

IMLAY CITY  
**IMLAY CITY FAÇADE CORPORATION**  
150 N. MAIN STREET  
IMLAY CITY, MI 48444

**MEETING SEPTEMBER 9, 2024**

**6:30 PM** or

(Immediately following the scheduled DDA Special Board Meeting at 5:35 pm)

**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MEETING MINUTES July 22, 2024 (pgs 2-3)
5. FINANCIAL REPORT
6. PUBLIC PARTICIPATION
7. **NEW BUSINESS**
  - a. Lapeer Development Corp. Funding Assistance (pg 4)
8. CLOSED SESSION for Property Acquisition (see closed session packet)
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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# IMLAY CITY FAÇADE CORPORATION

Regular Meeting  
**July 22, 2024**  
**MEETING MINUTES**

A regular meeting of the Imlay City Façade Corporation was held on Monday, July 22, 2024, at Imlay City Hall, 150 North Main Street, Imlay City MI 48444.

**1. CALL TO ORDER**

Chair Walt Bargaen called the meeting to order at 6:10 pm

**2. ROLL CALL** – Director Malzahn called the roll:

Present: Kim Jorgensen, Justin Shattuck, Stu Davis, Steve Robbins, Walter Bargaen

**Quorum Present**

**3. APPROVAL OF AGENDA**

**MOTION** by Davis, supported by Jorgensen to approve the agenda as presented.

All in Favor 5 / Nays 0 - **MOTION CARRIED UNANIMOUSLY**

**4. APPROVAL OF MINUTES**

**MOTION** by Davis, supported by Robbins to approve the March 11, 2024 and May 13, 2024 minutes as presented.

All in Favor 5 / Nays 0 - **MOTION CARRIED UNANIMOUSLY**

**5. FINANCIAL REPORT**

**6. PUBLIC PARTICIPATION** – none

**7. NEW BUSINESS**

**A. Annual Reporting**

The Board reviewed 2024 required reporting that Malzahn submitted to the treasury, including updates on the Board of Directors.

**MOTION** by Davis, supported by Robbins to receive the 2024 annual reporting submissions.

All in Favor 5 / Nays 0 - **MOTION CARRIED UNANIMOUSLY**

**B. Façade Loan Programs Review**

Director Malzahn presented an updated copy of the Imlay City Façade Corp Guidelines and Application. Sam Moore from the LDC answered questions regarding the loan portion and the name of the entity that would facilitate that portion of the process. Sam would like to bring back specific language that is agreeable to his board of directors as it relates to the Imlay City processes.

**MOTION** by Davis, supported by Shattuck to table the Façade Corp Application and Guidelines until language can be included from the Lapeer Development Corporation.

All in Favor 5 / Nays 0 - **MOTION CARRIED UNANIMOUSLY**

**C. Property Acquisition**

**CLOSED SESSION** – Property Acquisition

**MOTION** by Shattuck, support by Davis to enter into closed session

**RE-ENTER REGULAR SESSION** 6:55 pm

**Motion** by Davis, support by Jorgensen to work with Lapeer Development Corporation on funding options to acquire property.

Roll Call: AYES –Davis, Jorgensen, Robbins, Shattuck, Bargaen

NAYS –none

**MOTION CARRIED 5/0**

8. **BOARD MEMBER COMMENTS** – none

9. **ADJOURNMENT**

**MOTION** by Davis, supported by Robbins to adjourn the meeting at 6:56 pm

All in Favor 5 / Nays 0 - **MOTION CARRIED UNANIMOUSLY**

Respectfully submitted by: \_\_\_\_\_  
Christine Malzahn, Executive Director

FAÇADE CORP BOARD APPROVED:

DDA APPROVED:

CITY COMMISSION APPROVED:



**Imlay City Downtown Development Authority**  
 150 N. Main Street, Imlay City, MI 48444  
 Office 810.724.2135 ext. 1307 • Email: [ddadirector@imlaycity.org](mailto:ddadirector@imlaycity.org)

*Dedicated to restoring,  
 preserving and enhancing the  
 physical and economic vitality  
 of Downtown Imlay City.*

**Board of Directors**

*Joi Kempf,  
 Mayor*

*Walt Bargaen,  
 Chairperson*

*Neil Docherty,  
 Vice Chairperson*

*Kim Jorgensen,  
 Secretary*

*Justin Shattuck,  
 Board Member*

*Stu Davis,  
 Board Member*

*Steve Robbins,  
 Board Member*

*Jessica Montoya  
 Board Member*

**Executive DDA Director**  
*Christine Malzahn*

September 10, 2024

**Board of Directors**

Lapeer Development Corporation  
 449 McCormick Drive  
 Lapeer, MI 48446

Dear Members of the Board,

I hope this letter finds you well. On behalf of the Imlay City Downtown Development Authority (DDA), I am writing to formally request funding assistance from the Lapeer Development Corporation to support our ongoing economic development efforts in downtown Imlay City. Specifically, we seek your partnership in the acquisition of key properties and in addressing blight that has significantly hindered the growth and vibrancy of our downtown district.

As you are undoubtedly aware, a vibrant downtown is critical to the overall success of any community. It serves as the heartbeat of local commerce, culture, and social interaction. Moreover, in today's evolving landscape of talent attraction and retention, a thriving downtown is essential for industrial attraction and expansion. Prospective businesses and skilled workers increasingly prioritize communities that offer a lively and appealing downtown environment. By investing in the revitalization of downtown Imlay City, we are not only enhancing the quality of life for our residents but also positioning our community as an attractive destination for both new businesses and talent.

The Imlay City DDA has identified several strategic properties that, if acquired and revitalized, could play a pivotal role in the economic resurgence of our downtown area. Unfortunately, these properties are currently in a state of disrepair, detracting from the aesthetic appeal of our community and posing potential safety hazards. With the support of the Lapeer Development Corporation, we aim to transform these sites into vibrant spaces that will attract new businesses, boost local tourism, and serve as a catalyst for broader economic growth.

We believe that this initiative aligns closely with the shared goals of fostering economic development and enhancing the vitality of communities within Lapeer County. The funding assistance we are requesting would be allocated toward the acquisition of targeted properties and the necessary remediation efforts to eliminate blight. By doing so, we can unlock the full potential of downtown Imlay City and create a more prosperous future for all who live, work, and visit our community.

We are confident that with your support, we can make significant strides toward revitalizing our downtown and driving sustained economic growth. We would greatly appreciate the opportunity to discuss this request in further detail and explore how we can collaborate to achieve our mutual objectives.

Thank you for considering our request. We look forward to the possibility of partnering with the Lapeer Development Corporation on these critical initiatives.

Sincerely,

Christine Malzahn  
 Executive Director  
 Imlay City Downtown Development Authority