



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
JULY 7, 2025
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF JULY 7, 2025, AGENDA

A. MINUTES:

1. Minutes of the Joint meeting held June 11, 2025.
2. Minutes of the Regular meeting held June 16, 2025.

B. PUBLIC COMMENTS:

C. CONSENT AGENDA:

1. Special Event: DDA Back to the Bricks Tune Up Event, Wednesday, August 6, 2025, Historic Downtown Lapeer, from 4:00 p.m. to 8:00 p.m.
2. Special Event: Lapeer County Suicide Prevention Network, Into the Light Walk, Saturday, September 20, 2025, Rowden Park, from 9:00 a.m. to 4:00 p.m.

SUGGESTED MOTION:

Approve the Consent Agenda for July 7, 2025.

D. BILL LISTING:

1. Bill Listing for July 7, 2025.

SUGGESTED MOTION: ON A ROLL CALL VOTE.

Approve the Bill Listing for July 7, 2025, in the amount of \$1,056,139.39.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

1. Proclamation - Tracey Russell – Retirement.

SUGGESTED MOTION:

Adopt the proclamation in recognition of Tracey Russell, as presented.

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

1. Lapeer Optimist Club Beer Tent Resolution.

SUGGESTED MOTION:

Adopt Resolution #2025-10 to authorize the Lapeer Optimist Club to use the city sidewalks and Cedar Street north of Nepessing Street to operate their beer tent during Lapeer Days on Friday, August 15, 2025, through Sunday, August 17, 2025.

2. 2025-2026 Property and Liability Insurance Renewal.

SUGGESTED MOTION: ROLL CALL VOTE.

Approve Highstreet Insurance & Financial Services for the City of Lapeer's Property and Liability Insurance at a cost of \$293,403 for the fiscal year of July 2, 2025, through July 2, 2026, and authorize the City Manager to sign the required documents.

3. Wastewater Treatment Plant Building Restoration/Stair Replacement – CIP #22922

SUGGESTED MOTION: ROLL CALL VOTE.

Approve the demolition of the existing deteriorating concrete stairs at various locations around the Wastewater Treatment Plant with Topline Concrete for an amount not to exceed \$18,554, and installation of seven (7) steel staircases with handrail with Lapeer Steel, Inc. for an amount not to exceed \$34,610 and authorize the Superintendent of the Wastewater Treatment Plant to sign all necessary documents.

4. Special Event: Gramz Cannabis Grand Opening, Saturday, July 12, 2025, 10 E. Genesee St., from 9:00 a.m. to 10:00 p.m.

SUGGESTED MOTION:

Approve the Special Event for the Gramz Cannabis Grand opening as presented.

H. CITY MANAGER'S REPORT:

- 1.** Goals & Objectives Workshop Session – July 14, 2025. 5:30pm
- 2.** Housing Workshop
- 3.** Bicycle Ordinance
- 4.** Various matters.

I. CITY ATTORNEY'S REPORT:

- 1.** None.

J. UNFINISHED BUSINESS:

- 1.** Appointments to Boards and Commissions.
Mayor Appointments:
 - a.** Local Development Finance Authority – G. Phillips – Term Ending Aug. 1, 2029.
 - b.** Local Development Finance Authority – R. Rowden – Term Ending Aug. 1, 2029.Commission Appointment:
 - a.** Zoning Board of Appeals – Anne Shenck – Term Ending April 1, 2028.

K. DEPARTMENTAL COMMUNICATIONS:

- 1.** DDA Monthly Report.

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

- 1.** Commissioners.
- 2.** City Manager.
- 3.** Mayor.

N. REMINDER OF MEETINGS:

Next City Commission Meeting: MONDAY, JULY 21, 2025, Regular

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (810) 664-5231 or by email at clerk@ci.lapeer.mi.us at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

**MINUTES OF JOINT MEETING
LAPEER CITY COMMISSION
PLANNING COMMISSION
DOWNTOWN DEVELOPMENT AUTHORITY
ZONING BOARD OF APPEALS
AND EDC/TIFA/BRA
JUNE 11, 2025**

A joint meeting of the Lapeer City Commission, Planning Commission, Downtown Development Authority, Zoning Board of Appeals, and Tax Increment Finance Authority was held on June 11, 2025, at the Lapeer Community Center, Lower Level, 880 S. Saginaw St., Lapeer, Michigan. The meeting was called to order at 5:36 p.m.

ROLL CALL:

CITY COMMISSION

Present: Commissioners Atwood, Brady, Glisman, Petrie, Swindell.

Absent: Mayor Marquardt.

PLANNING COMMISSION:

Present: Bostick-Tullius, Kelly, Johnson, Pattison, Brady, Womack, Atwood.

Absent: Marquardt.

DOWNTOWN DEVELOPMENT AUTHORITY:

Present: Bostick-Tullius, Rogers, Herr, Roodvoets, Gillingham, Hogan, Schwab.

Absent: Beyer, Fanson, Sharkey, Cutcher, Perry, Marquardt.

ZONING BOARD OF APPEALS:

Present: Hogan, Burda, Petrie.

Absent: McCarthy, Parker, Cloutier.

EDC/TIFA/BRA:

Present: Womack.

Absent: Morey, Benton, LaClair, Cattane, Marquardt, Ingles, Gaecke, Ferdon.

Mayor Pro-Tem Atwood called the meeting to order at 5:36 p.m.

2025 06-11 EXCUSE MAYOR

Moved by Swindell. Seconded by Brady.

To excused Mayor Marquardt from the meeting.

Ayes: Atwood, Brady, Glisman, Swindell.

Nays: None.

MOTION CARRIED.

Mayor Pro-Tem Atwood invited each attendee to introduce themselves and indicate which board, if any, they currently serve on.

TRAINING SESSION:

Lilacs of Lapeer

Lapeer City Commissioner Linda Glisman presented her plan for the 'Lilacs of Lapeer' initiative. The presentation included a mission statement, goals and objectives, strategic

framework, organizational structure, action plan, anticipated results, community benefits, a unifying vision, historical recognition, projected outcomes, a concluding summary, and general information about lilacs.

Community Partnership Mapping

City Commissioner Brady presented to the group the Community Partnership Mapping program. Community partnership mapping is a strategic process used to identify, analyze, and visualize relationships among various stakeholders within a community. This approach helps organizations and groups understand the dynamics of collaboration and resource sharing.

He asked each table to work in small groups to generate ideas about whom they would include in their mapping. Once time concluded, each group shared their ideas with the larger group.

OVERVIEW OF EACH BOARD

A representative from each board—the City Commission, Downtown Development Authority, Planning Commission, Zoning Board of Appeals, and Tax Increment Finance Authority—provided an overview of their board's roles and responsibilities, as well as current projects. This exchange served to inform members about the activities and priorities of the other boards.

PUBLIC COMMENTS

None.

It was the consensus of the Boards to adjourn the meeting at 8:03 p.m.

Joshua Atwood, Mayor Pro-Tem

Romona Sanchez, City Clerk

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
JUNE 16, 2025**

A regular meeting of the Lapeer City Commission was held June 16, 2025, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Mayor Marquardt.

Commissioners: Atwood, Brady, Glisman, Petrie, Swindell.

Absent: None.

City Manager: Mike Womack, present.

City Attorney: T. Allen Francis, present.

Mayor Marquardt led the Pledge of Allegiance.

115 2025 06-16 AGENDA APPROVAL

Moved by Glisman. Seconded by Petrie.

Approve the Agenda for June 16, 2025, as presented.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

116 2025 06-16 MINUTES

Moved by Brady. Seconded by Petrie.

Approve the minutes of the regular meeting held June 2, 2025, as presented.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Commissioner Brad Haggadone provided an update to the City Commission regarding recent proceedings and activities of the Lapeer County Board of Commissioners.

Chaplin/Firefighter Rodney Sanderson-Smith gave an invocation.

Susan Good gave an invocation.

Bernadette Treece spoke about Bike Night.

117 2025 06-16 CONSENT AGENDA

Moved by Glisman. Seconded by Atwood.

Approve the consent agenda for June 16, 2025, as presented:

1. Fixed Asset Disposal – 2012 Ford F250 4X4

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

118 2025 06-16 BILL LISTING

Moved by Brady. Seconded by Glisman.

Approve the bill listing for June 16, 2025, in the amount of \$423,387.58.

ROLL CALL VOTE.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

PROCLAMATION, RECOGNITIONS AND RESOLUTIONS:

119 2025 06-16 PROCLAMATION – DEPUTY FIRE CHIEF R. BEST

Moved by Petrie. Seconded by Swindell.

Adopt the proclamation in recognition of Deputy Fire Chief Roland Best, as presented.

**CITY OF LAPEER
Proclamation
In Recognition of Roland Best**

WHEREAS, Roland "Ron" Best officially began his employment with the City of Lapeer on September 11, 1996, as a paid on-call firefighter; and on June 28, 2002, was hired as Riverview Maintenance Supervisor while continuing to serve as a paid on-call firefighter; and was subsequently promoted to Fire Inspector on September 13, 2004; and

WHEREAS, Ron was promoted to Fire Marshal in 2013, and then to Division Chief in 2016 and again to Deputy Fire Chief in 2023; and

WHEREAS, Ron has given conscientious, responsible, and professional service to the residents of the City of Lapeer; and

WHEREAS, Ron has been an invaluable asset to the City throughout his career, serving with dedication, integrity, and distinction; and

WHEREAS, Ron will retire on June 27, 2025, after more than 28 years of service to the City of Lapeer, leaving behind colleagues and a community proud to have known and served with him.

THEREFORE, LET IT BE KNOWN, that I, Mayor Deborah Marquardt, along with the Lapeer City Commission, do hereby honor and express our deepest appreciation to **Ron Best** for his dedicated public service, and we wish him continued health, happiness, and success in his retirement.

Dated this 16th day of June 2025.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

**120 2025 06-16 PUBLIC HEARING - DOWNTOWN DEVELOPMENT AUTHORITY
10-YEAR DEVELOPMENT AND TIF PLAN RENEWAL**

Mayor Marquardt opened the public hearing at 6:43 p.m.

James Alt, Executive Director of the Downtown Development Authority, provided an overview of the updated development plan, highlighting key projects scheduled over the next 10 years.

Mr. Alt, who has served as Executive Director for nearly a decade, has significantly reduced the downtown vacancy rate during his tenure.

There being no comments from the public the public hearing was closed at 6:48 p.m.

Moved by Petrie. Seconded by Brady.

Approve the renewal of the Downtown Development Authority's 10-Year Development and TIF Plan as restated in 2025, with the removal (strike out) of a section on page 4; paragraph 4 of the Tax Increment Financing Plan for the Lapeer Downtown Development District (shown below):

~~The plan does not exclude captured assessed value resulting from inflation. The plan excludes captured assessed value resulting from property that is eligible for capture under the Brownfield Redevelopment Financing Act. At the time of the adoption of this plan, property known as White Junior High located at 201 Jefferson Street, Tax ID #L20-72-500-040-00, is the subject of a Brownfield plan of the Brownfield Redevelopment Authority of the City of Lapeer. The legal description for the White school is described in the Brownfield Redevelopment Plan as follows:~~

~~CITY OF LAPEER ORIG PLAT NW ¼ BLKS 84, 85, 86, 93 & ALL VAC STS
LYG BETWEEN SAME, EX N 18.26 FT & 76 OF E 21.5 FT OF BLKS 84, 85 &
86 & EX N 50 FT & ELY 36 FT OF BLK 93.~~

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

121 2025 06-16 2025/2026 BUILDING DEPARTMENT FEE SCHEDULE

Moved by Petrie. Seconded by Glisman.

Approve the changes to the Building Department's 2025/2026 Fee Schedule, as presented.

ROLL CALL VOTE.

Ayes: Brady, Glisman, Petrie, Swindell, Atwood.

Nays: None.

MOTION CARRIED.

122 2025 06-16 MDOT TEDF PROGRAM – PINE STREET RECONSTRUCTION (RESOLUTION & CONTRACT #25-5284)

Moved by Glisman. Seconded by Brady.

Adopt the municipal resolution #2025-10 for MDOT Contract #25-5284 - Pine Street Reconstruction, as required to receive funding through the MDOT Transportation Economic Development Fund Program, which names the city officials who are authorized to sign documents.

RESOLUTION #2025-10
CITY OF LAPEER
MUNICIPAL RESOLUTION
MICHIGAN DEPARTMENT OF TRANSPORTATION
CONTRACT NO: 25-5284
JOB NUMBER: 222888CON

WHEREAS, the Michigan Department of Transportation (MDOT) Contract #25-5284 includes the following project:

Part A – State Participation

Hot mix asphalt base crushing, aggregate base, shaping, resurfacing and concrete curb and gutter along Pine Street from Oregon Street to Park Street, and hot mix asphalt cold milling and resurfacing from Park Street to Nepessing Street, including as needed catch basins and storm sewer; and all together with necessary related work.

Part B – No State Participation

Water main replacement from Oregon Street to Law Street, including valves, fire hydrants and water services; and all together with necessary related work.

THEREFORE, BE IT REESOLVED THAT, the Michigan Department of Transportation Contract # 25-5284, Job # 222888CON for the Pine Street Reconstruction Project as described above between the Michigan Department of Transportation and the City of Lapeer is hereby accepted and City Manager Mike Womack and Director of Public Works Ross Slusher are authorized to sign the required documents.

ROLL CALL VOTE.

Ayes: Glisman, Petrie, Swindell, Atwood, Brady.

Nays: None.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

123 2025 06-16 2025-2026 SOLID WASTE LICENSES

Moved by Petrie. Seconded by Brady.

Approve the 2025-2026 Solid Waste Collection Licenses for Tri County Refuse (a.k.a. Republic Services of Flint), Rick Rhein Disposal, and GFL Environmental.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

124 2025 06-16 COMMUNITY CENTER BOILER REPLACEMENT

Moved by Swindell. Seconded by Glisman.

Approve the proposal from DiClemente Siegel Design, Inc. for professional services related to engineering and bid assistance for replacing the boilers at the Lapeer Community Center, in an amount not to exceed \$35,200, and authorize the Director of Parks and Recreation Services to sign all necessary documents.

ROLL CALL VOTE.

Ayes: Petrie, Swindell Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

**125 2025 06-16 MDOT TAP GRANT – M-24 TUNNEL CONNECTION PROJECT
(RESOLUTION & CONTRACT #25-5280)**

Moved by Swindell. Seconded by Atwood.

Adopt municipal Resolution #2025-11 for MDOT Contract #25-5280 – M-24 Tunnel Connection Project, which approves the contract and authorizes designated city officials to sign all necessary documents.

RESOLUTION #2025-11

CITY OF LAPEER
MUNICIPAL RESOLUTION
MICHIGAN DEPARTMENT OF TRANSPORTATION
CONTRACT NO: 25-5280
JOB NUMBER: 221503CON

WHEREAS, the Michigan Department of Transportation (MDOT) Contract #25-5280 includes the following project:

PART A – FEDERAL PARTICIPATION

Concrete shared use path construction along the west side of M-24 south of Genesee Street from the existing at-grade sidewalk to the existing west tunnel entrance and asphalt shared use path and concrete sidewalk from the existing east tunnel entrance to and within Cramton Park, including earthwork and grading, subbase and aggregate base, modular block wall, drainage, fencing, landscaping and permanent signing; and all together with necessary related work.

PART B – NO FEDERAL PARTICIPATION

Audio video survey along the limits as described in PART A; and all together with necessary related work.

BE IT RESOLVED THAT:

1. The MDOT Contract #25-5280 for the project described above between MDOT and the City of Lapeer is hereby accepted.
2. The City Manager Mike Womack and Director of Parks, Recreation & Cemetery Rodney Church are authorized representatives to sign required documents.

ROLL CALL VOTE.

Ayes: Swindell, Atwood, Brady, Glisman, Petrie.

Nays: None.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

126 2025 06-16 CAPITAL IMPROVEMENT PROJECT #10470 – POLICE VEHICLES

Moved by Brady. Seconded by Glisman.

Approve the preorder and subsequent purchase of two 2025 4-wheel drive Chevrolet Tahoe's with the police package from Berger Chevrolet, Inc. in the amount of \$53,664 per vehicle.

ROLL CALL VOTE.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

127 2025 06-16 CAPITAL IMPROVEMENT PROJECT #22969 – WWTP ½ TON PICKUP TRUCK

Moved by Swindell. Seconded by Brady.

Approve the preorder and subsequent purchase of a ½ -ton Ford F150 Super Cab Pickup from Lunghamer Ford in the amount of \$46,522.

ROLL CALL VOTE.

Ayes: Brady, Glisman, Petrie, Swindell, Atwood.

Nays: None.

MOTION CARRIED.

128 2025 06-16 CAPITAL IMPROVEMENT PROJECT #22908 – WWTP UTV

Moved by Swindell. Seconded by Glisman.

Approve the preorder and subsequent purchase of a Kubota RTVX-1100C Utility Vehicle from Flint New Holland Inc. in the amount of \$22,992.44.

ROLL CALL VOTE.

Ayes: Glisman, Petrie, Swindell, Atwood, Brady.

Nays: None.

MOTION CARRIED.

129 2025 06-16 CAPITAL IMPROVEMENT PROJECT #23018 - WWTP – POWER ENTRANCE GATE

Moved by Swindell. Seconded by Glisman.

Approve the purchase of a power entrance gate for the Wastewater Treatment Plant from Michigan Fence Company Inc. for an amount not to exceed \$19,552 and authorize the Superintendent of the Wastewater Treatment Plant to sign the necessary documents.

ROLL CALL VOTE.

Ayes: Petrie, Swindell, Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

City Manager Womack reported that, as noted in a previous meeting, a legal opinion was requested regarding the CDBG grant eligibility issue. The requested information has been included in the meeting packet for review. He also noted that the joint meeting held last week was successful and expressed his appreciation to Commissioner Atwood for effectively leading the meeting.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

130 2025 06-16 REAPPOINTMENT – LAPEER HOUSING COMMISSION

Moved by Swindell. Seconded by Atwood.

To confirm the Mayor's Appointment of Kerri Roberts to the Lapeer Housing Commission for a term to expire August 1, 2030.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

131 2025 06-16 REAPPOINTMENT – LAPEER NEIGHBORHOODS, INC.

Moved by Swindell. Seconded by Petrie.

To confirm the Mayor's Appointment of Kerri Roberts, Robin Chestnutt, and Lisa Lie to Lapeer Neighborhoods, Inc. for a term to expire August 1, 2027.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

132 2025 06-16 RESIGNATION – LOCAL OFFICERS COMPENSATION COMMISSION & ZONING BOARD OF APPEALS

Moved by Petrie. Seconded by Swindell.

Accept the resignation of Kenneth Parker from the Local Officers Compensation Commission and Zoning Board of Appeals and declare the seats vacant.

Ayes: Atwood, Brady, Glisman, Petrie, Swindell.

Nays: None.

MOTION CARRIED.

DEPARTMENTAL REPORTS

The Monthly Departmental Report were received into the record.

PUBLIC COMMENTS

Kaytlin Bollon commented about the M-24 tunnel.

Bryan Cloutier spoke about the M-24 tunnel.

MAYOR/COMMISSIONER COMMENTS

Commissioner Glisman: thanked Jeff Hogan for featuring the Lilac Project on the front page of the County Press, noting that she has already received positive feedback. She expressed her belief that this will be a win-win project for the City of Lapeer and announced that she will be donating eight lilac bushes to the city. She also highlighted that America 250 is approaching and shared that the Army's 250th Anniversary was celebrated over the past weekend. As a historical note, she shared a few fun facts: On this day in 1624, Virginia became an English crown colony following the bankruptcy of the London Company. On this day in 1799, U.S. General Anthony Wayne captured Stony Point, New York. She noted that Wayne State University is named after him. She suggested that a committee be formed for America 250 to organize the filling of a time capsule to be buried and reopened in 50 years.

Commissioner Petrie: Shared that she lost her father 50 years ago in April. She thanked all fathers for the important roles they play and encouraged them to continue making fatherhood a priority, emphasizing its lasting impact. She also expressed her hope that all fathers felt honored on Father's Day. She shared that after her father's passing, her mother stepped in, and recently celebrated her 97th birthday. Read the Mission Statement of the City of Lapeer aloud. She emphasized that regardless of where individuals reside, she considers anyone who attends meetings or makes public comments to be a constituent. She thanked Commissioner Glisman for her dedication and hard work on the Lilac Project. Additionally, she suggested that vacant board openings be advertised on the City's Facebook page to encourage broader community engagement.

Commissioner Swindell: Reminded the community that school is out for the summer and parks are full of children and families. She urged everyone to watch for pedestrians, especially those crossing streets, and to drive slowly on side streets to ensure everyone's safety.

City Manager Womack: Working with Rowe to identify grant funding for pedestrian crossings. Thanked City staff as the fiscal year comes to a close, noting that everyone has done a great job throughout the year. Shared two historical notes: On June 16, 1903, the Ford Motor Company was incorporated and in 1858, Abraham Lincoln delivered his famous "House Divided" speech in Springfield, Illinois.

Mayor Marquardt: Read the list of local events.

133 2025 06-16 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 7:39 p.m.

Debbie Marquardt, Mayor

Romona Sanchez, City Clerk

DRAFT

To: Mike Womack, City Manager
From: Jeremy Howe, Chief of Police
Date: June 23, 2025
RE: Special Event – Back to the Bricks – Tune Up Event

STAFF RECOMMENDATION

Approve the event.

CURRENT OR NEW INFORMATION

We have received a Special Event Application from James Alt to hold an event titled: “back to the Bricks – Tune Up Event.” This event is scheduled to be held on August 6, 2025. Lapeer Tune-Up is a Car show that is designed to drive community pride, support local business, and be part of something that connects Lapeer to a strong brand and partnership with Back to the Bricks. The event will feature a classic car show, music via DJ cool cars, a Back to the Bricks merchandise area and a focus on supporting local shopping, entertainment and food options. The event is expecting 3,500 attendees.

The event would take place from 4:00 p.m. to 8:00 p.m., however street closures would start at 1:00 p.m.

Closures – Nepessing Street (between Washington St and Saginaw St)

Pine Street (between Park St and Clay St)

Court Street (between Park St and Clay St)

Cedar Street (between Park St and Clay St)

A portion of the parking area located directly to the north of Clay Street will be closed for overflow parking.

This event requires City resources from the DPW for barricades and cones. The police department will assist in setting up the barricades/cones in conjunction with any event organizers. Police presence during the event will result in overtime.

See PDF File SE Back to the Bricks 2025.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

This is the first time for this event.

AGENDA ITEM REVIEW

Meeting Date: July 7, 2025

Date Reviewed: June 24, 2025

Consent: X

Administrative:

Reviewed By: Clerk’s Office

Public Hearing:

City of Lapeer SPECIAL EVENT APPLICATION (SEA)



DIRECTIONS: Complete this application per the City of Lapeer Special Events Ordinance (Ch.52 Special Event) and the Rules and Regulations and return it to the either Parks & Rec Department (for events at a City Park) or the City Clerk's Office at a minimum of 45 calendar days before the starting date of the event.

If you request an event in a CITY PARK, YOU MUST SUBMIT YOUR PARK RESERVATION WITH YOUR APPLICATION. All Special Event Applications should be submitted directly to the City Clerk's Office, 576 Liberty Park, Lapeer, MI, 48446 or it can be emailed to clerk@ci.lapeer.mi.us.

Sponsoring Organization (Legal Name)	Lapeer Downtown Development Authority	Phone #	810-728-6598
Address	410 W. Nepessing St. Ste. 106		
Organization Event Coordinator/Contact	James Alt	Phone #	810-728-6598
Event Coordinator/ Contact Address	410 W. Nepessing St. Ste 106 Lapeer MI 48446		
Coordinator/Contact Email	james@lapeerdda.com		

Event Name	Back to the Bricks - Tune Up Event		
Purpose of Event	Lapeer Tune-Up is a Car Show that is designed to drive community pride, support local business, and be part of something that connects Lapeer to a strong brand and partnership with Back to the Bricks		
Event Location	Historic Downtown Lapeer	Have you reserved your park/pavilion?	Yes / No <i>If yes, provide copy of reservation form with this application, if no and planning a park event, reservations need to be made.*</i>
Date of Event	August 6	Event Time	4:00pm - 8:00pm Street closed at 2:00pm
# of Event Organizational Team	6	# of Expected Attendees:	3500
Describe the activities taking place at your event:	Lapeer's Tune-Up event will feature a classic car show, music via a DJ cool cars, a Back to the Bricks merch area, and a focus on supporting local shopping, entertainment and food options. <u>See Attached</u>		

Please check what will be part of your event:

☒ Music**	☐ Animals** (such as a petting zoo)	☐ Selling of food*	☒ Posted Signage of Event*
☐ Tents	☐ Wedding	☐ Selling of drinks*	☐ Liquor/Beer or Wine*

**Please list here what type of music (DJ/Band/Individual singers, etc.) and/or list animals: Live Music from a DJ

Please check what you request the City to supply:

*See Rules and Regulations

FOR OFFICE USE ONLY: SPECIAL EVENT REVIEW COMMITTEE APPROVALS			
☐ City Manager	☐	☐ Police Chief	☐
☐ Fire Chief	☐	☐ DPW Director	☐
☐ Parks & Rec Director	☐	☐	☐

4. **Alcoholic Beverages:** Will they be served? [YES] [NO] (NO)
Who holds the Liquor Control Commission license?

5. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:

- a. A certificate of insurance must be provided which names the City of Lapeer as an additional named insured party on the policy. (See the Rules and Regulations for insurance requirements)
- b. Event sponsors and participants will be required to sign Indemnification Agreement forms.
- c. If the event includes solicitation by workers standing in street intersections, the required safety requirements and use of traffic cones will be maintained at all times in accordance with the City's general policies and practices. The City does not recommend standing in the street or making any solicitations from the street.
- d. All food vendors must be approved by the Lapeer County Health Department, and each food and/or other vendor must provide the City with a certificate of insurance in an amount approved by the City which names the City of Lapeer as an additional named insured party on the policy.
- e. The approval of this special event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Events Ordinance and Regulations. The event will be operated in conformance with the Written Confirmation of Approval.
- f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City of Lapeer and will promptly pay any billing for City services which may be rendered.

As the authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Events Ordinance and Regulations, the terms of the Written Confirmation of Approval, and all other City requirements, ordinances and other laws which may apply to this Special Event.

6-17-25

Date



Signature of Sponsoring Organization's Agent

SUBMIT THIS APPLICATION at least 45 calendar days before the first day of the event to the City of Lapeer, City Clerk's Office, 576 Liberty Park, Lapeer MI 48446.

Be sure to include the following with the application:

- | | |
|--------------------------|--|
| ☐ | Complete Signed Application. |
| ☐ | Park Reservation (as needed). |
| ☐ | Certificate of Insurance –Naming City of Lapeer as additionally insured. |
| ☐ | Event Map. |
| ☐ | If Non-Profit provide proof of IRS 501c(3) status. |

Event Impact Analysis

Back to the Bricks Tune-Up – Historic Downtown Lapeer

Date & Time: Wednesday, August 6, 2025, from 4:00 PM to 8:00 PM

Street Closure: Roads closed at 1:00pm

- Nepessing Street (between Washington St and Saginaw St)
- Pine Street (Between Park & Clay)
- Court Street (Between Park & Clay)
- Cedar Street (Between Park & Clay)

Additional Closure: A portion of the parking area located directly to the north of Clay Street for overflow parking

Additional Event Information:

- Speakers would be set up throughout the Downtown to broadcast music and announcements. Electricity would be needed from Street lights and planters
- Participants to the Tune Up event would enter the event area off of Saginaw Street to prevent traffic from backing up on M-24. This would be the only point of entry for vehicles to the event area.

Overview

Back to the Bricks Tune-Up Events are high-energy, family-friendly car shows that take place in communities across Michigan in the weeks leading up to the main Back to the Bricks cruise in Flint. These events celebrate classic and custom cars, drawing car enthusiasts and spectators alike for an evening of automotive nostalgia, live music (A DJ), great food, and community pride. Each Tune-Up stop helps build momentum for the main event while showcasing the unique charm of each host city.

Historic Downtown Lapeer would serve as the first community outside of Genesee County to host a Tune Up event. This event is expected to deliver a vibrant atmosphere, attract visitors from around the region, and provide a significant boost to the local economy and downtown visibility. It is anticipated that we could attract up to 1000 vehicles.

Projected Benefits

1. Economic Impact

- **Boost in Sales:** Retail shops, restaurants, coffee shops, and dessert shops are likely to see increased sales from attendees.
- **Business Visibility:** The event provides a platform for shops to showcase their offerings to a larger audience, including first-time visitors.
- **Extended Hours & Sidewalk Sales:** Businesses can take advantage of extended hours, outdoor displays, and promotional offers.

2. Increased Foot Traffic & Tourism

- Draws new visitors who may return for future shopping, dining, or events.
- Enhances Lapeer's reputation as a welcoming, active destination.
- Brings positive attention to local attractions such as the PIX Theatre, and the historic architecture of downtown.

3. Community Building

- Family-friendly environment that encourages local pride and participation.
- A shared experience that brings residents, businesses, and car enthusiasts together.
- Potential for partnerships with youth groups, car clubs, schools, and civic organizations.

4. Marketing & Exposure

- Regional marketing via Back to the Bricks' channels, radio, and digital platforms.
 - Increased social media engagement through shared content from businesses and attendees.
 - Amplifies the identity of Downtown Lapeer as a unique small-town destination.
-

Projected Challenges

1. Traffic & Parking

- Afternoon street closure (1 PM) will affect traffic flow and downtown parking.
- Limited parking may inconvenience daily shoppers and residents.
- Delivery schedules and access for service-based businesses may be disrupted.

2. Operational Impact on Businesses

- Some businesses may not benefit directly, particularly those with quieter daytime clientele.
- Foot traffic may not translate evenly across all sectors (e.g., offices vs. food service).
- Noise and crowds may deter certain customer demographics during the event window.

3. Logistics & Resource Management

- Coordination with public services (police, DPW, sanitation) is essential.
- Volunteer staffing may be required for crowd management and visitor assistance.
- Post-event cleanup and street reopening need to be carefully managed.

4. Weather-Related Risks

- As an outdoor event, inclement weather could affect attendance and participation.
- This is a Rain or Shine event

Recommendations for Success

1. Advance Communication

- Notify downtown businesses and property owners well ahead of street closures.
- Provide event maps, parking guides, and signage for both residents and visitors.

2. Business Engagement

- Encourage participation through sidewalk sales, giveaways, and themed promotions.
- Offer marketing support and creative ideas to help businesses attract attendees.

3. Partnership Coordination

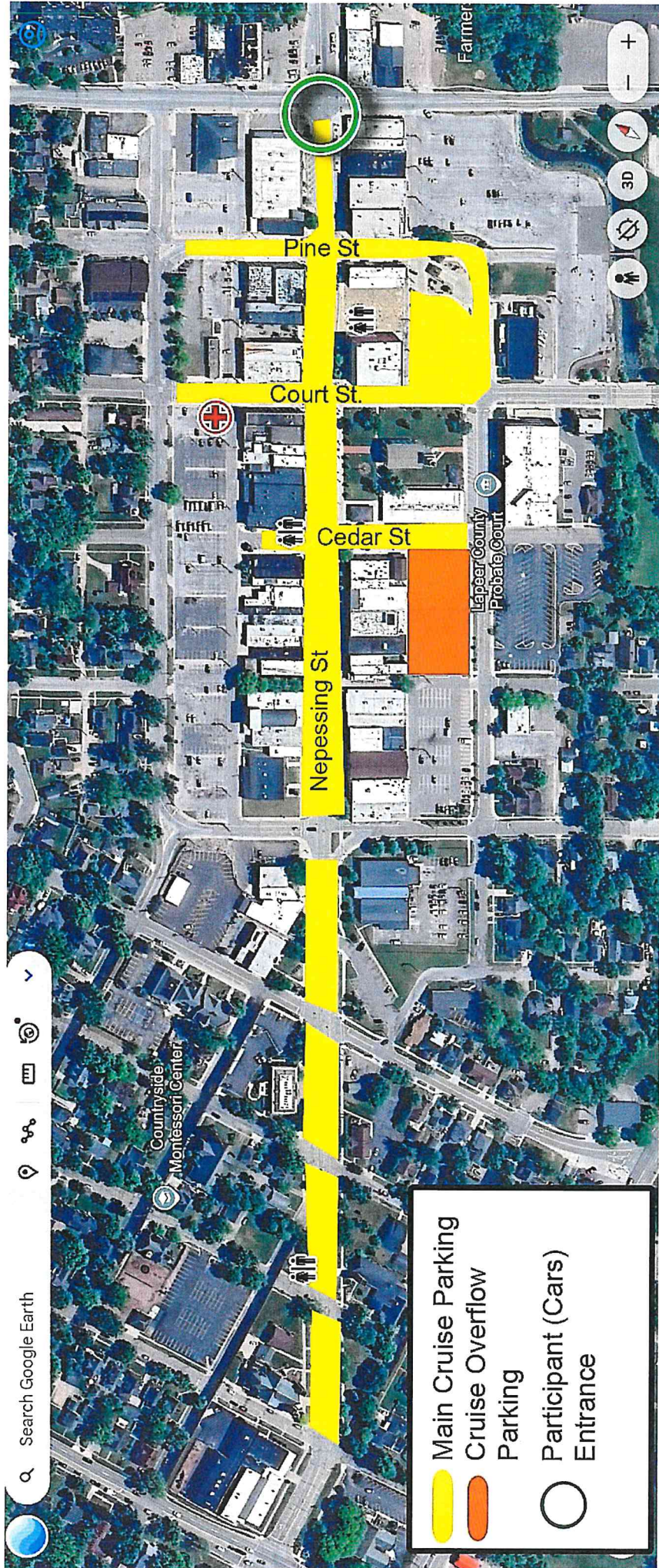
- Ensure alignment between the Lapeer Main Street DDA, City departments, and Back to the Bricks organizers.
- Plan for clear emergency access routes, sanitation services, and public amenities.

4. Post-Event Feedback

- Conduct surveys or interviews with businesses and attendees to assess impact.
- Track foot traffic, sales data (where available), and social media metrics to measure success.

Conclusion

The Back to the Bricks Tune-Up Event is a high-value opportunity for Historic Downtown Lapeer to increase visibility, build community spirit, and drive economic activity. With thoughtful planning and strategic engagement, the event can serve as a catalyst for continued revitalization and regional recognition.



- Main Cruise Parking
- Cruise Overflow Parking
- Participant (Cars) Entrance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Security First Insurance Agency P.O. Box 321070 Flint MI 48532		CONTACT NAME: Kaitlin Walsh PHONE (A/C, No, Ext): (810) 732-5800 E-MAIL ADDRESS: KWalsh@teamsfi.net FAX (A/C, No):	
INSURED Back To The Bricks Inc PO Box 500 Flint MI 48501-0500		INSURER(S) AFFORDING COVERAGE INSURER A: Auto-Owners Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 18988	

COVERAGES

CERTIFICATE NUMBER: CL24112787569

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR			14028379	12/09/2024	12/09/2025	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			14028379	12/09/2024	12/09/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
			BODILY INJURY (Per person) \$				
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE			4902837900	12/09/2024	12/09/2025	EACH OCCURRENCE \$ 8,000,000
	DED RETENTION \$		AGGREGATE \$ 8,000,000				
			\$				
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	A106650942	12/09/2024	12/09/2025	☒ PER STATUTE ☐ OTH-ER
			E.I. EACH ACCIDENT \$ 1,000,000				
			E.I. DISEASE - EA EMPLOYEE \$ 1,000,000				
			E.I. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by written contract, The City of Lapeer is listed as Additional Insured, in respects to Back To The Bricks Special Event on Aug. 6 at the Tune-Up Event

CERTIFICATE HOLDER

CANCELLATION

The City of Lapeer 576 Liberty Park Lapeer MI 48446	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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DATE (MM/DD/YYYY)
06/17/2025

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PRODUCER Security First Insurance Agency P.O. Box 321070 Flint MI 48532		CONTACT NAME: Kaitlin Walsh PHONE (A/C, No, Ext): (810) 732-5800 E-MAIL ADDRESS: KWalsh@teamsfi.net FAX (A/C, No):	
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			14028379	12/09/2024	12/09/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			14028379	12/09/2024	12/09/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			4902837900	12/09/2024	12/09/2025	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐	N/A		A106650942	12/09/2024	12/09/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by written contract, Lapeer DDA is listed as Additional Insured, in respects to Back To The Bricks Special Event on Aug. 6 at the Tune-Up Event

CERTIFICATE HOLDER

CANCELLATION

Lapeer DDA 410 W. Nepessing St. #106 Lapeer MI 48446	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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To: Mike Womack, City Manager
From: Jeremy Howe, Chief of Police
Date: 6/23/2025
RE: Special Event Request – Suicide Prevention “Into the Light Walk”

STAFF RECOMMENDATION

Approve event.

CURRENT OR NEW INFORMATION

We received a request from the Lapeer County Suicide Prevention Network to hold a walk at Rowden Park on Sept 20th from 9:00 a.m. to 4 p.m. The purpose of the event is to bring suicide awareness and prevention. There will be music, food and guest speakers. The expected attendance will be approximately 250-400 people. The coordinator for the event is Stephanie Rudow. This is an annual event.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

This is an annual event.

AGENDA ITEM REVIEW

Meeting Date: July 7, 2025

Date Reviewed: June 23, 2025

Consent: X

Administrative:

Reviewed By: Clerk’s Office

Public Hearing:



THE CITY OF
LAPEER
MICHIGAN

City of Lapeer SPECIAL EVENT APPLICATION (SEA)

DIRECTIONS: Complete this application per the City of Lapeer Special Events Ordinance (Ch.52 Special Event) and the Rules and Regulations and return it to the either Parks & Rec Department (for events at a City Park) or the City Clerk's Office at a minimum of 45 calendar days before the starting date of the event.

If you request an event in a CITY PARK, YOU MUST SUBMIT YOUR PARK RESERVATION WITH YOUR APPLICATION. All Special Event Applications should be submitted directly to the City Clerk's Office, 576 Liberty Park, Lapeer, MI, 48446 or it can be emailed to clerk@ci.lapeer.mi.us.

Sponsoring Organization
(Legal Name)

Lapeer County Suicide Prevention Network

Phone # 810-245-6217

Address

1570 Suncrest Dr. Lapeer, MI 48446

Organization Event
Coordinator/Contact

Stephanie Rudow

Phone # 810-245-6217

Event Coordinator/
Contact Address

1570 Suncrest Dr. Lapeer, MI 48446

Coordinator/Contact Email

srudow@lapeercmh.org

Event Name

Lapeer County Suicide Prevention Network's Annual Into the Light Walk

Purpose of Event

Raise awareness of mental health resources and to honor those lost to suicide

Event Location

Rowden Park

Have you
reserved your
park/pavilion?

☒ Yes / No ☐

*If yes, provide copy of reservation form with this application, if no and planning a park event, reservations need to be made.**

Date of Event

9/20/2025

Event Time

9-4pm

of Event

Organizational Team

15

of Expected
Attendees:

400

Describe the activities

taking place at your event:

Walk, food, giveaways, resource booths, raffles, music, ceremony honoring those lost

Please check what will be part of your event:



Music**



Animals**
(such as a petting zoo)



Selling of food*



Posted Signage of
Event**



Tents



Wedding



Selling of drinks*



Liquor/Beer or Wine*

****Please list here what type of music (DJ/Band/Individual singers, etc.) and/or list animals:** One MC/Guitarist, hit songs and keeping the event on track with announcements

Please check what you request the City to supply:

**See Rules and Regulations*

FOR OFFICE USE ONLY:

SPECIAL EVENT REVIEW COMMITTEE APPROVALS

☐ City Manager	☐ Police Chief
☐ Fire Chief	☐ DPW Director
☐ Parks & Rec Director	☐

☒	Picnic Tables Qty:	☒	Electricity Turned on/off On	☐	Other:	
☒	Trash Containers Qty:	☐	Road Crossing Guards Qty:			
☐	Road Closures List:					

Please attach a letter indicating all requests of City services if something other than above.

Please check what type of event is this:

A description of the type of event can be found on page 4, B.1-5.

☐	City Operated Event	☒	Other Non-Profit Event	☐	Political or Ballot Issue Event
☐	Co-Sponsored Event	☐	Other For-Profit Event		

INDEMNIFICATION AGREEMENT

The Lapeer County Suicide Prevention Network agree(s) to defend, indemnify, and hold harmless the City of Lapeer, Michigan, its officers, employees and agents, from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Lapeer, its officers employees agents, by reason of any damage to property, bodily injury or death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

Signature: Stephanie Rudow Date: 6/11/2025

Witness: _____ Date: _____

1. **ANNUAL EVENT:** Is this event expected to occur next year? [YES] [No]

If yes, you may reserve a date for next year with this application. To reserve dates for next year, please provide the following information:

Normal Event Schedule
(e.g., third weekend in July): Third Saturday in September

2. **AN EVENT MAP [IS] [IS NOT]** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also, show streets or parking lots that you are requesting to be blocked off. **Crossing Guards are required if crossing any roads.**

3. **FREE PARKING:** Are you requesting free parking (see the Rules and Regulations)?
[YES] [NO]

If yes, list the lots or locations where free parking is requested:

Rowden Park

4. **Alcoholic Beverages:** Will they be served? ☐ [YES] ☒ [NO]
Who holds the Liquor Control Commission license?

5. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:
- a. A certificate of insurance must be provided which names the City of Lapeer as an additional named insured party on the policy. (See the Rules and Regulations for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms.
 - c. If the event includes solicitation by workers standing in street intersections, the required safety requirements and use of traffic cones will be maintained at all times in accordance with the City's general policies and practices. The City does not recommend standing in the street or making any solicitations from the street.
 - d. All food vendors must be approved by the Lapeer County Health Department, and each food and/or other vendor must provide the City with a certificate of insurance in an amount approved by the City which names the City of Lapeer as an additional named insured party on the policy.
 - e. The approval of this special event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Events Ordinance and Regulations. The event will be operated in conformance with the Written Confirmation of Approval.
 - f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City of Lapeer and will promptly pay any billing for City services which may be rendered.

As the authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Events Ordinance and Regulations, the terms of the Written Confirmation of Approval, and all other City requirements, ordinances and other laws which may apply to this Special Event.

6/11/2025

Date

Stephanie Rudow

Signature of Sponsoring Organization's Agent

SUBMIT THIS APPLICATION at least 45 calendar days before the first day of the event to the City of Lapeer, City Clerk's Office, 576 Liberty Park, Lapeer MI 48446.

Be sure to include the following with the application:

☒	Complete Signed Application.
☒	Park Reservation (as needed).
☐	Certificate of Insurance –Naming City of Lapeer as additionally insured.
☐	Event Map.
☐	If Non-Profit provide proof of IRS 501c(3) status.

Romona Sanchez

From: Stephanie Rudow <SRudow@lapeercmh.org>
Sent: Wednesday, June 11, 2025 3:27 PM
To: Romona Sanchez
Subject: RE: Suicide Prevention Walk 9/20/25

We've never submitted a map? We just do the paved walking path loop at Rowden park and use the pavilion for the resource tables and giveaways

From: Romona Sanchez <rsanchez@ci.lapeer.mi.us>
Sent: Wednesday, June 11, 2025 2:58 PM
To: Stephanie Rudow <SRudow@lapeercmh.org>
Subject: RE: Suicide Prevention Walk 9/20/25

Application received.

Still need a map of the event and a copy of your insurance. Both are needed to submit to the City Commission for approval.

Romona Sanchez

From: Stephanie Rudow <SRudow@lapeercmh.org>
Sent: Wednesday, June 11, 2025 10:55 AM
To: Romona Sanchez <rsanchez@ci.lapeer.mi.us>
Subject: RE: Suicide Prevention Walk 9/20/25

Here you go

From: Romona Sanchez <rsanchez@ci.lapeer.mi.us>
Sent: Tuesday, June 10, 2025 1:42 PM
To: Stephanie Rudow <SRudow@lapeercmh.org>
Subject: RE: Suicide Prevention Walk 9/20/25

Here is the link to the form:

<https://cms4files.revize.com/lapeermi/Forms/Special%20Event%20App%20-%20revsd%2004-05-2024%20FILLABLE.pdf>

Romona Sanchez

From: Stephanie Rudow <SRudow@lapeercmh.org>
Sent: Tuesday, June 10, 2025 11:15 AM
To: Romona Sanchez <rsanchez@ci.lapeer.mi.us>
Subject: RE: Suicide Prevention Walk 9/20/25



ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: June 30, 2025
RE: Bill Listing – June 11, 2025 through July 3, 2025

STAFF RECOMMENDATION

Approve the bill listing as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for June 11, 2025, through July 3, 2025, in the total amount of **\$1,056,139.39** and find them to be proper charges.

AGENDA ITEM REVIEW

Meeting Date:	July 7, 2025	Date Reviewed:	June 30, 2025
Consent:			
Administrative:	X	Reviewed By:	City Clerk's Office
Public Hearing:			

CHECK REGISTER FOR CITY OF LAPEER
CHECK DATE FROM 06/11/2025 - 07/03/2025

Check Date	Check	Vendor Name	Amount
06/19/2025	599081	ROSS & BARR, INC.	154,400.00
07/03/2025	3111(A)	GREAT LAKES WATER AUTHORITY	147,844.12
06/19/2025	599059	ACE-SAGINAW PAVING CO.	124,000.00
06/19/2025	599082	STATE OF MICHIGAN	84,123.48
07/03/2025	3123(E)	BLUE CROSS & BLUE SHIELD OF MI	73,775.80
06/23/2025	3100(E)	DTE ENERGY	67,984.83
07/03/2025	3106(A)	BIOTECH AGRONOMICS, INC.	50,282.23
06/25/2025	3102(E)	US BANK	27,449.24
07/03/2025	599132	T. G. PRIEHS PAVING CO	26,299.84
06/19/2025	3081(A)	ROWE INC	21,296.75
06/19/2025	599075	MICHIGAN PAVEMENT MARKINGS LLC	18,455.36
06/19/2025	599068	LAPEER CO TREASURER	16,522.59
06/23/2025	3096(A)	GREEN MEADOWS LAWNSCAPE, INC.	11,240.39
07/03/2025	599121	KEMIRA WATER SOLUTIONS	11,018.23
07/03/2025	3117(A)	ROWE INC	10,814.00
06/19/2025	3067(A)	GABRIEL, ROEDER, SMITH & COMPANY	10,500.00
06/19/2025	599076	MLR ENGINEERING	10,300.00
06/19/2025	599073	MI DEPT OF TREASURY	9,658.72
06/19/2025	599086	U.S. POSTMASTER	9,250.00
06/19/2025	3075(A)	NYE UNIFORM CO	8,225.80
06/19/2025	3078(A)	POWERVAC OF MICHIGAN LLC	7,508.00
06/19/2025	3094(E)	WEX BANK	7,428.09
07/03/2025	3107(A)	ETNA SUPPLY	7,412.50
06/19/2025	599067	LAPEER CO INTERMEDIATE SCHOOL	6,698.03
07/03/2025	599140	WHITE'S GARAGE DOOR	6,514.00
06/23/2025	599090	ACTION MUNICIPAL SUPPLY, LLC	6,470.00
06/19/2025	3085(A)	VECTOR TECH GROUP	6,445.70
06/19/2025	599069	LAPEER COMMUNITY SCHOOLS	6,389.18
07/03/2025	3115(A)	ON DUTY GEAR, LLC	5,856.64
06/23/2025	599095	CHURCH, CHARLES	5,250.00
06/19/2025	599085	TRW LANDSCAPES LLC	4,187.00
06/19/2025	3062(A)	ETNA SUPPLY	4,000.00
06/19/2025	3071(A)	LEXIPOL, LLC	3,955.97
06/19/2025	599079	PHIL STARR & SON	3,803.27
06/19/2025	3089(E)	CITY OF LAPEER	3,692.13
06/19/2025	3060(A)	BRACKEN PAINTING	3,600.00
06/19/2025	3070(A)	LEGACY ASSESSING SERVICES INC	3,400.00
07/03/2025	599113	CRAIG'S SIGNS	2,495.00
07/03/2025	3104(A)	APOLLO FIRE APPARATUS SALES/SERVICE	2,386.00
07/03/2025	599108	ABC HOME & COMMERCIAL SERVICES	2,360.00
06/19/2025	3086(A)	VIEW NEWSPAPERS	2,345.00
06/19/2025	599070	LAPEER DISTRICT LIBRARY	2,070.10
06/19/2025	3080(A)	RIGHT TOUCH LANDSCAPING INC	2,000.00
07/03/2025	599127	PREEMINENT PROJECTS	2,000.00
06/19/2025	3082(A)	SMITH, SHANNON	1,920.00

07/03/2025	3119(A)	SMITH, SHANNON	1,920.00
06/19/2025	3073(A)	MES SERVICE COMPANY, LLC	1,817.84
06/23/2025	599101	MARCO TECHNOLOGIES, LLC	1,766.31
06/19/2025	599078	NORTH OAKLAND EAR, NOSE & THROAT	1,700.00
06/19/2025	3069(A)	KEITH BRACE INC.	1,675.00
06/23/2025	3099(A)	TIFA 2	1,671.50
06/19/2025	3088(A)	WELLER TRUCK PARTS, LLC.	1,578.12
06/19/2025	3072(A)	MAUK, JODI	1,440.00
07/03/2025	3113(A)	MAUK, JODI	1,440.00
06/23/2025	3095(A)	CORRIGAN OIL II, INC.	1,437.53
06/19/2025	599084	T. P. ISRAEL CO INC	1,380.00
07/03/2025	3122(A)	ZACHARY HILLMAN DO PLLC	1,200.00
07/03/2025	3121(A)	WARREN SYSTEMS INC	1,148.35
06/26/2025	3103(E)	WINDSTREAM	1,139.97
06/19/2025	3084(A)	TAYLOR, SARAH	1,062.50
07/03/2025	3120(A)	TAYLOR, SARAH	1,062.50
07/03/2025	599133	T. P. ISRAEL CO INC	1,020.00
06/23/2025	3097(A)	REAMER, RYAN	1,000.00
07/03/2025	599123	MGS ELECTRIC INC.	960.00
07/03/2025	599114	DELYNN'S DESIGNS, INC	946.39
06/19/2025	599061	CARQUEST OF LAPEER	923.98
06/19/2025	3065(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	907.50
06/19/2025	599062	DELYNN'S DESIGNS, INC	906.61
06/23/2025	599092	CAPITOL SUPPLY & SERVICE, INC	800.00
06/19/2025	3074(A)	NORTH CENTRAL LABS	767.60
06/19/2025	3058(A)	ALLIED INC.	720.00
06/19/2025	599072	MGS ELECTRIC INC.	720.00
06/19/2025	599065	JAY'S SEPTIC	670.00
06/19/2025	3076(A)	ON DUTY GEAR, LLC	664.97
07/03/2025	599128	PSYBUS	625.00
06/19/2025	3061(A)	D & K TRUCK COMPANY INC.	622.20
07/03/2025	3112(A)	KIRBY BUILT PRODUCTS, INC.	601.70
07/03/2025	3105(A)	BARUZZINI AQUATICS	600.00
06/19/2025	3063(A)	EUROFINS ENVIRONMENT TESTING	595.00
06/19/2025	599064	GREATER LAPEER TRANS AUTH	578.88
06/19/2025	599087	UNIFIRST CORPORATION	548.30
07/03/2025	599129	RC FLUID POWER INC.	506.55
07/03/2025	3114(A)	MES SERVICE COMPANY, LLC	503.90
06/19/2025	3087(A)	WARREN SYSTEMS INC	502.17
06/23/2025	599094	CASH FOR ALL PAWN	500.00
07/03/2025	599126	MOORS MASONRY	500.00
06/23/2025	599104	SHIRLEY'S DRY CLEAN. & ALTERATIONS	497.61
06/19/2025	599089	WEBER & OLCESE, PLC	480.00
07/03/2025	599139	WEBER & OLCESE, PLC	480.00
06/23/2025	3098(A)	ROWE INC	457.50
06/19/2025	599080	PITNEY BOWES GLOBAL FINANCIAL	432.24
06/19/2025	599063	DYNAMIC WEST SCHOOL ASSEMBLIES	395.00
06/19/2025	3066(A)	FLINT WELDING SUPPLY CO	365.62
06/19/2025	599071	MARCO TECHNOLOGIES, LLC	360.90

06/19/2025	3092(E)	ISOLVED, INC.	352.46
07/03/2025	599125	MICHIGAN PIPE & VALVE	348.00
06/19/2025	599077	MOTOROLA	325.00
06/23/2025	599098	ECKER MECHANICAL CONTRACTORS, INC	300.00
07/03/2025	599122	LAPEER AWNING & WINDOWS	300.00
06/19/2025	599083	STATE OF MICHIGAN	288.00
06/19/2025	599088	VILLAGE PRINTING	280.00
07/03/2025	3110(A)	FLUSHING URGENT CARE PLC	250.00
06/23/2025	599099	KEITH BRACE PLUMBING	250.00
06/23/2025	599103	PROFESSIONAL DRAIN SERVICE	250.00
07/03/2025	599109	AUTO OWNERS INSURANCE	239.00
07/03/2025	599116	FOUNDATION SYSTEMS OF MICHIGAN	200.00
07/03/2025	599130	RENEWAL BY ANDERSEN	200.00
07/03/2025	3108(A)	FASTENAL COMPANY	192.97
06/19/2025	3059(A)	BLUE FLAME PROPANE INC	184.93
06/19/2025	3090(E)	GRANITE TELECOMMUNICATIONS, LLC	182.24
07/03/2025	599137	UNIFIRST CORPORATION	182.07
06/19/2025	3079(A)	PREMIER OCCUPATIONAL HEALTH	176.00
06/19/2025	599066	KOLVEK, LORI	160.72
07/03/2025	599131	RUSSELL, TRACEY	157.08
06/23/2025	599091	ARNOLD'S AUTO WASH	156.00
06/23/2025	599105	UNIFIRST CORPORATION	153.18
06/19/2025	3083(A)	SZOTT FORD	150.46
06/19/2025	3068(A)	INSOURCE SOLUTIONS GROUP	150.45
06/26/2025	599107	POSTMASTER	142.94
07/03/2025	599136	TRW LANDSCAPES LLC	142.50
07/03/2025	599135	TOMKINSON, EDMOND	137.75
06/19/2025	3077(A)	PARAGON LABORATORIES, INC.	118.00
07/03/2025	3116(A)	PARAGON LABORATORIES, INC.	118.00
06/19/2025	3064(A)	FASTENAL COMPANY	115.90
06/19/2025	3091(E)	INVOICE CLOUD	115.00
06/23/2025	599102	NEWBERY, KATHY	113.80
07/03/2025	3109(A)	FIRE-DEX, GW LLC	113.36
07/03/2025	3118(A)	SHORELINE INVESTMENT SERV. INC.	108.95
06/23/2025	599096	DAVISON HEATING & CLG	100.00
06/23/2025	599106	VORTEX HEATING & AIR CONDITIONING	100.00
07/03/2025	599112	CONTI CORPORATION	100.00
07/03/2025	599119	GUNS N HOSES, LLC	100.00
07/03/2025	599120	HOLLAND HEATING & COOLING, INC	100.00
07/03/2025	599124	MICHIGAN EXTERIOR PROS	100.00
07/03/2025	599134	TISDALE PLUMBING	100.00
07/03/2025	599115	FIRE CONTROL LLC	95.00
06/19/2025	599074	MI STATE FIREMEN'S ASSOC	90.16
06/23/2025	3101(E)	ISOLVED, INC.	82.50
06/23/2025	599100	LAPEER CO FIREFIGHTERS ASSOC	81.00
07/03/2025	599111	CHEN, HUA	60.00
07/03/2025	599110	BRADY, AUDREY	45.00
07/03/2025	599117	GOEMAERE, GENNY	37.00
07/03/2025	599118	GRACY, RACHEL	25.00

07/03/2025	599138	VIERK, ANN	16.00
06/19/2025	599060	ARNOLD'S AUTO WASH	8.00
06/23/2025	599097	DELYNN'S DESIGNS, INC	8.00
06/23/2025	599093	CASH	7.97
06/19/2025	3093(E)	STATE OF MICHIGAN	1.77
TOTAL			<u>\$1,056,139.39</u>

CITY OF LAPEER
Proclamation
In Recognition of Tracey Russell

WHEREAS, Tracey Russell began her employment with the City of Lapeer on October 8, 2007, as the Executive Assistant in the City Manager's Office and was promoted to Executive Administrator on July 1, 2016; and

WHEREAS, Tracey has completed many professional training seminars that have enhanced her skills and improved her performance as an Executive Administrator; and

WHEREAS, she has received many letters, emails, and "Thank You" cards from citizens, retirees, and fellow employees in recognition of her helpfulness, professionalism, and kindness; and has consistently provided conscientious, responsible, and professional service to the residents of the City of Lapeer; and

WHEREAS, throughout her career, she consistently demonstrated exceptional organizational skills, a strong work ethic and a commitment to supporting and being of service to others; and she has been an invaluable asset to the city, serving with dedication, integrity, and distinction; and

WHEREAS, Tracey will retire on July 15, 2025, after more than 17 years of exemplary service, with unwavering dedication, professionalism and excellence; leaving behind many colleagues and a community proud to have worked with her.

NOW, THEREFORE, LET IT BE KNOWN that I, Mayor Deborah Marquardt, along with the Lapeer City Commission, do hereby honor and express our deepest appreciation to Tracey Russell for her outstanding public service. We extend our heartfelt wishes for continued health, happiness, and success in her retirement.

Dated this 7th day of July 2025.



Debbie G. Marquardt, Mayor



Joshua Atwood, Mayor Pro Tem



Linda Glisman, Commissioner



Marlana Swindell, Commissioner



Stefan Brady, Commissioner



Melissa Petrie, Commissioner



Mike Womack, City Manager



ITEM G-1

To: Mike Womack, City Manager
From: Romona Sanchez, City Clerk
Date: June 23, 2024
RE: Optimist Beer Tent Resolution

STAFF RECOMMENDATION

Adopt the resolution to authorize the Lapeer Optimist Club to use the city sidewalks and Cedar Street north of Nepessing Street for their beer tent on Friday, August 15, 2025, through Sunday, August 17, 2025.

CURRENT OR NEW INFORMATION

The Optimist Club has requested a resolution from the City of Lapeer, to obtain their liquor license permit from Michigan Department of Licensing and Regulatory Affairs (LARA), Liquor Control Commission for their beer tent during the Lapeer Days Festival.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

Annual Event.

AGENDA ITEM REVIEW

Meeting Date:	July 7, 2025	Date Reviewed:	June 24, 2025
Consent:			
Administrative:	X	Reviewed By:	Clerk's Office
Public Hearing:			

RESOLUTION #2025-10

**CITY OF LAPEER
LAPEER OPTIMIST CLUB
AUTHORIZATION TO OPERATE BEER TENT
DURING LAPEER DAYS**

At a regular meeting of the Lapeer City Commission on Monday, July 7, 2025, at 6:30 p.m. in the Lapeer City Commission Chambers of the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Moved by Commissioner

Seconded by Commissioner

WHEREAS, the Lapeer Optimist Club is a recognized nonprofit organization serving the Lapeer community through youth-oriented programs and charitable activities; and

WHEREAS, the Lapeer Optimist Club has requested permission from the City of Lapeer to host a beer tent as part of the annual Lapeer Days Festival,

WHEREAS, the Lapeer Optimist Club are authorized to use the city sidewalks and Cedar Street north of Nepessing Street on Friday August 15, 2025, through Sunday, August 17, 2025; and

WHEREAS, the proposed beer tent will be operated in accordance with all applicable laws and regulations of the Michigan Liquor Control Commission (MLCC), and the Lapeer Optimist Club will apply for the necessary Special Liquor License for the duration of the event; and

WHEREAS, the City of Lapeer recognizes the longstanding partnership between the City and the Lapeer Optimist Club and supports their continued contribution to the community and the success of Lapeer Days.

NOW, THEREFORE, BE IT RESOLVED, that the Lapeer City Commission hereby grants its approval and support for the Lapeer Optimist Club to operate a beer tent during Lapeer Days Friday August 15, 2025, through Sunday, August 17, 2025.

YEAS:

NAYS:

MOTION CARRIED AND RESOLUTION DECLARED ADOPTED.

CERTIFICATION:

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Lapeer City Commission, County of Lapeer, Michigan at a regular meeting held on July 7, 2025, in compliance with Act No. 267 of the Public Acts of 1967.

Romona Sanchez, CMC MiPMCIII
City Clerk, City of Lapeer



ITEM G-2

To: Mayor and City Commission
From: Mike Womack, City Manager
Date: June 25, 2025
RE: Property & Liability Insurance

STAFF RECOMMENDATION

Recommend approval of the renewal with Highstreet Insurance & Financial Services (formerly Peterson McGregor) for the City of Lapeer's Property and Liability Insurance for **\$293,403** for the Fiscal Year July 2, 2025, to July 2, 2026, and authorize the City Manager to sign required documents. This policy will include a separate ancillary cyber security policy and a volunteer accident policy.

CURRENT OR NEW INFORMATION

Peterson-McGregor has been the City's liability insurance carrier since July 2010. The past year's premiums are as follows:

Policy Term	Municipal Package	Cyber Liability	Treasury Bond	Volunteer Accident	Crime	Total
07-02-25 to 07-02-26	\$282,883	\$6,540	\$239	\$1,930	\$1,838	\$293,403
07-02-24 to 07-02-25	\$261,173	\$6,540	\$239	\$1,930	\$1,716	\$271,598
07-01-23 to 07-02-24	\$219,478	\$6,338	\$239	\$1,930	\$1,230	\$229,215
07-01-22 to 07-01-23	\$199,347	\$6,917	\$239	\$1,930	\$1,214	\$209,647
07-01-21 to 07-01-22	\$191,570	\$6,550	\$239	\$1,930		\$200,289

The service through Highstreet Insurance & Financial Services has been outstanding and the City has developed a positive working relationship.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

AGENDA ITEM REVIEW

Meeting Date:	July 7, 2025	Date Reviewed:	June 26, 2025
Consent:			
Administrative:	X	Reviewed by:	Clerk's Office
Public Hearing:			



ITEM G-3

To: Mike Womack, City Manager
From: Jason Hall, Superintendent WWTP
Date: June 10, 2025
RE: Building Restoration/Stair Replacement CIP# 22922

STAFF RECOMMENDATION

To approve the demolition of the existing deteriorating concrete stairs at various locations around the Wastewater Treatment Plant with Topline Concrete for an amount not to exceed \$18,554, and installation of seven (7) steel staircases with handrail with Lapeer Steel, Inc. for an amount not to exceed \$34,610.

and the installation of new steel stairs.

CURRENT OR NEW INFORMATION

Quotes were received from various stair manufacturers. Lapeer steel was selected due to the high quality of the material used and the detail given to the manufacturing process. Topline concrete will be completing the demolition and installation.

The original budgeted amount was estimated at 50,000.00. The current quote is 53,164.00. The reason for the slight increase is due to the fluctuation in steel prices.

BACKGROUND OR PREVIOUSLY SUBMITTED INFORMATION

The original CIP was to capture repairs of the bricks on the structures as well as the stairs and flat work. The stairs will be the focus for 25/26 as they were noted in EGLE's 5-year annual audit as a violation. The remainder of the building and flat work will be completed under the 26/27 CIP.

AGENDA ITEM REVIEW

Meeting Date:	June 16, 2025	Date Reviewed:	June 10, 2025
Consent:			
Administrative:	X	Reviewed By:	City Clerk's Office
Public Hearing:			

Lapeer Steel Inc.

810-625-7395

Proposal

5-8-25

Project Name: Lapeer WWTP.

Total Days Completion: _____

Address: Oregon Rd. Lapeer,

Total Man Hours: _____

Drawing Date: _____

Addendums: _____

Issued For: _____

Fabricate & Install:

4 small Galvanized steel
stairs with handrails. And 3 larger
stairs. Small 3 treads large 6 treads.

Supply Only: _____

Alternates or Addendums: _____

Cost Breakdown:

Notes:

Fab	
Erect	
Joist & Deck (incl. tax)	29,400
Stairs & Rails	
Ladders	
Supply Only	
Studs	
Galvanizing	In Fab Price.
Powdercoating	
Safety Cable	
Drawings	Included.
Engineering	
Office Profit.	\$4,410
Delivery	800
Total	\$34,610

Crane size / days: _____

Equipment: _____

USE of Silvanos (top line)
SKid Steer. NO
Equipment quoted.
Increase of \$2500

Exclusions: IF NO equipment
on site.



Invoice/Estimate

Client Name: the city of lapeer (Jason Hall)	
Address: 1264 industrial Dr	
City: lapeer	Zip: 48446
Email Address: jhall@ci.lapeer.mi.us	
Phone: H:	
C:	(989) 251-8858

Phone: (810) 728-3006
Email: TLConcrete22@gmail.com
Facebook: Top Line Concrete



Date:	Wednesday, May 21, 2025
Invoice/Estimate Number:	1

Work to be Done		
Location / Item	Description	Price
water treatment		
	demo and remove	
	8 sets of stairs	
	repour 8! 5/5 squares of concrete in place for new stairs	
	equipment on site	
	dumpster removal on site	
	patch faces as needed	
	breaker supplied	
	labor as well as material included	
		\$18,554.00

Notes
all checks are to be made to T2C inc

Payment Schedule			
Deposit		\$0.00	
Job Completion	100%	\$18,554.00	
Total Price with Materials and Labor			\$18,554.00

Customer Signature: _____

Date: 5/21/25 _____



ERECTA STEP

Safety made Simple.

City of Lapeer



RollaStep

Designed for Work. Built for Safety.



YellowGate

One Gate. Fits All. Stops Falls.

City of Lapeer
Jeremy Jess

Lapeer, MI 48446
US

Quote #SAS-176822R2
Feb 04, 2025

ErectaStep
219 Safety Ave Andrews, SC 29510 | 1 (888) 878-1839 |
<http://www.erectastep.com/>

TO

Jeremy Jess
City of Lapeer

Lapeer, MI 48446 US
jjess@macombgroup.com

FROM

Brian Cox
Regional Account Manager
ErectaStep
219 Safety Ave
Andrews, SC 29510 USA
1 (888) 878-1839
bcox@erectastep.com

At ErectaStep, our goal is to improve workplace safety and increase productivity across all industries. ErectaStep's engineered aluminum stairs, work platforms and crossover systems provide complete safety compliance and fall protection. With **easy assembly and in-stock ready to ship inventory**, ErectaStep offers you the fastest route to a safe and productive work environment.

ErectaStep's five (5) main components grant the flexibility to form an endless amount of configurations. These modular features allow you to **repurpose and adapt your workplace** as your business evolves.

- ErectaStep standard components and YellowGate / YellowGate-XL are **IN STOCK AND READY TO SHIP!**
- PerfectaStep lead time is confirmed after receipt of signed approval drawings
- PerfectaStep - price includes up to one (1) revision to the approval drawing(s)
- All orders are subject to a cancellation fee of at least 15% after PO submission with final percentage set based upon order stage. (see Terms and Conditions)

Summary

Prices valid until March 06, 2025

Name	QTY.	Price
Southside	1	\$7,173.00
Clarifier 1	1	\$7,173.00
Clarifier 2	1	\$7,173.00
Returns 1	1	\$3,633.00
Returns 2	1	\$3,633.00
Secdry bldg replic 1	1	\$2,749.00
Secdry bldg replic 2	1	\$2,749.00
Roof Access Digester	1	\$16,449.00
Total		\$50,732.00



Feb 8, 2025

Lapeer Wastewater Treatment Plant
1264 Industrial Dr
Lapeer, MI 48446

ATTENTION: Jake Mann

Quotation No.: CSM 2607

SUBJECT: Erecta-Step installation services at the WWTP

CSM Mechanical, LLC is pleased to provide a proposal for Lapeer Wastewater Treatment Plant in Lapeer, MI.

OUR PROPOSAL INCLUDES:

Concrete Repairs - We will grind and clean existing raveled area on deck to prepare and make concrete repairs. **\$2,427.00**

Material Total \$1,792.00

Labor Total \$635.00

\$13,259.00

Roof Access Digester - New 16' x 4' x 6" thick concrete pad and stairs up to the roof

Material Total \$8,989.00

Labor Total \$4,270.00

\$5,584.50

Security Building 1 - sawcut and remove existing steps and handrails. All debris hauled off and disposed of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$3,449.50

Labor Total \$2,135.00

\$5,552.00

Security Building 2 - sawcut and remove existing steps and handrails. All debris hauled off and disposed of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$3,417.00

Labor Total \$2,135.00

\$6,087.00

Return 1 - sawcut and remove existing steps and handrails. All debris hauled off and disposed

of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$3,952.00

Labor Total \$2,135.00

\$5,907.00

Clarifier 1 - sawcut and remove existing steps and handrails. All debris hauled off and disposed of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$3,772.00

Labor Total \$2,135.00

\$6,543.00

Clarifier 2 - sawcut and remove existing steps and handrails. All debris hauled off and disposed of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$4,408.00

Labor Total \$2,135.00

\$3,927.00

Southside - sawcut and remove existing steps and handrails. All debris hauled off and disposed of. Patch concrete where necessary and pour new concrete slab and add new Erecta-step stairs

Material Total \$1,792.00

Labor Total \$2,135.00

OUR PROPOSAL TO PROVIDE THE ABOVE SERVICES IS:

\$49,286.50

QUALIFICATIONS:

- State and/or Federal taxes have been included in this proposal
- Electrical power and/or interlock wiring has been excluded from this proposal
- Mechanical insulation of any sort has been excluded from this proposal
- Mechanical permits, licensing fees and/or inspections have been excluded from this proposal

This proposal is based on LUMP SUM billing practices with payment terms of Net (30) days per occurrence and straight time working hours, Monday through Friday, 7:00 am until 3:30 pm.

This quotation is valid for thirty (30) days. The proposed work will begin upon receipt of signed proposal.

If you have any further questions regarding the above proposal, please do not hesitate to contact our office at your earliest convenience.

Respectfully,
Craig Mortz
CSM Mechanical, LLC

"Relentlessly Helping Our Customers Achieve Success by Being an Integral, Caring and Innovative Mechanical Solutions Provider."

1235 Holden Ave, Milford Charter Twp, MI 48381 (248) 302-2078

Your order

PRODUCT	SUBTOTAL
Straight Stair × 1	
Calculated Stair Height (in): 36	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
Top Landing: No Landing - Exit Straight	
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 250 Mile	
	\$2,717.00
Straight Stair × 1	
Calculated Stair Height (in): 36	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
Top Landing: No Landing - Exit Straight	
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 250 Mile	
	\$2,717.00
Straight Stair × 1	
Calculated Stair Height (in): 36	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
Top Landing: No Landing - Exit Straight	
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 250 Mile	
	\$2,717.00
Straight Stair × 2	
Calculated Stair Height (in): 27	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
Top Landing: No Landing - Exit Straight	
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 250 Mile	
	\$4,548.00
Straight Stair × 2	
Calculated Stair Height (in): 24	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
	\$4,512.00
SUBTOTAL	\$26,460.00
SHIPPING	Freight: \$656.00 Customer Arrange Freight with Carrier Customer Pickup at Our Facility (Nappanee, IN)
TOTAL	\$27,116.00

PRODUCT	SUBTOTAL
Top Landing: No Landing - Exit Straight	
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 250 Mile	
Switchback Stair × 1	
Calculated Stair Height (in): 126	
Tread Width (in): 28"	
Tread: Bar Grating Open Riser	
Top Landing: No Landing - Exit Straight	\$9,249.00
Left Railing: Type B: Combination Hand/Stair Rail	
Right Railing: Type B: Combination Hand/Stair Rail	
Coating: Galvanized	
Shipping Zone: 750 Mile	
SUBTOTAL	\$26,460.00
SHIPPING	Freight: \$656.00 Customer Arrange Freight with Carrier Customer Pickup at Our Facility (Nappanee, IN)
TOTAL	\$27,116.00

To: Mike Womack, City Manager
From: Jeremy Howe, Chief of Police
Date: 6/23/2025
RE: Special Event – Gramz Grand Opening

STAFF RECOMMENDATION

Recommendation – approve.

CURRENT OR NEW INFORMATION

Gramz Cannabis is hosting their Grand Opening on July 12, 2025, from 9:00 a.m. to 10 p.m. The event is occurring on the property of Gramz Cannabis which is located at 10 E. Genesee St., Lapeer, MI. They are expecting food trucks, vendors and animals for a show. The event is expecting approximately 100 attendees.

AGENDA ITEM REVIEW

Meeting Date: July 7, 2025

Date Reviewed: June 24, 2025

Consent: X

Administrative:

Reviewed By: Clerk's Office

Public Hearing:

RECEIVED

JUN 18 2025

MUST HAVE MAP AND CERTIFICATE
OF INSURANCE WHEN TURNING IN
APPLICATION

City of Lapeer SPECIAL EVENT APPLICATION (SEA)

CITY MANAGER
LAPEER, MI



DIRECTIONS: Complete this application per the City of Lapeer Special Events Ordinance (Ch.52 Special Event) and the Rules and Regulations and return it to the either Parks & Rec Department (for events at a City Park) or the City Clerk's Office at a minimum of 45 calendar days before the starting date of the event.

If you request an event in a CITY PARK, YOU MUST SUBMIT YOUR PARK RESERVATION WITH YOUR APPLICATION. All Special Event Applications should be submitted directly to the City Clerk's Office, 576 Liberty Park, Lapeer, MI, 48446 or it can be emailed to clerk@ci.lapeer.mi.us.

Sponsoring Organization
(Legal Name)

Gramz Cannabis

Phone # 810-969-4488

Address

10 E. Genesee St. Lapeer MI 48446

Organization Event
Coordinator/Contact

Robert Oliver

Phone # 940-612-9438

Event Coordinator/
Contact Address

2669 Imlay City Rd. Lapeer, MI 48446

Coordinator/Contact Email

RobbytheKidTZ@gmail.com

Event Name

Gramz Grand Opening

Purpose of Event

Grand Opening

Event Location

Gramz Cannabis
10 E. Genesee St. Lapeer MI 48446

Have you
reserved your
park/pavilion?

Yes / No

If yes, provide copy of reservation form
with this application, if no and planning a
park event, reservations need to be made.*

Date of Event

July 12th 2025

Event Time

9am - 10pm

of Event

Organizational Team

of Expected

Attendees:

100+

Describe the activities

taking place at your event: food truck(s), vendors, animals for show.

Please check what will be part of your event:

☐ Music**
☒ Tents

☒ Animals**
(such as a petting zoo)
Wedding

☐ Selling of food*
☐ Selling of drinks*

☐ Posted Signage of
Event*
☐ Liquor/Beer or Wine*

**Please list here what type of music (DJ/Band/Individual singers, etc.) and/or list animals: TBD, vendor may bring a couple smaller animals to see.

*See Rules and Regulations

Please check what you request the City to supply:

OFFICE USE ONLY:

SPECIAL EVENT REVIEW COMMITTEE APPROVALS

City Manager		Police Chief	
Fire Chief		DPW Director	
Parks & Rec Director			

Picnic Tables Qty: 4 or 2	Electricity Turned on/off	Other: Food trucks 1 or 2
Trash Containers Qty: 3	Road Crossing Guards Qty: 0	
Road Closures List:		

Please attach a letter indicating all requests of City services if something other than above.

Please check what type of event is this:

A description of the type of event can be found on page 4, B.1-5.

City Operated Event	Other Non-Profit Event	Political or Ballot Issue Event
Co-Sponsored Event	Other For-Profit Event	X

INDEMNIFICATION AGREEMENT

The Gramz Cannabis agree(s) to defend, indemnify, and hold harmless the City of Lapeer, Michigan, its officers, employees and agents, from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Lapeer, its officers employees agents, by reason of any damage to property, bodily injury or death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

Signature: H.M. Date: 6-16-25

Witness: RD Date: 6-16-25

1. **ANNUAL EVENT:** Is this event expected to occur next year? [YES] [No]

If yes, you may reserve a date for next year with this application. To reserve dates for next year, please provide the following information:

Normal Event Schedule

(e.g., third weekend in July): _____

2. **AN EVENT MAP** [IS] **[IS NOT]** attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also, show streets or parking lots that you are requesting to be blocked off. **Crossing Guards are required if crossing any roads.**

3. **FREE PARKING:** Are you requesting free parking (see the Rules and Regulations)? [YES] [NO]

If yes, list the lots or locations where free parking is requested:

4. **Alcoholic Beverages:** Will they be served? [YES] [NO]
Who holds the Liquor Control Commission license?
-

5. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:
- a. A certificate of insurance must be provided which names the City of Lapeer as an additional named insured party on the policy. (See the Rules and Regulations for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms.
 - c. If the event includes solicitation by workers standing in street intersections, the required safety requirements and use of traffic cones will be maintained at all times in accordance with the City's general policies and practices. The City does not recommend standing in the street or making any solicitations from the street.
 - d. All food vendors must be approved by the Lapeer County Health Department, and each food and/or other vendor must provide the City with a certificate of insurance in an amount approved by the City which names the City of Lapeer as an additional named insured party on the policy.
 - e. The approval of this special event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Events Ordinance and Regulations. The event will be operated in conformance with the Written Confirmation of Approval.
 - f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City of Lapeer and will promptly pay any billing for City services which may be rendered.

As the authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Events Ordinance and Regulations, the terms of the Written Confirmation of Approval, and all other City requirements, ordinances and other laws which may apply to this Special Event.

Date

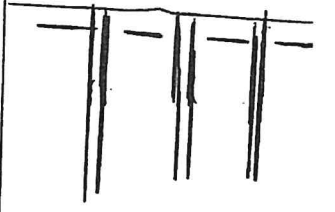
Signature of Sponsoring Organization's Agent

SUBMIT THIS APPLICATION at least 45 calendar days before the first day of the event to the City of Lapeer, City Clerk's Office, 576 Liberty Park, Lapeer MI 48446.

Be sure to include the following with the application:

- | | |
|--------------------------|--|
| ☐ | Complete Signed Application. |
| ☐ | Park Reservation (as needed). |
| ☐ | Certificate of Insurance –Naming City of Lapeer as additionally insured. |
| ☐ | Event Map. |
| ☐ | If Non-Profit provide proof of IRS 501c(3) status. |

Possible
vender
(legu sea)
live animals



Backdoor

Vendors

Front Entrance

Parking

Handicap
Parking

Parking

Parking

Parking

Parking

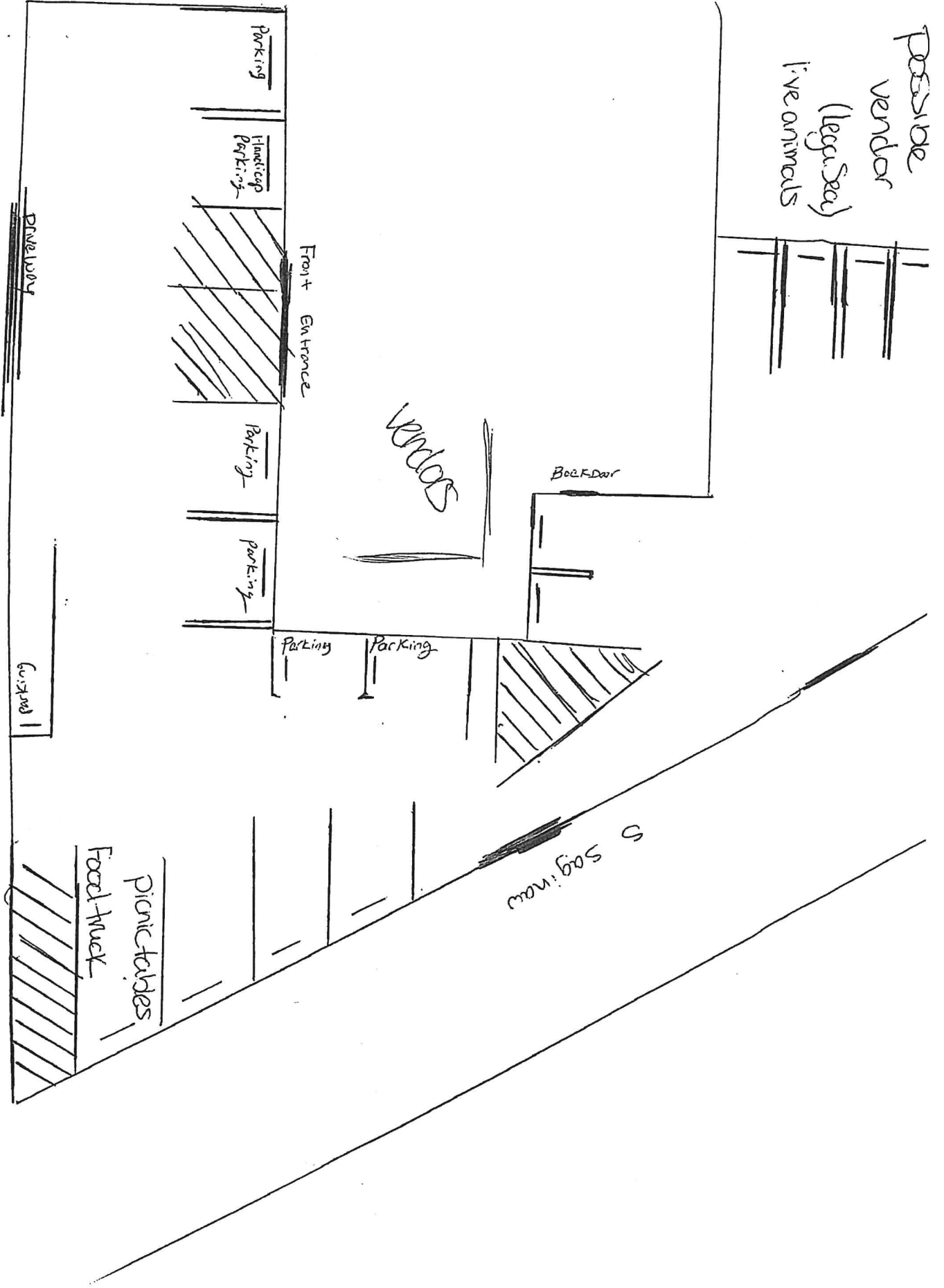
Driveway

Garage

Sag in road

Picnic tables
Food truck

Genesee St





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Allied Insurance Managers Inc. 1055 South Blvd. East Suite #110 Rochester Hills MI 48307		CONTACT NAME: Vicky Karakula PHONE (A/C, No, Ext): (248) 853-0930 FAX (A/C, No): (248) 853-1512 E-MAIL ADDRESS: vkarkaula@alliedinsmgr.com	
INSURED SPMI, LLC DBA: Shango Hazel Park, Shango Lapeer, Shango Bay City 1 Mountain Dr. Imlay City MI 48444		INSURER(S) AFFORDING COVERAGE INSURER A: Palomar Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 20338	

COVERAGES

CERTIFICATE NUMBER: 24/25 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			THCP000397	10/30/2024	10/30/2025	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 1,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 100,000
							\$
A	AUTOMOBILE LIABILITY			THCP000397	10/30/2024	10/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 100,000
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS ONLY	☒ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Cannabis Liability			THCP000397	10/30/2024	10/30/2025	Occ Premises Limit \$50,000
							Agg Premises Limit \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 3976 Wilder Rd, Bay City, MI, 48706

The Certificate holder is named as additional insured/Landlord with respect to the General Liability coverage at the above location.

CERTIFICATE HOLDER

CANCELLATION

A and Z Plaza 1 Mountain Drive Imlay City MI 48444	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---



ITEM J-1

To: Mayor and City Commission
Date: July 7, 2025
RE: Boards & Commissions Appointments

MAYORAL APPOINTMENT

BOARD OR COMMISSION	MEMBER NAME	CURRENT TERM EXPIRES	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
County Center Board	Vacancy	Jan 1, 2026	1 Year		Awaiting Recommendation
EDC/TIFA/ Brownfield Redevelopment Authority	Vacancy Vacancy	Jun 1, 2027 Mar 1, 2031	6 Year 6 Year		Awaiting Recommendation
Local Finance Development Authority	Vacancy	Aug 1, 2027	4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy	Oct 1, 2025	5 Year		Awaiting Recommendation

COMMISSION APPOINTMENTS

BOARD OR COMMISSION	MEMBER NAME	EXPIRATION	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Board of Review	Vacancy - Alternate	Jan 1, 2026	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy	Jun 1, 2027	3 Year		Awaiting Recommendation
Prison Liaison Committee	Vacancy	Apr 1, 2028	3 Year		Awaiting Recommendation
Zoning Board of Appeals	Vacancy Vacancy – Alternate Vacancy – Alternate	Apr 1, 2028 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation

The following residents have applied to a Board or Commission:

Board/Commission:	Name:	Date Application Submitted:
Local Development Finance Authority	Gary Phillips	June 3, 2025
Local Development Finance Authority	Robert B. Rowden, Jr.	June 5, 2025
Zoning Board of Appeals	Anne Shenck	June 18, 2025

AGENDA ITEM REVIEW

Meeting Date: July 7, 2025

Date Reviewed: June 24, 2025

Reviewed By: City Clerk's Office

APPOINTED BY: MAYOR

10 MEMBERS		<u>LOCAL DEVELOPMENT FINANCE</u> <u>AUTHORITY</u>		TERM	TERM	DATE
				ENDS		APPOINTED
GARY PHILLIPS	3300 JOHN CONLEY DR	LAPEER, MI	AUG 1,	4 YEAR	07-19-21	
		48446	2025			
ROBERT ROWDEN	318 MANSFIELD DR (810-257-	LAPEER, MI	AUG 1,	4 YEAR	06-06-05 FROM	
JR	2360-WORK)	48446	2025		SCH BD REP; 07/19/21	



Application for Boards and/or Commissions

Please complete, sign and date the application and return to:
City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446

810-664-5231

Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☒ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☐ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

I would like to renew my board position on the LDFA which I have served on for the past 10 years or so.

As I represent one of the large employers (ZF) in the industrial park I believe that I bring first hand knowledge and experience relative to the overall objectives of the LDFA. Additionally, as a lifelong resident, of Lapeer County, I am very interested in seeing the community to continue to grow and prosper by bringing new investments and jobs in our community.

Applicant Information:

Print Name: Gary

Phillips

(First)

(Last)

Street Address:

ad, 1

61

Home Phone:

Cell Phone: 81

Email: gary

Employer: ZF Chassis Components, LLC.

Occupation: Director-Plant Manager

Educational Background:

Masters in International Business (CMU) and Bachelors in Accounting (Walsh College)

Community Activities and/or Work Experience:

Member of the LDC Board, Distinguished Lapeer Community Schools Alumni. Plant Manager for ZF Chassis Components LLC, in Lapeer (John Conley Drive).

Signature

Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.



Application for Boards and/or Commissions
Please complete, sign and date the application and return to:
City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
810-664-5231
Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☒ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☐ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

A current member.

Applicant Information:

Print Name:

ROBERT B.
(First)

Rowden Jr.
(Last)

Street Address:

Home Phone:

Email:

Employer:

Lapeer
Cell Phone:

Occupation:

Educational Background:

Community Activities and/or Work Experience:

Signature

Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

JUN X 9 2025

CITY MANAGER
LAPEER, MI



Application for Boards and/or Commissions

Please complete, sign and date the application and return to:
 City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
 810-664-5231
 Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☐ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☐ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☒ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

Am a concerned citizen. Have been involved since the late '90's. Lapeer 2000 project, Co-Chair the Housing/Land Use Section, Planning Commission for about 20 years. Still very interested in the welfare of the city.

Applicant Information:

Print Name: ANNE Shenck
 (First) (Last)

Street Address: 1
 Home Phone: 2 Cell Phone: 810
 Email: 1
 Employer: 1 Occupation: Retired

Educational Background: BSN, MA, Nat'l Certification Inpatient & BCRS, NR & Fetal Monitoring Instructor

Community Activities and/or Work Experience: 40+ years of Nursing
V.P. & Sec'y of husband business
MSU - Building Leadership in Tourism

Anne L Shenck 6/18/25
 Signature Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

From: [Kim Hodge](#)
To: [Romona Sanchez](#)
Cc: [Dana Jansen](#); [Alexandria McLean](#)
Subject: ZBA Appointment Recommendation - Shenck
Date: Tuesday, June 24, 2025 1:34:36 PM
Attachments: [image001.png](#)

Romona – At the ZBA meeting held on June 23rd the board reviewed and discussed Anne Shenck's board application and made a motion to recommend the City Commission appoint Anne Shenck to the Zoning Board of Appeals to fill Ken Parker's vacated seat. Thanks.

Kim Hodge

Office Coordinator



Planning Department

576 Liberty Park, Lapeer, MI 48446

810-664-4553 / khodge@ci.lapeer.mi.us



Downtown Development Authority

June 18, 2025

Lapeer Main Street DDA.

- Lapeer Downtown Development Authority
 - The DDA's 10-year Development and TIF plan was renewed on Monday June 16th by the City Commission. The plan was renewed with one modification, which is permitted by State Law. The City Commission removed the language on page 4, section 4 of the TIF plan specifically related to brownfields and the White Jr. High Property. A brownfield plan was created in 2012 for the redevelopment of White Jr. High. After reviewing the plan, specifically page 5, eligible expenses and page 11, Duration of the plan, it is apparent that the Brownfield Plan for White Jr High is no longer valid, as there are no eligible expenses left now that the building has been torn down, and now we have passed a 5 year window to begin capture of tax increment revenue as no development/project has started or even been proposed for the property.
 - The DDA Development and TIF plan was approved with this modification by a 5 – 0 vote of the Lapeer City Commission.
- Michigan Main Street Program/Michigan Downtown Association
 - Michigan Main Street
 1. The surveys for our Strategic Plan were launched earlier this month. We had a short window to collect feedback but I believe we still managed to get a solid response on all four surveys.
 2. **June 25th will be our strategic planning day.** Following our regular board meeting at 8:00am, the Michigan Main Street team and Giffels Webster will conduct 3 focus groups. Some of you have been invited as business and property owners within the DDA district.
 3. **Following the Focus groups we will hold our Strategic Planning workshop from 4:00pm to 8:00pm.**
 4. Leigh Young from MMS and myself presented at the CEC Conference on May 30, and the Small Town and Rural Development Conference on June 9th. We highlighted resources through Michigan Main Street and how Lapeer has been able to implement many of them successfully. This was a great opportunity to highlight Lapeer to communities, developers, and entrepreneurs from across Michigan.
 5. **Upcoming Main Street Dates:**
 1. June 25 - Main Street Strategic Planning workshop 4pm – 8pm
 2. June 26 & 27 – Main Street Summer Workshop in Coldwater, Michigan
 3. September 29 & 30 – Main Street Fall Directors training.
 4. April 12 – 16, 2026 – Main Street NOW, Tulsa Oklahoma
 - Michigan Downtown Association
 1. Jill Bristow and myself attend the MDA's summer workshop in Traverse City. The focus of this year's workshop was on partnerships and collaborations. There is a constant theme that I noticed at this workshop and others I've attended this year, and that is Trust. Do organizations have the communities trust? This was a

ITEM K-1

recurring theme not just at the MDA workshop, but the National Main Street Conference and several sessions at the CEC conference as well.

- Connecting Entrepreneurial Communities:
 - The CEC Conference took place on May 29 & 30 and was a very successful event. The conference had 105 participants and Lapeer presented itself very well. We received positive feedback from attendees and from MSU-Extension on how the conference was executed. The whole event ran very smoothly.
 - During the conference:
 - 88 Downtown Dollars were redeemed = \$880 in sales
 - 52 Drink Tickets were redeemed = \$520 in sales

Business Development - Economic Vitality

- Business Recruitment/Retention and Support
 - The Business Development Committee did not meet in June.
 - We are continuing and close to completion of the downtown directory. All the components are now completed for the downtown directory to complete a final draft and then go to print.
 - The Committee will meet in July to talk about a new grant opportunity for businesses focused on Destination Marketing. The structure of this grant is similar to Match on Main and will utilize a local application process. Businesses will be able to apply for a year's worth of training and coaching focused on making their business a destination business. This will include in person training and virtual training through G.D. Placemaking out of Grayling and Charlevoix.
 - The Committee will also be exploring how to create a permanent roll out for the Downtown Dollar program that was very well received during the CEC Conference.
 - a. Current Empty storefronts and available properties include:
 1. 18 E. Nepessing St. – City Owned property – Empty, not currently for sale
 2. 350 N. Court Street – 2nd/3rd Floor office space available
 3. 606 N. Saginaw Street – multiple units
 4. 10 E. Nepessing St. – Previously Flannagan's
 5. 114 Park Street – Located next to the Chamber and Holiday Depot
 6. 324 W. Nepessing Street – Under new ownership
 7. 404 W. Nepessing Street – Previously Tech Smart – The property owners are currently exploring options for the space.
 8. 306 Genesee St. – In front of Gerlach's Bowling Center
 - b. Businesses Opening
 - i. 240 W. Nepessing St. – Grace and Butter Bakery

Placemaking - Design:

- The placemaking committee met on June 17 with Eric from the Parks department and artist Krystal Cooke to talk about a vision for a mural on The PIX Theatre.
- Michigan Main Street has awarded Lapeer a 2025 Vibrancy Grant. This round of grants will be officially announced in late June or early July with funding awarded following the announcement. Lapeer will receive \$15,000 in grant funds and will contribute an additional \$3500 to complete the projects mentioned below.
 - History Walk Plaques
 - Cigarette "voting boxes"
 - Bike Racks x 2
 - Santa's Phone Booth – a way for visitors to hear stories from Santa in a British style call box

ITEM K-1

- An additional Community Painting mural
- Fund development and Event planning software package called See My Legacy. The software can also help put together walking tours and volunteer and donor recognition programs.

Outreach – Organization & Promo and Marketing:

- The Outreach Committee co-chairs have had an initial meeting and are looking at early July to have a meeting with the Outreach Committee. The focus this year will be volunteer engagement and recognition.
- DDA Online (social media, Website)
 - Social Media – February saw increase/improvements in Instagram interactions and decreases in Facebook interactions.
 - Facebook
 - Followers = 7.5K followers on Facebook
 - Views = 54,274 in the last 28 days
 - Reach = 18,297
 - 33 New Followers in the last 28 days
 - Instagram
 - Followers = 1183
 - Reach = 325 in the last 28 days
 - 14 New Followers in the last 28 days.

Special Events:

- June events included the Start of the Summer Concert Series and the continuation of the Monday Car Cruise.
 - The June 12 Summer Concert featured Stu Selesky and Friends performing Jazz and Blues and had over 122 people in attendance.
 - Villa Milano has agreed to be the rain location for the Summer Concert Series – pending the size of the band.
 - The June 2 & 16 Monday Car Cruise each had strong turnouts, the June 2 cruise had 187 cars and the June 16 cruise had 210. The June 9th cruise was rained out.
- July events will include
 - Car Cruise
 - Summer Concert Series
 - PorchFest – July 19
 - Sidewalk Sales – July 25 & 26
 -

Partnerships:

- I had a meeting with PNC Bank to discuss possible partnerships and ways that they can support the DDA and our efforts downtown. This includes providing volunteers, working with businesses to provide financial support and consultation, and possible loan options.
- The City has expressed interest in revisiting a partnership to try Placer AI for a year. This would involve a contribution from the DDA, the City and the LDC. Previously the DDA had talked about contributing up to \$3000 toward the cost of utilizing Placer AI

Administrative:

- I will be out of the office on Monday, June 23 to take care of some family business.
- I will be out of the office July 25 – August 1st to attend a wedding in Massachusetts followed by my annual trip to Magic week in Colon, MI.

James Alt
Lapeer DDA Executive Director,
810-728-6598
james@lapeerdda.com

CITY OF LAPEER, 576 LIBERTY PARK, LAPEER, LAPEER COUNTY, MICHIGAN 48446

N-1

2025 MEETING DATES

In accordance with the Open Meetings Act, MCL 15.261 et. Seq., notice is hereby given that every meeting of the City Council, Boards, Authorities and Commissions of the City of Lapeer shall be open to the public. Notice is further given that the following City Council, Boards, Authorities and Commissions are regular meeting dates for 2024. A public notice of each special or rescheduled meeting will be posted at least 18 hours prior to the time of the meeting.

<u>Board/Commission</u>	<u>Location</u>	<u>Time</u>	January	February	March	April	May	June	July	August	September	October	November	December
City Commission 1st & 3rd Monday of each Month	Commission Chambers	6:30 P.M.	6, 21	3, 18	3, 17	7, 21	5, 19	2, 16	7, 21	4, 18	2, 15	6, 20	3, 17	1, 15
Cemetery Board 3rd Thursday of October	Mt. Hope Cemetery Building	2:00 P.M.	--	--	--	--	--	--	--	--	--	16	--	--
Downtown Development Authority 4th Wednesday of each Month	City Hall - 2nd Floor Conference Room	8:00 A.M.	22	26	26	23	28	25	23	27	24	22	26	24
Economic Development Corp (EDC) & Tax Increment Finance Auth (TIFA) 2nd Wednesday as Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	8	12	12	9	14	11	9	13	10	8	12	10
Housing Commission 3rd Thursday of each Month	City Hall - 2nd Floor Conference Room	4:00 P.M.	16	20	20	17	15	19	17	21	18	16	20	18
Local Development Finance Authority (LDFA) 1st Tuesday March/June/Sept/Dec As Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.			4			3			2			2
Park Board 1st Wednesday in November	Commission Chambers	6:30 P.M.	--	--	--	--	--	--	--	--	--	--	5	--
Planning Commission 2nd Thursday of each Month	Commission Chambers	6:30 P.M.	9	13	13	10	8	12	10	14	11	9	13	11
Zoning Board of Appeals 4th Monday of each Month	Commission Chambers	6:30 P.M.	27	24	24	28	26	23	28	25	22	27	24	22

Address of the above locations are as follows:

Commission Chambers City Hall, 576 Liberty Park
City Hall - 2nd Floor
Conference Room City Hall, 576 Liberty Park
Mt. Hope Cemetery 1230 Park Street

Romona Sanchez, CMC, MiPMCIII
City Clerk

City of Lapeer
576 Liberty Park, Lapeer
Lapeer County, Michigan 48446
(810) 664-5231



MAT. TRANS.

To: City Commission
Date: July 7, 2025
RE: Material Transmittals

1. Zoning Board of Appeals Meeting Minutes - April 28, 2025.
2. Planning Commission Meeting Minutes - May 8, 2025.
3. Lapeer Housing Commission Meeting Minutes – May 15, 2025.
4. Downtown Development Authority Meeting Minutes – May 28, 2025.
5. Michigan Municipal League – Hacking Michigan’s Housing Potential Policy Brief.

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
APRIL 28, 2025**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, April 28, 2025 at 6:30 p.m.

Members Present: Chair Jeff Hogan, Lynne McCarthy, Melissa Petrie, Dwayne Burda, and Ken Parker.

Members Absent: None.

Also Present: Alex Hritcu Rowe Professional Services Company Planning Consultant and Recording Secretary Kimberly Hodge.

Chairman Hogan called the meeting to order at 6:30 p.m.

MINUTES

080 2025 4-28 MINUTES

Moved by Petrie. Seconded by Parker.

To approve the minutes of the regular ZBA meeting held on October 22, 2024 as presented.

Yeas: Hogan, McCarthy, Burda, Petrie and Parker.

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

AMM LLC / Aspen Dental – 936 S. Main / 947 Baldwin – Setback Variances

Consultant Hritcu reviewed the request from AMM Lapeer LLC (Aspen Dental) for variances to the requirements for front yard setback of Section 7-6.03, parking lot setback of Section 7-16.04.D(2) and landscaping buffer of Section 7-6.03 footnote 3. Hritcu reviewed aerial photos of the B-2 General Business zoned site, the site plan for the project identifying areas where the variances are required, the long narrow shape of the parcel, the surrounding area zoning and uses and stated the project received conditional approval from the Planning Commission on April 10, 2025. Hritcu also reviewed the standards for approval of the requested variance and staff findings in support and opposition related to each standard.

Chair Hogan opened the public hearing at 6:40 p.m.

Reid Cooksey, of Stonefield Engineering was present and stated the total width of the long narrow lot is 73 feet, that 64 feet of width is required to accommodate parking area and that the proposed Aspen Dental is a low intensity use which will have an aesthetically pleasing appearance.

There being no further comments, the public hearing was closed at 6:43 p.m.

Discussion was held on the narrowness of the parcel, the Planning Commission's waiver of the sidewalk requirement along Powers Street with the condition that space be maintained for future sidewalk installation and landscaping compliance.

**081 2025 4-28 ASPEN DENTAL – FRONT YARD, PARKING & LANDSCAPING
BUFFER VARIANCES**

Moved by Parker. Seconded by McCarthy.

To approve the following variances requested by AMM LLC (Aspen Dental) for the properties known as 936 S. Main and 947 Baldwin:

- Section 7-6.03, Area, height, and placement requirements. To allow a 16 ft. variance for the principal structure to be placed within the southern front yard setback requirement of 30 ft in the B-2 General Business district.
- Section 7-6.03, footnote 3, Area, height, and placement requirements. To allow for a variance for a landscape buffer between the off-street parking area and the property line of 10 feet on the north and the south sides of the site.
- Section 7-16.04.D(2), Parking lot setbacks. To allow for off-street parking to be located within 10 ft required setbacks of 7.5 ft on north and 4.6 feet on the south sides of the site.

because it meets all standards in Section 7-22.04(g).

Yeas: Hogan, McCarthy, Burda, Petrie and Parker.

Nays: None.

Absent: None.

MOTION CARRIED.

OTHER BUSINESS

Board Vacancy

Discussion was held regarding the current board vacancies of one regular seat and two alternate seats due to Paul Parsch and Catherine Bostick-Tullius opting not to be re-appointed for additional terms and the application from Bryan Cloutier to serve on the ZBA.

082 2025 4-28 Board Appointment Recommendation - Cloutier

Moved by Hogan. Seconded by Petrie.

To recommend the City Commission appoint Bryan Cloutier to the Zoning Board of Appeals.

Yeas: Hogan, McCarthy, Burda, Petrie and Parker.

Nays: None.

Absent: None.

MOTION CARRIED.

Election of Vice Chair

083 2025 4-28 Election of Vice Chair

Moved by Petrie. Seconded by Parker.

To nominate and elect Lynne McCarthy as Vice Chair of the Zoning Board of Appeals.

Yeas: Hogan, McCarthy, Burda, Petrie and Parker.

Nays: None.

Absent: None.

MOTION CARRIED.

Joint Meeting Topics

Discussion was held on topics to consider for inclusion at the Joint Meeting with the City Commission, Planning Commission and Downtown Development Authority scheduled for Wednesday, June 11th.

Parker commented that the Zoning Ordinance should be reviewed periodically.

McCarthy commented that she would like to better understand the exterior building material requirements and solutions for flexibility.

Hogan commented he would like more information on marihuana facility odor control requirements.

TRAINING

Hritcu reported the Michigan Association of Planning has a list of various in-person and virtual training opportunities on their website.

ADJOURNMENT

There being no further business, it was the moved by Hogan to adjourn the meeting at 7:12 p.m.
MEETING ADJOURNED.

Dwayne Burda, Secretary

Kimberly Hodge, Recording Secretary

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MAY 8, 2025**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, May 8, 2025 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly, Vice Chair Doug Roberts and Commissioners Mike Womack, Debbie Marquardt, Josh Atwood, Catherine Bostick-Tullius, Marty Johnson, Jeff Pattison and Audrey Brady (arrived at 6:34 p.m.)

Members Absent: None.

Also Present: Rowe Professional Services Company Planning Consultant Alex Hritcu and Recording Secretary Kimberly Hodge.

Chair Kelly called the meeting to order at 6:30 p.m.

AGENDA APPROVAL

247 2025 5-8 Agenda Approval

Motion by Marquardt. Seconded by Roberts.
To approve the agenda for the May 8, 2025 meeting.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Johnson, Bostick-Tullius and Pattison.

Nays: None.

Absent: Commissioner Brady.

MOTION CARRIED.

MINUTES

248 2025 5-8 Meeting Minutes

Motion by Bostick-Tullius. Seconded by Roberts.
To approve the minutes of the regular meeting held on April 10, 2025 as presented.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Johnson, Bostick-Tullius and Pattison.

Nays: None.

Absent: Commissioner Brady.

MOTION CARRIED.

PUBLIC COMMENTS

Helaine Hulsman, 237 N. Main Street, expressed concerns regarding the proposal for the Michigan Department of Health and Human Services to occupy the former Rite Aid building located at 1022 W. Genesee Street, stated that she feels it should be used for a business use and showed pictures of recent vandalism to her garage.

Commissioner Brady arrived at 6:34 p.m.

PUBLIC HEARING SCHEDULED

Tanz Holdings, LLC - Michigan Dept. of Health & Human Services – Special Land Use – Drive-Through – 1022 W. Genesee St.

Consultant Hritcu reviewed the request from Tanz Holdings, LLC and Green Builders Plus for approval of a Special Land Use in order for the Michigan Department of Health and Human Services (MDHHS) to operate a drive-through at the former Rite Aid site located at 1022 W. Genesee Street. Hritcu stated approval to utilize the existing drive-through is due to the proposed change in use from a pharmacy to the proposed use, reviewed aerial and street level photos of the existing site, surrounding area and uses and parking and loading zone areas. Hritcu reported some design changes are proposed to the drive-through which need to be confirmed and additional vehicle stacking requirement information is needed. Hritcu also reviewed the standards for approval, findings of fact and staff comments for each standard for the request.

Discussion was held on the previous use of the drive-through for a pharmacy with three vehicle stacking spaces for each of the two lanes, potential conflict with parking areas and the loading zone and the need for the Planning Commission and/or Zoning Board of Appeals to determine how the use complies with the Zoning Ordinance.

Chair Kelly opened the public hearing at 6:46 p.m.

Gary Sleiman, of Green Builders Plus, stated the drive-through will be reduced from two lanes to one lane for use by handicapped persons, that the proposed use is less intense than the previous retail pharmacy use which generated 561 vehicle trips per day as opposed to the proposed MDHHS use which is anticipated to generate less than 100 vehicle trips per day and that three clients per day are anticipated to use the drive-through. Sleiman stated the MDHHS will operate Monday-Friday from 9:00 a.m. to 5:00 p.m. with 10-20 appointments per day, that the use of the drive-through is a pilot program, that the services to be provided on-site have been submitted in a letter from MDHHS and that the services provided do not go beyond Lapeer County residents. Sleiman also stated that MDHHS would like to be operational at the site by October and that if the drive-through is an issue the use will be eliminated.

Discussion was held on compliance issues and the need for more information on plans to revise the drive-through design.

Taysir Hammoud, of the Tanz Holdings, stated he has worked with several cities and he has never experienced this type of issue, that the pharmacy use had lots of vehicles, that now he is being told more information is needed and that the drive-through can be removed.

Helaine Hulsman, 237 N. Main, stated there were traffic issues on the site when it was Rite Aid, that vehicles stacked out onto Jefferson Street and that the Planning Commission should say no to a drive-through for the MDHHS use.

There being no further comments, the public hearing was closed at 7:07 p.m.

Discussion was held regarding the need for more information on what the proposed use will be.

**249 2025 5-8 Michigan Dept. of Health & Human Services –
1022 W. Genesee St. – Drive-Through Special Land Use**

Motion by Bostick-Tullius. Seconded by Brady.

To table the special land use requested by Michigan Dept. of Health & Human Service to permit a drive-through at 1022 W. Genesee Street because additional information is requested by the Planning Commission to provide a revised plan that addresses the potential for conflicts between cars parked along the western side of the building and loading zone and vehicle parking.

Ayes: Commissioners Kelly, Roberts, Womack, Marquardt, Atwood, Johnson, Bostick-Tullius, Pattison and Brady.

Nays: None.

Absent: None.

MOTION CARRIED.

SITE PLAN REVIEWS

Michigan Dept. of Health & Human Services – 1022 W. Genesee St.

Consultant Hritcu reviewed the site plan received from Green Builders Plus and Tanz Holdings, LLC for the Michigan Department of Health and Human Services to locate in the former Rite Aid approximately 14,704 sq. ft. existing building located at 1022 W. Genesee Street. Hritcu reviewed aerial and street level photos of the existing B-1 Neighborhood Business zoned site and the surrounding uses, parking areas on the site and the location of the additional parking on the former White Jr. High site per an existing easement agreement.

Hritcu stated an office use requires 59 parking spaces, that 58 spaces are provided on site, that the Planning Commission should also consider the City's vision for future use of the adjacent former White Jr. High site including potential residential housing uses, reconsidering the easement agreement for shared parking, future capture of tax revenues and the highest and best use for the site. Hritcu reviewed outstanding zoning compliance issues, staff comments, engineering comments related to on-site utility issues and standards for approval of the plan.

Discussion was held on the need for a use determination by the Zoning Board of Appeals, clarification on whether the use is allowed in the B-1 Neighborhood Business zoning district and approval of the requested Special Land Use for the drive-through .

**250 2025 5-8 Michigan Dept. of Health & Human Services –
1022 W. Genesee – Site Plan**

Motion by Bostick-Tullius. Seconded by Roberts.

To approve the site plan requested by the Michigan Dept. of Health & Human Services for 1022 W. Genessee Street because it meets all standards in Section 7-18.04 with the following conditions:

- Applicant is to receive approvals from the City of Lapeer Zoning Board of Appeals for use determination;
- Applicant to receive Special Land Use approval for the design and alterations of the existing drive-through and stacking requirements; and
- Applicant to satisfy all outstanding zoning compliance items, all other outstanding departmental comments and provide a new set of plans for review.

Ayes: Commissioners Kelly, Roberts, Atwood, Bostick-Tullius, Pattison and Brady.

Nays: Commissioners Womack, Marquardt and Johnson.

Absent: None.

MOTION CARRIED.

OTHER BUSINESS

E&L Towing – 920 DeMille Road – Site Plan - Overhead Doors

Consultant Hritcu reviewed the site plan received for a 653 sq. ft. addition to the existing 2,753 sq. ft. E&L Towing facility located at 920 DeMille Road which includes an overhead door facing DeMille Road. Hritcu reviewed aerial and street level photos of the existing B-2 General Business zoned site and surrounding uses, outstanding staff comments on the plan and plans to install six arborvitaes on the south facing property line to screen the door from DeMille Road. Hritcu reported vehicle impound lots are required to be fenced, that the existing chain link/barb wire fence is nonconforming and reviewed the standards for approval of the site plan.

Discussion was held on the existing nonconforming fence, zoning ordinance language on overhead doors, the poor condition of and repairs needed to the existing fence, alternative screening methods, new fencing options and proposed arborvitaes to screen the door. Discussion was also held on the fact that the proposed overhead door is not visible from Oak Street, the necessity of the restriction on overhead doors facing a street, the lack of an alternative location for the proposed overhead door and the high elevation and topography of the E&L Towing site.

Ron McDougall, E & L Towing owner, stated he plans to repair damaged area of the fence, that landscaping on the south property line has created past visibility issues for the Oak Street/DeMille Road intersection, that the streets did not exist when the facility was built in 1981 and that his property line was moved when DeMille Road was constructed.

<u>251</u>	<u>2025</u>	<u>5-8</u>	<u>E&L Towing Addition – 920 DeMille – Site Plan and Overhead Doors</u>
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Motion by Kelly. Seconded by Roberts.

To approve the site plan for an addition to E & L Towing at 920 DeMille, including for overhead doors facing a public street because it meets the standards of Section 7-15.01.C.(4) with the following conditions:

- Applicant to meet all staff comments.

Ayes: Commissioners Kelly, Roberts, Marquardt, Atwood, Johnson, Pattison and Brady.

Nays: Commissioners Womack and Bostick-Tullius.

Absent: None.

MOTION CARRIED.

Building Exterior Material / Color Guide and Proposed Text Amendments

Hritcu reviewed a draft of the proposed table format guide of exterior building colors listing permitted, restricted and prohibited colors in the RM-1, RM-2, Mixed-Use, OS-1, B-1, B-2, B-3, CBD, I-1 and I-2 zoning districts. Color categories included high intensity, earth tone, muted earth tone and black and notations on the use of trademark colors. Hritcu stated a category for blue will be added.

CORRESPONDENCE

The Development Activities Report was reviewed as presented.

TRAINING REPORT

Hritcu reviewed upcoming training opportunities and the Joint Meeting date scheduled for 5:30 p.m. on Wednesday, June 11th.

COMMISSIONER COMMENTS

Commissioner Brady commented on her recent training webinar.

Commissioner Bostick-Tullius commented she is looking forward to the Joint Meeting.

Commissioner Roberts commented it is good to see the Popeye's project begin.

Commissioner Womack commented ordinances need to have flexibility, that amendments are needed to the Zoning Ordinance and that the City representatives have to follow the current ordinances and laws.

ADJOURNMENT

There being no further business, the meeting was adjourned by consensus at 8:07 p.m.
MEETING ADJOURNED.

Debbie Marquardt
Secretary

Kimberly Hodge
Recording Secretary

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
MAY 15, 2025**

A regular meeting of Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, May 15, 2025 at 4:16 p.m.

Members Present: Vice Chair Kerri Roberts and Commissioners Robin Chesnutt and Brad Chayka.

Members Absent: Chair Jim Mikus and Commissioner Lisa Lie.

Also Present: Executive Director Denise Soldenski, Housing Grant Administrator Shelley Lincoln and Housing Manager Janelle Jackson.

Vice Chair Roberts called the meeting to order at 4:16 p.m.

MINUTES

It was moved by Commissioner Chesnutt and supported by Commissioner Chayka to approve the minutes of the meeting held on April 22, 2025.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

AGENDA AMENDMENT

It was moved by Commissioner Chayka and supported by Commissioner Chesnutt to add agenda Item H.1.c.3. Fair Housing Update per Executive Order #14168

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner Chesnutt and supported by Commissioner Chayka to approve the Monthly Financial Report as presented.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Housing Manager Jackson reviewed additional checks submitted for payment approval. It was moved by Commissioner Chesnutt and supported by Commissioner Chayka to ratify the monthly bills paid as follows: 1) Riverview Towers LLC Checking; 2) Riverview Towers LLC Reserve for Replacements; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing choice Voucher; and 5) Contractor Payments as presented.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

RIVERVIEW TOWERS

Housing Manager Jackson reported the tenants held a Cinco de Mayo party.

COMMISSIONER COMMENTS

There were no comments from the Commissioners.

STAFF REPORTS

Executive Director

Rent Increase

It was moved by Commissioner Chayka and supported by Commissioner Chesnutt to increase the Lapeer Riverview Towers contract rent from \$710 per month to \$741 per month effective September 1, 2025.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

Parking Lot Repairs

Soldenski reviewed 3 bids received for repairs to the Riverview Towers parking lot.

It was moved by Commissioner Chayka and supported by Commissioner Chesnutt to accept the bid from Bennett Asphalt Paving for repairs to the Riverview Towers parking lot in the amount of \$3,600.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

VAWA Administrative Policy Update

It was moved by Commissioner Chayka and supported by Commissioner Chesnutt to approve the updates to the LHC & LRT Violence Against Women Act Administrative Policy and HCV Administrative Plan as presented effective May 15, 2025.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

Asset Passbook Rate

It was moved by Commissioner Chayka and supported by Commissioner Chesnutt to update the Asset Passbook Rate from .06% to .45% for the HCV and PBV programs for actions effective July 1, 2025.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

Fair Housing Update – Executive Order #14168

Soldenski updated the board on updates needed to the LHC Administrative Policies and HCV Administrative Plan per HUD HCV guidebook for Fair Housing & Nondiscrimination Requirements due to the HUD Federal Executive Order #14168.

It was moved by Commissioner Chesnutt and supported by Commissioner Chayka to update the LHC Administrative Policies and HCV Administrative Plan per HUD HCV guidebook for Fair Housing & Nondiscrimination Requirements to comply with HUD Executive Order #14168.

Yeas: Commissioners Roberts, Chesnutt and Chayka.

Nays: None.

Absent: Commissioners Mikus and Lie.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:29 p.m. **MEETING ADJOURNED.**

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman

**CITY OF LAPEER
MINUTES OF A REGULAR
DOWNTOWN DEVELOPMENT AUTHORITY
LAPEER MAIN STREET MEETING
MAY 28, 2025**

A regular meeting of the City of Lapeer Downtown Development Authority and Lapeer Main Street was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Wednesday, May 28, 2025 at 8:00 a.m.

Members Present: Chair Catherine Bostick-Tullius, Vice Chair Tim Roodvoets, Debbie Marquardt, Chris Herr, Buddy Beyer, Mindy Schwab, Tamara Cutcher and Jeff Hogan.

Absent: Ashley Fanson, Megan Gillingham, Jason Rogers, Dan Sharkey and Adam Perry.

Also Present: Executive Director James Alt, City Manager Mike Womack and Center for the Arts Executive Director Jill Lyons.

Chair Bostick-Tullius called the meeting to order at 8:01 a.m.

Agenda Approval

206 2025 5-28 Agenda Approval

Moved by Schwab. Supported by Hogan.

To approve the Agenda for the May 28, 2025 meeting as presented.

Yeas: Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Beyer, Schwab, Cutcher and Hogan.

Nays: None.

Absent: Fanson, Gillingham, Rogers, Sharkey and Perry.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments

CONSENT AGENDA

207 2025 5-28 Consent Agenda

Moved by Marquardt. Supported by Schwab.

To approve the Consent Agenda for May 28, 2025 as follows:

1. Approval of minutes of DDA meeting held on April 23, 2025; and
2. Approval of Treasurer Report and Bill Listing.

Yeas: Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Beyer, Schwab, Cutcher and Hogan.

Nays: None.

Absent: Fanson, Gillingham, Rogers, Sharkey and Perry.

MOTION CARRIED.

EXECUTIVE COMMITTEE

Development Plan Renewal

Chair Bostick-Tullius reported the public hearing for the DDA Development Plan renewal is scheduled to be held at the June 16th City Commission meeting as required.

COMMITTEE REPORTS / MINUTES

Outreach Committee

There was not a report.

Business Development Committee

Roodvoets updated the board on the Downtown Dollars promotion and reported 22 businesses are currently participating in the program.

Placemaking Committee

Alt reported the committee met to discuss the Vibrancy Grant which has been submitted with award announcements expected in late June for various items including a mural, Santa phone booth, cigarette collection/voting boxes and software for walking history tours.

Events Committee

Cutcher reported the committee met and worked on preparing for the Sidewalk Sales event.

OTHER REPORTS

There were no additional sub-committee reports or business.

Center for the Arts

CFA Executive Director Lyons updated the board on current and upcoming Gallery 194 exhibits, art class attendance, recent and upcoming Pix Theatre building rentals, events and attendance, the annual fundraiser of \$4,445 for the Youth Theatre program and several school field trips which visited the Center for the Arts. Lyons also updated the board on fire damage repairs and distributed and reviewed the CFA quarterly financial report for the period ended March 2025.

STAFF REPORT

Executive Director Alt updated the board on the upcoming Main Street Strategic Planning workshop scheduled for June 25th, a focus group survey and meetings with City and County representatives concerning parking and reuse of the former Register of Deeds building on Court Street. Alt reported 130 Hometown Hero banners have been installed.

NEW BUSINESS

Main Street Summer Conference

Alt reported the Main Street Summer Workshop is scheduled for June 26th & 27th in Coldwater which will focus on historic preservation and the estimated cost for himself, Jill Bristow and Mindy Schwab to attend.

208 2025 5-28 Main Street Summer Workshop Attendance

Moved by Cutcher. Supported by Beyer.

To approve an expenditure of \$1,200 for Jim Alt, Jill Bristow and Mindy Schwab to attend the Main Street Summer Workshop in Coldwater on June 26th and 27th.

Yeas: Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Beyer, Schwab, Cutcher and Hogan.

Nays: None.

Absent: Fanson, Gillingham, Rogers, Sharkey and Perry.

MOTION CARRIED.

OLD BUSINESS

Pix Theatre Mural

Alt reported amendments are needed to the draft design of the mural to be installed on the Pix Theatre wall in the pocket park and that a final design proposal should be available at the June meeting.

BOARD MEMBER COMMENTS

Tim Roodvoets informed the board Dan Gerlach, a former long-time member of the DDA, recently passed away. Roodvoets also suggested the CEC conference attendees provide action plans on new ideas gained from the CEC Conference.

Mindy Schwab offered to volunteer at the CEC Conference if needed.

ADJOURNMENT

It was moved by Roodvoets to adjourn the meeting at 8:22 a.m.

MEETING ADJOURNED.

Ashley Fanson, Secretary



Hacking Michigan's Housing Potential

POLICY BRIEF



Restoration of The Milton in downtown Battle Creek started in 2017. The completed development now houses over 90 residents and is a historic landmark open to the public.

The Housing Conundrum

Michigan's housing landscape faces a conundrum—a surplus of buildings coupled with unmet demand for housing units that people both like and can afford. As the composition of Michigan households evolves, with an average size of 2.48 people per the most recent American Community Survey (ACS) data in 2022, the mismatch between existing housing stock and actual needs becomes even more apparent. The release of Michigan's Statewide Housing Plan in 2023 has further spotlighted the runaway problem facing every Michigan community: with housing prices up a whopping 84 percent since 2013, Michigan residents are facing numerous barriers to securing appropriate housing access.

Families with multiple people living together were far more common decades ago than they are now, a fact starkly reflected in current household statistics for single individuals living alone (now at 30.2 percent) and households with children (only 27.3 percent). This proliferation of smaller households has resulted in an uptick in the number of housing units needed for smaller households, most urgently in the non-luxury market. And yet, ironically, most new housing units constructed in Michigan are in the 2,000 square foot range or higher, both larger than the average household needs in terms of space and far more

costly than many can afford. While some households need or want all that space, many don't. Meanwhile, the shortage of affordable housing has reached crisis levels in many areas, demanding novel approaches to address this issue. Although new construction is part of the solution, costs are killer, inhibiting the much-needed development of more housing in Michigan. With new construction clocking in at an average of \$250/sq./ft. or higher for mid-grade quality, plus the added costs of land and sitework, that's an option which is quite hard to swallow.

We need a multi-pronged approach. And while new construction can help, we cannot build our way out of this crisis. Another solution is the transformative power of adaptive reuse. Adding onto existing buildings or repurposing them through adaptive reuse to create new housing units are both promising solutions to this problem.

This policy brief explores the strategies for adaptive reuse in two main categories: retrofitting single-family homes and converting non-residential spaces into housing. By repurposing existing structures, Michigan can address the affordable housing crisis, contribute to statewide sustainability efforts, and revitalize communities.

“We need a multi-pronged approach. And while new construction can help, we cannot build our way out of this crisis. Another solution is the transformative power of adaptive reuse.”



Bay City, The Legacy mixed-use building in Bay City, another former bank, won a Michigan Governor's Award for Historic Preservation.

“... adaptive reuse is core to the next wave of solutions that will rebalance the housing portfolio and increase diversity of dignified housing options for our varied population.”

This Is Not Our First Housing Crisis: What’s Worked Already

Refashioning already-built buildings is not a new idea. In fact, it’s a time-tested and pragmatic approach to using existing resources in a different way. Like altering a vintage garment to fit a new body, buildings can be tailored to meet current and future housing needs without having to newly construct them from whole cloth.

These types of adaptations have been used in previous housing need cycles for differing reasons. During the Great Depression in the 1930s, households were pressed to adapt due to economic conditions that left many without savings and employment. By the middle of the decade, credit access for mortgages became nearly untenable and single-family households had to make difficult choices or risk losing their homes. As such, many families opted to turn their homes into multigenerational dwellings, rent rooms out, or become boarding houses.

During WWII, wartime materials and labor shortages led to similar outcomes. Adapted homes remained split and even more splits began to be added to the inventory. As Michigan became a central player in the War Effort and its manufacturing centers took on the role of being the Arsenal of Democracy, the state began pulling in workers from elsewhere in the country. The resulting housing crunch was felt acutely because economic and demographic growth overshot

the pace at which we could build. In the immediate post-WWII era, returning veterans swelled the numbers of newly formed families, increasing demand for family homes and an insatiable desire for separate dwellings quite different from cramped “make-do” living arrangements. The 1950s saw a construction boom fueled as much by post-war suburban building and babies as it was, by then, an American ideal of home ownership. This version of the American Dream was also perpetuated by a patriotic push in direct opposition to communist housing policies. Soured by hard times and limited choices, Americans were enticed by the counterpoint of suburban expansion that shifted the ideal away from multigenerational and multifamily units.

This housing mindset continued into the early 21st century, until the housing bubble burst in 2008 and reset the market in ways that remain impactful today. We are now faced with a glut of single-family homes and surplus office and institutional buildings that are products from a prior era of rapid industrialization, population growth, and the education of growing generations. Given shifting demographics and lifestyles, adaptive reuse is core to the next wave of solutions that will rebalance the housing portfolio and increase diversity of dignified housing options for our varied population.



The Promise of Adaptive Reuse for Housing

Adaptive reuse can take many forms. From converting an old barn into a beloved wedding venue or turning a former elementary school into a bio-tech laboratory, Michigan offers a myriad of examples. When it comes to housing, though, the value proposition is even higher as it meets an urgent need in the present day while doubling up on other important community goals.

Sustainability

Building uses change over time as markets shift and demands change. Adaptive reuse promotes sustainable development by reusing existing structures, which reduces construction waste, and leveraging the embodied carbon already invested in the building. It is one of the single most effective ways to reduce climate impact. By utilizing existing structures and converting previously non-residential buildings to housing, already-invested materials and labor can be redeployed.

In Michigan, buildings contribute to 50 percent of the emissions statewide, according to findings from the Department of Energy, Great Lakes, and the Environment (EGLE) as well as the Midwest Energy Efficiency Alliance. In Detroit, the number is even higher: 63 percent. Of that figure, 40 percent is non-residential. By reusing existing buildings and by extension their materials by leaving them in place, carbon already invested in their construction can continue to be sequestered.

Overall material waste is drastically reduced when reusing an existing structure in comparison to demolition and new build, and raw material consumption plummets. Not only is embodied carbon already sequestered within the existing buildings, further impacts of demolition, haul away, and landfill usages

are dramatically reduced. According to the United State Environmental Protection Agency, building demolition represents more than 90 percent of all debris generation. How much waste does that actually mean? In 2018, the United State Green Building Council found that 145 million tons of construction and demolition debris were being sent to landfills. That figure is *per year*.

The potential collective carbon savings of building reuse and demolition prevention is both practical and an attractive choice for quick sustainability wins. This approach aligns with Michigan's environmental and conservation goals and contributes to the circular economy by diverting surplus waste from landfills and reusing previously made materials instead of creating new materials.

Further wins can be had by retrofitting those same buildings for greater energy efficiency and at a cost far lower than the combined costs of demolition, disposal, and new construction. According to recent research by Quinn Evans Architects, building rehabilitations and retrofits result in cost savings that far outweigh the investment. Depending on the individual project, building rehabilitation can be much less expensive—depending on the project, anywhere from two to seven times less costly—than the combined costs of demolition and new construction combined with new expansions. These kinds of overall project cost reductions result in real and permanent increases in wealth that can then be invested in other improvements to the facility, programs for constituents, or other projects without sacrificing measurable job creation through the employment of skilled tradespeople.



Traverse City Commons:

The former Traverse City State Hospital evolved from a state run asylum to a thriving and bustling community is the foundation of what makes The Village what it is today.



Strathmore Apartments - Detroit:

Completed in 2016, this urban high-rise building renovation/adaptive reuse project salvaged a historic hotel and transformed it into a viable, signature asset in the heart of Midtown, Detroit.

“The quality and availability of materials used to construct historic or older buildings and structures are often much higher and more durable . . .”

Affordability

While new construction is sorely needed to meet housing demand, relying upon new construction alone will not solve this crisis. With adaptive reuse, costs can vary widely. While higher-end replacement materials and laborious finish selections can result in project costs higher than a less substantial new construction, most projects will realize a net benefit over a comparable new build. The advantage is that labor costs are more than balanced out by savings in both material costs and carbon impact achieved by reusing most of the structure. While the same can be said for existing residential adaptive reuse, the net savings are far more substantial for repurposing institutional and commercial spaces due to their degree of material durability, scale, and volume. Nevertheless, both adaptive reuse and existing building rehab make sound financial sense in several ways.

Material and labor costs are skyrocketing, along with land costs, site engineering, and other fees like utility connections. As a result, newly constructed buildings rarely feature full-brick walls, stone foundations, or mature trees. But, rehabs and adaptive reuses frequently do. The quality and availability of materials used to construct historic or older buildings and structures are often much higher and more durable than producing new materials for a comparable new structure and are often graced with mature landscaping. Going one step further beyond simply reusing the building envelope, selective retention of interior elements such as marble or other stone, hardwood trims, tiling, terrazzo, or other higher-end finishes can also save projects major bank. In other circumstances, embracing the industrial nature of a site and leaving honest exposure of surfaces can also be a savvy way to contain material budgets. Instead of partial demolition and replacement with new, less durable materials, reusing existing building materials also creates a sense of place. Imperfections, layers of use, and skillful repairs differentiate those unique assets from new construction by the patina acquired over time and the stories they bear within them.

This built-in affordability helps address unmet housing needs and offers diverse configuration options. So, what if it's not cutting edge stylish? Or the floorplans are non-standard due to a different previous site use? Of course, apartments carved out of an old high school are not going to be consistently laid out in the same geometric precision as a newly constructed mid-rise. But they likely will feature beautiful surfaces, soaring windows, and perhaps the initials of some long-ago students carved into the woodwork. A developer confident in their design plan will leave those assets in situ, bring the place to code, make the necessary repairs, ensure that surfaces are scrupulously clean, and freshen up worn down components. For example, while a sleek bathroom with granite counters and glass would perhaps command a higher rent, it would also require a substantial investment for demolition and the installation of new components. Instead, wins can be had by understanding the local market, employing an honesty of project approach rooted in place, and embracing the distinctiveness of a project that is not run-of-the-mill. The result of waiting a few trend cycles and foregoing a lobby bathroom overhaul can mean that the Mamie pink bathroom tile and porcelain is instead termed “vintage” and adds to the special appeal of the property.

In addition to materials increasing in price, the actual cost of borrowing has also risen at an alarming rate. While not exceptionally high when considering historical banking trends, the drastic swing from approximately 3 percent to nearly 8 percent interest rates for mortgages and higher terms for construction loans have sharply influenced housing construction activity. It has also brought the current banking landscape closer to the economic conditions of the mid-1980s, which saw a stagnation in housing production. The result of these conditions is that when comparing the cost of new construction, clocking in at \$260/sq.ft., outside of site engineering and land acquisition costs, the ballpark figure of \$175/sq.ft. for rehab of an existing structure shows a distinct advantage on the balance sheet.

The Promise of Adaptive Reuse for Housing *continued...*

With those competitive cost advantages, adaptive reuse and building rehab projects are frequently either equal in cost or more cost effective than new construction. Lower project costs or contained costs with offsets elsewhere in the balance sheet result in making housing units more affordable for residents by reducing the net rent minimum needed to meet debt service. What does that mean? By reducing the owner's or developer's overall cost of investment, the pressure to set rents at a higher premium is reduced, therefore making the creation of naturally occurring attainable housing somewhat more of a realistic goal. This is especially true of a local government that is enticing the project with tax incentives, grants, or lower interest loans. By leveraging those tools for adaptive reuse or building improvements by the developer in exchange for keeping rents in a targeted income range, the overall costs of the investment are lowered, and the creation of more housing units can be supported.

Community Revitalization

Repurposing non-residential structures for the creation of new housing enhances the character and vitality of neighborhoods. By retaining a physical reminder of the past, these buildings help add continuity to a place and anchor residents to visual cues for their community.

This emotional connection to the built environment contributes to stronger communities and more robust economic stability by retaining population and attracting new residents. When faced with the option of moving to a newly constructed apartment further away from where they are already rooted or leasing a unit created in a former high school or place of worship nearby, some people would absolutely choose the newer option.

However, what about those who have a sustained connection to this place? Perhaps they studied in the old school or attended services in the former religious building. Maybe they didn't, but they love the texture of the building and the history behind it. Or maybe they don't want to move further away from friends and family or are new to the area and simply value the location as walkable to their favorite coffee shop or health care provider and are connected to the valuable landmarks of their everyday life. Those reasons contribute to an even greater argument for building reuse as a solution to the need for more housing options in a variety of formats and supports the continuity of occupancy in existing neighborhoods.



Inner City Christian Federation - 415 Franklin:

The former 1931 Grand Rapids Christian High School was transformed in partnership with Madison Square Church and Inner City Christian Federation (ICCF). The finished space honors its history and is now home to 41 affordable housing units, an early childhood center, community spaces, Madison Church's Franklin Campus and ICCF's offices.

Building reuse also contributes to community revitalization by concentrating investments in areas that are already developed. Such projects do not consume agricultural lands or contribute to sprawl and the demand for an expanding infrastructure. Instead, they help direct project budgets toward costs other than new ground excavation, bringing utilities to the site, and connecting to adjacent neighborhoods *because those resources often already exist* when repurposing an existing structure.

For cities and villages nearly built-out or lacking in substantial amounts of vacant parcels, the ability to create new housing units within an already developed area or reclaim it from underutilization offers the opportunity to generate new tax revenue to contribute supporting funds to services already in place. These very real numbers also add to the appeal for increasing the number and kinds of housing choices. By locating residences in the heart of a place that has already been created, new residents are set up to immediately contribute to civic life. By their very presence, they carry out community revitalization automatically and add to the layers of place, connection, meaning, and belonging to an already-established community.

Two Approaches, One Goal: Carving Housing Units out of Existing Non-Residential Spaces

Adaptive reuse is the practice of repurposing existing structures for housing. Divided into two main categories—retrofitting single-family homes and converting non-residential spaces—these strategies aim to create additional housing units, enhance affordability, and offer a sustainable and cost-effective approach to increase housing availability.

1. Conversion of Institutional Spaces

Non-residential structures like former schools, places of worship, and hospitals offer an abundance of space, and often, abundant natural light. When such conversions occur, they pose interesting design challenges, often resulting in unique and non-standard spaces composed of quality materials and craftsmanship impossible or unaffordable to otherwise include in new build scenarios. Such spaces prove to have lasting appeal in the housing market and distinguish those new units from the standard, cookie-cutter dimensions of more mass-produced new construction.

2. Conversion of Commercial Spaces

Factories, retail, and office buildings can be repurposed into housing units. Depending on age and condition, the problem of effectively carving up the building to maximize both light and leaseable/salable square footage can either be as simple as utilizing existing circulation patterns or as complex as complete interior demolition and reconstruction.

In the case of interior demolition and realignment of space divisions, mechanicals, circulation corridors, elevators, stairways, and storage spaces can be concentrated in the core of the structure with light-hungry spaces such as primary living areas and bedrooms arranged on the perimeters. If spans are so large that such treatments still leave vast swathes of underutilized square footage, cutting a donut hole into the center of the building to create a courtyard and nearly double window access is an emerging solution being applied to larger office buildings and other light commercial spaces requiring little to no brownfield remediation.

Nearly every community in Michigan has one or more properties that fits this description: built with quality materials in a downtown or downtown-adjacent location but now lain vacant due to economic conditions, changing building use patterns, or

evolving demographics. Or, constructed in the post-World War II era of rapid suburbanization and commercial development, then subsequently left fallow as employers have shifted away from a light manufacturing site or large office park buildings. These large assets may be historic in the traditional sense of the word or, more often lately, they exist outside of the trendy resurging neighborhoods with nineteenth century architecture and are not yet beloved by those who profess adoration for historic preservation. These older-but-not-pretty buildings likely have solid bones, perhaps have just enough environmental contamination or obsolete qualities to merit a brownfield deal for tax increment financing and have most certainly experienced decades of deferred maintenance.

These types of adaptive reuse, from white elephant to solid neighborhood-in-a-building, not only provide more housing but also revitalize underutilized urban areas served by existing infrastructure, such as transit, water, sewer, electricity, gas, and broadband. They often offer more flexibility in site reconfiguration, frequently successful in Planned Unit Development (PUD) agreements with local municipalities or subject to progressive rezoning. These sites can act as a canvas for creative placemaking installations with vast expanses of square footage affording a broader range of site amenities, such as indoor common rooms, outdoor patios, and smaller scale retail or food-based businesses. Local governments can set the stage for such site redevelopments by identifying potential sites and making the conversation public, performing predevelopment activities, establishing policies streamline the permitting process, and providing financial incentives to encourage such conversions of properties not currently used for residential purposes.



Marquette: Former commercial building converted to housing next to new, infill construction.

Multiplying Units with Existing Single-Family Building Retrofits

Retrofitting single-family homes, including adding newly constructed units and partitioning larger homes, is another hack that falls under adaptive reuse. While the purpose of the space remains housing, the shift from single-family dwelling to multi-family housing has significant implications for neighborhoods. Zoning variances, community engagement, financial support, and flexible codes are needed incentives for homeowners to see this as a viable option. Such patches to existing codes facilitate gentle density increases in both urban and suburban areas without wholesale planning overhauls. They are increasingly common.

These adaptations of policies are making way for adaptations of buildings and land to drive reinvestment into the places and buildings we have already built—not to encourage unbridled expansion without thought to environmental impact. Who knows what solutions will present themselves in the future? For now, we know these strategies work.

1. Adding on to Existing Single-Family Units

One way to increase housing stock is to encourage the addition of new residential units within or attached to the footprint of existing single-family homes. These additions could be constructed in various forms. One possibility is building an addition attached to the original house that includes an en suite bathroom and mini kitchen, creating a semi-private separate living space. Another configuration could be to convert a walkout basement or garage bay to a separate apartment with private entrance.

2. Constructing a New Accessory Dwelling Unit (ADU)

Building a new standalone structure on the same property can easily be accomplished if allowed by-right. Accessory dwelling units, sometimes called “granny flats,” can be added onto a residential lot without much fanfare. This kind of additional, separate living space can accommodate multiple generations on one residential lot, thereby allowing for elder care, the launch of a young adult, the housing of another type of family member, or creation of a smaller scale housing option that is affordable for a non-related tenant while generating side income for the primary owner. Incentives, such as zoning variances or financing programs and seed grants, should be offered to homeowners who undertake such projects.



Example of an Accessory Dwelling Unit (ADU):
Copyright-free plans are available at mml.org

ADUs can be easily and unobtrusively tucked in the rear of an urban lot. They are ideally positioned behind an existing dwelling or slightly offset from the main dwelling. They can also be aligned with direct driveway access. If circumstances allow, another recommended lot placement is to allow for direct access to an adjacent street or alley in urban areas. This may involve situating the ADU perpendicular to the existing dwelling on the edge of a corner urban lot to face the intersecting street or facing it away from the primary dwelling and orienting it to a rear alley access.

The format of creating a living space above a garage is frequently seen in residential areas and is among the most likely to receive by-right or conditional zoning approval. Another format is a small cottage that is smaller in size than the main dwelling but sits on the ground level. Both have unobtrusive forms and the ability to be customized to reflect or complement the exterior appearance of adjacent dwellings. These characteristics make this kind of home an easy choice for creating additional living spaces on an existing residential lot. For more information on this topic, and copyright-free plans for constructing new ADUs, explore *The Missing Middle Mixtape: More Pattern Book Homes for 21st Century Michigan* at mml.org.

3. Partitioning Larger Homes into Smaller Apartments

Partitioning larger single-family homes into smaller apartments or units allows for multiple households to inhabit a single structure while preserving the exterior character and continuity of the building. Regulatory changes, like flexible zoning, can facilitate these conversions where they are right for a community. This solution could be as simple and reversible as to install a partition fire-rated wall between connected spaces that have separate egresses, cutting larger multi-room residences into smaller, separate living units. The possibilities are limited to only the owner's imagination and the requirements of local fire code.

“From direct financing to flexible use of locally received Federal dollars and other solutions in between, complex capital stacks can be built.”

Funding Strategies

The benefits of adaptive reuse, including sustainability, affordability, and community revitalization, are realized by linking the concept with other existing tools such as zoning updates, tax incentives and credits, below-market loans, and other financing incentive programs. These creative pairings are necessary to expand the menu of options beyond conventional single-family neighborhoods with homes bought through standard 30-year mortgages or vainly hoping that for-profit development will change course to fill smaller scale attainable housing demands. Expanding available housing options can help accommodate evolving housing needs in Michigan.

By leveraging successful initiatives and best practices, policymakers and stakeholders can create a framework for utilizing adaptive reuse as a tool to expand housing options. From direct financing to flexible use of locally received Federal dollars and other solutions in between, complex capital stacks can be built.

1. Treating Housing as Community Infrastructure

Through an expanded read on an old tool, Tax Increment Financing (TIF), communities and developers are filling the gap between the cost of construction and affordability for market rate. This feat can also be accomplished with the additional action of layering traditional financing with philanthropic support. Details on how to construct this innovative financing design can be found in the *Housing IS Economic Development: Community Housing Solutions* publication from the Michigan Economic Developers Association (MEDA).

2. Educating Buyers on How to Use Existing Systems

A loan from the Federal Housing Administration (FHA) is one of the most popular kinds of housing loans available. This loan type can be used to purchase or build up to four units at once and can also be a way for smaller scale developers to enter the market. This kind of loan can be used for acquisition, rehab, and new construction. Backed by the Federal Housing Administration, FHA construction loans have a minimum 500 credit score requirement with a 10 percent down payment. For those with a higher credit score, a down payment can be as little as 3.5 percent.

3. Grants to Cover Pre-Development, Acquisition, and Construction

The Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG)—\$10 billion of which have been allocated during this Administration—provides grant funding that can be used to support acquisition and rehabilitation associated with the conversion of commercial properties to residential uses. States and localities can also access up to five times their annual CDBG allocation in low-cost loan guarantees to fund projects such as the conversion of properties to housing or mixed-use development. HUD's new \$85 million Pathways to Removing Obstacles to Housing program will provide grants to states, local governments, and multijurisdictional entities to remove barriers to affordable housing production and includes the development of adaptive reuse strategies and the financing of conversions as eligible activities.

4. Below-Market Loans that Make the Numbers Work

The Department of Transportation's (DOT) Transportation Infrastructure Finance and Innovation Act (TIFIA) and Railroad Rehabilitation & Improvement Financing (RRIF) programs offer over \$35 billion in lending capacity, which provides large-scale below-market loans that can be used to finance conversions near transit. Many existing housing units are located within walking distance of bus or rail lines, offering opportunities for creating new housing units by subdividing large single-family housing or existing commercial spaces without having to break new ground.

The Department of Energy's Loan Programs Office has below-market interest rate loans and guarantees that could support innovative zero-emissions buildings that are part of virtual power plants. Many local banks and credit unions are creating similar funds, often partnering with regional economic development agencies to set up loan loss reserve funds or loans and guarantees that can improve financing terms and reduce the cost of borrowing.

The Michigan State Housing Development Authority (MSHDA) also offers loans aimed at creating Missing Middle Housing. Rehabilitation activities are included in the areas of eligible activities.

5. Land Dispositions that Make Deals Possible and Can Reduce Development Costs

At the federal level, the General Services Administration (GSA) is working with the Office of Management and Budget (OMB) to identify current and upcoming sale opportunities, maintain a public list of current opportunities, and affirmatively market resources available to support housing development in all targeted materials for applicable properties.

At the state level, the Michigan Land Bank Fast Track Authority works with Michigan communities by facilitating productive reuse of land. This agency coordinates, promotes, and supports land bank operations at the county and local levels. Locally, school districts, tax-reverted properties, and state/county land banks frequently act as partners in land acquisition.

6. Funding Energy Efficiency Improvements and Clean Energy for and by Buildings

Whether energy is generated on site or brought to the home through the energy grid, reduction of energy use is one of the most impactful ways to reduce building carbon emissions. Many utility programs offer rebates for more energy efficient mechanical systems, which can be combined with tax credits to further reduce upfront costs of energy efficiency retrofits. Rebates can help cover the cost of installing mechanical systems, as well as solar panels, building insulation, and lighting. In some instances, more extensive building reuse projects may make homes eligible for energy performance incentives and supplemental bonuses for Energy Star homes.

Federal programs encouraging advancements on this front:

- The Section 45L New Energy Efficient Home Credit provides up to \$2,500 for multifamily dwelling units certified to an eligible version of the EPA's Energy Star Multifamily New Construction Program and up to \$5,000 for units certified to the applicable DOE Zero Energy Ready Homes program. The section 179D Energy Efficient Commercial Buildings



Deduction provides up to \$5.00 per square foot for energy efficiency improvements to commercial buildings and multifamily buildings greater than three stories.

- The Department of Housing and Urban Development (HUD) currently offers funding for qualifying retrofitting projects through the Green and Resilient Retrofit Program (GRRP). Similar funding opportunities may be available in the future at both the federal and state levels.
- The Section 48 Investment Credit provides up to a 30 percent tax credit for investment in renewable energy projects, including fuel cells, solar, geothermal, small wind, energy storage, biogas, microgrid controllers, and combined heat and power properties. Additional bonus credit amounts are potentially available as well, depending on specific projects.

7. Electric Heat that Doesn't Break the Bank

The current trend toward whole-house electrification has been made possible in recent years due to the increase in efficiency and affordability of appliances that were almost universally natural gas-powered in past decades. This new wave of appliances is an about-face from the technology of the mid- to late twentieth century, which was wildly costly and inefficient, far less



Detroit, The Plaza:

Conversion of this office building in Detroit to apartments preserved embodied carbon and created dense housing in a walkable urban neighborhood.

effective in below-freezing conditions, and prone to safety hazards. Since the early 2010s, the air-to-air heat pump has steadily increased its market share, not only in warmer climates as a competitive air conditioning solution but also in northern latitudes experiencing typical winter conditions.

This shift in technology is one of the biggest revolutions in household energy use, beyond thorough insulation. Also known as a mini-split, heat pump installation costs are about the same as those for installing a traditional forced-air, natural gas furnace plus electric air conditioning system. The initial purchase cost for the unit is slightly higher, but the return on investment (ROI) makes up for that up-front investment within only a few years of use.

Forward-thinking trades experts are finding a simpler installation pathway and easier accommodation for appliances in tighter spaces for less installation cost. Why is this? Because there is no need to vent them. These plans recommend installation of electric systems, like heat pumps, so that homes are better prepared for the phasing out of traditional heating and cooling systems (like certain kinds of refrigerant-based AC units), which is projected to occur in the coming years.

This radical shift from abysmal efficiency to superior performance is due in part to the presence of far more capable inverter compressors. These components have varying capacities that are substantially more efficient than the typical natural gas furnace, with good stats in ambient temperatures as low as minus 15 degrees Fahrenheit. When the mercury drops below that threshold, a second-stage heater can be brought up to speed to fill the gap.

It's important to note that, like any change over to new appliance models, behavior and performance expectations must be adjusted as technology continues to advance. While some all-electric projects may require more labor and materials, in the end, the energy (and operating costs) saved result in a worthwhile investment.

8. Using Tax Abatements to Manage Ongoing Ownership Costs

In 2023, the Michigan Housing Coalition was successful in advocating for the expansion of Neighborhood Enterprise Zones (NEZ), which sets the property tax at one-half the rate of taxation in the year prior to new investment. The expansion of Public Act 147 of 1992 allows a local government unit to designate an NEZ only if the local government unit determines that the designation encourages compact development and is adjacent to existing development and can utilize existing infrastructure. For communities with artificially lower housing values and high tax millages due to legacy costs, this strategy could be a boon for neighborhood reactivation.

This expansion further clarifies the focus on infill development of condo and mixed-use housing and the discouragement of sprawling new construction. It enables local government to support new (in whole or in part) residential homes and condominiums or new (in whole or in part) mixed-use buildings that include residential units with ground-floor retail, and rehabilitated facilities that meet certain investment criteria. New and rehabilitated facilities can receive a term of exemption from 6 to 15 years. Rehabilitated facilities in a qualified historic building may receive a term of exemption from 11 to 17 years.

CASE STUDIES AND SUCCESS STORIES

These examples showcase the effectiveness of adaptive reuse in addressing housing challenges.



THE EMERALD FLATS— *Grand Rapids*

Original Building Use:

Elementary School (1929)

New Building Use:

Apartments and Neighborhood Spaces (2021)

Important Design Features:

Large windows for open air and sunlight, wide hallways and circulation patterns, brick masonry construction, embedded in a residential neighborhood.

ICCF Community Homes purchased the property in 2015 with goals to preserve the building and find a new purpose that would serve the community's needs. The project resulted in adaptive reuse of the building while retaining its historic design elements, the creation of 50 new housing units, room for social services offices and a neighborhood gathering space, and the opening of a community park on the site of the former playground.

A combination of nine funding sources, including Federal Historic Preservation Tax Credits, Low-Income Housing Tax Credits, and a Michigan Community Revitalization Program award, enabled the \$15 million rehabilitation. The project received a Governor's Award for Historic Preservation in 2023.

LOFTS ON ROWE— *Ludington*

Original Building Use:

Light Manufacturing (1892); Civilian Conservation Corps Headquarters (1930s)

New Building Use:

Apartments and Neighborhood Spaces (2023)

Important Design Features:

Industrial character with exposed interior brickwork and original wood beams, brick masonry construction, directly adjacent to residential neighborhood.

Michigan Community Capital, the Pennies from Heaven Foundation, the City of Ludington, and Mason County came together in a public-private partnership to create 67 new housing units. The building previously housed a series of manufacturing businesses, including Carrom wooden games and Haskell Canoe Company, and later served as the headquarters for the Civilian Conservation Corps Camp Ludington in the 1930s.

Site acquisition costs were not a major factor because the property was donated by the Sarto family. The \$14 million complex capital stack was constructed with New Market tax credits as well as funding from Michigan Economic Development Corporation, PNC Bank, West Shore Bank, and Mason County Brownfield Authority. The project received a Historic Tax Credit Award from the Michigan Historic Preservation Network in 2023.



CHECKER CAB—*Detroit*

Original Building Use:

Taxicab Headquarters Building (1927)

Important Design Features:

Industrial character with exposed interior brickwork and abundant light.

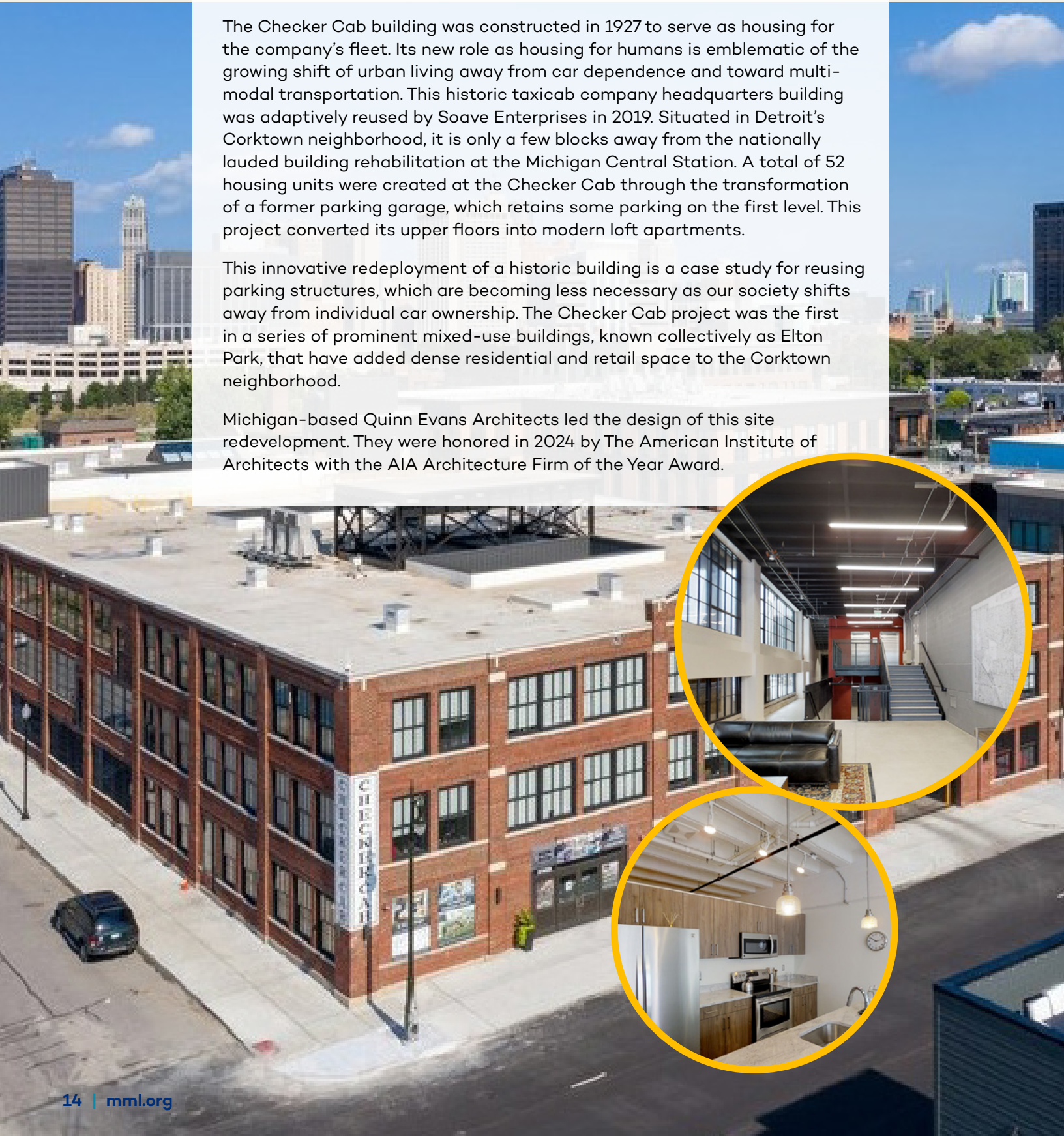
New Building Use:

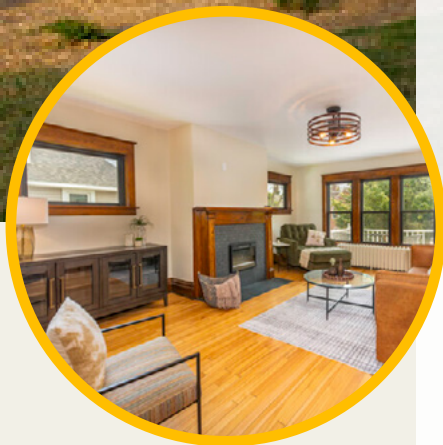
Apartments and Parking (2019)

The Checker Cab building was constructed in 1927 to serve as housing for the company's fleet. Its new role as housing for humans is emblematic of the growing shift of urban living away from car dependence and toward multi-modal transportation. This historic taxicab company headquarters building was adaptively reused by Soave Enterprises in 2019. Situated in Detroit's Corktown neighborhood, it is only a few blocks away from the nationally lauded building rehabilitation at the Michigan Central Station. A total of 52 housing units were created at the Checker Cab through the transformation of a former parking garage, which retains some parking on the first level. This project converted its upper floors into modern loft apartments.

This innovative redeployment of a historic building is a case study for reusing parking structures, which are becoming less necessary as our society shifts away from individual car ownership. The Checker Cab project was the first in a series of prominent mixed-use buildings, known collectively as Elton Park, that have added dense residential and retail space to the Corktown neighborhood.

Michigan-based Quinn Evans Architects led the design of this site redevelopment. They were honored in 2024 by The American Institute of Architects with the AIA Architecture Firm of the Year Award.





GRANDVIEW MARQUETTE— *Marquette*

Original Building Use:

Holy Family Orphanage (1915)

New Building Use:

Apartments and Community Space
(2018)

Important Design Features:

Distinctive mix of red sandstone
and brick, terrazzo floors, and
expansive views

The Grandview Marquette, named for its impressive views of Lake Superior, is an affordable apartment building that opened in 2017 in Marquette, Michigan. The Catholic Church built this institution in 1915 as the Holy Family Orphanage, which served children throughout Michigan's rural Upper Peninsula until 1965. Abandoned in the 1980s, it drifted into disrepair and became the subject of local ghost stories.

Despite its complicated past, the site remained a significant community landmark. Now transformed into a new use, this \$16.2 million adaptive reuse project provides 56 affordable housing units and meets Enterprise Green Communities criteria for green and energy-efficient substantial rehabilitation projects. Home Renewal Systems LLC (HRS) and Community Action Alger-Marquette (CAAM), the developer and service provider respectively at the Grandview, were recognized for their work with a Michigan Governor's Award for Historic Preservation in 2018.



TEMPLE LOFTS—*Lansing*

Original Building Use:

Bethlehem Temple (1917)

New Building Use:

Apartments and Commercial Space
(2018)

Important Design Features:

Neoclassical Revival architecture
mixed with 21st-century design
elements

This five-story brick building is an anchor property at the gateway to Old Town Lansing. Initially constructed in 1917 as the Bethlehem Temple, this former church has been transformed into a modern, energy-efficient, mixed-use building while still retaining many of its unique historic elements. There are 31 residential units in Temple Lofts, ranging from studios to two-bedroom apartments. These contemporary apartments are workforce housing in an area of the city that offers few new residential living options. They feature stainless steel appliances, tile backsplashes, soft-close cabinets, luxury wood-like flooring, and in-unit Energy Star washer and dryer sets.

The exterior remains recognizable to longtime Lansing residents, retaining key design features, including soaring ionic columns and large arched windows. While the upper stories are devoted to residential use, the first floor is occupied by the business offices for Michigan Community Capital, the development company that oversaw the site's transformation and continues to manage it. This project received an AIA Grand Rapids Building Honor Award in 2023 and a 2024 ULI Americas Award for Excellence.

BOX BOARD LOFTS— *Grand Rapids*

Original Building Use:

American Box Board Company (1917)

Important Design Features:

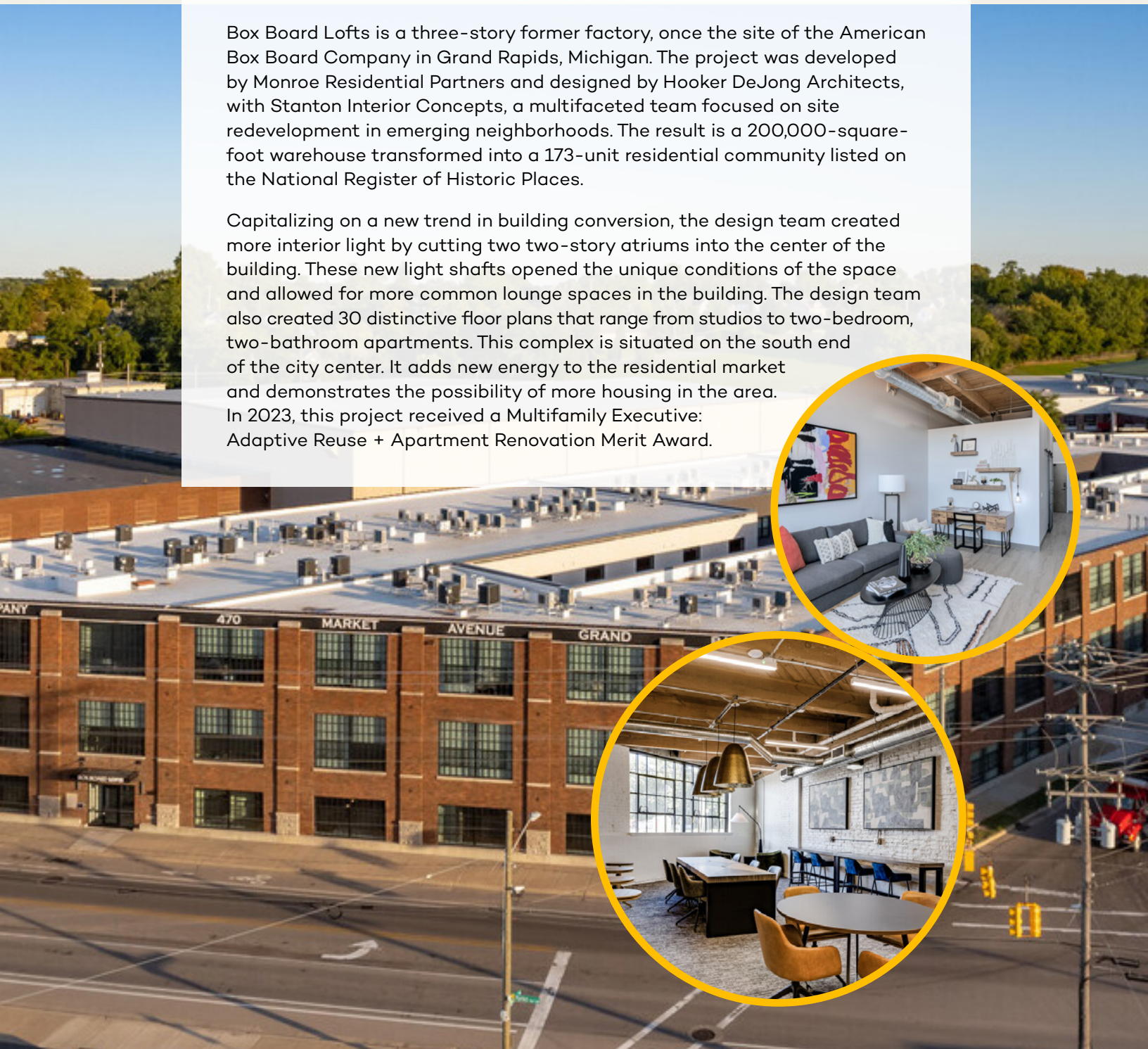
Industrial finishes, high ceilings, and large grid windows

New Building Use:

Apartments and Community Space
(2022)

Box Board Lofts is a three-story former factory, once the site of the American Box Board Company in Grand Rapids, Michigan. The project was developed by Monroe Residential Partners and designed by Hooker DeJong Architects, with Stanton Interior Concepts, a multifaceted team focused on site redevelopment in emerging neighborhoods. The result is a 200,000-square-foot warehouse transformed into a 173-unit residential community listed on the National Register of Historic Places.

Capitalizing on a new trend in building conversion, the design team created more interior light by cutting two two-story atriums into the center of the building. These new light shafts opened the unique conditions of the space and allowed for more common lounge spaces in the building. The design team also created 30 distinctive floor plans that range from studios to two-bedroom, two-bathroom apartments. This complex is situated on the south end of the city center. It adds new energy to the residential market and demonstrates the possibility of more housing in the area. In 2023, this project received a Multifamily Executive: Adaptive Reuse + Apartment Renovation Merit Award.



House Hacking Is the Future

We are experiencing a version of today that isn't what we expected of the future. Shifting community demographics and changing societal circumstances now intersect with untenable costs, labor gaps, and limited resources. Many possible solutions are on the table, challenging communities to stretch beyond the suburban single-family housing model that has dominated the past several decades. The current housing stock does not fully or equitably serve the changing composition of Michigan households. Some of the solutions to rebalance the portfolio of housing choice options and to create smaller scale homes for rental or ownership could be constructing accessory dwelling units, converting larger buildings formerly used for other purposes, and expanding opportunities for enlarging shared spaces to accommodate multigenerational housing.

Michigan's housing crisis requires a multifaceted approach that goes beyond new construction. Adaptive reuse emerges as a versatile and sustainable solution, presenting an opportunity to reimagine existing building stock and add to it incrementally. By encouraging retrofitting and conversion, policymakers can contribute to the solution of the housing crisis while preserving architectural heritage, thoughtfully reducing building waste, and fostering vibrant communities.

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Bay City, The Legacy mixed-use building in Bay City, another former bank, won a Michigan Governor's Award for Historic Preservation.





About the League

The Michigan Municipal League (the League) is the premier statewide association representing more than 500 full-service cities, villages, and urban townships. We are dedicated to making Michigan's communities better by thoughtfully innovating programs, energetically connecting ideas and people, actively serving members with resources and services, and passionately inspiring positive change for Michigan's greatest centers of potential: its communities.

And because every industry needs research and development (R&D) to grow and find new solutions, our Policy Research Labs team serves that role for Michigan's municipalities. Through a deep bench of expertise, including local government scientists and policy wonks, the Labs team does research on, tests, and develops innovative approaches to local governance and community vitality. Our work enables local leaders to engage in forward-thinking action on big or emerging issues. We focus on the latest trends in planning and community development with an eye on helping Michigan cities and villages become more economically, socially, and physically resilient and adaptable.



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