

**MINUTES OF THE  
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL**

**DECEMBER 1, 2014**

**Council convened at 7:05 p.m. with Council President Christopher Woodard presiding.**

**Present: Council Pro Tem Lewis, Councilmember Patrick,  
Councilmember McClary and Council President Woodard (4)**

**Absent: Councilmember Moore (excused) (1).**

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

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**APPROVAL OF AGENDA:**

**Moved by Councilmember Council Pro Tem Lewis  
Supported by Councilmember McClary**

**To approve the agenda with the following additions.**

- 1. Resolution authorizing the engagement of Lippitt, O’Keefe Gornbein PLLC Law Firm.**
- 2. Resolution authorizing an amendment to the lease agreement between the City of Highland Park and Storage Operations, LLC.**

**Yeas (5), Nays (0), Absent (1).**

**PUBLIC HEARINGS:**

**The Clerk stated this was the place and time to hold a public hearing on the adoption of a Brownfield Plan for the Oakland Tech Parcel X in the City of Highland Park. Representatives were present from Oakland Tech Center and Wayne County Edge to answer questions and concerns from the audience and councilmembers. There was a lengthy discussion.**

**Moved by Councilmember McClary  
Supported by Councilmember Patrick**

**To close the Public Hearing. Yeas (4), Nays (0), Absent (1).**

The Clerk stated this was the place and time to hold a public hearing to consider introducing an ordinance to amend Part VIII, by repealing Ordinance 512 of 1959 and Ordinance 1099 of 1982 of their entirety, and substituting \_\_\_\_\_, Chapter 874 into the City of Highland Park Municipal Code to allow for street vendors.

There was a lengthy discussion amongst councilmembers and audience. Mr. Shaffi expressed concerns about public health and safety regarding food service operators.

Moved by Councilmember McClary  
Supported by Councilmember Patrick

To close the Public Hearing. Yeas (4), Nays (0), Absent (1).

**BID OPENING:**

The Clerk stated this was the place and time to open bid proposals for demolition of Bid Pack 12.

Four bids were received for (Bid Pack 12).

ABC Demolition Co. Inc. 2001 Waterman Detroit, Mi. 48209	bid amount \$152,764
Homrich Inc. 200 Matlin Rd. Carleton, Mi. 48117	bid amount \$164,200
Rickman Enterprise Group, LLC 15533 Woodrow Wilson Detroit, Mi. 48238	bid amount \$157,700
Blue Star 21950 Hoover Warren, Mi. 48089	bid amount \$169,800

Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis

To refer Bid Pack 12 proposals to Community Development for a recommendation.  
Yeas (4), Nays (0), Absent (1).

The Clerk stated this was the place and time to open bid proposals for demolition of Bid Pack 13.

Four bids were received for (Bid Pack 13)

ABC Demolition  
2001 Waterman  
Detroit, Mi. 48209                      bid amount \$108,705

Homrich Inc.  
200 Matlin Rd.  
Carleton, Mi. 48117                      bid amount \$98,400

Rickman Enterprise Group, Inc.  
15533 Woodrow Wilson  
Detroit, Mi. 48238                      bid amount \$119,300

Blue Star  
21950 Hoover  
Warren, Mi. 48089                      bid amount \$118,400

Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis

To refer Bid Pack 13 proposals to Community Development for a recommendation.  
Yeas (4), Nays (0), Absent (1).

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**FINANCE:**

The following resolution was submitted for approval.

Moved by Councilmember McClary  
Supported by Council Pro Tem Lewis

WHEREAS, THE City of Highland Park executed an emergency loan agreement with the State of Michigan on September 25, 2014;

WHEREAS, in accordance with the emergency loan agreement the City is required to enter into an agreement with an engineering firm to prepare a request for proposal for the operations of the Water Department;

WHEREAS, the Finance Department of the City submitted and received requests for proposals to complete a request for proposals;

**NOW, THEREFORE, BE IT RESOLVED** that the Highland Park City Council approves the bid submitted by Huron Consulting Group to prepare a request for proposal for the operations of the Water Department.

**BE IT FINALLY RESOLVED** that a copy of this resolution becomes a part of the official records of the City of Highland Park. Yeas (3), Nays (1) Councilmember Patrick, Absent (1).

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**COMMUNITY DEVELOPMENT:**

The following request was made by Louis Starks, Director of CED.

The Director of CED requested that Lauren Hood, Laura Grannemann and Sean Jackson make a brief presentation of the results of the Motor City Mapping Project in Highland Park.

Motor City Mapping representatives were not in attendance to present the mapping results.

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The following request was made by Louis Starks, CED Director.

Request to approve a resolution to set dates for Public Hearings regarding the CDBG 2015 grant and its use.

Moved by Councilmember McClary  
Supported by Councilmember Patrick

**WHEREAS**, the citizen participation regulations at 24 CFR Part 570.486 (a) require that citizens be given a reasonable opportunity to be a part of the CDBG activities and an opportunity to comment on proposed activities;

**WHEREAS**, the Notice of Public Hearing (s) must be published at least twice on different days in a newspaper of daily circulation, and the advertisement can combine both dates;

**WHEREAS**, the first public hearing is for Citizen Comment and the second public hearing is for the Council to pass a Resolution approving the recommended expenditures, and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Highland Park that;

The City Council set December 15, 2014 at 7 P.M. and January 5, 2015 at 7 P.M. as the dates for Public Hearings in the City Hall Chambers on the 2<sup>nd</sup> floor of the Robert B. Blackwell Building regarding the CDBG grant and its use and to publish notice thereof in a paper of daily circulation. Yeas (4), Nays (0), Absent (1).

\*

The following resolution was submitted by Louis Starks, CED Director for approval.

Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis

WHEREAS, the eligible property is Parcel X in the Oakland Tech Park consisting of approximately 17.7 acres in an area of mixed use. It is a rectangular parcel of land that is located east of Oakland Park Boulevard (between the Davison Freeway and Woodward Avenue) in the City of Highland Park, Wayne County, Michigan;

WHEREAS, a description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at the office of the Highland Park Clerk and the office of the Highland Park Community and Economic Development Director, both at City Hall, 12050 Woodward Avenue, Highland Park, Michigan. A copy will also be available at the office of the Wayne County Brownfield Redevelopment Authority, 30<sup>th</sup> Floor, Guardian Building, 500 Griswold, and Detroit, MI and at, and;

WHEREAS, the ADOPTION OF A BROWNFIELD PLAN for the Oakland Tech Parcel X in the City of Highland Park, within which the Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Highland Park that:

The City Council approves the adoption of the Brownfield Plan for Parcel X in the Oakland Tech Park consisting of 17.7 acres in accordance with Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Yeas (4), Nays (0), Absent (1).

\*

The following resolution was submitted for approval.

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE LEASE AGREEMENT  
BETWEEN THE CITY OF HIGHLAND PARK AND STORAGE OPERATIONS LLC  
DATED MAY 5, 2014**

**Moved by Councilmember Patrick  
Supported by Councilmember McClary**

**WHEREAS, City of Highland Park has leased its property located at 1406 E. Avon, Rochester Hills, Michigan (Parcel No. 15-24-100-050) to Storage Operations LLC for a period of 20 years with four automatic 20 year renewal periods; and**

**WHEREAS, the terms of the Lease provide that Storage Operations LLC will be provided with a 270 day due diligence/inspection period; and**

**WHEREAS Storage Operations LLC desires to extend the due diligence period and additional 180 days for a total of 450 days; and now therefore**

**BE IT RESOLVED that the Highland Park City Council authorized the above referenced Amendment to the Lease Agreement between the City of Highland Park and Storage Operations LLC regarding the property located at 1406 E. Avon, Rochester Hills, Michigan. Yeas (4), Nays (0), Absent (1).**

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**LEGAL:**

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

**RESOLUTION AUTHORIZING THE ENGAGEMENT OF LIPPITT, O'KEEFE  
GORNBEIN PLLC LAW FIRM**

**BE IT RESOLVED, that the Highland Park City Council approves the engagement of the Lippitt, O'Keefe, Gornbein PLLC law firm for an amount not to exceed Seventy Five Thousand (\$75,000.00) dollars with the understanding that these funds will be reimbursed to the City of Highland Park by the State of Michigan pursuant to the terms of the 2014 Emergency Loan Documents.**

**Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis**

**To remove the above item from the agenda.**

**CITY COUNCIL AFFAIRS:**

**Request approval of the 2015 Highland Park City Council Meeting Schedule.**

# **2015**

## **HIGHLAND PARK CITY COUNCIL MEETING SCHEDULE**

**All Workshop and Regular Meetings of the Highland Park City Council are held the 1<sup>st</sup> & 3<sup>rd</sup> Monday of each month at 5:30 p.m. & 7:00 p.m. respectively, unless otherwise posted.**

**If a holiday falls on the scheduled date, the meeting will be held the following Tuesday.**

### **WORKSHOP & REGULAR MEETINGS**

**January 5<sup>th</sup> & 20<sup>th</sup>**

**February 2<sup>nd</sup> & 16<sup>th</sup>**

**March 2<sup>nd</sup> & 16<sup>th</sup>**

**April 6<sup>th</sup> & 20<sup>th</sup>**

**May 4<sup>th</sup> & 18<sup>th</sup>**

**June 1<sup>st</sup> & 15<sup>th</sup>**

**July 6<sup>th</sup> & 20<sup>th</sup>**

**August 3<sup>rd</sup> & 17<sup>th</sup>**

**September 8<sup>th</sup> & 21<sup>st</sup>**

**October 5<sup>th</sup> & 19<sup>th</sup>**

**November 2<sup>nd</sup> & 16<sup>th</sup>**

**December 7<sup>th</sup> & 21<sup>st</sup>**

**Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis**

**To approve the 2015 Highland Park City Council Meeting schedule. Yeas (4), Nays (0), Absent (1).**

**Moved by Council Pro Tem Lewis  
Supported by Councilmember Patrick**

**To schedule a Special Meeting/Closed Session on Wednesday, December 3, 2014 at  
5:30 p.m. Yeas (4), Nays (0), Absent (1).**

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**Moved by Councilmember Patrick  
Supported by Council Pro Tem Lewis**

**To adjourn this meeting; motion carried. Meeting adjourned at 9:35 p.m.**



CERTIFICATE

I, hereby certify that the attached is a true copy of the proposed minutes of the Regular Meeting held on the 1<sup>st</sup> day of December 2014 and that said proposed minutes are available for public inspections at the address designated on the posted public notice.

A handwritten signature in black ink, reading "Brenda J. Green", written over a horizontal line.

Brenda J. Green  
City Clerk