

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 09, 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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User: ROXANNE
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
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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

05/01/2026 12:45 PM
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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 #
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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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 Totals:					
			Fund 248 DOWNTOWN DEVELOPM	622.64	
				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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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 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

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 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		% BDGT 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		% BGD 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		<u>128,724.00</u>		<u>30,235.19</u>		<u>1,777.06</u>		<u>98,488.81</u>	<u>23.49</u>
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:									
TOTAL REVENUES		112,843.00		112,983.57		649.48		(140.57)	100.12
TOTAL EXPENDITURES		<u>128,724.00</u>		<u>30,235.19</u>		<u>1,777.06</u>		<u>98,488.81</u>	<u>23.49</u>
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		<u>329,161.00</u>		<u>161,173.57</u>		<u>10,213.74</u>		<u>167,987.43</u>	<u>48.96</u>
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

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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

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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		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