

MINUTES
Plainwell BRA DDA TIFA
December 09, 2025

1. Chairman Larabel called the meeting to order at 7:34am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Paul Rizzo, Jim Turley, Randy Wisnaski, and Justin Lakamper
Excused: Adam Hopkins, Cathy Green and David Steffen
4. Approval of Minutes:
A motion by Wisnaski, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 11/11/2025 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 Rizzo, seconded by Wisnaski, confirming BRA payables for November 2025 in the amount of \$1,500.79. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Turley, confirming DDA payables for November 2025 in the amount of \$7,938.07. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Larabel, seconded by Wisnaski, confirming TIFA payables for November 2025 in the amount of \$599.11. On a voice vote, all in favor. Motion passed.**
8. Communications:
The November 2025 Summary and Detail Financial Reports and City Council Meeting minutes from 10/27/2025 and 11/10/2025 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper summarized the discussion from last night's Council meeting concerning the proposed parking lot plan for Mill 17. Mill 17 wants to have a green space and green house located in what would have been the parking area sold with Building 17, so they would like to build a parking lot on the Mill site in front of Buildings 16 and 17 for ~200 cars. The most recent plan was that Mill 17 would pay for installation of the parking lot and the City would maintain it and retain ownership of the land. In exchange for paving the lot, Mill 17 would have exclusive lot use weekdays after 5pm, and on weekends, with signs stating this information posted in the lot. Council's discussion centered around potential issues with Mill 17 having exclusive use on weeknights and weekends as well as lot maintenance. Lakamper shared that MEDC/Bosch Architects are working on a concept Mill property site plan that includes the Plainwell Auto Building, parking lots for Mill 17 and Classic Auto Factory with buffers, a green space and a road for access to the rear of the Mill property. He stated there is a Concrete company interested in the 28 acre parcel available in Industrial Park. He is working with Consumers Energy to figure out the state of the power grid servicing Industrial Park, and if improvements are needed to support new business.
11. Board Member Comments: Turley discussed the Industrial Park sign which lists the businesses, sharing that it needs refacing. The vinyl sign labels are peeling. He wonders if there is a way to shield the sign from UV damage, as it is southern facing.
12. Adjournment:
A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:05am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk