



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of August 9, 2022

1. CALL TO ORDER & ROLL CALL:

The meeting was called to order by the Chair, Mayor Karnes, at 6:02 PM.

Present: Mayor Karnes, Rudy Cianfarani, Kara Hildebrandt, Christie Kerr, Matt Widby, and Debbie Van Cleave. (Attending 6; Quorum 5.)

Absent: Sel Alvarado, Larry Edge, Gary Egglesfield

Others in attendance: William Look, Attorney; and Brandon Frye, RRC Intern.

2. APPROVAL OF AGENDA:

Motion to approve: Kara Hildebrandt.

Support: Debbie Van Cleave.

Motion passed, unanimously.

3. APPROVAL OF MINUTES: Regular Meeting of the EDC, July 12, 2022—to be considered at the September 13, 2022, EDC Regular Meeting.

4. APPROVAL OF INVOICES:

- a. William Look, July 13, 2022 (\$127.50).

Motion to approve: Kara Hildebrandt.

Support: Debbie Van Cleave.

Motion passed, unanimously.

5. FINANCIAL REPORTS: July 31, 2022.

The reports were then made part of these minutes by reference.

6. EDC SMALL BUSINESS LOAN PORTFOLIO REPORT:

- a. A & R Music
- b. Vito's Pizzeria

Both loan accounts were current through July and August 2022, respectively.

7. OLD BUSINESS:

- a. Property Acquisition, 2207 – 2231 Fort Street – Hispanic Business Incubator – The corner lot (2231 Fort Street) was purchased by a private individual; it may be used as an auto related-business.
- b. Southfield Road Corridor Study and Plan – Draft Report Received and being reviewed by the Staff Steering Committee.
- c. Redevelopment Ready Communities, Zoning Ordinance Rewrite – Rescheduling



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Staff Steering Committee Kick-off Meeting with Consultants.

- d. EV Stations in the Southfield Road Parking Lot – Synopsis of Meeting with Mark Ward, DG/ENERGY – DTE applications submitted; consultants are in process of having DTE evaluate power requirements for EV-2 and EV-3 charging stations. As per Matt Widby, cost for EV-2 charging Station is about \$7,500-10,000; EV-3 cost quite a bit more and DTE only pays 50%.
 - e. Small Business Loan Application – Southriver Collision, 517 Southfield Road – Application Form (up to \$25,000) – Waiting for more information from the applicant; also, providing applicant with application and policy guidance for Cares Act business relief grant. Executive Director is waiting for more information to be submitted by the applicants.
 - f. 2022 Right of Refusal Property on Wayne County Tax Sale – 1422 Southfield Road – Minimum Bid Amount: \$10,387.61 (FMV: \$60,000.00) – City Council passed resolution to exercise purchase of 1422 Southfield Road to be transferred to Lincoln Park DDA; Staff has been in contact with adjoining property owner who wants to purchase property from the DDA, clean up the property, and eventually expand the existing restaurant.
 - g. Dangerous Building Board Property – 1574 Fort Street – Action pending/tabled by the City Council until September 5th meeting; two proposals to purchase/rehab the property from the current owner have been announced.
- 8. NEW BUSINESS:** No new business to considered. But Mayor Karnes reported on Destination Downriver and partnership with “Under the Radar” – Interview at Detroit Salsa Company.
- 9. DIRECTOR’S REPORT:** Introduction of Brandon Frye, Wayne State University, Master’s Program in Public Policy.
- 10. CALLS TO AUDIENCE & MISCELLANEOUS MATERS:** Councilman Mike Higgins reported that the Goddard-Dix intersection now had active businesses at all four corners.
- 11. BOARD COMMENTS:** Matt Widby indicated that the city has a high number of residential rental units. Panhandling appears to be on the increase. Finally, he raised a question whether lawn maintenance and snow removal (in the Downtown?) could be done “in-house” by city forces?

Christie Kerr raised the issue of providing better street cleaning along major traffic corridors, like Dix, Southfield Road, and Fort Street.



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Finally, Debbie Van Cleave reported that Lincoln Park Days were scheduled this year for August 26-28, and that she would begin work on Fantasy Land shortly.

12. MOTION TO ADJOURN: This meeting adjourned via unanimous consent at 7:20 PM.

These Minutes were prepared "in absentia" by Carl Malysz, Executive Director, with notes provided by William Look, Attorney.