

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
July 13, 2026
Meeting Minutes

CALL TO ORDER

Vice-Chairperson Braman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for July 13, 2026, to order at 4:04 PM.

ROLL CALL

Present: Board Members Dan Balice, Ted Paton, Tom Dickinson and Melinda Braman; and Deerfield/Riverside Steering Committee Member Bill Vaarburg, Berlin Township

Absent: Mark Vroman, BRA; Logan Bailey, Steering Committee

Also Present: City Manager Precia Garland (via Zoom), Jonathan Bowman, Assistant City Manager, and Reporter Tim McAllister, The Daily News

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Minutes from the special meeting of May 11 2026, were reviewed. It was moved by Dickinson, seconded by Paton to approve the minutes as presented. MOTION CARRIED.

PUBLIC COMMENTS – None.

FINANCIAL REPORT – The financial report was reviewed by Treasurer Dickinson. Noted revenues for the fiscal year included brownfield plan application fees (\$6,000) and interest earnings (\$1,550.20). A motion was made by Balice, seconded by Paton to accept the financial report as presented. MOTION CARRIED.

NEW BUSINESS

- a. **Brownfield Plan Reimbursement Agreement – Homes of Heritage Row** – Garland reviewed the details of the previous approval of the Act 381 Brownfield Plan for this project, which was recommended for approval by the BRA on May 11, 2026 and approved by the Ionia City Council on June 3, 2026. She explained the reimbursement agreement defines the specific rules by which tax increment revenues will be paid to the developer for eligible activities.

Motion was made by Paton, seconded by Dickinson to approve the Homes of Heritage Row Reimbursement Agreement as presented. MOTION CARRIED.

- b. **Brownfield Plan Reimbursement Agreement – Austin Pines West** - Garland reviewed the details of the previous approval of the Act 381 Brownfield Plan for this project, which was recommended for approval by the BRA on May 11, 2026 and approved by the Ionia City Council on June 3, 2026. She explained the reimbursement agreement defines the specific rules by which tax increment revenues will be paid to the developer for eligible activities.

Motion was made by Balice, seconded by Paton to approve the Austin Pines West Reimbursement Agreement as presented. MOTION CARRIED.

OLD BUSINESS

None.

ADJOURNMENT

Motion by Balice, seconded by Paton to adjourn the meeting at 4:41 PM. MOTION CARRIED.

Next meeting scheduled for Monday, October 12, 2026, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary