

**MINUTES OF THE VIRTUAL & IN-PERSON
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL**

June 20, 2023

Council convened at 7:02 p.m. with Council President Thomas presiding.

Present: Council President Thomas, Council Pro Tem Robinson, Councilwoman Manica, Councilwoman Martin, and Councilman Ash-Shafii (5).

Absent: (0).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilwoman Martin
Supported by Councilman Ash-Shafii

To approve the agenda as presented. Yeas (5), Nays (0), Absent (0).

APPROVAL OF MINUTES

Moved by Councilwoman Martin
Supported by Councilwoman Manica

To approve the minutes of the In-Person and Virtual Regular meeting held June 5, 2023. Yeas (5), Nays (0), Absent (0).

- * Councilman Ash-Shafii left the meeting at 7:10 p.m.
- * Councilman Ash-Shafii returned at 7:15 p.m.

- * Councilwoman Martin left the meeting at 7:25 p.m.
- * Councilwoman Martin returned at 7:28 p.m.

**TABLED ITEM
06-20-23 V**

The following item was tabled from June 5, 2023.

**RESOLUTION FOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF
HIGHLAND PARK AND THE WAYNE COUNTY LAND BANK CORPORATION**

Moved by Councilwoman Manica
Supported by Council Pro Tem Robinson

To bring back from the table. Yeas (5), Nays (0), Absent (0).

* Councilman Ash-Shafii left the meeting at 8:17 p.m.

* Councilman Ash-Shafii returned at 8:19 p.m.

Moved by Councilwoman Manica

Supported by Council President Thomas

WHEREAS, the Land Bank, a public body corporate and politic, organized, and existing pursuant to the Land Bank Fast Track Act, M.C.L. §124.751 et seq. (2003 PA 258), is charged with facilitating the use and development of tax-reverted property and promoting community growth; and

WHEREAS, the City contains a widespread number of blighted and abandoned structures that have negatively impacted the surrounding community; and

WHEREAS, the Parties share certain goals with respect to the demolition and redevelopment of these properties and the County Land Bank has been given \$2.5 million to demolish these structures in Highland Park; and

WHEREAS, the Parties believe that a collaborative approach best promotes the interest of efficiently and effectively returning these properties to productive use; and **WHEREAS**, the Parties desire to enter into this MOU to outline the scope and manner of their envisioned collaboration; and

NOW THEREFORE, in consideration of the mutual undertakings of the Parties hereto, it is agreed as follows:

1. Description of Project and Scope of Collaboration

- A. The Parties represent and agree to diligently pursue a collaborative demolition project (the "Project") whereby the Land Bank will oversee the demolition of properties throughout the City, including those that are currently owned by the City.
- B. At a time to be mutually determined by the Parties, the City will convey the properties to the Land Bank for the amount of \$250 per property for the purpose of demolishing these properties.
- C. The Land Bank will enter into separate agreements (i.e., rights of entry, contractor agreements, etc.), as necessary, to solidify its commitments, obligations, and responsibilities which are necessary to bring the Project to successful completion.

2. Agreements and Responsibilities of the City

- A. The City will only convey properties that are unoccupied and to which it is the record title holder per Wayne County Records.
- B. The City will waive and hold the Land Bank harmless from all charges and liens for water, sewer, drainage, or other fees on title for the entire duration of the Land Bank's ownership of all properties included in the Project.
- C. The City will not issue any blight violations or code enforcement tickets or fines on any properties included in the Project. The City will notify the Land Bank of any blight issues and the Land Bank correct those issues in a timely manner.
- D. The City will work with the water board for specialized rate of caps and shut offs.

3. Agreements and Responsibilities of the Land Bank

- A. The Land Bank will oversee all components of the demolition process including but not limited to, contractor bidding, securing necessary documentation, and processing payments for demolitions.
- B. The Land Bank will assume all maintenance and upkeep of the Project properties while under the Land Bank's ownership.
- C. The Land Bank reserves the right to reject or transfer back to the City any property that is occupied, not owned by the City, or otherwise unfit for demolition.
- D. The Land Bank may at any time convey a demolished parcel back to the City.

4. Conditions Precedent and Limitations.

The Project contemplated in this MOU is subject to the following conditions precedent:

- A. The City shall not convey any property to the Land Bank without prior approval. The Land Bank will conduct due diligence on each parcel and notify the City once it is approved to convey ownership.
- B. This MOU is subject to the duly authorized approvals of the Highland Park City Council and the Land Bank's Board of Directors.
- C. This MOU does not create any binding legal duties. Any legal duties contemplated under this MOU shall be limited where necessary by the Parties' respective policies and procedures and may be subject to further agreements between the Parties or future modification of this MOU.

5. Termination.

This MOU may be terminated at any time by any Party in writing, provided, however, that written notice of the termination is submitted to the other Party by means reasonably calculated to ensure its receipt.

6. Effective Date.

The Parties agree that this MOU shall be considered effective on the date it is signed by all parties. If the Parties sign on separate days, the MOU will be effective on the date of the final signature.

To conditionally approve the above MOU pending provisions and assurances in writing from Wayne County that adhere to the Highland Park City Charter section 9(15). Yeas (5), Nays (0), Absent (0).

**POLICE
06-20-23 VI**

The following resolution was submitted for approval.

RESOLUTION TO APPROVE THE PURCHASE OF ONE ANIMAL CONTROL VEHICLE FROM LAFONTAINE DODGE TO BE FUNDED BY POLICE VEHICLE BUDGET

Moved by Councilwoman Manica
Supported by Councilwoman Martin

WHEREAS, the City wishes to add one (1) certified animal control vehicle to replace the current aging animal control vehicle, to assist in: 1) reduction of maintenance expenses, 2) improvement in vehicle uptime, and 3) reduction of loose animals, and

WHEREAS, the Highland Park Police Department requested quotes for a Certified 2020 Dodge Ram 1500 truck; and

WHEREAS, the Police Department received three quotes: 1) Lafontaine Dodge, 6163 South Pennsylvania Avenue, Lansing, MI 48911 for \$39,500; 2) Szott Auto Group for \$41,975; and 3) Feldman Chevrolet for \$49,995; and

NOW, THEREFORE, BE IT RESOLVED, that the City approves the purchase of one 2020 Dodge Ram 1500 truck from LaFontaine Dodge for a total cost of \$39,500 to be funded from Police vehicle budget. Yeas (5), Nays (0), Absent (0).

FINANCE
06-20-23 VII a

Moved by Councilwoman Martin
Supported by Councilman Ash-Shafii

To receive and file the Monthly Financial Statement May 2023. Yeas (5), Nays (0), Absent (0).

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06-20-23 VII b

The following resolution was submitted for approval.

RESOLUTION TO AMEND THE OPERATING BUDGET AS PRESENTED BY THE FINANCE DEPARTMENT AND MAYOR MCDONALD FOR FISCAL YEAR 2022-2023

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, the City of Highland Park is required by the State of Michigan to periodically amend the annual operating budget to accurately reflect current operations; and

WHEREAS, the Finance Department has reviewed the current fund expenditures for the year ending June 30, 2023, and would like to submit to the Highland Park City Council proposed budget amendments;

NOW, THEREFORE, BE IT RESOLVED that the Highland Park City Council adopts the amended General Fund and other fund budgets as presented by the finance department and Mayor Glenda McDonald.

BE IT FINALLY RESOLVED that a copy of this resolution becomes a part of the official records of the City of Highland Park. Yeas (5), Nays (0), Absent (0).

OUTSIDE COMMUNICATION
06-20-23 VIII

The following communication was received from Sidney Spight President and CEO of Parker Pride Alumni Association.

I hope this email finds you well. I am emailing you to inquire about if the City of Highland Park would like to participate in the annual PPAA Christmas light show? We would like your collaboration and support, as this event has been a staple in our community for the last four years. If time permits, I would like to discuss this matter in more detail at the upcoming city council meeting. Thank you for your time and consideration.

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

To receive and file the above communication. Yeas (5), Nays (0), Absent (0).

ADJOURNMENT

Moved by Councilwoman Manica
Supported by Councilwoman Martin

To adjourn the meeting, motion carried, meeting adjourned at 10:11 p.m.

CERTIFICATE

I hereby certify that the attached is a copy of the proposed minutes of the In-Person and Virtual Regular Meeting held the 20th day of June 2023 and that said minutes are available for public inspection at the address designated on the posted public notice.



Cidia Wicker-Brown, Deputy City Clerk