

**IMLAY CITY COMMISSION  
150 N. MAIN STREET  
IMLAY CITY, MI 48444**

**SPECIAL MEETING  
WEDNESDAY, APRIL 9, 2025  
6:00 PM**

**1. CALL TO ORDER**

Mayor Barbara Yockey called the special meeting to order at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Mayor Yockey led the Pledge of Allegiance.

**3. ROLL CALL**

**Present:** Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Tom Blount, Commissioner Stu Davis, Commissioner Luke Stempien

**Absent:** Commissioner Al Ramirez, Commissioner Joe DeLuca

**Also Present:** City Manager Craig Horton, Wade Trim Professional Planner Caitlyn Habben, Clerk/Treasurer Dawn Sawicki-Franz and Public

**In addition (by invitation): Imlay City Planning Commission**

**Present:** Chairman Walt Bargaen, Vice-Chair James Blount, Mayor Barbara Yockey, Frank Demske, Tom Germaine, Mayor Pro Tem Bob Tanis

**Absent:** John Lengemann

**In addition (by invitation): Imlay City Downtown Development Authority (DDA)**

**Present:** DDA Director Christine Malzahn, Mayor Barbara Yockey, Walt Bargaen, Stu Davis, Steve Robbins, Justin Shattuck

**Absent:** Neil Docherty, Kim Jorgensen, Joi Kempf

**4. APPROVAL OF AGENDA**

**MOTION** by Tanis seconded by Davis to approve the agenda as presented

**MOTION CARRIED UNANIMOUSLY**

**5. PUBLIC HEARING**

**A. TO ESTABLISH A NEIGHBORHOOD IMPROVEMENT AUTHORITY**

**1. Notices and Publications to Record**

**MOTION** by Davis seconded by Stempien to enter the notices and publications to record

**MOTION CARRIED UNANIMOUSLY**

**2. Public Hearing – OPEN**

**MOTION** by Davis seconded by Tanis to OPEN the Public Hearing regarding the Neighborhood Improvement Authority (TIF) at 6:03 PM

**ROLL CALL VOTE**

Ayes: Davis, Tanis, Stempien, Blount, Yockey

Nays: None

Absent: DeLuca, Ramirez

**MOTION CARRIED UNANIMOUSLY**

**3. Public Comment**

Wade Trim Professional Planner Habben offered a power point presentation regarding the Neighborhood Improvement Authority (TIF) Plan including the fact that schools and libraries are exempt from capture. Habben explained that the need for the NIA is primarily for development of infrastructure projects for residential, commercial, and economic growth with the increase in this revenue and the captured funds required to stay in those districts. Some of the preliminary goals for this district, is to enhance property values, revitalize neighborhoods and promote economic development while fostering community engagement.

Time was allowed for all board members present to discuss.

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Mayor Yockey then asked if any of the public would like to address the board regarding this plan.

Lapeer County Commissioner Ian Kempf expressed his thoughts regarding the proposal.

Lapeer County EMS Executive Director Russ Adams voiced his views on the NIA (TIF) plan.

**4. Public Hearing – CLOSED**

Mayor Yockey CLOSED the Public Hearing at 6:23 PM

**5. Action**

No Action at this time

**6. NEW BUSINESS**

**A. JOINT TRAINING AND DISCUSSION - CITY COMMISSION, PLANNING COMMISSION, DOWNTOWN DEVELOPMENT AUTHORITY**

Wade Trim Professional Planner Habben continued with her power point presentation displaying the Master Plan Overview with Roles and Responsibilities and Meeting Order of Operation for the boards that were present. Question and answer dialog was held for all, as this is a training requirement for the RRC (Redevelopment Ready Community) Program best practices to have joint meetings with City Commission, Planning Commission and DDA in order to be in good standing.

**NO MOTION, TRAINING REQUIREMENT**

**7. OTHER BUSINESS**

None

**8. CITIZENS FROM THE FLOOR**

None

**9. ADJOURNMENT**

**MOTION** by Stempien seconded by Tanis to adjourn this Special Meeting on April 9th, 2025 at 7:38 PM

**MOTION CARRIED UNANIMOUSLY**

Next Regular Commission Meeting Date: Tuesday, April 15, 2025 at 7:00 PM

Respectfully submitted by: \_\_\_\_\_

Dawn Sawicki-Franz, City Clerk

**APPROVED: April 15, 2025**