

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

FEBRUARY 5, 2024

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

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

Absent: (0).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilwoman Martin
Supported by Councilwoman Manica

To approve the agenda with the removal of items VIIa - c. 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 December 18, 2023. Yeas (3), Nays (2) Ash-Shafii and Robinson, Absent (0).

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Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

To approve the minutes of the In-Person and Virtual Regular meeting held January 16, 2024. Yeas (3), Nays (2) Ash-Shafii and Robinson, Absent (0).

**COMMUNITY DEVELOPMENT
02-05-24 Va**

The following resolution was submitted for approval.

**RESOLUTION TO APPROVE OPTION TO PURCHASE AND SALE OF
COMMERCIAL LOT LOCATED AT 13321 HAMILTON TO HIGHLAND
DEVELOPMENT PARTNERS, LLC (OPTIONEE) SHOULD OPTION TO PURCHASE
BE TIMELY EXERCISED BY OPTIONEE**

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, the City of Highland Park (the "City") owns surplus real property in its inventory which real property is currently neither habitable, operable nor producing meaningful property tax revenue for the benefit of the City and its citizens; and

WHEREAS, it is the stated desire of the City to reduce its inventory of surplus real property and sell such parcels to individuals and/or entities which intend to develop and improve those parcels so that they may become habitable, operative, productive, and producing property tax income for the benefit of the City and its residents all in accordance with the City's Ordinances; and

WHEREAS, the City owns the vacant lot located at 13321 Hamilton, the legal description of which are set forth on the attached Exhibit "A" (the "Property") which is specifically incorporated by reference into this Resolution; and

WHEREAS, the Optionee (whose principal is Aubin Williams) proposes to affordable housing upon the Property; and

WHEREAS, the development of the Property into affordable housing is beneficial to the City and its residents; and

WHEREAS, the City Attorney prepared an Option to Purchase, to which there are attached as exhibits, a Purchase Agreement, and a Development Agreement for the sale of the Property to Optionee should Optionee timely exercise its option to purchase the Property; and

WHEREAS, the Development Agreement would be executed by the City and the Optionee on the date which Optionee closes on its purchase of the Property; and

WHEREAS, the option price of \$2,100.00 (10% of the purchase price, and which is characterized as a Performance Bond under Ordinance Number 208.07) is payable by Optionee to the City upon its execution of the Option to Purchase and is non-refundable but applicable to Optionee's purchase of the Property under the Purchase Agreement should the Option to Purchase be timely exercised by Optionee.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves: (1) the granting of the Option to Purchase to Optionee; (2) the execution of the Option to Purchase by a member of the City's administration; (3) sale of the Property to the Optionee for a sale price of \$21,000.00 under

the Purchase Agreement should Optionee timely exercise its option to purchase the Property; (4) the execution of the Purchase Agreement by a member of the City's administration once it signed by Optionee and (4) the execution of the Development Agreement by a member of the City's administration on the date Optionee closes on the purchase of the Property. Yeas (4), Nays (1) Robinson, Absent (0).

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02-05-24 Vb

The following resolution was submitted for approval.

**RESOLUTION TO APPROVE OPTION TO PURCHASE AND SALE OF LOTS
LOCATED AT 18 W. GRAND AND 30 W. GRAND TO CONSOLIDATED UTILITIES,
LLC (OPTIONEE) SHOULD OPTION TO PURCHASE BE TIMELY EXERCISED BY
OPTIONEE**

Moved by Councilwoman Manica
Supported by Council President Thomas

WHEREAS, the City of Highland Park (the "City") owns surplus real property in its inventory which real property is currently neither habitable, operable nor producing meaningful property tax revenue for the benefit of the City and its citizens; and

WHEREAS, it is the stated desire of the City to reduce its inventory of surplus real property and sell such parcels to individuals and/or entities which intend to develop and improve those parcels so that they may become habitable, operative, productive, and producing property tax income for the benefit of the City and its residents all in accordance with the City's Ordinances; and

WHEREAS, the City owns the vacant lots located at 18 W. Grand and 30 W. Grand, the legal descriptions of which are set forth on the attached Exhibit "A" (the "Property") which is specifically incorporated by reference into this Resolution; and

WHEREAS, the Optionee (whose principal is Nathan Harvey) proposes to build apartments upon the Property; and

WHEREAS, the development of the Property into apartments is beneficial to the City and its residents; and

WHEREAS, the City Attorney prepared an Option to Purchase, to which there are attached as exhibits, a Purchase Agreement, and a Development Agreement for the sale of the Property to Optionee should Optionee timely exercise its option to purchase the Property; and

WHEREAS, the Development Agreement would be executed by the City and the Optionee on the date which Optionee closes on its purchase of the Property; and

WHEREAS, the option price of \$300.00 (10% of the purchase price, and which is characterized as a Performance Bond under Ordinance Number 208.07) is payable by Optionee to the City upon

its execution of the Option to Purchase and is non-refundable but applicable to Optionee's purchase of the Property under the Purchase Agreement should the Option to Purchase be timely exercised by Optionee.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves: (1) the granting of the Option to Purchase to Optionee; (2) the execution of the Option to Purchase by a member of the City's administration; (3) sale of the Property to the Optionee for a sale price of \$3,000.00 under the Purchase Agreement should Optionee timely exercise its option to purchase the Property; (4) the execution of the Purchase Agreement by a member of the City's administration once it signed by Optionee and (4) the execution of the Development Agreement by a member of the City's administration on the date Optionee closes on the purchase of the Property. Yeas (3), Nays (2) Ash-Shafii and Robinson, Absent (0).

**POLICE
02-05-24 VI**

The following resolution was submitted for approval.

**RESOLUTION TO ACCEPT 2023 JUSTICE ASSISTANCE GRANT (JAG) FROM
WAYNE COUNTY**

Moved by Council Pro Tem Robinson
Supported by Councilwoman Manica

WHEREAS, in 2023, Wayne County through the Wayne County Sheriff's Office, sent Highland Park a 2023 JAG Intergovernmental Agreement (see attached) ; and

WHEREAS, the JAG is a subgrant under a Wayne County award, with Highland Park allocation amounting to \$15,919.48; and

WHEREAS, the grant funds will be used toward the monthly rental of Aon Flock cameras; and

WHEREAS, addresses for each of the 1470 properties, by City Council District, will be sent with the RFQ; and

THEREFORE, BE IT RESOLVED, that the City of Highland Park accepts the 2023 JAG award in the amount of \$15,919.48 and approves the funds being used for the stated purpose. Yeas (5), Nays (0), Absent (0).

ADJOURNMENT

President Thomas adjourned the meeting at 9:01 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 5th day of February 2024 and that said minutes are available for public inspection at the address designated on the posted public notice.

A handwritten signature in blue ink, appearing to read 'Cidia Wicker-Brown', with a decorative flourish at the end.

Cidia Wicker-Brown, Deputy City Clerk