

MINUTES
Plainwell BRA DDA TIFA
July 08, 2025

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, Adam Hopkins, Paul Rizzo, Cathy Green, Jim Turley, David Steffen, Randy Wisnaski, and Justin Lakamper
Excused: None
4. Approval of Minutes:
A motion by Green, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 6/10/2025 meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Wisnaski, seconded by Rizzo, confirming BRA payables for June 2025 in the amount of \$1,004.95. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Larabel, seconded by Wisnaski, confirming DDA payables for June 2025 in the amount of \$1,795.12. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Turley, seconded by Hopkins, confirming TIFA payables for June 2025 in the amount of \$293.62. On a voice vote, all in favor. Motion passed.**
8. Communications:
The June 2025 Summary and Detail Financial Reports, the quarterly revolving loan report, and City Council Meeting minutes from 5/27/2025 and 6/09/2025 were reviewed.
9. Public Comment: None.
10. Staff Comment: City Manager Lakamper stated that he met with Dan Leonard from MEDC to discuss the Mill property development plan. The discussion included land value and TIF, as well as potential funding options for a Riverwalk.
He met with a person interested in the Mill buildings as a location for a classic car storage, public display and repair. He asked for a business concept presentation to share with Council and other boards.
The insurance company is in favor of demolition of Building #2. During demolition, it may be possible to remediate the last few areas of contamination in conjunction with GHD. Of concern is a cement cap under building #2 which will need to be replaced, or remediated. Larabel shared that remediation may be the most cost-effective option.
There has been no interest in the Community Development Manager position.
He stated that Island Fest will be held on Saturday, July 26.
11. Board Member Comment:
Hopkins asked for an update on Hick's park development. Lakamper replied that no real progress had been made due to staffing shortages.
Larabel asked about Brian Kelley's employment with the City. Lakamper replied that Kelley has been working as a consultant for the City since December, and that filling the Finance Director position is proving to be difficult. Larabel also noted that construction in Industrial Park seems to have slowed.

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Hopkins asked about the burned home by Dean's. Lakamper replied that the owner has stated a desire to rebuild, however City is moving toward remediation, as the process can take over a year in case the home needs to be demolished. The property has been cited for blight and lawn violations.

Green mentioned a house near Sherwood with a lawn violation that appears vacant, and has paperwork on the door. Lakamper will pass this information along to the City's ordinance officer.

12. Adjournment:

A motion by Rizzo, seconded by Hopkins, to adjourn the meeting at 7:51am. On a voice vote, all voted in favor. Motion passed.

Submitted by,
JoAnn Leonard, City Clerk