



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of September 13, 2022

1. CALL TO ORDER & ROLL CALL:

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

Present: Mayor Karnes, Rudy Cianfarani, Larry Edge, Gary Eggesfield, and Christie Kerr, (Attending 5; Quorum 5.)

Absent: Sel Alvarado, Kara Hildebrandt, Matt Widby, and Debbie Van Cleave.

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

2. APPROVAL OF AGENDA:

Motion to approve: Gary Eggesfield.

Support: Rudy Cianfarani.

Motion passed, unanimously.

3. APPROVAL OF MINUTES: Regular Meeting of the EDC, July 12, 2022.

Motion to approve: Gary Eggesfield.

Support: Larry Edge.

Motion passed, unanimously.

4. APPROVAL OF INVOICES:

- a. William Look, August 9, 2022 (\$113.00).

Motion to approve: Gary Eggesfield.

Support: Larry Edge.

Motion passed, unanimously.

- b. Beckett & Raeder, Inc. – Southfield Road Corridor Study – May 2022 Invoice (\$10,078.50).

Motion to approve: Larry Edge.

Support: Gary Eggesfield.

Motion passed unanimously.

5. FINANCIAL REPORTS: August 31, 2022.

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



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6. EDC SMALL BUSINESS LOAN PORTFOLIO REPORT:

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

The Executive Director reported that both loan accounts were current through August 2022.

7. OLD BUSINESS:

- a. Small Business Loan Application – South River Collision, 517 Southfield Road – Application Form and Quotes (up to \$10,000).
The Executive Director explained that the applicant's had revised there ask downward from \$25,000 to \$10,000, and that he was waiting for them to supply him with additional information.
- b. Property Acquisition, 2207 – 2231 Fort Street – Hispanic Business Incubator.
The Executive Director had nothing new to report.
- c. Southfield Road Corridor Study and Plan.
The Executive Director reported that he was reviewing the draft of the Report.
- d. Redevelopment Ready Communities, Zoning Ordinance Rewrite – Rescheduled Kick-off Meeting set for September 21st.
The Executive Director reported that the kick-off meeting had to be rescheduled. Also, the Michigan Economic Development Corporation had approved paying 50% of the cost of the consultant (CBI) contract which was \$40,000 total.
- e. EV Stations in the Southfield Road Parking Lot.
The Executive Director reported that the information package that needed to be sent to DTE was prepared and submitted by the consultants.
- f. 2022 Right of Refusal Property on Wayne County Tax Sale – 1422 Southfield Road.
The Executive Director reported that the City Council exercised it option to purchase the subject property, and that it would be selling it to the LP Downtown Development Corporation who has an interested buyer.
- g. Dangerous Building Board Property – 1574 Fort Street.
The Executive Director Reported that the Council had passed a resolution ordering the demolition of the subject property. But there was still a thirty-day window for a new buyer to come forward.



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- h. Former-Sears site.

The Executive Director reported that he and the City Manager had discussion with the new property owner to implement a Brownfield Redevelopment project.

8. NEW BUSINESS:

- a. Proposal for Lincoln Park Economic Development Platform – Blutot Technologies, Inc. (one year \$4,144.00).

The Executive Director explained the proposal to the EDC Board. Several Board members had questions. The Board asked the Director to provide it with a Zoom presentation at its next regular meeting in October.

- b. Lincoln Park Historical Museum – Centennial Celebration for the founding of the Village of Lincoln Park.

Mayor Karnes reported that the Historical Museum was planning a celebration for the 100-Year Anniversary of the founding of Lincoln Park as a Village (1921-2021). The event would be held at the Lincoln Park High School Gymnasium on Saturday, October 1st. Mayor Karnes invited the EDC Board members and guests to attend. Motion to approve the purchase of a \$100 advertisement: Mayor Karnes.

Support: Rudy Cianfarani.

Motion passed unanimously.

- 9. EXECUTIVE DIRECTOR'S REPORT:** The Executive Director had nothing further to report.

- 10. CALLS TO AUDIENCE & MISCELLANEOUS MATERS:** None.

- 11. BOARD COMMENTS:** There were no further comments or questions raised by the Board.

- 12. MOTION TO ADJOURN:** The Meeting adjourned by acclamation at 7:18 pm.

These Minutes were prepared by Carl Malysz, Executive Director.