

JULY 2026



IMLAY CITY DOWNTOWN DEVELOPMENT AUTHORITY

INFORMATIONAL MEETING



About Imlay City.

Imlay City is a welcoming, small-town community located in the heart of Lapeer County. Conveniently positioned along M-53 and I-69, the city sits within easy reach of several major destinations — just 30 minutes from Lapeer, 40 minutes from Flint, an hour from Detroit, and under an hour from Port Huron and the Blue Water Bridge. This central location makes Imlay City a natural hub for business, travel, and regional activity, while still offering the charm and comfort of a tight-knit community.

Known for its friendly residents and strong agricultural roots, Imlay City blends tradition with opportunity. Visitors will find a vibrant downtown filled with locally owned shops, unique restaurants, historic architecture, and community-driven events that bring people together year-round. The city is home to the Eastern Michigan State Fair, a growing Farmers Market, and a thriving mix of small businesses that make downtown a destination worth exploring.

Whether you're here to shop, attend an event, enjoy the Social District, or simply experience the small-town atmosphere, Imlay City offers a warm welcome. With continued investment, a passionate business community, and a commitment to progress, Imlay City is a place people are proud to visit — and even prouder to call home.



Message from the Director

Chuck Bennett

Executive Director



Serving as the Director of the Imlay City Downtown Development Authority continues to be one of the greatest privileges of my career. Over the past eight months, I have had the opportunity to get to know this incredible community, and each day reinforces what makes Imlay City so special. The pride our residents have in their hometown, the dedication of our business owners, and the willingness of so many people to volunteer, collaborate, and support one another make this a truly remarkable place.

During my time here, I've seen firsthand the energy and potential that exists throughout our downtown. Together, we've celebrated new businesses, hosted successful community events, expanded programs, and continued investing in projects that strengthen our downtown district. Whether it's supporting businesses through our Façade Grant Program, growing our Farmers Market and Summer Concert Series, enhancing public spaces, or creating opportunities that bring people together, the DDA remains committed to building a downtown that is vibrant, welcoming, and economically strong.

As we move through 2026, our focus remains on thoughtful growth, community partnerships, and creating lasting improvements that benefit residents, businesses, and visitors alike. While there is still much to accomplish, I am excited about the direction we are headed and grateful for the support and encouragement we continue to receive from this community.

Thank you for your continued support of the Downtown Development Authority and for believing in the future of downtown Imlay City. I look forward to continuing this journey alongside all of you as we build on our successes and create even more reasons to live, work, shop, and gather in the heart of our community.



BOARD OF DIRECTORS

Walt Bargaen- Chair- wbargaen@icdda.com

Kim Jorgensen-Vice Chair- kjorgensen@icdda.com

Stu Davis- Treasurer- sdavis@icdda.com

Sheryl Davis-Secretary- sheryldavis@icdda.com

Barbara Yockey- Mayor- byockey@imlaycity.org

Justin Shattuck- jshattuck@icdda.com

Steve Robbins- srobbins@icdda.com

Joi Kempf- jkempf@icdda.com

Sheryl Davis- sheryldavis@icdda.com

Neil Docherty- ndocherty@icdda.com

The Imlay City DDA Board of Directors is responsible for guiding the vision, strategy, and priorities of the Downtown Development Authority. The board works to ensure that downtown projects, programs, and investments align with the long-term goals of strengthening economic vitality, supporting local businesses, and enhancing the overall quality of life in the downtown district. Their role includes reviewing budgets, approving redevelopment efforts, and providing direction on initiatives such as façade grants, infrastructure improvements, public events, and marketing strategies. Equally important, the DDA Board serves as a team of community ambassadors. Each member brings unique experience and insight, helping the DDA stay connected to the needs of business owners, residents, and visitors. Through thoughtful planning, collaboration, and stewardship, the board plays a crucial role in shaping a downtown that is vibrant, welcoming, and positioned for continued growth.

IC Facts

- IC Population is 3,769.
- Imlay Township Population is 3,118.
- Lapeer County Population is 88,513.
- The physical size of IC is 2.5 sq miles approx.
- Population Density is approx. 1,500 people per sq mile.
- Imlay City has a large Hispanic / Latino population, approx. 30% in total.
- IC was first platted in 1870.
- IC switched from a Village to a City in 1970.
- IC is home to the Easter Michigan State Fair.
- Early American Race Car Pioneer Bob Burman was from Imlay City. He was born in 1884 and died in 1916. Bob was one of the first people to run in the 1st Indy 500.

MISSION STATEMENT

THE MISSION OF THE IMLAY CITY DOWNTOWN DEVELOPMENT AUTHORITY IS TO CREATE AN ATMOSPHERE CONDUCIVE TO BUSINESS DEVELOPMENT.

TIF Plan Vision Statement

The friendly, tree- lined and vibrant downtown of Imlay City is home to restored historic buildings, attractive store front that house a variety of specialty retail, loft and upscale living spaces with community / city services. The downtown entry boulevard and inviting public spaces are adorned with attractive streetscape, flowers and public art that recognizes and celebrates the important role that trains and the railroad industry have played in the community's history. The downtown is the focal point and center of the community, hosting a variety of annual family events and activities that attract residents and thousands of visitors.

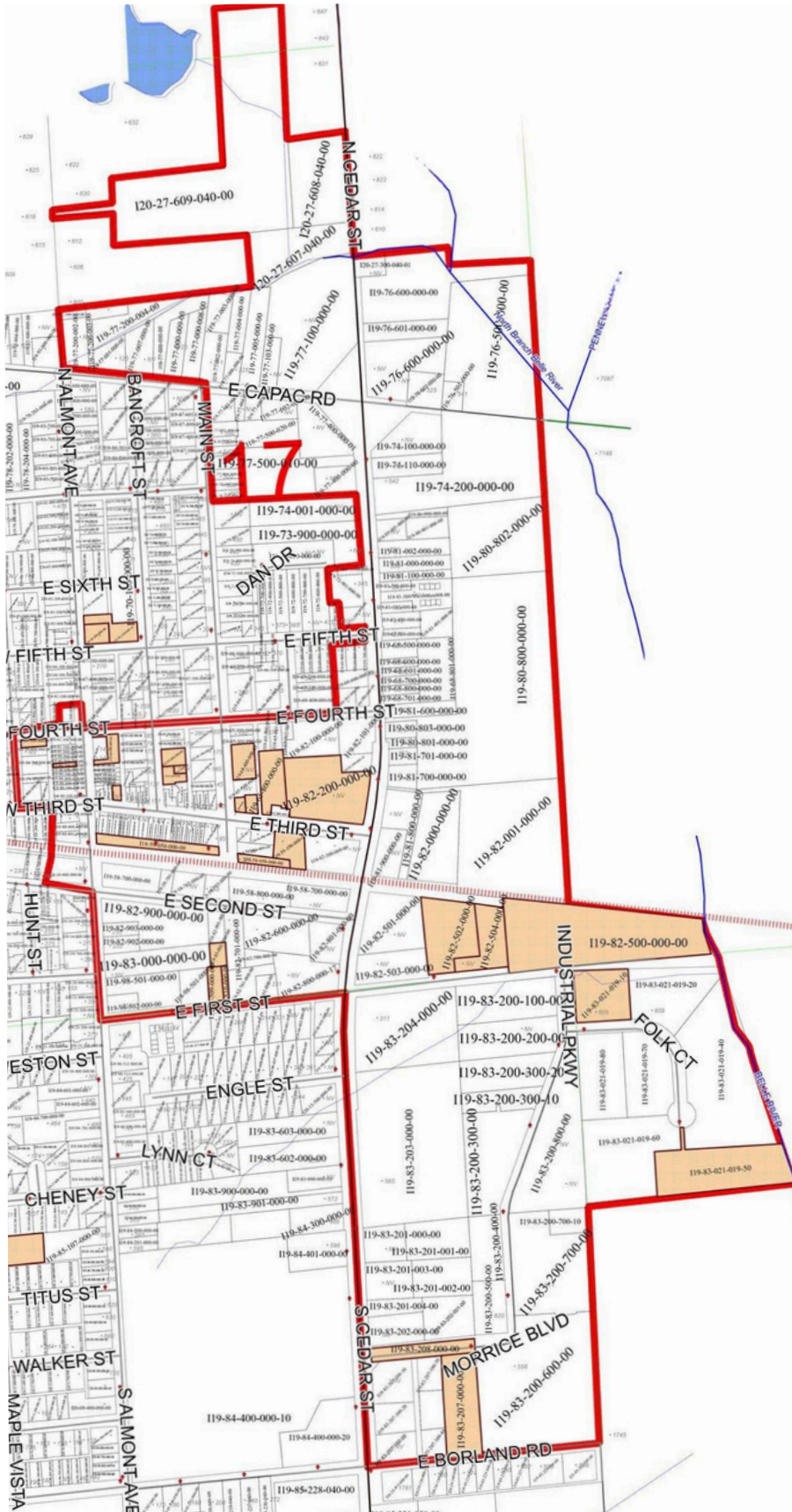
DDA Meetings

Regular Meetings are held monthly on the 2nd Monday of the Month at 5:35 PM.

Two informational meetings are held in July & December.

Special Meetings are held as needed to address any needs that may arise after the Regular Meeting.

DDA District Boundary Map



Tax Increment Financing (TIF) Plan

The goals and direction of the Imlay City DDA are defined by the TIF plan first created in 1976 and amended in 2014.

The full document is available on our website, as required by law. Find it under the documents tab on our website www.icdda.com.

PA 57 of 2018

Informational Meetings Sec. 910 (4)

The State of Michigan requires that Downtown Development Authorities hold two "informational meetings" per calendar year. Informational meetings are held for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. They are not for the purpose of voting on policy, budgets or other operational matters. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

The Imlay City DDA by-laws mandate that our required meetings will be conducted in the months of July and August.



GOALS

- Continue to assist the City in becoming a Redevelopment Ready Community.
- Continue conversations with CN Railroad to improve viaduct lighting, painting, and beautification.
- Partner with the City in completion of the Community Center.
- Continued planning to utilize pocket parks.
- Continue research of creating a Community Podcast.

ACCOMPLISHMENTS

- Creation of the Community Center Committee. This will help with the operation of this event space.
- The DDA has coordinated 8 ribbon cuttings since January of 2026.
- The DDA Board has worked to bring back the Brownfield Board. The DDA Board will oversee this valued Economic Tool.
- Implementation of a once a month Saturday Market.
- Formal Launch of the Boost Program.



Events DDA Sponsored or Held

- Sweet Corn Social
- Farmers Market
- Kringle Market
- Summerfest (Sponsor)
- Blueberry Fest (Sponsor)
- Cinco De Mayo Festival (Sponsor)

Concerts in the Park
Monthly Saturday Market



Grants

Facade Grants

Since January of 2026 the DDA approved Facade and Sign Grants totaling \$9,232!!!

- Trust Design Agency= \$350
- The Vintage Plate Charcuterie= \$350
- 204 East 3rd= \$2,600
- Studio E Arts= \$1,250
- 122 East 3rd= \$4,682

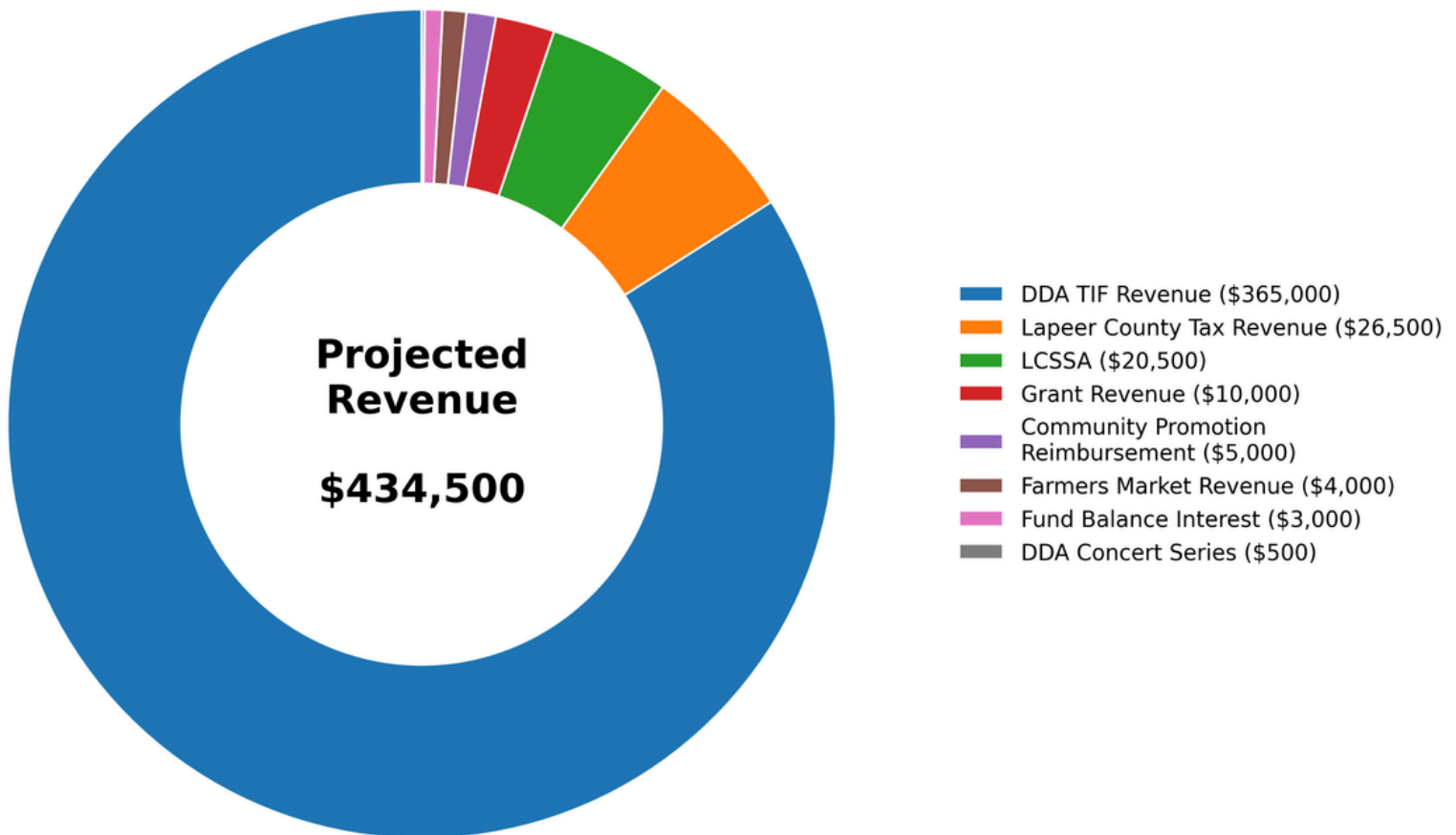
Grants Submitted

- Four County Community Foundation - \$4,326 for AED Machines at the Pool and Community Center **AWARDED**
- EGLE Community Energy Management Grant- \$65,000 Solar Power Setup for the Pool Building- **NOT AWARDED**
- Federal Appropriations Funding- \$500,000 for Parking lot at the Community Center **Pending**
- Replacement of the EV Charging Station- MDOT- **Pending**



26-27 Approved Revenue Budget

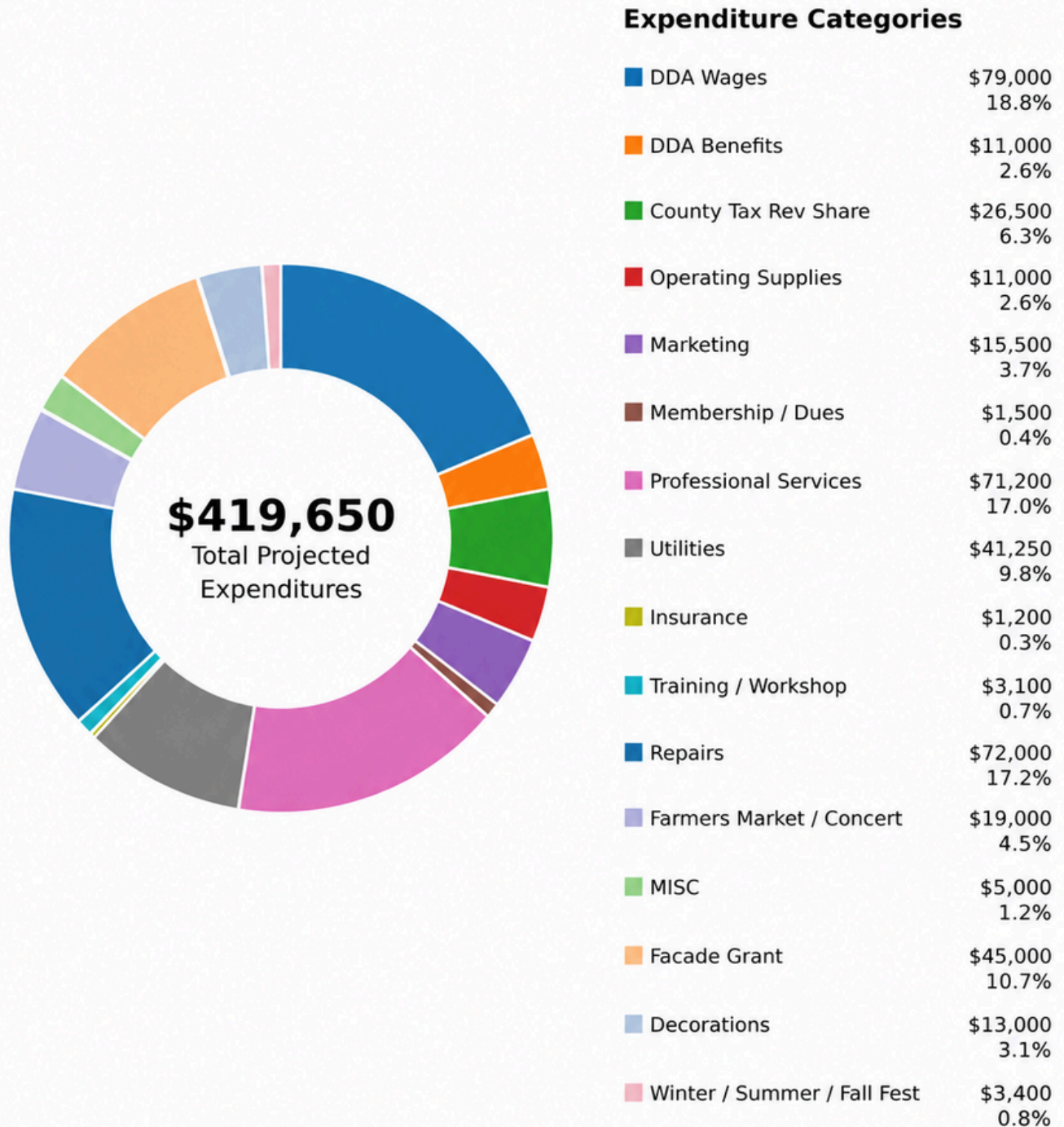
Imlay City DDA Projected Revenue by Category Fiscal Year 2026-2027



26-27 Approved Expense Budget

IMLAY CITY DOWNTOWN DEVELOPMENT AUTHORITY

Projected FY 2026-2027 Expenditures

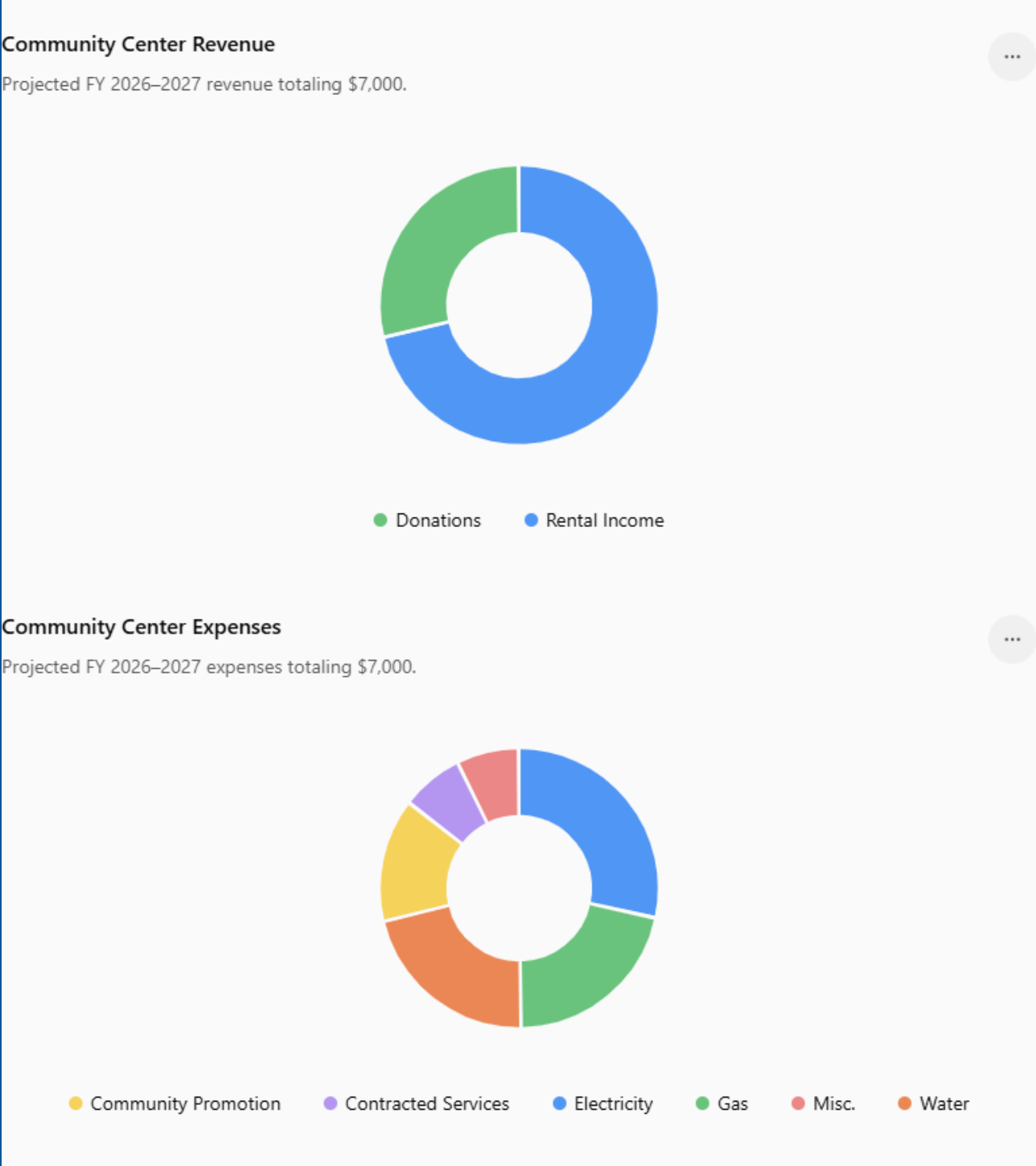


Projected expenditures by category for Fiscal Year 2026-2027.
Percentages are based on total projected expenditures of \$419,650.

26-27 Community Center Budget

Community Center Financial Overview

As part of the Downtown Development Authority's commitment to strengthening Imlay City's quality of life, the Community Center serves as a gathering place for residents, organizations, and community events. Revenue generated through rentals and donations helps offset operating costs, while expenses are focused on maintaining a safe, welcoming, and functional facility. The charts below provide a clear overview of how the Community Center's annual operating funds are received and invested.



Thank You for Investing in Downtown Imlay City

As we look back on the past several months, one thing has become abundantly clear—what makes Imlay City special isn't just its beautiful downtown or its historic buildings.

It's the people.

The Imlay City Downtown Development Authority is incredibly grateful for the support of our local businesses, property owners, volunteers, community organizations, city leadership, schools, event sponsors, and residents. Every event attended, every project supported, every storefront improved, and every encouraging conversation helps move our downtown forward.

Over the past eight months, I've had the privilege of getting to know this community, and I continue to be inspired by the pride people have in Imlay City and their willingness to work together. That spirit of collaboration is the foundation of everything we do.

As we continue building momentum, we remain committed to creating a downtown that is welcoming, vibrant, and filled with opportunities for businesses, families, and visitors alike.

Thank you for believing in our vision, supporting our mission, and helping shape the future of Downtown Imlay City. We are excited for what lies ahead, and we look forward to continuing this journey together.

Together, we're not just investing in downtown—we're investing in our community's future.

