



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

Minutes of Regular Meeting

February 9, 2021

Call to Order: Regular meeting of the EDC held via zoom, called to order by Mayor Karnes at 6:02 pm.

Roll Call: Larry Edge, Rudy Cianfarani, Mayor Tom Karnes, Kara Hildebrandt, and Gary Eggesfield

Absent: George Cretu, Deborah VanCleave, and Jad Judeh

Others Present: Director Carl Malysz, Assistant Director Timarie Szwed, and William Look

Approval of Agenda: The Director added Election of Officers to the meeting agenda, and corrected the date of the Joint meeting, originally stated as March 22, corrected to March 9, 2021. Mr. Edge motioned to accept the agenda with corrections, seconded by Ms. Hildebrandt. Motion carried unanimously.

Election of Officers: Elections were held for EDC board officers. Mayor Karnes was nominated as Chairman by Mr. Edge, seconded by Ms. Hildebrandt. Mr. Edge was nominated as Vice Chairman by Mayor Karnes, seconded by Ms. Hildebrandt. Ms. Hildebrandt was nominated as Secretary by Mr. Edge, seconded by Mayor Karnes. Mr. Eggesfield was nominated as Treasurer by Mr. Edge, seconded by Ms. Hildebrandt. Nominations were then closed. All nominees indicated that they were willing to serve in nominated positions. Mayor Karnes motioned to accept all nominations as given, seconded by Ms. Hildebrandt. Motion carried unanimously.

Approval of Minutes: Regular Meeting of January 12, 2021. Motion made by Mr. Edge to accept with additions, seconded by Ms. Hildebrandt. Motion carried unanimously.

Approval of Invoices: Invoice for William Look, January 13, 2021 (\$153.00) for legal services rendered at January 12, 2021 meeting. Motion made by Ms. Hildebrandt to approve invoice as presented and seconded by Mr. Edge. Motion carried unanimously.

Invoice for Beckett&Raeder for professional service fees and expenses, January 31, 2021 (\$1,357.50). Motion to approve invoice as presented by Ms. Hildebrandt, seconded by Mayor Karnes. Motion carried unanimously.

Finance Reports: January 31, 2021, accepted as written.

EDC Small Business Loan Portfolio Report: The Director gave report on A&R Music, stating that it is current through the end of 2021, (and that the attached document had problems, and did not reflect that). They have been late multiple times, by a few days, but nothing has been brought up by finance.

Old Business: The Director led a discussion regarding the Joint-Meeting with City Council, DDA, EDC and Others. The date of the meeting was corrected to March 9, 2021 at 6:30 pm. Mayor Karnes stated that it was not going to be an in-person meeting. The meeting will be held exclusively on Zoom. The Director will create a draft agenda and share with the Mayor for approval. The Director will set up the Zoom call. Board was reminded that we can meet virtually until March 31, 2021. The Mayor stated that the meeting should last approximately 1.5 hours.

New Business: The Director led a discussion on the possibly property acquisition of 2231 Fort Street. The property is priced at \$175,000 and owned by the Medical Facility located across the street from it. It is in the same block as the Mexican Candy Store, and all other buildings are vacant. The Director pointed out that this would be an ideal block to target for redevelopment, and that several local businesses have inquired about finding locations for services, such as cleaning services, and auto decal works. The Director stated that acquiring this property to develop as low intensity services and parking would serve the entire block. The Director has spoken with the realtor, Kyle Nelson, and found that the Park Medical Center is amenable to the concept of a land contract, but not for an extended time. Several concerns regarding what lies beneath the ground were voiced. Mr. Edge mentioned that if the tanks are there it could be a possible Brownfield Development. Carl agreed, stating that it may be possible to get funding for Phase 1 analysis from the Downriver Community Council Brownfield Coalition (DDC BC).

The Director led a discussion on the pending EDC Loan Application for 3962 Fort Street (Vito's Pizzeria). The owner has asked for additional time because she would like to expand some elements of her project. The owner intends on expanding the project to include both structural improvements to the roof and air handling equipment and believes she will be ready to complete the application in early spring. Because of the scope of work expansion, the EDC would not be asked to take action that evening. The Director also acknowledged that the owner had previously applied but are now in a better position financially and in respect to the ownership of the building.

The Director discussed the EDC Budget Requests FY2021-22. The Director informed the Board that there has previously been no budget for office supplies and suggested that \$250 be allocated for this. Additional suggestions included \$25,000 should be allocated for Conceptual Plans and Redevelopment, \$2,500 for Destination Downriver, \$250 for Credit Reports, and \$100,000 for property acquisition. The EDC must indicate needs prior to the budget process moving forward. Mayor Karnes suggested that budget action be tabled until the Department of Finance provides additional necessary information and possibly at the EDC Regular March meeting.

Directors Report: The Director indicated that he would continue to report on necessary items when pertinent at upcoming meetings.

The Director indicated that it was necessary to designate a chair to the Business Finance Committee, which can also serve as the Loan Committee. The Staff would work with the Business Finance Committee Chairman moving forward with the loan application for Vito's Pizzeria. The Director indicated that he believes Mr. Eggesfield would be a good candidate. Mr. Eggesfield agreed to be Chair. Mayor Karnes appointed Ms. VanCleave to the committee, as well.

Update on the Redevelopment Ready Community Program 2.0. The State does have funds for communities to develop and utilize for zoning. The Mayor met with the Assistant Treasurer and staff members and had a positive meeting.

Regarding the Refresh Southfield Dix Redevelopment Plan, the Director has been in contact with interested parties regarding the former Sears site. One interested company is from Minnesota, the Director will find out what they want to do with the site and report back. Regarding the Food Truck ordinance, it will be prepared for the March 1st Council Meeting.

Mr. Edge inquired about the Medical Marijuana Licenses. The Mayor indicated that applications have been received, and licensees will be chosen via lottery, at which point it may be possible to consider expanding elsewhere. The Director indicated that there is a party interested in a property at Outer Dr. and Fort St., to develop a retail outlet for their Northern Michigan grow facility. The Director will share information that they provided to interested Board Members regarding what they have done at their facility.

Calls to Audience & Miscellaneous Matters: No public comments. The Assistant Director discussed the upcoming Chocolate Walk event.

Board Member Comments: Mr. Cianfarani asked if there is anyway to know if there are tanks below ground at 2231 Fort Street. The Director stated that he searched the state's site but could not find anything. He pointed out that there are inventories of known tanks, but nothing on discontinued use of previously unlicensed tanks. He has emailed LARA asking for clarification of their system and would like to meet with the Downriver Community Council Brownfield Coalition (DCC BC) for more information. He indicated that it may be possible to petition the Brownfield Group for funding of Phase 1 and Phase 2 environmental studies.

Mayor Karnes announced that Top Shop Magazine named Park Tire as the Top Tire Business in the Nation.

Adjournment: A motion to adjourn was made by Mr. Cianfarani and seconded by Mr. Eggesfield. Motion carried unanimously. Meeting was adjourned at 7:38 pm.

Minutes prepared by Director Carl Malysz and Assistant Director Timarie Szwed