

MINUTES
Plainwell BRA DDA TIFA
November 11, 2025

1. Chairman Larabel called the meeting to order at 7:31am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Adam Hopkins, Cathy Green, Jim Turley, David Steffen (7:34am), Randy Wisnaski, and Justin Lakamper (7:32am) Excused: Paul Rizzo
4. Approval of Minutes:
A motion by Wisnaski, seconded by Turley, to accept and place on file the BRA DDA TIFA Meeting Minutes of the 10/14/2025 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. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for October 2025 in the amount of \$16,348.46. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Green, seconded by Larabel, confirming DDA payables for October 2025 in the amount of \$690.49. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Larabel, seconded by Hopkins, confirming TIFA payables for October 2025 in the amount of \$24.90. On a voice vote, all in favor. Motion passed.**
 - D. City Manager Lakamper discussed the sale of one acre of Mill property to Plainwell Auto for a new building. He shared the site plan and building design provided by MEDC for the project, and discussed the location on the lot and how it fits in with the rest of the Mill Building development.
8. Communications:
The October 2025 Summary and Detail Financial Reports, City Council Meeting minutes from 9/22/2025 and 10/13/2025 and the 10/08/2025 Mill Development Workshop were reviewed.
9. Public Comment: None.
10. Staff Comment: Lakamper provided an update on building 2, stating that the insurance company has estimated a \$540k payout after depreciation. This should be enough to cover demolition of the building. Lakamper discussed a draft agreement from Darius, the owner of Classic Auto Factory (CAF). Since Darius will be leasing the buildings while Plainwell remains the owner, the City will need to closely follow his progress to ensure EPA compliance. Larabel inquired about transfer of ownership from the City to CAF as a means to limit risk and liability for the City. Lakamper shared that the draft agreement is a 50-year lease, with a 5-year renovation timeline. Ownership transfer triggers are built in to the agreement, one of which is the ability for CAF to obtain insurance. Lakamper stated he continues to work with BizEX Ventures, the potential new owners of Buildings 17 and 18. At the moment, discussion is centered on parking for the wedding venue. He shared that the auto auction business has withdrawn their offer to purchase the 28-acre parcel in Industrial Park, stating that the site was too small to meet their inventory needs.
11. Board Member Comments: Larabel discussed a letter the City had received from Weyerhaeuser, stating that PFAS had been detected in several locations on the Mill site. Weyerhaeuser would like the City to put Mill property development on hold while they investigate further. There will be a follow up meeting with Weyerhaeuser in December.
12. Adjournment:
A motion by Green, seconded by Turley, to adjourn the meeting at 8:51am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk