

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

APRIL 21, 2025

Council convened at 7:00 p.m. with Council President Thomas presiding.

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

Absent:, (0).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilwoman Manica
Supported by Councilman Ash-Shafii

To approve the agenda with the addition of resolutions to set a Public Hearing for the 2025-2026 Budget and 2025-2026 Water Budget and rates. Yeas (4), Nays (1) Robinson, Absent (0).

APPROVAL OF MINUTES

Moved by Councilwoman Manica
Supported by Council President Thomas

To approve the minutes of the In-Person and Virtual Workshop meeting held April 7, 2025. Yeas (4), Nays (1) Robinson, Absent (0).

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Moved by Councilwoman Manica
Supported by Council President Thomas

To approve the minutes of the In-Person and Virtual Regular meeting held April 7, 2025. Yeas (5), Nays (0), Absent (0).

**CLOSED SESSION
04-21-25 V**

Moved by Councilwoman Manica
Supported by Councilwoman Martin

To recess the Regular meeting to go into Closed Session. Yeas (5), Nays (0), Absent (0).

Meeting recessed at 7:20 p.m.

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Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

To reconvene the Regular meeting at 7:50 p.m.

TABLED ITEM
04-21-25 VI a

The following resolution was tabled at the April 7, 2025, Regular Meeting.

RESOLUTION TO SELL THE VACANT COMMERCIAL LOT AT 12535 HAMILTON AVENUE TO THE COMMERCIAL PROPERTY OWNER OF 12647 HAMILTON AVENUE, HEALING SPRING MISSIONARY BAPTIST CHURCH, A MICHIGAN NON-PROFIT CORPORATION

Moved by Councilwoman Manica
Supported by Council President Thomas

To bring back the above item. Yeas (5), Nays (0), Absent (0).

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Moved by Councilwoman Manica
Supported by Councilwoman Martin

WHEREAS, the City of Highland Park holds in its inventory a surplus of parcels that are not producing a taxable, habitable, and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of parcels under its control and place parcels back to the tax roll; and

WHEREAS, the City of Highland Park is the owner of the commercial lot at 12535 Hamilton Avenue; and

WHEREAS, Healing Spring Missionary Baptist Church, a Michigan nonprofit corporation, and owner of the property located at 12647 Hamilton Avenue submitted an offer to purchase application and paid a \$25 non-refundable fee to purchase the vacant commercial lot at 12535 Hamilton Avenue; and

WHEREAS, according to the City of Highland Park Ordinance 208.10(c)(3), the Sale of Vacant Commercial and Industrial-Zoned Lots can occur for individuals/businesses interested in purchasing commercial vacant lots when the purchaser: submits an Offer to Purchase Application; pay a \$25 non-refundable fee; submit a notarized statement of a development plan; be in compliance with Zoning and Community Development Policy; maintain the vacant lot in accordance with City Ordinances; not owe any past due taxes, unpaid blight bills, unpaid water bills, and/or any other indebtedness to the City; not have any code violations within the past 18 months; and secure the vacant lot, remove debris and maintain

the land within 14 days after closing; and

WHEREAS, all fees have been previously paid and there is no indebtedness to the City and all required clearances obtained from the Water Department, Treasurer, CED, and Legal Departments are signed off and ready to purchase; and

WHEREAS, the purchaser has not had any code violations within the past 18 months; and

WHEREAS, the purchaser shall secure the vacant lot, remove debris, and maintain the land in accordance with City ordinance within 14 days after closing; and

WHEREAS, the commercial lot will **not** be tax-exempt; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the sale of the above-referenced vacant commercial lot at the cost of \$8,000.00 which has been determined and certified by the Assessor. Yeas (5), Nays (0), Absent (0).

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04-21-25 VI b

The following resolution was tabled at the April 7, 2025, Regular Meeting.

RESOLUTION TO SELL THE VACANT RESIDENTIAL LOT AT 69 KENDALL STREET TO THE PROPERTY OWNER OF 66 KENDALL STREET, 74 KENDALL STREET, 77 KENDALL STREET, AND 14027 LINCOLN STREET, GREATER PHILADELPHIA TABERNACLE CHURCH, A MICHIGAN NON-PROFIT CORPORATION

Moved by Councilwoman Manica

Supported by Council President Thomas

To bring back the above item. Yeas (5), Nays (0), Absent (0).

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Moved by Councilwoman Manica

Supported by Councilwoman Martin

WHEREAS, the City of Highland Park holds in its inventory a surplus of parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of parcels under its control and place parcels back on to the tax roll; and

WHEREAS, the City of Highland Park is the owner of the vacant residential Lot at 69 Kendall Street; and

WHEREAS, Greater Philadelphia Tabernacle Church, owners of the residential lot at 77 Kendall St, adjacent to the vacant residential lot at 69 Kendall St, and 14027 Lincoln St, submitted an offer to purchase application and paid the \$25 non-refundable fee on May 20, 2023, to purchase the vacant residential lot at 69 Kendall St.; and

WHEREAS, according to the City of Highland Park Ordinance 208.10(c)(2), the Sale of Vacant Residential Lots to Residents and Non-Residents can occur for individuals interested in purchasing residential lots when the purchaser: submits an Offer to Purchase Application; pays a \$25 non-refundable fee; maintains the vacant lot in accordance with City Ordinances; does not owe any past due taxes, unpaid blight bills, unpaid water bills, and/or any other indebtedness to the City; not had any code violations within the past 18 months; and secure the vacant lot, remove debris and maintain the Land within 14 days after closing; and

WHEREAS, all fees have been previously paid and there is no indebtedness to the City and all required clearances obtained from the Water Department, Treasurer, CED, and Legal Departments are signed off and ready to purchase; and

WHEREAS, the purchaser has not had any code violations within the past 18 months; and

WHEREAS, the purchaser shall secure the vacant lot, remove debris, and maintain the Land in accordance with City ordinance within 14 days after closing; and

WHEREAS, the purchaser shall convert the vacant lot into a parking lot to provide additional parking for Greater Philadelphia Tabernacle Church upon site plan approvals from the Highland Park Planning Commission which will also include zoning variances for the parking lot on a residential vacant lot; and

WHEREAS, the residential lot will not be tax-exempt; and

NOW, THEREFORE BE IT RESOLVED, that the City Council approves the sale of the vacant residential lot located at 69 Kendall Street to Greater Philadelphia Tabernacle Church, at the cost of \$500.00 per lot for a total of \$500.00 which has been determined and certified by the Assessor. Yeas (5), Nays (0), Absent (0).

ADMINISTRATION 04-21-25 VII

RESOLUTION FOR ACCEPTANCE OF DONATIONS OF WATER

Moved by Councilwoman Manica

Moved by Council President Thomas

WHEREAS, on March 29, 2025, the City experienced its second low water pressure resulting in a need for a boiled water alert; **and**,

WHEREAS, the Mayor of the City of Highland Park asked citizens and local business to make bottled water donations during this boiled water emergency which was also issued on March 29, 2025; **and**,

WHEREAS, according to Section 246.04 of the City of Highland Park Ordinance Mayor may exercise the emergency power and authority specified in this section. Whenever a situation requires, or is likely to require, that the Mayor invoke such power and authority, he or she shall, as soon as reasonably expedient, convene Council to perform its legislative and administrative duties as the situation demands, and shall report to that body relative to emergency activities; **and**,

WHEREAS, multiple citizens and businesses responded to the request of the Mayor with sizable donations of drinking water to our community, in which we are grateful.

NOW, THEREFORE, BE IT RESOLVED, that the Highland Park City Council accepts the donations from the following donors attached to this resolution and a letter of thank you will be sent out from the City of Highland Park. Yeas (5), Nays (0), Absent (0).

LEGAL
04-21-25 VIII a

The following resolution was submitted for approval.

**RESOLUTION TO RETAIN JACOBS AND DIEMER, P.C., IN THE MATTER OF
WOODWARD MANCHESTER LLC v. CITY OF HIGHLAND PARK, WAYNE CIRCUIT
COURT CASE NO. 23-008291-CZ**

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, the City of Highland Park requires legal representation to pursue its claims in the case of *Woodward Manchester LLC v City of Highland Park*, Wayne County Circuit Court Case Number 23-008291-CZ.

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Highland Park retains the law firm of Jacobs and Diemer, P.C. pursuant to the attached retainer agreement. Yeas (5), Nays (0), Absent (0).

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04-21-25 VIII b

Moved by Councilwoman Manica
Supported by Councilman Ash-Shafii

To hold a Public Hearing on the Proposed 2025-2026 General Operating Budget Monday, May 5, 2025, at 7:00 p.m. Yeas (5), Nays (0), Absent (0).

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04-21-25 VIII c

Moved by Councilman Ash-Shafii
Supported by Councilman President Thomas

To hold a Public Hearing on the Proposed 2025-2026 Water Budget and Rates Monday, May 5, 2025, at 7:00 p.m. Yeas (5), Nays (0), Absent (0).

ADJOURNMENT

Meeting adjourned at 9:07 p.m.

CERTIFICATE

I hereby certify that the attached is a copy of the minutes of the In-Person and Virtual Regular Meeting held the 21st day of April 2025 and that said minutes are available for public inspection at the address designated on the posted public notice.



Cidia Wicker-Brown, Deputy City Clerk