

MINUTES
Plainwell BRA DDA TIFA
August 11, 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, Randy Wisnaski and Justin Lakamper
Excused: Rimante Grigaliunas.
4. Approval of Minutes:
A motion by Turley, seconded by Rizzo, to accept and place on file the BRA DDA TIFA meeting minutes of the 07/14/2026 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 July 2026 in the amount of \$5,924.97. On a voice vote, all in favor. Motion passed.**
 - B. Larabel and Hopkins asked about the palm tree line item in the DDA payables. Lakamper answered that the palm trees are intended for the square wooden planter boxes along M89, across the street from Hick's Park.
A motion by Larabel, seconded by Turley, confirming DDA payables for July 2026 in the amount of \$1,233.43. On a voice vote, all in favor. Motion passed.
 - C. **A motion by Wisnaski, seconded by Hopkins, confirming TIFA payables for July 2026 in the amount of \$879.29. On a voice vote, all in favor. Motion passed.**
 - D. City Manager Lakamper discussed an offer from Consumers Energy and ReLeaf to provide 40 trees to be planted in two locations within the City. The downtown area will receive 17 trees, and the New Orchard 23. An arborist came and looked at both locations and provided species recommendations best suited to each area. Four species were recommended for planting in the downtown area. The DDA board decided to go with the top choice from the arborist, and eliminate the Hackberry species as it has berries and will be messy in the downtown area.
8. Communications:
The July 2026 Summary and Detail Financial Reports and City Council meeting minutes from 06/22/2026 and 07/13/2026.
9. Public Comment: None.
10. Staff Comment: Lakamper shared that the closing for the sale of the Mill buildings to Classic Auto Mill has been pushed back slightly to allow time to address easement concerns. Power to City Hall is supplied by a City owned transformer, which was erroneously included in the sale of the Mill buildings, requiring a new easement agreement for the City to have deeded access.
OSHA came to tour the Mill buildings on 8/10/2026. CAM has hired everyone working on the buildings as contractors, not employees, so any issue found by OSHA would fall to CAM to address.
The City is moving toward closing on the one-acre parcel sale to Plainwell Auto.
Mill 17 has not officially closed on building 17 yet, but everything is in place for them to get a RDA Class C liquor license. Mill 17 told Lakamper that as soon as the sale is closed, they will begin renovating the 1st and 3rd floors of the building.

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Larabel asked for an update on the old Clark Gas Station. Lakamper shared that the City had mowed the property, and that he hadn't heard from the new owners. There was a zoning ordinance amendment passed to allow the gas station to be torn down and rebuilt, though a Gas Station still requires a Special Use Permit and will go before the Planning Commission.

The Planning Commission will hold a Public Hearing on 8/19/2026 at 6:30pm at City Hall to hear comment on a Special Use Permit Application for a concrete redi-mix plant to be located at 830 Miller Rd. in the Industrial Park. According to the site plan, access to the plant will be a single 40' wide drive off 8th St. The operation itself will occupy about 10 of the 27-acre parcel, and the building will be 450' away from the nearest residence. The City has received questions concerning noise, dust and vibration, all of which are governed by State law and City Ordinance. There will be no concrete crushing or recycling. Larabel asked about water retention ponds- the site plan shows two of them. The DDA board asked to receive a copy of the site plan, and Lakamper said he would email it to them.

Turley asked if there was any news from Watts Homes, and Lakamper replied they are still patiently waiting. Larabel asked if there was any word from the EPA, and Lakamper responded no. Both EGLE and the EPA has new project supervisors, which has delayed progress while they familiarize themselves with the project. Weyerhaeuser has submitted a work plan for further soil testing but is waiting for approval from the EPA to proceed. Larabel replied that the EPA is struggling everywhere, not just in Plainwell. Lakamper noted that the biggest problem remains the lagoons. The strip along the river contains around 16 of them, and this area has the highest levels of PFAS in the soil. Lakamper did tell Watts Homes they could start building the residential homes on parcel 2, while waiting for further information on parcel 5, however, Watts Homes has stated they would like to do both projects, not just one. Allen Edwin remains interested in building homes on parcel 2, should Watts Homes not work out due to parcel 5 potentially not being buildable.

11. Board Member Comments: None.

12. Adjournment:

A motion by Rizzo, seconded by Turley, to adjourn the meeting at 8:34am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk