

**SPECIAL MEETING OF THE HIGHLAND PARK CITY COUNCIL**

**July 23, 2018**

**Special Meeting of the Highland Park City Council convened at 6:10 p.m. with Council President Rodney Patrick presiding.**

**Present: Council Pro-Tem McDonald, Councilmember Woodard, Councilmember Lewis, Councilmember Marshall and Council President Patrick. (5)**

**Absent: None (0);**

**A quorum being present, Council was declared in session.**

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**The Clerk read the following notice:**

**I, Rodney Patrick, Council President, do hereby call a Special Meeting of the Highland Park City Council pursuant to Section 5-3 (b) of the Highland Park City Charter.**

**The purpose of the meeting:**

- 1. Resolution to approve rehabilitation RFP and funding of NSP2 homes.**
- 2. Storen Park usage request**
- 3. Closed Session – 6 month litigation update**

**The following resolution was submitted for approval.**

**RESOLUTION TO APPROVE REHABILITATION RFP AND FUNDING OF NSP2 HOMES**

**07-23-2018-1 Background:**

**The City of Highland Park was eligible to apply for and did in fact, receive funds from the federal Department of Housing and Urban Development (“HUD”) under the American Recovery and Reinvestment Act of 2009 “ARRA” for**

redevelopment of abandoned and foreclosed homes. This funding source is commonly known as Neighborhood Stabilization Program 2, or NSP2.

The Michigan State Housing Development Authority (MSHDA) formed a consortium of 12 cities and 8 land banks that were awarded NSP2 funding in order to support large-scale re-use planning and development that can attract the investment necessary to create sustainable neighborhoods of choice that are re-positioned to meet the opportunities of the new Michigan economy and to provide assistance at a sufficient scale to help build the capacity of Land Banks so that they can reach their potential.

By its adoption of this Resolution, The City of Highland Park Council authorized membership in MSHDA's NSP2 Consortium Application which stated that the Michigan Land Bank Fast Track Authority (MLBFTA) would act as the "partner land bank" for the City of Highland Park.

The City of Highland Park has successfully completed a number of acquisitions, demolitions, and rehabilitations projects under the NSP2 program. There remains four properties which had been rehabilitated and subsequently were vandalized. These properties must meet the requirements of the NSP2 program by being sold to income eligible households to meet the National Objectives for these funds. In order to sell them, they must be repaired and offered for sale to eligible buyers at or below 120% Area Median Income. MSHDA has set a deadline of August 21, 2018. If the City of Highland Park does not complete a National Objective, both the City and MLBFTA will be required to repay the NSP@ investment in these properties. To date, the City has expended over \$417,000 in NSP2 funds on these four properties and the NSP2 grant has reimbursed these funds and placed mortgages on the properties.

Moved by Councilmember Woodard  
Supported by Councilmember Lewis

**THEREFORE BE IT RESOLVED THAT:**

**WHEREAS, The City of Highland Park will have to pay back over \$417,000 to MSHDA if these homes are not rehabilitated and sold to eligible buyers, and**

**WHEREAS, The City of Highland Park desires to reach the National Objective for NSP2 and sell these homes to eligible buyers, and**

**WHEREAS, The City of Highland Park's Department of Community and Economic has prepared a Request for Proposal to repair damages at 153 Eason, 170 Moss, 200 Puritan and 116-118 Pilgrim in preparation of offering them for sale, and**

**WHEREAS, The Department of Community and Economic Development current budget does not have funds to pay for these additional repairs, and upon**

**sale of the homes the Department of Community and Economic Development can utilize sale proceeds to reimburse the costs of the additional repairs, the Department requests additional funds of \$110,000.**

**NOW HEREBY BE IT RESOLVED, that the RFP for rehabilitation of these four NSP2 homes be approved for release and the Department of Community and Economic Development's Director is authorized to take such other actions and execute such documents as necessary to carry out the actions authorized by this resolution.**

**FURTHER, NOW HEREBY BE IT RESOLVED, that the Department of Community and Economic Development's budget be raised by \$110, 000.**

**FINALLY BE IT RESOLVED, this item is approved pending the requested information from council. Yeas (5), Nays (0), Absent (0).**

**\*\*\***

**07-23-2018-2**

**The Clerk presented a Park Rental application from Howard Anthony to use Storen Park on Saturday, August 18, 2018 from 8 a.m. until dusk.**

**Moved by Council Pro-Tem Mc Donald  
Supported by Councilmember Woodard**

**To approve the Park Rental application from Howard Anthony to use Storen Park on Saturday, August 18, 2018. Yeas (5), Nays (0), Absent (0).**

**\*\*\***

**Moved by Councilmember Woodard  
Supported by Councilmember Lewis**

**To recess this meeting to meet in a closed session. Yeas (5), Nays (0), Absent (0). Meeting recess at 6:55 p.m.**

**Moved by Councilmember Lewis  
Supported by Council Pro Tem Mc Donald**

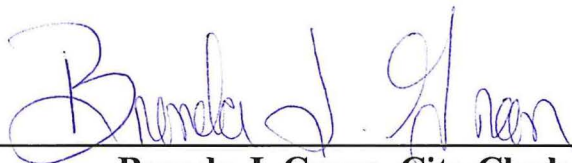
**To reconvene the meeting; Yeas (5), Nays (0), Absent (0) meeting reconvene at 8:56 p.m.**

**Moved by Councilmember Lewis  
Supported by Councilmember Woodard**

**To adjourn the Special Meeting; motion carried meeting adjourned at 8:57  
p.m.**

**CERTIFICATE**

**I, hereby certify that the attached is a copy of the minutes of a Special Meeting held on the 23<sup>rd</sup> of July 2018. Minutes are available for public inspection at the address designated on the posted public notice.**

  
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**Brenda J. Green, City Clerk**