

City of Ionia Downtown Development Authority  
February 16, 2022 Meeting Minutes

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**CALL TO ORDER:** The Ionia Downtown Development Authority Board of Directors meeting was called to order at 8:06AM by Chairperson M. Kirgis.

**ROLL CALL OF MEMBERS:** Roll call revealed the following DDA Board of Directors present: Dave Cook, Margot Cook, Tim Hemenway, John Krueger, Mike Kirgis and Director Linda Curtis. City staff included City Manager Precia Garland, City Finance Director Chris Hyzer, Asst to City Manager Jonathon Bowman.

Guest: Ally Cook.

**PUBLIC COMMENTS:** None presented.

**CONSENT AGENDA:** Motion to approve agenda as presented by Member M. Cook; seconded by Member Hemenway.

MOTION CARRIED.

**MEETING MINUTES:** Minutes from the DDA Board of Directors meeting for January 2022. Motion to approve by Member Hemenway; seconded by Member D. Cook.

MOTION CARRIED.

**FINANCIAL REPORT** DDA accounts payable for December 26, 2021 – January 25, 2022 in the amount of \$47,402.07.  
Theatre accounts payable for December 26, 2021 – January 25, 2022 in the amount \$26,994.31.

Motion to approve by Member M. Cook; seconded by Member D. Cook.  
MOTION CARRIED.

**DDA Director Report:** Report included in DDA Board of Directors meeting document package.

**THEATRE REPORT:** Finance Director Chris Hyzer noted Theatre concessions and movie presentations are more consistent resulting in a slight increase in revenue. DDA and Theatre expenses are in line as anticipated.

**BOARD DECISIONS AND ACTION ITEMS:**

1. Ionia Harvest Market Agreement. Motion to approve the 2022 Ionia Harvest Market / DDA agreement with a one year renewal in addition to the DDA providing payment of up to 50% of annual electrical expenses by Member D. Cook; seconded by Member M. Cook.  
MOTION CARRIED.

DICUSSION ITEMS / OTHER:

1. First Floor Residential Committee Report: Committee met and examined ordinance examples from communities who have approved 1<sup>st</sup> floor residential units in their downtown area. A list of Ionia downtown properties was created based on square footage percentages of commercial and potential for residential units. Using a formula approved by other communities, only a limited number of buildings would meet the criteria. Restrictions might also include that 1<sup>st</sup> floor units must be tied to the creation and availability of 2<sup>nd</sup> / 3<sup>rd</sup> floor units.
2. A Planning Session committee will not be created. Ideas for District projects may be directed to the DDA office. The City's Master Plan provides a set of goals and guidelines for future projects.
3. MEDC Design and Build Scenario Team will be meeting with two downtown property owners to move forward with project programming.
4. Conflict of Interest statements provided to DDA Board members.

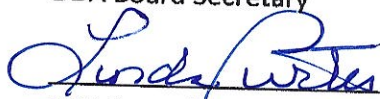
GENERAL ADJOURNMENT:

Motion to adjourn at 8:40AM by Member Hemenway; seconded by Member M. Cook.

MOTION CARRIED.



DDA Board Secretary

  
DDA Recording Secretary

2-23-22

Date

3-16-2022

Date