

**LINCOLN PARK DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES  
Regular Meeting of October 16, 2014**

The Lincoln Park Downtown Development Authority met in a regular session, on Thursday, October 16, 2014 in the Lincoln Park City Hall Council Chambers. The Chairperson, called the meeting to order at 5: 04 pm, when a quorum was present.

PRESENT: Wilson, Galley, Romain, Steele, Fox, Moraitis\*

\* 6.00 pm

ABSENT: None

EXCUSED: McLain, Karnes

ALSO PRESENT: Brad Coulter, Emergency Manager; Madhu Oberoi, Executive Director DDA

Motion by Galley, supported by Romain

RESOLVED, that the agenda be approved with the change that item 9(f) be moved up after item 6, Finance Report.

Motion unanimously carried.

Motion by Galley, supported by Wilson

RESOLVED, that the minutes of the regular meeting of September 11, 2014 be approved as presented.

Motion unanimously carried.

Motion by Galley, supported by Fox

RESOLVED, that the following claims and invoices be approved as presented conditioned upon the approval of the Emergency Manager:

Beckett & Raeder- Strategic Plan Update	\$ 1,824.00
Beckett & Raeder – Dorsey Bldg. Design	\$ 2,000.00
Commercial Grounds Services LLC	\$ 8,278.50
DTE	\$ 47.51
Lowe's	\$ 134.53
MAP Registration	\$ 265.00
MAP Conference Lodging	\$ 607.09
Madhu Oberoi (transportation & Parking)	\$ 329.40
Michigan Downtown Association (Membership fee)	\$ 200.00
<b>TOTAL</b>	<b>\$ 13,686.03</b>

Motion unanimously carried.

The Farmers Market Report was accepted as presented.

Motion by Romain, supported by Galley

RESOLVED, that the Finance Report be accepted as presented.

Motion unanimously carried.

The Executive Director and Emergency Manager presented conceptual plans for a potential Save-a-Lot store in the former CVS Store on Fort Street. The following correspondence from Karen Nagher of Lincoln Park Preservation Alliance was read into the record:

October 16, 2014

Madhu Oberoi  
Executive Director  
Downtown Development Authority  
City of Lincoln Park  
1355 Southfield  
Lincoln Park, MI 48146

Dear Ms. Oberoi,

On behalf of the Lincoln Park Preservation Alliance and its board of directors we would like to speak out against any development in Lincoln Park that includes the demolition of a structurally sound and relevant historic resource. To demolish any more of Lincoln Park's historic fabric would be a mistake for both financial and "sense of place" reasons, to name just a couple. In this instance demolition of the Neisner Dime Store building would not allow Lincoln Park to benefit from an adaptive use that could also provide tax incentives to the owners as well as a creative alternative to demolition. Experience has shown us, in nearby communities large and small, that the retention of these resources accompanied by thoughtful new development result in new business and a greater residential density to support those businesses. Demolition is expensive and it is permanent. Too often it leaves an unsightly and unproductive gap in the streetscape that takes far too long to develop with the right infill.

LPPA is willing to become a part of the planning process and the discussion. We have the numbers and examples that back our claims. Unfortunately, we became aware of the Save-a-Lot proposal involving the Neisner Dime Store building far too late to present them at the October 16<sup>th</sup> meeting. Perhaps you could also allow us to be on the list of those who receive these meeting announcements too.

Thank you for allowing us to be heard.

Respectfully,

Karen Nagher  
Secretary  
Lincoln Park Preservation Alliance  
[lincolnparkpreservationalliance@hotmail.com](mailto:lincolnparkpreservationalliance@hotmail.com)  
cc: Brad Coulter

Motion by Moraitis, supported by Galley

RESOLVED, that upto \$25,000 be allocated from the DDA budget for repair of sidewalk; removal of planter and tree as needed; repair, seal and striping of parking lot behind CVS store.

Denial - Wilson, as she was opposed to the demolition of a historic structure, the former Neisner's Store.

Motion carried

The Executive Director presented a report of activities in the downtown area and potential businesses.

Mr. Romain presented his request for a façade grant for replacement of existing awning and a new awning partially covering the patio at 1660 Fort Street. He presented two estimates for the work.

Motion by Moraitis, Supported by Fox

RESOLVED, that the Façade Improvement Grant request for 1660 Fort Street, for replacement of existing awning and a new awning partially covering the patio be approved as presented; and

BE IT FURTHER RESOLVED, that the total grant amount shall not exceed \$5206, which represents 50% of the cost of the quoted work at \$10,411; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to complete the appropriate documents for the Façade Grant award and that the Chairperson and Secretary are authorized to sign the documents.

Abstain : Romain, due to conflict of interest

Motion carried.

A request for sale of a city owned vacant lot next to Albert's Furniture was presented. The DDA has no plans to develop that lot and had no objection to the sale. Since the DDA does not own the property, the decision to sell the lot rests with the City.

Motion by Romain, supported by Galley

RESOLVED, that the snow removal contract be offered to Dan K for 2014.

Motion unanimously carried.

The estimate from Commercial Grounds Services for seeding of some areas in the Southfield Road median was discussed. Action on this item was deferred until the spring.

Removal of light pole to accommodate the new SMART bus shelter was discussed. The Executive Director was directed to work with DPS to get a quote.

The Board directed the Executive Director to get quotes for tree lighting and organize the tree lighting event on December 6, 2014.

Motion by Romain, supported by Moraitis

RESOLVED, that the meeting adjourn at 7.35 PM

Motion unanimously carried.

Respectfully submitted,

Madhu Oberoi

Executive Director, DDA