

CITY OF LAPEER

Brownfield Redevelopment Authority Board

May 6, 2026

(Immediately following the EDC meeting)

City Council Chambers

576 Liberty Park

Lapeer, MI

Regular Meeting of the Board of Directors

Meeting Minutes

Members Present:

Eric Cattane

Bill Marquardt

John LaClair

Tom Benton

Gerald Gaecke

Brody Campbell

Joseph Williams

Jannice Ferndon

Erica Ingles

Mike Womack

Joe Morey

Members Absent:

None

Also Present:

Sam Moore

Carlos Quiroga

Mayor Jeramy Hing

Sam Fountain

Kelly Hannah

Wes Weber

Commissioner Melissa Petrie

- 1) Call to Order
 - a) The meeting was called to order at 8:42 am by Chaiman Cattane.
- 2) Roll Call
 - a) Roll call was completed with all members present.
- 3) Approval of Agenda
 - a) Motion to approve the agenda was made by Mr. Womack, supported by Mr. Gaecke.
Motion carried unanimously.
- 4) Consent Agenda
 - a) Motion to approve consent agenda excluding the minutes of the April 8, 2026, Meeting, was made by Mr. Benton, supported by Mr. Marquardt. Motion carried unanimously.
- 5) Public Comment
 - a) Mayor Hing provided comments regarding the TIF Plan discussed at the previous BRA meeting.

- 6) Old Business
 - a) Minutes of the April 8, 2026 meeting
 - i) Discussion was held regarding corrections to the “Also Present” section of the April 8, 2026 meeting minutes.
 - ii) The minutes were approved with edits to include Commissioners Atwoode and McCarthy, Christina Roden, Shank and Blake Benton in the “Also Present” section
- 7) New Business
 - a) Public Comment Policy
 - i) Discussion was held regarding the 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) 2026/27 Budget Approval
 - i) Motion to approve the 2026/27 budget was made by Mr. Benton, supported by Ms. Ingles. Motion carried unanimously.
- 8) Public Comment
 - a) Mayor Hing commented that the BRA was doing a great job.
 - b) Commissioner Melissa Petrie commented regarding the importance of clarifying names and shared that she was now a proud new “Gigi”.
 - c) Wes Weber commented regarding the importance of the City conducting due diligence related to HTIF matters and offered comments regarding percentages related to profit margins and tax reimbursement.
- 9) Board Member Comments
 - a) Board Members discussed ways to make the public comment process clearer, easier and less off-putting to members of the public. Several suggestions were discussed for possible future consideration.
 - b) Executive Director Moore was directed to ensure that all board members and City Commissioners receive hard copies of all TIFA Plans.
- 10) Adjourn
 - a) Motion to adjourn the meeting at 9:14 am was made by Mr. Morey, supported by Mr. Marquardt. Motion carried unanimously.


Gerald Gaecke (Oct 7, 2026 13:33:41 EDT)
Gerald Gaecke, Secretary/Treasurer

07/10/2026

Date

MEMORANDUM

Final Audit Report

2026-10-07

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