

Minutes
Plainwell DDA, BRA and TIFA:
April 13, 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, Adam Hopkins, Paul Rizzo, Angela Ridgway
4. Approval of Minutes of 03/09/21: minutes were approved to place on file.
5. General Public: None
6. Chairman's Report: None
7. BRA Action Items
 - A. Mill Demolition Progress Payment. Change order for the oversight of \$55,000 payable to GHD due to timeline of project going over. Deciding how this will be paid out of the grant.
 - B. **Motion to accept accounts payable for March of \$695,602.49 was made by Hart and seconded by Rizzo. Motion carried.**
8. DDA Action Items
 - A. Discussion and updates on the Revolving Loan Quarterly Report. All payments are on time, paid in full or current.
 - B. Discussion from Hart on why the Chamber payment of \$2,500 was made. Siegel made the decision to pay the invoice, that was actually due in August, at that time our contract negotiations hadn't started. Siegel felt it was the right thing to do. Larabel and O'Bryant both suggested that we make a partial payment or inquire to receive some of the funds back from the Chamber. Ridgway asked when the last signed contract with the Chamber was signed, 2016. The contract term was 1-year Wilson agreed we have no contract with the Chamber at this time. The Chamber has not reached out to us re: the new draft agreement that was sent in January 2021. Timeline of discussion began in October of 2020, meeting in November w/ both cities and chamber, final presentation and discussion at the December DDA BRA TIFA meeting, with a draft agreement sent to the Chamber in January 2021. As of today, April 13, 2021 the Chamber has not reached out to set up a meeting. **Motion to accept accounts payable for March, with reconciling the \$2,500 payment to the Chamber, of \$4,015.31 was made by Hart and seconded by O'Bryant. Motion carried.**
9. TIFA Action Items
 - A. Rizzo asked for clarification of the \$1,974.50 attorney fee, a quick update from Wilson was that it was for drafting the 425 agreement for negotiations with Gun Plain Township in relation to the 50 acres of property. **Motion to accept accounts, with explanation of the \$1,974.50 Attorney fee payable for March of \$2,630.82 was made by Turley and seconded by Hart. Motion carried.**
- 10: Communications: 2/22/2021 & 03/08/2021 Council Minutes. Also, the Financial Report/ Summary as of 03/31/2021 **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 (Carnival, June 10-13)

Memorial Day Parade is on hold for now due to COVID-19 outdoor numbers

Downtown Map/Kiosk – ordered; Green Street Marketing typesetting – discussion about placing all businesses on this map and only charging \$35 for people who want their logo on it.

Businesses:

2020-2021 Business investment in Plainwell of \$3,082,511.00

Taqueria San Francisco tentative opening end of next month

Rental Rehab paperwork for 112 N. Main St. apartments is all turned in to MEDC, it's being reviewed and tweaks to the application are now in progress.

MEDC Funding Projects:

Commercial Redevelopment Grant for 119 W. Bridge St. is at the beginning stages and set for MEDC board review in the next few weeks. Sue Devries, MEDC will present the project to see if it has potential to be funded by MEDC.

13. Member Comments:

- a. Wisnaski – Reported out on City Council meeting updates; re: the Bids for striping city roads, parking lot etc. Ace Striping a local company in our Industrial Park received the bid. He mentioned the purchase of the paver for street repairs; Also shared information on his tour of the Mill demolition site.

14. Adjournment: **A Motion to adjourn the meeting 9:14 a.m. was made by Larabel and seconded by Hart.**

Submitted by Denise Siegel, Community Development Manager