

CITY OF LAPEER

Tax Increment Finance Authority

May 6, 2026
8:00 am
City Council Chambers
576 Liberty Park
Lapeer, MI
Regular Meeting of the Board of Directors

Meeting Minutes

Members Present:

Bill Marquardt
Eric Cattane
Mike Womack
Joe Morey
Jannice Ferdon
Gerald Gaecke
John LaClair
Tom Benton
Joe Williams
Erika Ingles
Brody Campbell

Members Absent:

None

Also Present:

Sam Moore
Carlos Quiroga
Sam Fountain
Mayor Jeramy Hing
Kelly Hannah
Wes Weber
Commissioner Melissa Petrie

1. Call to Order
 - a. Meeting was called to order at 8:03 am by Chairperson Marquardt.
2. Roll call
 - a. Roll call was completed with all board members present.
3. Approval of Agenda
 - a. Motion to approve the agenda was made by Mr. LaClair, supported by Mr. Cattane. Motion carried unanimously.
4. Consent Agenda
 - a. Motion to approve the Consent Agenda was made by Ms. Ingles, supported by Ms. Ferdon. Motion carried unanimously.
5. Public Comment
 - a. There were no public comments from the audience.
6. Old Business
 - a. There was no old business
7. New Business
 - a. Public Comment Policy
 - i. Discussion was held regarding the TIFA Public Comment Policy
 - ii. Executive Director Moore was directed to consolidate and clean up the public comment policy and bring revisions back for future consideration by the board.
 - b. Infrastructure along Davison Road west of Rolland-Warner School in TIFA District 3.
 - i. Discussion was held regarding continued infrastructure expansion and due diligence along Davison Road.

- ii. By unanimous consent, the Board supported the City continuing to pursue infrastructure expansion due diligence efforts.
- c. Water Services for Parks
 - i. Discussion was held regarding water access for recreation and sanitation purposes within park areas.
 - ii. Motion to advise the City to have the Department of Public Works investigate what would be required to facilitate additional water access points was made by Mr. Cattane, supported by Mr. LaClair. Motion carried unanimously.
- 8. Board Member Comments
 - a. Mayor Hing provided brief comments regarding the mission and purpose of the TIFA.
- 9. Public Comments
 - a. Mr. Womack introduced Sam Fountain as the City's new Community and Economic Development Director.
- 10. Adjournment
 - a. Motion to adjourn at 8:36am was made by Mr. Cattane, supported by Mr. LaClair. Motion carried


Gerald Gaecke (Oct 7, 2026 13:34:48 EDT)
Gerald Gaecke
Secretary/Treasurer

07/10/2026

Date

TIFA Meeting Minutes May 6 2026

Final Audit Report

2026-10-07

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