

## Plainwell City All Boards Meeting Minutes

June 04, 2026

1. Regular meeting was call to order by Mayor Keeler at 10:00am.
2. Pledge of Allegiance was given by all present.
3. Present:
  - A. City Council: Lori Steele, Brad Keeler, Roger Keeney, Randy Wisnaski, Cathy Green
  - B. DDA/BRA/TIFA: Paul Rizzo, David Steffen, Rimante Grigaliunas (left at 10:34)
  - C. Planning Commission: Beth Raich, Kevin Hammond
  - D. Parks & Trees: Bunny LaDuke, Mathew Bradley
4. Approval of Minutes:

**A motion by Steele, seconded by Wisnaski, to accept and place on file the All Board Meeting Minutes of the 05/27/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.**
5. New Business:
  - A. City Manager Lakamper thanked the board members for coming. He discussed adding Building 2 to the purchase agreement with Classic Auto Mill (CAM), and CAM's proposal for reimbursement for up to \$360,000 for work to stabilize, repair and retain the building. The funds for reimbursement would come from the \$590,000 insurance settlement the city received to demolish the building. He shared a draft project outline provided by CAM discussing construction phases and projected costs, and a reimbursement schedule based on work performed. He noted the City would only reimburse upon completion of the entire project to limit risk. If we pay out funds, then we can no longer afford to demo the building in the unlikely event that something goes wrong. (Attached)  
He shared that this project would have the greatest impact on the BRA, as the possibility of retaining some of the insurance money would be great for the BRA fund. The BRA fund pays for all the environmental studies and specialty lawyers needed for projects on superfund sites like the Mill Complex, which is expensive. The BRA fund balance (without the insurance payment) is currently around \$1800, so any funding we could retain would be a bonus.  
He shared a survey of the Mill complex done by Fleis & Vandenbrink showing the Mill buildings and surrounding area that Classic Auto Mill would own, and the one-acre lot sold to Plainwell Auto. (Attached)
  - B. City Manager Lakamper discussed a parking lot agreement with Mill 17 allowing them to use the area in front of Mill Buildings 10, 15 and 16 for their event parking. This agreement has gone back and forth, with Mill 17's most recent proposal asking to use the lot as is (gravel) and for overnight parking and weekend exclusivity, while agreeing to take care of snow removal and salting in the winter. He shared a draft parking agreement for review. (Attached)
6. Public Comment: None.
7. Board Comments: Board members discussed the proposal with CAM for saving and renovating building #2. Mayor Keeler asked what the top floor of the building would be used for. Darius, the owner of CAM, shared that he had lots of ideas in mind, listing and indoor/outdoor farmer's market, an ice-skating venue in winter, maybe the future location of a restaurant or a partnership with other local businesses. He stated the main idea is to get the buildings functional and straighten out utilities.  
Bradley asked how it would look from the street, and Darius answered it will look great.  
Raich asked how many jobs will be created, and Darius answered it will take 3-5 years to get up and going, and the goal is to employ about 12 people.

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Rizzo asked what happens if costs overrun? Lakamper answered that any costs above the \$360,000 proposal amount would be the responsibility of CAM.

Board members then discussed the parking agreement proposal with Mill 17. Mill 17 has asked for a 5-year agreement with weekend exclusivity beginning Friday at 8am through Sunday at midnight.

Mayor Keeler stated that Council doesn't support exclusive use, as no other City parking lots are exclusive.

LaDuke asked about the location of the parking lot, with Justin answering in front of building 15, 16 and 10, next to the fenced in parking area currently used by GHD. LaDuke shared she is concerned about a large parking lot on Allegan St., noting parking lots aren't very attractive. She asked if there was still a location for a Central Park or green space. Darius shared he plans to bring back the roses.

Rizzo asked how many people Mill 17 can hold (about 400). The parking lot in question would hold about 118 cars.

Steffen stated Mill 17 doesn't own the building yet, and they have asked for a lot, and what have they offered in good faith to the city?

Lakamper stated that Mill 17 is working with the City on a utility access agreement. He stated that the City absolutely wants to encourage new businesses.

Steele shared her frustration with the parking situation, stating we have had many conversations about it.

Hammond and LaDuke asked who would maintain the parking lot, and Lakamper answered Mill 17 would handle snow removal and salting in the winter. Lakamper said it is a large gravel area, and anyone can park there. Realistically though, he feels only wedding venue guests will park there, and no one from the City currently uses that lot.

Bradley asked if we have a plan in mind for the parking lot, what will it look like? He'd like to see more walking or biking pathways on the Mill property, maybe some trees planted to provide shade between the main road and the parking area. Darius stated he is surprised by the amount of pedestrian traffic along M89.

Raich asked if CAM would be hosting car shows, Darius answered maybe down the road. Steffen asked if any Council member supported the exclusivity agreement, with the answer being no. He didn't feel any of the board members present supported it either, so moving forward exclusivity should be a no. Keeney agreed, stating exclusivity is not good. Mayor Keeler stated, good, we are all on the same page, let's not discuss this again. Let's put the parking lot agreement to bed.

8. Adjournment:

There being no further business, the workshop was adjourned at 11:17am.

Respectfully submitted by  
JoAnn Leonard  
City Clerk

Phase 1: Due diligence, plans, and prep.

We had to add to our Environmental plans, and file Building 2 included in our BEA report. Lawyer has reviewed the process. Engineer has to assess the property and make sure it is standing when all is said and done, WJE Engineering is working on the project. We then have to clear the rubble and secure the structure for a safe work environment. Permitting is still an unknown cost, a message has been left with PCI. These combined efforts to save the building will cost approximately \$40,000.

Phase 2: Roof removal. We have received competing bids, and the cheapest one received to remove the roof would be \$69,000, and additional \$10,000-\$20,000 will be needed to haul away pending any asbestos. At the moment it looks like there is no fiber between the layers that would cause an issue. We will also incur cost on cleaning the brick for brick laying.

Phase 3: Build a 4 foot high perimeter wall around the top floor, again, we are supplying the cheapest estimate: \$115,000. This is a 4 foot wall that has a concrete block wall anchored to the floor which is a recommendation from WJE Engineering.

Phase 4: Close 18 foot hole in top floor. Build a proper stairwell and install drainage system that is already partially built into the floors that will become the roof already. \$85,000

Phase 5: Pour a new concrete floor that will now be the permanent rooftop floor \$45,000.

Our mutual goal is the following:

- 1) Save all of what is left of the Mill
- 2) Create a financial landfall for the city.
- 3) Create more property tax revenue as a multiplier for the city of Plainwell.
- 4) Create more space to generate more revenue streams for Classic Auto Mill LLC.

We propose the following:

Phase 1: Upon closing of the Mill property, conveyance of title, documentation from WSJ the building is sound with the given plan, and a permit for demo is issues, we are reimbursed \$40,000.

Phase 2: Upon removal of the roof we are reimbursed \$75,000.

Phase 3: Upon completion of the 4 foot brick wall anchored by concrete block wall \$115,000

Phase 4: Upon closing the hole, and building a stairwell \$85,000 reimbursement.

Phase 5: A new concrete floor \$45,000 reimbursement.

The total planned reimbursement is \$360,000.



**CITY OF PLAINWELL**  
**SECTION 30, TOWN 1 NORTH, RANGE 11 WEST**  
**CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN**

**PRELIMINARY LAYOUTS - PARENT PARCEL**

F&V PROJECT NO.  
**877990**

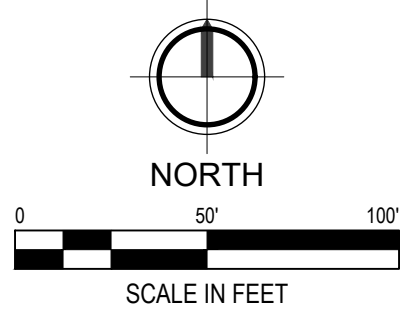
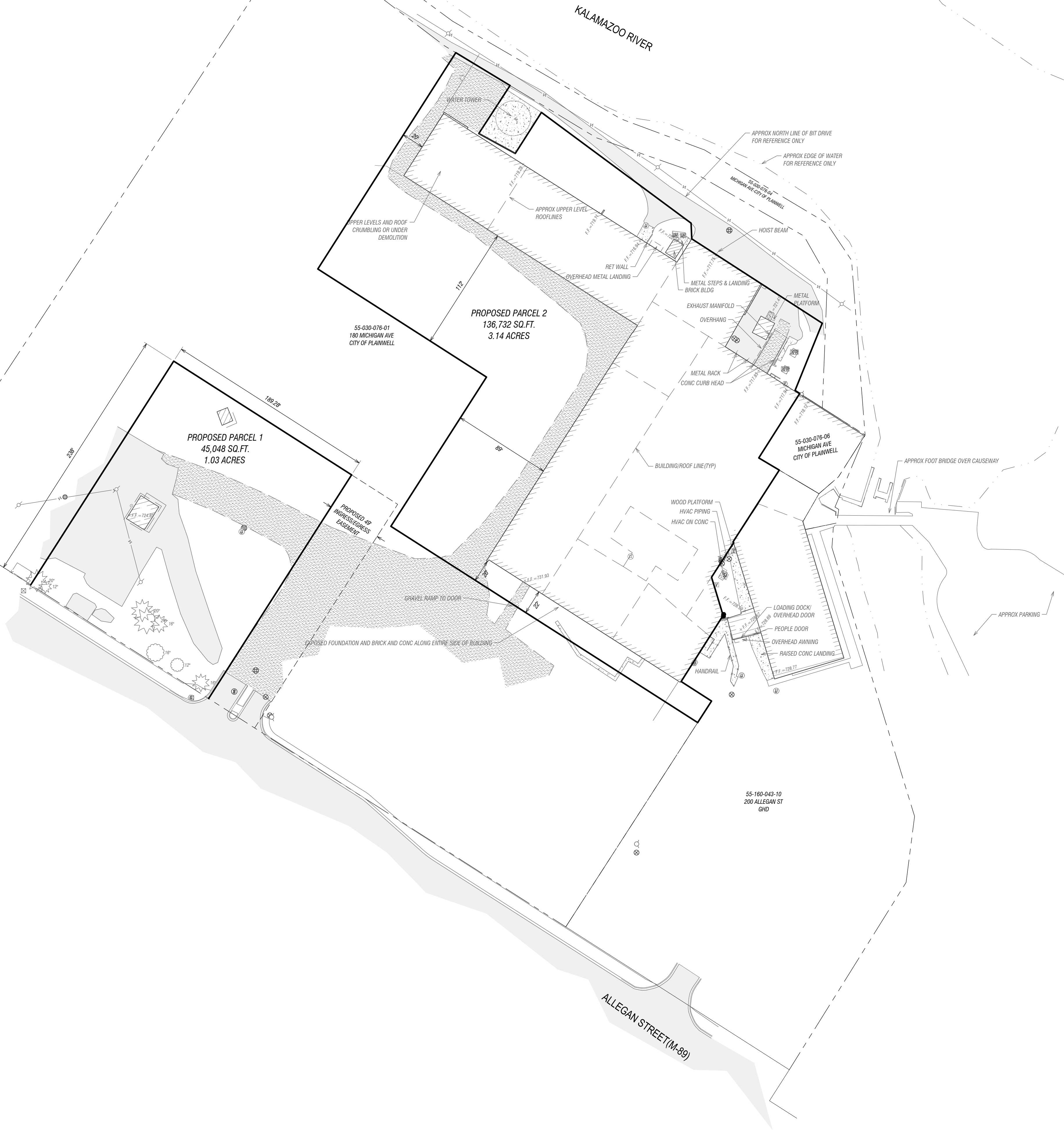
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EXISTING LEGEND:

|  |                         |  |                            |  |                     |
|--|-------------------------|--|----------------------------|--|---------------------|
|  | SECTION CORNER          |  | UTILITY POLE               |  | CONIFEROUS TREE     |
|  | SURVEY CONTROL POINT    |  | GUY ANCHOR                 |  | DECIDUOUS TREE      |
|  | BENCHMARK               |  | ROCK                       |  | BUSH                |
|  | FOUND IRON ROD          |  | SOIL BORING                |  | DEAD TREE           |
|  | FOUND CONCRETE MONUMENT |  | RAILROAD CROSSING          |  | STUMP               |
|  | SET IRON ROD            |  | PEDESTRIAN CROSSING        |  | UNKNOWN MANHOLE     |
|  | SET CONCRETE MONUMENT   |  | PEDESTRIAN PUSH BUTTON     |  | UNKNOWN CLEANOUT    |
|  | MONUMENT BOX            |  | PARKING METER              |  | UNKNOWN HANDHOLE    |
|  | SIGN                    |  | STRAIN POLE                |  | UNKNOWN RISER       |
|  | STREET SIGN             |  | TRAFFIC SIGNAL             |  | FILL PORT           |
|  | BUMPER BLOCK            |  | AIR CONDITIONER            |  | ELECTRICAL OUTLET   |
|  | MAIL BOX                |  | FLAG POLE                  |  | SPRINKLER VALVE     |
|  | MONITORING WELL         |  | VENT                       |  | SPRINKLER HEAD      |
|  | POST                    |  | ANTENNA                    |  | MANHOLE             |
|  | STORM: MANHOLE          |  | WATER: MANHOLE             |  | ELECTRIC: MANHOLE   |
|  | ROUND CATCH BASIN       |  | VALVE & BOX                |  | HANDHOLE            |
|  | SQUARE CATCH BASIN      |  | CURB STOP & BOX            |  | METER               |
|  | FLARED END SECTION      |  | FIRE HYDRANT               |  | LIGHT POLE          |
|  | PIPE INVERT             |  | WELL                       |  | GROUND LIGHT        |
|  | CLEANOUT                |  | METER                      |  | WALL LIGHT          |
|  | DOWNSPOUT               |  | FIRE DEPARTMENT CONNECTION |  | TRANSFORMER         |
|  | SANITARY: MANHOLE       |  | NATURAL GAS: VALVE & BOX   |  | RISER               |
|  | SANITARY: CLEANOUT      |  | NATURAL GAS: METER         |  | MARKER              |
|  | SANITARY: VALVE & BOX   |  | FIBER OPTIC: MARKER        |  | STREET LIGHT        |
|  | CABLE TV: MANHOLE       |  | FIBER OPTIC: HANDHOLE      |  | TELEPHONE: MANHOLE  |
|  | CABLE TV: HANDHOLE      |  | FIBER OPTIC: RISER         |  | TELEPHONE: HANDHOLE |
|  | CABLE TV: RISER         |  | FIBER OPTIC: MARKER        |  | TELEPHONE: RISER    |
|  | CABLE TV: MARKER        |  |                            |  | TELEPHONE: MARKER   |
|  | ASPHALT                 |  | BRICK                      |  |                     |
|  | CONCRETE / SIDEWALK     |  | GRAVEL                     |  |                     |
|  | BUILDING                |  | RIP RAP                    |  |                     |
|  | BOUNDARY LINE           |  | SECTION LINE               |  |                     |
|  | RIGHT OF WAY LINE       |  | PARCEL LINE                |  |                     |
|  | EASEMENT LINE           |  | PLAT LINE                  |  |                     |
|  | CURB & GUTTER           |  | LANDSCAPE CURB             |  |                     |
|  | ASPHALT CURB            |  | SANITARY SEWER             |  |                     |
|  | DITCH                   |  | SANITARY LATERAL           |  |                     |
|  | EDGE OF WATER           |  | FORCE MAIN                 |  |                     |
|  | FENCE                   |  | STORM SEWER                |  |                     |
|  | GUARD RAIL              |  | STORM LATERAL              |  |                     |
|  | LANDSCAPING             |  | UNDERDRAIN                 |  |                     |
|  | WETLAND                 |  | WATER MAIN                 |  |                     |
|  | MAJOR CONTOUR           |  | WATER SERVICE              |  |                     |
|  | MINOR CONTOUR           |  | OVERHEAD WIRE              |  |                     |
|  | BOTTOM OF BANK          |  | UNDERGROUND CABLE          |  |                     |
|  | TOP OF BANK             |  | UNDERGROUND FIBER          |  |                     |
|  | BUSH LINE               |  | UNDERGROUND GAS            |  |                     |
|  | BRUSH LINE              |  | UNDERGROUND PHONE          |  |                     |
|  | TREE LINE               |  | UNDERGROUND ELECTRIC       |  |                     |

NOTE: ALL ITEMS LISTED ON THE LEGEND MAY NOT BE PRESENT ON DRAWING

55-030-076-02  
MICHIGAN AVE  
CITY OF PLAINWELL



## **PARKING AREA USE AGREEMENT**

This Parking Area Use Agreement (“Agreement”) is entered into as of \_\_\_\_\_, **20** (“Effective Date”), by and between the **City of Plainwell**, a Michigan municipal corporation (“City”), and **Mill 17**, a \_\_\_\_\_ (“Mill 17”). The City and Mill 17 may be referred to individually as a “Party” and collectively as the “Parties.”

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### **1. Parking Area**

The City is the owner of a certain public parking area located within the City of Plainwell, Michigan, as more particularly depicted and described on **Exhibit A** attached hereto and incorporated by reference (“Parking Area”).

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### **2. Grant of Use**

Subject to the terms and conditions of this Agreement, the City hereby grants to Mill 17, and its patrons, a **non-exclusive license** to use the Parking Area for vehicle parking purposes. This Agreement does not convey any leasehold, easement, or property interest in the Parking Area.

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### **3. Reserved Weekend Use and Signage**

a. Mill 17 and its patrons shall have priority use of the Parking Area during the following hours:

- **Friday at 8:00 a.m. through Sunday at 12:00 a.m. (midnight)**

b. The City shall install and maintain signage within the Parking Area stating substantially the following:

**“Mill 17 Patrons Only – Friday 8:00 a.m. through Sunday 12:00 a.m.”**

c. Outside of the hours stated above, the Parking Area shall remain available for general public use.

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### **4. City Event Restriction**

The City agrees that it shall not schedule, permit, or conduct any City-sponsored or City-authorized events or activities on the Parking Area during the hours of **Friday at 8:00 a.m.**

**through Sunday at 12:00 a.m.** that would materially interfere with or reduce parking availability for Mill 17 patrons.

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## **5. Maintenance Responsibilities**

Mill 17 shall be responsible, at its sole cost and expense, for all **plowing, salting, sanding, and grading** of the Parking Area during the term of this Agreement. Such maintenance shall be performed in a commercially reasonable manner and in compliance with applicable laws and safety standards.

The City shall have no obligation to maintain the Parking Area during the term of this Agreement with respect to the activities listed above.

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## **6. Overnight Parking**

Overnight parking shall be permitted for Mill 17 patrons within the Parking Area during the reserved hours identified in Section 3 of this Agreement.

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## **7. Insurance**

Mill 17 shall maintain commercial general liability insurance with limits not less than **\$1,000,000 per occurrence and \$2,000,000 aggregate**, or such other amounts as may be reasonably required by the City. The City of Plainwell shall be named as an **additional insured** on such policy.

Mill 17 shall provide proof of insurance upon execution of this Agreement and upon reasonable request thereafter.

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## **8. Increased Public Use and Future Parking Restrictions**

In the event that public use of the Parking Area increases to an intensity that materially restricts or prevents Mill 17 patrons from reasonably accessing parking within the Parking Area, the Parties agree to **meet and confer in good faith** to evaluate and consider additional parking restrictions or management measures.

Any future restrictions or modifications shall be **mutually agreeable and approved in writing by both Parties**, and shall be designed to ensure sufficient parking availability for Mill 17 patrons while remaining reasonable and enforceable.

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## 9. Term

The initial term of this Agreement shall be for **five (5) years** commencing on the Effective Date (“Initial Term”), unless earlier terminated as provided herein. The Agreement may be renewed for an additional five year term upon mutual written agreement of the Parties.

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## 10. Termination

a. **Termination for Convenience:** Either Party may terminate this Agreement for any reason upon **ninety (90) days’ written notice** to the other Party.

b. **Termination for Cause:** Either Party may terminate this Agreement upon **thirty (30) days’ written notice** if the other Party materially breaches this Agreement and fails to cure such breach within the notice period.

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## 11. Indemnification

To the extent permitted by Michigan law, Mill 17 shall indemnify and hold harmless the City, its officers, employees, and agents from and against any claims, damages, liabilities, or expenses arising out of Mill 17’s use of the Parking Area, except to the extent caused by the City’s gross negligence or willful misconduct.

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## 12. No Assignment

Mill 17 shall not assign or transfer this Agreement without the prior written consent of the City.

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## 13. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the **State of Michigan**. Venue for any action arising under this Agreement shall lie in a court of competent jurisdiction located within Allegan County, Michigan.

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## 14. Entire Agreement

This Agreement constitutes the entire agreement between the Parties regarding the subject matter herein and supersedes all prior discussions or understandings. This Agreement may be amended only by a written instrument signed by both Parties.

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#### **15. Severability**

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.