



**City of Lincoln Park, Michigan**

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

**REDEVELOPMENT AUTHORITY (BRA)**

**MINUTES OF JUNE 13, 2023**

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

The meeting was called to order by the Chair, Tom Karnes at 6:02 P.M.

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

(Attending 5; Quorum 5.)

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

Others in attendance: William Look, Attorney, Councilman, Jason Behr.

**2. APPROVAL OF AGENDA:**

Motion to approve: Kara Hildebrandt

Support: Gary Egglesfield

Motion passed unanimously.

**3. APPROVAL OF MINUTES: Regular Meeting of EDC & BRA on May 9, 2023.**

Motion to approve: Gary Egglesfield

Support: Debbie Van Cleave

Motion passed unanimously.

**4. APPROVAL OF INVOICES:**

a. William Look, EDC Regular Meeting- May 9, 2023, and Purchase Agreement Review (\$191.25).

**5. FINANCIAL REPORTS:**

These 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:**

The Executive Director reported on the jurisdiction issues we are currently having with the Southfield Road median in which the EV stations are supposed to be located. The Executive Director also reported he will reach out to the Michigan Public Service Commission for guidance on how to proceed.

**b. Blutot Technologies:**

The Executive Director reported a progress update on Blutot and mentioned that the tutorial for the Lincoln Park Chamber of Commerce, DDA & EDC boards will happen in the very near future.

**c. Proposed Brownfield plan for warehouse at 1705-1737 Cicotte Avenue:**

The Executive Director reported the conversations between our department heads in which it was collectively deemed that there would be very little, if any, property tax increment through as Brownfield Plan to fund such a project. The Executive Director also mentioned going to the brownfield tutorial that was put on by John D'addona for City Council on Monday, June 12, 2023, and how that tutorial would be beneficial for a potential Brownfield development in Lincoln Park.

**d. Lamar Billboard at 1111 John A. Papalas Drive:**

The Executive Director reported that the payment of \$11,925 for the billboard was received and processed.

**e. Southfield Road Diet Project**

The Executive Director updated the board on the current prospect of this project happening.

**f. Former Sears Brownfield Redevelopment Project:**

The Executive Director updated the board on the latest involving this project. At the June 5, 2023 meeting, city council approved the proposed lot split into two separate parcels.

**7. NEW BUSINESS:**

**a. Year 3 Banner Program with CGI:**

The Executive Director reported that his scheduled meeting with the official from CGI was rescheduled for June 20, 2023. Discussion from the board mentioned the decline in participation from Year 1 & Year 2.

**b. Proposed offer to purchase 1111 John A. Papalas.**

There was discussion from the board on purchasing this property, and ultimately a motion to reject was made.

Motion to Reject: Gary Eggesfield

Support: Kara Hildebrandt

Motion approved unanimously.

**c. Carl Malysz Email regarding role as private contractor:**

The Executive Director and board discussed this role as a possibility and ultimately rejected this offer. No motion required but Chairman Tom Karnes expressed that he would respond via email.

**8. DIRECTOR'S REPORT:**

The Executive Director has nothing further to report.

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

Councilman Jason Behr mentioned that he could be of help with some of the issues we are having with the Southfield Road median where our EV stations are to potentially be located.

**10. BOARD COMMENTS:**

Debbie Van Cleave mentioned that Wednesdays are not good for her pertaining to the upcoming Bludot tutorial that the Executive Director will give to the board.

Tom Karnes mentioned that he went to Mystery Escapes accompanied by his High School Excel club and that he is hoping for future investment in that area.

**11. MOTION TO ADJOURN:**

Motion to adjourn: Kara Hildebrandt

Support: Gary Eggesfield

Motion carried unanimously.

The meeting adjourned at 7:41 PM.

Minutes prepared by Interim Executive Director Brandon Frye