



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) & BROWNFIELD REDEVELOPMENT AUTHORITY (BRA)

Minutes of March 14, 2023

1. CALL TO ORDER & ROLL CALL:

The meeting was called to order by the Chair, Mayor Karnes, at 6:30 PM.

Present: Tom Karnes, Larry Edge, Kara Hildebrandt, Matt Widby, and Debbie Van Cleave (Attending 5; Quorum 5.)

Absent: Sel Alvarado; Gary Eggesfield, ands Christie Kerr.

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

2. APPROVAL OF AGENDA:

Motion to approve: Kara Hildebrandt.

Support: Debbie Van Cleave.

Motion passed, unanimously.

3. APPROVAL OF MINUTES: Regular Meetings of the EDC on February 14, 2023.

Motion to approve: Matt Widby.

Support: Kara Hildebrandt.

Motion passed, unanimously.

4. APPROVAL OF INVOICES:

- a. William Look, EDC Meeting – February 14, 2023 (\$148.75).

Motion to approve: Kara Hildebrandt

Support: Matt Widby

Motion passed, unanimously.

5. FINANCIAL REPORTS:

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

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

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

6. OLD BUSINESS:

- a. 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 – Meeting Notes distributed. No questions.



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- b. EV Stations in the Southfield Road Parking Lot: Project update – Representatives from DG Energy (Mark Ward) reported on project status and requested the EDC to authorize DG Energy to procure a site survey for a DTE easement not to exceed \$6,000.
Motion to approve: Kara Hildebrandt
Support: Matt Widby
Motion passed, unanimously.
- c. BluDot Technology platform. The Executive Director and Intern update the EDC on project status.
- d. 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.
- e. Renegotiating LAMAR Billboard Lease at 1111 John A. Papalas Drive: Project Update – Executive Director had nothing new to report.
- f. Southfield Road (East of Fort Street) “Road Diet” Project: Project update – Executive Director reported that the Transportation Alternatives Program (TAP) application to MDOT and SEMCOG was submitted on February 21, 2023.
- g. EDC Board Member resignations – Rudy Cianfarani – The Mayor et al were still searching for a replacement member.

7. NEW BUSINESS:

- a. Acting as the Lincoln Park Brownfield Redevelopment Authority, the BRA heard a presentation on and reviewed the Brownfield Plan for the Former-Sears Redevelopment Project. By acclamation, the BRA passed this matter onto the Lincoln Park City Council with a favorable recommendation.
- b. Michigan Hispanic Chamber of Commerce – The Executive Director reported that the Michigan Hispanic Chamber of Commerce was interested in developing a working relationship with the City of Lincoln Park and was seeking grant funding for this purpose.



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8. DIRECTOR'S REPORT:

The Executive Director had nothing further to report.

9. CALLS TO AUDIENCE & MISCELLANEOUS MATERS:

Mayor Mike Higgins indicated that two new businesses had recently located in Lincoln Park: LP Supermarket and La Borda Caribbean at Dix and Outer Drive. He also mentioned that he was continuing his search for replacement board members for the EDC and the DDA. Finally, he stated that he was taking the EDC's request for a "citylp.com" email address to the City Council for consideration.

10. BOARD COMMENTS:

Matt Widby stated that he would not be attending the next EDC Board meeting, as he would be vacationing in the Caribbean. Debbie Van Cleave reported that payment for the Chamber's contribution would be delivered soon. Finally, Kara Hildebrandt reported that she had been in contact with Cara Clemente and that Cara had expressed interest in finding County funding for Lincoln Park projects.

11. MOTION TO ADJOURN:

Motion to adjourn: Kara Hildebrandt.

Support: Larry Edge.

Motion carried unanimously.

The meeting adjourned at 7:38 PM.

Minutes prepared by the Carl Malysz, Executive Director.