

City of Plainwell

Nick Larabel
Paul Rizzo
Adam Hopkins
Jim Turley
David Steffen
Rimante Grigaliunas
Vacant
Randy Wisnaski
Justin Lakamper



“The Island City”

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
www.plainwell.org

AGENDA DDA/TIFA/BRA Tuesday, May 12, 2026 - 7:30AM Plainwell City Hall Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – 04/14/2026
5. Public Comment
6. Chairman’s Report
7. Recommendations and Reports:
 - A. BRA - Accounts Payable for March - \$138.37
The Board will consider confirming BRA payables for March 2026 in the amount of \$138.37.
 - B. DDA - Accounts Payable for March - \$622.64
The Board will consider confirming DDA payables for March 2026 in the amount of \$622.64.
 - C. TIFA - Accounts Payable for March - \$44.80
The Board will consider confirming TIFA payables for March 2026 in the amount of \$44.80.
 - D. First Draft Budget Review for BRA DDA TIFA 2026/2027
8. Communications:
 - A. The April 2026 Summary and Detail Financial Reports
 - B. City Council Meeting minutes from 03/23/2026 and 04/13/2026
9. Public Comment
10. Staff Comments
11. Board Comments
12. Adjournment

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.
Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell BRA DDA TIFA
April 14, 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, Paul Rizzo, Adam Hopkins, David Steffen (7:36am), Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper (7:35am)
Excused: Jim Turley
4. Approval of Minutes:
A motion by Wisnaski, seconded by Rizzo, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 03/10/2026 meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: Superintendent Nieuwenhuis discussed the trees downtown. He would like to work with the Board to create a plan to replace the trees as a group, approximately every 10 years or so, to insure all the trees are uniform in size and species. Alternatively, large planters could take the place of some of the trees. The Board is interested in getting more information on recommended tree types, planter costs, and different options available in order to include funding for the project in the upcoming budget year. This will be discussed further at the May DDA meeting.
6. Chairman's Report: None
7. Recommendations and Reports:
 - A. **A motion by Hopkins, seconded by Rizzo, confirming BRA payables for March 2026 in the amount of \$266.37. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Larabel, seconded by Wisnaski, confirming DDA payables for March 2026 in the amount of \$262.23. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Steffen, seconded by Larabel, confirming TIFA payables for March 2026 in the amount of \$44.80. On a voice vote, all in favor. Motion passed.**
8. Communications:
The March 2026 Summary and Detail Financial Reports, City Council meeting minutes from 02/23/2026 and 03/09/2026 and the letter of resignation from Cathy Green were reviewed.
9. Public Comment: None.
10. Staff Comment: Rizzo asked if there was going to be a brewery at 145 E. Bridge, and Lakamper answered, yes, this is where Doster Brewing will be located. It will be more like a taproom, as space is limited. Doster Brewing is currently renovating the building.
Rizzo asked about cars at the old Clark gas station, wondering if the new owners are starting work on the building. Lakamper answered the new owners haven't started work yet, as the City is working on updating the Ordinance to allow gas stations in the CBD. They will eventually tear the old building down and rebuild it.
Larabel discussed Cathy Green's letter of resignation from the board, sharing that she had recommended Lisa from Mosaic as a possible replacement. Lakamper is stepping down as a DDA board member, allowing for two vacancies to be filled by people with an interest in the downtown so the Board will be more balanced. Lakamper stated that anyone can apply for the Board. Mayor Keeler appoints board members with confirmation from Council.
Lakamper provided an update on repaving Industrial park, sharing that funding isn't available this year, and the project is planned for spring of 2027. The Industrial Park repaving project includes replacing about 300ft of water

MINUTES
Plainwell BRA DDA TIFA
April 14, 2026

main. Larabel asked about the Ready-Mix plant, to which Lakamper stated that we are waiting for a site plan to be submitted before the project can move forward.

Lakamper shared that Profielnorm in Industrial Park is having their Grand Opening this month.

11. Board Member Comments: None.

12. Adjournment:

A motion by Rizzo, seconded by Hopkins, to adjourn the meeting at 8:16am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

DRAFT

05/01/2026 12:46 PM
User: ROXANNE
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 04/01/2026 - 04/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
243-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	APRIL 2026 DENTAL/VISION F	20.57	29910
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIA	APRIL 2026 HEALTH INSURANC	41.81	29913
243-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	APRIL 2026 LIFE INSURANCE	3.99	29911
243-443-930.001	Land & Building Repairs/Ma	ALLEGAN COUNTY SHERIFFS DE	DPW MARCH 2026 SHERIFFS CF	72.00	29981
Total For Dept 443 PUBLIC				138.37	
Total For Fund 243 BROWNFI				138.37	

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DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 04/01/2026 - 04/30/2026
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BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 243 BROWNFIELD REDEVE	138.37
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138.37

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User: ROXANNE
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 04/01/2026 - 04/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
248-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	APRIL 2026 DENTAL/VISION F	29.53	29910
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIA	APRIL 2026 HEALTH INSURANC	21.30	29913
248-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	APRIL 2026 LIFE INSURANCE	1.41	29911
248-443-900.000	Printing and Publishing	SHOPPERS GUIDE INC	DDA - SPRING SOIREE/ART HC	173.60	29921
248-443-900.000	Printing and Publishing	SHOPPERS GUIDE INC	DDA/PARKS/DPW - ART HOP/AF	396.80	30002
Total For Dept 443 PUBLIC				622.64	
Total For Fund 248 DOWNTOW				622.64	

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BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 248 DOWNTOWN DEVELOPM	622.64
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	622.64

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 04/01/2026 - 04/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 247 TAX INCREMENT FINANCE AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
247-443-718.001	HEALTH INSURANCE PREMIUMS	COPS HEALTH TRUST	APRIL 2026 DENTAL/VISION F	28.32	29910
247-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIA	APRIL 2026 HEALTH INSURANC	14.53	29913
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSU	APRIL 2026 LIFE INSURANCE	1.95	29911
Total For Dept 443 PUBLIC				44.80	
Total For Fund 247 TAX INC				44.80	

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DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 04/01/2026 - 04/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 247 TAX INCREMENT FIN	44.80
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	44.80

Fund 243 - **BROWNFIELD REDEVELOPMENT AUTHORITY - BRA**

03/31/2026

Draft approved by BRA/TIFA/DDA Board 05/12/2026
Original Draft approved by City Council 05/xx/2026
Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	21-22 ACTUAL AMOUNTS	22-23 ACTUAL AMOUNTS	23-24 ACTUAL AMOUNTS	24-25 ACTUAL AMOUNTS	2025-2026 REQUESTED BUDGET	2025-2026 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
ESTIMATED REVENUES								
Dept 000 - REVENUES								
243-000-404.040	Captured Tax - AdVal Real - City	6,074	6,197	6,507	6,793	6,864	6,864	7,049
243-000-404.041	Captured Tax - AdVal Real - Library	1,103	1,123	1,169	1,165	1,201	1,143	1,174
243-000-404.042	Captured Tax - AdVal Real - Capital Impr	488	504	529	556	573	573	589
243-000-404.043	Captured Tax - AdVal Real - Fire Reserve	488	504	529	556	573	573	589
243-000-404.044	Captured Tax - AdVal Real - Solid Waste	635	656	688	723	745	745	765
243-000-404.047	Captured DDA-SCHOOL	20,670	19,098	16,242	16,611	13,757	16,233	14,129
243-000-404.048	Captured Tax - AdVal Real - County (All)	3,084	3,504	3,687	3,886	4,007	3,993	4,101
243-000-413.060	Captured Tax - AdVal Pers - City	9,283	7,163	3,619	3,327	2,470	2,470	2,305
243-000-413.061	Captured Tax - AdVal Pers - Library	1,685	1,298	650	571	432	411	276
243-000-413.062	Captured Tax - AdVal Pers - Capital Impr	746	583	295	272	206	206	193
243-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	746	583	295	272	206	206	193
243-000-413.064	Captured Tax - AdVal Pers - Solid Waste	970	758	383	354	268	268	250
243-000-413.065	Captured Tax - AdVal Pers - County (All)	4,711	4,050	2,051	1,903	4,946	1,437	1,341
243-002-441.069	Property Tax - PPT State Reimb PA86	0	0	0	0	0	0	0
243-000-504.000	Federal Grant	1,377,691	0	0	0	0	0	0
243-000-665.000	Interest Earned - Investments	222	5,311	3,910	437	0	4,507	2,000
243-000-684.000	Miscellaneous Revenue	9,599	144,000	0	0	0	589,460	0
243-000-693.000	Sale of Fixed Assets - Land	0	0	0	0	0	0	30,000
243-000-696.010	Loan Proceeds	559,236	40,764	90,000	0	0	0	0
243-000-699.101	Interfund Transfer In - General Fund	0	0	33,000	40,000	30,000	30,000	0
243-000-699.401	Interfund Transfer In - Capital Improve	80,000	60,000	80,000	80,000	80,000	80,000	80,000
Totals for dept 000 - OPERATIONS		2,077,431	296,096	243,554	157,426	146,248	739,089	144,953
TOTAL ESTIMATED REVENUES		2,077,431	296,096	243,554	157,426	146,248	739,089	144,953

APPROPRIATIONS

Dept 443 - **PUBLIC WORKS**

243-443-703.000	Salaries/Wages - Full Time Employees	38,128	38,378	47,853	45,698	49,039	49,039	50,436
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Fund 243 - **BROWNFIELD REDEVELOPMENT AUTHORITY - BRA**

03/31/2026

Draft approved by BRA/TIFA/DDA Board 05/12/2026
Original Draft approved by City Council 05/xx/2026
Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	21-22	22-23	23-24	24-25	2025-2026	2025-2026	2026-2027
		ACTUAL AMOUNTS	ACTUAL AMOUNTS	ACTUAL AMOUNTS	ACTUAL AMOUNTS	REQUESTED BUDGET	PROJECTED TOTALS	PROPOSED BUDGET
243-443-704.001	Wages - Part Time Employees	1,460	4,887	5,677	5,755	2,755	6,250	6,553
243-443-704.005	Wages - Part Time Seasonal Employees	0	0	0	0	0	300	687
243-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	2,830	3,346	4,140	3,955	4,026	4,026	4,520
243-443-712.001	Medical Insurance Opt Out	166	533	1,787	1,786	1,680	1,680	2,040
243-443-713.001	Overtime Pay	0	1,748	0	0	0	0	687
243-443-716.000	Retirement Benefits	3,095	2,946	2,772	3,311	3,851	3,850	3,960
243-443-718.001	Health Insurance Premiums	6,628	4,480	1,712	2,212	2,657	1,000	2,044
243-443-718.013	Health Insurance - HSA - Employer Paid	1,908	1,137	829	622	738	600	498
243-443-723.001	Other Post Employment Benefits	283	123	29	31	31	31	138
243-443-725.001	Life Insurance	44	34	43	46	46	46	47
243-443-725.010	Workers Comp Insurance	230	155	148	161	175	255	230
243-443-767.000	Uniforms	23	4	0	0	99	99	228
243-443-775.000	Supplies - Repairs and Maintenance	379	7,445	144	1,645	2,000	400	800
243-443-801.000	Engineering Services	0	0	330	0	0	0	0
243-443-801.013	Professional Services - Attorney	5,004	1,270	35,784	1,912	10,000	2,000	15,000
243-443-801.030	Professional Services - Audit	339	374	392	409	425	450	475
243-443-830.000	Contractual Reimbursement CRA Activities	38,013	34,516	27,483	27,742	27,186	27,186	27,190
243-443-851.000	Postage	16	40	0	0	0	0	0
243-443-930.001	Land & Building Repairs/Maintenance	0	0	66	0	0	350	0
243-443-931.000	Repairs and Maintenance - Equipment	668	114,037	147,821	7,380	15,000	1,250	10,000
243-443-935.001	Liability Insurance	5,624	6,050	6,428	3,785	3,972	3,975	4,000
243-443-940.000	Rentals - Equipment	3,464	7,172	9,276	5,508	5,600	8,000	6,000
243-443-948.000	Computer Services	10	7	8	8	0	8	8
243-443-955.000	Miscellaneous	0	0	7	0	0	0	0
243-443-968.000	Depreciation Expense	3,401	0	0	0	0	0	0
Totals for dept 443 - PUBLIC WORKS		111,713	228,682	292,729	111,966	129,280	110,795	135,542
Dept 900 - CAPITAL OUTLAY								
243-900-972.000	Contracted Services	724,932	11,207	0	0	0	0	0
Totals for dept 900 - CAPITAL OUTLAY		724,932	11,207	0	0	0	0	0
Dept 905 - DEBT SERVICE								

Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY - BRA

03/31/2026

Draft approved by BRA/TIFA/DDA Board 05/12/2026
 Original Draft approved by City Council 05/xx/2026
 Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget

	21-22	22-23	23-24	24-25	2025-2026	2025-2026	2026-2027
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	REQUESTED	PROJECTED	PROPOSED
NEW GL NUMBER	DESCRIPTION	AMOUNTS	AMOUNTS	AMOUNTS	BUDGET	TOTALS	BUDGET
243-905-991.001	Principal Payment - Interfund Loans	15,230	15,382	15,536	15,691	15,848	16,007
243-905-991.243	Principal - EGLE Loan BRA 2020-244	0	0	0	21,507	0	65,396
243-905-992.243	Interest - EGLE Loan BRA 2020-244	0	0	0	664	0	0
243-905-993.001	Interest Payment - Interfund Loans	1,395	1,242	1,089	933	776	618
Totals for dept 905 - DEBT SERVICE		16,625	16,624	16,625	38,795	16,624	82,021
Dept 965 - TRANSFERS TO OTHER FUNDS							
243-965-965.101	Interfund Transfer Out - General Fund	150,000	45,000	0	0	0	0
Totals for dept 965 - TRANSFERS TO OTHER FUNDS		150,000	45,000	0	0	0	0
TOTAL APPROPRIATIONS		1,003,270	301,513	309,354	150,761	145,904	127,419
NET OF REVENUES/APPROPRIATIONS - FUND 244		1,074,161	(5,417)	(65,800)	6,665	344	611,670
	Estimated Cash beginning of year:					1,387	1,731
	Estimated Cash end of year:			1,387	1,731	613,401	540,792

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY - DDA

DRAFT ONLY FOR COUNCIL BUDGET WORKSHOP

Draft approved by DDA Board xx/xx/2026
 Original Draft approved by City Council xx/xx/2026
 Final Draft approved by DDA Board xx/xx/2026

2026-2027 Budget		22-23	23-24	24-25	2025-2026	2025-26	2026-2027
		ACTUAL	ACTUAL	ACTUAL	AMENDED	ACTIVITY	PROPOSED
NEW GL NUMBER	DESCRIPTION	AMOUNTS	AMOUNTS	AMOUNTS	BUDGET	THRU 04/30/26	BUDGET
ESTIMATED REVENUES							
Dept 000 - OPERATIONS							
248-000-404.030	Captured Tax - AdVal Real - City	29,290	34,222	41,825	45,558	45,172	49,056
248-000-404.031	Captured Tax - AdVal Real - Library	5,307	6,145	7,174	7,973	7,523	5,877
248-000-404.032	Captured Tax - AdVal Real - Capital Impr	2,383	2,784	3,423	3,804	3,772	4,097
248-000-404.033	Captured Tax - AdVal Real - Fire Reserve	2,383	2,784	3,423	3,804	3,772	4,097
248-000-404.034	Captured Tax - AdVal Real - Solid Waste	3,098	3,620	4,450	4,945	4,904	5,326
248-000-404.045	Captured Tax - AdVal Real - County (All)	16,559	19,388	23,928	26,592	26,278	28,662
248-000-413.060	Captured Tax - AdVal Pers - City	1,974	1,838	1,689	1,581	1,581	1,472
248-000-413.061	Captured Tax - AdVal Pers - Library	358	330	290	277	263	176
248-000-413.062	Captured Tax - AdVal Pers - Capital Impr	161	150	138	132	132	123
248-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	161	150	138	132	132	123
248-000-413.064	Captured Tax - AdVal Pers - Solid Waste	209	194	180	172	172	160
248-000-413.065	Captured Tax - AdVal Pers - County (All)	1,116	1,041	966	923	920	860
248-000-583.000	Local Grants	7,195	7,447	7,643	7,575	5,354	7,826
248-000-642.001	DDA - Sale of Merchandise	76	18	53	0	15	0
248-000-654.001	DDA - Farmers Market Entry Fee	4,958	5,814	5,630	5,100	1,491	4,100
248-000-654.002	DDA - Special Event Revenues	1,625	1,525	4,200	2,275	5,177	2,300
248-000-665.000	Interest Earned - Investments	2,120	4,786	6,742	2,000	6,250	2,600
248-000-684.000	Miscellaneous Revenue	160	0	660	0	0	0
Totals for dept 010 - OPERATIONS		80,783	92,836	112,552	112,843	112,908	116,855
TOTAL ESTIMATED REVENUES		80,783	92,836	112,552	112,843	112,908	116,855
APPROPRIATIONS							
Dept 443 - PUBLIC WORKS							
248-443-703.000	Salaries/Wages - Full Time Employees	17,852	18,158	32,282	36,290	10,412	37,173
248-443-704.001	Wages - Part Time Employees	0	29	389	400	290	411
248-443-704.005	Wages - Part Time Seasonal Employees			0	0	176	0
248-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	1,211	1,244	2,352	2,799	824	2,847
248-443-712.001	Medical Insurance Opt Out	78	0	0	660	0	780
248-443-713.001	Overtime Pay	0	0	0	518	0	0
248-443-716.000	Retirement Benefits	14	0	1,432	1,480	945	1,502
248-443-718.001	Health Insurance Premiums	3,156	3,239	3,921	4,143	167	3,733
248-443-718.013	Health Insurance - HSA - Employer Paid	742	724	877	960	36	864
248-443-723.001	Retiree Health Care - OPEB	79	0	13	36	8	124
248-443-725.001	Life Insurance	1	0	20	18	13	18
248-443-725.010	Workers Comp Insurance	47	27	87	93	80	89
248-443-767.000	Uniforms	0	0	0	57	0	46

2026-2027 Budget		22-23	23-24	24-25	2025-2026	2025-26	2026-2027
NEW GL NUMBER	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMENDED	ACTIVITY	PROPOSED
		AMOUNTS	AMOUNTS	AMOUNTS	BUDGET	THRU 04/30/26	BUDGET
248-443-774.000	Flowers - Downtown Baskets	0	0	0	2,700	0	2,700
248-443-775.000	Supplies - Repairs and Maintenance	60	140	4,710	4,100	41	4,100
248-443-801.013	Professional Services - Attorney	0	0	332	0	459	0
248-443-801.030	Professional Services - Audit	71	74	78	100	81	100
248-443-851.000	Postage	44	6	1	100	71	100
248-443-900.000	Printing and Publishing	1,637	1,399	3,585	3,500	1,749	300
248-443-920.000	Electricity - Downtown Street Lights	0	0	0	1,000	0	900
248-443-930.001	Land & Building Repairs/Maintenance	0	0	1,553	2,000	525	2,000
248-443-931.000	Equipment Repair & Maintenance	862	2,470	0	0	525	4,000
248-443-935.001	Liability Insurance	196	208	458	480	539	566
248-443-940.000	Rentals - Equipment	0	0	1,326	0	1,034	0
248-443-948.000	Computer Services	13	8	15	50	16	50
248-443-955.000	Miscellaneous	451	114	125	200	22	200
248-443-960.000	Education & Training - Professional	18	45	0	200	0	0
248-443-962.000	Memberships & Dues	600	767	700	700	0	0
248-443-967.050	Project Costs - Christmas Decorations	600	767	0	2,000	271	2,000
Totals for dept 443 - PUBLIC WORKS		27,732	29,419	54,256	64,584	18,284	64,603
Dept 775 - SPECIAL EVENTS							
248-775-880.021	Special Events	3,220	3,873	6,478	7,650	4,125	4,000
248-775-881.022	DDA Farmers Market Expense	1,242	2,148	1,967	3,100	522	1,200
Totals for dept 775 - SPECIAL EVENTS		4,462	6,021	8,445	10,750	4,647	5,200
Dept 900 - CAPITAL OUTLAY							
248-900-971.000	Capital Purchase	12,014	6,550	0	50,000	0	45,000
248-900-972.000	Capital Outlay - Contracted Services		0	5,390	0	0	0
Totals for dept 900 - CAPITAL OUTLAY		12,014	6,550	0	50,000	0	45,000
Dept 905 - DEBT SERVICE							
248-905-991.000	Principal Payment - Interfund Loans	24,159	0	0	0	0	0
248-905-992.050	Interest Payment - Interfund Loans	242	0	0	0	0	0
Totals for dept 905 - DEBT SERVICE		24,401	0	0	0	0	0
TOTAL APPROPRIATIONS		68,609	41,990	62,701	125,334	22,931	114,803
NET OF REVENUES/APPROPRIATIONS - FUND 249		12,174	50,846	49,851	(12,491)	89,977	2,052
Estimated Cash beginning of year:				12711	11,716	11,716	101,693
Estimated Cash end of year:				11,716	(775)	101,693	103,745

Fund 247 (450) - **TAX INCREMENT FINANCING AUTHORITY - TIFA (INDUSTRIAL PARK)**

03/31/2026

Draft approved by BRA/TIFA/DDA Board 05/xx/2026
 Original Draft approved by City Council 05/xx/2026
 Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	22-23 ACTUAL AMOUNTS	23-24 ACTUAL AMOUNTS	24-25 AMENDED BUDGET	24-25 ACTUAL AMOUNTS	2025-2026 AMENDED BUDGET	25-26 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
ESTIMATED REVENUES								
Dept 002 - TAX REVENUES								
247-000-402.040	Captured Tax - AdVal Real - City	0	8,132	15,598	14,161	16,584	18,223	28,439
247-000-402.041	Captured Tax - AdVal Real - Library	0	1,459	2,675	2,428	2,902	3,034	4,736
247-000-402.042	Captured Tax - AdVal Real - Capital Impr	0	661	1,276	1,159	1,385	1,522	2,375
247-000-402.043	Captured Tax - AdVal Real - Fire Reserve	0	661	1,276	1,159	1,385	1,522	2,375
247-000-402.044	Captured Tax - AdVal Real - Solid Waste	0	860	1,659	1,506	1,800	1,978	3,087
247-000-402.048	Captured Tax - AdVal Real - County (All)	0	4,605	8,887	8,100	9,678	10,599	16,542
Totals for dept 002 - TAX REVENUES		0	16,378	31,371	28,513	33,734	36,878	57,554
Dept 006 - INTERGOVERNMENTAL REVENUE - LOCAL								
247-000-583.000	Local Grants	86,683	95,454	89,257	90,530	88,515	88,515	87,584
Totals for dept 005 - INTERGOVERNMENTAL REVENUE - STATE		86,683	95,454	89,257	90,530	88,515	88,515	87,584
Dept 009 - INTEREST AND RENTS								
247-000-665.000	Interest Earned - Investments	2,362	8,450	3,330	10,324	5,000	13,832	6500
Totals for dept 009 - INTEREST AND RENTS		2,362	8,450	3,330	10,324	5,000	13,832	6500
Dept 010 - OTHER REVENUES								
450-000-694.000	Miscellaneous Revenue	0	0	0	0	0	0	0
Totals for dept 010 - OPERATIONS		0	0	0	0	0	0	0
TOTAL ESTIMATED REVENUES		89,045	120,282	123,958	129,367	127,249	227,740	151,638

APPROPRIATIONS

Dept 443 - PUBLIC WORKS

247-443-703.000	Salaries/Wages - Full Time Employees	47,129	51,558	33,568	32,443	36,287	21,276	37,922
247-443-704.001	Wages - Part Time Employees	444	484	483	195	200	200	206
247-443-704.002	Wages - Part Time Seasonal Employees	0	0	0	43	0	261	0
247-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	3,438	3,860	2,620	2,491	2,805	1,323	2,951
247-443-712.001	Medical Insurance Opt Out	856	1,337	1,155	1,335	1,155	1,001	1,320

Fund 247 (450) - TAX INCREMENT FINANCING AUTHORITY - TIFA (INDUSTRIAL PARK)

03/31/2026

Draft approved by BRA/TIFA/DDA Board 05/xx/2026
 Original Draft approved by City Council 05/xx/2026
 Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	22-23 ACTUAL AMOUNTS	23-24 ACTUAL AMOUNTS	24-25 AMENDED BUDGET	24-25 ACTUAL AMOUNTS	2025-2026 AMENDED BUDGET	25-26 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
247-443-716.000	Retirement Benefits	2,285	2,281	1,879	1,803	1,979	1,468	2,091
247-443-718.001	Health Insurance Premiums	5,763	4,360	3,071	2,832	3,184	1,500	2,847
247-443-718.013	Health Insurance - HSA - Employer Paid	1,498	1,375	744	601	744	250	654
247-443-723.001	Other Post Employment Benefits	0	0	0	0	0	0	31
247-443-725.001	Life Insurance	16	21	22	22	22	19	22
247-443-725.010	Workers Comp Insurance	168	171	154	138	172	195	169
247-443-767.000	Uniforms	0	0	0	0	0	0	47
247-443-775.000	Supplies - Repairs and Maintenance	0	6	7,000	0	0	0	0
247-443-801.013	Professional Services - Attorney	1,045	0	0	0	0	510	500
247-443-801.030	Professional Services - Audit	71	74	74	78	100	81	85
247-443-930.001	Land & Building Repairs/Maintenance	0	0	0	3,537	5,000	0	0
247-443-931.000	Repairs and Maintenance - Equipment	830	0	0	0	0	0	0
247-443-935.001	Liability Insurance	127	135	152	462	485	536	563
247-443-940.000	Rentals - Equipment	1,013	1,681	1,500	2,738	2,400	2,000	1,785
247-443-948.000	Computer Services	7	8	0	7	0	8	8
247-443-955.000	Miscellaneous	0	0	0	0	0	0	0
247-443-962.000	Memberships & Dues	0	0	0	0	0	0	0
Totals for dept 443 - PUBLIC WORKS		64,690	67,351	52,422	48,725	54,533	30,628	51,200
Dept 900 - CAPITAL OUTLAY								
247-900-972.000	Contracted Services	0	0	0	0	0	0	400,000
Totals for dept 900 - CAPITAL OUTLAY		0	0	0	0	0	0	400,000
TOTAL APPROPRIATIONS		64,690	67,351	52,422	48,725	54,533	30,628	451,200
NET OF REVENUES/APPROPRIATIONS - FUND 247		<u>24,355</u>	<u>52,931</u>	71,536	80,642	72,716	197,112	(299,562)
Estimated Cash beginning of year:						<u>400,627</u>		400,627
Estimated Cash end of year:						<u>473,343</u>	400,627	101,065

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDG USED
		AMENDED BUDGET	04/30/2026 (NORMAL (ABNORMAL))	MONTH 04/30/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
243-000-404.040	Captured Tax Real - BR - City Tax	6,864.00	6,863.91	0.00	0.09	100.00
243-000-404.041	Captured Tax Real - BR - Library	1,201.00	1,143.25	0.00	57.75	95.19
243-000-404.042	Captured Tax Real - BR - Capital Impr	573.00	573.21	0.00	(0.21)	100.04
243-000-404.043	Captured Tax Real - BR - Fire Reserve	573.00	573.21	0.00	(0.21)	100.04
243-000-404.044	Captured Tax Real - BR - Solid Waste	745.00	745.17	0.00	(0.17)	100.02
243-000-404.047	Captured Tax Real - DDA - School	13,757.00	16,232.90	0.00	(2,475.90)	118.00
243-000-404.048	Captured Tax Real - BR - County Taxes	4,007.00	3,993.14	0.00	13.86	99.65
243-000-413.060	Captured Tax Pers - City Tax	2,470.00	2,470.29	0.00	(0.29)	100.01
243-000-413.061	Captured Tax Pers - Library	432.00	411.45	0.00	20.55	95.24
243-000-413.062	Captured Tax Pers - Capital Improvement	206.00	206.30	0.00	(0.30)	100.15
243-000-413.063	Captured Tax Pers - Fire Reserve	206.00	206.30	0.00	(0.30)	100.15
243-000-413.064	Captured Tax Pers - Solid Waste	268.00	268.19	0.00	(0.19)	100.07
243-000-413.065	Captured Tax Pers - County Taxes	4,946.00	1,437.11	0.00	3,508.89	29.06
243-000-665.000	Interest Earnings - Investments	0.00	4,507.48	1,179.16	(4,507.48)	100.00
243-000-692.003	Other Financing Source - Insurance	0.00	589,460.00	0.00	(589,460.00)	100.00
243-000-699.101	Interfund Transfer In - General Fund	30,000.00	25,000.00	2,500.00	5,000.00	83.33
243-000-699.401	Interfund Transfer In - Cap Improvement	80,000.00	66,666.70	6,666.67	13,333.30	83.33
TOTAL REVENUES		146,248.00	720,758.61	10,345.83	(574,510.61)	492.83
Expenditures						
243-443-703.000	Salaries/Wages - Full Time Employees	49,039.00	31,076.21	3,476.86	17,962.79	63.37
243-443-704.001	Wages - Part Time Employees	2,755.00	5,510.97	55.59	(2,755.97)	200.04
243-443-704.005	Wages - Part Time Seasonal Employees	0.00	232.00	0.00	(232.00)	100.00
243-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	4,026.00	2,905.63	279.61	1,120.37	72.17
243-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,680.00	1,346.58	151.28	333.42	80.15
243-443-716.000	Retirement - Defined Contribution 401a	3,851.00	2,809.49	305.48	1,041.51	72.95
243-443-718.001	Health Insurance Premiums - Current EE	2,657.00	530.10	52.35	2,126.90	19.95
243-443-718.013	Health Insurance - HSA - Employer Paid	738.00	159.70	24.50	578.30	21.64
243-443-723.001	Retiree Health Care - OPEB	31.00	32.30	3.23	(1.30)	104.19
243-443-725.001	Fringe Benefit - Life Insurance	46.00	38.51	3.99	7.49	83.72
243-443-725.010	Workers Comp Insurance	175.00	255.38	0.00	(80.38)	145.93
243-443-767.000	Clothing - Uniforms - contract provided	99.00	0.00	0.00	99.00	0.00
243-443-775.000	Supplies - Repairs and Maintenance	2,000.00	83.25	0.00	1,916.75	4.16
243-443-801.013	Professional Services - Attorney	10,000.00	19,800.75	0.00	(9,800.75)	198.01
243-443-801.030	Professional Services - Auditor	425.00	427.30	0.00	(2.30)	100.54
243-443-830.000	Contractual Reimbursement CRA Activities	27,186.00	16,294.27	0.00	10,891.73	59.94
243-443-930.001	Land & Building Repairs/Maintenance	0.00	347.00	72.00	(347.00)	100.00
243-443-931.000	Equipment Repair & Maintenance	15,000.00	669.30	0.00	14,330.70	4.46
243-443-935.001	Property Liability Insurance	3,972.00	4,575.30	0.00	(603.30)	115.19
243-443-940.000	Rentals - Equipment	5,600.00	6,557.69	345.24	(957.69)	117.10
243-443-948.000	Computer Services	0.00	7.78	0.00	(7.78)	100.00
243-905-991.001	Debt Service - Principal -Interfund Loan	15,848.00	13,206.90	1,320.69	2,641.10	83.33
243-905-993.001	Debt Service - Interest - Interfund Loan	776.00	647.00	64.70	129.00	83.38
TOTAL EXPENDITURES		145,904.00	107,513.41	6,155.52	38,390.59	73.69
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	720,758.61	10,345.83	(574,510.61)	492.83
TOTAL EXPENDITURES		145,904.00	107,513.41	6,155.52	38,390.59	73.69
NET OF REVENUES & EXPENDITURES		344.00	613,245.20	4,190.31	(612,901.20)	8,268.95

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDT USED
			NORMAL	(ABNORMAL)	MONTH 04/30/2026	(DECREASE)	NORMAL	(ABNORMAL)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BGDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL) BALANCE	
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND								
Revenues								
247-000-404.040	Captured Tax Real - BR - City Tax	16,584.00		18,222.87	0.00		(1,638.87)	109.88
247-000-404.041	Captured Tax Real - BR - Library	2,902.00		3,034.32	0.00		(132.32)	104.56
247-000-404.042	Captured Tax Real - BR - Capital Impr	1,385.00		1,521.56	0.00		(136.56)	109.86
247-000-404.043	Captured Tax Real - BR - Fire Reserve	1,385.00		1,521.56	0.00		(136.56)	109.86
247-000-404.044	Captured Tax Real - BR - Solid Waste	1,800.00		1,977.98	0.00		(177.98)	109.89
247-000-404.048	Captured Tax Real - BR - County Taxes	9,678.00		10,598.97	0.00		(920.97)	109.52
247-000-583.000	Local Grants	88,515.00		63,410.09	0.00		25,104.91	71.64
247-000-665.000	Interest Earnings - Investments	5,000.00		11,619.49	1,246.38		(6,619.49)	232.39
TOTAL REVENUES		127,249.00		111,906.84	1,246.38		15,342.16	87.94
Expenditures								
247-443-703.000	Salaries/Wages - Full Time Employees	36,287.00		15,956.99	1,569.97		20,330.01	43.97
247-443-704.001	Wages - Part Time Employees	200.00		161.63	16.80		38.37	80.82
247-443-704.005	Wages - Part Time Seasonal Employees	0.00		261.24	0.00		(261.24)	100.00
247-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,805.00		1,323.17	129.17		1,481.83	47.17
247-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,155.00		1,001.28	111.23		153.72	86.69
247-443-716.000	Retirement - Defined Contribution 401a	1,979.00		1,468.44	139.28		510.56	74.20
247-443-718.001	Health Insurance Premiums - Current EE	3,184.00		233.55	23.73		2,950.45	7.34
247-443-718.013	Health Insurance - HSA - Employer Paid	744.00		49.91	5.74		694.09	6.71
247-443-723.001	Retiree Health Care - OPEB	0.00		2.30	0.23		(2.30)	100.00
247-443-725.001	Fringe Benefit - Life Insurance	22.00		18.99	1.95		3.01	86.32
247-443-725.010	Workers Comp Insurance	172.00		194.55	0.00		(22.55)	113.11
247-443-801.013	Professional Services - Attorney	0.00		510.00	0.00		(510.00)	100.00
247-443-801.030	Professional Services - Auditor	100.00		80.95	0.00		19.05	80.95
247-443-930.001	Land & Building Repairs/Maintenance	5,000.00		0.00	0.00		5,000.00	0.00
247-443-935.001	Property Liability Insurance	485.00		535.51	0.00		(50.51)	110.41
247-443-940.000	Rentals - Equipment	2,400.00		1,618.68	283.06		781.32	67.45
247-443-948.000	Computer Services	0.00		7.78	0.00		(7.78)	100.00
TOTAL EXPENDITURES		54,533.00		23,424.97	2,281.16		31,108.03	42.96
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:								
TOTAL REVENUES		127,249.00		111,906.84	1,246.38		15,342.16	87.94
TOTAL EXPENDITURES		54,533.00		23,424.97	2,281.16		31,108.03	42.96
NET OF REVENUES & EXPENDITURES		72,716.00		88,481.87	(1,034.78)		(15,765.87)	121.68

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BGDG USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND								
Revenues								
248-000-404.030	Captured Tax Real - DDA - City Tax	45,558.00		45,172.44	0.00		385.56	99.15
248-000-404.031	Captured Tax Real - DDA - Library	7,973.00		7,523.28	0.00		449.72	94.36
248-000-404.032	Captured Tax Real - DDA - Capital Impr	3,804.00		3,772.14	0.00		31.86	99.16
248-000-404.033	Captured Tax Real - DDA - Fire Reserve	3,804.00		3,772.14	0.00		31.86	99.16
248-000-404.034	Captured Tax Real - DDA - Solid Waste	4,945.00		4,903.79	0.00		41.21	99.17
248-000-404.045	Captured Tax Real - DDA - County Taxes	26,592.00		26,277.78	0.00		314.22	98.82
248-000-413.060	Captured Tax Pers - City Tax	1,581.00		1,581.16	0.00		(0.16)	100.01
248-000-413.061	Captured Tax Pers - Library	277.00		263.27	0.00		13.73	95.04
248-000-413.062	Captured Tax Pers - Capital Improvement	132.00		132.05	0.00		(0.05)	100.04
248-000-413.063	Captured Tax Pers - Fire Reserve	132.00		132.05	0.00		(0.05)	100.04
248-000-413.064	Captured Tax Pers - Solid Waste	172.00		171.66	0.00		0.34	99.80
248-000-413.065	Captured Tax Pers - County Taxes	923.00		919.62	0.00		3.38	99.63
248-000-583.000	Local Grants	7,575.00		5,353.69	0.00		2,221.31	70.68
248-000-642.001	Sales of Merchandise - DDA	0.00		14.72	0.00		(14.72)	100.00
248-000-654.001	Charges for Service - Farmers Market Fee	5,100.00		1,491.44	0.00		3,608.56	29.24
248-000-654.102	Special Event Revenues - DDA	2,275.00		5,177.00	0.00		(2,902.00)	227.56
248-000-665.000	Interest Earnings - Investments	2,000.00		6,325.34	649.48		(4,325.34)	316.27
TOTAL REVENUES		112,843.00		112,983.57	649.48		(140.57)	100.12
Expenditures								
248-443-703.000	Salaries/Wages - Full Time Employees	36,290.00		11,430.51	1,018.73		24,859.49	31.50
248-443-704.001	Wages - Part Time Employees	400.00		323.25	33.60		76.75	80.81
248-443-704.005	Wages - Part Time Seasonal Employees	0.00		176.00	0.00		(176.00)	100.00
248-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,799.00		904.19	80.05		1,894.81	32.30
248-443-712.001	Cash in Lieu of Benefits - Insurance Buy	660.00		0.00	0.00		660.00	0.00
248-443-713.001	Overtime Pay	518.00		0.00	0.00		518.00	0.00
248-443-716.000	Retirement - Defined Contribution 401a	1,480.00		1,030.25	85.52		449.75	69.61
248-443-718.001	Health Insurance Premiums - Current EE	4,143.00		144.41	11.62		3,998.59	3.49
248-443-718.013	Health Insurance - HSA - Employer Paid	960.00		38.85	3.58		921.15	4.05
248-443-723.001	Retiree Health Care - OPEB	36.00		9.70	0.97		26.30	26.94
248-443-725.001	Fringe Benefit - Life Insurance	18.00		13.92	1.41		4.08	77.33
248-443-725.010	Workers Comp Insurance	93.00		79.74	0.00		13.26	85.74
248-443-767.000	Clothing - Uniforms - contract provided	57.00		0.00	0.00		57.00	0.00
248-443-774.000	Supplies - Planting	2,700.00		0.00	0.00		2,700.00	0.00
248-443-775.000	Supplies - Repairs and Maintenance	4,100.00		41.14	0.00		4,058.86	1.00
248-443-801.013	Professional Services - Attorney	0.00		459.00	0.00		(459.00)	100.00
248-443-801.030	Professional Services - Auditor	100.00		80.95	0.00		19.05	80.95
248-443-851.000	Postage	100.00		120.62	25.90		(20.62)	120.62
248-443-900.000	Printing and Publishing	3,500.00		2,319.79	570.40		1,180.21	66.28
248-443-920.000	Utilities - Electric	1,000.00		0.00	0.00		1,000.00	0.00
248-443-930.001	Land & Building Repairs/Maintenance	2,000.00		524.50	0.00		1,475.50	26.23
248-443-931.000	Equipment Repair & Maintenance	0.00		524.50	0.00		(524.50)	100.00
248-443-935.001	Property Liability Insurance	480.00		538.50	0.00		(58.50)	112.19
248-443-940.000	Rentals - Equipment	0.00		979.69	(54.72)		(979.69)	100.00
248-443-948.000	Computer Services	50.00		15.56	0.00		34.44	31.12
248-443-955.000	Miscellaneous Expense	200.00		21.50	0.00		178.50	10.75
248-443-960.000	Education & Training - Professional	200.00		0.00	0.00		200.00	0.00
248-443-962.000	Memberships & Dues	700.00		0.00	0.00		700.00	0.00
248-443-967.050	Project Costs - Christmas Decorations	0.00		271.39	0.00		(271.39)	100.00
248-775-880.021	Community Promotion - Special Events	7,650.00		4,275.11	0.00		3,374.89	55.88
248-775-881.022	Farmers Market Costs - DDA	3,100.00		522.12	0.00		2,577.88	16.84
248-900-971.000	Capital Purchase	50,000.00		0.00	0.00		50,000.00	0.00
248-900-972.000	Capital Outlay - Contracted Services	5,390.00		5,390.00	0.00		0.00	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026	INCREASE (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND									
Expenditures									
TOTAL EXPENDITURES		128,724.00		30,235.19		1,777.06		98,488.81	23.49
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:									
TOTAL REVENUES		112,843.00		112,983.57		649.48		(140.57)	100.12
TOTAL EXPENDITURES		128,724.00		30,235.19		1,777.06		98,488.81	23.49
NET OF REVENUES & EXPENDITURES		(15,881.00)		82,748.38		(1,127.58)		(98,629.38)	521.05
TOTAL REVENUES - ALL FUNDS		386,340.00		945,649.02		12,241.69		(559,309.02)	244.77
TOTAL EXPENDITURES - ALL FUNDS		329,161.00		161,173.57		10,213.74		167,987.43	48.96
NET OF REVENUES & EXPENDITURES		57,179.00		784,475.45		2,027.95		(727,296.45)	1,371.96

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
		AMENDED BUDGET	04/30/2026 NORMAL (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	36,248.00	35,124.43	0.00	1,123.57	96.90
D08	D08 - Interest and rentals	0.00	4,507.48	1,179.16	(4,507.48)	100.00
F40.14	F40.14 - Other financing, Ins. proceeds	0.00	589,460.00	0.00	(589,460.00)	100.00
F40.05	F40.05 - Other financing, Transfer In	110,000.00	91,666.70	9,166.67	18,333.30	83.33
TOTAL REVENUES		146,248.00	720,758.61	10,345.83	(574,510.61)	492.83
Expenditures						
443	PUBLIC WORKS	129,280.00	93,659.51	4,770.13	35,620.49	72.45
905	DEBT SERVICE	16,624.00	13,853.90	1,385.39	2,770.10	83.34
TOTAL EXPENDITURES		145,904.00	107,513.41	6,155.52	38,390.59	73.69
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	720,758.61	10,345.83	(574,510.61)	492.83
TOTAL EXPENDITURES		145,904.00	107,513.41	6,155.52	38,390.59	73.69
NET OF REVENUES & EXPENDITURES		344.00	613,245.20	4,190.31	(612,901.20)	8,268.95

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH	04/30/2026 (DECREASE)	NORMAL	(ABNORMAL) BALANCE	
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND									
Revenues									
D01	D01 - Taxes	33,734.00		36,877.26		0.00		(3,143.26)	109.32
D08	D08 - Interest and rentals	5,000.00		11,619.49		1,246.38		(6,619.49)	232.39
D04	D04 - State grants	88,515.00		63,410.09		0.00		25,104.91	71.64
TOTAL REVENUES		127,249.00		111,906.84		1,246.38		15,342.16	87.94
Expenditures									
443	PUBLIC WORKS	54,533.00		23,424.97		2,281.16		31,108.03	42.96
TOTAL EXPENDITURES		54,533.00		23,424.97		2,281.16		31,108.03	42.96
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:									
TOTAL REVENUES		127,249.00		111,906.84		1,246.38		15,342.16	87.94
TOTAL EXPENDITURES		54,533.00		23,424.97		2,281.16		31,108.03	42.96
NET OF REVENUES & EXPENDITURES		72,716.00		88,481.87		(1,034.78)		(15,765.87)	121.68

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 83.29

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL) BALANCE	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND								
Revenues								
D01	D01 - Taxes	95,893.00		94,621.38	0.00		1,271.62	98.67
D08	D08 - Interest and rentals	2,000.00		6,325.34	649.48		(4,325.34)	316.27
D04	D04 - State grants	7,575.00		5,353.69	0.00		2,221.31	70.68
D06	D06 - Charges for services	7,375.00		6,683.16	0.00		691.84	90.62
TOTAL REVENUES		112,843.00		112,983.57	649.48		(140.57)	100.12
Expenditures								
443	PUBLIC WORKS	62,584.00		20,047.96	1,777.06		42,536.04	32.03
775	SPECIAL EVENTS	10,750.00		4,797.23	0.00		5,952.77	44.63
900	CAPITAL OUTLAY	55,390.00		5,390.00	0.00		50,000.00	9.73
TOTAL EXPENDITURES		128,724.00		30,235.19	1,777.06		98,488.81	23.49
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:								
TOTAL REVENUES		112,843.00		112,983.57	649.48		(140.57)	100.12
TOTAL EXPENDITURES		128,724.00		30,235.19	1,777.06		98,488.81	23.49
NET OF REVENUES & EXPENDITURES		(15,881.00)		82,748.38	(1,127.58)		(98,629.38)	521.05
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		386,340.00		945,649.02	12,241.69		(559,309.02)	244.77
TOTAL EXPENDITURES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		329,161.00		161,173.57	10,213.74		167,987.43	48.96
NET OF REVENUES & EXPENDITURES		57,179.00		784,475.45	2,027.95		(727,296.45)	1,371.96

MINUTES
Plainwell City Council
March 23, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by County Commissioner Gale Dugan.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 03/09/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation: Conversion Dam Project Update provided by EGLE and NOAA.
7. Public Comment was heard from:
 - A. Jim Dexter of 95 E. Baseline
8. County Commissioner Report: Commissioner Dugan gave an update on happenings throughout Allegan county.
9. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the March 23, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
 - A. Clerk Leonard discussed an opening on the Board of Review for a partial term ending June 30, 2028. Appointments to Boards and Commissions are made by the Mayor, and subject to confirmation from City Council.
A motion by Steele, seconded by Wisnaski, approving the Mayor's appointment of William Elliott as an alternate to the Board of Review. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Keyzer discussed rebuilding a sewage pump for the Cushman Lift Station. This Wilo pump is one of three in the Cushman lift station. Last week it quit working, so it was sent to Midwest Electric. They took it apart and found the lower bearing had locked up and burned up the electric motor. The pump is a 2008 and has been in service for 18 years. Wilo pumps are very well built and last a long time. Midwest Electric can rewind the motor and replace all the bearings and seals.
A motion by Green, seconded by Keeney, approving the rebuild of the Cushman St. lift station Wilo sewer pump by Midwest Electric at a cost of \$6,390.44. On a roll call vote, all voted in favor. Motion passed.
 - C. Clerk Leonard discussed Special Event Permit 2026-06 for a Festival Friday Event sponsored and held by Kalamazoo Experimental Learning Center (KELC). Festival Friday will be held June 12th downtown Plainwell at Hick's Park, Brook's Plaza and a portion of Bridge St. This 3-hour pop up festival is held as part of a collegiate learning opportunity for students interested in planning and event design. This celebration of downtown Plainwell will feature local businesses, Food Trucks, live entertainment and family friendly arts and crafts and games.
A motion by Steele, seconded by Wisnaski, approving Special Event Permit 2026-06 as presented. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed the demolition of a burned residence at 134 Mariette. The home at 134 Mariette burned down approximately 1.5 years ago. Since receiving the insurance funds, the owner of the

MINUTES
Plainwell City Council
March 23, 2026

property has taken no action to clean up or rebuild the fire damaged home. As part of the State's fire withholding program, the City received ~\$16,000 from the property owner's insurance payout to be used in the event that the building was not repaired, and needed to be torn down. The City was able to secure a court judgement on March 5th, 2026, allowing us to demolish and clear the property using the fire withholding funds. **A motion by Wisnaski, seconded by Keeney, selecting Wolfe Waste Removal to perform the demolition of the fire damaged home located at 134 Mariette Street at a cost of \$15,075.00. On a roll call vote, all voted in favor. Motion passed.**

- E. City Manager Lakamper discussed the sale of one acre of land at 761 N. Main St. It was purchased for \$5,000 by the City to be used as an access point for a potential housing development on the other side of the railroad tracks. Council had agreed to put the parcel up for sale through an RFP process, which was done. We received one response from the adjoining property owner who offered \$10,000 for the lot so that they can attach it to 771 N. Main and build a driveway back to the business that they are putting in on 771 N. Main.

A motion by Green, seconded by Wisnaski, approving the sale of approximately 1 acre of real property, commonly known as 761 N. Main St., to All Star Paving for a price of \$10,000, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion. On a roll call vote, all voted in favor. Motion passed.

- F. City Manager Lakamper gave an update on Building #2. Classic Auto Mill has proposed acquiring building 2 instead of having us tear it down. Darius would like to remove the roof and make the third floor an open-air patio, and use the second floor for his car business. The caveat is that he would like to use part of the City's insurance payout to perform the construction. The City received \$589,000 from insurance which would cover the cost of demolition. This was the plan prior to Darius proposing keeping the building. When he first asked about it, he was told he would need a structural engineer to verify that his plans are possible. Were this to work out as proposed, the building would be saved and a portion of the insurance payout would remain in the BRA fund.

A motion by Steele, seconded by Wisnaski, to pursue the possibility of Classic Auto Mill acquiring and renovating Building #2. On a roll call vote, all voted in favor. Motion passed.

12. Communications:

A motion by Steele, seconded Wisnaski, to accept and place on file the February 2026 Department of Public Safety Report, the 02/10/2026 DDA/BRA/TIFA meeting minutes and the 11/11/2025 Parks & Tree meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$97,080.13 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments: None.

15. Staff Comments:

Finance Director/Treasurer Wilcox was thankful she was allowed to sit in on this meeting.

Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis the presenters of the dam update, stating he had learned a lot. He reminded residents that bagged leaf and brush pick up is still 2 weeks away, and not to put those items out early, even if your neighbors do. Pick up day is Monday, April 6, and brush and leaves can't go out until the Friday before at 5pm.

MINUTES
Plainwell City Council
March 23, 2026

Superintendent Keyzer had nothing to report.

Director Callahan shared that there will be reminders going out to those with leaves and brush too early.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the DPW contract negotiations are moving along and going well. He reported that Clerk Leonard had completed the required 3 years of training and is now State certified. He thanked the presenters for their time tonight and continued commitment to working with the City of Plainwell over the last 4 years on the dam project.

16. Council Comments:

- A. Mayor Pro Tem Steele thanked the presenters for their time and information they provided about the project. She thanked the audience members for coming as well, noting that posting the event on the City's social media page was well received. She wished everyone a happy spring, and a wonder Easter.

17. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:56pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
April 13, 2026



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
April 13, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Steve Smail from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, and Cathy Green.
Absent: Councilmember Roger Keeney
A motion by Wisnaski, seconded by Steele, to excuse Councilmember Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 03/23/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the April 13, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed two Special Event Permits. SEP 2026-07 is for Concerts in the Park, hosted by the Plainwell Music Society. This free event begins Wednesday, May 20th and continues through July 29th, taking place every Wednesday from 5pm-9pm at the Plainwell Bandshell. SEP 2026-08 is for the Color Our World Fun Run/Walk hosted by Ransom Library. This free event will be held Saturday, June 6th, 2026 from 10am-12pm. The Color Run/Walk will begin at the library, located at 180 S. Sherwood in Plainwell.
A motion by Green, seconded by Wisnaski, approving Special Event Permits 2026-07 and 2026-08 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the City's Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP). These reports are necessary to remain in compliance with the EPA and AWIA of 2018. The RRA evaluates risks to the system from malevolent acts and natural hazards, the resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems), the monitoring practices of the system, the financial infrastructure of the system, the use, storage, or handling of various chemicals by the system and operation and maintenance of the system. The ERP will meet both AWIA and EPA requirements, covering utility information, resilience strategies, emergency plans and procedures, mitigation actions and detection strategies. Fleis & Vandenbrink completed the City's initial RRA and ERP in 2021.
A motion by Green, seconded by Wisnaski, approving an Additional Service Agreement (ASA) with Fleis & Vandenbrink to update the City's Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) in compliance with the AWIA of 2018 at a cost of \$10,000. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Keyzer discussed the purchase of a new 2025 Ford F250 V-Plow truck for Water Renewal. The new truck will replace the current 2021 Chevy 2500 with V-Plow, allowing the 2021 Chevy to transition to the

MINUTES
Plainwell City Council
April 13, 2026

DPW fleet and replace their 2011 Ford F250 plow truck. The 2011 Ford truck will be sold or auctioned off to help offset expenditures in the Motor Pool.

A motion by Wisnaski, seconded by Steele, approving the purchase of a 2025 Ford F250 truck with a Boss V-Plow from Fox Ford for \$57,476.00.

D. Superintendent Keyzer discussed annual maintenance for the chlorine and sulfur dioxide equipment at Water Renewal. RS Technical Services, Inc. installed this equipment when it was new, and have maintained it since.

A motion by Green, seconded by Wisnaski, approving annual maintenance of the chlorine and sulfur dioxide equipment by RS Technical Services, Inc. for \$5,277.52.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the March 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$124,505.92 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Keyzer had nothing to report.

Director Callahan discussed an email scam that happened to one of our residents. Fake invoices from the Planning Commission from Justin Lakamper and Kevin Hammond were emailed to the resident, along with instructions to transfer payment by wire and to conduct all communication by email. There is a post with more detail on the City of Plainwell Facebook page. He shared that demolition at 134 Mariette was complete, with only grading and lawn reseeding remaining to be finished. He shared that the DPS accreditation assessment is happening next week.

Clerk Leonard had nothing to report.

City Manager Lakamper provided further detail about the email scam, stating that the fraudulent invoices were extremely convincing, containing the correct address and parcel number, owner's names and details about the project. He believes all the information was taken from Public Notices, City Council and Planning Commission Agenda packets and minutes, all of which are public record and available online. He is thankful that the resident reached out to the City concerning these fraudulent bills.

He provided an update on the development of the Mill property, sharing that Watts Homes remains interested in the condos and housing units, but is waiting for further information from Weyerhaeuser's testing before proceeding. Councilmember Green asked for an update on Mill Building #2, which had been slated for demolition prior to Classic Auto Mill expressing interest in keeping and remodeling it. CAM would like to use a portion of the insurance money from the City to remove the roof and stabilize the walls, creating a sort of rooftop patio type space. The entire idea is contingent upon having a structural engineering report done. CAM stated the engineering report should be available next week, after which we will know if it's something that we can do or not.

We need to get surveys done for both the Plainwell Auto and the Mill Buildings in order to close on the sales, which can happen as soon as we get more information on the possibility of selling Building #2 to CAM.

City Manager Lakamper discussed Data and Battery Storage Centers, sharing that the City of Plainwell doesn't have the space for either. The only way the City might be impacted by a Battery Storage or Data Center would be if the center requested access to City utilities. If this occurs, there is a possibility of the Battery or Data Center being responsible for the cost of updating or building new infrastructure to support its operation. There is something called a 425 Agreement that municipalities can enter into that can help define things like tax revenue and cost sharing when it comes to providing utilities like water or electrical service.

MINUTES
Plainwell City Council
April 13, 2026

Lakamper stated he has a meeting with representatives from the DNR next week to discuss the conversion dam project.

He congratulated Director Callahan's son on being sworn in as an officer for Kalamazoo.

He gave an update on the Ready-Mix plant, sharing that the City is waiting for a site plan to go with the special use permit.

Profielnorm is having an open house on April 21, 2026.

15. Council Comments:

A. Mayor Pro Tem Steele recommended Dollywood as a vacation for everyone, sharing that she had a great time there and enjoyed her vacation. She also visited the Smokey mountains.

B. Councilmember Green offered condolences to the Parson family.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:38pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
April 27, 2026



JoAnn Leonard, City Clerk