

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

REGULAR MEETING
TUESDAY, NOVEMBER 4, 2025
7:00 PM

1. **CALL TO ORDER**

Mayor Barbara Yockey called the meeting to order at 7:00 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 Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

Absent: None

Also Present: City Manager Craig Horton, DDA Director Charles Bennett, Wade Trim Professional Planner Caitlyn Habben, Lapeer Development Corporation Executive Director Sam Moore, Clerk/Treasurer Dawn Sawicki-Franz and Public

4. **APPROVAL OF AGENDA**

MOTION by Davis seconded by Stempien to approve the agenda as presented
MOTION CARRIED UNANIMOUSLY

5. **APPROVAL OF CONSENT AGENDA**

MOTION by Davis seconded by DeLuca to approve the consent agenda to include:

- A. **APPROVAL OF MINUTES** October 21, 2025 – City Commission Regular Meeting
B. **OTHER MINUTES** May 22, 2025 – Zoning Board of Appeals Regular Meeting
September 23, 2025 – Planning Commission Regular Meeting
September 24, 2025 – Construction Code Authority Regular Meeting
C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:**
- | | | |
|-----------------------|----|-------------------|
| General Fund Checking | \$ | 620,648.77 |
| Tax Account | \$ | 8,269.75 |
| HRA Account | \$ | 307.30 |
| Total | \$ | <u>629,225.82</u> |

ROLL CALL VOTE

Ayes: Davis, DeLuca, Stempien, Ramirez, Tanis, Blount, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

6. **CITIZENS FROM THE FLOOR**

None

7. **GUEST SPEAKER – AS NEEDED**

None

8. **DEPARTMENT HEAD REPORT**

DDA Director Charles Bennett introduced himself as the new DDA Director for the Downtown Development Authority and informed the Commission that a Grand Opening and Ribbon Cutting will take place on Thursday for the Faith Emporium, a new business in downtown. Bennett then shared that the Kringle Market will be held Saturday, December 13, 2025 in conjunction with the 2025

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Winterfest Chamber of Commerce event and we are looking forward to using the new barn space "Community Center" that should be able to hold approximately 29 vendors this year.

9. **PUBIC HEARING**

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

1. Notices and Publications to Record

MOTION by Tanis seconded by Davis to enter all notice and publications into record

MOTION CARRIED UNANIMOUSLY

2. Public Hearing – **OPEN**

Mayor Yockey **OPENED** the public hearing at 7:04 PM

3. Planner Presentation-Caitlyn Habben, Wade Trim

Planner Habben gave an overview of the NIA (Neighborhood Improvement Authority) Plan and the Public Act 57 of 2018 that allows the opportunity to reinvest in our City's future through creating its own tax capture district as a community-driven tool to enhance infrastructure, promote growth and ensure long-term sustainability for all residents.

Lapeer Development Corporation (LDC) Executive Director Moore started by describing the LDC as a 501(c)(3) with the main focus on investment and prosperity within Lapeer County as a whole, with Imlay City being one of those communities. The LDC, historically, has always advocated for TIF (Tax Increment Finance) authorities and currently is working, across the county, with industrial TIFs and Downtown Development Authority TIFs. These are basically a mechanism to help facilitate investment growth and have a simplistic way to assist in improvements in infrastructure that can be paid for using public captured tax increment funds. Moore continued sharing that he currently lives in and helped form an NIA in his community, back in 2017, and our city uses these funds to assist mainly with public safety and sidewalks for the neighborhood.

4. Public Comment

Nine members of the public spoke in opposition or support of the NIA (Neighborhood Improvement Authority).

5. Public Hearing – **CLOSED**

Mayor Yockey **CLOSED** the public hearing at 7:39 PM

6. Action

Planner Habben had taken notes of public comment and answered many of the questions that were asked, and explained the TIF plan for development that will assist in improving residential development and commercial development. Habben advised that this is where the public will see the biggest increase in return in value for a community with a TIF plan.

MOTION by Davis seconded by Stempien to acknowledge the first reading of the NIA (Neighborhood Improvement Authority) development and TIF (Tax Increment Finance) Plan

ROLL CALL VOTE

Ayes: Davis, Stempien, DeLuca, Tanis, Blount, Yockey

Nays: Ramirez

Absent: None

MOTION CARRIED

A second reading is set for Tuesday, November 18, 2025 at 7:00 PM at the regularly scheduled Imlay City Commission Meeting.

10. **UNFINISHED BUSINESS**

A. **CITY OWNED PROPERTIES**

1. OLD DPW BUILDING (COMMUNITY CENTER)

Bob Tanis (the builder contracted for the project) updated the Commission on the progress at the new Community Center as he had reported that the mechanical room and bathrooms are in and

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the building has been insulated. The Imlay City DPW has trenched the area from the pole to the southwest corner of the building where the mechanical room is and the electrician is planning to run the wires tomorrow and the Imlay City DPW will close up the trench. A finish date has not been set as of yet, and our plan is to get it to a place to host the Kringle Market in that building for this year's Winterfest.

NO MOTION, INFORMATIONAL ONLY

B. PARKS AND RECREATION COMMISSION CHAIR FRANK DEMSKE

Parks and Recreation Chair Demske explained that the DNR SPARK Grant has awarded the City of Imlay City \$790,800.00 and an additional award of \$20,000.00 for a total grant award of \$810,800.00 to be utilized to renovate the Lions Park located on Blacks Corners Road with a new parking lot, new zipline and playscape equipment, and an ADA walking path. After all the evaluations of the project were completed, there was found to be a shortfall of funding for the ADA walking path and the concrete contractor needs to know if this is part of the project or will it be eliminated from the plan. Parks and Recreation Chair asked the Commission for \$79,000.00 from the general fund to assist in paying for the ADA park walking path if additional funding from the grantor is not received through the DNR SPARK grant.

NO MOTION, REQUEST FAILS

11. NEW BUSINESS

A. REZONING PARCEL 119-67-700-000-00 (270 NORTH ALMONT AVENUE) FROM R-2 (RESIDENTIAL) TO OS-1 (OFFICE)

Planner Habben explained that the Planning Commission has denied this rezoning request and their October meeting and are now asking the City Commission to review.

MOTION Stempien seconded by Blount that we deny the requested rezoning from R-2 Single Family Residential to OS-1 Office Space by Willows Edge located at 270 N Almont Avenue because the applicant does not meet standards A. (consistency with the Master Plan) or C. (there is an otherwise reasonable return on investment through current zoning) of Section 6.44

ROLL CALL VOTE

Ayes: Stempien, Blount, Davis, DeLuca, Ramirez, Tanis, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

B. REZONING PARCEL 119-85-300-000-00 (110 EAST CAPAC ROAD) FROM B-1 (LOCAL BUSINESS) TO B-3 (GENERAL BUSINESS)

Planner Habben explained that the Planning Commission has approved this rezoning request at their October meeting and are now asking the City Commission to approve.

MOTION Stempien seconded by Blount to approve the requested rezoning from B-1 (Local Business) to B-3 (General Business) by Brent Ford located at 110 E. Capac Road because the applicant meets all standards in Section 6.44.

ROLL CALL VOTE

Ayes: Stempien, Blount, Tanis, Ramirez, DeLuca, Davis, Yockey

Nays: None

Absent: None

MOTION CARRIED UNANIMOUSLY

12. CITIZENS FROM THE FLOOR

Six members of the public spoke

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13. CLOSED SESSION – AS NEEDED

None

14. CITY MANAGER TIME

None

15. COMMISSIONER TIME

Commission Ramirez thanked the public for coming out and talking about their concerns.

Commission Stempien said thank you for the public and we appreciate the input, opinions and voice on this subject that had really been brought about and talked about when the Master Plan was brought forth. The main thing to remember that this does not increase taxes.

Commissioner Davis explained that he started out against this plan and as I learned more and more, my opinion changed to the positive and in addition, perhaps we could have a meeting to share the concerns.

Commissioner Blount shared his thanks for coming to this meeting and sharing questions and getting clarity on this plan.

Commissioner DeLuca commented to the public, thank you for your voices tonight as they are appreciated.

Commissioner Tanis thanked everyone for coming out and reiterated that a lot of information was shared tonight, with the second reading on the 18th and Caitlyn does a fantastic job and I know she will have more information for us.

Mayor Yockey echoed the other commissioners in sharing her thanks for the public's attendance and for expressing opinions. This plan is not new and was introduced in the spring with the Master Plan and now it is the time for the second public hearing for the plan and in addition, the state revenue sharing has decreased over time causing shortfalls. This whole NIA plan is a state statute and the requirements are from the state. On the subject of trying to get a stoplight on M-53, that not us, that is an MDOT road and MDOT has decided a different plan of a boulevard for 2029.

16. ADJOURNMENT

MOTION by Blount seconded by Davis to adjourn at 8:40 PM

MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, November 18, 2025 at 7:00 PM

Respectfully submitted by: _____
Dawn Sawicki-Franz, City Clerk/Treasurer

APPROVED: November 18, 2025