



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

Minutes of Regular Meeting

April 13, 2021

Call to Order: Regular meeting of the EDC held via zoom, called to order by Mayor Karnes at 6:25 pm. A quorum was present.

Roll Call: Rudy Cianfarani, Larry Edge, Gary Eggesfield, Mayor Tom Karnes, Deborah VanCleave

Absent: Melissa Brown Knox, George Cretu, Kara Hildebrandt, and Jad Judeh

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

Approval of Agenda: Motion to approve the agenda as written made by Mr. Eggesfield, seconded by Mr. Edge. Motion carried unanimously.

Approval of Minutes: Regular Meeting of March 09, 2021. Motion made by Mr. Eggesfield to accept as written, seconded by Mr. Edge. Motion carried unanimously.

Approval of Invoices: Invoice for William Look, March 10, 2021 (\$191.25) for legal services rendered at the March 09, 2021 meeting. Motion by Mr. Eggesfield to approve invoices, seconded by Ms. VanCleave. Motion carried unanimously.

EDC Small Business Loan Portfolio Report: The Director gave report on A&R Music, stating that they are current through April. There were no questions regarding the loan portfolio.

Old Business: The Director discussed the acquisition of property at 2231 Fort Street. He stated that we are still interested in the property. One of the properties in mid-block will be going to tax sale and the City has first right of refusal to purchase the property. The Director will work with John Meyers (Building Department) to gain access to the building, to see the current condition. To date the city has not been able to enter the building. The Director asked Mr. Look, if the property could be purchased by the City without first developing an overall plan for the property, since it is up for tax sale and the city has first right of refusal. Mr. Look informed the Board that under EDC law you must have a plan in place prior to purchasing any land, but the DDA is not held to the same regulations. The Director suggested that it may be prudent to shift gears and consider the ability of the DDA to purchase the property. The Director informed the board that there is a second property on Dix Avenue up for tax sale, that would not be in the DDA. He suggested that this be discussed later amongst Mayor Karnes, the City Manager, and himself.

The Director displayed the FY 2021/22 Budget Proposal. He explained that a line was added for Office Supplies (\$250), previously all office supplies were covered via the DDA budget. The consulting budget line was increased to \$11,000, partially to support a plan to apply for a fellow that would work in the city for 12-15 months if Lincoln Park were awarded. An advertising budget line was added in the amount of \$2,500 to cover the first contribution by the DDA to the Destination Downriver promotional program. Property Acquisition and Disposition was increased by \$50,000 to aid in the acquisition of properties in the 2200 block of Fort Street. The FY 2021/22 budget includes an increase of approximately \$61,000 from the FY 2020/21 budget. The budget proposal will be forwarded to the Council for budget committee meetings and approval, the Director will attend those meetings to speak on behalf of the EDC.

Motion to accept the FY 2021/22 Budget Proposal was made by Mr. Edge, seconded by Mr. Cianfarani. Motion carried unanimously.

Finance Reports: A discussion regarding the current cash balance was had. The current cash balance is \$328,102.05. Financial reports will be placed on file. The current Revenue and Expenditure Report was displayed.

A Loan Committee was formed. Committee members will include Mr. Eggesfield, Mr. Edge, and Mayor Karnes. The Director will send an email to all EDC Board Members regarding the need for one additional committee member. The Loan Committee will meet to discuss details of loan applications, and to speed up getting applications on the agenda.

Other Business: The Director discussed the upcoming Cinco de Mayo events. The Cinco de Mayo event will not include a large event but will consist of a disaggregated event that will include small events spread over the course of four days. A follow-up event is being planned for a Hispanic Business Owner Roundtable.

Calls to Audience: Councilwoman Tobin expressed her appreciation for the EDC, and her excitement for the way things are going in the city. There were no other audience comments.

Board Comments: Mr. Eggesfield discussed the banner program sponsorship sign-up process. He expressed that he had not been contacted yet. The Director will contact CGI to assure that Mr. Eggesfield is contacted.

Mr. Edge inquired about the Downriver Cruise, and whether there will be food trucks involved. The Director stated that more information will be available after the Cinco de Mayo Event.

Mr. Cianfarani had no comment.

Ms. VanCleave had no comment.

Mayor Karnes discussed the Sears Shopping Center. Ideas have been submitted for a point-of-delivery type warehouse. The Development Team is currently looking over the plans, but no decisions are being considered. He has also been in discussion with a business owner at 819 Southfield that is interested in joining the EDC board.

Next meeting is May 11, 2021.

Adjournment: Motion to adjourn by Mr. Edge, seconded by Ms. VanCleave. Motion carried unanimously. Meeting adjourned at 7:15 pm.

Minutes prepared by Director Carl Malysz and Assistant Director Timarie Szwed