



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of January 10, 2023

1. CALL TO ORDER & ROLL CALL:

The meeting was called to order by the Chair, Mayor Karnes, at 6:00 PM.

Present: Mayor Karnes, Larry Edge, Sel Alvarado, Gary Eggesfield, Debbie Van Cleave, and Matt Widby. (Attending 6; Quorum 5.)

Absent: Kara Hildebrandt and Christie Kerr.

Others in attendance: Mayor Higgins; Carl Malysz, Executive Director; William Look, Attorney; and Brandon Frye.

2. APPROVAL OF AGENDA:

Motion to approve: Gary Eggesfield.

Support: Larry Edge.

Motion passed, unanimously.

3. APPROVAL OF MINUTES: Regular Meetings of the EDC on December 13, 2022.

Motion to approve: Debbie Van Cleave.

Support: Gary Eggesfield.

Motion passed, unanimously.

4. APPROVAL OF INVOICES:

- a. William Look, EDC Meeting – December 13, 2022 (\$85.00).

Motion to approve: Gary Eggesfield.

Support: Larry Edge.

Motion passed, unanimously.

- b. Southfield Road Corridor Study – Beckett & Raeder Invoice, November 2022, Final Payment (\$2,006.88).

Motion to approve: Larry Edge.

Support: Matt Widby.

Motion passed, unanimously.

The Executive Director indicated that he would provide a project reconciliation at the next meeting.

5. FINANCIAL REPORTS:

- a. A & R Music – Current through December 2022.

- b. Vito's Pizzeria – Current through January 2023.

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



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6. OLD BUSINESS:

- a. Property Acquisition, 2207 – 2231 Fort Street – Hispanic Business Incubator: Lincoln Park not selected as a CEDAM for 2023-2024.
- b. Southfield Road Corridor Study and Plan: Will be posted on the City/EDC website by the end of this week.
- c. Redevelopment Ready Communities, Zoning Ordinance Rewrite: Rewrite in process. Also, working on Amendments to the Food Truck Ordinance.
- d. EV Stations in the Southfield Road Parking Lot: DTE has assigned a Project Planner Engineer. Site visit to be scheduled next week. NEVI application still being prepared by EGLE. Lincoln Park is solidly in the queue for a grant for EV-3 chargers. Solar power is being examined as a possibility. Neither EGLE nor DTE have any grant programs for solar charging currently.
- e. 2022 Right of Refusal Property on Wayne County Tax Sale – 1422 Southfield Road: Still waiting for plans from owner of Lincoln Park Grill to move forward.
- f. Proposal for Lincoln Park Economic Development Platform – Bludot Technologies, Inc.: Bludot portal has been activated to for review by DDA and EDC staff. Staff will be reviewing the portal in earnest beginning end of this week.
- g. Dangerous Building Board Property – 1574 Fort Street: New owner was out of the country during the holidays. He is supposed to get back with the city upon his return.
- h. Former-Sears site: Waiting for new owner to provide brownfield redevelopment plan.
- i. Proposed brownfield plan/remediation to activate manufacturing/warehouse space at 1705-1737 Cicotte Avenue: In discussions with other city staff to ascertain likelihood of a Brownfield TIF.
- j. Renegotiating LAMAR Billboard Lease at 1111 John A. Papalas Drive: In process. Adjoining property owner would like to purchase the site upon which the billboard sits.
- k. Southfield Road (East of Fort Street) “Road Diet” Project: Staff has had conversations via Zoom and email with MDOT, SECOG, and Ecorse. Still trying to connect with Wayne County DPS engineers.

7. NEW BUSINESS:

- a. Destination Downriver 2022 Progress Report. The Executive Director distributed and briefly reviewed the Progress Report and makes it part of these Minutes by reference.



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- b. Chocolate Walk 2023 – Authorization to expend (\$100.00)
Motion to Approve: Matt Widby.
Support: Larry Edge
Motion passed, unanimously.

- c. Discussion regarding EDC Board member resignations – Rudy Cianfarani.

8. DIRECTOR'S REPORT:

The Executive Director had nothing further to report.

9. CALLS TO AUDIENCE & MISCELLANEOUS MATERS:

Mayor Mike Higgins indicated that he was recruiting persons to become members of the DDA and the EDC. He also told the Board that there was a ribbon cutting scheduled for Moses Roses (marijuana shop) scheduled for Saturday, February 11, 2023, from 12:00 Noon to 4:00 pm. Finally, Mayor Higgins informed the Board of anew Downtown business – the fruit and vegetable market at 1568 Fort Street.

10. BOARD COMMENTS:

Debbie Van Cleave mentioned circulation issues that were encountered during *Fantasy Land*. She said they would be addressed prior to the 2023 event. No other Board members had material comments to record.

11. MOTION TO ADJOURN:

Motion to adjourn: Gary Eggesfield.
Support: Debbie Van Cleave.
Motion carried unanimously.
The meeting adjourned at 7:29 PM.

Minutes prepared by the Carl Malysz, Executive Director.