

City of Plainwell

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



"The Island City"

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

AGENDA DDA/TIFA/BRA Tuesday, June 09, 2026 - 7:30AM Plainwell City Hall Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – 05/12/2026
5. Public Comment
6. Chairman's Report
7. Recommendations and Reports:
 - A. BRA - Accounts Payable for March - \$30,037.00
The Board will consider confirming BRA payables for March 2026 in the amount of \$30,037.00.
 - B. DDA - Accounts Payable for March - \$974.06
The Board will consider confirming DDA payables for March 2026 in the amount of \$974.06.
 - C. TIFA - Accounts Payable for March - \$44.80
The Board will consider confirming TIFA payables for March 2026 in the amount of \$44.80.
 - D. Budget Review for BRA DDA TIFA 2026/2027
8. Communications:
 - A. The May 2026 Summary and Detail Financial Reports
 - B. City Council Meeting minutes from 04/27/2026 and 05/11/2026
9. Public Comment
10. Staff Comments
11. Board Comments
12. Adjournment

Agenda Subject to Change

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

MINUTES
Plainwell BRA DDA TIFA
May 12, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Paul Rizzo, Jim Turley, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
Excused: Adam Hopkins
4. Approval of Minutes:
A motion by Rizzo, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 04/14/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Rizzo, seconded by Wisnaski, confirming BRA payables for March 2026 in the amount of \$138.37. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Wisnaski, seconded by Larabel, confirming DDA payables for March 2026 in the amount of \$622.64. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Larabel, seconded by Turley, confirming TIFA payables for March 2026 in the amount of \$44.80. On a voice vote, all in favor. Motion passed.**
 - D. During the budget review process, mathematical errors were noted in the TIFA 25-26 Projected Totals line item. This will be corrected before submitting the draft budget to Council for review.
A motion by Larabel, seconded by Steffen, recommending the amended draft DDA BRA TIFA budget to Council for consideration and final approval. On a voice vote, all in favor. Motion passed.
8. Communications:
The March 2026 Summary and Detail Financial Reports and City Council meeting minutes from 02/23/2026 and 03/09/2026.
9. Public Comment: None.
10. Staff Comment:
 - A. Lakamper provided an update on the dam project, sharing he met with the DNR. This project has several stakeholders- the City of Plainwell, the DNR and the property owners. Since the DNR maintains partial ownership of the dams, they have a say in the overall project. They are also a potential source of funding, so their input is important. The DNR has concerns about how the project has been designed so far, as the design doesn't contemplate the earthen embankments along the Mill Race. The DNR's goal is to remove the dams and get out of dam ownership. One idea being discussed is to try grade and lower the entirety of the Mill Race, hoping that it might naturally flow and not need the dam structures to maintain some amount of water. We still need to obtain letters of support from the property owners, so we can submit permits and get official feedback from the permitting agencies and use that information toward a new design plan, if needed. Two property owners are in support, one is not. The current engineering grant runs out in December, and can't be extended, so we need to get as far as we can with the current engineering company by December. We will probably need design changes to get funding, and there may be grant money available for a new design. The DNR understands the importance of the Mill Race to Plainwell, however, as a main source of funding, ultimately it is up to them. We need to find a compromise.

MINUTES
Plainwell BRA DDA TIFA
May 12, 2026

Larabel asked if everyone was onboard with grading the channel to which Lakamper replied that EGLE and the DNR are both in favor, with permits, and this is more than likely the design that will move forward. Larabel asked if it might be possible to use sheeting to dry up the Mill Race, allowing for dry construction instead of wet. Lakamper wasn't sure. Larabel stated it is encouraging that the regulatory agencies haven't forced anything yet and seem to recognize the importance of keeping the Mill Race. Lakamper stated the graded option eliminates our maintenance of and liability for the structures in the water. If we do nothing, and they fail, the Mill Race goes away anyway, and if the failure causes contamination of the river, it would be Plainwell's responsibility to clean it up.

Lakamper discussed the construction happening in the Mill buildings, sharing that Classic Auto Mill has begun removing some cement fixtures and leveling the floors.

Larabel asked if there was an update from Weyerhaeuser concerning PFAS on the Mill site. Lakamper shared that the project has been handed off to a new person. The soil management plan and draft covenants still need to be reviewed. Turley asked if Watts Homes remains interested in building on the site, and Lakamper replied yes, but only if both projects can move forward.

11. Board Member Comments: None.

12. Adjournment:

A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:29am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

06/01/2026 12:43 PM
User: ROXANNE
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 05/01/2026 - 05/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
243-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	MAY 2026 DENTAL/VISION PRE	20.57	30019
243-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIMAY	2026 HEALTH INSURANCE	41.81	30023
243-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSUMAY	2026 LIFE INSURANCE PF	3.99	30020
243-443-801.013	Professional Services - At	BLOOM SLUGGETT PC	FEBRUARY 2026 PROFESSIONAI	19,283.50	30087
243-443-801.013	Professional Services - At	BLOOM SLUGGETT PC	MARCH 2026 PROFESSIONAL SE	157.50	30087
243-443-801.013	Professional Services - At	BLOOM SLUGGETT PC	APRIL 2026 PROFESSIONAL SE	480.58	30087
243-443-830.000	Contractual Reimbursement	CRA 200 ALLEGAN STREET LLC	2025 WINTER TAX CAPTURE -	10,049.05	30061
		Total For Dept 443 PUBLIC		30,037.00	
		Total For Fund 243 BROWNFI		30,037.00	

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BOTH OPEN AND PAID

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

Fund 243 BROWNFIELD REDEVE	30,037.00
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30,037.00

06/01/2026 12:41 PM
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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
 POST DATES 05/01/2026 - 05/31/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY FUND					
Dept 443 PUBLIC WORKS					
248-443-718.001	Health Insurance Premiums	COPS HEALTH TRUST	MAY 2026 DENTAL/VISION PRE	29.53	30019
248-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIMAY	2026 HEALTH INSURANCE	21.30	30023
248-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSUMAY	2026 LIFE INSURANCE PF	1.41	30020
248-443-775.000	Supplies - Repairs and Mai	PLAINWELL ACE HARDWARE	DDA - DUCT TAPE/LETTERS M	18.17	30036
248-443-775.000	Supplies - Repairs and Mai	PLAINWELL ACE HARDWARE	DDA - DUCT TAPE/LETTERS M	(18.17)	30036
248-443-775.000	Supplies - Repairs and Mai	PLAINWELL ACE HARDWARE	DPW - DUCT TAPE/LETTERS M	3.17	30036
248-443-801.013	Professional Services - At	BLOOM SLUGGETT PC	FEBRUARY 2026 PROFESSIONAI	255.00	30087
248-443-930.001	DDA DOWNTOWN WEED 50% OF	LAAA LAWN CARE INC	DPW - SPRING 2026 VEGETATI	540.00	30068
248-443-948.000	OFFICE 365 MIGRATION & SEI	CLARK TECHNICAL SERVICES	ADMIN - MICROSOFT OFFICE 2	89.90	30054
Total For Dept 443 PUBLIC				940.31	
Dept 775 SPECIAL EVENTS					
248-775-881.022	Farmers Market Costs - DD	PLUMBER'S PORTABLE TOILETS	DDA - FARMER MARKET PORTAE	33.75	30055
Total For Dept 775 SPECIAL				33.75	
Total For Fund 248 DOWNTOW				974.06	

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BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

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

Fund 248 DOWNTOWN DEVELOPM	974.06
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974.06

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 05/01/2026 - 05/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 247	TAX INCREMENT	FINANCE AUTHORITY FUND			
Dept 443	PUBLIC WORKS				
247-443-718.001	HEALTH INSURANCE PREMIUMS	COPS HEALTH TRUST	MAY 2026 DENTAL/VISION PRE	28.32	30019
247-443-718.001	Health Insurance Premiums	BLUE CARE NETWORK OF MICHIMAY	2026 HEALTH INSURANCE	14.53	30023
247-443-725.001	Fringe Benefit - Life Insu	MADISON NATIONAL LIFE INSUMAY	2026 LIFE INSURANCE PF	1.95	30020
		Total For Dept 443	PUBLIC	44.80	
		Total For Fund 247	TAX INC	44.80	

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DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL
POST DATES 05/01/2026 - 05/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

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

Fund 247 TAX INCREMENT FIN	44.80
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44.80

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

Draft approved by BRA/TIFA/DDA Board 05/12/2026

Original Draft approved by City Council 05/xx/2026

Final Draft approved by BRA/TIFA/DDA Board 6/xx/2026

2026-2027 Budget		23-24	24-25	2025-2026	2025-2026	2026-2027
		ACTUAL	ACTUAL	REQUESTED	PROJECTED	PROPOSED
NEW GL NUMBER	DESCRIPTION	AMOUNTS	AMOUNTS	BUDGET	TOTALS	BUDGET
		Cells colored green are the amended cells				
ESTIMATED REVENUES						
Dept 000 - REVENUES						
243-000-404.040	Captured Tax - AdVal Real - City	6,507	6,793	6,864	6,864	6,908
243-000-404.041	Captured Tax - AdVal Real - Library	1,169	1,165	1,201	1,143	1,159
243-000-404.042	Captured Tax - AdVal Real - Capital Impr	529	556	573	573	589
243-000-404.043	Captured Tax - AdVal Real - Fire Reserve	529	556	573	573	589
243-000-404.044	Captured Tax - AdVal Real - Solid Waste	688	723	745	745	765
243-000-404.047	Captured DDA-SCHOOL	16,242	16,611	13,757	16,233	16,439
243-000-404.048	Captured Tax - AdVal Real - County (All)	3,687	3,886	4,007	3,993	4,085
243-000-413.060	Captured Tax - AdVal Pers - City	3,619	3,327	2,470	2,470	2,259
243-000-413.061	Captured Tax - AdVal Pers - Library	650	571	432	411	379
243-000-413.062	Captured Tax - AdVal Pers - Capital Impr	295	272	206	206	193
243-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	295	272	206	206	193
243-000-413.064	Captured Tax - AdVal Pers - Solid Waste	383	354	268	268	250
243-000-413.065	Captured Tax - AdVal Pers - County (All)	2,051	1,903	4,946	1,437	1,336
243-002-441.069	Property Tax - PPT State Reimb PA86	0	0	0	0	0
243-000-504.000	Federal Grant	0	0	0	0	0
243-000-665.000	Interest Earned - Investments	3,910	437	0	4,507	2,000
243-000-684.000	Miscellaneous Revenue	0	0	0	589,460	0
243-000-693.000	Sale of Fixed Assets - Land	0	0	0	0	30,000
243-000-696.010	Loan Proceeds	90,000	0	0	0	0
243-000-699.101	Interfund Transfer In - General Fund	33,000	32,000	30,000	30,000	0
243-000-699.401	Interfund Transfer In - Capital Improve	80,000	80,000	80,000	80,000	80,000
Totals for dept 000 - OPERATIONS		243,554	149,426	146,248	739,089	147,143
TOTAL ESTIMATED REVENUES		243,554	149,426	146,248	739,089	147,143

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

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

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	23-24 ACTUAL AMOUNTS	24-25 ACTUAL AMOUNTS	2025-2026 REQUESTED BUDGET	2025-2026 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
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APPROPRIATIONS

Dept 443 - **PUBLIC WORKS**

243-443-703.000	Salaries/Wages - Full Time Employees	47,853	45,796	49,039	49,039	51,033
243-443-704.001	Wages - Part Time Employees	5,677	7,352	2,755	6,250	6,553
243-443-704.005	Wages - Part Time Seasonal Employees	0	0	0	300	0
243-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	4,140	4,106	4,026	4,026	4,671
243-443-712.001	Medical Insurance Opt Out	1,787	1,785	1,680	1,680	2,940
243-443-713.001	Overtime Pay	0	0	0	0	687
243-443-716.000	Retirement Benefits	2,772	3,317	3,851	3,850	3,963
243-443-718.001	Health Insurance Premiums	1,712	2,105	2,657	1,000	483
243-443-718.013	Health Insurance - HSA - Employer Paid	829	565	738	600	138
243-443-723.001	Other Post Employment Benefits	29	31	31	31	106
243-443-725.001	Life Insurance	43	44	46	46	47
243-443-725.010	Workers Comp Insurance	148	147	175	255	234
243-443-767.000	Uniforms	0	0	99	99	228
243-443-775.000	Supplies - Repairs and Maintenance	144	1,371	2,000	400	800
243-443-801.000	Engineering Services	330	0	0	0	0
243-443-801.013	Professional Services - Attorney	35,784	1,593	10,000	20,000	20,000
243-443-801.030	Professional Services - Audit	392	409	425	427	435
243-443-830.000	Contractual Reimbursement CRA Activities	27,483	27,742	27,186	27,186	26,357
243-443-851.000	Postage	0	10	0	0	0
243-443-930.001	Land & Building Repairs/Maintenance	66	190	0	350	0
243-443-931.000	Repairs and Maintenance - Equipment	147,821	6,950	15,000	1,250	10,000
243-443-935.001	Liability Insurance	6,428	3,785	3,972	3,975	5,144
243-443-940.000	Rentals - Equipment	9,276	5,508	5,600	8,000	8,000

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

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

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	23-24 ACTUAL AMOUNTS	24-25 ACTUAL AMOUNTS	2025-2026 REQUESTED BUDGET	2025-2026 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
243-443-948.000	Computer Services	8	8	0	8	8
243-443-955.000	Miscellaneous	7	0	0	0	0
243-443-968.000	Depreciation Expense	0	0	0	0	0
Totals for dept 443 - PUBLIC WORKS		292,729	112,814	129,280	128,772	141,827

Dept 900 - **CAPITAL OUTLAY**

243-900-972.000	Contracted Services	0	0	0	0	0
Totals for dept 900 - CAPITAL OUTLAY		0	0	0	0	0

Dept 905 - **DEBT SERVICE**

243-905-991.001	Principal Payment - Interfund Loans	15,536	15,691	15,848	15,848	16,007
243-905-991.243	Principal - EGLE Loan BRA 2020-244	0	21,507	0	0	65,396
243-905-992.243	Interest - EGLE Loan BRA 2020-244	0	664	0	0	0
243-905-993.001	Interest Payment - Interfund Loans	1,089	933	776	776	618
Totals for dept 905 - DEBT SERVICE		16,625	38,795	16,624	16,624	82,021

Dept 965 - **TRANSFERS TO OTHER FUNDS**

243-965-965.101	Interfund Transfer Out - General Fund	0	0	0	0	0
Totals for dept 965 - TRANSFERS TO OTHER FUNDS		0	0	0	0	0

TOTAL APPROPRIATIONS	309,354	151,609	145,904	145,396	223,848
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NET OF REVENUES/APPROPRIATIONS - FUND 244	<u>(65,800)</u>	<u>(2,183)</u>	344	593,693	(76,705)
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Estimated Cash beginning of year:				4,358	598,051
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Estimated Cash end of year:				598,051	521,346
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Fund 243 - **BROWNFIELD REDEVELOPMENT AUTHORITY - BRA**

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

2026-2027 Budget

	23-24	24-25	2025-2026	2025-2026	2026-2027	
	ACTUAL	ACTUAL	REQUESTED	PROJECTED	PROPOSED	
NEW GL NUMBER	DESCRIPTION	AMOUNTS	AMOUNTS	BUDGET	TOTALS	BUDGET

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY - DDA

DRAFT ONLY FOR COUNCIL BUDGET WORKSHOP

Draft approved by DDA Board 05/12/2026
 Original Draft approved by City Council 06/08/2026
 Final Draft approved by DDA Board 06/09/2026

2026-2027 Budget		24-25	2025-2026	2025-26	2026-2027
NEW GL NUMBER	DESCRIPTION	ACTUAL	AMENDED	PROJECTED	PROPOSED
		AMOUNTS	BUDGET	TOTALS	BUDGET
ESTIMATED REVENUES		Cells colored green are the amended cells			
Dept 000 - OPERATIONS					
248-000-404.030	Captured Tax - AdVal Real - City	41,825	45,558	45,172	48,070
248-000-404.031	Captured Tax - AdVal Real - Library	7,174	7,973	7,523	8,065
248-000-404.032	Captured Tax - AdVal Real - Capital Impr	3,423	3,804	3,772	4,097
248-000-404.033	Captured Tax - AdVal Real - Fire Reserve	3,423	3,804	3,772	4,097
248-000-404.034	Captured Tax - AdVal Real - Solid Waste	4,450	4,945	4,904	5,326
248-000-404.045	Captured Tax - AdVal Real - County (All)	23,928	26,592	26,278	28,429
248-000-413.060	Captured Tax - AdVal Pers - City	1,689	1,581	1,581	1,443
248-000-413.061	Captured Tax - AdVal Pers - Library	290	277	263	242
248-000-413.062	Captured Tax - AdVal Pers - Capital Impr	138	132	132	123
248-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	138	132	132	123
248-000-413.064	Captured Tax - AdVal Pers - Solid Waste	180	172	172	160
248-000-413.065	Captured Tax - AdVal Pers - County (All)	966	923	920	853
248-000-583.000	Local Grants	7,643	7,575	5,354	8,402
248-000-642.001	DDA - Sale of Merchandise	63	0	30	0
248-000-654.001	DDA - Farmers Market Entry Fee	5,630	5,100	3,500	4,100
248-000-654.002	DDA - Special Event Revenues	4,200	2,275	5,177	2,300
248-000-665.000	Interest Earned - Investments	6,742	2,000	8,000	2,600
248-000-684.000	Miscellaneous Revenue	660	0	0	0
Totals for dept 010 - OPERATIONS		112,562	112,843	116,682	118,430
TOTAL ESTIMATED REVENUES		112,562	112,843	116,682	118,430

APPROPRIATIONS					
Dept 443 - PUBLIC WORKS					
248-443-703.000	Salaries/Wages - Full Time Employees	32,282	36,290	20,412	38,457
248-443-704.001	Wages - Part Time Employees	389	400	400	411
248-443-704.005	Wages - Part Time Seasonal Employees	0	0	200	0
248-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	2,352	2,799	1,500	3,178
248-443-712.001	Medical Insurance Opt Out	0	660	0	2,760
248-443-713.001	Overtime Pay	0	518	0	0
248-443-716.000	Retirement Benefits	1,432	1,480	1,300	1,506
248-443-718.001	Health Insurance Premiums	3,921	4,143	400	280
248-443-718.013	Health Insurance - HSA - Employer Paid	877	960	125	72
248-443-723.001	Retiree Health Care - OPEB	13	36	36	110
248-443-725.001	Life Insurance	20	18	18	18
248-443-725.010	Workers Comp Insurance	87	93	93	92

2026-2027 Budget		24-25	2025-2026	2025-26	2026-2027
		ACTUAL	AMENDED	PROJECTED	PROPOSED
NEW GL NUMBER	DESCRIPTION	AMOUNTS	BUDGET	TOTALS	BUDGET
248-443-767.000	Uniforms	0	57	57	45
248-443-774.000	Flowers - Downtown Baskets	0	2,700	1,500	2,700
248-443-775.000	Supplies - Repairs and Maintenance	4,710	4,100	150	4,100
248-443-801.013	Professional Services - Attorney	332	0	800	0
248-443-801.030	Professional Services - Audit	78	100	81	100
248-443-851.000	Postage	1	100	140	100
248-443-900.000	Printing and Publishing	3,585	3,500	2,400	3,500
248-443-920.000	Electricity - Downtown Street Lights	0	1,000	0	1,000
248-443-930.001	Land & Building Repairs/Maintenance	1,553	2,000	1,100	2,000
248-443-931.000	Equipment Repair & Maintenance	0	0	525	4,000
248-443-935.001	Liability Insurance	458	480	650	606
248-443-940.000	Rentals - Equipment	1,326	0	1,100	0
248-443-948.000	Computer Services	15	50	125	50
248-443-955.000	Miscellaneous	125	200	50	200
248-443-960.000	Education & Training - Professional	0	200	0	0
248-443-962.000	Memberships & Dues	700	700	0	0
248-443-967.050	Project Costs - Christmas Decorations	0	0	271	2,000
Totals for dept 443 - PUBLIC WORKS		54,256	62,584	33,433	67,285
Dept 775 - SPECIAL EVENTS					
248-775-880.021	Special Events	6,478	7,650	5,200	5,000
248-775-881.022	DDA Farmers Market Expense	1,967	3,100	1,300	2,100
Totals for dept 775 - SPECIAL EVENTS		8,445	10,750	6,500	7,100
Dept 900 - CAPITAL OUTLAY					
248-900-971.000	Capital Purchase	0	50,000	0	105,000
248-900-972.000	Capital Outlay - Contracted Services	5,390	5,390	0	0
Totals for dept 900 - CAPITAL OUTLAY		5,390	55,390	0	105,000
Dept 905 - DEBT SERVICE					
248-905-991.000	Principal Payment - Interfund Loans	0	0	0	0
248-905-992.050	Interest Payment - Interfund Loans	0	0	0	0
Totals for dept 905 - DEBT SERVICE		0	0	0	0
TOTAL APPROPRIATIONS		68,091	128,724	39,933	179,385
NET OF REVENUES/APPROPRIATIONS - FUND 249		44,471	(15,881)	76,749	(60,955)
Estimated Cash beginning of year:				197,629	274,378
Estimated Cash end of year:				274,378	213,423

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

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

2026-2027 Budget		23-24	24-25	2025-2026	25-26	2026-2027
NEW GL NUMBER	DESCRIPTION	ACTUAL AMOUNTS	ACTUAL AMOUNTS	AMENDED BUDGET	PROJECTED TOTALS	PROPOSED BUDGET
ESTIMATED REVENUES		Cells colored green are the amended cells				
Dept 002 - TAX REVENUES						
247-000-404.040	Captured Tax - AdVal Real - City	8,132	14,161	16,584	18,223	27,868
247-000-404.041	Captured Tax - AdVal Real - Library	1,459	2,428	2,902	3,034	4,675
247-000-404.042	Captured Tax - AdVal Real - Capital Impr	661	1,159	1,385	1,522	2,375
247-000-404.043	Captured Tax - AdVal Real - Fire Reserve	661	1,159	1,385	1,522	2,375
247-000-404.044	Captured Tax - AdVal Real - Solid Waste	860	1,506	1,800	1,978	3,088
247-000-404.048	Captured Tax - AdVal Real - County (All)	4,605	8,100	9,678	10,599	16,480
Totals for dept 002 - TAX REVENUES		16,378	28,513	33,734	36,878	56,861
Dept 006 - INTERGOVERNMENTAL REVENUE - LOCAL						
247-000-583.000	Local Grants	95,454	90,530	88,515	88,515	87,584
Totals for dept 005 - INTERGOVERNMENTAL REVENUE - STATE		95,454	90,530	88,515	88,515	87,584
Dept 009 - INTEREST AND RENTS						
247-000-665.000	Interest Earned - Investments	8,450	12,429	5,000	13,832	6500
Totals for dept 009 - INTEREST AND RENTS		8,450	12,429	5,000	13,832	6500
Dept 010 - OTHER REVENUES						
450-000-694.000	Miscellaneous Revenue	0	0	0	0	0
Totals for dept 010 - OPERATIONS		0	0	0	0	0
TOTAL ESTIMATED REVENUES		120,282	131,472	127,249	139,225	150,945

APPROPRIATIONS

Dept 443 - PUBLIC WORKS

247-443-703.000	Salaries/Wages - Full Time Employees	51,558	32,443	36,287	21,276	38,873
247-443-704.001	Wages - Part Time Employees	484	195	200	200	206
247-443-704.002	Wages - Part Time Seasonal Employees	0	43	0	261	0
247-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	3,860	2,491	2,805	1,323	3,200
247-443-712.001	Medical Insurance Opt Out	1,337	1,335	1,155	1,001	2,820
247-443-716.000	Retirement Benefits	2,281	1,803	1,979	1,468	2,092
247-443-718.001	Health Insurance Premiums	4,360	2,832	3,184	1,500	231

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

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

2026-2027 Budget

NEW GL NUMBER	DESCRIPTION	23-24 ACTUAL AMOUNTS	24-25 ACTUAL AMOUNTS	2025-2026 AMENDED BUDGET	25-26 PROJECTED TOTALS	2026-2027 PROPOSED BUDGET
247-443-718.013	Health Insurance - HSA - Employer Paid	1,375	601	744	250	54
247-443-723.001	Other Post Employment Benefits	0	0	0	0	27
247-443-725.001	Life Insurance	21	22	22	19	22
247-443-725.010	Workers Comp Insurance	171	138	172	195	172
247-443-767.000	Uniforms	0	0	0	0	47
247-443-775.000	Supplies - Repairs and Maintenance	6	0	0	0	0
247-443-801.013	Professional Services - Attorney	0	0	0	510	500
247-443-801.030	Professional Services - Audit	74	78	100	81	85
247-443-930.001	Land & Building Repairs/Maintenance	0	3,537	5,000	0	0
247-443-931.000	Repairs and Maintenance - Equipment	0	0	0	0	0
247-443-935.001	Liability Insurance	135	462	485	536	603
247-443-940.000	Rentals - Equipment	1,681	2,738	2,400	2,000	1,785
247-443-948.000	Computer Services	8	7	0	8	8
247-443-955.000	Miscellaneous	0	0	0	0	0
247-443-962.000	Memberships & Dues	0	0	0	0	0
Totals for dept 443 - PUBLIC WORKS		67,351	48,725	54,533	30,628	50,725

Dept 900 - **CAPITAL OUTLAY**

247-900-972.000	Contracted Services	0	0	0	0	400,000
Totals for dept 900 - CAPITAL OUTLAY		0	0	0	0	400,000

TOTAL APPROPRIATIONS	67,351	48,725	54,533	30,628	450,725
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NET OF REVENUES/APPROPRIATIONS - FUND 247	52,931	82,747	72,716	108,597	(299,780)
Estimated Cash beginning of year:		147,581		284,157	392,754
Estimated Cash end of year:		230,328		392,754	92,974

PERIOD ENDING 05/31/2026

% Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	05/31/2026 (NORMAL (ABNORMAL))	MONTH 05/31/2026 (INCREASE (DECREASE))	BALANCE (NORMAL (ABNORMAL))	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
243-000-404.040	Captured Tax Real - BR - City Tax	6,864.00	6,863.91	0.00	0.09	100.00
243-000-404.041	Captured Tax Real - BR - Library	1,201.00	1,143.25	0.00	57.75	95.19
243-000-404.042	Captured Tax Real - BR - Capital Impr	573.00	573.21	0.00	(0.21)	100.04
243-000-404.043	Captured Tax Real - BR - Fire Reserve	573.00	573.21	0.00	(0.21)	100.04
243-000-404.044	Captured Tax Real - BR - Solid Waste	745.00	745.17	0.00	(0.17)	100.02
243-000-404.047	Captured Tax Real - DDA - School	13,757.00	16,232.90	0.00	(2,475.90)	118.00
243-000-404.048	Captured Tax Real - BR - County Taxes	4,007.00	3,993.14	0.00	13.86	99.65
243-000-413.060	Captured Tax Pers - BR - City Tax	2,470.00	2,470.29	0.00	(0.29)	100.01
243-000-413.061	Captured Tax Pers - BR - Library	432.00	411.45	0.00	20.55	95.24
243-000-413.062	Captured Tax Pers - BR - Cap Improvement	206.00	206.30	0.00	(0.30)	100.15
243-000-413.063	Captured Tax Pers - BR - Fire Reserve	206.00	206.30	0.00	(0.30)	100.15
243-000-413.064	Captured Tax Pers - BR - Solid Waste	268.00	268.19	0.00	(0.19)	100.07
243-000-413.065	Captured Tax Pers - BR - County Taxes	4,946.00	1,437.11	0.00	3,508.89	29.06
243-000-665.000	Interest Earnings - Investments	0.00	5,725.99	1,218.51	(5,725.99)	100.00
243-000-692.003	Other Financing Source - Insurance	0.00	589,460.00	0.00	(589,460.00)	100.00
243-000-699.101	Interfund Transfer In - General Fund	30,000.00	27,500.00	2,500.00	2,500.00	91.67
243-000-699.401	Interfund Transfer In - Cap Improvement	80,000.00	73,333.37	6,666.67	6,666.63	91.67
TOTAL REVENUES		146,248.00	731,143.79	10,385.18	(584,895.79)	499.93
Expenditures						
243-443-703.000	Salaries/Wages - Full Time Employees	49,039.00	34,036.66	2,960.45	15,002.34	69.41
243-443-704.001	Wages - Part Time Employees	2,755.00	6,844.35	1,333.38	(4,089.35)	248.43
243-443-704.005	Wages - Part Time Seasonal Employees	0.00	232.00	0.00	(232.00)	100.00
243-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	4,026.00	3,244.44	338.81	781.56	80.59
243-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,680.00	1,497.89	151.31	182.11	89.16
243-443-716.000	Retirement - Defined Contribution 401a	3,851.00	3,095.63	286.14	755.37	80.39
243-443-718.001	Health Insurance Premiums - Current EE	2,657.00	569.10	39.00	2,087.90	21.42
243-443-718.013	Health Insurance - HSA - Employer Paid	738.00	169.97	10.27	568.03	23.03
243-443-723.001	Retiree Health Care - OPEB	31.00	35.53	3.23	(4.53)	114.61
243-443-725.001	Fringe Benefit - Life Insurance	46.00	42.50	3.99	3.50	92.39
243-443-725.010	Workers Comp Insurance	175.00	255.38	0.00	(80.38)	145.93
243-443-767.000	Clothing - Uniforms - contract provided	99.00	0.00	0.00	99.00	0.00
243-443-775.000	Supplies - Repairs and Maintenance	2,000.00	83.25	0.00	1,916.75	4.16
243-443-801.013	Professional Services - Attorney	10,000.00	40,874.88	21,074.13	(30,874.88)	408.75
243-443-801.030	Professional Services - Auditor	425.00	427.30	0.00	(2.30)	100.54
243-443-830.000	Contractual Reimbursement CRA Activities	27,186.00	26,343.32	10,049.05	842.68	96.90
243-443-930.001	Land & Building Repairs/Maintenance	0.00	347.00	0.00	(347.00)	100.00
243-443-931.000	Equipment Repair & Maintenance	15,000.00	669.30	0.00	14,330.70	4.46
243-443-935.001	Property Liability Insurance	3,972.00	4,575.30	0.00	(603.30)	115.19
243-443-940.000	Rentals - Equipment	5,600.00	6,557.69	0.00	(957.69)	117.10
243-443-948.000	Computer Services	0.00	7.78	0.00	(7.78)	100.00
243-905-991.001	Debt Service - Principal -Interfund Loan	15,848.00	14,527.59	1,320.69	1,320.41	91.67
243-905-993.001	Debt Service - Interest - Interfund Loan	776.00	711.70	64.70	64.30	91.71
TOTAL EXPENDITURES		145,904.00	145,148.56	37,635.15	755.44	99.48
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	731,143.79	10,385.18	(584,895.79)	499.93
TOTAL EXPENDITURES		145,904.00	145,148.56	37,635.15	755.44	99.48

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
 PERIOD ENDING 05/31/2026
 % Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
		AMENDED BUDGET	05/31/2026	MONTH 05/31/2026	BALANCE	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
NET OF REVENUES & EXPENDITURES		344.00	585,995.23	(27,249.97)	(585,651.23)	0,347.45

PERIOD ENDING 05/31/2026

% Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	05/31/2026 (ABNORMAL)	MONTH	05/31/2026 (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND									
Revenues									
247-000-404.040	Captured Tax Real - BR - City Tax	16,584.00		18,222.87		0.00		(1,638.87)	109.88
247-000-404.041	Captured Tax Real - BR - Library	2,902.00		3,034.32		0.00		(132.32)	104.56
247-000-404.042	Captured Tax Real - BR - Capital Impr	1,385.00		1,521.56		0.00		(136.56)	109.86
247-000-404.043	Captured Tax Real - BR - Fire Reserve	1,385.00		1,521.56		0.00		(136.56)	109.86
247-000-404.044	Captured Tax Real - BR - Solid Waste	1,800.00		1,977.98		0.00		(177.98)	109.89
247-000-404.048	Captured Tax Real - BR - County Taxes	9,678.00		10,598.97		0.00		(920.97)	109.52
247-000-583.000	Local Grants	88,515.00		63,410.09		0.00		25,104.91	71.64
247-000-665.000	Interest Earnings - Investments	5,000.00		12,858.88		1,234.52		(7,858.88)	257.18
TOTAL REVENUES		127,249.00		113,146.23		1,234.52		14,102.77	88.92
Expenditures									
247-443-703.000	Salaries/Wages - Full Time Employees	36,287.00		17,609.63		1,652.64		18,677.37	48.53
247-443-704.001	Wages - Part Time Employees	200.00		178.43		16.80		21.57	89.22
247-443-704.005	Wages - Part Time Seasonal Employees	0.00		261.24		0.00		(261.24)	100.00
247-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,805.00		1,458.45		135.28		1,346.55	51.99
247-443-712.001	Cash in Lieu of Benefits - Insurance Buy	1,155.00		1,112.53		111.25		42.47	96.32
247-443-716.000	Retirement - Defined Contribution 401a	1,979.00		1,628.92		160.48		350.08	82.31
247-443-718.001	Health Insurance Premiums - Current EE	3,184.00		271.48		37.93		2,912.52	8.53
247-443-718.013	Health Insurance - HSA - Employer Paid	744.00		53.91		4.00		690.09	7.25
247-443-723.001	Retiree Health Care - OPEB	0.00		2.53		0.23		(2.53)	100.00
247-443-725.001	Fringe Benefit - Life Insurance	22.00		20.94		1.95		1.06	95.18
247-443-725.010	Workers Comp Insurance	172.00		194.55		0.00		(22.55)	113.11
247-443-801.013	Professional Services - Attorney	0.00		510.00		0.00		(510.00)	100.00
247-443-801.030	Professional Services - Auditor	100.00		80.95		0.00		19.05	80.95
247-443-930.001	Land & Building Repairs/Maintenance	5,000.00		0.00		0.00		5,000.00	0.00
247-443-935.001	Property Liability Insurance	485.00		535.51		0.00		(50.51)	110.41
247-443-940.000	Rentals - Equipment	2,400.00		1,618.68		0.00		781.32	67.45
247-443-948.000	Computer Services	0.00		7.78		0.00		(7.78)	100.00
TOTAL EXPENDITURES		54,533.00		25,545.53		2,120.56		28,987.47	46.84
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:									
TOTAL REVENUES		127,249.00		113,146.23		1,234.52		14,102.77	88.92
TOTAL EXPENDITURES		54,533.00		25,545.53		2,120.56		28,987.47	46.84
NET OF REVENUES & EXPENDITURES		72,716.00		87,600.70		(886.04)		(14,884.70)	120.47

PERIOD ENDING 05/31/2026

% Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	05/31/2026 (ABNORMAL)	MONTH 05/31/2026 INCREASE (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND								
Revenues								
248-000-404.030	Captured Tax Real - DDA - City Tax	45,558.00		45,172.44	0.00		385.56	99.15
248-000-404.031	Captured Tax Real - DDA - Library	7,973.00		7,523.28	0.00		449.72	94.36
248-000-404.032	Captured Tax Real - DDA - Capital Impr	3,804.00		3,772.14	0.00		31.86	99.16
248-000-404.033	Captured Tax Real - DDA - Fire Reserve	3,804.00		3,772.14	0.00		31.86	99.16
248-000-404.034	Captured Tax Real - DDA - Solid Waste	4,945.00		4,903.79	0.00		41.21	99.17
248-000-404.045	Captured Tax Real - DDA - County Taxes	26,592.00		26,277.78	0.00		314.22	98.82
248-000-413.060	Captured Tax Pers - BR - City Tax	1,581.00		1,581.16	0.00		(0.16)	100.01
248-000-413.061	Captured Tax Pers - BR - Library	277.00		263.27	0.00		13.73	95.04
248-000-413.062	Captured Tax Pers - BR - Cap Improvement	132.00		132.05	0.00		(0.05)	100.04
248-000-413.063	Captured Tax Pers - BR - Fire Reserve	132.00		132.05	0.00		(0.05)	100.04
248-000-413.064	Captured Tax Pers - BR - Solid Waste	172.00		171.66	0.00		0.34	99.80
248-000-413.065	Captured Tax Pers - BR - County Taxes	923.00		919.62	0.00		3.38	99.63
248-000-583.000	Local Grants	7,575.00		5,353.69	0.00		2,221.31	70.68
248-000-642.001	Sales of Merchandise - DDA	0.00		14.72	0.00		(14.72)	100.00
248-000-654.001	Charges for Service - Farmers Market Fee	5,100.00		2,304.92	813.48		2,795.08	45.19
248-000-654.102	Special Event Revenues - DDA	2,275.00		5,177.00	0.00		(2,902.00)	227.56
248-000-665.000	Interest Earnings - Investments	2,000.00		7,110.50	723.02		(5,110.50)	355.53
TOTAL REVENUES		112,843.00		114,582.21	1,536.50		(1,739.21)	101.54
Expenditures								
248-443-703.000	Salaries/Wages - Full Time Employees	36,290.00		12,434.64	1,004.13		23,855.36	34.26
248-443-704.001	Wages - Part Time Employees	400.00		356.85	33.60		43.15	89.21
248-443-704.005	Wages - Part Time Seasonal Employees	0.00		176.00	0.00		(176.00)	100.00
248-443-709.000	Payroll Taxes - FICA - Soc Sec/Medicare	2,799.00		983.06	78.87		1,815.94	35.12
248-443-712.001	Cash in Lieu of Benefits - Insurance Buy	660.00		0.00	0.00		660.00	0.00
248-443-713.001	Overtime Pay	518.00		0.00	0.00		518.00	0.00
248-443-716.000	Retirement - Defined Contribution 401a	1,480.00		1,127.25	97.00		352.75	76.17
248-443-718.001	Health Insurance Premiums - Current EE	4,143.00		191.09	46.68		3,951.91	4.61
248-443-718.013	Health Insurance - HSA - Employer Paid	960.00		43.40	4.55		916.60	4.52
248-443-723.001	Retiree Health Care - OPEB	36.00		10.67	0.97		25.33	29.64
248-443-725.001	Fringe Benefit - Life Insurance	18.00		15.33	1.41		2.67	85.17
248-443-725.010	Workers Comp Insurance	93.00		79.74	0.00		13.26	85.74
248-443-767.000	Clothing - Uniforms - contract provided	57.00		0.00	0.00		57.00	0.00
248-443-774.000	Supplies - Planting	2,700.00		0.00	0.00		2,700.00	0.00
248-443-775.000	Supplies - Repairs and Maintenance	4,100.00		44.31	3.17		4,055.69	1.08
248-443-801.013	Professional Services - Attorney	0.00		714.00	255.00		(714.00)	100.00
248-443-801.030	Professional Services - Auditor	100.00		80.95	0.00		19.05	80.95
248-443-851.000	Postage	100.00		120.62	0.00		(20.62)	120.62
248-443-900.000	Printing and Publishing	3,500.00		2,319.79	0.00		1,180.21	66.28
248-443-920.000	Utilities - Electric	1,000.00		0.00	0.00		1,000.00	0.00
248-443-930.001	Land & Building Repairs/Maintenance	2,000.00		1,064.50	540.00		935.50	53.23
248-443-931.000	Equipment Repair & Maintenance	0.00		524.50	0.00		(524.50)	100.00
248-443-935.001	Property Liability Insurance	480.00		538.50	0.00		(58.50)	112.19
248-443-940.000	Rentals - Equipment	0.00		979.69	0.00		(979.69)	100.00
248-443-948.000	Computer Services	50.00		105.46	89.90		(55.46)	210.92
248-443-955.000	Miscellaneous Expense	200.00		21.50	0.00		178.50	10.75
248-443-960.000	Education & Training - Professional	200.00		0.00	0.00		200.00	0.00
248-443-962.000	Memberships & Dues	700.00		0.00	0.00		700.00	0.00
248-443-967.050	Project Costs - Christmas Decorations	0.00		271.39	0.00		(271.39)	100.00
248-775-880.021	Community Promotion - Special Events	7,650.00		4,275.11	0.00		3,374.89	55.88
248-775-881.022	Farmers Market Costs - DDA	3,100.00		1,247.09	724.97		1,852.91	40.23
248-900-971.000	Capital Purchase	50,000.00		0.00	0.00		50,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
 PERIOD ENDING 05/31/2026
 % Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	05/31/2026 (ABNORMAL)	MONTH 05/31/2026 INCREASE (DECREASE)	BALANCE (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND						
Expenditures						
248-900-972.000	Capital Outlay - Contracted Services	5,390.00	5,390.00	0.00	0.00	100.00
TOTAL EXPENDITURES		128,724.00	33,115.44	2,880.25	95,608.56	25.73
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		112,843.00	114,582.21	1,536.50	(1,739.21)	101.54
TOTAL EXPENDITURES		128,724.00	33,115.44	2,880.25	95,608.56	25.73
NET OF REVENUES & EXPENDITURES		(15,881.00)	81,466.77	(1,343.75)	(97,347.77)	512.98
TOTAL REVENUES - ALL FUNDS		386,340.00	958,872.23	13,156.20	(572,532.23)	248.19
TOTAL EXPENDITURES - ALL FUNDS		329,161.00	203,809.53	42,635.96	125,351.47	61.92
NET OF REVENUES & EXPENDITURES		57,179.00	755,062.70	(29,479.76)	(697,883.70)	1,320.52

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 05/31/2026

% Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	05/31/2026	MONTH 05/31/2026	BALANCE	
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	36,248.00	35,124.43	0.00	1,123.57	96.90
D08	D08 - Interest and rentals	0.00	5,725.99	1,218.51	(5,725.99)	100.00
F40.14	F40.14 - Other financing, Ins. proceeds	0.00	589,460.00	0.00	(589,460.00)	100.00
F40.05	F40.05 - Other financing, Transfer In	110,000.00	100,833.37	9,166.67	9,166.63	91.67
TOTAL REVENUES		146,248.00	731,143.79	10,385.18	(584,895.79)	499.93
Expenditures						
443	PUBLIC WORKS	129,280.00	129,909.27	36,249.76	(629.27)	100.49
905	DEBT SERVICE	16,624.00	15,239.29	1,385.39	1,384.71	91.67
TOTAL EXPENDITURES		145,904.00	145,148.56	37,635.15	755.44	99.48
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:						
TOTAL REVENUES		146,248.00	731,143.79	10,385.18	(584,895.79)	499.93
TOTAL EXPENDITURES		145,904.00	145,148.56	37,635.15	755.44	99.48
NET OF REVENUES & EXPENDITURES		344.00	585,995.23	(27,249.97)	(585,651.23)	0,347.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL
 PERIOD ENDING 05/31/2026
 % Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	05/31/2026 NORMAL (ABNORMAL)	MONTH 05/31/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND						
Revenues						
D01	D01 - Taxes	33,734.00	36,877.26	0.00	(3,143.26)	109.32
D08	D08 - Interest and rentals	5,000.00	12,858.88	1,234.52	(7,858.88)	257.18
D04	D04 - State grants	88,515.00	63,410.09	0.00	25,104.91	71.64
TOTAL REVENUES		127,249.00	113,146.23	1,234.52	14,102.77	88.92
Expenditures						
443	PUBLIC WORKS	54,533.00	25,545.53	2,120.56	28,987.47	46.84
TOTAL EXPENDITURES		54,533.00	25,545.53	2,120.56	28,987.47	46.84
Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		127,249.00	113,146.23	1,234.52	14,102.77	88.92
TOTAL EXPENDITURES		54,533.00	25,545.53	2,120.56	28,987.47	46.84
NET OF REVENUES & EXPENDITURES		72,716.00	87,600.70	(886.04)	(14,884.70)	120.47

PERIOD ENDING 05/31/2026

% Fiscal Year Completed: 91.78

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

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	05/31/2026 (ABNORMAL)	MONTH 05/31/2026	INCREASE	(DECREASE)	NORMAL	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND									
Revenues									
D01	D01 - Taxes	95,893.00		94,621.38		0.00		1,271.62	98.67
D08	D08 - Interest and rentals	2,000.00		7,110.50		723.02		(5,110.50)	355.53
D04	D04 - State grants	7,575.00		5,353.69		0.00		2,221.31	70.68
D06	D06 - Charges for services	7,375.00		7,496.64		813.48		(121.64)	101.65
TOTAL REVENUES		112,843.00		114,582.21		1,536.50		(1,739.21)	101.54
Expenditures									
443	PUBLIC WORKS	62,584.00		22,203.24		2,155.28		40,380.76	35.48
775	SPECIAL EVENTS	10,750.00		5,522.20		724.97		5,227.80	51.37
900	CAPITAL OUTLAY	55,390.00		5,390.00		0.00		50,000.00	9.73
TOTAL EXPENDITURES		128,724.00		33,115.44		2,880.25		95,608.56	25.73
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:									
TOTAL REVENUES		112,843.00		114,582.21		1,536.50		(1,739.21)	101.54
TOTAL EXPENDITURES		128,724.00		33,115.44		2,880.25		95,608.56	25.73
NET OF REVENUES & EXPENDITURES		(15,881.00)		81,466.77		(1,343.75)		(97,347.77)	512.98
TOTAL REVENUES - ALL FUNDS									
		386,340.00		958,872.23		13,156.20		(572,532.23)	248.19
TOTAL EXPENDITURES - ALL FUNDS									
		329,161.00		203,809.53		42,635.96		125,351.47	61.92
NET OF REVENUES & EXPENDITURES		57,179.00		755,062.70		(29,479.76)		(697,883.70)	1,320.52

MINUTES
Plainwell City Council
April 27, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Fenner from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green (7:02pm).
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 04/13/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Christopher Burnett introduced himself and shared that he is running for 57th District Court Judge.
 - B. Chris Macklin of Thomas St. in the Old Orchard discussed the tornado damage and offered a big thank you to the DPW crew for doing the hard and lengthy cleanup work without complaint or hesitation. He is grateful for a community that supports one another, with neighbors and volunteers alike offering to help. He thanked Public Safety, the DPW and residents for keeping people safe, and assisting those in need, stating there are many helpers in the City of Plainwell.
 - C. Tim Slais introduced himself and shared that he is running for 57th District Court Judge.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Green, to approve the Agenda for the April 27, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler discussed the current role of the Parks & Tree Commission. Established in the 1980's, the Commission serves as an advisory board to the City. Historically, this volunteer board had greater resources available and was responsible for selecting, planting, watering and maintaining City flower beds. Mayor Keeler noted that these responsibilities have since transitioned to the Department of Public Works, which now oversees the entirety of the City's flower program. As a result, the Commission's responsibilities are limited and not clearly defined. Superintendent Nieuwenhuis, who also serves on the Commission, noted that much of the frustration among members comes down to a lack of funding. While Commissioners continue to dedicate time and effort to meetings and propose ideas for improvements, those ideas are not feasible without funding. The Mayor, with support from Mayor Pro Tem Steele, recommended reviewing the Commission's role to determine whether it continues to serve a necessary purpose for the City.
10. Recommendations and Reports:
 - A. Director Callahan discussed repairs to Engine 11, model year 2000 fire apparatus. Engine 11 was scheduled for routine maintenance and repairs due to several known mechanical and electrical issues associated with its age and continued operational use. During the repair process, multiple critical deficiencies were identified that required immediate correction to ensure firefighter safety, operational readiness, and compliance with accepted fire service practice. This situation is consistent with maintenance of older emergency vehicles, where underlying issues may not be fully identified until repairs are underway. Addressing these issues at the time of service prevented future equipment failures, reduced the likelihood of more costly repairs, and ensured continued readiness of the apparatus for emergency response.

MINUTES
Plainwell City Council
April 27, 2026

A motion by Wisnaski, seconded by Keeney, approving the payment of \$10,377.50 for necessary repairs to Engine 11, a 2000 model year fire apparatus, to restore the vehicle to safe and reliable operational condition. On a roll call vote, all voted in favor. Motion passed.

- B. City Manager Lakamper discussed the survey of the Mill property to create the parcel for Classic Auto Mill. Part of our purchase agreement with Classic Auto Mill is for the City to conduct the survey to create the new parcel. Fleis & Vandenbrink, our engineering firm of record, is also working with Classic Auto Mill to complete the environmental work. They can begin work on the survey at the end of this week. The survey is necessary to keep the sale of the Mill property moving along, and once completed, we can close on the property.

A motion by Keeney, seconded by Steele, approving a Professional Services Agreement (PSA) with Fleis & VandenBrink for field and office work to provide an Ingress/Egress Easement Exhibit, PA 132 and ALTA/NSPS Land Title Survey for an approximate 3-acre parcel surrounding the old Paper Mill Building in the Northeast corner of Tax Parcel 55-030-076-01 at a cost of \$13,750.00. On a roll call vote, all voted in favor. Motion passed.

- C. City Manager Lakamper discussed the survey of the Mill property to create the parcel for Plainwell Auto. Part of our purchase agreement with Plainwell Auto is for the City to conduct the survey to create the new parcel. Fleis & Vandenbrink, our engineering firm of record, is also working with Plainwell Auto to complete the environmental work. Fleis can begin work on the survey at the end of this week. The survey is necessary to keep the sale of the Mill property moving along, and once completed, we can close on the property.

A motion by Green, seconded by Wisnaski, approving a Professional Services Agreement (PSA) with Fleis & VandenBrink for field and office work to provide a PA 132 Survey and Topographic Survey for an approximate 1-acre parcel along the South Line of Tax Parcel 55-030-076-01 at a cost of \$5,000.00. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the March 2026 Department of Public Safety Report, the 03/10/2026 DDA/BRA/TIFA meeting minutes and the 03/10/2026 Parks & Tree 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 \$137,469.56 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

- A. Tom Siver introduced himself and shared that he is running for 57th District Court Judge.

14. Staff Comments:

Superintendent Nieuwenhuis discussed the City's response to the tornado, stating that overall, everyone did a great job. DPS rescued people from under trees and rafters, there was a gas leak Miller Road due to a tree being uprooted, and all traffic was rerouted from the highway due to debris from the storm blocking 131. City workers handled everything thrown at them and worked well together as a team. He thanked Mayor Keeler, who came out to help clean up with his loader, and City Manager Lakamper for coming in as well.

Superintendent Keyzer shared that the City's response was great. Water Renewal has 5 lift stations that need to have the generators manually turned on, which was handled quickly without issue. He was impressed with how smoothly and quickly Plainwell has handled brush pick up.

Director Callahan stated that the tornado had trees and power lines down everywhere, and without Bob and the DPW crew and the Mayor's help, there would have been no way for DPS to get through to provide aid to those in need. There were no fatalities, and only one reported injury. He noted that an additional form of communication

MINUTES
Plainwell City Council
April 27, 2026

might be something worth looking into for the future. He provided an update on accreditation, sharing that the final report should be ready soon. The Plainwell Department of Public Safety will be the first accredited agency in Allegan County.

Clerk Leonard shared that she is continuing to accept Election Inspector Applications for the 2026 election year.

City Manager Lakamper reported that Finance Director/Treasurer Wilcox and Personnel Coordinator/Deputy Treasurer Kersten are both at Treasurer's Institute.

Plainwell received an additional 10k grant from the Pipp Foundation for playground equipment for Thurl Cook Park, bringing the total available to ~35k.

Lakamper is working with Virgil on a grant for the Plainwell Municipal Airport. The grant would cover the cost of resurfacing the runway.

He shared that we are waiting for an engineering report confirming whether Building #2 is salvageable.

Lakamper discussed the storm response, stating that he was diverted off 131 on his way in, and arrived to find the City staff and crews hard at work clearing trees and debris and making sure the roads were open. He thanked everyone for their hard work and quick response time, stating how impressed he was with the amount of damage that had already been handled.

15. Council Comments:

- A. Councilmember Green has heard nothing but great things about Plainwell's response to the storm damage and the speed of cleanup.
- B. Councilmember Keeney got a late-night call from his grandson, waking him up and telling him to get in the basement. He lost a huge oak tree that took out a power line when it fell. He thanked everyone for their hard work.
- C. Mayor Pro Tem Steele thanked the staff for their tornado response, sharing that she witnessed DPW staff take care of an entire tree in less than an hour. She thanked the community for their support of each other, and congratulated Director Callahan on his upcoming accreditation.
- D. Councilmember Wisnaski congratulated Director Callahan as well, and stated hats off to the storm cleanup crew- great job!

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:12pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 11, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
May 11, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 04/27/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the May 11, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report:
Mayor Keeler noted that City Manager Lakamper had been with the City almost 3 years already, and his contract is coming up in June. Mayor Keeler asked if Council wanted to discuss the contract at next month's Council meeting. Councilmember Green asked about the Manager review process, and Personnel Coordinator Kersten responded that she'll get Council their evaluation forms shortly, and the review process and contract discussion will take place before the final budget approval in June.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed scheduling the 2026/2027 Budget Workshop for Monday, June 8th, 2026 at 5:30pm.
A motion by Keeney, seconded by Wisnaski, approving a special meeting on Monday, June 08, 2026 at 5:30pm to discuss the preliminary 2026/2027 budget. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed new playground equipment for Thurl Cook Park. The park was used as a staging area by USA Earthworks during the Old Orchard construction project, and when moving piping with machinery they struck several trees causing significant damage. The trees were evaluated by an arborist who provided an estimated replacement cost. The City then negotiated with USA Earthworks and obtained approximately \$15,000 from them, which was intended to go toward upgrading the playground equipment. Plainwell also applied for and received two \$10k grants from the Anna Pipp Foundation, giving Plainwell a total of \$35,000 to purchase and install new playground equipment. This major upgrade to a popular park will happen with little to no direct cost to the City due to generous grant funding coupled with the \$15,000 tree damage reimbursement from USA Earthworks. After researching pricing and equipment offerings from several playground equipment vendors, American Parks Company is recommended for this project.
A motion by Keeney, seconded by Steele, approving the purchase of playground equipment from American Parks Company for \$31,941.88. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Keyzer discussed the removal and replacement of damaged fencing at Water Renewal. The original 8' wooden fencing surrounding the Bioxide Station was old, and heavily damaged during the recent storm. The 4x4 posts were rotted and snapped off at the ground, and three panels were knocked down. The wooden fence will be replaced with 6' tall chain link fence with privacy slats. This will be part of the City's storm damage insurance claim. Two quotes were received. Superior Fence and Rail is recommended for this job.

MINUTES
Plainwell City Council
May 11, 2026

A motion by Green, seconded by Keeney, approving the removal and replacement of damaged fencing around the Bioxide Station by Superior Fence and Rail for \$5,439.57.

11. Communications:

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

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$85,066.91 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

- A. Bunny LaDuke – shared she understood that Council would be discussing the dissolution of the Parks & Tree Commission. She stated that she thought it would be helpful if Parks & Trees made periodic reports to Council, and discussed what the Parks & Tree Commission volunteer board does for Plainwell and its residents. She provided a handout to the Council members detailing projects and improvements throughout Plainwell that Parks & Tree have been a part over the past several years, mentioning their strong partnership with Chula Vista Garden Club, another area volunteer group working to beautify the City.
- B. Rachel Colingsworth of 115 Walnut Woods - asked that Council and staff use the microphones as it can be difficult to hear. She asked why Planning Commission meetings have been canceled since January, sharing that she's been on Planning for over 10 years, and is it unusual to go so long without a meeting.
- C. Matthew Bradley of 115 Walnut woods – introduced himself as Chairperson of the Parks & Tree Commission. He noted that like Bunny mentioned, they are all volunteers. Parks & Trees has no budget, and doesn't cost the City anything. Many of their projects and ideas are based on community feedback.

14. Staff Comments:

- A. Personnel Coordinator/Deputy Treasurer Kersten stated that the DPW contract negotiations are going well and are currently being reviewed. She discussed spending a week at Treasurer's Institute, a training course offered by the Michigan Municipal Treasurers Association, sharing that she learned a lot of useful information. This was her second year.
- B. Superintendent Nieuwenhuis stated that hydrant flushing went well. He is working with Amanda to fill a permanent part time position at DPW, as well as a seasonal worker. Most of the tornado damage has been cleared, though there are stumps remaining that will need to be ground down. The City flowers should arrive next week.
- C. Superintendent Keyzer reported that the storms caused a higher-than-normal flow rate at Water Renewal, leading to an increase in chemical use, otherwise everything is going well.
- D. Director Callahan gave an update on the accreditation assessment, sharing that it went great, and that he and Detective Varley will be going to pick up the certification on June 24th. He shared that DPS received positive feedback from local businesses and residents. He stated that FEMA would be coming to Plainwell to assess storm damage.
- E. Clerk Leonard stated she continues to look for election workers.
- F. City Manager Lakamper met with the DNR to discuss the dam project, noting that all the dams in Plainwell are failing. This project has several stakeholders- the City of Plainwell, the property owners, as well as the DNR. Since the DNR maintains partial ownership of the dams, they have a say in the overall project. They are also a potential source of funding, so their input is important. When the dam project started years ago, there was a general understanding that the Mill Race would remain. Lakamper feels that Dam Presentation to the public several months ago reinforced the cultural significance of the Mill Race to the DNR, which is a good thing. However, we need to find a way to design and build something that will both maintain the Mill Race and solve the issue of the failing dams. Fish passage is one source of potential funding, as well as general wildlife

MINUTES
Plainwell City Council
May 11, 2026

restoration. The Morrow Dam settlement provides \$25 million for a 40-mile stretch of the Kalamazoo River, including Plainwell. The DNR has concerns about how the project has been designed so far, and we will need more buy in from the DNR before we can move forward. The current plan is to obtain letters from the property owners, so we can submit permits and get official feedback from the permitting agencies and use that information as a starting point to regroup. The current engineering grant runs out in December, and can't be extended, so we need to get as far as we can with the current engineering company by December. Both DNR representative Noah and Lakamper feel that getting the permit application submitted is the best way to do that. That will allow for feedback from the State on the current design, and then we can address any issues moving forward potentially with a new design firm. Lakamper noted that the Mill Race is artificially raised and the dam structures contain earthen embankments, so it isn't just diverted by the cement dams. One idea being discussed is to try and lower the entirety of the Mill Race and that it might naturally flow and not need structures to maintain some amount of water. This is probably the design that has the most promise of moving forward.

The Mill property is being surveyed to create parcels for both Classic Auto Mill and Plainwell Auto, and completing these surveys will allow the purchase agreements to move forward.

He gave an update on the purchase agreement with Bex Farms for property in the Industrial expansion. The agreement has been pushed back to September. Once the site plan for the proposed Ready-Mix plant is submitted, both it and the Special Use Permit Application will come to the Planning Commission for review. We are still waiting on the engineering report for Building #2 to determine what happens with that building.

15. Council Comments:

- A. Councilmember Green asked about fallen trees and who is responsible for cleaning them up. Director Callahan responded that if a tree doesn't strike a house, homeowner's insurance doesn't apply and it is the property owners' responsibility. Mayor Keeler added that City residents are lucky, because in the township, you own to the center of the street and are responsible for all of it. There is no public right of way, and the Allegan County Road Commission has stated it's the property owner's responsibility to remove any downed trees. Councilmember Green asked about the cemetery, sharing that there is storm damage there as well. Mayor Keeler noted that the cemeteries are all located in Gun Plain Township. City Manager Lakamper added that many township residents have asked why the City of Plainwell can't clear trees and brush for them as well. Legally, we can't do that. There is a notion that if the City does it, it is free, but that simply isn't true. There is a cost associated with cleaning up, with Plainwell spending around \$40k so far. It's up to the other municipalities to decide what assistance to offer to their residents and how to pay for it. Councilmember Green asked if Allegan County had further information or a plan. No one has heard of anything like that. Director Calahan and City Manager Lakamper shared that Plainwell has submitted claims to Emergency Management, but aren't sure what, if anything, to expect as far as reimbursement.

16. Adjournment:

A motion by Green, seconded by Keeney, to adjourn the meeting at 7:53pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 26, 2026


JoAnn Leonard, City Clerk