

MINUTES
Plainwell BRA DDA TIFA
January 13, 2026

1. Chairman Rizzo called the meeting to order at 7:32am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Paul Rizzo, Jim Turley, Randy Wisnaski, Cathy Green, David Steffen and Justin Lakamper
Excused: Adam Hopkins and Nick Larabel
4. Approval of Minutes:
A motion by Turley, seconded by Wisnaski, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 12/09/2025 meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Green, seconded by Turley, confirming BRA payables for December 2025 in the amount of \$5,601.88. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Steffen, confirming DDA payables for December 2025 in the amount of \$2,215.61. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Green, seconded by Wisnaski, confirming TIFA payables for December 2025 in the amount of \$92.13. On a voice vote, all in favor. Motion passed.**
8. Communications:
The December 2025 Summary and Detail Financial Reports, the quarterly Revolving Loan Report and City Council Meeting minutes from 11/24/2025 and 12/08/2025 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper provided an update on the ~27-acre parcel for sale in Industrial Park, sharing that Balkema Excavating has offered \$675,000, full asking price (25k/acre), with intentions of building a concrete mixing plant. A concrete business requires a Special Use Permit approval recommendation from the Planning Commission, and final approval from City Council. The sale would be contingent on Special Use Permit approval. Lakamper shared that the City experiences a deficit each year, averaging from \$150,000 -\$300,000. One-time cash infusions, like the sale of property in Industrial Park, keep the City's general fund solvent given the structural deficit.

The City received an engineering grant from Lakeshore Advantage for road repair and water main replacement In Industrial Park. The engineering firm estimates \$900k for road resurfacing and \$170k to replace a section of water main. The City hopes to begin this project this spring, though as the cost is higher than anticipated, it may be delayed until next year. We are making progress toward road repair in Industrial Park. Turley asked if semi weight had been figured into the road repaving, as there are large, heavy 8 axle trucks coming in and out that have poor turning radiuses and have visibly damaged the existing pavement.

Lakamper discussed the lease agreement with Classic Auto Factory, stating that the lease was sent to environmental lawyer Mary Jane Rhoades for review. Mary Jane is well respected and knowledgeable in environmental law, and as the City will maintain ownership of the buildings, her expertise in this field will be an asset.

MINUTES
Plainwell BRA DDA TIFA
January 13, 2026

Lakamper discussed the letter from Weyerhaeuser stating their concerns with developing the Mill Property amid potential changes to PFAS laws in the future. Turley asked if Watts Homes still planned on the housing developments. Lakamper stated that Watts Homes wants to be able to complete both proposed projects- the condominiums along the river, and the residential homes, but they are aware of the potential for issues. Residential and Commercial designated areas have different remediation standards. Parcel 5, along the river, is by what once were paper mill sludge lagoons and if trash or debris is dug up, it must be disposed of appropriately.

Turley shared that he had received an easement agreement from Consumers Energy for proposed work in Industrial Park, and asked if Lakamper had also been contacted or had further information. Lakamper stated he had been working with Consumers to try to stabilize power output to one of the businesses. Turley will share the easement information with Lakamper, with hopes that between the two of them, they can get more information from Consumers.

Lakamper discussed the Council meeting on January 26, 2026 at 7pm, sharing that public input is requested concerning the sale of 1 acre of property on the Mill Site to Plainwell Auto for construction of a new building. Plainwell Auto has provided architectural concept drawings of the proposed building and site plan.

Lakamper noted that the insurance company has settled on a payout amount of \$590k for Building 2. This amount should cover the cost of demolition. The City will solicit bids for demolition, with a goal of beginning this spring.

11. Board Member Comments: None.

12. Adjournment:

A motion by Green, seconded by Turley, to adjourn the meeting at 8:22am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk