

**Minutes, Paw Paw Village Council
Regular Meeting, September 22, 2025**

The Regular Village Council meeting of Monday, September 22, 2025, convened at 7:00p.m. at the Paw Paw District Library, Community Room. President Plaszczyk presiding.

Meeting Convened

Present: President Roman Plaszczyk, Pro Tem Douglas Craddock (excused), Trustees Steve Richardson, Holly Hamilton, Nicolas Martinez, David McQueen (excused) and Donne Rohr. Also present: Village Manager Bryan Myrkle, Village Clerk Karla Tacy and Police Chief Eric Rottman.

Members Present

Motion by Rohr with support from Hamilton to approve the agenda as presented. All members present voting yes, motion carried.

Approval of Agenda

Motion by Hamilton with support from Martinez to approve the regular meeting minutes of September 8, 2025. All members present voting yes, motion carried.

Approval of Minutes

Motion by Rohr with support from Hamilton to approve claims for Monday, September 22, 2025, in the amount of \$1,334,805.52 All members present voting yes, motion carried.

Approval of Claims

Vineyard Villas owner, Doug Fleming, appreciates Council's consideration for combining the PILOTS for Vineyard Villas and Paw Paw Arms apartments.

**Audience
Participation**

Motion by Martinez with support from Rohr to enter into a public hearing at 7:05pm to receive comments on combining the PILOT payments for Vineyard Villas and Paw Paw Arms apartments. Roll call vote; Richardson, Hamilton, Plaszczyk, Rohr and Martinez voting yes, motion carried.

**Public Hearing: Paw
Paw Arms and
Vineyard Villas
PILOT Payments**

No public comment was received.

Motion by Richardson with support from Hamilton to close the public hearing at 7:07 pm. Roll call vote; Richardson, Hamilton, , Plaszczyk, Rohr and Martinez voting yes, motion carried.

Motion by Rohr with support from Martinez to enter into a public hearing at 7:08pm to receive comments regarding the request from PEK Investments for Council to approve a commercial rehabilitation exemption certificate application for 854 S Kalamazoo St. Roll call vote; Martinez, Rohr, Plaszczyk, Hamilton and Richardson voting yes, motion carried.

**PEK Investments
Commercial Rehab
Exemption**

No public comment was received.

Motion by Rohr with support from Martinez to close the public hearing at 7:11 pm. Roll call vote; Martinez, Rohr, Plaszczyk, Hamilton and Richardson voting yes, motion carried.

**Minutes, Paw Paw Village Council
Regular Meeting, September 22, 2025**

Motion by Martinez with support from Rohr to adopt Ordinance No. 25-05 approving the Village of Paw Paw Tax Exemption Ordinance for Vineyard Villas and Paw Paw Arms Apartments. Roll call vote; Richardson, Hamilton, Plaszcak, Rohr and Martinez voting yes, motion carried.

**Action Items:
Ordinance 25-05
Paw Paw Arms and
Vineyard Villas
PILOT Payments**

Motion by Richardson with support from Rohr to adopt Resolution No. 25-13 approving the Commercial Rehabilitation Exemption Certificate Application for PEK Investments LLC, located at 854 S Kalamazoo St. Roll call vote; Richardson, Hamilton, Plaszcak, Rohr and Martinez voting yes, motion carried.

**Resolution 25-13
PEK Investments
Commercial Rehab
Exemption**

The following information was considered by Council before approving the application for the Commercial Rehabilitation Exemption Certificate:

According to the application materials submitted by PEK Investments, this commercial rehabilitation project involves the complete demolition of an outdated commercial facility located at a key entry point to the Village of Paw Paw and the construction of a modern, multi-suite commercial plaza. Khoury said the project will revitalize a blighted area and serve as a catalyst for future economic growth. The project is expected to create approximately 75 new jobs and will be a \$2.2 million private investment in the Village. Khoury said the new development will be state-of-the-art, Class A commercial space that will support local entrepreneurship, stimulate small business growth and increase the village's commercial tax base, thereby improving Paw Paw's long term economic sustainability. There was also general discussion about the assessed and taxed value of the property when it was Copper Grille, now that it's vacant and what it might be expected to be assessed at once it is fully developed. After being asked by Roman, Khoury said there is no provision in his lease agreements to adjust the rent levels if he does not get the abatement.

Motion by Martinez with support from Rohr to enter into the proposed Energy Waste Reduction Program agreement with MPPA. All members voting yes, motion carried.

**Energy Waste
Reduction Program
Agreement**

Motion by Rohr with support from Hamilton to accept Michigan Paving & Materials bids for street paving for Fairfield, Hillcrest and St. Joseph Streets, for a total cost of \$191,826.31. All members present voting yes, motion carried.

**2025 Street Program
Bid Award**

Motion by Rohr with support from Richardson to accept Apex Divers quote to remove the trash gate at the Hydro Dam, for an amount not to exceed \$10,800. Roll call vote; Martinez, Rohr, Plaszcak, Hamilton and Richardson voting yes, motion carried.

**Hydro Dam Gate
Repair**

Motion by Rohr with support from Hamilton to approve pay request No.2 from Riverworks Construction, Inc in the amount of \$211,367.70. All members present voting yes, motion carried.

**Maple Island Bridge
Pay Request #2**

**Minutes, Paw Paw Village Council
Regular Meeting, September 22, 2025**

Motion by Rohr with support from Martinez to approve pay request No.24 from Lounsbury Excavating, Inc in the amount of \$61,723.31. All members present voting yes, motion carried.

**DWSRF Pay Request
#24**

Motion by Martinez with support from Richardson to approve pay request No.1 from Milbocker Construction in the amount of \$202,967.50. All members present voting yes, motion carried.

**Briggs Dam Pay
Request #1**

None.

**Committee Meetings
Parks and Rec**

The DDA Board discussed increasing the amount of grant awards to \$10,000.

DDA

None.

**Economic &
Residential
Opportunity**

The Farmers Market Board will be holding future meetings on Fridays at 5:00pm.

Farmers Market

None.

Fire Board

The Historical Commission will be holding the Prospect Hill Guided Cemetery Tour on October 4th.

**Historical
Commission**

The Housing Commission will be replacing security cameras throughout the buildings. President Plaszczyk's family have decided to sell their property at 301 W MI Ave. They offered to sell the property to the Miller Court Housing Commission. No decision has been made.

Housing Commission

None.

**Maple Lake
Preservation**

None.

**Planning
Commission**

None.

Wine & Harvest

President Plaszczyk believes the Village should write a letter of appreciation to Paw Paw Quick Response for their years of service in the community.

Council Comments

Manager Myrkle and Director Brandys met with staff from Midwest Energy regarding future plans for Paw Paw's electrical infrastructure. Manager Myrkle will be meeting with Pat Warner to review the changes he's made to mitigate sound from the outdoor concerts.

Manager Comments

Police Chief Rottman reports that he has recently received accolades from residents regarding the middle school crossing guard Kayla Leavitt and several officers.

**Staff Comments
Rottman**

**Minutes, Paw Paw Village Council
Regular Meeting, September 22, 2025**

Motion by Martinez with support by Richarson to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 9:00pm.

Adjournment

Respectfully submitted:

Karla Tacy
Village Clerk

Roman Plaszczak
Village President