00 S E TO PT THAT SHALL BE S 44 D 40 M 00S W FR PL OF BEG; TH N 44 D 40 M 00 S E TO P.O.B. ALSO EXC COM AT PT ON SE R/W LI STEELE RD 503.56 FT SWLY OF NW COR LOT 8; TH N 44 D 40 M 00 S E 244.18 FT ALG SE R/W LI STEELE RD; TH S 02 D 09 M 22 S W 128 FT; TH S 45 D 20 M 00 S E 33.51 FT; TH N 44 D 40 M 00 S E 22.64 FT; TH S 02 D 09 M 22 S; W 241.04 FT; TH N 87 D 50M 38S, W 205 FT; TH N 02 D 09M 22S, E 195 FT TO POB. EXC COM AT THE NW CORNER OF LOT 8 OF SUPERVISOR HANIGAN & BAXTER'S ADD; TH S 44D 40' W 213.74 FT ALG THE SO LINE OF STEELE ST; TH S 45D 20' E 120.00 FT TO THE POB OF THIS DESC; TH S 45D 20' E 80.61 FT; TH S 36D 10' 47" W 126.33 FT; TH S 83D 31' 10" W 68.82 FT; TH N 02D, 09' 22" E 83.00 FT; TH N 44D 40' E 117.36 FT TO THE POB.

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		

Signature: _____

Signed Date: _____

Signatory Name: _____

Signatory Title: _____

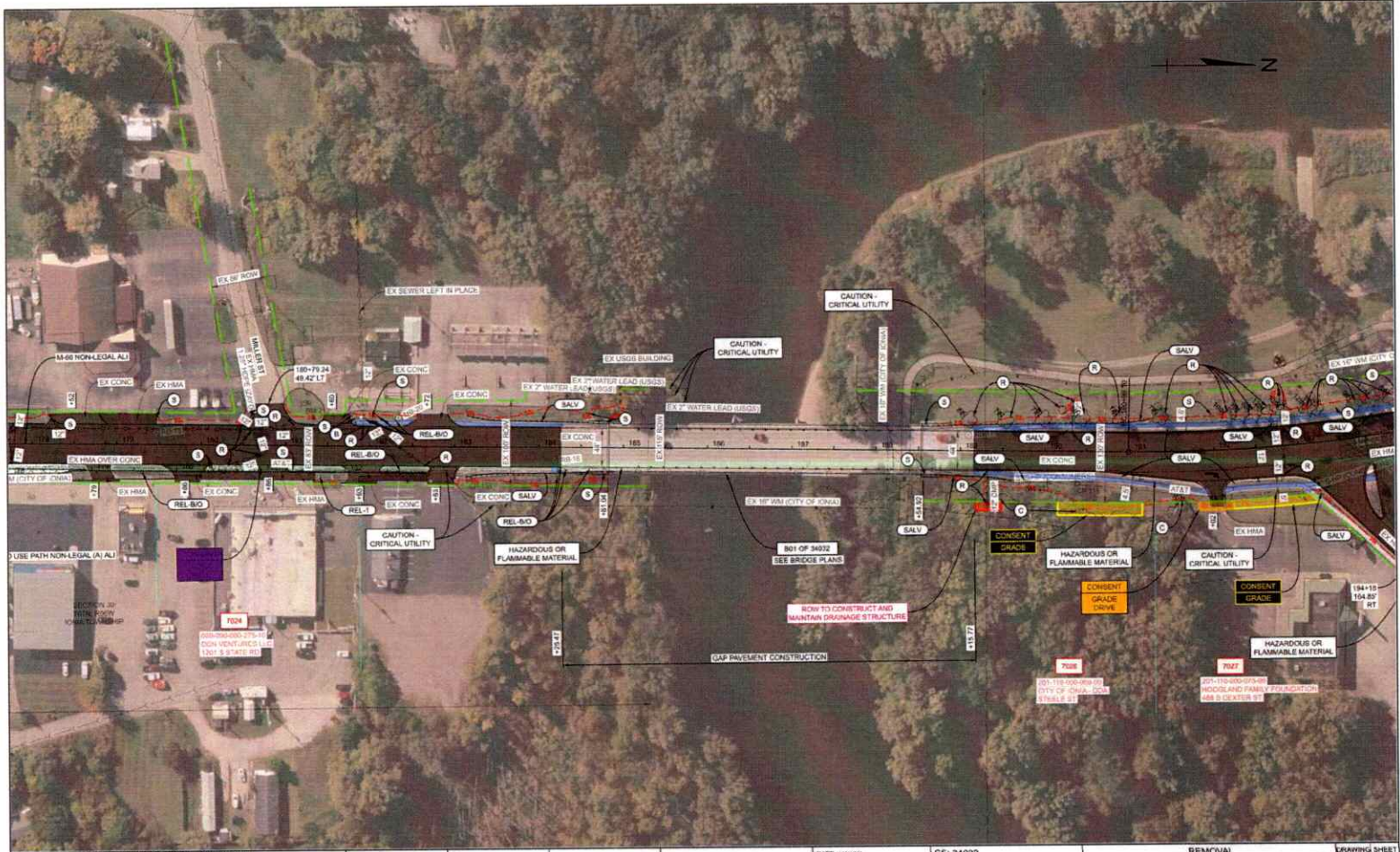
Signature: _____

Signed Date: _____

Signatory Name: _____

Signatory Title: _____

CONTROL SECTION 34032	JOB NUMBER 214339	PARCEL 7026
OWNER OF RECORD City of Ionia - DDA		
PROPERTY TAX CODE 201-110-000-069-00		



FINAL ROW PLAN REVISIONS		SUBMITTAL DATE:	
NO.	DATE	NO.	DATE

NO.	DATE	AUTH.	DESCRIPTION

0 100
HORZ. (FT)

FILE: 714339_ROWPO_REM005.DGN


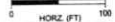
DATE: 5/1/26
DESIGN UNIT: KENT
TSC: GRAND RAPIDS

CS: 34032
JN: 214339

REMOVAL
M-66 STA 178+00 TO 194+00

DRAWING SHEET
M-66 SECT
REM
905



FINAL ROW PLAN REVISIONS				SUBMITTAL DATE:				 Michigan Department of Transportation	 0 HORZ. (FT) 100	DATE: 5/1/2026 DESIGN UNIT: KENT TSC: GRAND RAPIDS	CS: 34032 JN: 214339	CONSTRUCTION M-66 STA 178+00 TO 194+00	DRAWING SHEET M-66 CON 085
NO.	DATE	AUTH.	DESCRIPTION	NO.	DATE	AUTH.	DESCRIPTION						

COMPENSATION SUMMARY

	Area (Sqft)		Price/Sqft		Subtotal		Factor		Line Total	EJC Amount
Drainage Easement	300	X	\$0.90	=	\$270.00	X	50%	=	\$135	\$1,000
Consent to Grade	1,510	X	\$0.90	=	\$1,359.00	X	10%	=	\$136	\$450

Total \$271

Total Estimated Just Compensation \$1,450

Parcel: 7026 CS: 34032 Job ID: 214339
 Owner of Record: City of Ionla - DDA



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

05/26/2026

City of Ionia DDA
Attn: Cassie Rice, Director
203 W Main Street
Ionia, MI 48846

Dear **Owners**,

Subject: Request for Corporate/Board Resolution, Operating Agreement and/or Articles of Incorporation for:

City of Ionia DDA

With reference to the above subject. I am requesting a copy of original documentation, consisting of the Operating Agreement and/or Articles of Incorporation for **City of Ionia DDA**. This documentation will provide the necessary information pertinent to verify who can legally sign on behalf of **City of Ionia DDA**.

Please return the requested items on or before **06/25/2026** with all completed Good Faith Offer documents. Upon receipt of the fully executed offer documents and completed W-9 form, payment will be processed.

Thank you for your time and attention to this matter.

Sincerely,

Jerrod Bosch
Property Analyst
Grand Region



**CITY OF IONIA
STAFF REPORT FOR DDA AGENDA ITEM**

TO: DDA Board of Directors
FROM: Cassie Rice, DDA Director
DATE: June 17, 2026
RE: DDA Marketing – Downtown Brick Adventures

Background

As part of the DDA's ongoing efforts to increase foot traffic, support local businesses, and expand downtown's marketing reach, staff has developed the Downtown Brick Adventure initiative. The program is intended to provide a free, family-friendly activity that encourages residents and visitors to regularly return to downtown Ionia while creating positive exposure for local businesses and events.

The Downtown Brick Adventure combines hidden collectible items, interactive challenges, and event-based activities with a strong social media component. Rather than relying solely on traditional advertising, the program encourages participants to become active promoters of downtown by sharing photos, completing weekly challenges, and posting their discoveries using a common hashtag. This user-generated content helps showcase downtown Ionia through the authentic experiences of residents and visitors while expanding the visibility of local businesses and attractions.

Inspired by downtown's historic red brick streets and the "Keep Discovering" brand, the program rewards participants for exploring downtown, attending events, and engaging with the community both in person and online.

The Downtown Brick Adventure is the result of several months of concept development and refinement. Staff initially explored the idea as a traditional Downtown Scavenger Hunt, then evaluated a more collectible-focused Downtown Duck Quest concept. Through continued discussion and consideration of long-term sustainability, marketing potential, and opportunities for business engagement, the concept evolved into the current Brick Adventure model. The final program better reflects downtown Ionia's unique identity while providing greater flexibility for sponsorships, event integration, and social media-driven community engagement. By combining the excitement of a scavenger hunt with collectible elements and digital interaction, the Brick Adventure offers a scalable initiative that can continue to grow and evolve each year.



Program Description

Weekly Brick Adventure

Each week, staff or volunteers would hide 3–5 LEGO®-style brick keychains throughout the downtown district. Clues and hints would be released through the DDA's social media channels, encouraging participants to visit different streets, landmarks, parks, and businesses while searching for the hidden items

Participants who locate a keychain may redeem it for a prize package, which could include:

- Community Cash;
- Ionia Theatre gift cards;
- Downtown merchandise;
- LEGO®-style brick build kits or mini builds; or
- Other donated or sponsored prizes.

Community Challenges & Social Sharing

A core component of the program is the integration of **social media challenges** that encourage participants to share their downtown experiences. These activities create a steady stream of user-generated content that highlights local businesses, events, and attractions while organically expanding the reach of DDA marketing efforts.

Examples of challenges may include:

- Snap a photo at your favorite downtown business and post it using **#DowntownIoniaBrickAdventure**.
- Find a hidden brick adventure location and share a selfie.
- Visit a featured downtown shop or restaurant and post about your experience.
- Share a favorite Bulldog Unleashed Bulldog
- Attend a downtown event and complete a photo challenge.
- Solve a weekly scavenger hunt clue and share where it led you.
- Build and display your redeemed LEGO®-style prize and tag Downtown Ionia Brick Adventure.

Participants who complete and share weekly challenges can be entered into drawings for additional prizes, encouraging repeat engagement throughout the season.

By encouraging participants to create and share their own content, the program extends the DDA's marketing reach well beyond its own social media accounts. Every photo, hashtag, and check-in serves as authentic promotion for downtown Ionia and the businesses that call it home.

Event Minifigure Hunt

During select downtown events, limited-edition collectible minifigures would be hidden throughout the event area. Each figure would be themed around the event and available only during that occasion, encouraging repeat participation and event attendance.

Potential collectible characters include:

- Book Explorer;
- Market Vendor;
- Hot Dog Costume Guy;
- Holiday Elf; and
- Other event-themed figures.

Participants will also be encouraged to share photos of the collectible figures they discover, creating excitement online and building anticipation for future events and releases.

Project Benefits

The Downtown Brick Adventure supports several of the DDA's strategic goals by:

- Increasing foot traffic throughout the downtown district.
- Encouraging residents and visitors to explore a variety of local businesses and attractions.
- Supporting attendance at community events.
- Providing a free, family-friendly activity available throughout the season.
- Generating ongoing social media engagement through user-created content.
- Expanding the online visibility of downtown businesses through participant posts and shares.
- Creating a recognizable community hashtag and digital marketing campaign around **#DowntownIoniaBrickAdventure**.
- Promoting downtown Ionia's unique identity and historic red brick streets.
- Creating opportunities for collaboration with businesses and community organizations.

Scalability and Future Opportunities

The Downtown Brick Adventure is intentionally designed as a scalable program that can grow over time based on community interest and sponsorship support. The initial concept requires minimal investment while allowing for future expansion.

Potential enhancements in future years could include:

- **Business Sponsorships:** Local businesses could sponsor a week of the Brick Adventure, provide prizes, or serve as featured challenge locations.
- **Sponsored Brick Builds:** Community partners could underwrite custom LEGO®-style build kits or collectible event minifigures.
- **Hosted Activities:** Businesses and organizations could host build stations, family activity days, or scavenger hunt checkpoints.
- **Expanded Event Integration:** The Brick Adventure could be incorporated into the Farmers Market, Autumn Celebration, holiday events, and other downtown festivals.
- **Collectible Series:** Annual or seasonal keychains and event-exclusive minifigures could become a signature downtown tradition.
- **Digital Campaign Expansion:** Additional photo contests, online voting, "find of the week" features, and participant spotlights could further increase community interaction and online visibility.

Because the program is modular, additional components can be added each year without significantly changing the core concept, allowing it to evolve alongside downtown programming and community partnerships.

Financial Impact

The Downtown Brick Adventure is designed to be a low-cost promotional initiative.

Estimated Start-Up Budget

Item	Estimated Cost
LEGO®-Style Brick Keychains	\$50–\$150
Brick Build Kits & Loose Bricks	\$300–\$600
Event Collectible Minifigures	\$250–\$500
Community Cash & Theatre Gift Cards	\$300–\$500
Estimated Program Total	\$900–\$1,750

Funding opportunities include existing DDA marketing funds and may include business sponsorships, donated prizes, and partnerships with local organizations.

Staff Analysis

The Downtown Brick Adventure provides a cost-effective and flexible way to increase downtown activity while promoting local businesses and events. Unlike a single-day event, the program creates recurring opportunities for community engagement over several months, encouraging participants to return to downtown regularly and share their experiences with others.

The combination of in-person exploration and online participation allows the DDA to leverage community-generated content as an extension of its marketing efforts. Each hashtag, shared photo, tagged business, and challenge entry helps tell the story of downtown Ionia through the perspective of residents and visitors, creating authentic promotion that extends beyond traditional advertising.

The program also offers significant opportunities for future sponsorships and partnerships, allowing it to expand over time while minimizing the impact on the DDA budget.

Approval and further planning discussions are requested to proceed with implementation.

Requested Action/Motion:

It is requested the DDA Board of Directors consider making a motion to approve the Downtown Brick Adventure pilot program for the 2026 season and authorize staff to implement the initiative with an initial budget not to exceed \$1,750, using available funds within the 2025-2026 marketing budget.

Motion By: _____ Seconded By: _____



CITY OF IONIA
STAFF REPORT FOR DDA DISCUSSION ITEM

TO: DDA Board of Directors
FROM: Cassie Rice, DDA Director
DATE: June 17, 2026
RE: City of Ionia Fireworks Display

Recommendation Requested

Staff requests direction from the Board regarding the future of the annual City of Ionia Fireworks Display. Specifically, whether the DDA should:

1. Continue organizing and funding the event annually;
2. Continue the event with modifications to the funding and organizational structure;
3. Transition the event to a community-led or partner organization model; or
4. Discontinue the annual fireworks display and redirect resources to alternative community programming.

Background

The City of Ionia has supported an annual community fireworks display for many years, providing a free/low cost family-friendly event that has become a tradition for many residents and visitors. The event is funded through a combination of sponsorships, donations, and organizational support from the Downtown Development Authority, City staff and Rotary.

While the display remains well-attended, the planning and coordination required to execute the event have continued to increase. Staff time is dedicated to sponsorship solicitation, vendor coordination, permitting, insurance, marketing, volunteer coordination, and event logistics.

As the DDA and City continue to expand downtown programming and economic development initiatives, it is appropriate to evaluate whether the annual fireworks display remains the best use of available staff resources and financial support.

Benefits of Continuing the Fireworks Display

- Provides a long-standing, family-friendly community tradition.
- Draws residents and visitors into the community.
- Generates positive visibility for local sponsors and community partners.
- Can complement other seasonal events and activities.
- Demonstrates community investment and civic pride.

Challenges

- Significant staff time required for planning, fundraising, and event coordination.

- Reliance on annual sponsorships and donations that may fluctuate year to year.
- Rising costs associated with fireworks displays, insurance, and event management.
- Limited direct economic impact data available to measure return on investment.
- Competing priorities for DDA and City staff, including downtown revitalization efforts, business development, theatre operations, and expanded event programming.

Alternative Approaches

Should the Board determine that the current model is not sustainable, alternatives could include:

- Seeking a lead community organization or nonprofit partner to coordinate the event.
- Forming a volunteer-led Fireworks Committee with limited City support.
- Holding the display every other year rather than annually.
- Incorporating the display into a larger regional event or festival.
- Redirecting available funding toward multiple smaller downtown events that generate broader and more consistent economic activity throughout the year.

Staff Analysis

The annual fireworks display remains a valued community event; however, it requires a considerable investment of staff time and ongoing fundraising efforts. As community programming and economic development initiatives continue to grow, the Board may wish to consider whether the event aligns with current strategic priorities and whether its organizational model remains sustainable.

A review of sponsorship participation, event costs, future budget constraints and available staff capacity indicates that future continuation should be evaluated based on long-term financial viability and operational feasibility. If the Board wishes to continue the event, staff recommends exploring additional partnerships and alternative funding strategies to reduce the administrative burden on the City and staff.