

**CITY OF IMLAY CITY**  
**LAPEER COUNTY, MICHIGAN**  
**NEIGHBORHOOD IMPROVEMENT AUTHORITY ORDINANCE**  
**ORDINANCE NO. 151-21**

**TITLE**

**AN ORDINANCE TO ADOPT THE DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN FOR THE  
NEIGHBORHOOD IMPROVEMENT DISTRICT**

THE CITY COMMISSION OF THE CITY OF IMLAY CITY, LAPEER  
COUNTY, MICHIGAN ORDAINS:

Section 1. Short Title. This ordinance shall be known as the "Neighborhood Improvement Authority Development Plan and Tax Increment Financing Plan Ordinance" of the City of Imlay City.

Section 2. Determination of Necessity; Purpose. The City Commission hereby determines that it is necessary and in the best interests of the public to create a public body corporate which shall strive to eliminate the causes of property value deterioration, promote residential growth, increase property tax valuation where possible in the neighborhood improvement district of the City, and promote economic growth, pursuant to the Recodified Tax Increment Finance Act, being Public Act 57 of 2018, as amended ("The Act").

Section 3. Findings. The Tax Increment Finance and Development Plans shall be adopted by the City of Imlay City Neighborhood Improvement Authority from time to time. The Tax Increment Finance and Development Plans are authorized by the Recodified Tax Increment Finance Act, Public Act 57 of 2018, and shall be implemented in accordance with its provisions. Following a public hearing on November 4, 2025 on the Imlay City Neighborhood Improvement Authority Development and Tax Increment Financing Plan (the "Plan"), and having made the findings set forth below, the City Commission has found and determined that the Plan constitutes and seeks to accomplish a public purpose, and that the Plan is consistent with and seeks to accomplish the intent and purpose declared by the City Commission for the establishment of the Neighborhood Improvement Authority (the "Authority") Recodified Tax Increment Finance Act, Public Act 57 of 2018.

- (a) The development plan portion of the Amended Plan meets the requirements set forth in Section 217 and the tax increment financing plan portion of the Amended Plan meets the requirements set forth in Section 214 of the Act.
- (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of the Act.
- (d) Any land included within the development area to be acquired is reasonably necessary to carry out the purposes of the Act.
- (e) The adoption of the Development Plan and Tax Increment Financing Plan is in reasonable accord with the master plan of the City.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the adoption of the Development Plan and Tax Increment Financing Plan, are reasonably necessary for the City.

Section 4. Adoption. The Plans is hereby approved and adopted. A copy of the Plans shall be maintained on file in the City Clerk's office.

Section 5. Section Headings: Severability: Repealer. Section headings are provided for convenience only and are not intended to be a part of this Ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 6. Publication, Recording and Filing. This Ordinance shall be published once after its adoption in full in the Tri-City Times, a newspaper of general circulation in the City of Imlay City and the City Clerk shall file a certified copy of the Ordinance with the Michigan Secretary of State promptly after its adoption.

Section 7. Effective Date. This ordinance shall take effect immediately upon publication.

## **CERTIFICATE OF MAYOR AND CITY CLERK**

We hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Commission of the City of Imlay City, Lapeer County, Michigan, at a meeting held on the 16<sup>th</sup> day of December, 2025.

We hereby further certify that the following City Commission Members were present at the meeting: Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Tom Blount, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

We further certify that Commissioner Davis moved for the adoption of the Ordinance, and that motion was supported by Commissioner DeLuca.

We further certify that the following City Commission Members voted for the adoption of the Ordinance:

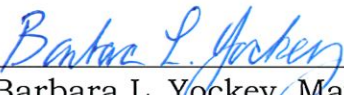
### **ROLL CALL VOTE**


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

Nays: Ramirez

Absent: None

### **MOTION CARRIED**

  
\_\_\_\_\_  
Barbara L. Yockey, Mayor  
City of Imlay City

  
\_\_\_\_\_  
Dawn E. Sawicki-Franz, Clerk/Treasurer  
City of Imlay City

First Reading: 12/02/2025

Second Reading: 12/16/2025

Date of Publication: 12/23/2025