

City of Plainwell

Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member



Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821 Fax: 269-685-7282
Web Page Address: www.plainwell.org

AGENDA Plainwell City Council Monday, January 12, 2026 - 7:00PM Plainwell City Hall Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Minutes – 12/22/2025 Regular Meeting
6. Public Comments
7. County Commissioners Report
8. Agenda Approval
9. Mayor's Report
10. Recommendations and Reports:

A. City – Boards and Commissions Appointment List

Council will consider confirming the Mayor's appointment of several community members to various boards and commissions.

B. DPW – Equipment Purchase - Tires for the Front Loaders

Council will consider approving the purchase and installation of four new tires on the newer front loader, and having the removed set of tires installed on the older front loader by Meekhof Tire at a cost of \$13,540.00.

C. City – Consideration of Purchase Agreement for Vacant Industrial land

Council will consider approving the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion.

D. City – Resolution 2026-06 – Establishing a Redevelopment Project Area

Council will consider adopting 2026-06 as presented, which establishes a Redevelopment Project Area.

E. City – Mill Development Discussion

Council will review and discuss currently proposed development plans for the Mill Building complex.

11. Communications: The December 2025 Investment and Fund Balance Reports
12. Accounts Payable - \$1,249,882.50
13. Public Comments
14. Staff Comments
15. Council Comments
16. 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 City Council
December 22, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Steve Smail of 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, 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 12/08/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners Report: Commissioner Gale Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the December 22, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Dan Veldhuizen from Siegfried Crandall PC presented the audited financial statements for the year ended June 30, 2025. Mr. Veldhuizen stated that the city's financial statements received an "unmodified" opinion, meaning no material misstatements were noted, and no audit adjustments were made. He reported the city's financial position is acceptable. He called attention to the OPEB Fund, noting that these funds are the most concerning and should be addressed. The audit revealed no deficiencies in internal controls. He stated that very few audit clients have no deficiencies, and Plainwell is the only municipality of ~150 that prepares its own financials. He recognized and thanked Contracted City employee Kelley for his hard work and attention to detail, and recommended that the City continue to contract with Mr. Kelley, as his services cost significantly less than hiring an auditing firm.
A motion by Steele, seconded by Wisnaski, accepting and placing on file the audited financial statements for the City of Plainwell as of and for the year ended June 30, 2025 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Clerk Leonard discussed Resolutions 2026-01 through 2026-05. These Resolutions, approved annually, set meeting, holiday and flag dates, designate various employees for certain duties, and provide poverty exemption information for the upcoming year.
A motion by Steele, seconded by Wisnaski, adopting Resolution 2026-01 - 2026 Ordinance Enforcement Officers, Resolution 2026-02 - 2026 Council Meeting Dates, Resolution 2026-03 - 2026 Employee Holidays, Resolution 2026-04 - 2025 Street Flag Dates, and Resolution 2026-05 - 2026 Poverty Exemptions as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed an On-Premise Tasting Permit for Deep Well Brewing LLC.
A motion by Wisnaski, seconded by Green, approving Resolution 2025-22 which recommends the consideration and approval of an On-Premises Tasting Permit for Deep Well Brewing LLC by the Michigan Liquor Control Commission. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed a lease agreement with Classic Auto Factory for the Mill Complex. Further details need to be added to the lease agreement, such as an improvement timeline of 2-3 years, and more specific information added to the list of tenant improvements in Exhibit C. Leasing the Mill Complex leaves the

MINUTES
Plainwell City Council
December 22, 2025

City responsible for the cleanup process. The City must work closely with CAF to make sure State requirements are being followed and that hazardous materials are properly remediated.

E. City Manager Lakamper discussed Mill 17's green space plans and parking lot proposal. Kurt from Mill 17 shared that an outdoor ceremony/green space will not only beautify the river front and City, but is an important part of successfully marketing a wedding venue and attracting clientele. Parking is also important, and having both parking and a green space will increase the chance of Mill 17 being successful. He noted that guests coming to the venue will also visit downtown shops and restaurants, and potentially use local flower shops and caterers for their events. Mayor Pro Tem Steele discussed concerns with the green space utilizing the land originally intended as the parking lot for Building 17. Councilmember Green added that the City wasn't ready for the green space discussion, and had thought parking was established, as a parking lot was sold with the building. Now Mill 17's plans have evolved to include the greenspace, causing parking concerns. Matt noted that the useable space in the building is larger than originally thought, allowing Mill 17 to host not only a larger number of guests, but also potentially hold more than one event at a time. Mill 17 also hopes to host business meetings, conferences and training events. Both Kurt and Matt want to work with the Council in hopes of finding a parking solution. Mayor Pro Tem Steele stated that the City wants Mill 17 in Plainwell, and asked that Mill 17 draft a proposal that includes the green space, outdoor venue and proposed parking lot ideas to share with Council.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the November 2025 Investment, Fund Balance, Department of Public Safety and Water Renewal Reports, and the 11/11/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$230,233.86 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Finance Director/Treasurer Wilcox shared she is settling in to her new position, continuing to learn and enjoying it. She wished everyone Merry Christmas and Happy New Year.

Superintendent Keyzer wished everyone a Merry Christmas and Happy New Year. Nothing to report from Water Renewal.

Director Callahan shared PSO McGehee received a commendation for going above and beyond assisting an elderly resident. ~120 kids and 50 Officers from Plainwell and the surrounding communities participated in the Shop with a Hero event on 12/17/2025. Plainwell has received a donation of rescue tools. Councilmember Keeney told Director Callahan that he's noticed the parking area at the Dog Park has been torn up, and that someone hit the corner of the fence, leaving it crooked.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the City has issued a hearing notice to the owner of the burned home on Mariette. This is a required step prior to court involvement. The City has received a grant through Lakeshore Advantage for engineering work on the Industrial park paving project, including replacing an old section of water main. This project is tentatively scheduled for 2026/2027. Fleis & Vandenbrink have suggested the City pursue an SRF loan for necessary updates to the Water Renewal plant, and they can assist the City in applying for the loan. He touched on the audit, noting that the reason the general fund balance is acceptable is due to one-time land sales. Each year the City has a deficit of ~300k. This year was slightly better, as several full-time staff members retired and were not replaced. The City will continue to contract with Brian Kelley. He shared that the fire suppression system had

MINUTES
Plainwell City Council
December 22, 2025

frozen at the William Crispe House, flooding the building and releasing ~800k gallons of water. Councilmember Green asked about the remaining parcel for sale in Industrial Park. City Manager Lakamper shared that there is an interested party. He is working with Consumer's Power to assess the power grid to make sure it can support a new business with high energy demands.

15. Council Comments:

Mayor Pro Tem Steele wished everyone a Merry Christmas and Happy New Year, telling everyone to be safe and stay out of trouble. She thanked all City of Plainwell employees for their hard work throughout the year.

Councilmember Wisnaski wished everyone a Merry Christmas and Happy New Year

Councilmember Green wished everyone a Merry Christmas and Happy New Year, sharing that she has retired.

Councilmember Keeney wished everyone a Merry Christmas and Happy New Year, and shared that his vacation was great- full of sunshine, great weather and golf.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:35pm. On a voice vote, all voted in favor.
Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
January 12, 2026

JoAnn Leonard, City Clerk

**City of Plainwell
Boards & Commissions
Appointment List
January 2026**

Parks & Tree Commission **2-year term**
Cory Redder 12/2027

Compensation Commission **5-year term**
Sherry Pallett 12/2030

Planning Commission **3-year term**
Jay Lawson 12/2028

Current Vacancies

Board of Review (Alternate)	2 openings
Downtown Development Authority (DDA)	1 opening
Parks & Tree Commission	2 openings



“The Island City”

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

TO: City Council / Justin Lakamper, City Manager
FROM: Robert Nieuwenhuis
DATE: 01/07/2026
SUBJECT: Equipment

SUGGESTED MOTION: I make a motion to allow Meekhof Tire to put four new tires on the newer loader and swap the tires from the newer loader to the older loader for \$13,540.

BACKGROUND INFORMATION: Meekhof has been who we get out tires and emergency service on wheels and tires completed by for the last four years. The City of Plainwell has two loaders and the tires on the older loader are failing. Meekhof Tire has helped us get the tire that will be last the longest and work best for the type of work we put our loaders through. The cost of this project is for four tires and swapping the current tires from the newer loader to the older loader.

ANALYSIS: By adding the new tires to the newer loader and using the tires from the newer loader on the older loader both loaders will be back to full operation. By doing this we will be able to utilize the newer loader for longer and hopefully save money on not needing to change out the tires in the near future.

BUDGET IMPACT: This is not budgeted item.



"The Island City"

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: January 12, 2026
SUBJECT: Consideration of Purchase Agreement for Vacant Industrial Land

SUGGESTED MOTION: "Motion to approve the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, Michigan 49080 with a permanent parent parcel ID# of 55-020-056-00 and authorize the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property subject to final review by the City Manager and City Attorney. 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."

BACKGROUND INFORMATION: There are approximately 26.98 acres left for sale of the industrial park expansion which has been listed for \$25,000 per acre. These 26.98 acres includes a road that was originally intended to serve as a road into the property. We have received an offer from Balkema Excavating to purchase the entirety of remaining parcel at the asking price of \$674,500. The intended use by Balkema Excavating would be to open a concrete ready-mix plant similar to the one that closed behind preferred plastics.

ANALYSIS: This is a great offer. It would allow us obtain the maximum value for the land and sell it to a known and successful business entity who is not requesting any infrastructure work from the City. Selling the parcel in its entirety to one user alleviates the need for the City to build utilities and a road into the rear parcel(s). The City will be well served to receive the cash infusion which will effectively provide enough general fund surplus to operate and additional two to three years at current annual deficits. The concrete ready-mix plant is a permitted use after special approval in the industrial district. This means that it is allowable if the Council agrees to issue a special use permit after a public hearing. After the ready-mix plant closed in Plainwell there are no longer



any concrete plants in the immediate area, therefore bringing a new one in will benefit local contractors and development in the area.

BUDGET IMPACT: This will add \$674,500, less realtor, survey, and closing costs to the General Fund. The rough estimate of tax revenue this sale and use would bring to the City annually is approximately \$25,000.

ATTACHMENTS: Example Site Plan and Purchase Agreement



BUY AND SELL AGREEMENT FOR VACANT LAND

Office of NAI Wisinski of West Michigan Broker: Portage (city), Michigan

Phone: 269.353.0311 Fax: Email: karas@naiwwm.com / baileya@naiwwm.com

Offer Date: 1/7/2026 (time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
 Agent of the Seller Subagent of the Seller Agent of the Buyer Dual Agent (with written, informed consent of both Buyer and Seller)
 Other (specify):

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City _____ of Plainwell _____, Allegan _____, County, Michigan, commonly known as 830 Miller Road

Permanent Parcel Number 55-020-056-03 and legally described as follows:

See attached Exhibit A

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:

3. **Purchase Price.** The purchase price for the Property is: Six Hundred Seventy Four Thousand Five Hundred

Dollars (\$ 674,500.00)).

4. Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by selecting A or B below. If financing applies, select one of the contingency options.

A. **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this Agreement.

No Financing Contingency. Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

Financing Contingency. Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within (120) days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Seller shall be deemed to have waived this financing contingency.

B. **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of \$ _____ and payment of the balance \$ _____ in _____ installments of \$ _____ or more, at Buyer's option, including interest at the rate of _____ % per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation. [subject to credit approval]

OTHER:

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

■ A new survey:

- ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

A recertified survey; or

No new or recertified survey;

shall be obtained by Buyer at Buyer's expense; or provided by Seller to Buyer at Seller's expense, within One Hundred Twenty (120) days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph

contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do so within the required time, then Buyer may order the required survey at Seller's expense. If any matter disclosed in the new or recertified survey (or absent either, an existing survey) adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give seller written notice of the matter within ten (10) days after copies of both such survey and the title commitment (and all exception documents identified in the title commitment) referenced in this written Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving notice (the "Survey Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Survey Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

6. Title Insurance. At Seller's expense, Seller shall provide Buyer with a standard ALTA owner's policy of title insurance in the amount of the purchase price, effective as of the date of closing. A commitment to issue such policy insuring marketable title (as defined in this Agreement) vested in Buyer, including a tax status report, shall be ordered within seven (7) days after the Effective Date, and shall be delivered, with copies of all title exception documents, as soon as feasible thereafter. (Note that some title commitments do not report on the status of oil, gas, or mineral rights.) If any matter disclosed by the title commitment adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give Seller written notice of the matter within ten (10) days after copies of both the title commitment (and all exception documents identified in the title commitment) and survey referenced in this Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving written notice (the "Title Commitment Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Title Commitment Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

Chicago Title shall serve as the title company.

7. Inspections and Approvals. After the Effective Date, Buyer and Buyer's agents shall have the right to enter upon the Premises during reasonable business hours for the purposes of conducting such inspections of the Premises that Buyer deems appropriate; provided, however, that such inspections shall not interfere with the rights of the tenants in possession. Buyer shall have the right to apply for and obtain necessary approvals. Buyer shall indemnify, defend and hold Seller and Broker harmless from and against any damage to persons or property caused by Buyer or Buyer's agents in conducting such inspections. Buyer shall have the right to terminate this Agreement if the inspections or approvals are not acceptable to Buyer by giving Seller written notice within One Hundred Twenty (120) days after the Effective Date, otherwise the right to terminate shall be deemed to have been waived.

Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson regarding any aspect of the Premises, or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller. Accordingly, Buyer agrees to accept the Premises "as is" and "with all faults", except as otherwise expressly provided in the documents specified in the preceding sentence. Other:

See Other Provisions Section 34.

8. Closing Adjustments. The following adjustments shall be made between the parties by the close of business on the closing date, with Buyer receiving a credit or assuming responsibility, as the case may be, for amounts attributable to time periods following the closing date:

- a. Rent for the month in which closing occurs;
- b. Prepaid rent for any month after the month in which closing occurs;
- c. Interest on existing indebtedness assumed by Buyer;
- d. Charges for any transferable service contracts assigned to Buyer described in Exhibit E;
- e. Utility deposits;
- f. Security deposits;
- g. Recoverable Expense (as defined below). If the parties choose to prorate Recoverable Expenses, then Seller shall provide Buyer with an accounting of (i) any expenses that are recoverable from tenants under the applicable leases (collectively, "Recoverable Expenses"), including, but not limited to, all operating or common area maintenance expenses, taxes, special assessment and insurance, and, (ii) the costs incurred by Seller with respect to such Recoverable Expenses. Furthermore, if the parties choose to prorate Recoverable Expenses, then to the extent taxes and/or special assessments are considered Recoverable Expenses under the applicable leases, no proration of taxes and/or special assessment shall be made at closing except as provided for in the proration of Recoverable Expenses, notwithstanding anything to the contrary contained herein. This provisions shall survive the closing. Other:

After closing, any rent collected by Buyer including delinquent rent which includes rent for any period prior to the closing date, shall be applied by Buyer first against amounts then due and owing from the particular tenant to the Buyer, with the balance, if any, paid to Seller on account of any delinquent rent owing to Seller. After closing, any rent collected by Seller for any period following closing shall be promptly paid to Buyer. After closing, Seller may not bring any collection against any tenant for delinquent rent owing to Seller.

830 Miller Road

Property Address
©Commercial Alliance of REALTORS 2025-2026
Revision Date 5/2025

Buyer's Initials

Seller's Initials

9. **Property Taxes.** All property taxes first billed prior to the year of closing will be paid by Seller, without proration. All property taxes billed or to be billed in the year of closing will be paid as follows (choose one):

No Proration:

Buyer Seller shall pay the taxes billed in July.
 Buyer Seller shall pay the taxes billed in December.

Calendar Year Proration. Combined per diem tax amount representing both the July bill and the December bill shall be calculated based on a 365 day year. Seller shall be responsible for the per diem total from January 1 to, but not including, the day of closing. Buyer shall be responsible for the difference between the total of the two tax bills and the Seller's share. If the amount of either tax bill is unknown on the day of closing, such amount shall be based on the prior years' tax bill.

10. **Special Assessments (choose one):**

Seller shall pay all special assessments which have become a lien on the Premises prior to the closing, whether due in installments or otherwise.
 Seller shall pay all special assessments which have become a lien on the Premises prior to the closing, provided, however, that in the event a special assessment is payable in installments, Seller shall only be responsible for those installments covering the years prior to the year of closing, and Buyer shall be responsible for all installments covering all years after the year of closing. Installments of special assessments covering the year of closing shall be prorated using the same method set forth in this Agreement for the proration of real estate taxes.
 Other:

11. **Conveyance.** Upon performance by Buyer of the closing obligations specified in this Agreement, Seller shall convey the marketable title to the Property to Buyer by warranty deed or agree to convey marketable title by land contract or assignment, as required by this Agreement, including oil, gas and other mineral rights owned by Seller, if any, subject only to existing zoning ordinances, and the following matters of record: building and use restrictions, easements, oil and gas leases, and reservations, if any. As used herein, "marketable title" means marketable title within the meaning of the Michigan 40-Year Marketable Title Act (Mich. Comp. Laws §§ 565.101 et seq.).

The following paragraph applies only if the Property includes unplatted land:

Seller agrees to grant Buyer at closing the right to make (insert number) all remaining division(s) under Section 108 (2), (3) and (4) of the Michigan Land Division Act. (if no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or Broker do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval, on or before upon closing (date), of the proposed division to create the Premises. Other:

12. **Warranties of Buyer.** Except as otherwise provided or acknowledged in this Agreement, Buyer represents and warrants to Seller as follows:

- The performance of the obligations of Buyer under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Buyer.
- There is no litigation or proceeding pending, or to Buyer's knowledge threatened, against or involving Buyer, and Buyer does not know or have reason to know of any ground for any such litigation or proceeding, which could have an adverse impact on Buyer's ability to perform, or Seller's interests, under this Agreement.
- In entering into this Agreement, Buyer has not relied upon any written or verbal representations made by Seller or any representative of Seller, including any real estate salesperson, regarding the Property or any aspect of this transaction, which are not expressly set forth in this Agreement.
- Other:

13. **Warranties of Seller.** Except as otherwise provided or acknowledged in this Agreement, Seller represents and warrants to, and agrees with Buyer as follows:

- The performance of the obligations of Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Seller or the Property.
- There is no litigation or proceeding pending or to Seller's knowledge threatened against or involving Seller or the Property, and Seller does not know or have reason to know of any ground for any such litigation or proceeding which could have an adverse impact on Seller's ability to perform under this Agreement or that could adversely affect Buyer's title or use of the Property.
- Seller shall continue to operate the Property in the ordinary course of business and maintain the Property in a state of good condition and repair during the interim between the signing of this Agreement and the closing date.
- If a statement(s) of income and expense with respect to the operation of the Property is (are) described in Exhibit B or an accounting of Recoverable Expenses is provided as Exhibit F, such statement(s) is (are) accurate for the period(s) designated in the statement(s).
- The information concerning written leases and tenancies not arising out of written leases described in Exhibit B is accurate as of the Effective Date, and there are no leases or tenancies with respect to the Premises other than those described in Exhibit B (the "Leases"). The warranties in this paragraph do not apply to oil and gas leases, if any. Except as otherwise described in the documents that will be delivered pursuant to the index of Exhibits:
 - All of the Leases are in full force and effect, no party thereto is in material default thereunder, and none of them have been modified, amended, or extended beyond what will be delivered per Exhibit B; with respect to renewal or extension options, options to purchase the Premises, advance payments in excess of one month, common area maintenance and utility fees, and security deposits, these items are set forth in the written leases described in Exhibit B.
 - The rents set forth are being collected on a current basis and there are no arrearages;
- If applicable, agreements for payment of commissions to real estate brokers or agents are as described in Exhibit C ("Commission Agreements"). Real estate brokerage commission(s) will become owing in the event of a tenant's exercise of any existing options to renew, extend, or expand a lease term, or right or option to purchase the Premises as provided in any Commission Agreements produced by Seller and as described in Exhibit C.
- With respect to underlying land contracts or mortgages, the sale will not accelerate indebtedness, increase interest rates, or impose penalties and sanctions.
- Other

830 Miller Road

Property Address
 ©Commercial Alliance of REALTORS 2025-2026
 Revision Date 5/2025

Buyer's Initials Seller's Initials

14. **Damage to Business.** If between the Effective Date and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control that cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller shall immediately notify Buyer or such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of damage or taking. If neither elects to terminate this Agreement, there shall be no reduction in the purchase price and, at closing, Seller shall assign to Buyer whatever rights Seller may be with respect to any insurance proceeds or eminent domain award.

15. **Closing.** The closing shall be held on or before See below (date) and as promptly as practical after all necessary documents have been prepared. An additional period of Ten (10) days shall be allowed for closing to accommodate delays in title work or the correction of title defects and/or survey problems which can be readily correctable, delays in obtaining any required inspections, surveys or repairs, delays in completing Environmental Site Assessments, Baseline Environmental Assessment or Due Care Plan/Section 7a Compliance Analysis (if such assessments or plans were ordered in a timely manner), or if the terms of purchase require participation of a lender and the lender has issued a commitment consistent with the requirement but is unable to participate in the closing on or before the required date. Other:

Closing shall be within fifteen (15) days from expiration or waiver of all Buyer's contingencies.

16. **Possession.** Seller shall tender to Buyer possession of the Property upon completion of the closing, ~~subject to all existing leases and rights of tenants in possession.~~ Other:

17. **Seller's Closing Obligations.** At closing, Seller shall deliver the following to Buyer:

- a. The warranty deed, ~~land contract or assignment of land contract~~ required by this Agreement.
- b. ~~A bill of sale for any Personal Property (described in Exhibit "D").~~
- c. ~~A written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease.~~
- d. ~~An assignment of all Seller's rights under any Service Contracts described in Exhibit E which are assignable by their terms and which Buyer wishes to assume, together with an original or true copy of each Service Contract assigned.~~
- e. ~~A notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer.~~
- f. ~~An updated accounting of Recoverable Expenses.~~
- g. Payment of the County and State real estate transfer tax.
- h. Any other documents required by this Agreement to be delivered by Seller.

18. **Buyer's Closing Obligations.** At closing, Buyer shall deliver to Seller the following:

- a. The cash portion of the purchase price specified in this Agreement shall be paid by cashier's check or other immediately available funds, as adjusted by the apportionments and assignments in accordance to this Agreement.
- b. ~~A written assumption by Buyer of the obligations of Seller under the leases arising after closing, including an acknowledgement of the receipt of all security deposits.~~
- c. Any other documents required by this Agreement to be delivered by Buyer.

19. **1031 Tax Deferred Exchange.** Upon either party's request, the other party shall cooperate and reasonably assist the requesting party in structuring the purchase and sale contemplated by this Agreement as part of a tax deferred, like-kind exchange under Section 1031 of the Internal Revenue code of 1986, as amended; provided, however, that in connection therewith, the non-requesting party shall not be required to (a) incur any additional costs or expenses; (b) take legal title to additional real property (i.e. the requesting party's "replacement property" or "relinquished property"); or (c) agree to delay the closing.

20. **Notices.** Any notice required or permitted to be given hereunder shall be deemed to have been properly given, if in writing and delivered to the parties at the addresses shown below or to their representative Agent listed in this Agreement, and shall be deemed received (a) upon delivery, if delivered in person or by facsimile transmission, with receipt thereof confirmed by printed facsimile acknowledgement, (b) one (1) business day after having been deposited for next day overnight delivery with a nationally recognized overnight courier service, (c) two (2) business days after having been deposited in any U.S. post office or mail depository and sent by certified mail, postage prepay, return receipt requested, or (d) upon sending, if sent by email.

21. **Electronic Communications.** Any addendum or amendment to this Agreement and/or any other written communication given in connection with this Agreement may be delivered in person or, if to Seller, in care of Seller's Agent or, if to Buyer, in care of Buyer's Agent, via email or by facsimile transmission to the parties or the Agents at their respective email addresses or facsimile numbers, as applicable. Seller represents and warrants that an email address has been provided to the Agent of Seller from which Seller may receive email. Buyer represents and warrants that an email address has been provided to the Agent of Buyer from which Buyer may receive email.

22. **Execution.** The parties agree that electronic signatures and initials on this Agreement, or any addendum or amendment to this Agreement, shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.

23. **Wire Fraud:** Wire fraud is an increasingly common problem. Any electronic communication received by Buyer or Seller directing Buyer or Seller to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), should be verified. **Even if the communication appears to be from the Broker, Title Company, or Lender, DO NOT** reply until you have verified the authenticity of the communication by direct communication with the Broker, Title Company, or Lender. **DO NOT** use any telephone numbers provided in the original communication when verifying the authenticity of the communication. Such requests may be part of a scheme to steal funds or use your identity. By signing this Agreement, Buyer and Seller acknowledge and understand the risks associated with wire transfers and potential fraud, which are not within the reasonable control of the Broker. Accordingly, Buyer and Seller hereby release and hold Broker harmless from any and all claims, demands, losses, rights, and causes of action of whatever kind and nature arising directly or indirectly from any wire transfer sent or received in connection with this Agreement.

830 Miller Road

24. **Authority of the Parties.** Each of the undersigned individuals who have signed this Agreement on behalf of Seller and Buyer entities represent and warrant that he/she is authorized to sign this Agreement on behalf of such party and to bind such party to the requirements of this Agreement.

25. **Additional Acts.** Buyer and Seller agree to execute and deliver such additional documents and to perform such additional acts after the closing as may become necessary to effectuate the transfers contemplated by this Agreement.

26. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the sale of the Property. All contemporaneous or prior negotiations have been merged into this Agreement. This Agreement may be modified or amended only by written instrument signed by the parties to this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

27. **Earnest Money.** Buyer shall deposit earnest money in the amount of \$ 10,000.00 with Chicago Title, Escrow Agent [insert name of Broker, Title company or other] with this offer or within five (5) days after acceptance of this offer, evidencing Buyer's good faith to be held by the Escrow Agent and to apply to the purchase price or the down payment portion thereof where applicable. If Buyer fails to timely deposit the earnest money, Seller may (but is not required to) provide written notice to Buyer of Buyer's failure and to provide Buyer with an additional two (2) business days after the date of the Buyer's receipt of the Seller's written notice to cure such failure after which time if Buyer has not cured its failure, Seller may immediately terminate this Agreement upon written notice to Buyer. If this offer is not accepted, or the title to the Premises is not marketable, or if the purchase is contingent upon conditions specified that cannot be met, Buyer's earnest money deposit shall be promptly refunded. If the Buyer defaults, all deposits made may be forfeited as liquidated damages at Seller's election, or alternatively, Seller may retain Buyer's earnest money as part payment of the purchase price and pursue Seller's legal or equitable remedies against Buyer. If the sale is not closed according to its terms, the selling Broker may notify Buyer(s) and Seller(s) of Escrow Agent's intended disposition of the earnest money deposit, and all parties shall be deemed to have agreed to the disposition of the earnest money deposit unless Escrow Agent is notified of a court action pending concerning this sale or disposition of the earnest money deposit within thirty (30) days after notice to the parties.

28. **Disclosure of Price and Terms.** The purchase price and the terms of this sale may be disclosed by the Commercial Alliance of REALTORS® Commercial Listing Service (CARWM) in the ordinary conduct of its business. Deletion of this paragraph shall not be considered a counter offer that would require a counter acceptance.

29. **Advice of Counsel.** Buyer acknowledges that the Broker has recommended that the parties retain an attorney or attorneys to review the terms of this Agreement.

30. **Attorneys' Fees.** In the event of litigation arising from the failure or alleged failure of either party to perform its obligations under this Agreement, the party prevailing in that litigation (including appeals of all levels) shall be entitled to collect its court costs and reasonable attorneys' fees incurred in connection with such litigation from the other party. The provisions of this Section shall survive Closing or termination of this Agreement.

31. **Environmental.**

- Notice to buyers and sellers (environmental risks).** Whenever real property is acquired or occupied, the buyer incurs some degree of risk with regard to potential environmental contamination and/or protected natural resources on the property. Various federal, state, and local laws may impose liability upon the buyer for the remediation of the contamination even though the buyer did not cause it or may restrict the buyer's ability to fully develop or utilize the property. Such risk can be minimized through the performance of environmental due diligence. Additionally, sellers are advised that they may have an obligation to provide certain environmental information and/or disclosures to prospective buyers. The failure to provide such information or disclosures may subject a seller to potential liability or result in the loss of certain liability protections.

No real estate brokers/salespersons in this transaction possess the expertise necessary to assess the nature or extent of these environmental risks or to determine the presence of environmental contamination or protected natural resources. The real estate brokers/salespersons involved in this transaction do not make independent investigations as to environmental contamination or protected natural resources with respect to any property, and they make no representations regarding the presence or absence, now or in the past, of environmental contamination. It is therefore prudent for each party to this transaction to seek legal and technical counsel from professionals experienced in environmental matters to provide an evaluation of the environmental risks associated with the transaction.

- Environmental reports and assessments.**
 - Within n/a (n/a) days of the Effective Date, Seller shall deliver to Buyer copies of any existing reports, data, plans, permits, notices and/or information in Seller's possession relating to environmental matters pertaining to the Premises ("Seller's Environmental Documents").
 - Buyer shall have a period of n/a (n/a) days after the Effective Date to evaluate environmental matters relating to the Premises ("Environmental Due Diligence Period"). Buyer and Buyer's agents shall have the right to enter upon the Premises during the Environmental Due Diligence Period during reasonable business hours for the purpose of conducting, at Buyer's expense, any environmental assessments of the Premises that Buyer deems appropriate, which assessments may include, but shall not be limited to, a Phase I Environmental Site Assessment, Transaction Screen, and/or evaluation of other regulated conditions or matters such as wetlands, asbestos containing materials, mold, or lead based paint ("Environmental Assessments"). The Environmental Assessments may not include the collection or analysis of samples of soil, groundwater, soil gas, indoor air, surface water, building components or any other environmental medium unless Buyer obtains prior written consent from Seller, which consent shall not be unreasonably withheld, delayed or conditioned. Buyer agrees that the Environmental Assessments shall not unreasonably interfere with the rights of Seller or any tenants in possession and Seller agrees to reasonably cooperate and to request that its tenants reasonably cooperate with the Environmental Assessments.

(3) Buyer shall have the right to terminate this Agreement if Seller's Environmental Documents or the Environmental Assessments are not acceptable to Buyer by delivering written notice to Seller prior to the expiration of the Environmental Due Diligence Period. If Buyer determines that any additional environmental due diligence activities (including, but not limited to, any additional environmental investigations, reports, approvals or permits) are warranted, then Buyer may provide Seller with a proposed addendum to this Agreement to extend the Environmental Due Diligence Period to allow Buyer to conduct such activities. If Buyer does not deliver a termination notice or proposed addendum to Seller prior to the expiration of the Environmental Due Diligence Period, then Buyer shall be deemed to have waived any objections to environmental matters relating to the Premises. If Buyer provides Seller with a proposed addendum to this Agreement, then Seller shall have a period of n/a (five) days to execute or negotiate mutually acceptable terms for such addendum, otherwise Buyer may, but shall not be obligated to, terminate this Agreement by delivering written notice to Seller with two (2) days after Seller's deadline for executing or negotiating an addendum to this Agreement.

(4) If the Environmental Assessments cause any damage to the Premises, Buyer agrees to reasonably restore the Premises to the condition that existed prior to such damage. The restoration obligation does not require the remediation of any existing environmental condition. Buyer shall indemnify, defend and hold Seller and Broker harmless from and against any damage to persons or property caused by Buyer or Buyer's agents in conducting the Environmental Assessments

c. **Nondisclosure.**

(1) If Seller's Environmental Documents or the Environmental Assessments identify the Land as a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended ("NREPA") or a "site" as defined in Part 213 of NREPA, then Buyer may conduct a Baseline Environmental Assessment ("BEA") and/or a Due Care Plan ("DCP"); provided, however, that Buyer may not submit or otherwise disclose such BEA, DCP, or similar report (e.g., a response activity plan) to the Michigan Department of Environmental Quality prior to closing unless Buyer obtains prior written consent from Seller.

(2) If Buyer exercises its right to terminate this Agreement pursuant to subparagraph b(3) above, Buyer shall not disclose Seller's Environmental Documents or the Environmental Assessments to any third party unless required by mandatory disclosure pursuant to legal process. At Seller's request, Buyer shall provide copies of any Environmental Assessments to Seller.

d. **Other:**

32. **Brokerage Fee.** Seller and/or Buyer agree(s) to pay the broker(s) involved in this transaction a brokerage fee as specified in any agency agreement or other written agreement between them. In the event no such agreement exists, Buyer Seller agrees to pay a brokerage fee of per listing agreement. This brokerage fee shall be paid in full promptly after it is earned, but not later than closing. Unless otherwise previously agreed, Buyer and/or Seller agree(s) that the brokerage fee may be shared by the recipient with any cooperating broker who participates in the sale, in such amount as the recipient decides, without further disclosure to or consent from Buyer and/or Seller. Seller and Buyer agree that the broker(s) involved in this transaction is/are an intended third party beneficiary entitled to enforce the obligation set forth herein to pay the brokerage fee. Other:

33. **Time.** Time is of the essence in this Agreement. In any case where a date for performance by either party or a deadline falls on a Saturday, Sunday or federal government holiday, the time for performance or the deadline, as applicable, shall automatically extend until 11:59 p.m. on the next business day. As used in this Agreement, a "business day" shall mean a day other than Saturday, Sunday or a federal government holiday. All other references to "days" in this Agreement shall refer to calendar days. The term "Effective Date" as used in this Agreement shall be the date upon which this Agreement is fully executed (as described below).

34. **Other Provisions.** If any conflict shall exist between the provisions of this Section and the provisions contained elsewhere in this Agreement, the provisions of this Section shall control.

Buyer shall have one hundred twenty (120) days from the Effective Date to obtain approval of a Special Use Permit from the City of Plainwell for Buyer's intended use of the Property. In the event Buyer has timely submitted the Special Use Permit application and requires additional time for review, Buyer may extend this contingency for one additional period of up to forty-five (45) days with prior written notice to Seller. This contingency shall automatically terminate upon approval of the Special Use Permit.

35 **Index of Exhibits.** Seller to furnish within _____ (____) days from Effective Date unless specified below:

Not Applicable	Attached	Exhibit #	Subject
✓		A	Income and expense with respect to the operation of the Premises
✓		B	Written leases and any tenancies not arising out of written leases
✓		C	Commission Agreements
✓		D	List of personal Property
✓		E	Accounting of Recoverable Expenses, with an updated Accounting of Recoverable Expenses to be delivered no later than _____ days prior to the closing.
✓		F	Service Contracts

As to any "Seller to furnish" item(s) listed above, Buyer shall have the right to terminate this Agreement if any such item is not acceptable to Buyer by giving Seller written notice within n/a (____) days after receipt of such item(s), otherwise the right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Not notwithstanding the foregoing, Buyer shall not be permitted to terminate this Agreement based upon the updated Accounting of Recoverable Expenses received prior to closing.

36. **By signing below, Buyer acknowledges having read this Agreement and authorizes delivery of this Agreement to Seller.** If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. Buyer gives Broker above named until 4 pm EST (time) January 16, 2026 (date) to obtain Seller's written acceptance of the Buyer's offer.

Buyer: Bex Farms, Inc.
(print name of individual or entity)

Buyer: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: Dan Balkema, President
(if Buyer is an entity)

Its: _____
(if Buyer is an entity)

Date: _____

Date: _____

Buyer's Address: 5300 Miller Road
Kalamazoo, Michigan 49048

Bus. Phone: _____ Fax: _____

Email: _____

37. SELLER'S ACCEPTANCE

The above offer is hereby accepted as written as modified

Date: _____ Time: _____

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the **Effective Date**. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____ (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: City of Plainwell
(print name of individual or entity)

Seller: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Seller is an entity)

Its: _____
(if Seller is an entity)

Date: _____

Date: _____

Seller's Address: _____

Bus. Phone: _____ Fax: _____

Email: _____

38. BUYER'S RECEIPT OF ACCEPTANCE

Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counteroffer, Buyer agrees to accept the terms of the counter offer:

as written (with all other terms and conditions of Buyer's offer remaining unchanged); or modified as follows:

If Buyer is accepting a counteroffer from Seller as written, the date Buyer signs below becomes the **Effective Date**. If Buyer is accepting Seller's counter-offer subject to any modifications, Buyer gives Broker above named until _____ (time _____) (date) to obtain Seller's written acceptance of Buyer's counteroffer.

Buyer: _____
(print name of individual or entity)

Buyer: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Buyer is an entity)

Its: _____
(if Buyer is an entity)

Date: _____

Date: _____

39. SELLER'S RECEIPT OF ACCEPTANCE

Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counteroffer (if Seller made a counteroffer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the **Effective Date**.

Seller: _____
(print name of individual or entity)

Seller: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Seller is an entity)

Its: _____
(if Seller is an entity)

Date: _____

Date: _____

EXHIBIT A

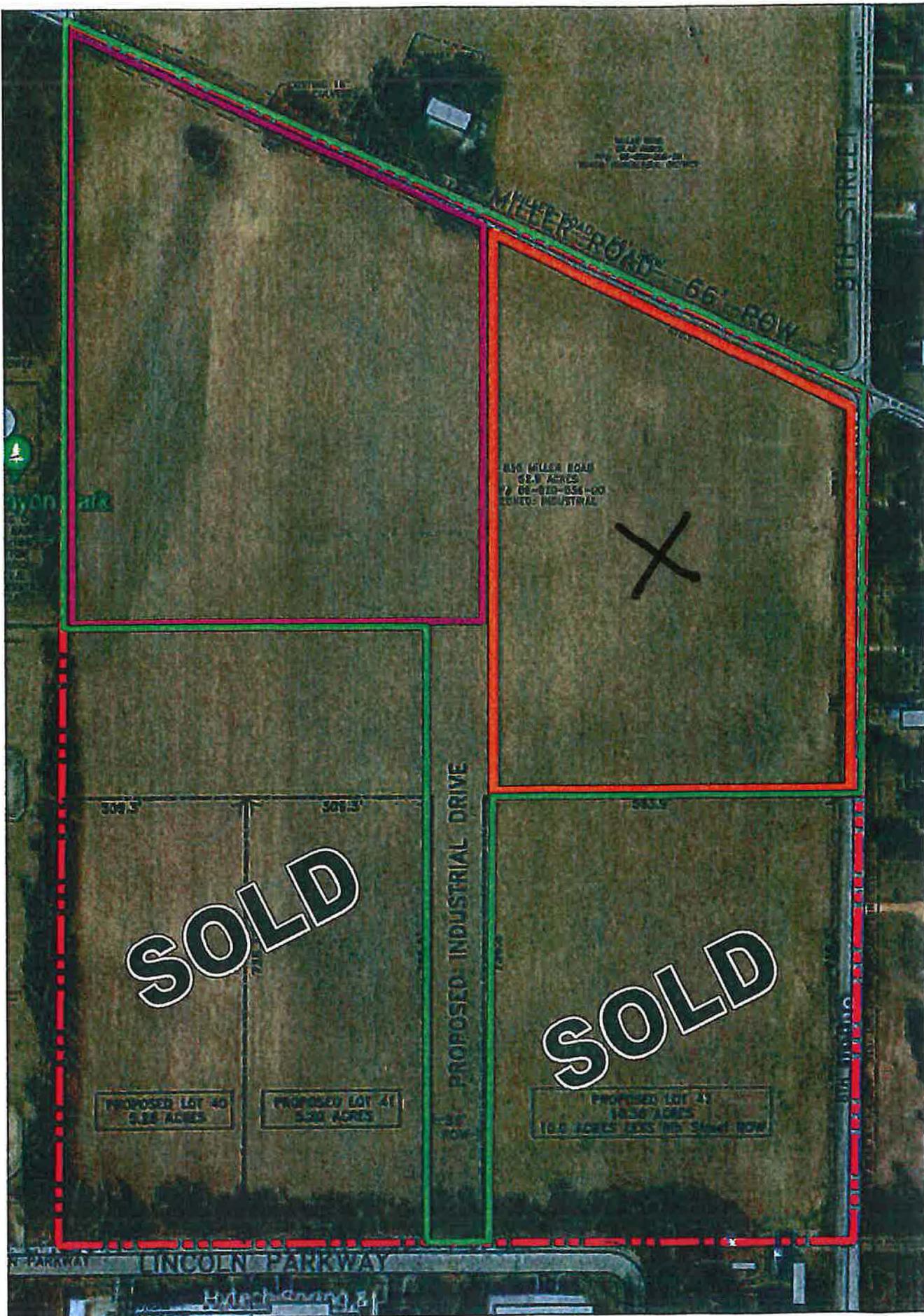
Site	Acres	Price Per Acre	Price
Entire Parcel	26.98	\$25,000	\$674,500

Subject to title and survey.









PLANT IN center of ORANGE
outlined property



“The Island City”

MEMORANDUM

211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282

To: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: January 12th, 2026
SUBJECT: Resolution to Establish a Redevelopment Project Area

SUGGESTED MOTION: I motion to adopt Resolution 2026-06 as presented.

BACKGROUND INFORMATION: Mill 17 is planning on applying for a class c redevelopment liquor license once they are up and running. This would allow him to sell alcohol at their on-premises bar, which must be open to the public. This license can only be issued to them after the City has established a redevelopment project area. Section 521a of the Michigan Liquor Control Code, Public Act 58 of 1998, MCL 436.1101 et. seq. (“MLCC”) permits the City of Plainwell to establish “redevelopment project areas” in order to make specific on-premises liquor licenses available to applicants beyond the City’s allowed quota licenses.

ANALYSIS: Obtaining a liquor license is a must for Mill 17 to open. This type of license is available to them as long as they invest \$75,000 into the redevelopment of a building that is located within a “redevelopment project area.” It is tied specially to the business and to the location which means they cannot sell it off or move it elsewhere. From a city perspective this is a positive as it ties them to the location. Creating the redevelopment project area allows one entity to apply for the liquor license per 3.8 million dollars of investment over the preceding three years. Therefore, we are asking to incorporate the entire city in the redevelopment project area so that we can capture the development in the industrial park to meet this 3.8 million dollar threshold. I recommend supporting this resolution as it allows Mill 17 to obtain a liquor license.

BUDGET IMPACT: None

ATTACHMENTS: Resolution 2026-06

**City Council
City of Plainwell
Allegan County, Michigan**

Resolution No. 2026-06

At a regular meeting of the City Council for the City of Plainwell held at City Hall on January 12, 2026 and beginning at 7:00 p.m., the following Resolution was offered for adoption by Council Member _____ and was seconded by Council Member _____.

**A RESOLUTION ESTABLISHING A REDEVELOPMENT PROJECT
AREA PURSUANT TO THE MICHIGAN LIQUOR CONTROL CODE.**

WHEREAS Section 521a of the Michigan Liquor Control Code, Public Act 58 of 1998, MCL 436.1101 et. seq. ("MLCC") permits the City of Plainwell to establish "redevelopment project areas" in order to make specific on-premises liquor licenses available to applicants beyond the City's allowed quota licenses.

WHEREAS Section 521a of the MLCC establishes certain criteria related to investment in real and personal property within a "redevelopment project area" in order to qualify for the additional available liquor licenses for issuance to qualified applicants.

WHEREAS, the City Council finds that it is in the best interest of the City and its residents and visitors to establish a "redevelopment project area" within the entire jurisdictional boundaries of the City, including area that is within the jurisdictional boundaries of the City by virtue of intergovernmental transfers of property under state law, in order to make available additional liquor licenses for qualified applicants that meet the requirements outlined in the MLCC and accompanying regulations and requirements of the Michigan Liquor Control Commission.

WHEREAS the City Council finds that the area established as a "redevelopment project area" by this Resolution likely satisfies the real and personal property investment criteria for a "redevelopment project area" outlined in Section 521a of the MLCC.

NOW, THEREFORE, be it resolved as follows:

1. The City Council declares and establishes the area described and depicted on the attached Exhibit A as a "redevelopment project area" as that term is defined in Section 521a of the MLCC. This is the entire jurisdictional

boundaries of the City of Plainwell, including area that falls within the jurisdictional boundaries of the City of Plainwell by virtue of an intergovernmental conditional transfer of property under Act 425 of 1984.

2. This Resolution only establishes a “redevelopment project area” for purposes of Section 521a of the MLCC. This Resolution does not entitle any applicant to a recommendation of approval from the City Council as to a specific license application. The City Council will evaluate, and may approve or reject, any applications received for any licenses available under MCL 521a within the “redevelopment project area”.
3. Subject to a recommendation of approval by the City Council as to a specific application as required by the MLCC, the City Council authorizes and directs the City Manager and City staff to complete any documentation and affidavits necessary to permit qualified applicants to submit applications to the Michigan Liquor Control Commission for any on-premises licenses that become available within the “redevelopment project area” pursuant to Section 521a of the MLCC.
4. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.
5. This Resolution is effective immediately.

The vote regarding the adoption of this Resolution was as follows:

YES:

NO:

ABSENT:

Resolution declared adopted.

SIGNED: _____
Brad Keeler, Mayor

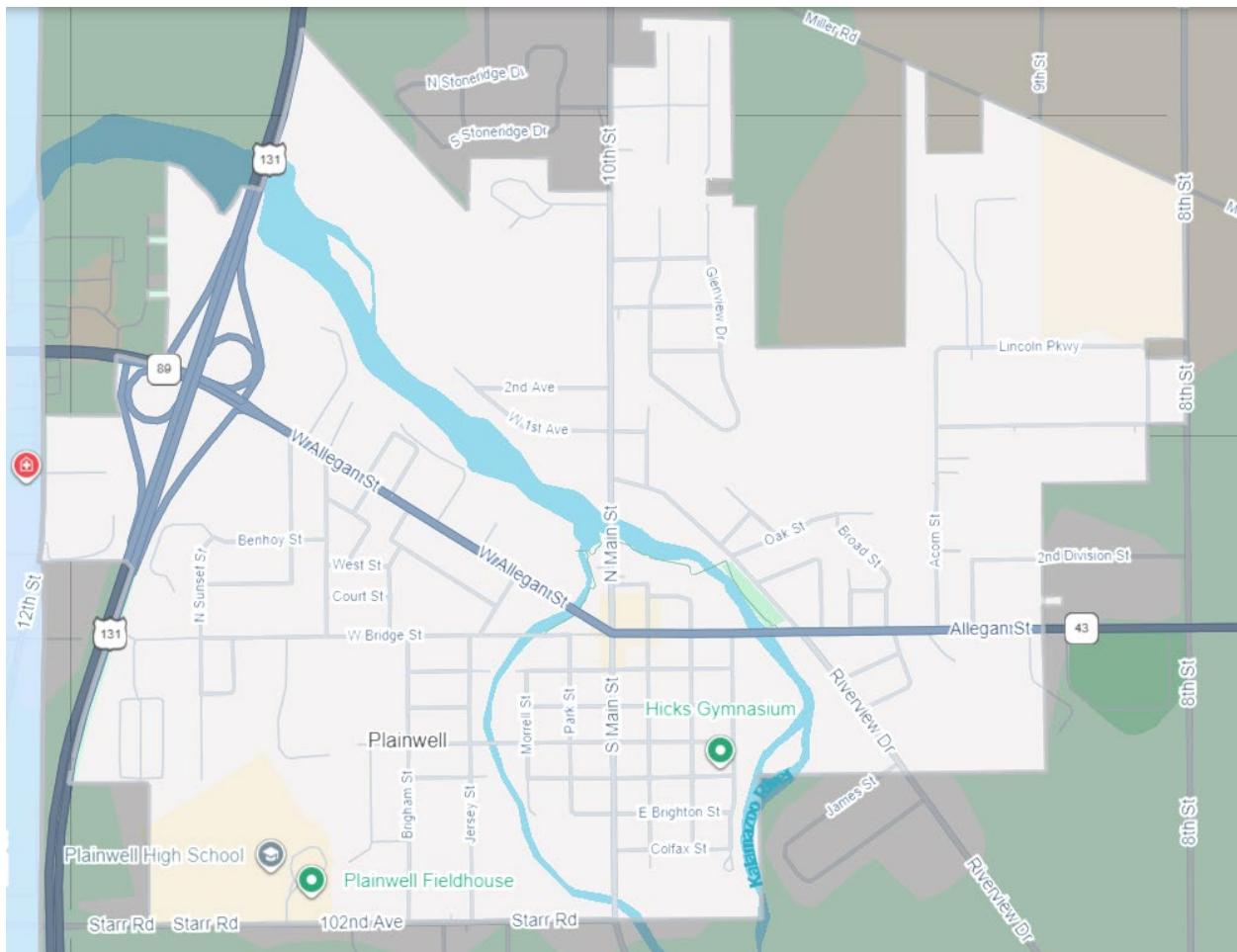
SIGNED: _____
JoAnn Leonard, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Plainwell City Council at a regular meeting held on January 12, 2026 the original of which is on file in my office and available to the public.

JoAnn Leonard, City Clerk

Exhibit A



Investment Activity Report



City of Plainwell

Investment Portfolio Detail - Unaudited
at: 12/31/2025

Denise Wilcox, Finance Director/Treasurer

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:


Digitally signed by Denise Wilcox
Date: 2026.01.08 15:23:46
-05'00'

Investment Type	CUSIP	Principal Balance	Monthly		Institution or Bank	Contact Name and Number	Purchase Date	Maturity Date	Yield	Remaining Days to Maturity
			Interest Earned							
1 Pooled Investment*	N/A	\$2,210,134		\$7,373.18	Michigan Class	Jeff Anderson - 616.244.9376	03/28/2016		4.07%	
2 180-Day CD Renewal	N/A	\$253,362		\$791.75	Northstar Bank	Julie Smith - 810.329.7104	09/30/2025	12/29/2025	3.75%	cashed in 12.29.25
3 365-Day CD	N/A	\$256,976		\$905.15	Grand River Bank	Christy Vierzen - 616.259.1322	06/10/2025	06/09/2026	4.27%	160
5 7 Month CD Renewal	N/A	\$96,523		\$0.00	First National Bank of America	Angie Hicks - 616.538.6041	11/16/2025	06/16/2026	3.99%	167
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										

Total Investments: \$2,724,411.09

\$9,070.08 = Monthly investment interest

Average Yield: 4.02%

Cash Activity for the Month

Cash, beginning of month:

\$4,039,774.72

\$6,085.28 = Monthly bank account interest

Cash, end of month:

\$3,944,339.90

\$15,155.36 = Total monthly interest earned

Justin Lakamper, City Manager

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:


Digitally signed by Justin Lakamper
Date: 2026.01.09 15:48:24 -05'00'

** Funds 701 and 703 not included - Trust & Agency and Tax

* - Amounts taken from audited financial statements as of June 30, 2024

** - OPEB listing on this worksheet is included in the General Fund for financial statement purposes

*** - These amounts are taken directly from the End of Month Financial Statement provided to Council

FUND	AUDITED FIGURES AS OF MOST RECENT AUDIT *		CURRENT YEAR PERFORMANCE - UNAUDITED ***		ESTIMATED FUND BALANCE (COLUMN B + COLUMN E - COLUMN F)	TOTAL RECONCILED CASH AND INVESTED FUNDS	CURRENT YEAR AMENDED BUDGET EXP	EXPENSE BUDGET USED
	CASH AND INVESTED FUNDS BALANCE	FUND BALANCE	ACTUAL REVENUE YTD - CASH BASIS	ACTUAL EXPENSE YTD - CASH BASIS				
General	1,182,116	1,241,074	2,014,812	1,451,322	1,804,563	1,726,279	3,092,881	46.92%
Major Streets	160,731	190,388	140,763	172,180	158,971	472,297	407,121	42.29%
Local Streets	554,419	525,858	51,031	118,722	458,168	203,696	186,056	63.81%
Solid Waste	66,416	64,804	232,351	156,616	140,539	190,525	227,027	68.99%
Brownfield BRA	40,631	3,037	81,027	79,851	4,214	8,952	145,904	54.73%
Tax Increment TIFA	202,979	200,512	104,084	16,500	288,096	372,172	54,533	30.26%
Downtown DDA	154,012	151,768	101,835	23,821	229,781	275,111	128,724	18.51%
Revolving Loan	51,169	64,056	2,417	400	66,073	59,677	10,000	4.00%
Capital Improvement	42,150	77,265	111,392	33,426	155,231	180,546	92,125	36.28%
Fire Reserve	45,180	45,180	110,385	25,426	130,139	162,917	77,294	32.90%
Airport	31,838	33,648	34,831	43,918	24,561	18,266	92,298	47.58%
Sewer	2,016,160	1,979,501	879,920	924,110	1,935,311	1,182,100	2,024,030	45.66%
Water	1,948,490	1,762,953	663,925	363,151	2,063,727	1,296,259	821,195	44.22%
Motor Pool / Equipment	48,792	43,723	315,231	108,960	249,994	246,334	230,495	47.27%
OPEB**	136,231	89,021	25,331	14,470	99,882	115,442	58,781	24.62%
	6,681,314	6,472,788	4,869,335	3,532,872	7,809,250	6,510,573	7,648,464	46.19%

Justin Lakamper, City Manager

Denise Wilcox, Finance Director/Treasurer

I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.

Insert Signature:

Justin
Lakamper


Digital signature by Justin Lakamper
Date: 2026.01.09 15:46:50
-05'00'

Insert Signature:

Denise
Wilcox


Digital signature by Denise Wilcox
Date: 2026.01.08 15:05:30
-05'00'

01/08/2026

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 12/19/2025 - 01/08/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name	Description	Amount
	Invoice		
000004	PLAINWELL AUTO SUPPLY INC		
	755577	DPW - ELECTRICAL TAPE CMAS AB	3.79
	755851	DPW - PLOW FLUID(4) MS	33.16
	755862	DPW - PLOW FLUID(2) MS	16.58
	755904	DPS - 5W20 SYN OIL(3) KC	12.87
	756030	DPW - FAST ORANGE/DIESEL FUEL ADDITIVE(12) AB	138.67
	756051	DPW - KENDALL BLUE(10) SHOP AB	60.90
	756237	DPW - LED STROBES FOR 61 & 60A AB	49.99
	756302	DPW - OIL FILTER 60A AS	30.30
	756316	DPW - SPARK PLUG(4) DR	27.56
	756320	DPW - AIR FILTER/CABIN FILTER 60A & LIQUID TAPE SHOF	60.24
	756482	DPW - HEADLIGHT BULB #2 AS	17.99
	756509	DPS - WIPER BLADES(2) KC	46.88
	756533	DPS - CANISTER PURGE VALVE KC	37.59
	756593	DPW - RAIN-X #62 AB	8.49
	756647	DPW - OIL FILTER #3/PURPLE POWER FOR SHOP AS	60.96
	756800	DPW - KENDALL SUPER BLUE(10) DR	60.90

	TOTAL FOR: PLAINWELL AUTO SUPPLY INC		666.87
000009	CONSUMERS ENERGY		
	2025.12	CITY WIDE ELECTRIC DECEMBER 2025	11,545.35
	2025.12 2	CITY WIDE ELECTRIC DECEMBER 2025	3,936.66
	204035041801	WR PLANT ELECTRIC DECEMBER 2025	6,845.83
	601014196415	DPW - FORBES ST ELECTRIC NOVEMBER 2025	2,113.80

	TOTAL FOR: CONSUMERS ENERGY		24,441.64
000010	RIDDERMAN & SONS OIL CO INC		
	196919-N	DPW - 597GL 30 - #2 DIESEL	1,465.06
	196919-N1	WR - 268GL 30-#2 DIESEL FOR GENERATOR LK	660.43
	196920	DPW - 326 GL 5 - 87 REG 10% ETHANOL GASOLINE	660.89
	197534	DPW - 236GL 5 - 87 10% ETHANOL GASOLINE	430.88
	197535	DPW - 650GL 30 - #2 DYED DIESEL	1,494.79

	TOTAL FOR: RIDDERMAN & SONS OIL CO INC		4,712.05
000011	SHOPPERS GUIDE INC		
	01494043	DDA - SHOP THE MERRY MILE ADVERT PS	190.00

	TOTAL FOR: SHOPPERS GUIDE INC		190.00
000014	MICHIGAN GAS UTILITIES CORP		

5738939514	DPS BLDG GAS SERVICE NOVEMBER 2025	751.61
5739362210	WR CUSHMAN ST LIFT GAS SERVICE NOVEMBER 2025	83.41
5739713188	DPW BLDG GAS SERVICE NOVEMBER 2025	728.52
5739890962	WR PLANT GAS SERVICE NOVEMBER 2025	4,350.86
5740394505	CITY HALL FOOT BRIDGE GAS SERVICE NOVEMBER 2025	257.76
5740876933	DPW WATER CHEM ROOM GAS SERVICE NOVEMBER 202	161.22
5741443093	WR 12TH ST LIFT GAS SERVICE NOVEMBER 2025	51.01
5742087791	DPW BACK BARN GAS SERVICE NOVEMBER 2025	496.57

TOTAL FOR: MICHIGAN GAS UTILITIES CORP

6,880.96

000034	VERIZON		
6130629236	DPW/WR ALARM SERVICE 11/11 - 12/10/2025	45.84	
6131795053	CITY WIDE CELL/HOT SPOT SERVICE 11/24 - 12/23/2025	171.51	
6131795054	EOC/DPS PHONE SERVICE 11/24 - 12/23/2025	154.62	

TOTAL FOR: VERIZON

371.97

000035	APPLIED INNOVATION		
3013997	CITY HALL COPIER CHARGES 11/13 - 12/12/2025	174.42	
3016586	DPW/WR COPIER CHARGES 11/16 - 12/15/2025 CP	83.69	

TOTAL FOR: APPLIED INNOVATION

258.11

000087	BILL G BOMAR		
2026.01	RETIREE HEALTH PREMIUM REIMBURSEMENT JANUARY 2	405.80	

TOTAL FOR: BILL G BOMAR

405.80

000131	KEVIN CHRISTENSEN		
2026.01	RETIREE HEALTH PREMIUM REIMBURSEMENT JANUARY 2	245.90	

TOTAL FOR: KEVIN CHRISTENSEN

245.90

000153	FLEIS & VANDENBRINK INC		
76103	WR - PROFESSIONAL SERVICES WRP AND IPP CONSULTAT	410.00	
76147	PROFESSIONAL SERVICES NOVEMBER/DECEMBER 2025 S	12,627.33	

TOTAL FOR: FLEIS & VANDENBRINK INC

13,037.33

000155	BRAVE INDUSTRIAL FASTENER		
178090	DPW - MISC SHOP TOOLING/SUPPLIES CP	417.54	

TOTAL FOR: BRAVE INDUSTRIAL FASTENER

417.54

000157	DAVID RANTZ		
2026.01	RETIREE HEALTH PREMIUM REIMBURSEMENT JANUARY 2	491.80	

TOTAL FOR: DAVID RANTZ

491.80

000203	HONEYTREE ARBORIST SERVICES		
1928	WR - CONIFER TREATMENT LK	480.00	

TOTAL FOR: HONEYTREE ARBORIST SERVICES

480.00

000365 MISS DIG 811

20260667	2026 TRANSMISSION BASED MEMBERSHIP FEE RN	1,649.66
TOTAL FOR: MISS DIG 811		1,649.66
000403	ALLEGAN COUNTY TREASURERS ASSOC.	
2026 AK	2026 MEMBERSHIP DUES A KERSTEN DW	10.00
2026 DW	2026 MEMBERSHIP DUES D WILCOX	10.00
TOTAL FOR: ALLEGAN COUNTY TREASURERS ASSOC.		20.00
000470	AARON CHAPMAN	
2026.01	RETIREE HEALTH PREMIUM REIMBURSEMENT JANUARY 2	397.52
TOTAL FOR: AARON CHAPMAN		397.52
000609	MIDWAY CHEVROLET	
26357	DPS - 2021 TAHOE *6452 SURGE TANK/HOSE/COOLANT	285.06
26765	DPS - 2021 TAHOE *6452 REPLACE FRONT AND REAR BAT	306.65
TOTAL FOR: MIDWAY CHEVROLET		591.71
000624	AIS CONSTRUCTION-JOHNDEERE POWERPLN	
W44798	DPW - HYDRAULIC UPDATE LOADER 60A RN	13,513.99
TOTAL FOR: AIS CONSTRUCTION-JOHNDEERE POWERPLN		13,513.99
000708	CARLETON EQUIPMENT CO.	
02-748824	DPW - OIL FILTER TRUCK 62 AB	30.37
02-749003	DPW - DUST COVER(2) 60A CP	21.90
TOTAL FOR: CARLETON EQUIPMENT CO.		52.27
000744	OVERHEAD DOOR CO INC	
INVOHD000196466	DPW - REPLACE 2 DOOR OPENERS/PROGRAM CP	340.00
TOTAL FOR: OVERHEAD DOOR CO INC		340.00
000760	ALLEGAN COUNTY SHERIFFS DEPT	
2025.11	DPW - NOVEMBER 2025 SHERIFFS CREW ASSIST CP	350.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT		350.00
000855	STATE OF MICHIGAN- MIDEAL	
2026	2026 MIDEAL MEMBERSHIP 238 RN	180.00
TOTAL FOR: STATE OF MICHIGAN- MIDEAL		180.00
000910	GRAINGER	
9746503391	WR - 4" GRAY DUCT TAPE 60YD LK	60.97
TOTAL FOR: GRAINGER		60.97
000962	STATE OF MICHIGAN	
11378471	WR - 2026 ANNUAL NPDES PERMIT LK	5,500.00
11380970	WR - 2026 ANNUAL BIOSOLIDS FEE LK	1,713.45
TOTAL FOR: STATE OF MICHIGAN		7,213.45

001081	MIKE BRUCE		
	2025.11.24	DPS - BULLET TRAP METERIALS REIMBURSEMENT KC	183.73
TOTAL FOR: MIKE BRUCE			
001215	FLIER'S		
	145836	WR - 6X35 CARBON TANK/GX05-20 FILTER LK	165.86
	145854	WR - LAB DI TANKS C/A/MB LK	615.00
TOTAL FOR: FLIER'S			
001413	NCL OF WISCONSIN		
	529213	WR - LAB SUPPLIES LK	2,134.67
TOTAL FOR: NCL OF WISCONSIN			
001448	PROFESSIONAL CODE INSPECTIONS		
	25012	DECEMBER 2025 PERMITS	1,721.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			
001645	ALEXANDER CHEMICAL CORPORATION		
	103182	WR - CHLORINE(3)/SULFUR DIOXIDE(4) LK	1,419.85
	103404	WR - CYLINDER RENTAL LK	75.50
TOTAL FOR: ALEXANDER CHEMICAL CORPORATION			
001650	STATE OF MICHIGAN		
	12/04/2025	Suppressed Tabs for Detective car	13.00
TOTAL FOR: STATE OF MICHIGAN			
001748	REPUBLIC SERVICES		
	0249-008748395	DPW - TWO CONTAINERS JANUARY 2026	326.88
	0249-008748674	WR - TWO CONTAINERS JANUARY 2026	250.00
TOTAL FOR: REPUBLIC SERVICES			
002002	USABLUEBOOK		
	INV00904980	WR - RAIN GAUGE LK	81.83
	INV00904981	WR - SULFURIC ACID/SODIUM HYDROXIDE LK	306.30
	INV00906970	WR - SODIUM HYDROXIDE LK	18.25
	INV00919993	WR - WALCHEM FERRIC PUMP LK	1,810.50
TOTAL FOR: USABLUEBOOK			
002030	DRUG SCREEN PLUS INC		
	AF 261339	ADMIN - 2026 ANNUAL FEE FOR SCREENINGS AK	159.00
TOTAL FOR: DRUG SCREEN PLUS INC			
002070	SIGNWRITER		
	44795	DPW - SIGN INSTALL FANNIE PELL CP	250.00
TOTAL FOR: SIGNWRITER			
002116	CHARTER COMMUNICATIONS		

005584501121425	DPS INTERNET/PHONE/TV DECEMBER 2025	309.94
172241901120725	AIRPORT INTERNET DECEMBER 2025	84.54
TOTAL FOR: CHARTER COMMUNICATIONS		394.48
002219	CLARK TECHNICAL SERVICES	
45	DECEMBER 2025 CITY WIDE IT SERVICES JL	2,495.70
TOTAL FOR: CLARK TECHNICAL SERVICES		2,495.70
002246	ELHORN ENGINEERING CO.	
309163	DPW - CHEMICALS FOR WELLS 4 & 7 CP	1,662.00
TOTAL FOR: ELHORN ENGINEERING CO.		1,662.00
002281	HOME DEPOT	
2013797	DPW/DDA - MULTI COLOR LED LIGHT(2) ROOFTOP CMAS	99.96
2023567	DPW - SCH40 ELBOWS(14)/10' PIPE(21) CMAS JF	246.40
3013793	DPW - 100L WHITE MINI LED CMAS DR	19.98
3024278	DPW - WHITE MINI LIGHTS?PLIERS/BULBS/EXT CORDS CN	156.19
7023173	DPW - PLYWOOD/COMMON BOARDS HILL ST WATER REF	37.69
7521104	WR - QUIKRETE EPOXY LK	27.41
9102461	DPW - RYOBI FLIP UTILITY SHOP RN	29.37
TOTAL FOR: HOME DEPOT		617.00
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL	
2025.11	DPS - PROFESSIONAL SERVICES NOVEMBER 2025 KC	187.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL		187.50
002371	RENEWED EARTH INC	
34833	DPW - JANUARY 2026 COMPOST SITE MGMT	1,375.00
TOTAL FOR: RENEWED EARTH INC		1,375.00
002402	STEENSMA LAWN & POWER EQUIPMENT	
1283885	DPW - TORO POWER CLEAR SNOW BLOWER #158 CP	751.20
1284241	DPW - BLADE SCRAPER FOR #158 SNOWBLOWER CP	102.57
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT		853.77
002404	GREENMARK EQUIPMENT	
P18492	DPW - SKID STEER CONTROLLER RN	913.00
TOTAL FOR: GREENMARK EQUIPMENT		913.00
002442	HOPKINS PROPANE COMPANY	
33306282	AIRPORT PROPANE 400GL RB/JL	1,139.60
TOTAL FOR: HOPKINS PROPANE COMPANY		1,139.60
002527	COPS HEALTH TRUST	
2026.01	JANUARY 2026 DENTAL/VISION PREMIUMS	1,502.71
TOTAL FOR: COPS HEALTH TRUST		1,502.71

002603	ELECTION SOURCE		
	25-4269	ADMIN - 2026 ANNUAL MAINT CONTRACT GL	575.10
	25-4646	ADMIN - 2026 ANNUAL MAINT CONTRACT GL	375.00
TOTAL FOR: ELECTION SOURCE			950.10
002661	JIM KOESTNER INC		
	6046813/1	DPS - 2020 FORD *9807 COOLANT LEAK REPAIR KC	266.67
TOTAL FOR: JIM KOESTNER INC			266.67
002703	CONTINENTAL LINEN SERVICES INC		
	4372407	CH RUGS	51.02
	4372409	DPW RUGS	85.19
	4372410	WR RUGS	32.60
	4378017	DPS RUGS	46.50
	4394824	CH RUGS	51.02
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			266.33
003067	HELPNET		
	145-10769	EMPLOYEE ASSISTANCE PROGRAM 1/1/2026 - 3/31/2026	299.88
TOTAL FOR: HELPNET			299.88
003084	QUALITY AIR SERVICE INC		
	000037110	WR - FUME HOOD CERT/PM LK	335.00
TOTAL FOR: QUALITY AIR SERVICE INC			335.00
004168	SBF ENTERPRISES		
	0140711	UB PRINT/MAIL JANUARY 2026	145.22
	2026.01	UB POSTAGE JANUARY 2026/DEC BILLING	440.42
TOTAL FOR: SBF ENTERPRISES			585.64
004206	MADISON NATIONAL LIFE INSURANCE CO		
	1742478	JANUARY 2026 LIFE INSURANCE PREMIUMS	376.62
TOTAL FOR: MADISON NATIONAL LIFE INSURANCE CO			376.62
004221	R.W. LAPINE INC		
	74271	ADMIN - SCHD MAINTENANCE JL	764.83
TOTAL FOR: R.W. LAPINE INC			764.83
004241	GHD SERVICES INC		
	340-0169594	OCTOBER 2025 UTILITIES/COMMON AREA MAINT JL	1,499.92
TOTAL FOR: GHD SERVICES INC			1,499.92
004253	NATIONAL HOSE TESTING SPECIALTIES I		
	02491	DPS - 2025 GROUND LADDER TESTING KC	807.40
TOTAL FOR: NATIONAL HOSE TESTING SPECIALTIES I			807.40
004794	UNITED HEALTHCARE INSURANCE COMPANY		

2026.01 TOWN	RETIREE HEALTH INSURANCE JANUARY 2026 - TOWN	332.75
2026.01 WHIT	RETIREE HEALTH INSURANCE JANUARY 2026 - WHITNEY	332.75
TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY		665.50
004796	SILVERSCRIPT INSURANCE COMPANY	
2026.01 TOWN	RETIREE PRESCRIPTION COVERAGE JANUARY 2026 TOWN	28.30
2026.01 WHIT	RETIREE PRESCRIPTION COVERAGE JANUARY 2026 - WHITNEY	28.30
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY		56.60
004806	LL JOHNS & ASSOCIATES INC	
14797	AIRPORT GENERAL LIABILITY 11/2025 - 11/10/2026 VW	3,780.00
14973	AIRPORT UNDERGROUND STORAGE TANK INSURANCE 20	1,290.15
TOTAL FOR: LL JOHNS & ASSOCIATES INC		5,070.15
004812	FISH WINDOW CLEANING	
2647-165024	WR - WINDOW CLEANING JANUARY 2026 CP	32.00
TOTAL FOR: FISH WINDOW CLEANING		32.00
004837	MUNIWEB	
1334	DECEMBER 2025 WEB HOSTING/RES SCHEDULING	250.00
TOTAL FOR: MUNIWEB		250.00
004852	PACE ANALYTICAL SERVICES LLC	
2550282728	WR - ANNUAL IPP PRETREATMENT SAMPLING LK	1,276.30
TOTAL FOR: PACE ANALYTICAL SERVICES LLC		1,276.30
004855	PLAINWELL ACE HARDWARE	
2106	DPW - BATTERIES/DISH SOAP FOR SHOP & BLUE MISS DIC	142.05
21462	DPW - BLUE MISS DIG PAINT AB	9.99
21609	WR - CLEANER/PAINT BRUSH/KEY LK	92.88
21610	WR - GLOBES(3) JG LK	50.97
21626	ADMIN - EXTENSION CORD RETURN/DOOR CHIME BATTE	(29.00)
21655	DPW - BLUE MISS DIG FLAGS AB	12.99
21658	DPW - SPRING SNAPS(16) #10 DR	39.84
21691	DPW - CLOROX CLNR/TLT BOWL CLNR RESTROOMS CP	21.16
21702	DPW - METAL REPAIR TAPE AIRPORT AB	11.99
21715	WR - AAA BATTERIES LK	12.99
21720	DPS - SYNTHETIC MOTOR OIL LK	36.99
21733	ADMIN - SPONGE/MICROFIBER WIPES PS	2.36
TOTAL FOR: PLAINWELL ACE HARDWARE		405.21
004888	PAGE FREEZER SOFTWARE INC	
12/01/2025	For social media accts	1,556.42
TOTAL FOR: PAGE FREEZER SOFTWARE INC		1,556.42
004894	BEACON EMPLOYER SOLUTIONS	
585926	ADMIN - COC JG/DOT PHYS DR AK	125.00

TOTAL FOR: BEACON EMPLOYER SOLUTIONS			125.00
005012	UNITED BANK		
	121825. 10:51PM	RET ACH FEE - UB	7.50
	2025.12.17 10:55	ACH FEES PRENOTE	7.00
	2025.12.17 11:18	ACH FEES PAYROLL	7.00
	2025.12.17 11:18UNI	ACH FEES UNION DUES	7.00
	2025.12.23 11:43	ACH FEE TAX DIST	7.00
	2025.12.29	INCOMING WIRE TRANSFER FEE DW	12.00
	2025.12.29 10:48	ACH FEES PAYROLL	7.00
	2025.12.30 12:21	ACH FEES 1ST ACH'S	7.00
	2025.12.30 2:59	ACH FEE TAX DIST	7.00
	2025.12.31	RETURNED CHECK FEE - NSF	15.00
	2026.01.05 ACH	ACH FEES TAX DISTRIBUTION DW	7.00
	2026.01.07 10:56	ACH FEE UB PRENOTE PS	7.00
	2026.01.08 11:18	ACH FEE PAYROLL PRENOTE AK	7.00
TOTAL FOR: UNITED BANK			104.50
005013	MATRIX PRINTING & MAILING		
	25095	ADMIN - NAME BADGES FOR CH STAFF DW	87.00
TOTAL FOR: MATRIX PRINTING & MAILING			87.00
005023	VAIRKKO TECHNOLOGIES, LLC		
	32005	DECEMBER 2025 TRAINING COURSE CONTENT	67.80
	32006	DECEMBER 2025 EMPLOYEE TRAINING CONTENT	97.80
TOTAL FOR: VAIRKKO TECHNOLOGIES, LLC			165.60
005040	US INTERNET		
	5605998	SECURANCE EMAIL FILTERING 1/14/2026 - 2/13/2026	70.00
TOTAL FOR: US INTERNET			70.00
005041	EVOQUA WATER TECHNOLOGIES		
	907367122	WR - ODOR CONTROL DECEMBER 2025	200.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			200.00
005046	AMANDA KERSTEN		
	2025.12.01	ADMIN - TREE LIGHTING CANDY REIMBURSEMENT JL	40.66
TOTAL FOR: AMANDA KERSTEN			40.66
005049	QUADIENT FINANCE USA		
	2025.12	ADMIN - DPS/MSP SHIPMENTS RB	9.76
TOTAL FOR: QUADIENT FINANCE USA			9.76
005064	R & R ASSESSING INC		
	2026.01	JANUARY 2026 CITY ASSESSING SERVICES	1,750.00
TOTAL FOR: R & R ASSESSING INC			1,750.00

005084	MARTIN TRANSMISSION		
	6820	DPW - TRUCK 7 REPAIRS RN	945.28
TOTAL FOR: MARTIN TRANSMISSION			945.28
005085	TRACE ANALYTICAL LABORATORIES, INC.		
	5121183	WR - AMR INFLUENT TESTING LK	1,616.95
	5121184	WR - AMR EFFLUENT TESTING LK	1,586.95
TOTAL FOR: TRACE ANALYTICAL LABORATORIES, INC.			3,203.90
005086	JORGE'S LANDSCAPING		
	2086	DPW - 2025 CMAS WREATH/BRIDGE/GAZEBO LIGHTS & C	1,945.11
TOTAL FOR: JORGE'S LANDSCAPING			1,945.11
005087	PRO WATER TREATMENT LLC		
	0042661	CH - 2026 REVERSE OSMOSIS RENTAL	264.00
TOTAL FOR: PRO WATER TREATMENT LLC			264.00
005125	8X8 INC		
	5396255	CITY WIDE PHONES DECEMBER 2025	630.37
TOTAL FOR: 8X8 INC			630.37
005128	PLAINWELL REDI MIX		
	120125-PU	DPW - CONCRETE BLOCKS FOR TRUCK WEIGHT AB	200.00
TOTAL FOR: PLAINWELL REDI MIX			200.00
005146	H&K EXCAVATING, LLC		
	1397	DPW - HAUL LOADER TO AIS AND BACK RN	1,260.00
TOTAL FOR: H&K EXCAVATING, LLC			1,260.00
005170	PERCEPTIVE SERVICE & OPERATIONS		
	10339	WR - PULLED PUMP CUSHMAN LK	750.00
TOTAL FOR: PERCEPTIVE SERVICE & OPERATIONS			750.00
005171	FLYERS ENERGY LLC		
	CFS-4470350	DPS FUEL FOR POLICE/FIRE VEHICLES 12/15/2025	659.08
	CFS-4482705	DPS- FUEL FOR POLICE/FIRE VEHICLES 12/31/2025	667.55
TOTAL FOR: FLYERS ENERGY LLC			1,326.63
005195	T-MOBILE USA INC		
	2025.11.1	CITY WIDE CELL PHONES/TABLETS 11/21 - 12/20/2025	367.20
TOTAL FOR: T-MOBILE USA INC			367.20
005202	WINDEMULLER ELECTRIC, INC		
	247602	WR - CALIBRATE/TROUBLESHOOT GAS DETECTOR IN DYS	930.00
TOTAL FOR: WINDEMULLER ELECTRIC, INC			930.00
005225	BLUE CARE NETWORK OF MICHIGAN		

253430067116 JANUARY 2026 HEALTH INSURANCE PREMIUMS 16,255.93

TOTAL FOR: BLUE CARE NETWORK OF MICHIGAN 16,255.93

005231	TRUSS WORTHY CRANE SERVICE		
	25530	DPW - CHRISTMAS TREE CRANE SERVICE CP	650.00
TOTAL FOR: TRUSS WORTHY CRANE SERVICE			650.00

005236	AMAZON		
	12/01/2025	Council laptop chargers/binders	73.12
	12/05/2025	Notebooks JL/Fingertip moist DW	38.52
	12/09/2025	Server update components	1,094.00
	12/14/2025	Server update components	2,177.92
	12/16/2025	Suge protector/pens/room freshener	78.02
TOTAL FOR: AMAZON			3,461.58

005237	GUARDIAN NETWORK SOLUTIONS		
	12/01/2025	Monitor	176.21
TOTAL FOR: GUARDIAN NETWORK SOLUTIONS			176.21

AAESAACH	ALLEGAN AREA EDUCATION SVC AGENCY		
	010326.AAESAA	DISTRIBUTE TY2025 COLLECTIONS W/E 01.03.2026	223,036.64
	122025.AAESAA	DISTRIBUTE TY2025 COLLECTIONS W/E 12.20.2025	16,425.65
	122725.AAESAA	DISTRIBUTE TY2025 COLLECTIONS W/E 12.27.2025	11,288.31
TOTAL FOR: ALLEGAN AREA EDUCATION SVC AGENCY			250,750.60

ACACH	ALLEGAN COUNTY TREASURER		
	010326.COUNTY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 01/03/2026	79,160.99
	122025.COUNTY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 12/20/2025	3,567.49
	122725.COUNTY	DISTRIBUTE 2025 TAX COLLECTIONS W/E 12/27/2025	4,963.62
	2025.11	NOVEMBER 2025 MOBILE HOME TAX	125.00
TOTAL FOR: ALLEGAN COUNTY TREASURER			87,817.10

CBEFT	HUNTINGTON NATIONAL BANK		
	2025.12	ADMIN - HUNTINGTON BANK SERVICE FEES DECEMBER 2	45.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			45.00

CC9999	BLACK GOLD HOLDINGS		
	12/01/2025	Part for H2O service First ave	444.36
	12/01/2025	Perf Eval Webinar	125.00
	12/01/2025	Membership KC	220.00
	12/04/2025	Service fee for tabs	0.27
	12/04/2025	Sliding rail kit	53.96
	12/05/2025	Conf reg KC & JV	400.00
	12/06/2025	Monthly Subscription	62.00
	12/08/2025	Tires for WR Truck	855.96
	12/11/2025	Ice for samples	4.98
	12/11/2025	Room res for training JL	155.00

12/19/2025	Duo essentials monthly	30.00
12/22/2025	Dog waste bags	419.85
12/22/2025	Icloud storage	2.99
12/23/2025	Membership KC	30.00

TOTAL FOR: WMACOP		2,804.37
-------------------	--	----------

COPEFT	CITY OF PLAINWELL	
	2026.01	JANUARY 2026 CITY UB FOR DECEMBER USAGE RB
		754.01

TOTAL FOR: CITY OF PLAINWELL		754.01
------------------------------	--	--------

PCSACH	PLAINWELL COMMUNITY SCHOOLS		
	010326.PWS	DISTRIBUTE TY2025 COLLECTIONS W/E 01.03.2026	602,124.92
	122025.PCS	DISTRIBUTE TY2025 COLLECTIONS W/E 12.20.2025	68,979.63
	122725.PWS	DISTRIBUTE TY2025 COLLECTIONS W/E 12.27.2025	56,553.91

TOTAL FOR: PLAINWELL COMMUNITY SCHOOLS		727,658.46
--	--	------------

RDLACH	RANSOM DISTRICT LIBRARY		
	010326.LIBRARY	DISTRIBUTE TY2025 COLLECTIONS W/E 01.03.2026	24,113.25
	122025.LIBRARY	DISTRIBUTE TY2025 COLLECTIONS W/E 12.13.2025	1,081.60
	122725.LIBRARY	DISTRIBUTE TY2025 COLLECTIONS W/E 12.27.2025	1,412.90

TOTAL FOR: RANSOM DISTRICT LIBRARY		26,607.75
------------------------------------	--	-----------

REFUND TAX	CORELOGIC		
	01/05/2026	2025 Win Tax Refund 55-029-022-00	711.73
	01/05/2026	2025 Win Tax Refund 55-265-025-00	3,022.25
	01/05/2026	2025 Win Tax Refund 55-160-107-10	991.15
	12/30/2025	2025 Win Tax Refund 55-380-002-00	381.12

TOTAL FOR: LERETA LLC		5,106.25
-----------------------	--	----------

REFUND UB	MARCH, BRADLEY & LAURA		
	01/08/2026	UB refund for account: 06-00087604-03	8.22
	12/23/2025	UB refund for account: 01-00011300-05	234.46

TOTAL FOR: AKINS, LAUREN		242.68
--------------------------	--	--------

SOMEFT	STATE OF MICHIGAN		
	123125.SALES TAX	DECEMBER 2025 SALES TAX RETURN	71.31

TOTAL FOR: STATE OF MICHIGAN		71.31
------------------------------	--	-------

TOTAL - ALL VENDORS		1,249,882.50
---------------------	--	--------------

INVOICE AUTHORIZATION

Person Compiling Report	Denise Wilcox, Finance Director/Treasurer
<p>I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.</p>	<p>I verify that I have reviewed the expenditures and to the best of my knowledge the attached invoice listing is accurate and matches invoices physically authorized by Department Heads.</p>
Insert Signature: Roxanne Branch	Insert Signature: Denise Wilcox
	
<p>Digitally signed by Roxanne Branch Date: 2026.01.08 13:20:16 -05'00'</p>	<p>Digitally signed by Denise Wilcox Date: 2026.01.08 15:10:39 -05'00'</p>
Luke Keyzer, Water Renewal Plant Supt.	Kevin Callahan, Public Safety Director
<p>I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.</p>	<p>I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.</p>
Insert Signature: Luke Keyzer	Insert Signature: Kevin A Callahan
	
<p>Digitally signed by Luke Keyzer Date: 2026.01.09 07:33:03 -05'00'</p>	<p>Digitally signed by Kevin A Callahan Date: 2026.01.08 16:30:22 -05'00'</p>
Bob Nieuwenhuis, Public Works Supt.	Justin Lakamper, City Manager
<p>I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.</p>	<p>I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.</p>
Insert Signature: Robert Nieuwenhuis	Insert Signature: Justin Lakamper
	
<p>Digitally signed by Robert Nieuwenhuis Date: 2026.01.09 08:18:03 -05'00'</p>	<p>Digitally signed by Justin Lakamper Date: 2026.01.08 14:46:08 -05'00'</p>

Reports & Communications:

A. City – Boards and Commissions Appointment List

Several board members' terms end on December 30, 2025. Clerk Leonard has confirmed with each candidate their willingness to serve for another term. Appointments are made by the Mayor, and subject to confirmation from Council.

Recommended action: Consider confirming the Mayor's appointment of several community members to various boards and commissions.

B. DPW – Tires for the Front Loaders

The City has two front loaders, one newer and one older model. The older model's tires are failing. Putting new tires on the newer loader and then having the removed tires mounted on the older loader makes the most sense, as the new loader sees heavier use. Meekhof Tire has supplied tires and tire service to the City for years.

Recommended action: Consider approving the purchase and installation of four new tires on the newer front loader, and having the removed set of tires installed on the older front loader by Meekhof Tire at a cost of \$13,540.00.

C. City – Consideration of Purchase Agreement for Vacant Industrial Land

The City has received an offer from Balkema Excavating to purchase the entirety of remaining parcel at the full asking price of \$674,500. The intended use by Balkema Excavating would be to open a concrete ready-mix plant similar to the one that closed behind Preferred Plastics. This is a great offer. It would allow us obtain the maximum value for the land and sell it to a known and successful business entity who is not requesting any infrastructure work from the City. Selling the parcel in its entirety to one purchaser alleviates the need for the City to build utilities and a road back to the rear parcel(s). The City will be well served to receive the cash infusion which will effectively provide enough general fund surplus to operate and additional two to three years at current annual deficits.

Recommended action: Consider approving the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion.

D. City – Resolution 2026-06 - Establishing a Redevelopment Project Area

Mill 17 is planning on applying for a Class C Redevelopment liquor license, allowing them to sell alcohol at their on-premises bar, which must be open to the public. This license can only be issued to them after the City has established a redevelopment project area. Section 521a of the Michigan Liquor Control Code, Public Act 58 of 1998, MCL 436.1101 et. seq. ("MLCC") permits the City of Plainwell to establish "redevelopment project areas" in order to make specific on-premises liquor licenses available to applicants beyond the City's allowed quota licenses. This type of license is available to them as long as they invest \$75,000 into the redevelopment of a building that is located within a "redevelopment project area." The license is tied specially to the business and to the location, which means they cannot sell it or move it elsewhere. Creating the redevelopment project area allows one entity to apply for a liquor license per 3.8 million dollars of investment over the preceding three years. Therefore, we are asking to incorporate the entire city in the redevelopment project area so that we can capture the development in the industrial park to meet this 3.8 million dollar threshold.

Recommended action: Consider adopting Resolution 2026-06 as presented.

E. City – Mill Development Discussion

Council will discuss and review currently proposed development plans for the Mill Complex.

Recommended action: Discussion.

Reminder of Upcoming Meetings:

- January 13, 2025 – DDA/BRA/TIFA – 7:30am
- January 13, 2025 – Parks & Trees – 4:00pm
- January 21, 2025 – Planning Commission – 6:30pm
- January 26, 2025 – City Council – 7:00pm

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