



LINCOLN PARK ECONOMIC DEVELOPMENT CORPORATION

Minutes of the EDC Regular Meeting
October 12, 2021

CALL TO ORDER & ROLL CALL

Regular meeting of the EDC held via zoom, called to order by Mayor Tom Karnes at 6:08 pm. A quorum was present.

Present: Rudy Cianfarani, Larry Edge, Gary Eggesfield, Mayor Tom Karnes, Deborah VanCleave

Absent: Kara Hildebrandt

Also present: Director Carl Malysz, Assistant Director Timarie Szwed, William Look

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the September 14, 2021, EDC Regular Meeting was made by Mr. Edge, seconded by Ms. VanCleave. Motion carried unanimously.

APPROVAL OF INVOICES

A motion to approve an invoice from William Look, attorney, dated September 15, 2021 (\$127.50) for legal services was made by Mr. Eggesfield, seconded by Ms. VanCleave. Motion carried unanimously.

FINANCIAL REPORTS

The Director presented the September 30, 2021, financial reports, stating that the EDC is currently within budget, as of September 30, 2021. Financial reports will be placed on file.

EDC SMALL BUSINESS LOAN PORTFOLIO REPORT

- **A&R Music:** The Director stated that A&R Music is current with their loan payments.
- **Vito's Pizzeria:** The Director stated that the first payment is in the mail. It was due on October 1, 2021.

OLD BUSINESS

- **Property Acquisition – 2205-2231 Fort Street**
The Director informed the Board that the City acquired the property at 2215 (which includes 2225) for approximately \$32,000. The City has received a proposal from a developer, interested in making an investment and improving the property. The developer says that they will work with the



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DDA/EDC to develop the property for an acceptable use. Detailed conversations will take place later. The Mayor will be meeting with the City Manager regarding this property. The owner of Lunch in Wyandotte is working with the city regarding 2231 Fort Street (former filling station).

- **Southfield Road Corridor Study and Plan**

The Director gave an oral report regarding the Southfield Road Corridor Study and Plan. Discussion followed.

- **Joint City Council/Development Board Meeting Notes**

The Director presented meeting notes from the Joint City Council/Development Board Meeting, held on September 27, 2021.

NEW BUSINESS

- **Economic Development 101 for Elected Officials**

Mayor Karnes made a motion to purchase Economic Development 101 for Elected Officials for \$277, seconded by Ms. VanCleave. Motion carried unanimously. Funds will come from training/promotional budget. This matter will be added to the upcoming DDA, with suggestion that DDA share the cost.

DIRECTOR'S REPORT

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

CALL'S TO AUDIENCE

No public comments or miscellaneous matters.

BOARD COMMENTS

Mr. Edge commented on a new restaurant opening on Goddard. He stated that it was looking very nice.

Mayor Karnes announced the Crossroads of Lincoln Park, interviews that he will be conducting with various staff. Interviews will be aired on LPTV.

Mr. Cianfarani asked what was happening at Southfield and Lafayette. The new development will be a Taco Bell. He stated that more effort should be made to inform the EDC Board Members about new development. He suggested that these updates be included in the New Business section, or the Director's Report.

PERSONNEL ASSESSMENT : CARL MALYSZ CONTRACT RENEWAL

The Director's contract was discussed, as well as proposed amendments to the contract. The contract will be reviewed by Mr. Look and discussed at the upcoming DDA meeting. Both boards will vote on the contract at their respective November meetings.



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MOTION TO ADJOURN

Mr. Edge moved to conclude the meeting, seconded by Ms. VanCleave. Motion carried unanimously. Meeting was adjourned at 7:21 pm.

NEXT MEETING
November 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

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