



**City of Lincoln Park, Michigan**

**ECONOMIC DEVELOPMENT CORPORATION (EDC) & BROWNFIELD**

**REDEVELOPMENTT AUTHORITY (BRA)**

**MINUTES OF MAY 9, 2023**

**1. CALL TO ORDER & ROLL CALL:**

The meeting was called to order by the Chair, Tom Karnes at 6:07 PM.

Present: Tom Karnes, Larry Edge, Kara Hildebrandt, Gary Eggesfield and Debbie Van Cleave

(Attending 5; Quorum 5.)

Absent: Selicio Alvarado, Christie Kerr, and Matt Widby.

Others in attendance: Mayor Mike Higgins, Carl Malysz, Executive Director; William Look, Attorney, Brandon Frye, EDC Associate, Councilwoman, Maureen Tobin; Councilwoman, Lylia Ross.

**2. APPROVAL OF AGENDA:**

Motion to approve: Larry Edge

Support: Kara Hildebrandt

Motion passed, unanimously.

**3. APPROVAL OF MINUTES:** Regular April 11, 2023, meeting had no quorum so there were no Minutes prepared. All Agenda items from that scheduled Regular Meeting are incorporated into this agenda.

Motion to approve: Kara Hildebrandt

Support: Larry Edge

Motion passed, unanimously.

**4. APPROVAL OF INVOICES:**

William Look, EDC Regular Meeting- March 14, 2023, Meeting (\$127.50) and the Informational Meeting of April 11, 2023 (\$127.50) – Attached.

Motion to approve: Gary Egglesfield

Support: Kara Hildebrandt

Motion passed, unanimously.

**5. FINANCIAL REPORTS:**

a. A & R Music – Current through April 2023.

b. Vito’s Pizzeria – Current through May 2023

The reports were presented by the Executive Director and then made part of these minutes by reference.

**6. OLD BUSINESS:**

a. EV stations in the Southfield Road Parking Lot: Project Update. No motions, but the Director gave a review of what DG Energy representatives previously outlined. Attached document providing a timeline through June 2023 of what plans are expected. Additionally, Kara Hildebrandt mentioned potentially having Wayne County Commissioner Cara Clemente help with this project.

b. Blutot Technology Platform: Brandon Frye, associate, updated the EDC on the platform status.

c. Proposed Brownfield plan/remediation to activate manufacturing/warehouse space at 1705-1737 Cicotte Avenue: Project Update- Remember to forward email to the board; no further updates.

d. Renegotiating LAMAR Billboard Lease at 1111 John A. Papalas Drive: The (Executive Director throughout) reported negotiating a 50/50 revenue split, an increase from the previous 45/55 split. The Executive Director recommended a motion to accept the new agreement.

Discussion: Attorney Bill Look recommended the DDA be added as extra insurer before contract is signed.

Motion to approve: Debbie Van Cleave

Support: Larry Edge

Motion passed, unanimously.

e. Proposed offer to purchase 1111 John A. Papalas Drive: The Executive Director recommended not accepting this offer, as \$10,000 is too low of an offer. After discussion, the director and board agreed to table this matter for now and wait to get the Billboard lease to get executed. No motion required.

f. Southfield Road "Road Diet" Project Update: The director mentioned applying for a \$50,000 Planning Assistance Grant from SEMCOG. No further updates on the project and no motions required.

g. Former Sears Brownfield Redevelopment Project: There was no study session for this project as was previously expected, but a Public Hearing by the City Council was held. The development company for this project gave no concrete plan; City Council is still waiting to ask the development company questions on their plans for this project at a later date.

## **7. NEW BUSINESS**

a. Brownfield Redevelopment Authority: The Executive director recommended approval of this payment.

Motion to approve: Gary Egglesfield

Support: Kara Hildebrandt

Motion passed, unanimously.

b. Review and Authorization of Executive Director's Vacation/Personal Leave and Remote Work

Schedule: Oral report by Chairman Tom Karnes explained to the board that the director's last day will be Friday June 2<sup>nd</sup> and that the director will continue to work remotely until that day.

c. Interim Contract with Brandon Frye: Chairman Tom Karnes gave oral report to the board on the negotiation with Brandon Frye. Contract is for 4 months, \$30 per hour, maximum 28 hours per week, and is to begin on Monday June 5<sup>th</sup>, 2023.

Motion to approve: Kara Hildebrandt

Support: Larry Edge

Motion passed, unanimously.

d. Authorize publication of the Executive Director position with regular Lincoln Park channels and the Municipal League: The director recommended publishing upon approval of the EDC and the DDA.

**8. EXECUTIVE DIRECTOR'S REPORT:**

The Executive director had nothing further to report.

**9. CALLS TO AUDIENCE & MISCELLANEOUS MATTERS:**

Nothing to report.

**10. BOARD COMMENTS:**

Nothing to report.

**11. MOTION TO ADJOURN:**

Motion to adjourn: Kara Hildebrandt

Support: Debbie Van Cleave

Motion carried, unanimously.

The meeting adjourned at 7:36 PM.

Minutes prepared by Brandon Frye, Associate and Carl Malysz, Executive Director