

**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