



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

LINCOLN PARK BROWNFIELD REDEVELOPMENT AUTHORITY

---

**Minutes of EDC Regular Meeting and BRA Meeting**

**May 11, 2021**

**CALL TO ORDER & ROLL CALL**

Regular meeting of the EDC held via zoom, called to order by Mayor Karnes at 6:00 pm. A quorum was present.

*Present:* Rudy Cianfarani, Larry Edge, Gary Eggesfield, Kara Hildebrandt, Mayor Tom Karnes, and Deborah VanCleave

*Absent:* George Cretu, and Jad Judeh

*Also present:* Director Carl Malysz, Assistant Director Timarie Szwed, William Look (Attorney), Councilman Mike Higgins, Councilwoman Tracy Duprey

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by Mr. Eggesfield, seconded by Mr. Edge. Motion carried unanimously.

**BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**

*BRA meeting broke out at 6:04 pm, with the same membership as the EDC.*

- **Reimbursement of property taxes to Lincoln Park Retail, LLC, for the property at 1845, 1855 and 1901 Southfield Road for Dollar Tree, Retail Center and Starbucks.**

Mayor Karnes presented a memorandum from Lisa Griggs (Finance Department) verifying that the property taxes on all three parcels have been paid and they are eligible for repayment. Up for consideration was the approval of reimbursement of property taxes in the amount of \$18,213.52.

Ms. VanCleave motioned to approve, seconded by Ms. Hildebrandt. Motion carried unanimously.

*There was no further BRA business, breakout meeting ended, returning to the EDC agenda.*

**APPROVAL OF MINUTES**

A motion to approve the minutes of the April 13, 2021, Regular Meeting of the EDC was made by Ms. VanCleave, seconded by Ms. Hildebrandt. Motion carried unanimously.

**APPROVAL OF INVOICES**



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

LINCOLN PARK BROWNFIELD REDEVELOPMENT AUTHORITY

---

A motion to approve an invoice from William Look, dated April 14, 2021 (\$148.75), was made by Ms. Hildebrandt, seconded by Mr. Eggesfield. Motion carried unanimously.

**FINANCIAL REPORTS**

The Director presented the April 30, 2021, financial reports. Financial reports will be placed on file.

**EDC SMALL BUSINESS LOAN PORTFOLIO REPORT: A&R Music**

The Director stated that A&R Music is current on payments, and the loan portfolio report will be placed on file.

**OLD BUSINESS**

- **Property Acquisition of 2207-2231 Fort Street**

The Director stated that the EDC staff is currently putting together maps and documents to showcase the properties. He added that EDC staff and the City Manager visited the site the week prior to the meeting. Questions were raised regarding possible underground tanks at 2231, a former automotive service station. The Director stated that EGLE inventory did not show anything on the property in question, though that does not guarantee there are none. The Director stated that prior to pursuing a purchase agreement the EDC Strategic Plan and DDA TIF Plan will have to be amended. The Director will have additional information on moving forward at the June DDA/EDC meetings.

- **EDC Loan Application for 3962 Fort Street, Vito’s Pizzeria**

The Director stated that he has spoken to Vito’s Pizzeria owner and was informed that they are getting final cost proposals on HVAC work, so this will be moved to June agenda. The Loan Committee will meet to review this proposal prior to June meeting.

**NEW BUSINESS**

No new business was discussed.

**DIRECTOR’S REPORT**

- **Covid-19 Business Consultation and Assistance**

The Director stated that there are funds remaining from the CARES grant, as well as additional funds that have not been expended through CDBG program. The Director and City Manager will be speaking to Doreen Christensen regarding plans for spending. The DDA/EDC staff have been obtaining information on SBA Restaurant Revitalization Fund and have sent out email blasts to Lincoln Park businesses.

- **Branding**

The Director has been attending meetings with Destination Downriver, a regional marketing effort



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

LINCOLN PARK BROWNFIELD REDEVELOPMENT AUTHORITY

---

for the downriver area that Lincoln Park has agreed to participate in. Destination Downriver is continuing to solicit communities to share in overall costs, as some communities have not made funding decisions.

- **Business Directory**

The Assistant Director is continuing to update the Business Directory as new email addresses become available. She is beginning to incorporate information from the most recent business registration list provided by the City Clerk.

- **Housing Development**

The Director has spoken with a developer interested in developing housing at the Lincoln Park Plaza site. He connected the developer with the attorney for the Plaza and is hoping to get new information soon. Mr. Cianfarani mentioned that there are plans to open an escape room in the Lincoln Park Plaza site. Councilman Higgins stated that they have not opened and are making improvements currently under a lease hold. The Director stated that he would inquire with John Meyers to ensure that they are not making improvements without the necessary permits.

- **Redevelopment Ready Community Program**

EDC Staff is undergoing RRC training offered by MEDC.

- **Food Truck Policy and Program**

Council approved the food truck ordinance in April. DDA/EDC Staff will be posting information on the city website to let people know that food trucks can now do business in Lincoln Park.

- **Property Acquisition in Downtown**

The Director discussed this topic earlier in the meeting with regards to 2205-2231 Fort Street. Mr. Cianfarani asked whether there are any other properties in Downtown up for tax auction. The Director stated that there are two additional properties on the tax foreclosure rolls, including 1705 Fort Street (in Downtown) and 1414 Dix.

The Director stated that the newest businesses to have ribbon cuttings were La Pinata Dulceria – Mexican Candy Store and Blessed & Natural GGT.

### CALL'S TO AUDIENCE

Councilman Higgins had no comment.

Councilwoman Duprey responded to the escape room conversation. She said she had heard talk of them opening, but that the owners do realize that they cannot open until the city approves them doing so. Councilman Higgins stated that he has toured the facility.

### BOARD COMMENTS

Ms. Hildebrandt said: "may the food trucks come rolling into the city of Lincoln Park."



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

LINCOLN PARK BROWNFIELD REDEVELOPMENT AUTHORITY

---

Ms. VanCleave stated that she was reappointed to the EDC Board, but has not been able to make it to City Hall to be sworn in. She added that the Lincoln Park Chamber of Commerce has joined the Southern Wayne County Regional Chamber of Commerce (SWCRCC).

Mr. Edge asked whether we will be meeting in person in June. Mayor Karnes responded that it is our goal to meet in person in June.

Mr. Egglesfield had no comment.

Mr. Cianfarani asked if there will be a copy of the Food Truck Ordinance available on the city website. Mayor Karnes stated that it should be available in the meeting packet from the Council meeting. The Director will email the ordinance to the members. Mr. Cianfarani asked if the ordinance is for the Downtown only, to which the Director answered no, it is city-wide.

Mr. Cianfarani also inquired about possible retail marijuana shops opening. There are two in process, whose site plans were scheduled to be reviewed on Friday, May 12, by the Planning Commission.

Mayor Karnes informed the board that he was invited to the opening of a new hotel. He stated that he has no problem attending, with the understanding that they have a lot to do before opening to guests. Since then, the opening has been postponed. Mr. Cianfarani inquired as to why it is taking so long to get up and running. Mayor Karnes responded that they have been working on it on and off for a period, and that because they took the heaters out each one must now be inspected. Councilman Higgins added that both owners also contracted Covid-19 at different times.

**MOTION TO ADJOURN**

A motion to adjourn the meeting was made by Mr. Edge, seconded by Mr. Egglesfield. Motion carried unanimously. Meeting was adjourned at 7:20 pm.

*Meeting minutes prepared by Director Carl Malysz and Assistant Director Timarie Szwed*