



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of FEBRUARY 14, 2023

1. CALL TO ORDER & ROLL CALL:

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

Present: Tom Karnes, Larry Edge, Sel Alvarado, Kara Hildebrandt, and Christie Kerr.
(Attending 5; Quorum 5.)

Absent: Gary Eggesfield, Matt Widby, and Debbie Van Cleave.

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

2. APPROVAL OF AGENDA:

Motion to approve: Kara Hildebrandt.

Support: Larry Edge.

Motion passed, unanimously.

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

Motion to approve: Larry Edge.

Support: Kara Hildebrandt.

Motion passed, unanimously.

4. APPROVAL OF INVOICES:

- a. William Look, EDC Meeting – January 11, 2023 (\$127.50) – Attached.

Motion to approve: Kara Hildebrandt

Support: Christie Kerr

Motion passed, unanimously.

- b. Bludot Technologies Inc., Bludot Economic Development Platform (\$4,144.00 – three-way split among DDA, EDC, and Lincoln Park Chamber of Commerce – \$1381.33 each) – Attached.

5. FINANCIAL REPORTS:

- a. A & R Music – Current through January 2023.

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

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

6. OLD BUSINESS:

- a. Southfield Road Corridor Study and Plan: Executive Director reported that the



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of FEBRUARY 14, 2023

payments and refunds had been reconciled. Funds had been requested from the Michigan Treasury Department.

- b. Redevelopment Ready Communities: Executive Director announced Annual Joint-meeting of Lincoln Park Development organizations on February 27th at 6:00 pm in City Council Chambers.
- c. EV Stations in the Southfield Road Parking Lot: Project update – Executive Director reported that the Project is moving along.
- d. 2022 Right of Refusal Property on Wayne County Tax Sale – 1422 Southfield Road: Project update – Executive Director reported that the DDA is working with Kol Kroj. The City Council had transferred ownership of the property to the DDA.
- e. Proposal for Lincoln Park Economic Development Platform – BluDot Technologies, Inc.: Project Update – Executive Director reported that the staff was to meet with BluDot Technology reps to review the platform.
- f. Dangerous Building Board Property – 1574 Fort Street: project update – Executive Director reported that the new owner still had not communicated his plans to the City Council, and it was growing frustrated.
- g. Former-Sears site: Project update – Executive Director reported that the owner of the new owner of the former-Sears site recently submitted a Brownfield Plan that had not yet been reviewed by staff. This matter would likely come up at the next EDC meeting.
- h. Proposed brownfield plan/remediation to activate manufacturing/warehouse space at 1705-1737 Cicotte Avenue: Project update – Executive Director reported that he was still in conversation with Lincoln Park staff to determine whether a brownfield cleanup plan with utilizing TIF was feasible.
- i. Renegotiating LAMAR Billboard Lease at 1111 John A. Papalas Drive: Project Update – Executive Director had nothing new to report.
- j. Southfield Road (East of Fort Street) “Road Diet” Project: Project update – Executive Director reported that he would be submitting a Transportation Alternatives Program (TAP) application to MDOT and SEMCOG by February 21,2023.
- k. Discussion regarding EDC Board member resignations – Rudy Cianfarani- by the Board. Executive Director stated that Mayor Higgins was aware and searching for a candidate.

7. NEW BUSINESS:

- a. Executive Director Search – Executive Director reported that he had resigned his position with the DDA and the EDC effective April30,2023. He also stated that he was willing to assist the DDA and the EDC to recruit a new Executive Director, subject to working out the details. The EDC asked him to prepare a job description



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of FEBRUARY 14, 2023

for the next meeting.

- b. Proposed FY2023-24 Budget – To be distributed at meeting.
Motion to Approve: Kara Hildebrandt.
Support: Christie Kerr
Motion passed, unanimously.

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:

Kara Hildebrandt relayed observations from her recent trip to Dubai. She informed the Board members that electronic billboards were springing up on Building facades everywhere in that city; it is unfortunate that Lincoln Park does not even have murals.

11. MOTION TO ADJOURN:

Motion to adjourn: Sel Alvarado.
Support: Christie Kerr.
Motion carried unanimously.
The meeting adjourned at 7:45 PM.

Minutes prepared by the Carl Malysz, Executive Director.