LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

DDA BOARD OF DIRECTORS REGULAR MEETING MARCH 9, 2023, AT 5:00 PM MEETING IN THE JOHN A. ALOISI COUNCIL CHAMBERS, LINCOLN PARK CITY HALL 1355 SOUTHFIELD ROAD, LINCOLN PARK, MICHIGAN

AGENDA

- 1. Call to Order, Roll Call, and Confirmation of Quorum:
- 2. Approval of Agenda:
- **3. PUBLIC HEARING: Downtown Development Authority Informational Meeting** -- DDA Public Hearing to comply with Recodified Tax Increment Financing Act 57 of 2018. Pertinent documents are available on the city's DDA webpages:

https://www.citylp.com/government/downtown development authority/index.php

RESCHEDULED FOR THURSDAY, APRIL 13, 2023

- **4. Election of Officers:** Current Officers: Sam Eckman, Chairman; Daniel Wright, Vice-Chairman; Victoria McLain, Secretary; and Leslie Lynch-Wilson, Treasurer.
- 5. Approval of Minutes: DDA Regular Meeting, February 9, 2023 to be distributed at meeting.
- 6. Approval of Invoices:
 - a. William Look, DDA Meeting February 9, 2023, Meeting Invoice (\$297.50) Attached.
 - b. Emergency Snow Removal Proposal EZ Landscaping & Paving Invoice # 2518 (\$3,522.00) and Invoice # 2521 (\$7,264.00) Attached.
 - National Fitness Campaign: Outdoor Fitness Court Appraisal Contract with Judeh & Associates (\$1,800.00) for NFC Outdoor Fitness Court site at 1556-1562 Fort Street Attached.
 - d. National Fitness Campaign: Purchase Order for Installation Supplies Attached.
 - e. Façade-Site Improvements Grant for Pierino Frozen Foods at 1695 Southfield Road (\$10,000.00) to be distributed at meeting.
- 7. Farmers Market Report: Leslie Lynch-Wilson, March 2023 to be distributed at meeting.
- **8. Financial Reports:** February 28, 2023 Attached.

DOWNTOWN DEVELOPMENT

LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

9. Old Business:

- a. Wayne County Tax Sale 1422 Southfield Road Accept transfer of title from the City of Lincoln Park and Transact sale of property to Kol Kroj et al – To be distributed at meeting.
- b. CDBG Program: Section 108 Loan to finance Downtown Street and Alley Improvements Attached.
- c. Joint Development Agencies Meeting –Monday, February 27th at 6:00 pm in City Council Chambers, City Hall Meeting Notes Attached.

10. New Business:

- a. Establish Purchase Offer Fair Market Value Price for Outdoor Fitness Court site at 1556-1562 Fort Street to be distributed at meeting.
- b. Job Description for Executive Director, Lincoln Park DDA and EDC to be distributed at meeting.
- c. Reconciliation of Current Executive Director Contract Regarding Leave Time to be distributed at meeting.

11. Executive Director's Oral Reports:

- a. Lincoln Park Historical Museum Architectural Assessment.
- b. Downtown EV Stations.
- c. City Events Coordinator Proposal.
- d. Fort Street Transportation Equity Study and Southfield Corridor Study.
- e. 3577 Fort Street Chris Mura Façade Grant Improvement Project.
- f. Dangerous Building Order 1574 Fort Street.
- g. Downtown Event Challenge Grant Program Intern project.
- h. Creation of a Downtown "Social District".
- i. DDA Part-time employee and other related issues.
- j. Landscape Maintenance.
- k. Hispanic Community Relations.
- I. Cinco de Mayo Festival 2023.

12. Calls to Audience & Miscellaneous Matters:

13. Board Member Comments:

14. Adjournment:



Minutes of the DDA Regular Meeting February 9, 2023

1. Call to Order, Roll Call, and Confirmation of Quorum

Chairman, Sam Eckman called the meeting to order at 5:05 P.M.

Present: Sam Eckman, Mayor Higgins, Leslie Lynch-Wilson, Daniel Wright, Vicky McClain and

Brian Reicker.

Absent: Jim Fox (deceased), Leah Moraitis (resigned), and Bob Steele.

Quorum confirmed: six (6) members present and five (5) affirmative votes to pass any motion. Also Present: Carl Malysz, Executive Director; William Look, Attorney; and Brandon Frye, Part-

time DDA staff member.

2. Approval of Agenda:

Motion to approve the agenda: Mayor Higgins

Support: Vicky McLain

Motion approved unanimously.

3. Approval of Minutes: January 12, 2023.

Motion to approve: Mayor Higgins Support: Leslie Lynch-Wilson Motion approved unanimously.

4. Approval of Invoices:

a. William Look, DDA Meeting – January 13, 2023, Invoice (\$255.00).

Motion to approve: Leslie Lynch-Wilson

Support: Mayor Higgins

Motion approved unanimously.

b. Beckett & Raeder, Inc., Invoices for Fort Street Sidewalk Repairs – inspection services

revision: Invoice No. 2022448 (\$4,442.55).

Motion to approve: Mayor Higgins Support: Leslie Lynch-Wilson Motion approved unanimously.

c. Becket & Raeder, Inc., Transportation Equity Study, Invoice No. 2022761 (\$2,100.00).

Motion to approve: Daniel Wright

Support: Brian Reicker

Motion approved unanimously.



Minutes of the DDA Regular Meeting February 9, 2023

d. Bludot Technologies Inc., Bludot Economic Development Platform (\$4,144.00 – three-way split among DDA, EDC, and Lincoln Park Chamber of Commerce – \$1381.33 each).

Motion to approve: Mayor Higgins

Support: Daniel Wright

Motion approved unanimously.

- **5. Farmers Market Report:** Leslie Lynch-Wilson, February 2023 Report delivered by Ms. Lynch-Wilson and made part of the record by reference.
- **6. Financial Reports:** January 2023 Report delivered by the Executive Director and made part of the record by reference.

7. Old Business:

- a. Chocolate Walk 2023 Report Oral Report and update.
- b. Reconciliation of the Fort Street Transportation Equity Study Written Report accepted by unanimous consent.
- c. Wayne County Tax Sale –1422 Southfield Road Accept transfer of title from the City of Lincoln Park and Transact sale of property to Kol Kroj et al.

Motion to accept title and transact a sale to Kol Kroj: Mayor Higgins

Support: Vicky McLain

Motion approved unanimously.

Board member Brian Reicker departed the meeting at 6:06 PM.

8. New Business:

a. Emergency Snow Removal Proposal – EZ Landscaping & Paving.

Motion to approve proposal: Vicky McLain

Support: Daniel Wright

Motion passed unanimously.

 National Fitness Campaign: Outdoor Fitness Court – Appraisal Contract with Judeh & Associates (\$1,800.00) for NFC Outdoor Fitness Court site at 1556-1562 Fort Street Motion to approve proposal: Daniel Wright

Support: Leslie Lynch-Wilson

Motion approved unanimously.



Minutes of the DDA Regular Meeting February 9, 2023

c. CDBG Program: Downtown Housing Rehab (DHR) Program – Proposed DHR Program

Guidelines.

Motion to approve: Mayor Higgins Support: Leslie Lynch-Wilson Motion approved unanimously.

d. CDBG Program: Section 108 Loan to finance Downtown Street and Alley Improvements.

Motion to accept Project estimate from Hennessey Engineering: Vicky McLain

Support: Leslie Lynch Wilson Motion approved unanimously.

e. FY2023-24 Proposed Budget.

Motion to approve FY2023-24 as prepared by the Executive Director: Leslie Lynch-Wilson

Support: Mayor Higgins

Motion approved unanimously.

f. Set date for Joint Development Agencies Meeting – Zoning Code Rewrite Update – Monday, February 27th at 6:00 pm in City Council Chambers, City Hall. Date of meeting accepted by consensus.

9. Executive Director's Oral Reports:

- a. Lincoln Park Historical Museum Architectural Assessment. The Executive Director reported that the consultant had been contacted and is awaiting response to begin the project.
- Downtown EV Stations. The Executive Director reported that the project was moving forward. The consultants are waiting for detailed information from EGLE regarding the NEVI Program.
- c. City Events Coordinator Proposal. The Executive Director reported that City Council has approved the proposed position, and he is waiting for the city to move forward with the hiring. In the meantime, City Councilwoman Maureen Tobin is working with the DDA staff to plan and implement events.



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- d. Fort Street Transportation Equity Study and Southfield Corridor Study. The Executive
- e. Director reported that he would be sending SEMCOG and the Michigan Treasury Final Reports and requests for the final reimbursements.
- f. 3577 Fort Street Chris Mura Façade Grant Improvement Project. The Executive Director reported that Mr. Mura's project was underway.
- g. Dangerous Building Order 1574 Fort Street. The Executive Director reported that he was still waiting to hear back from new property owner, and that the City Council was concerned that the new owner was not making sufficient progress.
- h. Downtown Event Challenge Grant Program Intern project. No progress to report.
- i. Creation of a Downtown "Social District". No progress to report.
- j. DDA Part-time employee and other related issues. No progress to report.
- k. Landscape Maintenance. No progress to report.
- I. Hispanic Community Relations. No progress to report.
- m. Cinco de Mayo Festival 2023. The DDA staff provided an update on the event planning.

10. Calls to Audience & Miscellaneous Matters:

There were no comments or questions raised by the audience.

11. Board Member Comments:

Mayor Higgins announced that City Staff was working with him to have a clean-up day event on Saturday, April 22nd. One of the focal points for this cleanup event is the downtown in advance of the Cinco de Mayo celebration scheduled for Saturday, April 29th. Mayor Higgins challenged the Board members to enlist the support of relatives, friends, and neighbors to assist in the cleanup event.

Leslie Lynch-Wilson suggested that, with James Fox's passing, the Board reassess the chairs of the DDSA's standing Committees. She ask the Executive Director to provide the



Minutes of the DDA Regular Meeting February 9, 2023

Board with related materials at the next Board meeting in March.

12. Adjournment:

Motion to adjourn was made by Mr. Steele at 7:32 PM. Support: Ms. Lynch-Wilson. Motion passed unanimously.

Minutes prepared Carl Malysz, Executive Director.

Lincoln Park

Downtown Development Authority

1355 Southfield Road, Lincoln Park, MI 48146

https://www.citylp.com/government/downtown_development_authority/government/financial_incentives.php

Carl Malysz, Executive Director

(313) 386-18010 ext. 1289

cmalysz@citylp.com



WILLIAM R. LOOK

PROFESSIONAL CORPORATION ATTORNEY AND COUNSELOR AT LAW

RICHARD W. LOOK (1912 – 1993)

Invoice Date: February 10, 2023

To: From:

Lincoln Park City Hall 1355 Southfield Road Lincoln Park, MI 48146

ATTN: LPDDA

William R. Look 2241 Oak Street Wyandotte, MI 48192 Phone: (734) 285-6500

Fax: (734) 661-4245

Email: WilliamRLookPC@outlook.com

STATEMENT FOR LEGAL SERVICES RENDERED

Item:	Description:	Hour(s):
City Business	Review correspondence from Director regarding tax sale property (1422 Southfield), acquired by City, prepare draft Purchase Agreement and forward emails to Director and City Attorney regarding same. Had a follow up discussion with City Attorney on January 17, 2023 indicating City would handle transaction and subsequently indicating City will convey property to DDA.	0.50
City Business	Check LLC standing of Buyers and review Deed to DDA from the City and forward email to Director with directions to follow; revise Purchase Agreement and prepare Corporate Resolution for Buyers to sign for closing	1.0
City Business	Attend DDA Meeting on February 9, 2023	2.0

Total Hours: 3.5

Attorney Fee: 3.5 hours x \$85.00/hour \$297.50

Balance Due: \$297.50

EZ LANDSCAPING& PAVING LLC

13637 KARL ST SOUTHGATE, MI 481952417 3137840902





Invoice #: 2518
Invoice Date: 02/22/23

Amount Due: \$3,522.00

Bill To:

City of Lincoln Park 1355 Southfield Rd. Lincoln Park, MI 48146

Due Date	Terms	Account Number
02/22/23	Due upon receipt	1984203

Item	Description	Quantity	Price	Amount
	Southfield Median Lot Rock Salt Lot- \$320.00 Deicing Sidewalk - \$168.00 Service Date: 02/16/2023	1	\$488.00	\$488.00
	Fort-Southfield Lot & Alley Rock Salt Lot- \$140.00 Deicing Sidewalk- \$56.00 Service Date: 02/16/2023	1	\$196.00	\$196.00
	Garfield Lot Rock Salt Lot - \$110.00 Deicing Sidewalk - \$28.00 Service Date: 02/16/2023	1	\$138.00	\$138.00
	Arlington-Southfield Lot & Alley Rock Salt Lot - \$380.00 Deicing Sidewalk- \$28.00 Service Date: 02/16/2023	1	\$408.00	\$408.00
	Warwick-Arlington Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk - \$28.00 Service Date: 02/16/2023	1	\$308.00	\$308.00
	O'Connor-Warwick Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/16/2023	1	\$336.00	\$336.00
	Euclid-O'Connor Lot & Alley Rock Salt Lot - \$160.00 Deicing Sidewalk - \$28.00 Service Date: 02/16/2023	1	\$188.00	\$188.00
	Russell-Euclid Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/16/2023	1	\$336.00	\$336.00
	Keppen-Russell Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/16/2023	1	\$336.00	\$336.00
	Hanford-Keppen Lot & Alley Rock Salt Lot - \$160.00 Deicing Sidewalk - \$28.00 Service Date: 02/16/2023	1	\$188.00	\$188.00
	Cicotte-Hanford Lot & Alley Rock Salt Lot - \$200.00 Deicing Sidewalk - \$56.00 Service Date: 02/16/2023	1	\$256.00	\$256.00
	Victoria Lane & Spaces			

Item	Description	Quantity	Price	Amount
	Rock Salt Lot- \$80.00 Service Date: 02/16/2023	1	\$80.00	\$80.00
	College-Morris Lot Rock Salt Lot- \$180.00 Deicing Sidewalk - \$28.00 Service Date: 02/16/2023	1	\$208.00	\$208.00
	White-Park Lot Deicing Sidewalk - \$56.00	1	\$56.00	\$56.00

Should you have any questions concerning this invoice, please contact:
Silvia Maruncic
Mobile: (313)300-6629
Email: silvia.ezlandscaping@outlook.com
Thank you for your business!

Subtotal: \$3,522.00

\$0.00

Payments: \$0.00

Amount Due: \$3,522.00

To pay online, go to https://app01.us.bill.com/p/ezlandscaping

EZ LANDSCAPING& PAVING LLC

13637 KARL ST SOUTHGATE, MI 481952417 3137840902





Invoice #: 2521 **Invoice Date:** 03/02/23

Amount Due: \$7,264.00

Bill To:

City of Lincoln Park 1355 Southfield Rd. Lincoln Park, MI 48146

Due Date	Terms	Account Number	
03/02/23	Due upon receipt	1984203	

Item	Description	Quantity	Price	Amount
	Southfield Median Lot Rock Salt Lot- \$320.00 Deicing Sidewalk - \$168.00 Service Date: 02/22/2023, 2/25/2023	2	\$488.00	\$976.00
	Fort-Southfield Lot & Alley Rock Salt Lot- \$140.00 Deicing Sidewalk- \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$196.00	\$392.00
	Garfield Lot Rock Salt Lot - \$110.00 Deicing Sidewalk - \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$138.00	\$276.00
	Arlington-Southfield Lot & Alley Rock Salt Lot - \$380.00 Deicing Sidewalk- \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$408.00	\$816.00
	Warwick-Arlington Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk - \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$308.00	\$616.00
	O'Connor-Warwick Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$336.00	\$672.00
	Euclid-O'Connor Lot & Alley Rock Salt Lot - \$160.00 Deicing Sidewalk - \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$188.00	\$376.00
	Russell-Euclid Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$336.00	\$672.00
	Keppen-Russell Lot & Alley Rock Salt Lot - \$280.00 Deicing Sidewalk- \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$336.00	\$672.00
	Hanford-Keppen Lot & Alley Rock Salt Lot - \$160.00 Deicing Sidewalk - \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$188.00	\$376.00
	Cicotte-Hanford Lot & Alley Rock Salt Lot - \$200.00 Deicing Sidewalk - \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$256.00	\$512.00
	Victoria Lane & Spaces			

Item	Description	Quantity	Price	Amount
	Rock Salt Lot- \$80.00 Service Date: 02/22/2023, 2/25/2023	2	\$80.00	\$160.00
	College-Morris Lot Rock Salt Lot- \$180.00 Deicing Sidewalk - \$28.00 Service Date: 02/22/2023, 2/25/2023	2	\$208.00	\$416.00
	White-Park Lot Rock Salt Lot - \$110.00 Deicing Sidewalk - \$56.00 Service Date: 02/22/2023, 2/25/2023	2	\$166.00	\$332.00

Should you have any questions concerning this invoice, please contact:
Silvia Maruncic
Mobile: (313)300-6629
Email: silvia.ezlandscaping@outlook.com
Thank you for your business!

Subtotal: \$7,264.00
Sales Tax: \$0.00
Payments: \$7,264.00
Amount Due: \$7,264.00

To pay online, go to https://app01.us.bill.com/p/ezlandscaping

Judeh & Associates

Billing Office: 19321 Fitzgerald (313) 277-1986 Livonia, MI 48152- (313) 277-8634

Federal Tax ID: 38-3369864

Date: 3/1/2023 ORIGINAL INVOICE

Invoice Number: 9687

Please Pay from this invoice

Bill To:

Carl Malysz

City of Lincoln Park, Downtown Devt Auth

Lincoln Park, MI

Phone: (313) 386-1800

DATE	ADDRESS	PROJECT#	AMOUNT	Paid	Balance
2/27/2023	1556 Fort, Lincoln Park	230301-001	\$1,800.00	\$0.00	\$1,800.00

TOTAL: \$1,800.00



QUOTE

National Fitness Campaign LP

For all questions regarding this quote, contact: info@nfchq.com

 Created Date
 3/3/2023

 Expiration Date
 3/3/2023

 Quote Number
 00000560

Bill To Name

Lincoln Park, MI

Bill To

1355 Southfield Road Lincoln Park, MI 48146

USA

TXECUTIVE DISTOR

Description	Line Item Description	Quantity	Sales Price	Discount	Total Price
(4) Gallons - Bostick Lock P799 I/O Rubber	1 Part Adhesive	6.00	\$270.00	20.00%	\$1,296.00
Loctite PL3x (PL Premium) 10 oz tube (Case of 12 Tubes)	Loctite Tubes	1.00	\$110.00	20.00%	\$88.00
Shipping Cost	Shipping	1.00	\$435.00		\$435.00
Traffic Paint	Traffic Paint	1.00	\$55.00	20.00%	\$44.00
Wall Adhesive (2 Tubes)	Wall Anchor Adhesive	1.00	\$100.00	20.00%	\$80.00

Tax %	0.0000%
Grand Total	\$1,943.00

Terms

1. PAYMENT TERMS

Purchaser will pay Seller 100% of the Purchase Price upon receipt of delivery. Purchaser is responsible for payment of shipping costs, including packing, insurance, and freight. These payment terms will apply unless both parties have agreed to other approved payment terms 2. TAX EXEMPTION

This quoted total is based upon Purchaser's tax-exempt status, for which verifying documentation must be provided to Seller. If Purchaser is not tax-exempt, sales tax will be applied before Purchase Price is to be considered final or binding.

3. STANDARD WARRANTY AND TERMS

NFC standard warranty and terms apply. See for details. nationalfitnesscampaign.com/warranty

4. PURCHASER OBLIGATIONS / TERMS AND CONDITIONS

Purchaser acknowledges upon receipt of the Replacement Parts that they are responsible for the following items concerning the purchase of the Replacement Parts:

- · Purchaser is responsible for providing storage of the Replacement Parts with insured protection, including liability, theft, or damage.
- A safe and environmentally controlled storage environment is required to store the tile adhesive. Store tile adhesive at temperatures between 50°F (10°C) and 100°F (38°C).
- NFC is not responsible for damage after receipt of goods by the Purchaser.
- Purchaser is responsible for (under a separate agreement) providing installation of the Replacement Part per the NFC Installation
 manual, adhesive manufacturer's recommendations, warranty terms and conditions, and local safety, permitting, building, and planning
 code requirements.
- A safe and environmentally controlled storage environment is required to store digital print graphics.
- NFC shall not be responsible for work performed by others.
- Purchaser to provide all on-site maintenance, safety, and security.
- Purchaser shall not allow any use of Fitness Court until all Safety and Use related Replacement Graphics are installed.
- Purchaser understands that the use of exercise equipment incurs risks that are voluntarily entered into. Terms of Use of the Fitness Court by the public located at the purchaser's site shall be governed by the Purchaser in addition to the NFC minimum guidelines.
- Purchaser must maintain graphics and posted safety rules and regulations.
- If the Purchaser is not the legal Land Owner, then they are required to ensure that the Land Owner is aware of and willing to abide by all Obligations / Terms and Conditions. Otherwise, they shall be responsible for these obligations, including Terms of Use. The same obligations and liabilities shall exist if the Fitness Court, which includes Design, Activation, and Campaign Resources, is sold, acquired, assumed, transferred, or gifted to another party. The new party must be aware of and willing to abide by all Obligations / Terms and Conditions herein or they will retain responsibility.





National Fitness Campaign LP

For all questions regarding this quote, contact: info@nfchq.com

 Created Date
 3/3/2023

 Expiration Date
 3/3/2023

 Quote Number
 00000560

5. PURCHASER ACKNOWLEDGMENTS

Purchaser acknowledges and accepts upon receipt of Fitness Court all terms and conditions as described above, including Payment Terms, Terms of Tax Exempt Status, NFC Standard Warranty & Terms, Warranty Disclaimers, and Purchaser Obligations.

Registered Office: PO Box 2367, San Francisco, CA, 94126, USA.

INVOICE

Charles Sinelli & Sons, Inc. 4100 Prairie Rose Dr.

Howell, MI 48843

517-376-9100

Bill To

Pierino Frozen Foods

1695 Southfield Road

Date	Invoice #
10/3/2022	11290

Lincoln	Park, Mi 48146	P.O. No.	Terms
Quantity	Description	PIERINO Rate	Net 30 Amount
	Remove concrete and asphalt, haul away and Replaced with 6" Reinforced Concrete Permit	7.19985 975.00	96,550.00
Please remit at you for you	our carliest convenience. our business.	Total	\$ 97,525.00
		Payments/Credit	ts \$0.00
		Balance Due	\$97,525.00

WORK LOCATION

THIS INSTRUMENT HAS A COLORED BACKGROSING OFFIC PARTOCHAPH AND MICROPRIMING. THE REVENSE SIDE HICLUDES A WATERMARK CREDIT UNION ONE 400 E. NINE VILE FERNOALE, NJ 48220 CHECK NO. 003340 www.plerinotrozecifoods.com 10/12/2022 DATE Charles Sinelli & Sons, Inc. **97,000.00 PAY TO THE ORDER OF: Ninety-Seven Thousand and 00/100**** Charles Smelli & Sons, Inc. 4100 Prairie Rose Drive Howell, MI 48843 MEMO 11290

- S WordenChoseBook 102008 470189 914600015038 .. 15-13-122

* FFOR HEALTH SECTION OF STANDARD SEASON OF STANDAR

LEEP TO COMMON THE STATE OF THE

March 2023 Farmers Market Report

Good news! We've been awarded two grants: Wayne Metro's Seeding Grant and Michigan Farmers Market Association's (MIFMA) Food Safety Grant! Unfortunately, with Wayne Metro's grant we were awarded much less than requested. Awarded \$1550 which meant this does not allow us to hire Featherstone for social media promotions. We will still do two mailer postcards to Lincoln Park's two low income neighborhoods, get some postcards to distribute at city buildings, Blessed Hope and one or two other locations. In place of the social media promotions we will advertise on Next Door to promote the SNAP & Double Up Food Bucks. For the MIFMA grant we will be doing a food safety demo during National Farmers Market Week in August on the importance of cutting boards. We will have 100 cutting boards to pass out! Also working on several other grants, of which, are due this month.

Sponsor emails went out in late February. Sponsor checks are coming in! Also mailed last week letters to 18 potential sponsors who haven't responded to emails in the past. Next is to design a peer-to-peer fundraising campaign but think I will need a fundraising consultant volunteer from Catchafire.

We've received about 5 vendor applications. Promoting vendor recruiting on Facebook, Instagram and Next Door.

Talked to three people from Henry Ford Health via Zoom on them providing a Food Navigator at the market. This group at Henry Ford is going through changes, downsizing. It might not be possible to have someone weekly at our market, I said weekly not needed, monthly is ok.

Thanks, Leslie Lynch-Wilson

03/06/2023 05:20 PM User: cmalysz DB: LINCOLN PARK

REVENUE AND EXPENDITURE REPORT

1/3

Page:

PERIOD ENDING 02/28/2023

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

DOWNTOWN DEVELOPMENT AUTHORITY

YEAR TO DATE BUDGET REPORT

GL NUMBER	DESCRIPTION	YEAR TO DATE BUDGET 1 2022-23 ORIGINAL BUDGET	KEPOKT 2022-23 AMENDED BUDGET	YTD BALANCE 02/28/2023 NORMAL (ABNORMAL)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
- LINCOLN	PARK DDA					
Dept 001 747-001-402000 747-001-495000	TAX BILLING SPECTA: EVENTS	347,085.00	347,085.00	0.00	347,085.00	0.00
747-001-495001	[-] [-] [-]	10,000.00	10,000.00	(20.021)		7.30
747-001-536000	DANNER FAIMENIS FOR DEA ENERGY GRANT REVENUE	000.0	00.0	00.0	00.0	00.0
747-001-562000	STATE FUNDS - OTHER	00.0	00.00	00.0	00.0	0.00
747-001-670000	ONDAN DEVEL		00.0	00.0	00.0	00.00
747-001-672000	INVESTMENT INCOME	2,000.00	2,000.00	1,136.57	863.43	56.83
747-001-692GR0 747-001-692GR0			000000000000000000000000000000000000000	39,337.06	(39,337.06)	100.00
Total Dept 001		359,085.00	359,085.00	41,078.63	318,006.37	11.44
TOTAL REVENUES	1	359,085.00	359,085.00	41,078.63	318,006.37	11.44
Expenditures						
747-001-702000 747-001-702000	ACCRUED WAGES	00.0	00.0	(1,048.26)	1,048.26	100.00
747-001-706000	ES & WAGE			30,391.83	358	71.09
747-001-707000	PART-TIME TEMPORARY HELP	400.	0.	5,767.50	7,632.	24.65
/4/-001-/13000 747-001-715000	DENTAL M.E. Social Security	5,060.49	0.00	2,766.05	(4.25) 2,294.44	100.00 54.66
747-001-715ME0	SOCIAL SECURITY ME	0	0.0			00.0
747-001-719000	HOSPITALIZATION M.E.	00.0	00.00	29.64	(29.64)	100.00
747-001-719G00	VISION INSURANCE			0.48		100.00
747-001-720000	LIFE INSURANCE M.E.	00.00	· ·	0.22	(0.22)	100.00
747-001-743000	ADMINISTRATIVE ALLOCATION	000	,000	2,000.00	0	50.00
747-001-749000	FLOWERS & FLAGS FIET, CHARGES	00.0	00.00	00.00	00.00	00.00
747-001-756000	DIRECTOR EXPENSES	00.0		00.0	0	00.00
747-001-757000	OPERATIONAL SUPPLIES	750.00	750.00	00.00	750.00	00.00
747-001-783000	EQUIFMENT MAINIENANCE TREES-SHRUBS	00.0		00.0	50	00.0
747-001-787000	STREETSCPE MAINT		0.	00.0		00.00
747-001-799000	LOAN SLOAN SUBSIDIES	_	0 0	Ċ	0 [00.00
747-001-810000	AUDII SERVICES BANK CHARGES/SERV FEE	00.00	0.00	0.00		00.00
747-001-815000	MENT	•	0.	00.00	•	\circ
747-001-8181MO	CONTRACTORL SERVICES CONTRACTURE SERVICES LAWN MAINTENANCE	00.000.09	00.000.09	36.446.10	533.	0.00
747-001-818SN0	RACTUAL SERVICES-	0,000,0	0.000		0,000,0	0.
747-001-818WP0 747-001-819P00	WEB PAGE FEES PLANNING	00.0	00.00	00.0	0.00	00.00

03/06/2023 05:20 PM User: cmalysz DB: LINCOLN PARK

REVENUE AND EXPENDITURE REPORT

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Page:

PERIOD ENDING 02/28/2023

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

DOWNTOWN DEVELOPMENT AUTHORITY

YEAR TO DATE BUDGET REPORT

		YEAR TO DATE BUDGET REPORT	REPORT		[6 6 8 8 8 8 8	
GL NUMBER	DESCRIPTION	ZUZZ-ZS ORIGINAL BUDGET	2022-23 AMENDED BUDGET	ILD BALANCE 02/28/2023 NORMAL (ABNORMAL)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 747 - LINCOLN	PARK DDA					
Expenditures						
747-001-824000	PLANNING SERVICES	00.0	00.0	00.0	00.0	
747-001-826000	LEGAL FEES	•	3,000.00	1,049.75	1,950.25	<u>ه</u>
747-001-828000	PHYSICALS	00.0	00.00	00.0	00.0	0.
747-001-853000		180.00	180.00	136.00	44.00	75.56
747-001-860000	GENERAL EXPENSE, TRAVEL	00.0		00.0	00.00	$\overline{}$
747-001-880C00	CONSULTING	15,000.00	15,000.00	11,511.73	3,488.27	_
747-001-885000	SPECIAL EVENTS	20,000.00	20,000.00	12,154.84	7,845.16	60.77
747-001-885LG0	L.I.S.C. GRANT-SPECIAL EVENTS	0	00.0	00.0	00.0	0.00
747-001-901000	ADVERTISING	2,500.00	2,600.00	\sim	00.0	100.00
747-001-917000	WORKERS' COMPENSATION	427.00	427.00	419.46	7.54	98.23
747-001-921000	ELECTRIC	00.0	00.00	00.00	00.0	00.00
74/-001-923000	NATURAL GAS	00.0	00.0	0.00	0.00	00.00
747-001-928500	OKNAMENIAL LIGHTING MATER			342.33	(342.33)	00.00
747-001-930RS0	ROADS AND STDEWALK EXPENSES		00.0	00.0	00.0	
747-001-936T0	TNFRASTRUCTURE & MAINT	00.0	00.0			00.00
747-001-943000	EQUIPMENT ALLOCATION	1,000.00	1,000.00	250.00	750.00	25.00
747-001-949000	OFFICE RENT	. 0				00.00
747-001-954000	MEETING EXPENSES	00.00	00.00	00.00	00.0	00.00
747-001-956000	MISCELLANEOUS	00.00	00.0	00.00	00.0	00.0
747-001-956APO		00.00	00.0	00.0	00.00	00.0
747-001-956CB0	DDA CHRISTMAS/BANNER EXPENSES	2,000.00	4,900.00	00.0	4,900.00	00.0
747-001-956F00	DDA CONTRIBUTION TO THE FARMERS MARKET	2,500.00		00.0	2,500.00	00.0
747-001-956FIG		40,000.00	40,000.00	00.0	40,000.00	00.0
747-001-956LG0	DDA LINCOLN PARK LOFTS GRANT	0	00.0	\circ		00.00
747-001-958000	MEMBERSHIPS & DUES	•	1,000.00	•	459.00	⊣.
747-001-959000	DEPRECIATION EXPENSE	0				00.00
747-001-960000		1,500.00	1,500.00	175.00	1,325.00	11.67
747-001-961G00	CANCELLATION GENERAL TAXES	00.0	00.00	00.0	00.00	٥.
747-001-962000	SETTLEMENT OF CLAIMS	0.0	0.0	00.0	00.0	0.
747-001-965101	CONTRIBUTION TO GEN FUND	0		0	00.0	\circ
747-001-965SF0	CONTRIBUTION TO OTHER GOV'T	•	18,000.00	•	00.0	0.
747-001-972000	PROF. ACQUISITION & DISP	00.0	\supset \subset	- 0	0 7	٠.
747-001-983000	CAFITAL EXPENDITORES DOWNTOWN STONS				443,133.00 0 0	\ S • T T
))))		•	•	•	•	•
Total Dept 001	1	795,967.56	795,967.56	185,862.87	610,104.69	23.35
Jept 923 - GENERAL	GOVERNMENT			c c		
747-923-713VB0	SAVING	00-0			00.0	
747-923-722H00		00.0	00.0	6.76	(6.76)	100.00
Total Dept 923 - G	GENERAL GOVERNMENT	00.0	00.0	92.9	(91.9)	100.00

23.35

610,097.93

185,869.63

795,967.56

795,967.56

TOTAL EXPENDITURES

03/06/2023 05:20 PM User: cmalysz DB: LINCOLN PARK

REVENUE AND EXPENDITURE REPORT

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Page:

PERIOD ENDING 02/28/2023

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

DOWNTOWN DEVELOPMENT AUTHORITY

YEAR TO DATE BUDGET REPORT

	YEAR	YEAR TO DATE BUDGET KEPOKI	FORT			
		2022-23		YTD BALANCE	AVAILABLE	
		ORIGINAL	2022-23	02/28/2023	BALANCE	% BDGT
GL NUMBER DESCRIPTION	PIION	BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	USED
Fund 747 - LINCOLN PARK DDA	T.					
Fund 747 - LINCOLN PARK DDA:	:: ਹ					
TOTAL REVENUES		359,085.00	359,085.00	41,078.63	318,006.37	11.44
TOTAL EXPENDITURES		795,967.56	795,967.56	185,869.63		23.35
NET OF REVENUES & EXPENDITURES	URES	(436,882.56)	(436,882.56)	(144,791.00)	(292,091.56)	33.14

Page: 1/1 CASH SUMMARY BY BANK 03/06/2023 05:22 PM User: cmalysz DB: LINCOLN PARK

FROM 07/01/2022 TO 02/28/2023

Bank Code GL Number	Description	Beginning Balance 07/01/2022	Total Debits	Total Credits	Ending Balance 02/28/2023
DDA DOWNTOWN DEVELOPMENT AUTHORITY 747-000-001000 CASI	ENT AUTHORITY CASH	569,720.72	135,908.88	341,417.21	364,212.39
747-000-003000	CASH TRUSTEE ACCT	117,082.70	00.0	00.0	117,082.70
	DOWNTOWN DEVELOPMENT AUTHORITY	686,803.42	135,908.88	341,417.21	481,295.09

CITY OF LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY RESOLUTION

	Date: March 9, 2023
Motioned by:	
Seconded by:	
BE IT RESOLVED that Chairman and Secretary _	
of the CITY OF LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHO	ORITY are authorized
to execute all closing documents including the Quit Claim Deed for the property l	ocated at 1422
Southfield Road, Lincoln Park, MI 48146.	

PURCHASE AGREEMENT

1.	PROPERTY. Buyer agrees to buy from Seller the property located at: 1422 Southfield Road
	Lincoln Park , Wayne County, Michigan 48146
	(City, Township, Village) (Zip Code)
	Legally described as Lot 5 except the southerly 12.23 feet thereof, Elmwood Park Subdivision, PC 119, 524, as recorded in Liber 33, Page 14, Wayne County Records. Tax ID #: 45-006-04-0005-001
	Together with all buildings, gas, oil, and mineral rights owned by Sellers, plumbing, heating, and electrical fixtures; built-in appliances; water softener, water pumps and pressure tanks; stationary laundry tubs; radio and television antennas and any other mechanical controls; shades, shutter, window blinds and curtain/drapery rods; attached floor covering; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, mail boxes; and
	The property is purchased subject to easements, restrictions and zoning ordinances of record and Seller will convey by Quit Claim Deed.
2.	SALES PRICE. The sale price is: Ten Thousand Three-Hundred Eighty-Seven + 61/100 (\$10,387.61)
3.	DEPOSIT. Buyers deposit \$\begin{array}{c} 0.00 \] showing good faith. Deposit to be held by (Sellers). Deposit will be applied to sales price. If the conditions in this contract cannot be met, the deposit will be refunded to Buyers in full, subject to the default provision (refer to Paragraph 14).
4.	METHOD OF PAYMENT (Check One)
	X CASH. Buyers will pay the sales price by certified check upon Seller's delivery of a Quit Claim Deed conveying all interest in the property that Seller has.
	NEW MORTGAGE. This contract is contingent on Buyer's ability to obtain a(FHA, VA, Conventional)
	mortgage loan in the amount of \$ dollars. Buyer will apply for the loan within days
	mortgage toan in the amount of \$\frac{\phi}{2}\$ donas. Buyer win appry for the folial within tays
	after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval within days, Seller may cancel this contract and deposit will be refunded to Buyer in full. The sale will be completed upon Seller's delivery of a Warranty Deed conveying marketable title.
	LAND CONTRACT. Buyer will pay \$dollars down payment upon Buyer and Seller
	signing a Land Contract calling for the payment of the remaining Sales Price. Buyer will pay monthly installments of \$ dollars or more, including annual interest of percent and which DO/DO NOT include prepaid taxes and insurance. Land Contract term for years.
	MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT. If the holder of the Mortgage or Land Contract agrees, Buyer will assume and pay the existing Mortgage or Land Contract according to its terms. Buyer
	will pay the difference between the sales price and the existing balance of approximately \$ dollars upon Seller's delivery of a Warranty Deed or a Land Contract Assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
5.	upon Seller's delivery of a Warranty Deed or a Land Contract Assignment. Buyer will reimburse Seller at closing for

GENERAL CONDITIONS of sale printed on the second and third pages are incorporated and made a part of

this agreement.

BUYER(S) SIGNATURE(S)	Date:
1420 SOUTHFIELD REAL ESTATE, LLC	
Signature:	Signature:
Print Name: Kol Kroj, Member	Print Name: Tonin Kroj, Member
Address:	Address:
Contact Phone Number:	Contact Phone Number:
SELLER(S) SIGNATURE(S)	Date:
City of Lincoln Park Downtown Development Authorit	
City of Lincoln I ark Downtown Development Authorit	7
City of Emcom Fark Downtown Development Authorit	7
	_ Signature:
Signature:	
Signature: Print Name:	_ Signature:
Signature: Print Name: Address:	Signature: Print Name:

GENERAL CONDITIONS

BUYER'S RECEIPT AND ACCEPTANCE OF CHANGES. Buyer has received Seller's acceptance of this contract. If the acceptance was subject to changes, Buyer agrees to accept the changes as written and all unchanged

Signature: _____ Date: _____

Signature: ____ Date: ____

THIS IS A LEGAL DOCUMENT, BOTH BUYER AND SELLER ARE ADVISED TO CONSULT AN ATTORNEY

7. TITLE INSURANCE. If Buyers want Title Insurance, it will be at Buyers expense.

items.

- **8. CLOSING COSTS.** Unless agreed otherwise, Sellers will pay all State transfer taxes if any. Unless agreed otherwise, Buyers will pay the cost of recording the deed and/or security interests and all mortgage closing costs and all document preparation for the sale and closing as prepared by Sellers Attorney (not to exceed \$600).
- **9. TAXES/FEES.** Buyers are responsible to pay the real property 2022 taxes at closing. The property will be tax exempt in 2023.
- **10. SPECIAL ASSESSMENTS.** Sellers will pay in full all public authority charges (including, but not limited to, special assessments, paying charges, water or sewer contracts, weed cutting and lighting charges) which are a lien as of the date of this contract. Condominium association assessments will be paid in a like manner.
- 11. WATER/SEWER ESCROW. Sellers will pay in full all water and/or sewer usage change through the day of possession. At closing, Sellers will give Minnesota Title Agency a minimum of \$200.00 for water/sewer escrow. Sellers will obtain a final bill or reading covering usage through day of possession. Final charges will be paid from escrow and any unused portion returned to Sellers.

12.	PROPERTY INSPECTION (Check One)
	This offer is contingent upon a satisfactory inspect of the property, at Buyer's expense, no later than five (5) business days after the date of this contract. If Buyer is not satisfied with the results of the inspection, upon written notice from Buyer to Seller within two (2) days of the inspection, this contract will terminate, and any deposit refunded to Buyer.
	X Buyer does not desire to obtain an inspection of the property. Buyer has already been allowed access to the property for inspection.
13.	CONDITION OF PROPERTY. Buyer has personally inspected the property and accepts it in its AS IS present condition (subject to Buyer's right to have a property inspection, if any). Seller will obtain certification of occupancy from municipality, if necessary, and comply with required corrections. Seller agrees to maintain the property in its present condition until possession. Seller agrees to leave property broom clean upon vacating.
14.	DEFAULT. If Buyer defaults, Seller may enforce this contract or may cancel the contract, keep the deposit, and pursue legal remedies. If Seller defaults, Buyer may enforce this contract or may demand a refund of the deposit and pursue legal remedies
15.	HEIRS AND SUCCESSORS. This contract binds Buyer, Seller, their personal representatives and heirs, and anyone succeeding to their interest in the property. Buyer shall not assign this contract without Seller's prior written permission.
16.	OFFER/COUNTEROFFER. It is understood that this offer is irrevocable for five (5) days from its date, and if not accepted by the Seller within that time, the deposit shall be returned to the Buyer. If this offer is countered, Buyer must initial the changes, sign it and deliver it to Seller by (a.m.) (p.m.) of or the offer will be null and void and the deposit returned to Buyer.
17.	ENTIRE AGREEMENT. This contract constitutes the entire agreement between Buyer and Seller. This Contract supersedes all prior understanding and agreements, written or oral.
18.	ADDITIONAL CONDITIONS (if any)
	Buyers and Sellers acquired the property at tax sale and Buyers will receive a Quit Claim Deed from Sellers at closing this offer is contingent upon the following:
	(1) Buyers are required to renovate the property to expand the current restaurant (Lincoln Park Grill) and complete the renovation in accordance with all city codes and ordinances on or before December 31, 2023. The exterior of the building must meet all standards of the Sellers Façade/Site Improvement Grant Program.
	(2) Buyers must submit documentation establishing the LLC is in good standing and provide a Corporate Resolution verifying who has authority to sign all documents.
	Buyer and Seller have read the GENERAL CONDITIONS.
	Buyers initials
	Sellers initials

Carl Malysz

From:

Carl Malysz

Sent:

Wednesday, March 8, 2023 11:45 AM

To:

Joan Greig; Sam Eckman; refugecoffeelp@gmail.com; Michael Higgins;

lalynch@outlook.com; Victoria McLain (victoriamclain@yahoo.com);

reickerb@gmail.com; Bob Steele

Cc:

Kerry Kehrer; Carlos Salcido; Jason Behr; Tracy Duprey; Lylian Ross; Eric Szor; Maureen

Tobin; Maureen Tobin; James Krizan; Tom Karnes; William Look; Brandon L. Frye

Subject:

RE: March 9, 2023 Lincoln Park DDA Board Meeting: SECTION 108 LOAN ISSUES THAT

NEED TO BE ADDRESSED

Importance:

High

Follow Up Flag:

Follow up

Flag Status:

Flagged

Joan:

Thank you for this information. It provides the DDA with exactly what it needs to determine the fiscal impact that it would have on its annual budget to move forward, i.e., can it afford the debt service—for how much and how long.

You have expressed your opinion that "Unfortunately, this project would not be approved for a section 108 loan because it does not directly meet the goals of HUD's strategic plan and lacks a revenue source." At this time, I must take issue with your opinion, to-wit:

- 1. The DDA does have a revenue source to retire potential debt. The information you provided below will help the DDA make its pending determination.
- 2. The core area of the downtown of Lincoln Park, which is the site of the proposed street reconstruction, contains at last county 30% storefront vacancies. The strategy being employed here and expressed in the Downtown Strategic Plan is to create a physical environment that would attract investments and future occupancy by small scale entrepreneurs and micro-enterprises. Finally, the City's current population is 26% Hispanic origin. We are currently working with the Mexican Consulate and the Michigan Hispanic Chamber of Commerce to develop a program to cultivate relationships and opportunities for Hispanic owned businesses in the downtown of Lincoln Park and elsewhere in the City. I believe that we can make strong case that we would meet one of HUD's Goal 4A as cited by you below. Moreover, with the help of the Rental Rehab Program funding that we have received through the City's regular CDBG program, we ready have in place a program to help address Goal 2B.

With respect to question "2." which I posed in my email to you below, my research indicates "yes" the City will need to amend its Five-Year Consolidated Plan and Annual Statement to include the use of the Section 108 Loan Program for this purpose. I am also waiting for your response to question "4."

Finally, if the DDA wants to move forward with the Section 108 Loan proposal, I am willing to prepare the requisite Section 108 Loan application to move this project forward.

Thank you!

Carl

Carl E. Malysz, Executive Director

Downtown Development Authority/Economic Development Corporation

City of Lincoln Park 1355 Southfield Rd. Lincoln Park, MI 48146

Office: (313) 386-1800 ext. 1289

Fax: (313) 386-2205
Website: www.citylp.com
Email: cmalysz@citylp.com

From: Joan Greig < JGreig@citylp.com>
Sent: Wednesday, March 8, 2023 10:47 AM

To: Carl Malysz <cmalysz@citylp.com>; Sam Eckman <eckman.sam@gmail.com>; refugecoffeelp@gmail.com; Michael Higgins <mhiggins@citylp.com>; lalynch@outlook.com; Victoria McLain (victoriamclain@yahoo.com)

<victoriamclain@yahoo.com>; reickerb@gmail.com; Bob Steele <psycho637@sbcglobal.net>

Cc: Kerry Kehrer < KKehrer@citylp.com>; Carlos Salcido < csalcido@citylp.com>; Jason Behr < jbehr@citylp.com>; Tracy Duprey < TDuprey@citylp.com>; Lylian Ross < lross@citylp.com>; Eric Szor < eszor@citylp.com>; Maureen Tobin < Tobinm@citylp.com>; James Krizan < jkrizan@citylp.com>; Tom Karnes < tkarnes15@gmail.com>; William Look < williamrlookpc@outlook.com>; Brandon L. Frye < ec8848@wayne.edu> Subject: RE: March 9, 2023 Lincoln Park DDA Board Meeting: SECTION 108 LOAN ISSUES THAT NEED TO BE ADDRESSED

Good morning, all,

I am not able to attend the DDA meeting this Thursday so I felt that it would be best to give you current information regarding the Section 108 loan program.

Entitlement communities are eligible to apply for a Section 108 loan up to 5 times their annual allocation for eligible projects. This year (2022/2023) we were awarded \$748,079. Up to \$3,740,395 would be available for eligible projects. The loan amount includes:

2% fee on principal to cover credit subsidy from HUD.

As of 2/15/23 - Fixed loans carry interest rates between – 3.7% to 3.977%

As of 3/8/23 - Variable loans carry interest rates between - 3.25% & 4.225%

Loan guarantee fee of 2%

\$70.00 fee every time an advance is disbursed.

Based on the most current interest rate information annual repayment for 20 years on a \$3.2 million dollar loan would be the following:

Fixed - \$255,000 - \$315,000 not including disbursement fees.

Variable - \$173,000 - \$242,000 not including disbursement fees.

Purpose of the Section 108 Program

The program allows local governments to leverage portions of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects capable of redeveloping entire neighborhoods. Such public investment is often needed to inspire private economic activity, providing the initial resources or simply the confidence that private firms and individuals may need to invest in distressed areas. Local governments borrowing funds guaranteed by HUD through the Section 108 Program must pledge their current and future CDBG allocations as security for the loan, however, the goal of the program is for projects to have sufficient cash flow to repay the loan without any need for current or future CDBG contributions.

The <u>2018-2022 HUD Strategic Plan</u> goals target the Section 108 Program to implement two very important goals:

Goal 2B: Meet the Need for Quality Affordable Rental Homes: Expand the supply of affordable rental homes where they are most needed

Goal 4A: Build Inclusive and Sustainable Communities Free From Discrimination: Catalyze economic development and job creation, while enhancing and preserving community assets

Unfortunately, this project would not be approved for a section 108 loan because it does not directly meet the goals of HUD's strategic plan and lacks a revenue source.

HUD & CDBG are federal programs that operate similar to the IRS where legislature is constantly changing rules. Working in the program daily is necessary to know what the current laws are to ensure that funds are not misappropriated. I am happy to work on this funding source when an eligible project is proposed.

Feel free to reach out to me with any questions you may have.

Thank you,

Joan

Joan Greig Coordinator Community Development Block Grant City of Lincoln Park 1355 Southfield Lincoln Park, MI 48146 313-386-1800 Ext. 2902

From: Carl Malysz < cmalysz@citylp.com > Sent: Tuesday, March 7, 2023 6:58 AM

To: Sam Eckman <eckman.sam@gmail.com>; refugecoffeelp@gmail.com; Michael Higgins <mhiggins@citylp.com>; lalynch@outlook.com; Victoria McLain (victoriamclain@yahoo.com) <victoriamclain@yahoo.com>; reickerb@gmail.com; Bob Steele psycho637@sbcglobal.net>; Joan Greig
Joan Greig
Joan Greig
Joan Behr <jbehr@citylp.com>; Tracy Duprey TDuprey@citylp.com>; Lylian Ross loss@citylp.com>; Eric Szor eszor@citylp.com>; Maureen Tobin Tobinm@citylp.com>; James Krizan jkrizan@citylp.com>; Tom Karnes tkarnes15@gmail.com>; William Look williamrlookpc@outlook.com>; Brandon L. Frye ec8848@wayne.edu>
Subject: RE: March 9, 2023 Lincoln Park DDA Board Meeting: SECTION 108 LOAN ISSUES THAT NEED TO BE ADDRESSED Importance: High

Joan:

The Section 108 Loan to rebuild DDA streets is, once again, on the Agenda of the DDA which will meet this Thursday evening at 5:00 PM. In order to get the DDA's consent to retire the debt service for a twenty-year amortization period, I need your answers to the following concerns and questions in writing:

- 1. What is HUD's best estimate of the annual debt service per \$100,000 of debt? Hud can provide this information based on its most recent sale of debentures for the Section 108 Loan Program.
- 2. Does the use of the Section 108 Loan Program need to be included in the City's Annual Statement?
- 3. As I understand it, the reconstruction of streets in low-moderate income areas is an objective stated in the City's most recent 5-year Consolidated Plan. Please confirm this, or state specifically, the objective that covers street improvements in low-mod income block groups.
- 4. Are there any outstanding CDBG administrative or Federal compliance issues or concerns that would impede or preclude a Section 108 Loan to fund this project at this time?

As I have stated before, I am very willing to prepare the Section 108 Loan application for your review and submission to HUD at this time. The streets that we endeavor to rebuild are located within Census Block Groups that possess

significant concentrations of low-moderate income persons. So, the use of this Program will not only support the redevelopment and revitalization of Downtown Lincoln Park, but it will also address a deficient infrastructure need in that will result in significant low-mode income benefit.

Please advise as soon as possible and thank you.

Carl

Carl E. Malysz, Executive Director

Downtown Development Authority/Economic Development Corporation City of Lincoln Park 1355 Southfield Rd. Lincoln Park, MI 48146

Office: (313) 386-1800 ext. 1289.

Fax: (313) 386-2205 Website: www.citylp.com Email: cmalysz@citylp.com

From: Carl Malysz

Sent: Monday, March 6, 2023 5:28 PM

To: Sam Eckman < cckman.sam@gmail.com; refugecoffeelp@gmail.com; <a href="mailto:Michael Higgins mhiggins@citylp.com; left:allowedgmail.com; ccenter:white:white:white:white:white:white:allowedgmail.com; <a href="mailto:white:whit

Cc: Kerry Kehrer < KKehrer@citylp.com >; Carlos Salcido < csalcido@citylp.com >; Jason Behr < jbehr@citylp.com >; Tracy Duprey < TDuprey@citylp.com >; Lylian Ross < lross@citylp.com >; Eric Szor < eszor@citylp.com >; Maureen Tobin < tobinm@citylp.com >; James Krizan@citylp.com >; Tom Karnes < tkarnes15@gmail.com >; William Look < williamrlookpc@outlook.com >; Brandon L. Frye < ec8848@wayne.edu >

Subject: March 9, 2023 Lincoln Park DDA Board Meeting

Importance: High

Folks:

The next Regular Meeting of the Lincoln Park Downtown Development Authority is scheduled for Thursday, March 9, 2023, at 5:00 PM, in the City Council Chambers, Second Floor, City Hall. As usual, the side door to City Hall will be opened at approximately 4:45 PM for entry into the building. It is very important that we meet quorum for this meeting. We have only seven active members with two board seats vacant. We need five members in attendance to have a quorum. So, we have little margin for absences.

Please let me know of your plans to attend—yay or nay!

Attached is the Draft Agenda for this meeting along with several other docs.

Best,

Carl

Carl E. Malysz, Executive Director

Downtown Development Authority/Economic Development Corporation
City of Lincoln Park
1355 Southfield Rd.
Lincoln Park, MI 48146

Office: (313) 386-1800 ext. 1289

US DHUD Section 108 Loan Program Debt Service

	icipal Amount	Cedit Subsidy Fee Loan Guaratee F		Loa	Total n Amount	onthly syment	_	Annual ayment	Annual Rate
Section \$	108 Loan pe 1,000,000	er \$1,000,000 \$	40,000	\$	1,040,000	\$ 7,022	\$	84,267	3.977%
Henness \$	sey Streets (1,219,403	Cost Estimate plus 3 \$		\$	1,268,179	\$ 8,563	\$	102,756	3.977%
Henness \$	sey Streets (2,219,626	and Alleys Cost esti \$	mate plu: 88,785		2,308,410	\$ 15,587	\$	187,041	3.977%
Henness \$	sey Streets a 1,483,431	ind Quandt Alley (V \$				10,417	\$	125,005	3.977%
Section \$	108 Loan at 3,740,395		-	\$	3,740,395	\$ 25,256	\$	303,070	3.977%



Road Reconstruction Location

Legend

City of Lincoln Park

Road Reconstruction





Hennessey Engineers Costs Estimate Road Reconstruction DDA 11/8/2022

	Summary						
Street Name	Quantity	Line Total					
Hanford	1,164 SYD	\$120,864					
Keppen	1,320 SYD	\$136,429					
Russell	1,320 SYD	\$136,549					
Euclid	1,149 SYD	\$124,782					
O'Connor	1,155 SYD	\$132,100					
Warwick	1,170 SYD	\$138,246					
Arlington	1,149 SYD	\$149,032					
Total	8,427 SYD	\$938,002					

Quantity	Unit Cost	Line Total
1,164 SYD	\$60	\$69,840
1,250 SYD	\$18	\$22,504
600 S.F.	\$10	\$6,000
300 S.F.	\$9.00	\$2,700
780 each	\$19.00	\$14,820
0 each		\$0
0 each		\$0
1 Lump Sum	\$3,500	\$3,500
1 Lump Sum	\$1,500	\$1,500
	Total	\$120,864
	1,164 SYD 1,250 SYD 600 S.F. 300 S.F. 780 each 0 each 0 each 1 Lump Sum	1,164 SYD \$60 1,250 SYD \$18 600 S.F. \$10 300 S.F. \$9.00 780 each \$19.00 0 each 0 each 1 Lump Sum \$3,500 1 Lump Sum \$1,500

Keppen Boulevard	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1,320 SYD	\$60	\$79,200
8" 21AA Stone	1,405 SYD	\$18.00	\$25,299
6" Concrete Drive	750 S.F.	\$10.00	\$7,500
Remove & Replace 4" Sidewalk	300 S.F	\$9.00	\$2,700
6" Perforated Edge Drain w/sock	770 each	\$19.00	\$14,630
Adjust Structure	1 each	\$600	\$600
Reconstruct Structure	1 each	\$1,000	\$1,000
Restoration	1 Lump Sum	\$4,000	\$4,000
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
<u> </u>		Total	\$136,429

DDA Road Cost Estimate Con't

Russell Avenue	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1,320 SYD	\$60	\$79,200
8" 21AA Stone	1,405 SYD	\$18	\$25,299
6" Concrete Drive	1010 S.F.	\$10.00	\$10,100
Remove & Replace 4" Sidewalk	480 S.F.	\$9.00	\$4,320
6" Perforated Edge Drain w/sock	770 S.F.	\$19.00	\$14,630
Adjust Structure	0 each		\$0
Reconstruct Structure	0 each		\$0
Restoration	1 Lump Sum	\$1,500	\$1,500
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
		Total	\$136,549

Eugliti	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1,149 SYD	\$60.00	\$68,940
8" 21AA Stone	1,234 SYD	\$18.00	\$22,212
6" Concrete Drive	800 S.F.	\$10.00	\$8,000
Remove & Replace 4" Sidewalk	250 S.F.	\$9.00	\$2,250
6" Perforated Edge Drain w/sock	770 each	\$19.00	\$14,630
Adjust Structure	2 each	\$600	\$1,200
Reconstruct Structure	2 each	\$1,000	\$2,000
Restoration	1 Lump Sum	\$1,500	\$1,500
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
Pipe Replacement	30 L.F.:	\$85.00	\$2,550
	•	Total	\$124,782

O'Conner Ave.	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1,155 SYD	\$60.00	\$69,300
8" 21AA Stone	1,240 SYD	\$18.00	\$22,320
6" Concrete Drive	1,010 S.F.	\$10.00	\$10,100
Remove & Replace 4" Sidewalk	600 S.F.	\$9.00	\$5,400
6" Perforated Edge Drain w/sock	770 each	\$19.00	\$14,630
Adjust Structure	3 each	\$600	\$1,800
Reconstruct Structure	3 each	\$1,000	\$3,000
Restoration	1 Lump Sum	\$1,500	\$1,500
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
Pipe Replacement	30 L.F.	\$85.00	\$2,550
,		Total	\$132,100

DDA Road Cost Estimate Con't

Warwick Ave	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1,170 SYD	\$60.00	\$70,200
8" 21AA Stone	1,257 SYD	\$18.00	\$22,626
6" Concrete Drive	840 S.F.	\$10.00	\$8,400
Remove & Replace 4" Sidewalk	500 S.F.	\$9.00	\$4,500
6" Perforated Edge Drain w/sock	780 each	\$19.00	\$14,820
Adjust Structure	6 each	\$600	\$3,600
Reconstruct Structure	6 each	\$1,000	\$6,000
Restoration	1 Lump Sum	\$1,500	\$1,500
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
Pipe Replacement	60 L.F.	\$60.00	\$5,100
		Total	\$138,246

Arlington Ave.	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1149 SYD	\$60.00	\$68,940
8" 21AA Stone	1234 SYD	\$18.00	\$22,212
6" Concrete Drive	1350 S.F.	\$10.00	\$13,500
Remove & Replace 4" Sidewalk	1800 S.F.	\$9.00	\$16,200
6" Perforated Edge Drain w/sock	770 each	\$19.00	\$14,630
Adjust Structure	5 each	\$600	\$3,000
Reconstruct Structure	5 each	\$1,000	\$5,000
Restoration	1 Lump Sum	\$1,500	\$1,500
Traffic Maint.	1 Lump Sum	\$1,500	\$1,500
Pipe Replacement	30 L.F.	\$85.00	\$2,550
l		Total	149,032

Notes

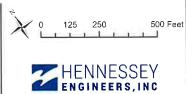
- 1) Roads are asphalt, core is needed to see if original is concrete with an asphalt cap.
- 2) Roads have very little of Catch Basins. We need to carefully check and design future slope.
- 3) Measurements are between Fort Park East R.O.W. Line and Fort St. West property line.
- 4) Concrete drive approaches are included in alley's; limited number of approaches to West of alley's.





City of Lincoln Park

Alley Reconstruction



Hennessey Engineers Costs Estimate Alley Reconstruction DDA 11/8/2022

Summary

Street Name	Quantity	Line Total
BTWN Cicotte & Hanford	545 SYD	\$51,335
Hanford to Keppen	653 SYD	\$59,599
Keppen to Russell	616 SYD	\$66,928
Russel to Euclid	640 SYD	\$60,120
Euclid to O'Connor	545 SYD	\$50,635
O'Connor to Warwick	488 SYD	\$52,104
Warwick to Arlington	844 SYD	\$78,152
Arlington to Southfield	1,609 SYD	\$147,430
Victoria - O'Connor to Walgreen's Parking Lot	2,243 SYD	\$203,099
Total	8,183 SYD	\$769,402

Cicotte to Hanford	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	545 SYD	\$65.00	\$35,425
8" 21AA Stone	545 SYD	\$18.00	\$9,810
Adjust Structure	2 each	\$600	\$1,200
Reconstruct Structure	2 each	\$1,000	\$2,000
Remove & Replace 4" Sidewalk	100 S.F.	\$9.00	\$900
Traffic Maint.	1 Lump Sum	\$2,000	\$2,000
		Total	\$51,335

,		Total	\$59,599
Traffic Maint.	1 Lump Sum	\$2,000	\$2,000
Remove & Replace 4" Sidewalk	200 S.F.	\$9.00	\$1,800
Reconstruct Structure	1 each	\$1,000	\$1,000
Adjust Structure	1 each	\$600	\$600
8" 21AA Stone	653 SYD	\$18.00	\$11,754
Remove & Replace 7" Concrete	653 SYD	\$65.00	\$42,445
Hanford to Keppen	Quantity	Unit Cost	Line Total

DDA Alley Cost Estimate Con't.

Keppen to Russell Ave	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	616 SYD	\$65.00	\$40,040
8" 21AA Stone	616 SYD	\$18.00	\$11,088
Adjust Structure	3 each	\$600	\$1,800
Reconstruct Structure	3 each	\$1,000	\$3,000
Remove & Replace 4" Sidewalk	1,000 S.F.	\$9.00	\$9,000
Traffic Maint.	1 Lump Sum	\$2,000	\$2,000
	1.5	Total	\$66,928

Russell to Euclid	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	640 SYD	\$65.00	\$41,600
8" 21AA Stone	640 SYD	\$18.00	\$11,520
Adjust Structure	2 each	\$600	\$1,200
Reconstruct Structure	2 each	\$1,000	\$2,000
Remove & Replace 4" Sidewalk	200 S.F.	\$9.00	\$1,800
Traffic Maint.	1 Lump Sum	\$2,000	\$2,000
		Total	\$60,120

		Total	\$50,635
Traffic Maint.	1 Lump Sum	\$2,000	\$2,000
Remove & Replace 4" Sidewalk	200 S.F.	\$9.00	\$1,800
Reconstruct Structure	1 each	\$1,000	\$1,000
Adjust Structure	1 each	\$600	\$600
8" 21AA Stone	545 SYD	\$18.00	\$9,810
Remove & Replace 7" Concrete	545 SYD	\$65.00	\$35,425
Euclid to O'Connor Ave.	Quantity	Unit Cost	Line Total

O'Connor to Warwick Ave.	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	488 SYD	\$65.00	\$31,720
8" 21AA Stone	488 SYD	\$18.00	\$8,784
Adjust Structure	1 each	\$600	\$600
Reconstruct Structure	1 each	\$1,000	\$1,000
Remove & Replace 4" Sidewalk	1000 S.F.	\$9.00	\$9,000
Traffic Maint.	1 Lump Sum	\$1,000	\$1,000
		Total	\$52,104

DDA Alley Cost Estimate Con't.

Warwick to Arlington Ave	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	844 SYD	\$65.00	54,860
8" 21AA Stone	844 SYD	\$18.00	\$15,192.00
Adjust Structure	1 each	\$600.00	\$600.00
Reconstruct Structure	1 each	\$1,000.00	\$1,000.00
Remove & Replace 4" Sidewalk	500 S.F.	\$9.00	\$4,500.00
Traffic Maint.	1 Lump Sum	\$2,000.00	\$2,000.00
<u></u>		Total	\$78,152.00

Arlington to Southfield Rd	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	1610 SYD	\$65.00	\$104,650.00
8" 21AA Stone	1611 SYD	\$18.00	\$28,980.00
Adjust Structure	0.5 each	\$600.00	\$3,000.00
Reconstruct Structure	0.5 each	\$1,000.00	\$5,000.00
Remove & Replace 4" Sidewalk	200 S.F.	\$200.00	\$1,800.00
Traffic Maint.	4000 Lump Sum	\$4,000.00	\$4,000.00
		Total	\$147,430.00

Victoria - O'Connor to Walgreen's Parking Lot	Quantity	Unit Cost	Line Total
Remove & Replace 7" Concrete	2243 SYD	\$65.00	\$145,795.00
8" 21AA Stone	2244 SYD	\$18.00	\$40,374.00
Adjust Structure	6 each	\$600.00	\$3,600.00
Reconstruct Structure	6 each	\$1,000.00	\$6,000.00
Remove & Replace 4" Sidewalk	3700 S.F.	\$9.00	\$3,330.00
Traffic Maint.	4000 Lump Sum	\$4,000.00	\$4,000.00
	th	Total	\$203,099.00

Meeting Notes of the Joint Development Boards and Commissions Meeting February 27, 2023

1. Call to Order

Mayor Mike Higgins called the meeting to order at 6:01 P.M.

Present: Mayor Mike Higgins, City Manager James Krizan, City Council President Carlos Salcido, Councilwoman Lylian Ross, Councilwoman Tracey Duprey, Councilwoman Maureen Tobin, Councilman Jason Behr, Councilman Eric Szor, City Clerk Kerry Kehrer, Carl Malysz DDA Executive Director.

2. Introductions (Audience)

Leslie Lynch-Wilson DDA, Fred Wilson CLC, John Meyers Building Department, Pat Culter Resident, Bob Brazeau Assessor's Office, Joan Greig CDBG, Joan Brophy ZBA, Robert Steele DDA, Tom Karnes EDC, Larry Edge EDC, Michael Horvath Planning Commission, Brandon Frye DDA.

3. Redevelopment Ready Communities (Carl Malysz Speaking)

- Background information on the RRC - operated through the Michigan Economic Development Corporation (MEDC).
- Prepares cities like Lincoln Park for efficient and transparent development practices and processes.
- -Joint meetings like this one are highly recommended "best practice" by the RRC - provides the opportunity for all of the boards and commissions to reflect on the progress of the past year and on future objectives.

4. Southfield Road Corridor Study and Plan (Carl Malysz Speaking)

- Study now completed and posted on DDA website

- Wants to get this study adopted as an amendment to the city's master plan
- Study is being used to potentially gain funds for road diet and secure funds from SEMCOG and MDOT

5. Fort Street Transportation Equity Study (Carl Malysz Speaking)

- Study is similar to Southfield Study but focuses more on traffic
- Facilitate better and safer pedestrian and bicycle mobility
- Also using the study when seeking transportation funding

6. Capital Improvement Plan (James Krizan Speaking)

- 6-year plan
- Plan focus points are infrastructure and buildings
- On track to present to planning commission in April and to potentially be adopted in May
- Potentially use GIS mapping to show year-by-year improvements and make it viewable for citizens
- Overall purpose of plan is to depict planned infrastructure to make business opportunities more attractive

7. Zoning Code Rewrite (Carl Malysz Speaking)

- Initial zoning meeting with Community Image Builders (CIB) specified improvements to be made from the CIB planners in attendance as well as current Lincoln Park staff members/departments in attendance
- Initial meeting offered critique from the CIB planners to make zoning code user-friendly
- Idea of making zoning codes more understandable for every day citizens, not just city council members or commissioners
- Make zoning code more usable for modern times; has not been updated since 1990s

- Make it simpler for developers to do business
- -Expected zoning updates to be submitted by August

8. Food Trucks (James Krizan Speaking)

- Initial ordinances were created in 2022
- Attempting to find a way to regulate food trucks; will know more at next week's council meeting

9. Former Sears Site (James Krizan Speaking)

- Biggest obstacle is the poor condition of the building
- -Brownfield Plan is soon to come
- -Development group that is interested in this site likes to keep things close to the vest

10. Q & A (By All)

- Fred Wilson CLC asked for more clarification on the Capital Improvement Plan: **Answer**-James reiterates aforementioned plans
- Councilwoman Maureen Tobin asked will there be any administrative changes on boards and commissions that changes authority in regards to any upcoming zoning rewrite changes?

 Answer- Carl and James explain that any new zoning code changes would still keep in place authoritative power so that decisions are made correctly. Any ordinance changes as far as authoritatively would consist of simple or routine matters, the more sophisticated ordinance
- Councilwoman Tracey Duprey asks about the working staff and all who will be included on fixing ordinance issues? **Answer** Carl explains that the assessor's office, building department, CDBD office, as well as the CIB planners will all be working to fix issues and offer ideas for changes.

matters such as variances would still require the requisite board approval.

- Michael Horvath Planning Commission- asked whether the Fort and Southfield studies address planter box issues? **Answer**- Carl explains that both studies cover this and that these planter boxes are expensive to remove; the hope is to secure and use grants to help with removal.

11. Adjournment

- Meeting adjourned at 6:41 P.M by Mayor Higgins

Meeting Notes by Brandon Frye, DDA Intern, and Carl Malysz, DDA Executive Director

Judeh & Associates

www.JudehOnLine.com

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22952 Outer Drive Dearborn, Michigan 48124

Facsimile: 313.277.8634 Email: JumanaJ@JudehOnLine.com Mobile: 313.801.2603

REPORT FORMAT **Narrative**

REPORT TYPE **Appraisal Report**

ASSIGNMENT TYPE Market Value

PROPERTY TYPE Vacant Land

PROPERTY ADDRESS 1556 and 1562 Fort Street

Lincoln Park, Michigan

March 7, 2023 REPORT DATE

VALUATION DATE February 8, 2023

Jumana Judeh, MAI, CCIM, MCAO **APPRAISER**

Judeh & Associates 22952 Outer Drive

Dearborn, Michigan 48128

INTENDED USERS Authorized Representatives of

City of Lincoln Park Downtown

Development Authority

Judeh & Associates

www.JudehOnLine.com

Office: 313.277.1986

22952 Outer Drive Dearborn, Michigan 48124

Facsimile: 313.277.8634 Email: JumanaJ@JudehOnLine.com Mobile: 313.801.2603

March 7, 2023

Mr. Carl Malysz City of Lincoln Park Downtown Development Authority 1355 Southfield Road Lincoln Park, MI 48146

Appraisal of: Vacant Land

> **1556 and 1562 Fort Street** Lincoln Park, Michigan 48146

Dear Mr. Malysz:

Per your request, I have completed an Appraisal Report of the above-referenced property in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the specific standards of The Appraisal Institute, as they are adopted from time to time. This assignment was performed with impartiality, independence and without accommodation of personal interests.

The results of this Appraisal Report are in accordance with Standards Rule 2-2(a) of the USPAP 2020 - 2023 Edition. The purpose of this report is to establish market value of the subject property for asset management. The real property interest being appraised is Fee Simple. The appraisal assignment was not based on a requested minimum valuation, a specific valuation.

The opinion of market value will reflect the condition of the site as of the date of valuation. The property is appraised subject to those governmental regulations and ordinances in effect as of the date of valuation. The analysis assumes there is no contamination on the site which would adversely affect the property's value other than what is identified in the report, if any.

The subject property includes a rectangular-shaped vacant land parcel with topography at grade. It is zoned commercial and located in a densely developed commercial corridor.

This report is limited to its intended use and users. It should not be relied upon in the development of any other use or decision. It may not be duplicated or utilized in any discussion beyond its intent without the written permission of this appraiser.

The accompanying report includes a complete legal description, a description of the subject property and its improvements; a description of the immediate area and its life cycle together with additional data which I have collected during my investigation. In addition, the report provides support for the analysis and conclusion drawn there from. It is my opinion that the market value of the subject described property, subject to the limiting conditions and assumptions set forth in this report is:

Component	As Is Valuation
Value Type	Market
Property Rights	Fee Simple
Effective Date of Value	February 8, 2023
Date of Report	March 7, 2023
Market Value Conclusion	\$45,000

Respectfully submitted,

JUDEH & ASSOCIATES

JUMANA JUDEH, MAI, CCIM, MCAO

Certified General Appraiser

Active Appraising Licenses		
Louisiana	APR.04799-CGA	
Maine	CG4571	
Michigan	1205005186	
Oklahoma	13589CGA	
South Carolina	8208	
Wyoming	AP-2098	
Ohio	2021006938	
Nevada	A.0208429-CG	



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Addenda

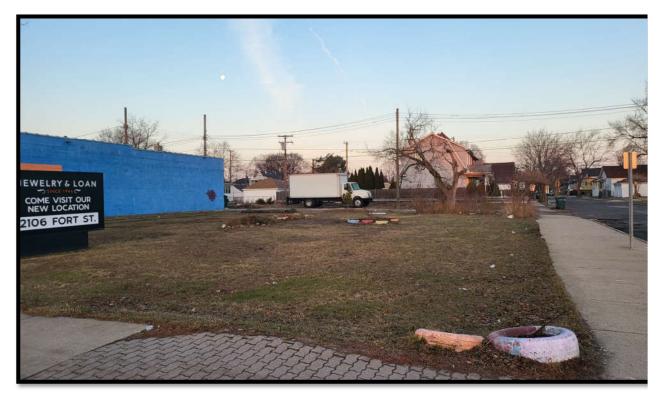
- Zoning Ordinance
- Vacant Land Sale Comparables
- Appraiser Qualifications & License

Subject Property – Aerial



The outline does not represent true property lines but is rather intended for visual purposes only.

Subject Property – Exterior Photographs





SUMMARY OF SALIENT FACTS

PROPERTY TYPE Vacant Land

ASSIGNMENT TYPE Market Value

PROPERTY APPRAISED 1556 and 1562 Fort Street

Lincoln Park, Michigan 48146

INTENDED USERS Authorized Representatives of City of Lincoln Park

Downtown Development Authority

INTENDED USE Asset Management

INTEREST APPRAISED Fee Simple

PROPERTY ID 45-006-06-0224-000 & 45-006-06-0226-000

LAND AREA 8,300 square feet

IMPROVEMENTS None.

ZONING CBD Central Business District

HIGHEST AND BEST USE

As If Vacant Develop for commercial use

As if Improved Not applicable

MARKETING TIME +/- 35 months

EXPOSURE TIME +/- 35 months

MOST LIKELY BUYER Developer

PERTINENT DATES

Date of Report	March 7, 2023
Date of Valuation	February 8, 2023





CITY OF LINCOLN PARK

Downtown Development Authority (DDA) & Economic Development Corporation (EDC)



DDA/EDC Executive Director Job Description

Work Objective

The DDA/EDC Executive Director is responsible for the administration of all local economic development programs, funds, personnel, contracts and other functions of the Downtown Development Authority, Economic Development Corporation and the Brownfield Redevelopment Authority (BRA). The Director works to retain, expand and attract business development by providing programs and services that help businesses in site selection, reconstruction, renovation, and connecting business to county and state programs. This position is also responsible for event planning, design and physical improvement, marketing and promotion for the downtown area.

Responsibilities/Duties

The DDA/EDC Director should carry out the following tasks:

- Perform most administrative tasks for the EDC and DDA including purchasing, contract management, request for proposal administration, public budgeting, grant preparation, administration, and reporting.
- Ensure that the DDA and EDC adheres to all applicable federal, state and local laws and regulations while maintaining associated record and reporting requirements.
- Coordinate and develop promotional events, advertising, and special events that support local businesses and encourage the community to shop local.
- Coordinate and collaborate with local, regional and statewide organizations to better promote and support the downriver as a region.
- Collaborate with Planner and Building Official to ensure a smooth process for onboarding new businesses, adapt to new business uses and provide business incentives where appropriate.
- Promote and develop local economic development programs including the DDA's Facade Improvement Grant and EDC Small Business Loan.
- Develop an Economic Development Plan and update it annually. Establish a city-wide Marketing & Branding Plan.
- Continue to work on design & physical Improvement projects established within the LPDDA, using the updated and restated Financing Plan and 2015 Strategic Plan.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

All the above duties and responsibilities are judged to be "essential functions" in terms of the Americans with Disabilities Act (ADA).

Job Knowledge and Skills

- The Director should have education and/or experience in one or more of the following areas: public administration, finance, public relations, business administration, or non-profit administration.
- The Director must understand the issues confronting DDA District businesspeople, property owners, public agencies and community organizations.
- The Director must be entrepreneurial, energetic, imaginative, well organized and capable of functioning effectively in an independent and often stressful environment.
- Excellent written and verbal skills are essential. Supervisory skills are desirable.
- Experience with non-profit fundraising, including corporate membership campaigns, sponsor solicitations, institutional supporters and individual donors is preferred.
- The Director must have general computer skills and be proficient in the following applications: BS&A Software, GIS software such as Google Earth and/or ArcGIS, word processing, spreadsheets, database management, and PowerPoint. Basic publishing skills are desirable.
- Excellent written communication skills including experience writing press releases, reports and resolutions. Excellent verbal communication skills including experience in public speaking, negotiation, and public participation facilitation.
- He/she should have a working knowledge of the use of social media applications such as email, listserves, website maintenance, Facebook, Twitter, Instagram, Constant Contact, LinkedIn, blogs and others.

Minimum Requirements

- Legally employable in the United States
- Valid State of Michigan Driver's License
- High School Diploma or G.E.D. Certificate
- Must pass a written examination, physical with drug screen and background check.

Ability Requirements

While performing the duties of this job, the employee works in a business office setting and occasionally in the field.

- Degree of physical demands (strength) usually associated with the essential functions of this classification:
 - Light Work: Exerting up to 20 pounds of force occasionally, and/or up-to 10 pounds of force frequently and be a negligible amount of force constantly to move objects. Physical demand requirements are in excess of those for sedentary work. Light work usually requires walking or standing to a significant degree. However, if the use of arm and/or leg controls requires exertion of forces greater than that for sedentary work and the worker sits most of the time, the job is rated for light work.

Type of physical demands usually associated with this classification:

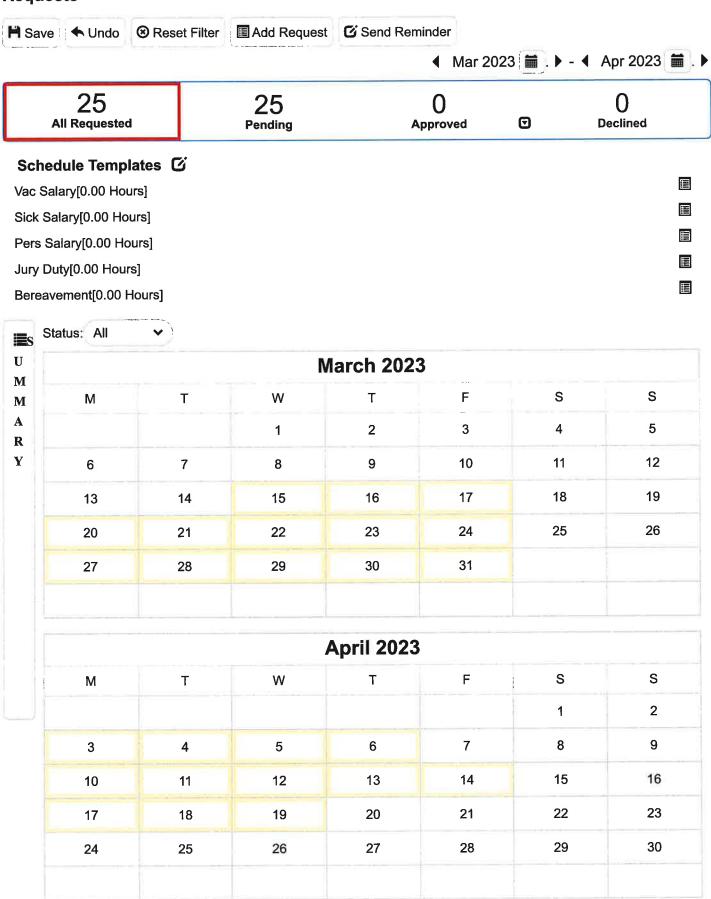
- Regularly use hands and fingers to handle, control or feel objects.
- Squatting: lowering the body by bending leg.
- Stooping: bending body downward and forward by bending spine at the waist.
- Hearing Perceiving nature of sounds by ear.
- Seeing: The ability to perceive the nature of objects by the eye. The important aspects of vision are:
 - o Acuity, far Clarity of vision at 20 feet or more.
 - o Acuity, near Clarity of vision at 20 inches or less.
 - O Depth Perception Three-dimensional vision. Ability to judge distance and space relationships so as to see objects where and as they actually are.

- o Field of Vision Area that can be seen up and down or to right or left while eyes are fixed on a given point.
- O Accommodation Adjustment of lens of eye to bring an object into sharp focus. This item is especially important when doing near-point work at varying distances from eye.
- Color Vision Ability to identify and distinguish colors.
- Environmental Conditions (Physical Surrounding) usually associated with this classification:
- The Worker is subject to inside environmental conditions. Protection from weather conditions but not necessarily from temperature changes.
- Customer and Personal Service Knowledge of principles and processes for providing customer and personal services. This includes customer needs assessment, meeting quality standards for services, and evaluation of customer satisfaction.
- Processing Information Compiling, coding, categorizing, calculating, tabulating, auditing, or verifying information or date.
- Documenting/Recording Information Entering, transcribing, recording, storing, or maintaining information in written or electronic/magnetic form.
- Performing for or working directly with the public Performing for people or dealing directly with the public.
- Organizing, Planning, and Prioritizing Work Developing specific goals and plans to prioritize, organize, and accomplish your work.
- Making Decisions and Solving Problems Analyzing information and evaluating results to choose the best solution and solve problems.

The City of Lincoln Park Downtown Development Authority and Economic Development Corporation is an equal opportunity employer.

This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Requests



EARTH DAY CLEAN UP

JOIN US FOR THE FIRST CLEAN UP OF 2023



It's not just about keeping the city clean. It's about being a part of something important.

The clean up focuses on the following locations:

Council Point Park | Marion Park | Memorial Park | Youth Center Park | Downtown Lincoln Park

Please bring gloves, rakes, shovels, and any additional supplies you prefer to use as limited supplies will be available for use.

All registered participants are invited to attend the comfort food cookoff immediately after the clean up.

April 22 from 10 AM to 2 PM

Registration and check-in start at 9:45 AM at the Kennedy Memorial Building Bandshell, 3240 Ferris

For more information and to register, scan the QR code or visit www.citylp.com





The Lincoln Park Downtown Development Authority
Presents

Cinco de Mayo Festival April 29, 2023 Noon-7:00 p.m.

Location: 1681-1685 Fort St.

East of Fort St between Arlington and O'Connor
Opening ceremony at Noon

The Santana Project



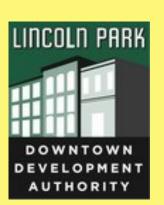
Salvador Torres & Mariachi 2000



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