

MINUTES
Plainwell BRA DDA TIFA
June 09, 2026

1. Chairman Rizzo 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: Adam Hopkins, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
Excused: Nick Larabel, Jim Turley
4. Approval of Minutes:
A motion by Steffen, seconded by Hopkins, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 05/12/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for May 2026 in the amount of \$30,037.00. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Rizzo, confirming DDA payables for May 2026 in the amount of \$974.06. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Hopkins, seconded by Wisnaski, confirming TIFA payables for May 2026 in the amount of \$44.80. On a voice vote, all in favor. Motion passed.**
 - D. Lakamper discussed the amended Downtown Development Budget (DDA), noting that in capital outlay \$45,000 had been added for the fire pit at Brook's Plaza and \$60,000 had been added to resurface the parking lot behind Joe's Pizza. Though several City parking lots need resurfacing, Joe's lot sees the most use and it makes the most sense to start there.
A motion by Steffen, seconded by Hopkins, recommending the amended draft DDA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
Lakamper discussed the amended budget for the Brownfield Redevelopment Authority (BRA). Steffen noted that the biggest change to the BRA budget is a debt service payment of \$65,000 to EGLE. Lakamper shared that payments will be made to EGLE over the next 15 years for demolition of several Mill Buildings and lead paint abatement. He noted that the insurance settlement payment for the demolition of Building #2 remains in the fund, with the hope that building #2 can be purchased and rehabilitated by Classic Auto Mill. CAM proposed a reimbursement cost of \$360,000 (provided from the \$590,000 insurance settlement), which would leave the remainder of the insurance money in the fund. The BRA fund also has a Brownfield Work Plan annual payment to GHD of \$16,000 for work done on the bathrooms at City Hall.
A motion by Rizzo, seconded by Hopkins, recommending the amended draft BRA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
Lakamper discussed the amended budget for the Tax Incremental Financial Authority (TIFA), noting that \$400,000 from capital outlay has been allocated to repave Industrial Park. Funding for the repaving project will come from several sources- the TIFA fund, the water fund, and major and local streets funds. Bidding for this project is scheduled to begin in the fall.
A motion by Hopkins, seconded by Steffen, recommending the amended draft TIFA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
8. Communications:

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The May 2026 Summary and Detail Financial Reports and City Council meeting minutes from 04/27/2026 and 05/11/2026.

9. Public Comment: None.

10. Staff Comment:

- A. Lakamper thanked the board members who were able to attend the All Boards meeting on 6/4/2026 and provided a quick summary of the agenda items. He started with Classic Auto Mill's proposal to purchase and restore building #2. The current proposal asks for project cost reimbursements totaling \$360,000. This would be provided from the insurance settlement funding. He then discussed the parking lot agreement proposal from Mill 17. Mill 17 will be responsible for snow removal and salting, and will use the gravel parking lot as is. They have asked for overnight parking and weekend exclusivity, but Council is not in favor of exclusivity as no other City owned parking lots offer it.

11. Board Member Comments: None.

12. Adjournment:

A motion by Steffen, seconded by Wisnaski, to adjourn the meeting at 8:03am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk