

Minutes
Plainwell DDA, BRA and TIFA:
November 9, 2021

1. Call to Order - Meeting called to order at 7:30 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call

Members Present: Jim Turley, EJ Hart, Randy Wisnaski, David O'Bryant, Adam Hopkins, Angela Ridgway, Paul Rizzo, Nick Larabel

Excused: Erik Wilson

4. Approval of Minutes of 10/12/21: Minutes were approved to place on file.
5. Chairman's Report: None
6. BRA Action Items

A. Mill Demolition updates – Site repairs and clean up

B. Motion to accept accounts payable for October of \$49,833.68 was made by Hart and seconded by O'Bryant. All in favor vote. Motion carried.

7. DDA Action Items

A. OP Chamber President Jim Szilayi addressed the board to clear up questions the Board members had re: the agreement/fees. Szilayi opened by addressing O'Bryant directly about his concerns, much discussion took place re: fairness when comparing to other members, benefit to the City, how to best work together in the future. Ridgway specifically asked if there were two contracts with the City of Otsego and their DDA, Szilayi said yes. Ridgway also brought up that the negotiations for the agreement should have included all the key players and not one-on-one meetings. Szilayi expressed his opinion about Siegel, CDM/City, accusing her of pursuing Chamber lead events, negative comments towards the Chamber and disrupting board meetings. Ridgway stated that his behavior was not any better. Szilayi claimed that Wilson, City Manager, never provided him information on the DDA/BRA/TIFA Boards vote from our October meeting regarding proposed annual dues. Siegel, questioned this comment, as Wilson, had met with him about this motion and concerns from the Board members. Wilson was not present at the meeting for input, so Hart asked if the Chamber would be accepting the agreement, Szilayi said it would be discussed at the Chamber Board meeting on November 11, 2021. Hart also asked when would the Chamber be independent enough to not need the support of either city and when would the agreement be finalized by the Chamber. Szilayi replied he has no end date to finalize the agreement. Hart ended the conversations as no resolution appeared to be occurring and it was decided that the Board would table further discussions until the Chamber response regarding the proposed annual fees and further input from Wilson could be obtained.

B. RFP for Jensen Lot – three bids were presented to the Board: 1) Melissa DeVisser (\$3,500); 2) David O'Bryant (\$1) and Barb Bechtel (\$27,317). When reviewing the bids, Bechtel's bid appeared complete and was high bid. Concern was raised by O'Bryant and Wisnaski regarding the planned reuse/exterior items and how it would complement the city's downtown. Communication was relayed through the Board that appropriate city ordinances, permits, and planning approval would be required. **A motion was made by O'Bryant to recommend to City Council to sell the Jensen Lot to Barb Bechtel for \$27, 317.00 with**

reservation/concern regarding final exterior/landscaping, seconded by Rizzo. Role call vote was made: Motion passed.

Ayes: Wisnaski, Ridgway, O'Bryant, Hart, Larabel, Rizzo, Turley, Hopkins

Nays: none

Absent: Wilson

C. Motion to accept accounts payable for October of \$4,498.05 was made by O'Bryant and seconded by Ridgway. All in favor vote. Motion carried.

8. TIFA Action Items

A. Update on the 52 Acres was given by Siegel, regarding the EDA grant that is in process for 1.6 ml.

B. Motion to accept accounts payable for October of \$4,498.05 was made by Hart and seconded by Hopkins. All in favor vote. Motion carried.

9. Communications: 10/11 Council Minutes. Also, the Financial Report/ Summary as of 10/31/2021 were approved and placed on file.

10. Public Comments: None

11. Staff Comments: Community Development Manager, Siegel reported:

Community Updates: November and December events coming up

Businesses: Dog and The Bank open; updates on the Rental Rehab grant; the Rehabilitation District public hearing set for Dec. 13 at 7 p.m.

Training/Conferences: Siegel provide a short summary of the MDA Statewide Conference

Grants: Siegel mentioned all the grants that she is working on. Received a \$22,100 from the RRC-TA fund for updating the City Master Plan and Economic Development Strategy.

Member Comments:

Larabel – mentioned that he appreciated board members passion and unique views on the board, it helps this board function and work well together.

Rizzo- seconded what Larabel statement

Wisnaski – gave a quick update from the City Council meeting, new staff coming on board at the end of November.

12. Adjournment: **A Motion to adjourn the meeting 8:45 a.m. was made by Rizzo and seconded by Turley.**

Submitted by Denise Siegel, Community Development Manager