



City of Lincoln Park, Michigan

ECONOMIC DEVELOPMENT CORPORATION (EDC) Minutes of December 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, Larry Edge, Gary Eggesfield, Kara Hildebrandt, Christie Kerr and Debbie Van Cleave. (Attending 6; Quorum 5.)

Absent: Sel Alvarado, Rudy Cianfarani, and Matt Widby.

Others in attendance: Council President Carlos Salcido, Councilman Eric Szor, Carl Malysz, Executive Director; William Look, Attorney; and Brandon Frye.

2. APPROVAL OF AGENDA:

Motion to approve: Kara Hildebrandt.

Support: Larry Edge.

Motion passed, unanimously.

3. APPROVAL OF MINUTES: Regular Meetings of the EDC on November 15, 2022.

Motion to approve: Kara Hildebrandt.

Support: Gary Eggesfield.

Motion passed, unanimously.

4. APPROVAL OF INVOICES:

- a. William Look, EDC Meeting – November 15, 2022 (\$63.75).

Motion to approve: Kara Hildebrandt.

Support: Larry Edge.

Motion passed, unanimously.

- b. Destination Downriver (third year of three-year commitment) 2023 Invoice (\$2,500.00).

Motion to approve: Kara Hildebrandt.

Support: Christie Kerr.

Motion passed, unanimously.

5. FINANCIAL REPORTS:

- a. A & R Music – Current through November 2022.
- b. Vito's Pizzeria – Current through December 2022.

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



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6. OLD BUSINESS:

- a. Property Acquisition, 2207 – 2231 Fort Street – Hispanic Business Incubator – **CEDAM application for a Fellow to work on the Hispanic Business Incubator Project was submitted.**
- b. Southfield Road Corridor Study and Plan – **Report is in “Final for Adoption” status. This report will be posted on the city website in January 2023 and be forwarded to the Lincoln Park Planning Commission for consideration as an amendment to the Lincoln Park Master Plan.**
- c. Redevelopment Ready Communities, Zoning Ordinance Rewrite – **Zoning Code Rewrite is currently underway.**
- d. EV Stations in the Southfield Road Parking Lot – **DDA/EDC Letter of Intent was submitted to DTE. Field work with DTE engineer is being scheduled. Also, new Lincoln Park City Councilman Eric Szor is exploring the possibility of integrating solar into the project.**
- e. 2022 Right of Refusal Property on Wayne County Tax Sale – 1422 Southfield Road – **Owner of Lincoln Park Grill has entered the property and is securing the services of a structural engineer to assess the damages and recommending appropriate demo/stabilization recommendations. The assessment is still in process.**
- f. Proposal for Lincoln Park Economic Development Platform – Bludot Technologies, Inc. (one year \$4,144.00) – **Contract has been executed and kick-off meeting has been held with Bludot. Bludot is incorporating city spreadsheet data into the platform. This platform should be in beta testing phase by early January 2023.**
- g. Dangerous Building Board Property – 1574 Fort Street – **New property owner is still in process of assessing/preparing stabilization and rehabilitation program.**
- h. Former-Sears site – **Awaiting remediation information/draft brownfield plan from Jonah Company’s environmental engineers.**

7. DIRECTOR’S REPORT:

The Executive Director had nothing further to report.

8. CALLS TO AUDIENCE & MISCELLANEOUS MATERS:

No members of the Public or other guests were in attendance to make comments or pose questions.

9. BOARD COMMENTS:

Chairman Karnes informed the Board that Rudy Cianfarani intends to tender his resignation. There were no other, substantive comments by the Board Members.



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10. MOTION TO ADJOURN:

Motion to adjourn: Kara Hildebrandt.

Support: Larry Edge.

Motion carried unanimously.

The meeting adjourned at 7:07 PM.

Minutes prepared by the Carl Malysz, Executive Director.