

MINUTES
Plainwell BRA DDA TIFA
July 14, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Jim Turley, Adam Hopkins, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
Excused: None.
4. Approval of Minutes:
A motion by Rizzo, seconded by Hopkins, to accept and place on file the amended BRA DDA TIFA Meeting Minutes of the 06/09/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for June 2026 in the amount of \$12,666.37. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Larabel, seconded by Turley, confirming DDA payables for June 2026 in the amount of \$1,554.44. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Turley, seconded by Wisnaski, confirming TIFA payables for June 2026 in the amount of \$44.80. On a voice vote, all in favor. Motion passed.**
8. Communications:
The June 2026 Summary and Detail Financial Reports and City Council meeting minutes from 05/26/2026 and 06/08/2026.
9. Public Comment: None.
10. Staff Comment:

Lakamper shared that Council had passed a purchase agreement amendment to sell Building #2 to Classic Auto Mill. As part of the agreement, the City has agreed to reimburse CAM \$360,000 (payable from the insurance settlement originally intended to demolish the building) for construction costs after project completion. The amendment allows for a 5 to 8-year competition timeline and establishes four specific requirements before reimbursement occurs.

Larabel asked Grigaliunas if she knew what the timeline was, and she replied they plan on about a year or so. Larabel asked if Lakamper had received any updates on the PFAS testing. Lakamper replied that he had spoken with Jodi from GHD and learned that there are new project managers at both EGLE and the EPA, and the people the City had been working with have moved into other positions. This will likely slow the process. There has been no feedback yet on the restrictive covenants, and no further testing has occurred because EGLE has yet to review the work plan.

Larabel asked if the City should have Attorney Mary Jane send a letter to move the project along, as there isn't anything really pushing the project, and Lakamper replied this would be a good idea.

Leonard discussed an Ordinance amendment passed at last night's Council meeting that allows freestanding and/or ground mounted signs in areas of the CBD that meet specific criteria.

Larabel asked for an update on the old Clark Gas Station and the NAPA land sale. Lakamper replied that the Planning Commission is holding a public hearing tomorrow at 6:30pm to receive comment on a zoning ordinance amendment that will allow the gas station to be demolished and rebuilt, as well as allowing CAM to be an automobile service station, restoration facility and dealership. He stated that the survey work for both

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CAM and NAPA had been completed, but an error with the parent parcel number used needed to be fixed, which is being done now.

Steffen shared that he was ready to go with the new building but is waiting to see what happens with the sale of the GHD building before breaking ground.

11. Board Member Comments:

Turley asked about the repaving project in Industrial Park- which roads are being paved? Lakamper stated that the project is slated for spring of 2027, and that all the roads are being repaved. The project will use funding from Main and Local Streets, the TIFA budget, and the Water fund. More information will be shared with the businesses as the project gets closer.

Turley asked if there would be an additional opportunity offered to the public to tour Profielnorm. Lakamper replied he didn't think so, but that he could reach out to the owner and see if he could help set something up. Turley shared he is interested in seeing what they do, sharing that he heard they offer powder coating.

12. Adjournment:

A motion by Rizzo, seconded by Turley, to adjourn the meeting at 7:56am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk