

MINUTES
Plainwell City Council
December 23, 2019

1. Mayor Keeler called a special meeting to order at 6:00 PM in City Hall Council Chambers.
2. Roll Call: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Keeney, Councilmember Wisnaski and Councilmember Overhuel (at 6:19pm).
3. **A motion by Steele, seconded by Keeney, to open a public hearing to discuss the Mill Demolition Grant at 6:01pm. On a voice vote, all in favor motion passed.**
4. City Manager Erik Wilson reported updates on the Mill Demolition Grant Project, including a synopsis of where the project has been. He confirmed that the \$5.1 million grant was not awarded yet, and that the city had received a letter from the State Historic Preservation Office (SHPO) stating that demolition of buildings 1 and 9 would create an "adverse effect." Additionally, SHPO stated in their letter to the City that "SHPO accepts demolition of buildings 1 and 9 as necessary based on the structural condition/loss of historical integrity and we concur that the adverse effect cannot be avoided."

City Manager Wilson stated that to move forward the City will need to enter into a Memorandum of Agreement (MOA) with SHPO that will include the following provisions:

- A. During or immediately after the completion of the demolition secure all openings in the buildings to be retained.
- B. Secure/stabilize Buildings 2 and 3 to arrest continued deterioration.
- C. Within 12 months of the end of demolition development implant a marketing plan for the remaining contributing buildings in the mill complex that have yet to be rehabilitated.
- D. Provide SHPO calendar year updates on marketing efforts and interested parties.

City Manager Wilson discussed the buildings scheduled for demolition and that structural engineers have determined Building 1 to be structurally unsound.

City Manager Wilson stated the grant would include a 10% match plus some portion of the sale of property back for grant programing. Additionally, he stated the City was fortunate to not have any current debt service but the grant match would most likely require some debt.

Members of public inquired about options for preserving the buildings rather than demolition, and there was discussion about the overwhelming cost to maintain the buildings, particularly in the condition they are currently in. City Manger Wilson noted that the public has carried the cost of this project for many years and that it needs private investment to finish.

A resident thanked the city for sending notice of the Public Hearing to a distribution list created from a prior Public Hearing. He asked about the timeline and the City Manager confirmed that a draft Memorandum of Understanding is being reviewed by SHPO and that the grant will be decided on February 25, 2020.

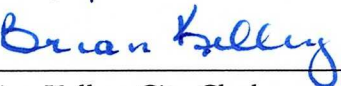
There was also a brief discussion of the power poles and the ongoing negotiations with Consumers Energy to have those moved off the riverfront.

There were no additional public questions or comments.

5. **A motion by Keeney, seconded by Steele, to close the public hearing at 6:41pm.**
6. Council agreed that they would like to see the project move forward.
7. The meeting was adjourned at 6:42pm.

Minutes respectfully submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
January 13, 2020



Brian Kelley, City Clerk