

IMLAY CITY
DOWNTOWN DEVELOPMENT AUTHORITY
150 N. MAIN STREET
IMLAY CITY, MI 48444

SPECIAL MEETING JULY 22, 2024
5:35 P.M.

Walter Bargen, Chair
Neil Docherty, Vice Chair
Kim Jorgensen, Secretary
Stu Davis, Treasurer

Justin Shattuck, Board Member
Steve Robbins, Board Member
Joi Kempf, Mayor

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. **AGENDA APPROVAL**
5. PUBLIC PARTICIPATION
6. **UNFINISHED BUSINESS:**
 - a. Wayfinding Sign Repairs (pgs 3-10)
7. **NEW BUSINESS:**
 - a. Farmers Market / DDA Events Coordinator Appointment (pgs 12-15)
 - b. Fire Hall Improvements / Acquisition (pgs 16-24)
8. PUBLIC PARTICIPATION
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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AGENDA ITEM UB 6a. Wayfinding Sign Repairs

DATE: **July 8, 2024**

TO: DDA Board Members

FROM: Christine Malzahn, DDA Executive Director

Background: Several of the current wayfinding signs are becoming unsightly and need to be repaired. The current signs were implemented as part of a branding campaign in 2012 and have reached their end-of-life expectancy.

Items Attached: Valley Sign Email Memo Update
Valley Sign Work Estimate

Recommendation: Motion to approve the repairs

From: [Mary Cook](#)
To: ddadirector@imlaycity.org
Cc: [Maggie Zoller](#)
Subject: Replacement sign faces
Date: Thursday, July 18, 2024 8:57:29 AM

Hi - good morning Christine

I spoke with our estimator about addressing the change out of the 5x large directional signs. Our proposal presented early July was to screw mount new panels over the existing sign faces. This does not require the sign to be removed, taken apart or any in depth process. If your DPW staff addresses this, they would need a bucket truck drill and silicone. We cannot apply a new digital print over the existing failing vinyl. It won't adhere and would not be warrantied.

Let me know what you think.
Thank you again Christine!

--Mary Cook
Sales - Owner
Valley City Sign Company



Phone: 616-785-5708
Cell: 616-284-7393
Fax: 616-784-8280
www.valleycitysign.com

Working Location: Imlay, City of
Multi Locations

Imlay, City of
150 N Main Street

Imlay City MI 48444

Imlay City MI 48444

Contact: Christine Malzahn

Salesperson: Mary Cook

Date: 7/3/2024

It is VALLEY CITY SIGN's pleasure to submit this quotation for the following:

Qty	Item Number	Drawing # / Description	Unit Price	Extended Price
5	REPLACEMENT FACE - NON-ILLUM		1,974.00	\$9,870.00
		* 73" x 94.75" x .100" single faced aluminum panel replacement face		
		* Full digitally printed reflective vinyl face		
		* Screw mounted over existing sign face		
		* Includes painting posts as needed		
		* Replacement of qty 1x steel post		
		* Paint (1x) color, Digital print (1x)		
		** Large directional signs with 2x posts		
1	MISCELLANEOUS	Other	142.00	\$142.00
		* 2x replacement Finial Balls Duracap that were damaged		
		* Painted to match existing posts		
1	INSTALLATION	Drawing not required	5,895.00	\$5,895.00
		* This price to be adjusted if VCS delivers the panels and the DPW installs		
		* No warranty if DPW installs new panels		
1	ADMINISTRATION FEE	For researching & obtaining permits	150.00	\$150.00

Working Location: Imlay, City of
Multi Locations

Quote QTE00045963

Imlay, City of
150 N Main Street

Imlay City MI 48444

Imlay City MI 48444

Contact: Christine Malzahn
Salesperson: Mary Cook
Date: 7/3/2024

Qty	Item Number	Drawing # / Description	Unit Price	Extended Price
	TERMS	CREDIT LINE		
	50% Down, Bal N30			
			Subtotal	\$16,057.00
			Permits	\$0.00
			Tax	\$0.00
			Total	\$16,057.00

NOTES
Permit costs and Sealed Engineer Drawings cost will be added if applicable.
Installation costs based upon normal conditions.
Pricing is valid for 90 days from date of quote, unless noted above.
Message Systems pricing is valid for 30 days from date of quote.

I authorize Valley City Sign to fill out any application necessary to obtain a sign permit for this project.

By signing below, I agree to the attached terms and conditions, or as previously agreed to.

Name/Title _____ Signed By _____ Date _____

Purchase Order # _____ (If a purchase order is not required, please enter "N/A")

Valley City Sign _____ 5009 West River Drive, Comstock Park, MI 49321 (616) 784-5711 Fax (616) 784-8280

VALLEY CITY SIGN – TERMS AND CONDITIONS

This purchase agreement is between Valley City Sign (the “Company”) and the original purchaser (the “Customer”) of the work. When both parties sign the quote, all provisions contained in this 4 page contract comprise the entire agreement affecting this order, and no other agreement or understanding of any nature concerning it will be considered. If the Company utilizes, without objection, purchase orders, bid requests, or other documents preferred by the Customer containing recitations, notations or other expressions of terms that conflict with and add to, or modify these terms and conditions, it does so for the convenience of both parties, and it is understood that such recitations, notations or other expressions are ineffective.

The person signing the quote shall have full and proper authority to bind the Customer.

It is agreed that this contract shall be construed according to the laws of the state of Michigan.

EXCLUSIVE WARRANTY

This is the exclusive warranty of the Company with respect to any and all of its products. This exclusive warranty is made to you, the original purchaser of the Company’s products.

Warranty is in effect from date of installation. If the Company is not installing, warranty is in effect from date of shipment.

The Company warrants to you as the original Customer that the Company’s products will be free from defects in materials and workmanship, under normal use and conditions, for one (1) year. This limited warranty excludes vandalism, misuse, or any act of God.

The Company warrants electronic message centers for one (1) year. In addition to the warranty provided by the Company, the Customer will be covered by any additional manufacturer’s warranty. The manufacturer warranties vary and are limited in coverage by the individual manufacturer or supplier. If the

Customer elects to purchase an extended parts warranty on message centers, refer to manufacturer’s warranty for specific warranty information. The Company will provide the Customer, on request by the Customer, the warranties of the message center manufacturer, and the Company will assist the Customer in dealing with the manufacturer, subject to the understanding that responsibilities for warranties for those items will be that only of the manufacturer.

The Company does not warrant vinyl placed on vehicle windows. The Company’s professional recommendation is to have them placed on the door or other vehicle panel. In the event the Customer insists on vehicle window placement, the Company will comply with the Customer’s wishes, and the Customer agrees that the product will not be included under the exclusive warranty.

This warranty does not cover damage resulting from vandalism, misuse, acts of God, or through the negligence or wrongdoing of the Customer, its employees, agents, or any persons. This warranty is void if the signage has been serviced or modified by any party other than an authorized representative of the Company.

There is no implied warranty of merchantability, and there is no warranty that extends beyond the period stated. The Company shall not be, under any circumstances, liable to the Customer for any indirect, incidental, consequential, or special damages or loss of profits, resulting from a breach of this contract, even if the Company has been advised of the possibility of such damages.

The Company hereby disclaims any and all other warranties, including, without limitation, implied warranties of merchantability and fitness for a particular purpose. The only warranty with respect to the Company’s products is described on this exclusive warranty. No oral or written representations shall extend on the Company’s exclusive warranty beyond that described herein. In any event, the extent of the warranty shall not exceed the original contract amount.



VALLEY CITY SIGN – TERMS AND CONDITIONS

The Company shall not be liable for any incidental or consequential damages if the Company's product is defective or does not conform to this exclusive warranty. In any event, the maximum amount for which the Company shall be liable to the Customer will be the price of the product.

Any claim for breach of this exclusive warranty shall be brought, if at all, no later than one year from the date of the Company's breach.

WARRANTY PROCEDURES AND REMEDIES

The Customer must notify the Company of any warranty claim in order to initiate repairs on the defective product. The notice must include the date of the installation. Upon receipt of such notice, the Company will direct that an authorized representative inspect the product and, if necessary, correct the defect in accordance with this exclusive warranty. The Company shall be held harmless from any warranty related costs without prior written approval.

Provided that the warranty procedures are followed, the Company will repair and/or replace defective products during the applicable warranty period without charge for parts or labor, unless otherwise noted. Repair and/or replacement of defective products are the Customer's remedy under the Company's exclusive agreement.

After the Company's written approval, the Company may allow the Customer to arrange for necessary repairs covered by the warranty. The maximum hourly rate that will be paid by the Company is \$55.00 for warranty labor.

EXCAVATION AND INSTALLATION

When excavation is required, typical equipment used by our installation crew includes heavy equipment such as crane trucks and augers. Unless specified on your quote, pricing does not include special methods of excavation, such as hydrovac or hand digging.

With this typical equipment, detection of lines or other items below the surface is not possible. Therefore the Company will arrange for Miss Dig to mark the surrounding area where signage is to be installed. Items not marked by Miss Dig, such as underground sprinkling, drainage pipes, fiber optic, or other underground objects, are the responsibility of the Customer to mark. The Company will accept a site plan or similar document stating the detailed location of underground lines.

The Customer agrees that the Company is not liable for any inaccurate markings or areas not covered by Miss Dig. In the unlikely event an unmarked or mis-marked utility or any other underground object is hit or damaged during the excavation process, the Customer agrees and understands to indemnify, defend and hold harmless the Company and their representatives from any damages made to the underground utilities, underground objects, and the surrounding area, that is in any way connected with the excavating, augering, or any method used for the installation of the signage, except where due to negligence on the part of the Company.

All costs incurred for repairs, additional hours needed for installation, and any miscellaneous costs involved in repairing damaged underground lines is the responsibility of the Customer, unless the damage is due to negligence on the part of the Company.

The Company will assist the Customer by pursuing a claim through Miss Dig on behalf of the Customer for the underground utilities Miss Dig is responsible for in order that the Customer is reimbursed for expenses incurred.

If the Company or their representatives hit and damage a clearly marked and identified underground utility or other underground object, then the Company will be responsible for making all necessary repairs to fix the damage. Liability is limited to the underground utility or object itself and the immediate surrounding area.

While the company is careful on lawns and around landscaping, there are times when damage is unavoidable, especially when the ground is soft. The Company



VALLEY CITY SIGN – TERMS AND CONDITIONS

will take every precaution possible to avoid damage. In the event of unavoidable damage, the customer is responsible for all repairs to lawn, sidewalks and/or landscaping.

If other unseen difficulty arises during excavation, the Company will charge the Customer on a time and material basis for all necessary equipment and labor until excavation is complete.

The Customer is responsible for letting the Company know where to put the dirt from the base holes at the Customer's site.

PRICING, PAYMENT, AND OTHER TERMS

The Customer hereby acknowledges that the work is for signage unique and limited to the Customer's needs and requirements and that the work has no salvage value to the Company. As a result, this contract when accepted is not subject to cancellation. Price quotes are subject to revision where unforeseeable building site or job conditions are encountered. Unless otherwise noted, quotes assume work is done during ordinary working hours, Monday through Friday. Disposal of existing signs is not included unless otherwise provided.

After fabrication is started, no changes will be made or allowed unless ordered in writing and the price therefore adjusted and agreed upon in writing before proceeding with the changes, if such changes affect the price. If the Company considers shop drawings necessary, it will submit said drawings to the Customer for approval.

Refurbish prices are determined based on information known at the time of quote. If after opening sign, it is determined that additional work is necessary, the Customer will be notified of the additional charge, and will be responsible for payment thereof.

Installation prices are based upon normal conditions. Quote is subject to revision

where unknown soil conditions are encountered, I.E. high water table or buried obstructions.

Pricing does not include permitting, licensure or procurement fees, which will be added. Sales or use tax or gross receipts tax, if any, payable under the laws of the State where the property is to be delivered or installed as mentioned herein, shall be added to the price quoted, unless such tax is paid directly by the Customer.

Fifty (50) percent deposit is required on all orders, unless prior approved credit. The balance is due per the customer terms.

The Company at its option may invoice each item called for in the proposal separately upon completion or, if for reasons beyond its control completion is delayed, it may invoice for that portion of work completed during any given month.

Title to all materials and property covered by this proposal shall remain with the Company and shall never be deemed to constitute a part of the realty to which it may be attached until the purchase price is paid in full. The Company is given as express chattel mortgage lien upon said materials and property shall be annexed or attached to the realty.

All payments under the terms herein are due and payable in U.S. funds at the office of the Company. In case payment is not made as agreed, the Customer agrees to pay interest on past due payments from the time they are due at the rate of 1.12% per month.

In the event the Customer (a) defaults in the prompt and timely payment of the price in accordance with the terms of this contract, (b) makes any general assignment for the benefit of creditors; (c) files any petition for or is the subject of an involuntary petition filed for any relief under any bankruptcy or insolvency laws; or (d) breaches any other covenant or representation contained herein, the Company may, at its option, immediately terminate this contract upon notice to the Customer. In such event, the Company's obligations and responsibilities



VALLEY CITY SIGN – TERMS AND CONDITIONS

hereunder shall cease and the balance of the price shall be immediately due and payable. In addition, the Company shall have the right to pursue any and all other remedies available to it at law or in equity. The Company's waiver of any default on the part of the Customer shall not constitute a waiver of subsequent defaults.

In the event this contract is placed in the hands of an attorney for collection, or if collection is by suit, or through the Probate or Bankruptcy Court, in addition to the principal and interest owing thereon, attorney fees shall be added and paid for by the Customer.

The Company shall have all other rights and remedies as may be permitted under the Uniform Commercial Code adopted in Michigan, under other laws or this contract.

The Company assumes no responsibility for the plans, designs, specification or drawings furnished by the Customer and will not be responsible for errors found therein. The Customer hereby represents and warrants to the Company that the Customer owns or has the right to use any and all trade names, trademarks, insignia and/or other designs or logos included in the specifications for the sign and will indemnify, defend and hold the Company harmless from any alleged or actual infringement of any intellectual property rights of a third party (excluding without limitation, any claims, damages, attorneys fees and costs) with regard to the specifications provided by the Customer.

The Customer hereby covenants and agrees to refrain from using or permitting others to use the designs, drawings and specifications developed by Valley City Sign without the Company's prior written consent.

When it becomes necessary, due to a change in the Customer's plans, that completed or partially completed items are stored past the planned installation date, any and all extra costs for handling and storage will be charged to the Customer's account. In the event that size and weight of any item prohibits storage by the Company on its own property, the Customer must arrange for shipment immediately upon completion.

The Company will not be responsible for delays in shipments caused at rolling

mill or in transportation or by labor disputes or due to any and all circumstances beyond its reasonable control.

The Customer agrees to allow the Company to secure all necessary permits and variances from the building owner and/or others, whose permission is required for the installation of the sign. The Customer assumes all liability with regard to same and all liability, public and otherwise, for damages caused by the sign or due to it being on or attached to the premises. All costs related to permits, variances, and closing lanes incurred by the Company will be charged to the Customer.

All necessary electrical wiring, outlets and connections to the sign from the building meter and/or fuse panel will be properly fused and installed at the expense of the Customer.

The Company is not liable for any costs related to failure of the primary circuit from the distribution panel to the sign hook-up. Any damages relating from primary wiring problems, and the service call to determine such damages, are solely the responsibility of the Customer.

When quote is to remove old and re-install new signage, the Company will not be held liable for damage to existing structures, unless caused by its own negligence. Standard installation procedure is to caulk holes with silicone. Unless otherwise noted, installation does not include repairing or painting any wall or structure from which an existing sign is removed. Any other maintenance will be the responsibility of the Customer.

The rights and obligations hereunder may not be assigned by the parties without the other party's prior consent. This contract shall be binding on the parties hereto, their successors and permitted assigns. This contract constitutes the entire contract between the parties and may not be changed or modified, except in writing signed by both parties. This contract is entered into under and is to be construed in accordance with the laws of the state of Michigan. Any legal action or proceeding related to this contract shall be brought exclusively in a federal or state court of competent jurisdiction in Michigan and both parties agree to submit to the jurisdiction of such courts.





AGENDA ITEM NB 7a. Farmers Market / DDA Events Coordinator

DATE: **July 22, 2024**

TO: DDA Board Members

FROM: Christine Malzahn, DDA Executive Director

Background: Due to the employment separation of the recent market manager, the DDA has an opening for the position. Director Malzahn is recommending that Chris Bishop be appointed to serve as manager effective August 1, 2024, for the remaining market season and to also dedicate hours to assist Director Malzahn with event coordination as office hours permit.

Items Attached: Job Description

Action Needed: Pass the motion(s) as recommended or amended per board discussion.

Recommendation: Motion to approve Chris Bishop as the new market manager/events coordinator at a rate of \$17 hr., up to 20 hours week.

**IMLAY CITY
JOB DESCRIPTION**

FARMER'S MARKET MANAGER / DDA PROMOTIONS ASSISTANT

Supervised By: DDA Director

Supervises: No supervisory responsibility

Position Summary:

The Imlay City Downtown Development Authority is seeking a Farmer's Market Manager and Promotions Assistant. Under the supervision of the DDA Director, employee provides administrative and marketing support to assist the DDA in meeting its goals and objectives. Assists DDA projects and programs, participates in promotional events, develops marketing & promotional materials, performs administrative and clerical duties to support DDA initiatives. The Market Manager is responsible for all organization and management of the weekly Farmers' Market held in downtown Imlay City, Thursdays – hours and market days subject to change annually. Additional hours outside of the market day hours will be necessary to complete administrative and promotional work. Familiarity with government food assistance programs is preferred. Please submit a cover letter, resume and application no later than March 6, 2024, to Christine Malzahn, Imlay City DDA, 150 N. Main Street, Imlay City, MI 48444 or email to DDADirector@imlaycity.org. Additional information can be found at www.icdda.com. The City of Imlay City is an Equal Opportunity employer.

Part-Time Position – up to 20 hours per week

Hourly wage range \$14.00 - \$16.00, (depending on qualifications)

Essential Job Functions:

An employee in this position may be called upon to do any or all of the following essential functions. These examples do not include all of the duties which the employee may be expected to perform. To perform this job successfully, an individual must be able to perform each essential function satisfactorily.

1. Serves as a liaison between the public and the department. Provides general information regarding department operations and policies. Resolves issues independently and coordinates more complex issues with the department director or other staff as needed.
2. Provides standard administrative support for the DDA. Prepares correspondence, records, documents, reports, and other related information. Types, copies, enters data, schedules appointments, and completes other projects as assigned.
3. Assists in the planning, publicity, and coordination of a variety of promotional events such as seasonal festivals, weekly farmer's market and summer concert series with the goal of improving the quality and excitement of events to attract people to the downtown area.
4. Creates and develops a variety of marketing and promotional materials promoting the City's DDA initiatives. Prepares program materials, brochures, publications, flyers, press releases, newsletters, and other marketing materials.
5. Assists in maintaining and updating the DDA's website, social media sites, and other digital outlets to foster an appreciation of the City's downtown including its physical assets, commercial development, and cultural charm and offerings.

6. Serves as the primary contact for the Farmer's Market. Manages the on-site activities of the Market, maintains all Market records and files, and maintains financial records for food programs such as Sr. Project Fresh, WIC, Bridge, and DUFB.
7. Maintains positive relations with vendors, merchants, community organizations, and the general public. Responds to inquiries and provides general information to citizens regarding Farmer's Market operations, policies, and procedures.
8. Creates and develops a variety of marketing and promotional materials promoting the City's Farmer's Market including flyers, banners, signage, and print and electronic media.
9. Coordinates the market vendor application process, screens applications, and provides orientation and training to help ensure vendors' success. Communicates market policies, activities, and rules to vendors, keeping them informed throughout the season. Maintains database vendors, their contact information, and any licenses or permits each vendor possesses.
10. May travel outside of the office to purchase event materials, pick up supplies, and complete other administrative errands.
11. Maintains all necessary records in accordance with administrative rules, contract language, and legal requirements including State and Federal legislation and local ordinances and regulations in relations to the farmers market.
12. Attends meetings, conducts research, prepares and submits reports, and completes special projects as assigned.
13. Keeps abreast of legislative and regulatory developments, new administrative techniques, and current issues through continued education and professional growth. Attends conferences, workshops, and seminars as appropriate.
14. Performs other related work as required.

Required Knowledge, Skills, Abilities and Minimum Qualifications:

The requirements listed below are representative of the knowledge, skills, abilities and minimum qualifications necessary to perform the essential functions of the position. Reasonable accommodations may be made to enable individuals with disabilities to perform the job.

- An Associates degree or equivalent in marketing, business administration, or related field is preferred.
- Two or more years of experience in marketing, event planning, or related fields is preferred.
- State of Michigan Vehicle Operator's License, a satisfactory driving records, and the ability to maintain one throughout employment.
- Knowledge of effective marketing, promotions, and public relations strategies and techniques.
- Knowledge of the principles and practices related to farmer's market operations and facilities management.

- Excellent customer service skills, including responding diplomatically to customer questions and complaints.
- Skill in maintaining detailed, organized records, and generating related reports.
- Skill in the use of office equipment and technology, including computers and other related software, and the ability to master new technologies.
- Ability to maintain accurate records and prepare comprehensive reports.
- Ability to communicate effectively and present ideas and concepts orally and in writing.
- Ability to establish effective working relationships and use good judgment, initiative and resourcefulness when dealing with employees, City officials, professional contacts, community leaders, the media, and the public.
- Ability to multi-task, problem-solve, and work effectively under stress, within deadlines and changes in work priorities.
- Ability to attend meetings, work outside of normal business hours, travel to other locations, and work extended hours during special events.

Physical Demands and Work Environment:

The physical demands and work environment characteristics described here are representative of those an employee encounters while performing the essential duties of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

While performing the duties of this job, the employee regularly works in an office setting with a controlled climate where they sit and work on a computer, communicate by telephone, email, or in person, and move around the office to travel to other locations. The employee must occasionally lift and/or move items of moderate to heavy weight. The noise level in the work environment is usually quiet.

While performing the duties of this job, the employee regularly works in a farmer's market setting and is regularly required to work outside of normal business hours, during the weekends, and during special community events. The employee is regularly required to set up and tear down event sites, must lift and/or move items of moderate to heavy weight, and is occasionally exposed to adverse weather conditions and loud noises. The noise level in the work environment can be moderate to loud.



AGENDA ITEM NB 7b. Fire Hall Improvements / Property Acquisition

DATE: **July 22, 2024**

TO: DDA Board Members

FROM: Christine Malzahn, DDA Executive Director

Background: The City Commission has authorized the DDA use of the old fire hall location to house the weekly Farmers Market for the remaining 2024 market season. While the vendors and market manager appreciate the use of the facility, it does need some cleaning and maintenance repairs.

It was also discussed at the city commission meeting held on July 16th, that the building may be better utilized and marketed for future economic development under the direct supervision of the DDA with ownership by the Imlay City Façade Corp to leverage brownfield/MEDC grants. Director Malzahn would like to board to discuss acquisition terms and fund allocation for this project.

Items Attached: Fire Hall Marketing Flyer

Action Needed: Pass the motion(s) as recommended or amended per board discussion.

Recommendation: Motion to authorize Director Malzahn to bring back work estimates for power washing, paint, and misc. maintenance repairs to the fire old.



Looking for THE RIGHT PROPERTY, we have it!

*(Old Imlay City Firehall) City-owned
Vacant, immediate occupancy*

**338 3RD STREET
IMLAY CITY, MICHIGAN 48444**



Imlay City, MI, offers a unique and advantageous environment for new businesses seeking growth and success. Nestled within the vibrant community of Lapeer County, Imlay City boasts a strategic location with convenient access to major transportation routes, including Interstate 69, making it an ideal hub for distribution and logistics companies. Additionally, the city provides a supportive business climate with numerous resources and incentives for entrepreneurs, including access to small business loans, networking opportunities, and assistance programs through organizations like the Imlay City Downtown Development Authority. Moreover, the city's affordable cost of living and competitive real estate market offers attractive opportunities for startups looking to establish a presence in a thriving and dynamic community. With its strong sense of community pride, strategic location, and supportive business ecosystem, Imlay City stands as a promising destination for new businesses looking to flourish and contribute to the economic vitality of the region.





Firehall Location





ARTIST RENDERING OF EXTERIOR OF FIRE HALL WITH ROLL UP GLASS DOORS

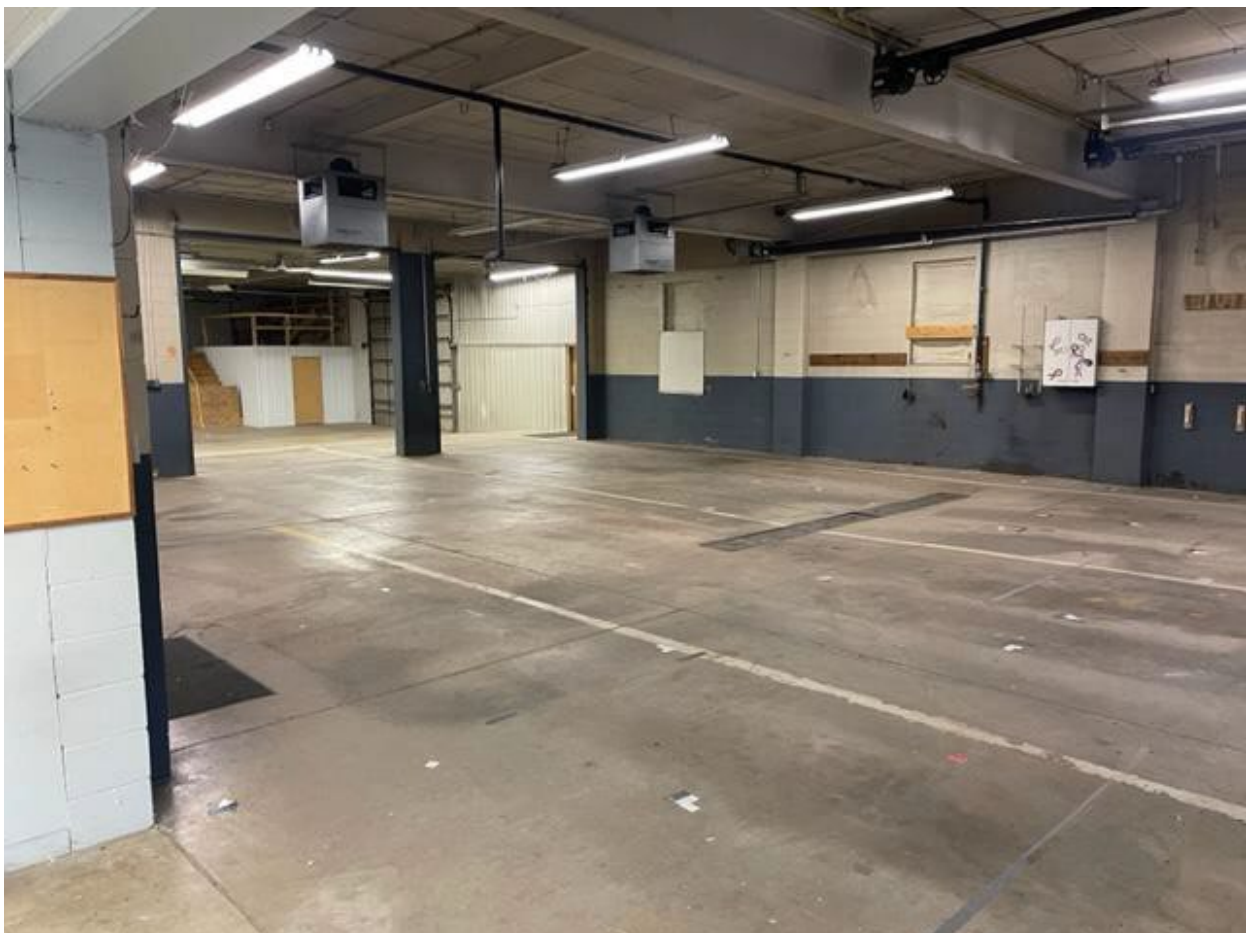


ARTIST RENDERING OUTDOOR SEATING

The Old Imlay City Fire Station is an easy way to establish residency by using creative strategies already in place for designing and occupying a niche location to gain greater attention.

According to statistics from MDOT (Michigan Department of Transportation) over 17,000 vehicles travel through Imlay City on M-53 each day 100 yards away from this location!

Because this location is centrally located, the special attention to selecting an excellent location includes access to highways and local roads; nearby attractions; target demographic; and distribution strategy; which are all bundled into this prime location.



Zoned B2

With this space in the Downtown of Imlay City, most business use classifications are already allowed in this district fitting in with your business plan. Imlay City prides itself on a welcoming business environment.

Utilities

When looking at this commercial space, several positives in favor of a restaurant or brewery. Breweries need a lot of all of these utilities and it can be very expensive to upgrade. Here, we have done most of the work for you.

Water Lines

4-inch water line currently services the Firehall.

Gas

Supply lines are currently servicing the building.

Electrical

Three-phase electrical power is most preferred for brewing equipment.

Fire Suppression

This building could ironically, use an upgrade.

Loading Dock

The three rear doors of this building provide exceptional loading and unloading of materials. And one large overhead door on the opposite side.

Additional Features

Restrooms

This building has a restroom ready for expansion

Parking

Parking availability is plentiful and if you look at the aerial map you can see the site location has plenty of parking and additional public parking across the street outlined in yellow.

Accessibility

Entrances and exits are at ground level, and this former government building is ADA-compliant.



Environmental Reports

Phase One and Phase Two studies have been completed and are available at this link under the Brownfield section: <https://www.icdda.com/doing-business/assistance-programs/>

City Attitude

Imlay City exudes a palpable positive attitude towards new businesses, fostering an environment ripe for growth and innovation. With a tight-knit community that values collaboration and support, new ventures are welcomed with open arms, and embraced as integral parts of the city's economic fabric. The optimism and enthusiasm of local residents, coupled with the proactive efforts of city officials and business leaders, create a nurturing ecosystem where startups can thrive. This positive attitude permeates through every aspect of Imlay City, from its bustling downtown streets to its industrial parks, instilling confidence and resilience in entrepreneurs embarking on their ventures. With a spirit of encouragement and a can-do mindset prevalent throughout the community, new businesses in Imlay City are not only set up for success but are also empowered to make lasting contributions to the city's economic vitality and cultural richness.

Imlay City has assistance programs ready to assist you:

1. Open to having a brewery and taproom.
2. Re-development ready liquor license available
3. Business inventory shows lack of fine dining options
4. Emerging developers funding assistance available

You'll be a major part of our community and we will be more than happy to assist you every step of the way. So often entrepreneurs say the city is holding them back. Not here, we are ready to set you up, are you ready to begin?

For further information and a showing

Contact:

Craig Horton, Imlay City Manager
 150 N. Main Street
 Imlay City, MI 48444
 810-724-2135 ext 1306

or

Christine Malzahn
 Downtown Development Authority Director
 150 N. Main Street
 Imlay City, MI 48444
 810-724-2135 ext 1307