



Charter Township of Plainfield
6161 Belmont Avenue NE, Belmont, Mi 49306

Regular Meeting Minutes

April 16, 2026

1. Call to Order

Chair Wood called the meeting to order at 3:00P.M.

Authority Members Present: Chair Nancy Wood, Vice Chair Robin Ellerthorpe, Kris Ford, Steve McKellar, Bob Chapla, and Walter Gorak

Present:

Staff Present: Planner Elizabeth Curcio, Superintendent Cameron Van Wyngarden

2. Approve Agenda

a. Staff Memo

Vice Chair Ellerthorpe moved, with support from Authority Member Ford, to approve the agenda.

The motion carried unanimously.

3. Approve Consent Agenda

a. Approve the February 26, 2026 Brownfield Redevelopment Authority Meeting Minutes

b. Approve the 2026 Brownfield Redevelopment Authority Meeting Dates

Authority Member Chapla moved, with support from Vice Chair Ellerthorpe, to approve the consent agenda.

The motion carried unanimously.

4. Public Comments

Chair Wood opened the public comments portion of the agenda, and upon hearing no one who wished to speak, closed the public comments portion of the agenda.

5. Agenda Items

a. Raven Townhomes Brownfield Redevelopment Plan

3144 5 Mile Road NE

Dave Visser, Raven Townhomes LLC

Applicant representative Jared Belka and Applicant Dave Visser were present and discussed the project request.

The Brownfield Redevelopment Authority asked questions regarding rents, timing,

demographics, and product demand. The applicant noted that there was already demand for the units, and that he would like to start filling units as soon as possible, likely by the summer.

Vice Chair Ellerthorpe moved, with support from Authority Member Chapla, that the Brownfield Redevelopment Authority recommend the Township Board approve the Brownfield Redevelopment Plan for the Raven Townhomes Redevelopment Project, as described, at 3144 5 Mile Road NE, for a period of 10 years, with an additional 5 years of capture for the State and Local Brownfield Revolving Funds, based on the following findings of fact:

1. The subject property is eligible for Act 381 Tax Increment Financing as a housing property.
2. The expenses requested for reimbursement are eligible under Act 381.
3. The end use project has the following elements that meet with the Township's criteria for investment:
 - a. Missing middle housing type
 - b. Workforce housing provision

The motion carried unanimously.

b. Fishbeck Income-Monitoring Contract Review

Ms. Curcio gave an overview of the income and rent monitoring required for each housing TIF project and the options to administer this. The Authority members discussed the proposal from Fishbeck for their services and noted that they would like to have the option to renegotiate the contract after these two projects to remain flexible and adaptive to changing conditions.

Authority Member Chapla moved, with support from Vice Chair Ellerthorpe, that the Brownfield Redevelopment Authority approve a contract with Fishbeck for income-monitoring and compliance for Coit Flats and 1303 Post Drive with an annual review of the contract.

The motion carried unanimously.

c. Brownfield Redevelopment Authority Budget Amendment

Ms. Curcio discussed the front-loaded costs for income-monitoring services, and that the Authority would need to ask the Township Board for a \$20,000 loan for Fishbeck's services. She noted that this necessitated a budget amendment.

Authority Member Ford moved, with support from Authority Member Chapla, that the Brownfield Redevelopment Authority approve the amended 2026 budget and forward a favorable recommendation to the Township Board to approve the budget.

The motion carried unanimously.

6. Staff Comments

Staff had no comments.

7. Authority Member Comments

Authority members had no comments.

8. Adjournment

Chair Wood adjourned the meeting at 4:26PM.