MINUTES
Plainwell BRA DDA TIFA
October 13, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Rimante Grigaliunas, Jim Turley, Paul Rizzo, Nick Larabel, Adam Hopkins, David Steffen (7:33am) and Justin Lakamper
   Excused: Randy Wisnaski
4. Approval of Minutes:
   A motion by Rizzo, seconded by Hopkins, to accept and place on file the BRA DDA TIFA meeting minutes of the 09/08/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Recommendations and Reports:
   A. **A motion by Hopkins, seconded by Turley, confirming BRA payables for September 2026 in the amount of $451.64. On a voice vote, all in favor. Motion passed.**
   B. **A motion by Larabel, seconded by Turley, confirming DDA payables for September 2026 in the amount of $710.12. On a voice vote, all in favor. Motion passed**.
   C. **A motion by Turley, seconded by Larabel, confirming TIFA payables for September 2026 in the amount of $28.89. On a voice vote, all in favor. Motion passed**.
7. Communications:
   The September 2026 Detail and Summary Financial Reports, the quarterly Revolving Loan Report and City Council meeting minutes from 08/24/202, 09/02/2026 and 09/14/2026.
8. Public Comment: None.
9. Staff Comment: Lakamper reported the City closed on the land sale to NAPA Auto. David shared the guard shack is undergoing testing for lead and asbestos, then will be demolished. He anticipates construction of the new building to begin in spring. Lakamper stated that the three remaining well houses on the Mill complex will be removed. He reported the City closed with Bex Farms on the 25 acre parcel in Industrial Park. Changes are needed to the original site plan, including entrance/exit from Lincoln and Miller instead of 8th St. which allows the berm to be to go all the way around and shifting the building direction to the North or West to better control noise. The sale netted ~625k for the City of Plainwell's General Fund. Larabel asked if Miller is rated for cement trucks, and Lakamper replied yes, though it is subject to frost laws. Turley asked if truck traffic would go through Industrial Park, and Lakamper replied yes, they will use the right of way between Profielnorm and Nobis Agri to access Lincoln. The Redi Mix plant will also have an entrance and exit on Miller. Lakamper shared that the Industrial Park paving bid would go up soon, with paving beginning in the spring of 2027. Funding will be provided from Major and Local Streets, TIF and the Water Fund. Mill 17 closed on their building. Lakamper stated he had discussed the possibility of starting construction on parcel 2 with Watt's Homes, as parcel 5 may be tied up for some time. Watt's seemed open to the discussion.
10. Board Member Comments: Larabel shared that he attended Classic Auto Mill's Grand Opening, sharing that it was well attended and a great event.
11. Adjournment:
    A motion by Rizzo, seconded by Hopkins, to adjourn the meeting at 7:53am. On a voice vote, all voted in favor. Motion passed.

MINUTES
Plainwell BRA DDA TIFA
October 13, 2026

Submitted by: JoAnn Leonard, City Clerk