



LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

Minutes of the DDA Regular Meeting
January 20, 2022

CALL TO ORDER & ROLL CALL

Regular meeting of the DDA held via Zoom, called to order by the Chairman, Sam Eckman at 5:20 pm. A quorum was present.

Present: Sam Eckman, Mayor Tom Karnes, Leslie Lynch-Wilson, Bob Steele, Daniel Wright

Absent: Jim Fox, Victoria McLain, Eleas Moraitis, Brian Reicker

Also present: Director Carl Malysz, UM Intern Jose Lemus, Attorney William Look, Councilman Mike Higgins, Councilwoman Maureen Tobin

APPROVAL OF AGENDA

A motion to approve the agenda as amended (adding Moose Lodge Request) was made by Mr. Steele, seconded by Ms. Lynch-Wilson. Motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes, of the December 9, 2021, Regular Meeting, was made by Mayor Karnes, seconded by Mr. Steele. Motion carried unanimously.

APPROVAL OF INVOICES

A motion to approve the following invoices was made by Mr. Steele, seconded by Ms. Lynch-Wilson, and carried unanimously:

- a. William Look, December 10, 2021 (\$85.00);
- b. Commercial Grounds, November 2021 (\$4,982.08); and
- c. Destination Downriver, January 4, 2022 (\$2,500.00, DDA share).

FARMERS MARKET REPORT

Ms. Lynch-Wilson summarized the Lincoln Park Farmers Market Report for January 2022. Report was placed on file.

FINANCIAL REPORTS

The Director presented the December 31, 2021, financial reports. No questions by the Board. Reports were placed on file.

OLD BUSINESS

- **Resolution Regarding The amended and Restated Development Plan and Tax Increment Financing Plan – *Lincoln Park Alive!* (DDA Strategic Plan 2015) and other related matters.**

The Director explained that a similar Resolution was acted upon by the Board in August 2021. Since that time, the Director stated that he had performed additional research with the applicable State Statutes and colleagues in the DDA profession. Several tweaks had been made to the August 2022



LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

resolution for clarification and additional information. The Lincoln Park City Council was in the process of publishing a resolution for the required Public Hearing before it could act on the proposed amendments. Additional research would be done with legal counsel on the recommendation to extend the TIF sunset to December 31, 2041. A motion was made by Mr. Steele to approve the resolution, seconded by Ms. Lynch-Wilson, and unanimously approved.

- **National Fitness Campaign: Outdoor Fitness Court**

The Director gave an oral report on the Outdoor Fitness Center. The staff was waiting to hear back from grantor agencies approached to provide project funding.

- **Southfield Road Corridor Study and Plan**

The Director gave an oral report on the progress of the Southfield Road Corridor Study and Plan. He stated that the consultant team was now entering the analysis and plan development phases. He indicated that this undertaking should be completed by Q2 of 2022.

- **Transportation Equity Study/SEMCOG Grant**

The Director reported that this study was coincident with the Southfield Road Corridor Study and on schedule.

- **Eastside 2200 Block of Fort Street: Acquisition/Rehabilitation and Incubator Program**

The Director gave an oral report on the property acquisition/rehabilitation.

- **Possible sites for Activation: Mellus Park Site**

The Director indicated that the staff would be meeting with Ms. Lynch-Wilson before the February 2022 DDA Board meeting to prepare a design plan for the temporary Farmers Market.

- **Fort Street Sidewalk Repairs**

The Director reported that the sidewalk repairs would commence in late February or early March. He was preparing a Resolution for the City Council to authorize the Mayor and the City Clerk to execute the amendment agreement with Great lakes Construction.

- **Detroit Institute of Art (DIA) Inside | Out Program**

The Director update the Board, stating that the Assistant director had executed all documents required to participate in the program with DIA.

- **Placemaking Citizen Involvement Strategy**

The Director reported that no additional progress had been made since the last DDA meeting.

NEW BUSINESS

- **Holiday Decorations for 2022**

The Director reported that the existing snowflake lights place on light standards along the Fort Street corridor were all essentially worn out or broken. If these standards were to be lit in future holidays, they would need to be replaced. He also questioned whether the DDA should be doing this before it addressed pedestrian lighting along the corridor. He also indicated that if the existing light standards were to be lit in the future, the size of the snowflake lights should be increased to 4- or 5-foot diameter. Mr. Steele said he thought the snowflakes should be replaced. There were no other firm opinions expressed. The matter was taken under advisement for consideration later.

- **Chocolate Walk 2022**

The Director explained that Councilman Higgins and Councilwoman Tobin had offered to be project volunteers for the Chocolate Walk. The Director welcomed this offering because the DDA had no other volunteers at this time, and he was concerned that the staff would not have time to organize the event.



LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY

Ms. Tobin indicated that she and Mr. Higgins would also like to organize a chocolate Walk on Dix Highway, as well. The Director stated he had not heard of that offering until now, but it sounded like a good idea. He also reminded everyone that the Chocolate Walk(s) were branded AS DDA (and EDC) events. A date of Saturday, February 12th was proposed for the event(s). A motion to approve was made by Ms. Lynch-Wilson, seconded by Mr. Steele, and unanimously approved.

- **RRC Intern**

The Director introduced Jose Lemus, UM Graduate Program student who would be working for the City of Lincoln Park on Redevelopment Ready Communities activities with the staff. This internship was arranged by Elizabeth King, Michigan Economic Development Corporation, at no cost to the city. Mr. Lemus would be on duty on Tuesdays and Thursdays until April 15, 2022. Everyone in attendance offered a hearty welcome to Mr. Lemus.

- **Moose Lodge Request**

The Director informed the Board members that the Lincoln Park Moose Lodge located on Fort Street was interested in securing resources from the city to finance an HVAC system upgrade and façade improvements. The Director was instructed by the Board to assist the Moose Lodge in preparing a loan request to the EDC and a Façade Grant application to the DDA. No formal action can be considered until these applications are presented to the respective boards.

- **The Wrong Way to Set Speed Limits [ST06] - YouTube**

The Board members viewed this video. Mayor Karnes indicated that the staff should continue working with SEMCOG and MDOT to get their buy-in and funding for speed limit reductions and multi-modal transportation improvements to Southfield Road and Fort Street.

OTHER BUSINESS

- **Director's Report**

The Director did not have anything additional to report.

- **Calls to Audience & Miscellaneous Matters**

There were no comments or questions from the audience.

- **Board Comments**

There were no comments or questions from the Board members.

MOTION TO ADJOURN

Meeting was adjourned at 6:45 pm.

Lincoln Park

Downtown Development Corporation

1355 Southfield Road, Lincoln Park, MI 48146

https://citylp.com/government/downtown_development_authority/index.php

Carl Malysz, Director
(313)386-1800 ext. 1289
cmalysz@citylp.com

Timarie Szwed, Asst. Director
(313)386-1800 ext. 1246
tszwed@citylp.com