

# 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](http://www.plainwell.org)

## **AGENDA** **DDA/TIFA/BRA** **Tuesday, September 08, 2026 - 7:30AM** **Plainwell City Hall Council Chambers**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes – 08/11/2026**
- 5. Public Comment**
- 6. Chairman's Report**
- 7. Recommendations and Reports:**
  - A. BRA - Accounts Payable for August - \$10,210.64**  
The Board will consider confirming BRA payables for August 2026 in the amount of \$10,210.64.
  - B. DDA - Accounts Payable for August - \$196.85**  
The Board will consider confirming DDA payables for August 2026 in the amount of \$196.85.
  - C. TIFA - Accounts Payable for August - \$190.21**  
The Board will consider confirming TIFA payables for August 2026 in the amount of \$190.21.
- 8. Communications:**
  - A. The August 2026 Detail and Summary Financial Reports**
  - B. City Council Meeting minutes from 07/27/2026 and 08/10/2026**
- 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**  
**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 1<sup>st</sup> and 3<sup>rd</sup> floors of the building.

**MINUTES**  
**Plainwell BRA DDA TIFA**  
**August 11, 2026**

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 8<sup>th</sup> 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

09/02/2026 11:06 AM  
User: ROXANNE  
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
POST DATES 08/01/2026 - 08/31/2026  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 1/2

| 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           | AUGUST 2026 DENTAL/VISION  | 12.04     | 30310   |
| 243-443-718.001                                  | Health Insurance Premiums  | BLUE CARE NETWORK OF MICHIA | AUGUST 2026 HEALTH INSURAN | 45.64     | 30313   |
| 243-443-725.001                                  | Fringe Benefit - Life Insu | MADISON NATIONAL LIFE INSUA | AUGUST 2026 LIFE INSURANCE | 3.96      | 30311   |
| 243-443-801.000                                  | SURVEY TO CREATE PARCELS   | FLEIS & VANDENBRINK INC     | PROFESSIONAL SERVICES JULY | 3,400.00  | 30359   |
| 243-443-801.000                                  | MILL BLDG ALTA & EASEMENT  | FLEIS & VANDENBRINK INC     | PROFESSIONAL SERVICES JULY | 2,750.00  | 30359   |
| 243-443-801.013                                  | Professional Services - At | BLOOM SLUGGETT PC           | JULY 2026 PROFESSIONAL SEF | 2,600.00  | 30382   |
| 243-443-955.000                                  | Miscellaneous Expense      | CHICAGO TITLE OF MICHIGAN   | ADMIN - CLOSING FEE 150 AI | 1,399.00  | 30351   |
| Total For Dept 443 PUBLIC                        |                            |                             |                            | 10,210.64 |         |
| Total For Fund 243 BROWNFI                       |                            |                             |                            | 10,210.64 |         |

09/02/2026 11:06 AM  
User: ROXANNE  
DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
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BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 2/2

| GL Number | Invoice Line Desc | Vendor | Invoice Description | Amount | Check # |
|-----------|-------------------|--------|---------------------|--------|---------|
|-----------|-------------------|--------|---------------------|--------|---------|

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Fund Totals:

|                            |           |
|----------------------------|-----------|
| Fund 243 BROWNFIELD REDEVE | 10,210.64 |
|                            | <hr/>     |
|                            | 10,210.64 |

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
POST DATES 08/01/2026 - 08/31/2026  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 1/2

| 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                                    |        | AUGUST 2026 DENTAL/VISION  | 6.33   | 30310   |
| 248-443-718.001                              | Health Insurance Premiums BLUE CARE NETWORK OF MICHIA                          |        | AUGUST 2026 HEALTH INSURAN | 26.70  | 30313   |
| 248-443-725.001                              | Fringe Benefit - Life InsuMADISON NATIONAL LIFE INSUA                          |        | AUGUST 2026 LIFE INSURANCE | 2.09   | 30311   |
| 248-443-775.000                              | Supplies - Repairs and MaiHOME DEPOT                                           |        | ADMIN - NO TRESPASSING SIG | 26.73  | 3895    |
| Total For Dept 443 PUBLIC                    |                                                                                |        |                            | 61.85  |         |
| Dept 775 SPECIAL EVENTS                      |                                                                                |        |                            |        |         |
| 248-775-881.022                              | Farmers Market Costs - DDAPLUMBER'S PORTABLE TOILETSDDA - FARMERS MARKET PORTA |        |                            | 135.00 | 30321   |
| Total For Dept 775 SPECIAL                   |                                                                                |        |                            | 135.00 |         |
| Total For Fund 248 DOWNTOW                   |                                                                                |        |                            | 196.85 |         |

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
POST DATES 08/01/2026 - 08/31/2026  
BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 2/2

| GL Number | Invoice Line Desc | Vendor | Invoice Description | Amount | Check # |
|-----------|-------------------|--------|---------------------|--------|---------|
|-----------|-------------------|--------|---------------------|--------|---------|

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Fund Totals:

|                            |        |
|----------------------------|--------|
| Fund 248 DOWNTOWN DEVELOPM | 196.85 |
|                            | <hr/>  |
|                            | 196.85 |

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
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BOTH JOURNALIZED AND UNJOURNALIZED  
BOTH OPEN AND PAID

Page: 1/2

| 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           |        | AUGUST 2026 DENTAL/VISION  | 9.29   | 30310   |
| 247-443-718.001                               | Health Insurance Premiums BLUE CARE NETWORK OF MICHIA |        | AUGUST 2026 HEALTH INSURAN | 17.65  | 30313   |
| 247-443-725.001                               | Fringe Benefit - Life InsuMADISON NATIONAL LIFE INSUA |        | AUGUST 2026 LIFE INSURANCE | 1.95   | 30311   |
| 247-443-775.000                               | Supplies - Repairs and MaiHOME DEPOT                  |        | DPW - SPRINKLER(6)CLAMP/RI | 118.42 | 3895    |
| 247-443-775.000                               | Supplies - Repairs and MaiHOME DEPOT                  |        | DPW - PSI PE PIPE BLUE SI  | 42.90  | 3895    |
| Total For Dept 443 PUBLIC                     |                                                       |        |                            | 190.21 |         |
| Total For Fund 247 TAX INC                    |                                                       |        |                            | 190.21 |         |



09/02/2026 11:06 AM  
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DB: Plainwell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF PLAINWELL  
POST DATES 08/01/2026 - 08/31/2026  
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| GL Number | Invoice Line Desc | Vendor | Invoice Description | Amount | Check # |
|-----------|-------------------|--------|---------------------|--------|---------|
|-----------|-------------------|--------|---------------------|--------|---------|

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Fund Totals:

|                            |        |
|----------------------------|--------|
| Fund 247 TAX INCREMENT FIN | 190.21 |
|                            | <hr/>  |
|                            | 190.21 |

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 16.99

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

| GL NUMBER                                           | DESCRIPTION                              | 2026-27<br>AMENDED BUDGET | YTD BALANCE                     | ACTIVITY FOR                            | AVAILABLE                    | % BDGT<br>USED |
|-----------------------------------------------------|------------------------------------------|---------------------------|---------------------------------|-----------------------------------------|------------------------------|----------------|
|                                                     |                                          |                           | 08/31/2026<br>NORMAL (ABNORMAL) | MONTH 08/31/2026<br>INCREASE (DECREASE) | BALANCE<br>NORMAL (ABNORMAL) |                |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND  |                                          |                           |                                 |                                         |                              |                |
| Revenues                                            |                                          |                           |                                 |                                         |                              |                |
| 243-000-404.040                                     | Captured Tax Real - BR - City Tax        | 6,908.00                  | 9,166.45                        | 9,166.45                                | (2,258.45)                   | 132.69         |
| 243-000-404.041                                     | Captured Tax Real - BR - Library         | 1,159.00                  | 1,100.53                        | 1,100.53                                | 58.47                        | 94.96          |
| 243-000-404.042                                     | Captured Tax Real - BR - Capital Impr    | 589.00                    | 781.18                          | 781.18                                  | (192.18)                     | 132.63         |
| 243-000-404.043                                     | Captured Tax Real - BR - Fire Reserve    | 589.00                    | 781.18                          | 781.18                                  | (192.18)                     | 132.63         |
| 243-000-404.044                                     | Captured Tax Real - BR - Solid Waste     | 765.00                    | 1,015.53                        | 1,015.53                                | (250.53)                     | 132.75         |
| 243-000-404.047                                     | Captured Tax Real - DDA - School         | 16,439.00                 | 4,687.16                        | 4,687.16                                | 11,751.84                    | 28.51          |
| 243-000-404.048                                     | Captured Tax Real - BR - County Taxes    | 4,085.00                  | 4,032.43                        | 4,032.43                                | 52.57                        | 98.71          |
| 243-000-413.060                                     | Captured Tax Pers - BR - City Tax        | 2,259.00                  | 0.00                            | 0.00                                    | 2,259.00                     | 0.00           |
| 243-000-413.061                                     | Captured Tax Pers - BR - Library         | 379.00                    | 0.00                            | 0.00                                    | 379.00                       | 0.00           |
| 243-000-413.062                                     | Captured Tax Pers - BR - Cap Improvement | 192.50                    | 0.00                            | 0.00                                    | 192.50                       | 0.00           |
| 243-000-413.063                                     | Captured Tax Pers - BR - Fire Reserve    | 192.50                    | 0.00                            | 0.00                                    | 192.50                       | 0.00           |
| 243-000-413.064                                     | Captured Tax Pers - BR - Solid Waste     | 250.25                    | 0.00                            | 0.00                                    | 250.25                       | 0.00           |
| 243-000-413.065                                     | Captured Tax Pers - BR - County Taxes    | 1,336.00                  | 0.00                            | 0.00                                    | 1,336.00                     | 0.00           |
| 243-000-665.000                                     | Interest Earnings - Investments          | 2,000.00                  | 2,784.20                        | 1,665.79                                | (784.20)                     | 139.21         |
| 243-000-693.000                                     | Sale of Fixed Assets - Land              | 30,000.00                 | 0.00                            | 0.00                                    | 30,000.00                    | 0.00           |
| 243-000-699.401                                     | Interfund Transfer In - Cap Improvement  | 80,000.00                 | 13,333.34                       | 6,666.67                                | 66,666.66                    | 16.67          |
| TOTAL REVENUES                                      |                                          | 147,143.25                | 37,682.00                       | 29,896.92                               | 109,461.25                   | 25.61          |
| Expenditures                                        |                                          |                           |                                 |                                         |                              |                |
| 243-443-703.000                                     | Salaries/Wages - Full Time Employees     | 51,033.00                 | 5,920.52                        | 2,978.63                                | 45,112.48                    | 11.60          |
| 243-443-704.001                                     | Wages - Part Time Employees              | 6,553.26                  | 1,966.47                        | 1,375.14                                | 4,586.79                     | 30.01          |
| 243-443-709.000                                     | Payroll Taxes - FICA - Soc Sec/Medicare  | 4,671.00                  | 612.49                          | 343.29                                  | 4,058.51                     | 13.11          |
| 243-443-712.001                                     | Cash in Lieu of Benefits - Insurance Buy | 2,940.00                  | 151.28                          | 151.28                                  | 2,788.72                     | 5.15           |
| 243-443-713.001                                     | Overtime Pay                             | 687.00                    | 0.00                            | 0.00                                    | 687.00                       | 0.00           |
| 243-443-716.000                                     | Retirement - Defined Contribution 401a   | 3,963.00                  | 582.27                          | 288.01                                  | 3,380.73                     | 14.69          |
| 243-443-718.001                                     | Health Insurance Premiums - Current EE   | 483.00                    | 82.07                           | 43.85                                   | 400.93                       | 16.99          |
| 243-443-718.013                                     | Health Insurance - HSA - Employer Paid   | 138.00                    | 13.07                           | 11.50                                   | 124.93                       | 9.47           |
| 243-443-723.001                                     | Retiree Health Care - OPEB               | 106.00                    | 20.88                           | 8.83                                    | 85.12                        | 19.70          |
| 243-443-725.001                                     | Fringe Benefit - Life Insurance          | 47.00                     | 7.92                            | 3.96                                    | 39.08                        | 16.85          |
| 243-443-725.010                                     | Workers Comp Insurance                   | 234.00                    | 291.68                          | 0.00                                    | (57.68)                      | 124.65         |
| 243-443-767.000                                     | Clothing - Uniforms - contract provided  | 228.00                    | 0.00                            | 0.00                                    | 228.00                       | 0.00           |
| 243-443-775.000                                     | Supplies - Repairs and Maintenance       | 800.00                    | 0.00                            | 0.00                                    | 800.00                       | 0.00           |
| 243-443-801.000                                     | Professional Services - Engineering      | 0.00                      | 6,150.00                        | 6,150.00                                | (6,150.00)                   | 100.00         |
| 243-443-801.013                                     | Professional Services - Attorney         | 20,000.00                 | 2,600.00                        | 2,600.00                                | 17,400.00                    | 13.00          |
| 243-443-801.030                                     | Professional Services - Auditor          | 435.00                    | 0.00                            | 0.00                                    | 435.00                       | 0.00           |
| 243-443-830.000                                     | Contractual Reimbursement CRA Activities | 26,357.00                 | 0.00                            | 0.00                                    | 26,357.00                    | 0.00           |
| 243-443-931.000                                     | Equipment Repair & Maintenance           | 10,000.00                 | 0.00                            | 0.00                                    | 10,000.00                    | 0.00           |
| 243-443-935.001                                     | Property Liability Insurance             | 5,144.00                  | 5,578.66                        | 0.00                                    | (434.66)                     | 108.45         |
| 243-443-940.000                                     | Rentals - Equipment                      | 8,000.00                  | 384.47                          | 0.00                                    | 7,615.53                     | 4.81           |
| 243-443-948.000                                     | Computer Services                        | 8.00                      | 0.00                            | 0.00                                    | 8.00                         | 0.00           |
| 243-443-955.000                                     | Miscellaneous Expense                    | 0.00                      | 1,399.00                        | 1,399.00                                | (1,399.00)                   | 100.00         |
| 243-905-991.001                                     | Debt Service - Principal -Interfund Loan | 16,007.00                 | 2,667.78                        | 1,333.89                                | 13,339.22                    | 16.67          |
| 243-905-991.243                                     | Principal - EGLE Loan BRA 2020-2444      | 65,396.00                 | 0.00                            | 0.00                                    | 65,396.00                    | 0.00           |
| 243-905-993.001                                     | Debt Service - Interest - Interfund Loan | 618.00                    | 102.98                          | 51.49                                   | 515.02                       | 16.66          |
| TOTAL EXPENDITURES                                  |                                          | 223,848.26                | 28,531.54                       | 16,738.87                               | 195,316.72                   | 12.75          |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND: |                                          |                           |                                 |                                         |                              |                |
| TOTAL REVENUES                                      |                                          | 147,143.25                | 37,682.00                       | 29,896.92                               | 109,461.25                   | 25.61          |

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

| GL NUMBER                                          | DESCRIPTION | 2026-27     |        | YTD BALANCE | ACTIVITY FOR     |            | AVAILABLE |             | % BDGT<br>USED |
|----------------------------------------------------|-------------|-------------|--------|-------------|------------------|------------|-----------|-------------|----------------|
|                                                    |             | AMENDED     | BUDGET | 08/31/2026  | MONTH 08/31/2026 | (DECREASE) | NORMAL    | BALANCE     |                |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND |             |             |        |             |                  |            |           |             |                |
| TOTAL EXPENDITURES                                 |             | 223,848.26  |        | 28,531.54   |                  | 16,738.87  |           | 195,316.72  | 12.75          |
| NET OF REVENUES & EXPENDITURES                     |             | (76,705.01) |        | 9,150.46    |                  | 13,158.05  |           | (85,855.47) | 11.93          |

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL  
 PERIOD ENDING 08/31/2026  
 % Fiscal Year Completed: 16.99

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

| GL NUMBER                                        | DESCRIPTION                              | 2026-27        | YTD BALANCE                     | ACTIVITY FOR                            | AVAILABLE                    | % BDGT<br>USED |
|--------------------------------------------------|------------------------------------------|----------------|---------------------------------|-----------------------------------------|------------------------------|----------------|
|                                                  |                                          | AMENDED BUDGET | 08/31/2026<br>NORMAL (ABNORMAL) | MONTH 08/31/2026<br>INCREASE (DECREASE) | BALANCE<br>NORMAL (ABNORMAL) |                |
| Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND  |                                          |                |                                 |                                         |                              |                |
| Revenues                                         |                                          |                |                                 |                                         |                              |                |
| 247-000-404.040                                  | Captured Tax Real - BR - City Tax        | 27,868.00      | 27,867.89                       | 27,867.89                               | 0.11                         | 100.00         |
| 247-000-404.041                                  | Captured Tax Real - BR - Library         | 4,675.00       | 3,345.36                        | 3,345.36                                | 1,329.64                     | 71.56          |
| 247-000-404.042                                  | Captured Tax Real - BR - Capital Impr    | 2,375.00       | 2,374.71                        | 2,374.71                                | 0.29                         | 99.99          |
| 247-000-404.043                                  | Captured Tax Real - BR - Fire Reserve    | 2,375.00       | 2,374.71                        | 2,374.71                                | 0.29                         | 99.99          |
| 247-000-404.044                                  | Captured Tax Real - BR - Solid Waste     | 3,088.00       | 3,087.09                        | 3,087.09                                | 0.91                         | 99.97          |
| 247-000-404.048                                  | Captured Tax Real - BR - County Taxes    | 16,480.00      | 12,259.11                       | 12,259.11                               | 4,220.89                     | 74.39          |
| 247-000-583.000                                  | Local Grants                             | 87,584.00      | 0.00                            | 0.00                                    | 87,584.00                    | 0.00           |
| 247-000-665.000                                  | Interest Earnings - Investments          | 6,500.00       | 2,711.05                        | 1,465.19                                | 3,788.95                     | 41.71          |
| TOTAL REVENUES                                   |                                          | 150,945.00     | 54,019.92                       | 52,774.06                               | 96,925.08                    | 35.79          |
| Expenditures                                     |                                          |                |                                 |                                         |                              |                |
| 247-443-703.000                                  | Salaries/Wages - Full Time Employees     | 38,873.00      | 3,724.71                        | 1,714.36                                | 35,148.29                    | 9.58           |
| 247-443-704.001                                  | Wages - Part Time Employees              | 205.63         | 29.73                           | 16.80                                   | 175.90                       | 14.46          |
| 247-443-704.005                                  | Wages - Part Time Seasonal Employees     | 0.00           | 140.59                          | 59.50                                   | (140.59)                     | 100.00         |
| 247-443-709.000                                  | Payroll Taxes - FICA - Soc Sec/Medicare  | 3,200.00       | 305.05                          | 144.71                                  | 2,894.95                     | 9.53           |
| 247-443-712.001                                  | Cash in Lieu of Benefits - Insurance Buy | 2,820.00       | 111.26                          | 111.26                                  | 2,708.74                     | 3.95           |
| 247-443-716.000                                  | Retirement - Defined Contribution 401a   | 2,092.00       | 367.73                          | 166.65                                  | 1,724.27                     | 17.58          |
| 247-443-718.001                                  | Health Insurance Premiums - Current EE   | 231.00         | 39.16                           | 20.67                                   | 191.84                       | 16.95          |
| 247-443-718.013                                  | Health Insurance - HSA - Employer Paid   | 54.00          | 6.54                            | 4.50                                    | 47.46                        | 12.11          |
| 247-443-723.001                                  | Retiree Health Care - OPEB               | 27.00          | 4.77                            | 2.25                                    | 22.23                        | 17.67          |
| 247-443-725.001                                  | Fringe Benefit - Life Insurance          | 22.00          | 3.90                            | 1.95                                    | 18.10                        | 17.73          |
| 247-443-725.010                                  | Workers Comp Insurance                   | 172.00         | 214.77                          | 0.00                                    | (42.77)                      | 124.87         |
| 247-443-767.000                                  | Clothing - Uniforms - contract provided  | 47.00          | 0.00                            | 0.00                                    | 47.00                        | 0.00           |
| 247-443-775.000                                  | Supplies - Repairs and Maintenance       | 0.00           | 161.32                          | 161.32                                  | (161.32)                     | 100.00         |
| 247-443-801.013                                  | Professional Services - Attorney         | 500.00         | 0.00                            | 0.00                                    | 500.00                       | 0.00           |
| 247-443-801.030                                  | Professional Services - Auditor          | 85.00          | 0.00                            | 0.00                                    | 85.00                        | 0.00           |
| 247-443-935.001                                  | Property Liability Insurance             | 603.00         | 638.34                          | 0.00                                    | (35.34)                      | 105.86         |
| 247-443-940.000                                  | Rentals - Equipment                      | 1,785.00       | 929.07                          | 0.00                                    | 855.93                       | 52.05          |
| 247-443-948.000                                  | Computer Services                        | 8.00           | 0.00                            | 0.00                                    | 8.00                         | 0.00           |
| 247-900-972.000                                  | Capital Outlay - Contracted Services     | 400,000.00     | 0.00                            | 0.00                                    | 400,000.00                   | 0.00           |
| TOTAL EXPENDITURES                               |                                          | 450,724.63     | 6,676.94                        | 2,403.97                                | 444,047.69                   | 1.48           |
| Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND: |                                          |                |                                 |                                         |                              |                |
| TOTAL REVENUES                                   |                                          | 150,945.00     | 54,019.92                       | 52,774.06                               | 96,925.08                    | 35.79          |
| TOTAL EXPENDITURES                               |                                          | 450,724.63     | 6,676.94                        | 2,403.97                                | 444,047.69                   | 1.48           |
| NET OF REVENUES & EXPENDITURES                   |                                          | (299,779.63)   | 47,342.98                       | 50,370.09                               | (347,122.61)                 | 15.79          |

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 16.99

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

| GL NUMBER                                      | DESCRIPTION                              | 2026-27        | YTD BALANCE              | ACTIVITY FOR                            | AVAILABLE                    | % BDGT<br>USED |
|------------------------------------------------|------------------------------------------|----------------|--------------------------|-----------------------------------------|------------------------------|----------------|
|                                                |                                          | AMENDED BUDGET | 08/31/2026<br>(ABNORMAL) | MONTH 08/31/2026<br>INCREASE (DECREASE) | BALANCE<br>NORMAL (ABNORMAL) |                |
| Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND |                                          |                |                          |                                         |                              |                |
| Revenues                                       |                                          |                |                          |                                         |                              |                |
| 248-000-404.030                                | Captured Tax Real - DDA - City Tax       | 48,070.41      | 48,307.76                | 44,886.73                               | (237.35)                     | 100.49         |
| 248-000-404.031                                | Captured Tax Real - DDA - Library        | 8,064.72       | 5,877.28                 | 5,466.60                                | 2,187.44                     | 72.88          |
| 248-000-404.032                                | Captured Tax Real - DDA - Capital Impr   | 4,097.00       | 4,171.87                 | 3,880.35                                | (74.87)                      | 101.83         |
| 248-000-404.033                                | Captured Tax Real - DDA - Fire Reserve   | 4,097.00       | 4,171.87                 | 3,880.35                                | (74.87)                      | 101.83         |
| 248-000-404.034                                | Captured Tax Real - DDA - Solid Waste    | 5,326.00       | 5,423.47                 | 5,044.46                                | (97.47)                      | 101.83         |
| 248-000-404.045                                | Captured Tax Real - DDA - County Taxes   | 28,429.00      | 21,536.02                | 20,030.98                               | 6,892.98                     | 75.75          |
| 248-000-413.060                                | Captured Tax Pers - BR - City Tax        | 1,443.00       | 0.00                     | 0.00                                    | 1,443.00                     | 0.00           |
| 248-000-413.061                                | Captured Tax Pers - BR - Library         | 242.00         | 0.00                     | 0.00                                    | 242.00                       | 0.00           |
| 248-000-413.062                                | Captured Tax Pers - BR - Cap Improvement | 123.00         | 0.00                     | 0.00                                    | 123.00                       | 0.00           |
| 248-000-413.063                                | Captured Tax Pers - BR - Fire Reserve    | 123.00         | 0.00                     | 0.00                                    | 123.00                       | 0.00           |
| 248-000-413.064                                | Captured Tax Pers - BR - Solid Waste     | 160.00         | 0.00                     | 0.00                                    | 160.00                       | 0.00           |
| 248-000-413.065                                | Captured Tax Pers - BR - County Taxes    | 853.00         | 0.00                     | 0.00                                    | 853.00                       | 0.00           |
| 248-000-583.000                                | Local Grants                             | 8,402.00       | 0.00                     | 0.00                                    | 8,402.00                     | 0.00           |
| 248-000-654.001                                | Charges for Service - Farmers Market Fee | 4,100.00       | 1,210.23                 | 434.44                                  | 2,889.77                     | 29.52          |
| 248-000-654.102                                | Special Event Revenues - DDA             | 2,300.00       | 0.00                     | 0.00                                    | 2,300.00                     | 0.00           |
| 248-000-665.000                                | Interest Earnings - Investments          | 2,600.00       | 1,565.60                 | 854.30                                  | 1,034.40                     | 60.22          |
| TOTAL REVENUES                                 |                                          | 118,430.13     | 92,264.10                | 84,478.21                               | 26,166.03                    | 77.91          |
| Expenditures                                   |                                          |                |                          |                                         |                              |                |
| 248-443-703.000                                | Salaries/Wages - Full Time Employees     | 38,457.00      | 1,891.35                 | 1,009.94                                | 36,565.65                    | 4.92           |
| 248-443-704.001                                | Wages - Part Time Employees              | 411.00         | 59.85                    | 33.98                                   | 351.15                       | 14.56          |
| 248-443-709.000                                | Payroll Taxes - FICA - Soc Sec/Medicare  | 3,178.00       | 148.61                   | 79.38                                   | 3,029.39                     | 4.68           |
| 248-443-712.001                                | Cash in Lieu of Benefits - Insurance Buy | 2,760.00       | 0.00                     | 0.00                                    | 2,760.00                     | 0.00           |
| 248-443-716.000                                | Retirement - Defined Contribution 401a   | 1,506.00       | 185.75                   | 97.62                                   | 1,320.25                     | 12.33          |
| 248-443-718.001                                | Health Insurance Premiums - Current EE   | 280.00         | 47.15                    | 25.19                                   | 232.85                       | 16.84          |
| 248-443-718.013                                | Health Insurance - HSA - Employer Paid   | 72.00          | 9.44                     | 6.00                                    | 62.56                        | 13.11          |
| 248-443-723.001                                | Retiree Health Care - OPEB               | 110.00         | 19.29                    | 9.17                                    | 90.71                        | 17.54          |
| 248-443-725.001                                | Fringe Benefit - Life Insurance          | 18.00          | 4.18                     | 2.09                                    | 13.82                        | 23.22          |
| 248-443-725.010                                | Workers Comp Insurance                   | 92.00          | 114.75                   | 0.00                                    | (22.75)                      | 124.73         |
| 248-443-767.000                                | Clothing - Uniforms - contract provided  | 45.00          | 0.00                     | 0.00                                    | 45.00                        | 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       | 94.44                    | 26.73                                   | 4,005.56                     | 2.30           |
| 248-443-801.030                                | Professional Services - Auditor          | 100.00         | 0.00                     | 0.00                                    | 100.00                       | 0.00           |
| 248-443-851.000                                | Postage                                  | 100.00         | 0.00                     | 0.00                                    | 100.00                       | 0.00           |
| 248-443-900.000                                | Printing and Publishing                  | 3,500.00       | 0.00                     | 0.00                                    | 3,500.00                     | 0.00           |
| 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       | 0.00                     | 0.00                                    | 2,000.00                     | 0.00           |
| 248-443-931.000                                | Equipment Repair & Maintenance           | 4,000.00       | 0.00                     | 0.00                                    | 4,000.00                     | 0.00           |
| 248-443-935.001                                | Property Liability Insurance             | 606.00         | 634.91                   | 0.00                                    | (28.91)                      | 104.77         |
| 248-443-948.000                                | Computer Services                        | 50.00          | 0.00                     | 0.00                                    | 50.00                        | 0.00           |
| 248-443-955.000                                | Miscellaneous Expense                    | 200.00         | 0.00                     | 0.00                                    | 200.00                       | 0.00           |
| 248-443-967.050                                | Project Costs - Christmas Decorations    | 2,000.00       | 0.00                     | 0.00                                    | 2,000.00                     | 0.00           |
| 248-775-880.021                                | Community Promotion - Special Events     | 5,000.00       | 0.00                     | 0.00                                    | 5,000.00                     | 0.00           |
| 248-775-881.022                                | Farmers Market Costs - DDA               | 2,100.00       | 520.00                   | 135.00                                  | 1,580.00                     | 24.76          |
| 248-900-971.000                                | Capital Purchase                         | 105,000.00     | 0.00                     | 0.00                                    | 105,000.00                   | 0.00           |
| TOTAL EXPENDITURES                             |                                          | 179,385.00     | 3,729.72                 | 1,425.10                                | 175,655.28                   | 2.08           |

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND:

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REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL  
PERIOD ENDING 08/31/2026  
% Fiscal Year Completed: 16.99

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

| GL NUMBER                                      | DESCRIPTION | 2026-27<br>AMENDED BUDGET | YTD BALANCE<br>08/31/2026<br>NORMAL (ABNORMAL) | ACTIVITY FOR<br>MONTH 08/31/2026<br>INCREASE (DECREASE) | AVAILABLE<br>BALANCE<br>NORMAL (ABNORMAL) | % BDGT<br>USED |
|------------------------------------------------|-------------|---------------------------|------------------------------------------------|---------------------------------------------------------|-------------------------------------------|----------------|
| Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND |             |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES                                 |             | 118,430.13                | 92,264.10                                      | 84,478.21                                               | 26,166.03                                 | 77.91          |
| TOTAL EXPENDITURES                             |             | 179,385.00                | 3,729.72                                       | 1,425.10                                                | 175,655.28                                | 2.08           |
| NET OF REVENUES & EXPENDITURES                 |             | (60,954.87)               | 88,534.38                                      | 83,053.11                                               | (149,489.25)                              | 145.25         |
|                                                |             |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES - ALL FUNDS                     |             | 416,518.38                | 183,966.02                                     | 167,149.19                                              | 232,552.36                                | 44.17          |
| TOTAL EXPENDITURES - ALL FUNDS                 |             | 853,957.89                | 38,938.20                                      | 20,567.94                                               | 815,019.69                                | 4.56           |
| NET OF REVENUES & EXPENDITURES                 |             | (437,439.51)              | 145,027.82                                     | 146,581.25                                              | (582,467.33)                              | 33.15          |

## REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL

PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 16.99

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

| GL NUMBER                                           | DESCRIPTION                              | 2026-27<br>AMENDED BUDGET | YTD BALANCE<br>08/31/2026<br>NORMAL (ABNORMAL) | ACTIVITY FOR<br>MONTH 08/31/2026<br>INCREASE (DECREASE) | AVAILABLE<br>BALANCE<br>NORMAL (ABNORMAL) | % BDGT<br>USED |
|-----------------------------------------------------|------------------------------------------|---------------------------|------------------------------------------------|---------------------------------------------------------|-------------------------------------------|----------------|
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND  |                                          |                           |                                                |                                                         |                                           |                |
| Revenues                                            |                                          |                           |                                                |                                                         |                                           |                |
| D01                                                 | D01 - Taxes                              | 35,143.25                 | 21,564.46                                      | 21,564.46                                               | 13,578.79                                 | 61.36          |
| D08                                                 | D08 - Interest and rentals               | 2,000.00                  | 2,784.20                                       | 1,665.79                                                | (784.20)                                  | 139.21         |
| F40.13                                              | F40.13 - Other financing, Sale of Assets | 30,000.00                 | 0.00                                           | 0.00                                                    | 30,000.00                                 | 0.00           |
| F40.05                                              | F40.05 - Other financing, Transfer In    | 80,000.00                 | 13,333.34                                      | 6,666.67                                                | 66,666.66                                 | 16.67          |
| TOTAL REVENUES                                      |                                          | 147,143.25                | 37,682.00                                      | 29,896.92                                               | 109,461.25                                | 25.61          |
| Expenditures                                        |                                          |                           |                                                |                                                         |                                           |                |
| 443                                                 | PUBLIC WORKS                             | 141,827.26                | 25,760.78                                      | 15,353.49                                               | 116,066.48                                | 18.16          |
| 905                                                 | DEBT SERVICE                             | 82,021.00                 | 2,770.76                                       | 1,385.38                                                | 79,250.24                                 | 3.38           |
| TOTAL EXPENDITURES                                  |                                          | 223,848.26                | 28,531.54                                      | 16,738.87                                               | 195,316.72                                | 12.75          |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND: |                                          |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES                                      |                                          | 147,143.25                | 37,682.00                                      | 29,896.92                                               | 109,461.25                                | 25.61          |
| TOTAL EXPENDITURES                                  |                                          | 223,848.26                | 28,531.54                                      | 16,738.87                                               | 195,316.72                                | 12.75          |
| NET OF REVENUES & EXPENDITURES                      |                                          | (76,705.01)               | 9,150.46                                       | 13,158.05                                               | (85,855.47)                               | 11.93          |

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REVENUE AND EXPENDITURE REPORT FOR CITY OF PLAINWELL  
PERIOD ENDING 08/31/2026  
% Fiscal Year Completed: 16.99

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

| GL NUMBER                                        | DESCRIPTION                | 2026-27<br>AMENDED BUDGET | YTD BALANCE<br>08/31/2026<br>NORMAL (ABNORMAL) | ACTIVITY FOR<br>MONTH 08/31/2026<br>INCREASE (DECREASE) | AVAILABLE<br>BALANCE<br>NORMAL (ABNORMAL) | % BDGT<br>USED |
|--------------------------------------------------|----------------------------|---------------------------|------------------------------------------------|---------------------------------------------------------|-------------------------------------------|----------------|
| Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND  |                            |                           |                                                |                                                         |                                           |                |
| Revenues                                         |                            |                           |                                                |                                                         |                                           |                |
| D01                                              | D01 - Taxes                | 56,861.00                 | 51,308.87                                      | 51,308.87                                               | 5,552.13                                  | 90.24          |
| D08                                              | D08 - Interest and rentals | 6,500.00                  | 2,711.05                                       | 1,465.19                                                | 3,788.95                                  | 41.71          |
| D04                                              | D04 - State grants         | 87,584.00                 | 0.00                                           | 0.00                                                    | 87,584.00                                 | 0.00           |
| TOTAL REVENUES                                   |                            | 150,945.00                | 54,019.92                                      | 52,774.06                                               | 96,925.08                                 | 35.79          |
| Expenditures                                     |                            |                           |                                                |                                                         |                                           |                |
| 443                                              | PUBLIC WORKS               | 50,724.63                 | 6,676.94                                       | 2,403.97                                                | 44,047.69                                 | 13.16          |
| 900                                              | CAPITAL OUTLAY             | 400,000.00                | 0.00                                           | 0.00                                                    | 400,000.00                                | 0.00           |
| TOTAL EXPENDITURES                               |                            | 450,724.63                | 6,676.94                                       | 2,403.97                                                | 444,047.69                                | 1.48           |
| Fund 247 - TAX INCREMENT FINANCE AUTHORITY FUND: |                            |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES                                   |                            | 150,945.00                | 54,019.92                                      | 52,774.06                                               | 96,925.08                                 | 35.79          |
| TOTAL EXPENDITURES                               |                            | 450,724.63                | 6,676.94                                       | 2,403.97                                                | 444,047.69                                | 1.48           |
| NET OF REVENUES & EXPENDITURES                   |                            | (299,779.63)              | 47,342.98                                      | 50,370.09                                               | (347,122.61)                              | 15.79          |



PERIOD ENDING 08/31/2026

% Fiscal Year Completed: 16.99

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

| GL NUMBER                                       | DESCRIPTION                | 2026-27<br>AMENDED BUDGET | YTD BALANCE<br>08/31/2026<br>NORMAL (ABNORMAL) | ACTIVITY FOR<br>MONTH 08/31/2026<br>INCREASE (DECREASE) | AVAILABLE<br>BALANCE<br>NORMAL (ABNORMAL) | % BDGT<br>USED |
|-------------------------------------------------|----------------------------|---------------------------|------------------------------------------------|---------------------------------------------------------|-------------------------------------------|----------------|
| Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND  |                            |                           |                                                |                                                         |                                           |                |
| Revenues                                        |                            |                           |                                                |                                                         |                                           |                |
| D01                                             | D01 - Taxes                | 101,028.13                | 89,488.27                                      | 83,189.47                                               | 11,539.86                                 | 88.58          |
| D08                                             | D08 - Interest and rentals | 2,600.00                  | 1,565.60                                       | 854.30                                                  | 1,034.40                                  | 60.22          |
| D04                                             | D04 - State grants         | 8,402.00                  | 0.00                                           | 0.00                                                    | 8,402.00                                  | 0.00           |
| D06                                             | D06 - Charges for services | 6,400.00                  | 1,210.23                                       | 434.44                                                  | 5,189.77                                  | 18.91          |
| TOTAL REVENUES                                  |                            | 118,430.13                | 92,264.10                                      | 84,478.21                                               | 26,166.03                                 | 77.91          |
| Expenditures                                    |                            |                           |                                                |                                                         |                                           |                |
| 443                                             | PUBLIC WORKS               | 67,285.00                 | 3,209.72                                       | 1,290.10                                                | 64,075.28                                 | 4.77           |
| 775                                             | SPECIAL EVENTS             | 7,100.00                  | 520.00                                         | 135.00                                                  | 6,580.00                                  | 7.32           |
| 900                                             | CAPITAL OUTLAY             | 105,000.00                | 0.00                                           | 0.00                                                    | 105,000.00                                | 0.00           |
| TOTAL EXPENDITURES                              |                            | 179,385.00                | 3,729.72                                       | 1,425.10                                                | 175,655.28                                | 2.08           |
| Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND: |                            |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES                                  |                            | 118,430.13                | 92,264.10                                      | 84,478.21                                               | 26,166.03                                 | 77.91          |
| TOTAL EXPENDITURES                              |                            | 179,385.00                | 3,729.72                                       | 1,425.10                                                | 175,655.28                                | 2.08           |
| NET OF REVENUES & EXPENDITURES                  |                            | (60,954.87)               | 88,534.38                                      | 83,053.11                                               | (149,489.25)                              | 145.25         |
| TOTAL REVENUES - ALL FUNDS                      |                            |                           |                                                |                                                         |                                           |                |
| TOTAL REVENUES - ALL FUNDS                      |                            | 416,518.38                | 183,966.02                                     | 167,149.19                                              | 232,552.36                                | 44.17          |
| TOTAL EXPENDITURES - ALL FUNDS                  |                            | 853,957.89                | 38,938.20                                      | 20,567.94                                               | 815,019.69                                | 4.56           |
| NET OF REVENUES & EXPENDITURES                  |                            | (437,439.51)              | 145,027.82                                     | 146,581.25                                              | (582,467.33)                              | 33.15          |

**MINUTES**  
**Plainwell City Council**  
**July 27, 2026**

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Peter Dams of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Kori Steele, Councilmembers Roger Keeney, Randy Wisnaski 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 07/13/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment:
  - A. Troy Steffel of 316 E Chart – asked if the City will enforce Chapter 53: Zoning of the Code of Ordinances as it applies to the old Clark Gas Station, noting that the ordinances say that the city shall enforce the upkeep of buildings and lawns, and he wants to be sure that will happen.
  - B. Lois Heuchert of 514 Morrel St – asked for more communication from the City. She gave an example, stating that last she knew Mill Building #2 was supposed to be demolished, but it is still there. Unless you know to look through the meeting packets to see what happened, you have no idea. She shared that when she sees Council members socially, she asks a lot of questions about what's going on in the city, which they are nice enough to answer. She stated it's your job to communicate with the city, and you've got to do things differently then they've always been done. You kind of need to spoon feed society nowadays, and recommended a State of the Union type event, along with a YouTube channel and/or increased Facebook updates.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. County Clerk Report: County Clerk Bob Genetski gave an update about Allegan County Register of Deeds, noting that the County has launched a new service, Property Fraud Alert, for residents. This free notification service alerts subscribers of possible fraudulent activity being committed against their property. Further information is available by contacting the Register of Deeds Office at 269-673-0390, or by visiting PropertyFraudAlert.com/MIAlegan. He provided copies of the 2025 Allegan County Clerk and Register of Deeds Annual Report to the Taxpayers of Allegan County, highlighting some areas of interest.
9. Agenda approval:  
**A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the July 27, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
10. Mayor's Report: Pray for rain.
11. Recommendations and Reports:
  - A. City Manager Lakamper discussed Ordinance 406, which amends Chapter 53: Zoning of the Code of Ordinances to add definitions for specialty vehicle garages, automobile service stations and public garages, and provide guidelines for where these type of businesses may be located in the Central Business District (CBD) and if they require a Special Use Permit. (SUP).  
**A motion by Keeney, seconded by Green, to adopt Ordinance 406 to amend Chapter 53: Zoning of the City of Plainwell Code of Ordinances regarding specialty vehicle garages and automobile service stations and public garages in the Central Business District. On a roll call vote, all voted in favor. Motion passed.**
  - B. Finance Director Wilcox discussed an update to the approved depository list, noting that the Lake Michigan Credit Union offers better interest rates on CDs.  
**A motion by Green, seconded by Steele, to adopt Resolution 2026-13 as presented, adding Lake Michigan Credit Union to the list of approved depositories. On a roll call vote, all voted in favor. Motion passed.**
  - C. Councilmember Green discussed Special Event Permit Application 2026-15. The Plainwell Arts Council will perform Animal Farm at the bandshell on Thursday, August 20, 2026 at 6pm. This free event is open to the public.  
**A motion by Keeney, seconded by Wisnaski, to approve SEPA 2026-15 as presented. On a roll call vote, all voted in favor. Motion passed.**
  - D. City Manager Lakamper discussed Resolution 2026-14, which recommends approval for a RDA Class C Liquor License for Brixton Ways Events, LLC (Mill 17) by the Michigan Liquor Control Commission.

**MINUTES**  
**Plainwell City Council**  
**July 27, 2026**

**A motion by Green, seconded by Keeney, to approve Resolution 2026-14 as presented. On a roll call vote, all voted in favor. Motion passed.**

- E. City Manager Lakamper discussed Resolution 2026- 15, which recommends approval for a Social District Permit for Halen Enterprises LLC, dba Joe's Pizza and Sports Bar by the Michigan Liquor Control Commission.

**A motion by Keeney, seconded by Wisnaski, to approve Resolution 2026-15 as presented. On a roll call vote, all voted in favor. Motion passed.**

**12. Communications:**

**A motion by Keeney, seconded by Wisnaski, to accept and place on file the June 2026 Department of Public Safety Report, and the 06/09/2026 DDA/BRA/TIFA meeting minutes and the 5/09/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.**

**13. Accounts Payable:**

**A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$227,394.28 for payment of the same. On a roll call vote, all voted in favor. Motion passed.**

**14. Public Comments:**

- A. Troy Steffle of 316 E Chart – stated he had emailed Councilmember Steele prior to the Planning Commission Public Hearing on July 15<sup>th</sup>, 2026 sharing his concerns. Councilmember Steele stated she did not get the email, and if she had, she would have shared it at the meeting. Steffle continued, asking now that the amendment is passed, can we count on the city to enforce the ordinance? Lakamper replied yes.

**15. Staff Comments:**

Finance Director/Treasurer Wilcox had nothing to report.

Superintendent Nieuwenhuis thanked DPW staff for completing water sampling for the year. He mentioned talking with Consumer's Power about Consumer's replacing up to 40 trees in the city that were damaged by the storm.

Personnel Coordinator/Deputy Treasure Kersten had nothing to report.

Deputy Superintendent Keyzer shared that the odor study begins tomorrow.

Clerk Leonard shared that Early Voting was going well. She is thankful for her team of election workers, who are doing a great job.

City Manager Lakamper shared that the title work and surveys are completed, and the closing of the sale of the Mill buildings to Classic Auto Mill is scheduled for next Tuesday. The city attorney is working on easements for utility access.

He thanked DPS for their quick response to the recent shooting involving an officer.

He discussed the condo project along the river, stating that the EPA and EGLE have both appointed new project managers, which has basically put the project on hold. The restricted covenants are drafted, and have been reviewed by EGLE, but not the EPA.

Watts Homes still remains interested in developing the property when approved to do so.

**16. Council Comments:**

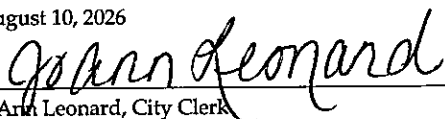
- A. Councilmember Green asked for an update on the S. Main home that was demolished. Lakamper stated the owner applied for a permit to rebuild, and the new home will be very similar in size to the original home. There is also a fire damaged home on Sherwood that was taken down, which the owner intends to split into two parcels and build two new homes.
- B. Councilmember Keeney asked about the fire damaged home on N Main. Lakamper stated that he isn't sure if the investigation has been completed and would need to follow up with Director Callahan to be sure.
- C. Mayor Pro Tem Steele thanked DPW for doing the water testing, and shared that the palm trees are doing well.

**17. Adjournment:**

**A motion by Wisnaski, seconded by Steele, to adjourn the meeting at 8:10pm. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
JoAnn Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
August 10, 2026

  
JoAnn Leonard, City Clerk

**MINUTES**  
**Plainwell City Council**  
**August 10, 2026**

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: None.
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 07/27/2026 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 Steele, seconded by Wisnaski, to approve the Agenda for the August 10, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: The All School reunion on Saturday was very nice.
10. Recommendations and Reports:
  - A. City Manager Lakamper discussed a new 3-year area ambulance agreement with Beacon Health. In the past, Plainwell has partnered with Pipp hospital, Gun Plain Township, Otsego Township, and Otsego, to share the cost of ambulance service in the area.  
Pipp is now owned by Beacon Health, who is asking that each municipality execute a new agreement with updated rates for the next three years. The annual cost to the City of Plainwell is \$10,919.00. The cost will increase each subsequent year of the 3-year contract by CPI-U. Each participating municipality pays on a per capita basis.  
Paying for this service in a shared fashion allows for economy of scale that no individual municipality could achieve on their own and allows for two ambulances to operate out of Beacon for the community. They also maintain a third ambulance in Allegan that can be brought down the Plainwell/Otsego area if needed. The City would not be able to contract with a private entity or maintain its own ambulance service for this price. This represents great value for the community.  
**A motion by Keeney, seconded by Green, adopting the Plainwell Area Ambulance Agreement. 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 July 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.**
12. Accounts Payable:  
**A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$274,239.78 for payment of the same. On a roll call vote, all voted in favor. Motion passed.**
13. Public Comments: None.
14. Staff Comments:
  - A. Finance Director/Treasurer Wilcox had nothing to report.
  - B. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
  - C. Superintendent Keyzer shared that a pump motor had burned out at Cushman lift station.
  - D. Director Callahan had nothing to report.

**MINUTES**  
**Plainwell City Council**  
**August 10, 2026**

- E. Clerk Leonard discussed the August Primary Election, sharing that Plainwell had record turnout, and received excellent marks from the Board of Canvassers.
- F. City Manager Lakamper discussed the upcoming Public Hearing to be held at the Planning Commission meeting on August 19, 2026 at 6:30pm here at City Hall. The Public Hearing is to receive comment on Special Use Permit Application received from Bex Farms for a redi-mix concrete plant to be located at 830 Miller Rd. in Plainwell's Industrial Park. We have received lots of public feedback, mostly concerning noise, dust and vibration, which are all regulated by Ordinance.

Closing on the Mill buildings has been pushed back to 8/18/2026, though the closing packet itself has been received and reviewed. Lakamper noted that in addition to the duck logo murals on the front of the building, Classic Auto Mill owner Darius has asked permission to reuse the original paper mill sign. Water and sewer hookup for Classic Auto Mill is happening now.

Last winter, the old William Crispe house suffered water damage. The current owner reached out to share that a company is coming to inspect the property, and restore power.

Mill 17 is in the process of applying for a new Class C Redevelopment Liquor license. The sale of the building has not closed yet, but Mill 17 shared that after closing, work would begin on both the 1<sup>st</sup> and 3<sup>rd</sup> floors.

The fire damaged home on S. Main has been demolished, and the owner sold the lot. The insurance company of the fire damaged home on N. Main is working with the City of the fire withholding deposit. The home has cleared probate and should be rebuilt soon.

Consumers Energy has partnered with ReLeaf to offer the City of Plainwell 40 trees to plant in up to two locations. 17 trees will be planted in the downtown area, with the remaining 23 trees planted in the New Orchard, which was heavily impacted by the tornado in April. There will be a volunteer tree planting event held on a Saturday in September or October. Everyone is welcome at this event, and further details will be announced soon.

15. Council Comments:

- A. Steele thanked everyone who came to the All School Reunion, sharing that 3 people have volunteered to continue planning for and hosting the annual event. She thanked City Staff for their hardwork.

16. Adjournment:

**A motion by Steele, seconded by Green, to adjourn the meeting at 7:19pm. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
JoAnn Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
August 24, 2026

  
JoAnn Leonard, City Clerk