

**CITY OF LAPEER  
MINUTES OF A REGULAR  
DOWNTOWN DEVELOPMENT AUTHORITY  
LAPEER MAIN STREET MEETING  
APRIL 23, 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, April 23, 2025 at 8:00 a.m.

**Members Present:** Chair Catherine Bostick-Tullius, Vice Chair Tim Roodvoets, Debbie Marquardt, Megan Gillingham, Chris Herr, Jason Rogers, Mindy Schwab, Tamara Cutcher and Jeff Hogan.

**Absent:** Ashley Fanson, Buddy Beyer, 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**

**200 2025 4-23 Agenda Approval**

Moved by Marquardt. Supported by Hogan.

To approve the Agenda for the April 23, 2025 meeting as presented.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments

**CONSENT AGENDA**

**201 2025 4-23 Consent Agenda**

Moved by Schwab. Supported by Hogan.

To approve the Consent Agenda for April 23, 2025 as follows:

1. Approval of minutes of DDA meeting held on March 26, 2025; and
2. Approval of Treasurer Report and Bill Listing.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**EXECUTIVE COMMITTEE**

**Development Plan Renewal – Public Hearing Date**

Executive Director Alt requested a public hearing date be set for approval consideration of the DDA 2024-2034 Development Plan.

**202 2025 4-23 2024-2034 Development Plan Public Hearing Date**

Moved by Cutcher. Supported by Herr.

To schedule a public hearing for 8:00 a.m. on Wednesday, May 28, 2025 for the 2024-2034 DDA Development Plan.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**COMMITTEE REPORTS/MINUTES**

The updated committee member listing was distributed. Chair Bostick-Tullius stated she will be removing herself from the Business Development Committee and joining the Outreach Committee.

**Outreach Committee**

Alt reported the committee is working on the Downtown Directory project including cost, design and sponsorships to have the directory ready for distribution by the end of May.

**Business Development Committee**

Roodvoets reported the committee will meet next month. Alt reported the Match on Main grant applications were submitted and award announcements are expected in June.

**Placemaking Committee**

Alt reported approximately 80% of the new placemaking signage has been installed.

**Events Committee**

Cutcher reported the committee met and discussed plans for new events including Sidewalk Sales, Ghost Tours and the Chocolate Walk/Retail Week.

**203 2025 4-23 Convene To Lapeer Main Street, Inc. Meeting**

Moved by Roodvoets. Supported by Schwab.

To convene to a Lapeer Main Street, Inc. meeting.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**LAPEER MAIN STREET, INC.**

**Business Improvement Loan Line of Credit**

Alt updated the board on the status of the Business Improvement Loan current line of credit provided by ChoiceOne Bank which is nearing capacity with the five current loans funded and requested approval to request an increase in the line of credit with ChoiceOne Bank or seek other funding options.

**204 2025 4-23 Business Improvement Loan Line of Credit**

Moved by Herr. Supported by Marquardt.

To request ChoiceOne Bank increase the line of credit for the Business Improvement Loan Program or research options for other funding sources to fund the program.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**205 2025 4-23 Reconvene Downtown Development Authority Meeting**

Moved by Hogan. Supported by Schwab.

To adjourn the Lapeer Main Street, Inc. meeting and reconvene the Downtown Development Authority meeting.

**Yeas:** Members Bostick-Tullius, Roodvoets, Marquardt, Herr, Gillingham, Rogers, Schwab, Cutcher and Hogan.

**Nays:** None.

**Absent:** Fanson, Beyer, Sharkey and Perry.

**MOTION CARRIED.**

**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 events and attendance, Youth Theatre auditions and reported work is continuing on booking the next Pix Theatre Season.

**STAFF REPORT**

Executive Director Alt reported two Match on Main grant applications have been submitted, that he is finalizing the Vibrancy Grant application, updated the board on a meeting with Representative Green and the City Manager on supporting downtown as well as a meeting held with MEDC representatives on the fire site project and future goals for downtown. Alt reported the Michigan Downtown Association is creating an advisory committee to develop a 10-year plan and that a Community Heart and Soul project meeting has been scheduled for May 8<sup>th</sup> at 8:00 a.m. at The Doghouse Coffee shop. Alt informed the board the Joint Meeting with the City Commission, Planning Commission and Zoning Board of Appeals is scheduled for 5:30 p.m. on Wednesday, June 11<sup>th</sup> at a location yet to be determined.

Alt updated the board on a request from the Lapeer & Upper Thumb Association of Realtors (LUTAR) for the DDA to partner on the cost to purchase tote bags for new home purchasers. Discussion was held on the City's partnership with the Chamber of Commerce on promotional tote bags. After discussion, it was the consensus of the board not to partner with LUTAR on their tote bag promotion.

Alt informed the board that Kin Thai will be celebrating their 1-year anniversary, Axecadia will be celebrating their 2-year anniversary and Tilted Axis Brewery will be celebrating their 10-year anniversary. Alt also updated the board on his attendance at the National Main Street conference in Philadelphia including sessions attended, new ideas and initiatives and stated the 2026 conference will be held in Tulsa, Oklahoma.

### **NEW BUSINESS**

#### **MDA Summer Conference**

Alt reported the Michigan Downtown Association Summer Conference is scheduled for June 4<sup>th</sup> & 5<sup>th</sup> in Traverse City, reviewed registration and hotel costs and requested any members interested in attending to let him know by May 15<sup>th</sup>.

### **OLD BUSINESS**

#### **Pix Theatre Mural**

Alt reported the Parks Department is continuing to work with an artist on proposals for a mural on the Pix Theatre wall in the pocket park.

### **BOARD MEMBER COMMENTS**

There were no additional comments from the board members.

### **ADJOURNMENT**

It was moved by Schwab to adjourn the meeting at 8:31 a.m.

**MEETING ADJOURNED.**

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Ashley Fanson, Secretary