LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
FEBRUARY 2, 2026

A regular meeting of the Lapeer City Commission was held February 2, 2026, 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 Hing, Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.
Absent: None.

Also present: City Manager Womack, City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

25 2026 02-02 AGENDA APPROVAL
Moved by Glisman. Seconded by Petrie.
Approve the Agenda for February 2, 2026, as presented.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

26 2026 02-02 MINUTES
Moved by Glisman. Seconded by Petrie.
Approve the minutes of the Regular Meeting and Closed Session held January 20, 2026, as presented.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

PUBLIC COMMENTS
Pastor Rod Sanderson-Smith gave an invocation.

Bryan Cloutier spoke about America 250 Celebrations and events at the Oxford Public Library.

Wes Weber spoke about Tax Increment Financing, thanked City Manager Womack and Commissioner Brady for reaching out to him and MSHDA Housing.

27 2026 02-02 BILL LISTING
Moved by Glisman. Seconded by McCarthy.
Approve the bill listing for February 2, 2026, in the amount of $1,808,213.78.
ROLL CALL VOTE.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

PUBLIC HEARINGS
MSHDA MI-NEIGHBORHOOD CDBG GRANT – LAPEER OPERA HOUSE
Mayor Hing opened the Public Hearing at 6:38 p.m.

Jacob LaRoy spoke about the low-income housing component of the MSHDA Grant.

Casey Carpenter spoke about improving areas of downtown and TIFA financing.

Bryan Cloutier spoke about the component for the downtown region.

Tom LaMagna spoke about the Lapeer Opera House project.

Wes Weber spoke about area median income.

Mayor Hing closed the Public Hearing at 7:09 p.m.

28 2026 02-02 MSHDA MI-NEIGHBORHOOD CDBG GRANT – LAPEER OPERA HOUSE

Moved by Brady. Seconded by Atwood.
Adopt the Resolution to authorize the City of Lapeer Housing Improvement Department to submit the application in the amount of $826,000 for funding through the Michigan State Housing Development Authority, MI-Neighborhood, CDBG Grant Program for a City of Lapeer Housing Improvement Grant, authorize the Mayor to sign all necessary documents.

RESOLUTION # 2026-02

Michigan State Housing Development Authority (MSHDA), MI-Neighborhood
Community Development Block Grant
Authorizing Resolution

WHEREAS, the Michigan State Housing Development Authority (MSHDA) invited Units of General Local Government to apply for its MI-Neighborhood, Community Development Block Grant (CDBG) grant application; and

WHEREAS, the City of Lapeer desires to request $826,000 in CDBG funds to create seven (7) unoccupied residential apartments, as well as the installation of fire suppression components within the Lapeer Opera House building located at 350 N Court Street, Lapeer, Michigan; and

WHEREAS, Thomas LaMagna Enterprises, Inc., the owner, commits private funds in the amount of $800,000 for the apartment creation project; and

WHEREAS, the City of Lapeer commits local funds from its water fund for the installation of a new water main located in the south alley, behind the building, between Court and Pine Street to assist in the fire suppression component of the grant in the amount of $70,000; and

WHEREAS, the proposed MI-Neighborhood, Community Development Block Grant (CDBG) grant application is consistent with the local Master Plan as described in the Application; and

WHEREAS, the proposed projects will focus on creating permanent unoccupied residential apartment units, of which 51% or more of the units will be occupied by low- or moderate-income households; and

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by the MSHDA CDBG Specialist.; and

WHEREAS, said Lapeer City Commission authorizes City of Lapeer Housing Improvement Department to submit the application in the amount of $826,000 for funding through the Michigan State Housing Development Authority, MI-Neighborhood, CDBG Grant Program for a City of Lapeer Housing Improvement Grant, authorizes the Mayor to sign grant application forms, grant agreement, all grant attachments, grant amendments, and environmental review documents, and authorizes the Director of Housing and Neighborhood Development and the Grant Administrator to sign related grant documents, financial status reports for payment, and other required reports when allowed by MSHDA as required on behalf of the City of Lapeer; and

WHEREAS, said Lapeer City Commission held a public hearing on February 2, 2026, regarding the proposed MI-Neighborhood, Community Development Block Grant (CDBG) application; and

THEREFORE, BE IT RESOLVED that the Lapeer City Commission authorizes the City of Lapeer Housing Improvement Department to submit the application in the amount of $826,000 for funding through the Michigan State Housing Development Authority, MI-Neighborhood, CDBG Grant Program for a City of Lapeer Housing Improvement Grant, authorizes the Mayor to sign grant application forms, grant agreement, all grant attachments, grant amendments, and environmental review documents, and authorizes the Director of Housing and Neighborhood Development and the Grant Administrator to sign related grant documents, financial status reports for payment, and other required reports when allowed by MSHDA as required on behalf of the City of Lapeer.
ROLL CALL VOTE:
Ayes: Brady, Glisman, McCarthy, Petrie, Atwood.
Nays: None.
MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

ADMINISTRATIVE REPORTS
29 2026 02-02 AMEND CONTRACT - M-24 UNDERPASS CONNECTOR PATHWAY
Moved by McCarthy. Seconded by Brady.
Approve ROWE Professional Services Contract Amendment No. 1 for construction engineering services on the M-24 Underpass Connector Pathway for an amount not to exceed $79,225, and to authorize the Director of Parks, Recreation & Cemetery to sign the necessary documents. In addition, approve the budget adjustment as presented.
ROLL CALL VOTE:
Ayes: Glisman, McCarthy, Petrie, Atwood, Brady.
Nays: None.
MOTION CARRIED.

30 2026 02-02 FIRST READING - ZONING ORDINANCE AMENDMENT – 888 BALDWIN RD
Moved by Brady. Seconded by Glisman.
Adopt Ordinance No. 2026-01, Rezoning – 888 Baldwin Road (Parcel #L20-94-801-040-00) from R-2 Single-Family Residential to B-2 General Business, on First Reading and schedule the Second Reading for February 17, 2026.

Ordinance No. 2026-01

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

(41) The following described property formerly zoned R-2 Single-Family Residential is hereby rezoned to B-2 General Business:

- PARCEL #L20-94-801-040-00. CITY OF LAPEER T7N, R10E, SEC 8, COM SW COR OF LOT 30 OF RICH'S ADD, TH N88*30'E 203.28 FT TO W'LY R/W OF BALDWIN RD, TH S25*50'W 125 FT ALG R/W, TH N77*09'47"W 145.87 FT TO W LN OF SEC 8, TH N03*30'W 75 FT TO BEG.

ROLL CALL VOTE:
Ayes: McCarthy, Petrie, Atwood, Brady, Glisman.
Nays: None.
MOTION CARRIED.

31 2026 02-02 BID AWARD – PARK ST., PINE ST., & PARKING LOT #9 IMPROVEMENT PROJECT
Moved by McCarthy. Seconded by Brady.
Award the project for Park St, Pine St and Parking Lot #9 improvement project to DiPonio Contracting, LLC for an amount not to exceed $3,960,000; adopt the Notice of Intent Resolution for the 2026 Capital Improvement bonds for an amount not to exceed $3,750,000; approve the Rowe Professional Services Contract for construction engineering services for an amount not to exceed $368,200; approve the DTE work order in the amount of $12,966.02 to relocate streetlight and guy wires; and approve the FY25/26 budget amendment, as presented.

RESOLUTION #2026-03
NOTICE OF INTENT RESOLUTION
CAPITAL IMPROVEMENT BONDS

WHEREAS, the City of Lapeer, County of Lapeer, State of Michigan (the "City") intends to issue general obligation limited tax bonds (the "Bonds") pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), in one or more series, in an aggregate principal amount of not to exceed Three Million Seven Hundred Fifty Thousand Dollars ($3,750,000), for the purpose of paying the costs of acquiring and constructing capital improvements in the City, including, but not limited to, road and parking lot improvements, together with related site work and other associated improvements, appurtenances and attachments thereto (the "Project"); and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the *County Press*, a newspaper of general circulation in the City.

2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Commission does hereby determine that the foregoing form of Notice of Intent to Issue Bonds, and the manner of publication directed, is the method best calculated to give notice to the City's electors and taxpayers residing in the boundaries of the City of the City's intent to issue the Bonds, the maximum amount of the Bonds, the purpose of the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. The City may incur expenditures for the Project prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the City, to be reimbursed from proceeds of the Bonds when available. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.

(b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is $3,750,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

ROLL CALL VOTE:
Ayes: Petrie, Atwood, Brady, Glisman, McCarthy.
Nays: None.
MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

CITY MANAGER'S REPORT

32 2026 02-02 SET APPEAL HEARING – SDRK GROUP LLC

Moved by Brady. Seconded by Petrie.
To set SDRK Group, LLC appeal hearing for Tuesday, February 17, 2026.
ROLL CALL VOTE:
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

City Manager Womack commented that he, Commissioner Petrie, and Mayor Hing met with the representatives of Bike Night. Working on putting together an educational session for the Commission on Housing Tax Increment Financing (H-TIF). Asked if Commissioner Glisman could give an update on the America 250 project.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

None.

DEPARTMENTAL REPORTS

The DDA Monthly Departmental Report was received into the record.

PUBLIC COMMENTS

Bryan Cloutier spoke about helping with the America 250 Celebration.

Wes Weber spoke about TIFA.

Andy Shango spoke about SDRK Group, LLC.

CLOSING COMMENTS

Mayor and Commissioners made closing remarks. No further business was brought before the Commission.

33 2026 02-02 ADJOURNMENT

Moved by Petrie.
To adjourn the regular meeting at 8:49 p.m.
Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.
Nays: None.
MOTION CARRIED.

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Jeramy Hing, Mayor Romona Sanchez, City Clerk