

IMLAY CITY
DOWNTOWN DEVELOPMENT AUTHORITY

APRIL 13, 2026
REGULAR MEETING MINUTES

A regular meeting of the Downtown Development Authority was held on Monday, April 13, 2026, at 5:35 PM in the Imlay City Municipal Offices, 150 N. Main Street, Imlay City, MI 48444 as was posted.

1. **CALL TO ORDER**

Chair Walter Barga called the meeting to order at 5:35 PM.

2. **PLEDGE OF ALLEGIANCE**

Pledge was led by Barga.

3. **ROLL CALL**

Present: Chair Walter Barga, Vice Chair Kim Jorgensen, Secretary Sheryl Davis,
Treasurer Stu Davis, Justin Shattuck, Steve Robbins, Neil Docharty, Mayor Barbara Yockey
Absent: Joi Kempf

Quorum Present

Also Present: DDA Director Charles Bennett, Recording Secretary Katrina Morrow, and public.

4. **CONSENT AGENDA**

MOTION by Stu Davis, support by Docharty, to accept consent agenda, with a modification of moving the public participation item down to 10.a and adjusting the items in the New Business lineup.

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

5. **APPROVAL OF MINUTES**

MOTION by Stu Davis, support by Docharty, for the approval of minutes from March 9, 2026.

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

6. **CORRESPONDENCE** – none.

7. **SPECIAL PRESENTATION** – none.

8. **COMMITTEE REPORTS** – none.

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9. **PUBLIC PARTICIPATION** – none.

10. **UNFINISHED BUSINESS** – none.

11. **NEW BUSINESS**

a. **Proposed Sponsorship of the Blueberry Festival**

Djon Marku, member of the Blueberry Festival Committee, presented a request for support from the Imlay City DDA for in-kind contributions and a co-sponsor/financial contribution.

MOTION by Stu Davis, support by Jorgensen, to allow the Blueberry Festival (happening June 27th, 2026) to use the DDA's billboard for the month of June 2026 at no fee, waive the pavilion rental fee to use the farmers market location, and a \$250 co-sponsor financial contribution to help cover port-a-potties at the event.

ROLL CALL

AYES: Yockey, Shattuck, Stu Davis, Bargaen, Docharty, Jorgensen, Robbins, Sheryl Davis

NAYS:

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

b. **Downtown Storefront Window Grant – Trust Design Agency**

Application has been submitted to add a full front-window wrap for this business, improving its visual draw and business intent.

MOTION by Stu Davis, support by Shattuck, to approve the Downtown Storefront Window Enhancement Grant Program application submitted for 227 E. Third Street for the amount of \$340.78.

ROLL CALL

AYES: Sheryl Davis, Robbins, Jorgensen, Docharty, Bargaen, Stu Davis, Shattuck, Yockey

NAYS:

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

c. **Façade Grant – 204/206 E. 3rd Street (Ray Krakowski)**

Application has been submitted to add awnings to the front and rear of the building, improving the look of the façade, as well as providing better weather protection and energy-saving measures.

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MOTION by Stu Davis, support by Kempf, to approve Façade Grant application submitted for 204/206 E. Third Street for the amount of \$2,599.06.

ROLL CALL

AYES: Docharty, Bargaen, Jorgensen, Stu Davis, Robbins, Shattuck, Sheryl Davis, Yockey

NAYS:

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

d. Façade Grant – 347 N. Cedar Street (4th Street Antiques)

Normally, the proposed work cannot be completed prior to application approval. This application was submitted March 11th, and the work was not intended to be completed until May; the contractor unexpectedly completed the work prior to the DDA Meeting on April 13th. Director Bennett and the Board extended grace for a longtime business owner making improvements within the district.

MOTION by Yockey, support by Shattuck, to approve Façade Grant application submitted for 347 N. Cedar Street for the amount of \$3,550.00.

ROLL CALL

AYES: Yockey, Sheryl Davis, Robbins, Stu Davis, Jorgensen, Bargaen, Docharty

NAYS: Shattuck

ALL IN FAVOR 7/8

MOTION CARRIED 7-1

e. Boost Program

Director Bennett presented Boost Imlay City info flyer, Boost Imlay City Application form, and related letters/stipulations for the program. Once approved, he will print and distribute information about the program to garner more business interest coming into Imlay City's downtown area. Board gave feedback, as well as a few small corrections to the verbiage proposed.

MOTION by Yockey, support by Jorgensen, to approve Boost Imlay City with the discussed adjustments, so that Director Bennett can print and distribute information for the now-active program.

ROLL CALL

AYES: Bargaen, Jorgensen, Sheryl Davis, Stu Davis, Shattuck, Robbins, Docharty, Yockey

NAYS:

ALL IN FAVOR 8/8

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MOTION CARRIED 8-0

f. Michigan Main Street

Director Bennett provided questionnaires for Board members to fill out and return. Imlay City DDA is not ready to fully commit to the Michigan Main Street program, but through these questionnaires Bennett can begin networking with the program at this time.

No action needed.

g. Community Center Committee

Director Bennett would like a 4-member committee to be formed so that ideas and plans regarding the community center can be vetted by said group before things are officially brought in front of the DDA Board.

Board gave support for Bennett to allocate time and resources to putting a Community Center Committee together.

No action needed.

h. Lapeer County Milage Capture Form

MOTION by Stu Davis, support by Shattuck, that the Downtown Development Authority of the City of Imlay City hereby resolves to not “capture” any of the extra voted countywide millage that will be on the August 2026 primary election ballot that will be exclusively used for the purposes of providing senior citizens’ services for a period of four years, commencing in 2027 through 2030, inclusive, and understand and support for the administration of the Lapeer County Senior Programs, and other services to an expanding senior population; and further, we authorize the DDA Director Charles Bennett to sign the attached Acknowledgment/Letter of Capture Intent and return to the Lapeer County Board of Commissioners prior to April 15, 2026.

ROLL CALL

AYES: Yockey, Shattuck, Stu Davis, Bargaen, Docharty, Jorgensen, Robbins, Sheryl Davis

NAYS:

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

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i. Imlay City Brownfield Board

Board Members nominated for Imlay City’s Brownfield Board: Barb Yockey, Walter Bargaen, Justin Shattuck, Steve Robbins, Sheryl Davis, Joi Kempf

MOTION by Stu Davis, support by Docharty, to approve appoint the nominated DDA Board Members to serve on the Imlay City Brownfield Redevelopment Authority and appoint Director Bennett as the staff director of the Brownfield Board.

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

12. **CLOSED SESSION** – none.

13. EXECUTIVE DIRECTOR’S REPORT

Director Bennett gave updates on community promotions, economic development, grant applications, and meetings he’s attended in the past month.

14. **PUBLIC PARTICATION** – none.

15. **BOARD MEMBER COMMENTS** – Board Members discussed the M-53 Corridor Meeting.

16. ADJOURNMENT

MOTION by Robbins, support by Docharty, to adjourn at 6:32 PM.

ALL IN FAVOR 8/8

MOTION CARRIED 8-0

NEXT REGULAR DDA BOARD MEETING DATE: Monday, May 11, 2026

Respectfully submitted by: _____

Katrina Morrow, Recording Secretary

DDA APPROVED: _____

Sheryl Davis, DDA Board Secretary

CITY COMMISSION APPROVED: _____