



LINCOLN PARK
ECONOMIC DEVELOPMENT CORPORATION

**Minutes of the EDC Regular Meeting
March 8th, 2022**

CALL TO ORDER & ROLL CALL

Call to order time: Mayor Karnes called the meeting to order at 6:00 PM. A quorum was present.

Present: Matt Widby, Christie Kerr, Mayor Karnes, Deborah Van Cleave, Kara Hildebrandt, Gary Eggesfield, Larry Edge, Rudy Cianfarani

Absent: N/A [one vacancy]

Also Present: Director Carl Malysz, RRC Intern Jose Lemus, Councilperson Tracey Duprey Councilperson Mike Higgins

APPROVAL OF AGENDA

- Discussion: No discussion
- Motion: Larry Edge
- Second: Kara Hildebrandt
- Approve: unanimous

ELECTION OF OFFICERS FOR 2022

- Discussion:
 - Chair: Mayor Karnes
 - Vice Chairman: Larry Edge
 - Secretary: Kara Hildebrandt
 - Treasury: Gary Eggesfield
- Proposed Slate
 - Chair: Mayor Karnes [nominated Matt Widby Seconded Rudy]
 - Vice Chairman: Larry Edge [nominated Kara seconded Deborah Van Cleave]
 - Secretary: Kara Hildebrandt [Nominated Deborah seconded Deborah]
 - Treasurer: Gary Eggesfield [nominated Larry seconded Rudy]
- Motion: Kara
- Second: Debbie
- Motion Passes unanimously

APPROVAL OF MINUTES: February 8, 2022

- Discussion: N/A
- Motion: Kara
- Second: Gary
- Motion passes unanimously



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APPROVAL OF INVOICES

- William Look, 2/9/2022 (\$63.75)
 - Motion: Kara Hildebrandt
 - 2nd: Gary
 - Motion Passes unanimously
- Beckett & Reader, Southfield Road Corridor Study, 1/1/2022 (\$7096.20)
 - M: Debbie
 - 2nd: Kara Hildebrandt
 - Passed Unanimously
- Maureen Tobin, Chocolate Scavenger Hunt Reimbursement (\$55.25) – Attached
 - M: Kara Hildebrandt
 - 2nd: Larry Edge
 - Passes unanimously

Discussion:

- B&R study is paid completely by the state. EDC must pay for service first and get refunded by the state. Southfield Road Corridor Study. Debbie raised question that EDC board did not pay invoice from last month. Director clarified that EDC had not processed payment by last meeting but will be paid by 3/11. Another invoice will be received this month for 2/1/2022 that will be voted on at next meeting.
- Councilwoman Tobin expended her own funds, and this would be a reimbursement for funding the Chocolate Scavenger Hunt

FINANCIAL REPORTS

- Director provided oral report on financial reports for EDC for new board members.
 - EDC gets \$22K from billboard advertisement, gets additional funding from small business revolving loan program.
 - EDC repurposed loan fund from solely in industrial park to all of Lincoln Park. The total amount annually is \$50K per year and could go up to \$300K if we received interest from new businesses.
 - Director brought up discussion to opening lending pool to new businesses entering the Lincoln Park marketplace.
 - Before the program was only for established businesses in Lincoln Park.
 - Director mentioned that they are thinking of removing appraisal requirements given the lack of need for property appraisals within loan evaluation.
- **EDC SMALL BUSINESS LOAN PORTFOLIO REPORT**
 - A&R Music – Current for month of February. Payment Schedule later than expected
 - Vito's Pizzeria - Current for month of February. Paying faster than expected
- Motion:
- Second:



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OLD BUSINESS

- **Property Acquisition, 2207 -2231 Fort Street – Oral Report**
- Director explained that the EDC had an interest in purchasing and rehabilitating 2207 -2231 Fort Street to improve occupancy.
 - This project is shared with DDA. Progress is stalled until DDA Development plan and TIF plan amendments are approved by city council on 3rd reading 3/21. Once this is approved then EDC/DDA can complete negotiations with property owners for purchase. The EDC/DDA seeks to rehabilitate block with Hispanic business incubators. Gas station building is owned by Park Medical, City owns middle lot, hardware store lot is privately owned, and second from left is owned
- Discussion:
 - Widby asked what type of updating do the properties need? Mayor Karnes said that the property will be developed by a third party [What is 3rd party] for resale in partnership with EDC.
 - Director explained EDC's desire to create a Hispanic business incubator on the site to accommodate the population and entrepreneurship growth in Lincoln Park. EDC has had conversation with Wayne County and State around the incubator with positive review. Intern is working on Brownfield application with Wayne County for remediating the lot. City is member of Downriver community brownfield consortium.
 - Cianfarani asked if this was the 1st time the city had purchased property and Director mentioned that this has been done in the past.
- **Southfield Road Corridor Study and Plan – Oral Report**

Director provided oral report on history of initiative.

 - City Manager sought out Michigan Treasury to fund a study of the Southfield Road for improving pedestrian access for Lincoln Park and Ecorse.
 - State fully funded study of land-use, vacancy, traffic, physical analysis, policy that impact traffic on the corridor to develop an actionable strategic plan between both communities.
 - Two largest zones are Sears site and east corridor from Ecorse corridor to West Jefferson.
 - Traffic corridor is larger than its present and future vehicular traffic need.
 - SEMCOG has proposed a bicycle corridor in their master plan that connects Allen Park and adjacent communities to West Jefferson.
 - City is halfway through study; land-use, occupancy, traffic counts.
 - Alena Press- Cast city conversation to fill vacant small industrial spaces with small businesses. EDC will be one of the first boards to review consultant proposal.
 - Sears site (35 acres) has interested developers for warehousing development.
 - City looking for housing development, but current property owners are not interested.
 - Warehouse space is the leading candidate for use in this space.



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- Northpointe (Developers of eastland mall) want to turn the site into warehousing
 - Discussion has not moved forward with mayor
 - Director highlighted the permanent feature of development decision. Once the development decision is made it won't go back.
 - Discussion: Director Kerr voiced her opposition to developing warehouse or industrial on that lot. Director mentioned that if the zoning was correct the developer would build something on the lot to spec. Director highlighted that the utilities are difficult to define on that lot because the utilities and infrastructures need to be present before any industrial development can be made.
 - Board member Cianfarini asked about the tools that the city has to determine the type of development that can be made. Director mentioned that city could leverage a Planned Unit Development could be used to create a zoning plan for the lot to reduce the red tape.
 - Board member Hildebrandt asked about going after competitor developers or additional developers that focus on housing developments. Director recognized the ambition of the proposal but stated that EDC and DDA would need to find a developer that looks beyond standard investment metrics. Continued discussion on the profit margin.
 - What profit margin would make the deal doable? Director mentioned that Seritage wants \$5M for their 17 Acres.
 - Mayor Karnes stated that we should highlight those proposed developers are stuck in warehouse development because the site fits their need and desire.
 - Board member Hildebrandt presented discussion around Westfield's development practices.
 - Director highlighted that the city needs to create financial incentives to obtain the type of development they want to see otherwise the "free market" will not provide the desired outcome.
 - **Note:** EDC board interested in learning about developer profit margins and how redevelopment becomes profitable how to build pro forma.
 - Board Member Cianfarini asked if the biggest bang for our buck would be residential? Director highlighted that assessor loves residential assessments.
 - Director stated that beyond the assessed value, building housing in Lincoln Park would bring more people into the community which would increase economic vibrancy.
- **Chocolate Scavenger Hunt (formerly DDA Chocolate walk) – oral report**

Director provided oral report on Chocolate walk.

 - Walk was expanded to include the full city and was spearheaded by council people Higgins and Tobin.

Commented [JL1]: For RRC training



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- Director highlighted that EDC/DDA is looking to recruit event and planning volunteers to host events within the downtown area.
 - Cinco de Mayo is the next event
 - Looking to create a band stage in the downtown for Downriver cruise at the end of June
 - Planning a four-square tournament for fall 2022
 - DDA Facilities committee determining the need for holiday decorations

NEW BUSINESS

• **Certificates of Occupancy Issued in February 2022- Oral Report**

Director provided oral report

- Director highlighted that building department is working on helping certified businesses receive a certificate of occupation. Many businesses don't have Cos because they opened during receivership and were never asked to file for Cos.
- Discussion:
 - Board person Cianfarini highlighted that building dept. should update their record keeping to prevent compliant from having to undergo the process unnecessarily.

OTHER BUSINESS

• **Director's Report**

- March 28th 6:00 PM- City Council; ZBA; Planning Commission; DDA; EDC meeting on overview of RRC program and zoning ordinance update presentation by Elizabeth King.
- March 30th 6:00 PM- EDC/DDA; Planning Commission, Assessor; building and safety will host "how to open a business in Lincoln Park" workshop for the community.
- City partnered with RRC starting in 2017 almost at essential and working towards certified.
 - Tracey Duprey- presented her positive experience going through the RRC training for planning development
 - Larry Edge- presented for positive experience going through the RRC for business development
- Board member Cianfarini asked that the development process be updated to eliminate unnecessarily requirements.
- Board member Kerr added that we should have a checklist of what a business needs to have or steps they have to take to open a business in the city.

• **Calls to Audience & Miscellaneous Matters**

- Mike Higgins- highlighted that he has been going to every business in town. Papalas Drive has had three major corporations come to the area and use that as a launching pad to bring in new businesses. Board member Widby highlighted that he wants local businesses to sponsor blocks / corners to beautify the city.



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- Board member Kerr highlighted that we need business responsibility to upkeep their business. “Who is responsible for keeping businesses accountable on the aesthetic?”
 - Tracy Duprey- Mentioned that new businesses that opened hi
 - Intern asked EDC board members to complete RRC survey by March 10th to help staff plan development trainings.
- **Board Comments**
 - Matt Widby – Volunteered staff to help revitalize city. Has worked well with the city.
 - Christie Kerr- Reiterated her love for the city of Lincoln Park and wants to work to revitalize the city. Added that they can work with High School students to volunteer doing clean ups and get their national honor society credit.
 - Mayor Karnes- Welcomed new board members and demonstrated excitement at energy.
 - Deborah Van Cleave- N/A
 - Kara Hildebrandt- N/A
 - Gary Eggesfield-There isn’t a unified way of knowing when a new business opens. Would like to clarify how businesses open and ensuring that new businesses are certified before they open.
 - Mayor asked Director to make planning commission and ZBA minutes available to DDA and EDC boards prior to each board meeting.
 - Board member Van Cleave highlighted the Chamber of commerce gets calls about grand openings but cannot support the businesses until they are fully certified.
 - Councilwoman Duprey mentioned that the city manager passes along building department’s CO.
 - **Note:** How the business certification process works in Lincoln Park
 - Larry Edge- Nice to have full board here!
 - Rudy Cianfarani- N/A

Commented [JL2]: For RRC training

MOTION TO ADJOURN

- Motion: Meeting Adjourned 7:55

Lincoln Park
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https://www.citylp.com/government/downtown_development_authority/government/financial_incentives.php
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