



## LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

Minutes of the EDC Regular  
Meeting September 14, 2021

### CALL TO ORDER & ROLL CALL

Regular meeting of the EDC held via zoom, called to order by Mayor Tom Karnes at 6:06 pm. A quorum was present.

*Present:* Rudy Cianfarani, Larry Edge, Gary Eggesfield, Kara Hildebrandt, Mayor Tom Karnes

*Absent:* Deborah VanCleave

*Also present:* Assistant Director Timarie Szwed, William Look, Councilman Mike Higgins, Councilman Larry Kelsey

### APPROVAL OF AGENDA

Motion to approve the agenda was made by Mr. Eggesfield, seconded by Ms. Hildebrandt. Motion carried unanimously.

### APPROVAL OF MINUTES

Motion to approve the minutes of the August 10, 2021, EDC Regular Meeting was made by Mr. Eggesfield, seconded by Mr. Edge. Motion carried unanimously.

### APPROVAL OF INVOICES

A motion to approve an invoice from William Look, attorney, dated August 11, 2021 (\$68.00) for legal services was made by Ms. Hildebrandt, seconded by Mr. Eggesfield. Motion carried unanimously.

### FINANCIAL REPORTS

The Director presented the August 31, 2021, financial reports. The Assistant Director informed the Board that the loan for Vito's Pizza had been processed, but not yet released. Financial reports will be placed on file.

### EDC SMALL BUSINESS LOAN PORTFOLIO REPORT

- **A&R Music:** The Assistant Director stated that they are waiting for the loan statement regarding A&R Music, and information would be sent out as soon as possible.

### OLD BUSINESS

- **Property Acquisition – 2205-2231 Fort Street**  
The Assistant Director stated that the property at 2215-2225 has been acquired by the City through Tax Sale. A private entity is interested in working with the EDC in the development of a business incubator. She added that the property at 2207, former hardware store with 2<sup>nd</sup> floor residential unit, has been put on the market. They are asking \$199,000. The property at 2227 is not currently



## LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

for sale, Director Carl Malysz is attempting to contact the owners. 2231, former filling station owned by Park Medical, is still on the market, with an asking price of \$175,000.

EDC Staff has been in conversation with representatives of MEDC, and they are excited about the proposed business incubator. EDC Staff will be visiting the Flint Ferris Wheel business incubator on September 24.

- **EDC Loan Application: 3962 Fort Street (Vito's Pizzeria)**  
EDC Staff closed on the loan and are awaiting documentation of the final inspection before releasing the check to them.

### NEW BUSINESS

- **Southfield Road Corridor Study and Plan**  
The EDC voted last month to be the primary agency for the study, working with the consulting firms. A contract has been signed with Becket&Rader.
- **Director Carl Malysz Contract**  
Mayor Karnes stated that Director Carl Malysz's contract is up, and he and Sam Eckman (Chairman of DDA Board) met to conduct a review of Mr. Malysz's performance. A survey will be distributed to allow board members to provide feedback on his performance.

### DIRECTOR'S REPORT

The Director gave an oral report with updates on the DDA/EDC Work Program, FY2020-2021 Priority Project List.

- **Joint Meeting**  
The Assistant Director stated that the Joint Meeting will move the city towards meeting Redevelopment Ready Community Status, will be held on September 27, 2021, at 6:30 pm. The meeting will include the City Council, Planning Commission, Zoning Board of Appeals, EDC, DDA, Dangerous Building Board, Community Improvement Commission, and Parks and Rec Commission.

### CALL'S TO AUDIENCE

Councilman Higgins stated that he is excited about the building acquisitions.

### BOARD COMMENTS

Mr. Edge inquired about Mr. George Cretu. Mayor Karnes provided an update.

Mr. Cianfarani stated that there was activity at a former real estate office at Fort St. and London and inquired if anyone had information. Councilman Higgins agreed that there was some activity at the back door.

Comments were made about the construction taking place at Dix and Emmons, with the new car wash, and the remodel of Meijer to begin soon. Additional comments were made regarding new businesses and construction going on within Lincoln Park. Including the groundbreaking of Taco Bell at Southfield



LINCOLN PARK  
ECONOMIC DEVELOPMENT CORPORATION

and Lafayette. A restaurant will be opening within two months at Dix and Goddard, Mayor Karnes mentioned that it is looking very nice.

**MOTION TO ADJOURN**

Mr. Edge moved to conclude the meeting, seconded by Mr. Eggesfield. Motion carried unanimously. Meeting was adjourned at 6:35 pm.

**NEXT MEETING**  
**October 12, 2021**  
**6:00 pm**

*Meeting minutes prepared by Assistant Director Timarie Szwed*

Lincoln Park  
Economic Development Corporation  
1355 Southfield Road, Lincoln Park, MI 48146  
[https://citylp.com/government/downtown\\_development\\_authority/index.php](https://citylp.com/government/downtown_development_authority/index.php)

Carl Malysz, Director (313)386-1800 ext. 1289 <a href="mailto:cmalysz@citylp.com">cmalysz@citylp.com</a>	Timarie Szwed, Asst. Director (313)386-1800 ext. 1246 <a href="mailto:tszwed@citylp.com">tszwed@citylp.com</a>
--	--