

MINUTES
Plainwell BRA DDA TIFA
March 10, 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: Nick Larabel, Jim Turley, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
Excused: Cathy Green and Adam Hopkins
4. Approval of Minutes:
A motion by Steffen, seconded by Wisnaski, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 02/10/2026 meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: Larabel welcomed newly appointed Board member Rimante Grigaliunas, who introduced herself to the group.
7. Recommendations and Reports:
 - A. **A motion by Rizzo, seconded by Turley, confirming BRA payables for February 2026 in the amount of \$3,355.87. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Larabel, confirming DDA payables for February 2026 in the amount of \$20,966.52. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Turley, seconded by Wisnaski, confirming TIFA payables for February 2026 in the amount of \$1,641.82. On a voice vote, all in favor. Motion passed.**
8. Communications:
The February 2026 Summary and Detail Financial Reports and City Council meeting minutes from 01/26/2026 and 02/09/2026 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper provided an update on the dam conversion project, sharing that representatives from NOAA, EGLE and the DNR will be at the March 23, 2026 Council meeting. They will give a presentation on the current status of the three dams, and be available to answer questions. This is a great opportunity for residents to learn about the project and its effect on the City.
Lakamper shared that the City received a court order authorizing demolition of the remains of the burned residence on Mariette St. The owner has 21 days to remove wanted items from the home, after which it will be torn down.
He stated that the sale of 1 acre of property to Plainwell Auto is moving forward and the purchase agreement received Council approval.
He discussed the demolition of Building 2, sharing that Darius had approached him to discuss purchasing building 2 as well, and remodeling it to remove the roof, fix the walls, for use as additional storage and outdoor space. Lakamper stated this is something that requires structural engineer review to see if it is possible. If it is possible, it might allow the City to keep some of the insurance money in the BRA account.
Lakamper shared that the new owners of the former Clark Gas Station have submitted site plans for demolition of the old building and construction of a new gas station, however, as this property is zoned CBD, gas stations are not an approved use. We are working with the City's Planning and Zoning firm on an Ordinance amendment that would allow them to construct a new gas station on the site. Larabel asked if their will be consideration

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given to hours of operation, as the gas station is located in a more residential area, to which Lakamper replied yes.

Turley asked if anything is happening with Watts Construction and the Mill site development. Lakamper shared that Watts still hopes to move forward, but with Weyerhaeuser's letter and the additional testing discussed, it will be a slow process.

11. Board Member Comments: Turley asked if Lakamper had heard anything from Consumer's Energy about their project in Industrial Park, sharing that he signed the easement agreement weeks ago but hadn't heard anything about the project since. Lakamper had no information to share.

12. Adjournment:

A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:04am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk