

MINUTES
Plainwell BRA DDA TIFA
February 10, 2026

1. Chairman Larabel called the meeting to order at 7:32am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Adam Hopkins, Jim Turley, Cathy Green, David Steffen (7:36am), Randy Wisnaski and Justin Lakamper
Excused: Paul Rizzo
4. Approval of Minutes:
A motion by Green, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 01/13/2026 meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. Deborah Droppers from KELC (Kalamazoo Experiential Learning Center) Events discussed hosting Festival Fridays in conjunction with the DDA. Festival Fridays would occur once. The available months are May, June, July and August.
A motion by Steffen, seconded by Wisnaski, recommending support of KELC as the coordinator of a Festival Friday Special Event to be held from 3pm-8pm at Brook's Plaza, Hick's Park, and W. Bridge St. on either June 12th or July 10th 2026 to City Council for consideration. On a voice vote, all in favor. Motion passed.
 - B. **A motion by Turley, seconded by Hopkins, confirming BRA payables for January 2026 in the amount of \$1,500.79. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Larabel, seconded by Green, confirming DDA payables for January 2026 in the amount of \$7,938.07. On a voice vote, all in favor. Motion passed.**
 - D. **A motion by Wisnaski, seconded by Hopkins, confirming TIFA payables for January 2026 in the amount of \$599.11. On a voice vote, all in favor. Motion passed.**
 - E. **A motion by Green, seconded by Steffen, recommending the Revolving Loan Application from Doster Real Estate for \$10,000 to City Council for final review and approval. On a voice vote, all in favor. Motion passed.**
8. Communications:
The January 2026 Summary and Detail Financial Reports, City Council Meeting minutes from 12/22/2025 and 01/12/2026, Purchase Agreement with Plainwell Auto, Purchase Agreement with Classic Auto Mill and the Parking Lot Agreement with Mill 17 were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper provided an update on the sale of 1 acre of property to Plainwell Auto, stating that the agreement needs to go to Council for final authorization. He shared that the purchase agreement with Classic Auto Mill was signed last night, and that they will be using Fleis & Vandenbrink for the EPA and base studies. He discussed the current parking lot agreement proposal with Mill 17, noting that after considerable back and forth, the agreement states that the parking lot will be used as is, with Mill 17 agreeing to handle winter maintenance. There are details to work out, one being the request from Mill 17 that the City no longer use the lot,

MINUTES
Plainwell BRA DDA TIFA
February 10, 2026

for any reason. Lakamper feels this can be discussed, and with proper planning, the City shouldn't need to give up the ability to use the lot.

Lakamper discussed an idea that the owner of Classic Auto Mill, Darius, shared for the Farmer's Market. He proposed having permanent sheds located along the side of building 10 on his property. This was just a conversation, but it's something he is considering doing which would be awesome. Larabel noted that this is how it should be- a partnership between the businesses and the City to work together for the benefit of everyone. Darius hopes to be open by October, and he seems very interested in supporting community projects, including possibly hosting an Oktoberfest event for his grand opening.

Larabel asked when building 2 was coming down, and Lakamper answered that we hadn't selected a company yet, but that the City did get insurance money to cover the demolition cost.

Lakamper discussed the composition of the DDA board, noting that in effect, this 9-person Board is three separate boards, the DDA, the TIFA and the BRA. At least 50% of the board (5 of the 9 members) needs to be people with an interest in property in the downtown. A discussion followed about what businesses are considered part of the DDA.

11. Board Member Comments: Turley shared that he and several others met with Consumers Energy to discuss an easement agreement for a proposed electrical grid update in Industrial Park. The project involves transformers and new underground lines, and the easement is for ~7ft along Lincoln Parkway.

12. Adjournment:

A motion by Turley, seconded by Hopkins, to adjourn the meeting at 8:44am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk