

Minutes
Plainwell DDA, BRA and TIFA:
May 11, 2021

1. Call to Order - Meeting called to order at 7:31 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call
Members Present: Jim Turley, Nick Larabel, EJ Hart, Erik Wilson, Randy Wisnaski, David O'Bryant, Paul Rizzo, Angela Ridgway **Excused:** Adam Hopkins
4. Approval of Minutes of 04/13/21: minutes were approved to place on file.
5. General Public: None
6. Chairman's Report: None
7. BRA Action Items
 - A. Mill Demolition Progress Payout #5 – Biggest issue is schedule, 12-16 weeks over original contract. **Motion was made by Hart to accept the payout #5 seconded by Turley. All in favor vote. Motion Carried**
 - B. Change order for additional project oversight. **Motion was made by Hart for additional funds for project oversight seconded by Turley. All in favor. vote Motion Carried.**
 - C. **Motion to accept accounts payable for April of \$8,128.33 was made by Hart and seconded by Rizzo. All in favor vote. Motion carried.**
8. DDA Action Items
 - A. Plainwell Festival Updates given by Ridgway and Hart. Date June 12, a one-day event this year. Car show, crafts, tractors, kids' events, sidewalk sales etc.
 - B. Merchant Meeting Updates were given by Ridgway. She mentioned that the group will be taking over Ladies Night (formerly a Chamber event); they are taking up a donation for downtown flowers and for a luncheon or breakfast for the flower committee; they created the Merry Mile that was incorporated into the towns Holiday event plans and many more events coming up. She inquired about the city creating a line item or is there a line item that could house funds the Merchant Groups raises, along with funds that were raised through Ladies Night this past year. Siegel will look into this possibility and report back at the next meeting.
 - C. **Motion to accept accounts payable for April of \$460.31 was made by Larabel and seconded by Turley. All in favor vote. Motion carried.**
9. TIFA Action Items
 - A. 425 Conditional Land Transfer Agreement Discussion. Wilson provided an update on the status of the contract. Gun Plain has asked for some language changes, the contract is now at our Attorney's for those changes. The option expires mid-August so we are hoping this moves forward quickly.
 - B. **Motion to accept accounts payable for April of \$761.32 was made by Hart and seconded by Turley. All in favor vote. Motion carried.**
- 10: Communications: 03/22 & 04/12/2021 Council Minutes. Also, the Financial Report/ Summary as of 04/30/2021 **were approved and placed on file.**
11. Public Comments: None

12. Staff Comments: Community Development Manager, Siegel reported:

Community Updates:

Plainwell Festival Days tentatively scheduled for June 12

Memorial Day Parade will be held on Mon. May 31 at 11 a.m.

Downtown Map/Kiosk – ordered; Green Street Marketing typesetting, draft #2. Kiosk is still processing. Map is almost complete

Businesses:

Taqueria San Francisco held 2 open interviews and hopes to be open the end of the Month.

220 S. Main St. sold to a Financial Planning business, will allow Plainwell Antiques to stay. Phase 2 will be to restore the home that is attached. No opening date yet.

Planning and City Council approved the use of 934 E. Bridge St. for a Used Car dealership. If all goes as planned they will be open mid-June.

Island City Tea and Spice opened back up at 111 N. Main St. they will be partnering with Bridge St. Gallery

City Council heard a request, 5/10/21 CC meeting, from Barb Bechtel of Barbed Wire Café regarding purchase of ¼ of the Jenson Lot for an expansion to her business. City Council has tabled the request until more information is gathered from the City Attorney re: sale of a section of city property, are open bids needed. Councilman Wisnaski, mentioned he did not think it was a wise economical decision to sell only a ¼ of the lot, thus prohibiting the remaining property from being developed but, did have an open mind and could be convinced otherwise.

13. Member Comments:

- a. Wisnaski – Reported out on City Council meeting updates; re: Dump trucks needing repair; the dangerous trees, 11 have been identified on city property and will be coming down; and also update the Board on Todd Overhuel's progress.
- b. Ridgway – asked about the Clark Gas Station situation. Wilson provide the following updates. Owner has signed constant agreement, meaning if he does not take care of the list of violations, the city will go in and fix them, and assess his taxes. He has 90 days to compile.

14. Adjournment: **A Motion to adjourn the meeting 8:37 a.m. was made by Larabel and seconded by Rizzo.**

Submitted by Denise Siegel, Community Development Manager