

**MINUTES OF THE  
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL  
OCTOBER 1, 2012**

**Council convened at 7:06 p.m. with Council President Christopher Woodard presiding.**

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

**Absent: None (0).**

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

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**APPROVAL OF AGENDA:**

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

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

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**COMMUNITY DEVELOPMENT:**

**bsent (0).**

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**10-1-item#2**

**The following communication was received from the CED Director.**

**Sale of City owned property to perspective buyers other than the Lot Program-  
Request from perspective buyer to purchase property in the City of Highland Park.**

**We have someone who wants to purchase a vacant lot and they rent an apartment  
across the street from the lot.**

**We have a resident who lives in a property but wants to purchase vacant lot next to her home that she does not own.**

**We have a couple who would like to renovate property and move family members in property but live out of state.**

**We have a home owner that had tenants in a home and now property is city owned but renters still reside in home. They are considered squatters and we need to set up a payment plan for purchase or they need to vacate premises.**

**We have a Resident who lost the property and a relative from out of state would like to purchase property and renovate the home.**

**Sale of owned property to NOT for PROFIT 501c3-we have several request in from churches and other groups to buy land and homes.**

**Faith Tabernacle Church would like to purchase several lots around their church.**

**Sales of City owned commercial property-we have request from businesses operating to city owned buildings to buy the property.**

**We have Mr. Newcomb who wants to buy a commercial property and he has been in the building for over 10 years.**

**Proposal to sale city owned property to TIFA-TIFA would like to purchase commercial property in the TIFA District for demolition and redevelopment.**

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

**WHEREAS, The City has numerous Residential and Commercial properties; and**

**WHEREAS, The City has had to bear the fiscal burden and legal liability for maintaining these properties; and**

**WHEREAS, there are a number of residents, developers, and potential homebuyers who desire to purchase these properties; and**

**WHEREAS, the sale of properties will generate revenue and increase the tax base within the City of Highland Park;**

**THEREFORE, BE IT RESOLVED, that the City Council authorize Community and Economic Development to advertise and sell these Residential and Commercial properties in accordance with the current policy provisions. Yeas (5), Nays (0), Absent (0).**

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**10-1-item#3**

**The following communication was received from the CED Director.**

**Community and Economic Development Director would like to request the sale/transfer of property to the Highland Park TIFA Board for demolition.**

|                                       |                            |
|---------------------------------------|----------------------------|
| <b>International Hair Braiding</b>    | <b>13753 Woodward Ave.</b> |
| <b>Highland Park Old Fire Station</b> | <b>20 Gerald Street</b>    |
| <b>Highland Appliance</b>             | <b>13847 Woodward Ave.</b> |
| <b>Old Theatre</b>                    | <b>13839 Woodward Ave.</b> |
| <b>Pretzel Bowl</b>                   | <b>13918 Woodward Ave.</b> |

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

**WHEREAS, the City has blighted structures in the TIFA district; and TIFA Board has been surveying and evaluating these properties for future redevelopment; and**

**WHEREAS, it has been determined that the condition of the structure has declined to such a point they are not habitable or usable, and need to be demolished; and**

**WHEREAS, the City lacks the resources to demolish the properties; and**

**WHEREAS, the TIFA Board is desirous of clearing the blight in TIFA district to prepare for future development and request the sale of the properties to the TIFA Board for the purpose of clearing the site; and**

**NOW, THEREFORE BE IT RESOLVED, the Highland Park City Council hereby approves the sale of ownership of the attached properties to the Highland Park TIFA Board. Yeas (5), Nays (0), Absent (0).**

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**10-1-item#4**

**The following communication was received from the CED Director requesting the City owned properties listed be approved for demolition by the State Land Bank.**

|                               |                           |
|-------------------------------|---------------------------|
| <b>135 E. Buena Vista</b>     | <b>169 E. Buena Vista</b> |
| <b>165/167 E. Buena Vista</b> | <b>172 Farrand Park</b>   |
| <b>64 Midland</b>             | <b>161 Midland</b>        |
| <b>223 Pilgrim</b>            | <b>168/170 Pilgrim</b>    |
| <b>177/179 Pilgrim</b>        | <b>197/199 Pilgrim</b>    |

232/234 Pilgrim  
52/54 Pilgrim  
80 Winona

27/29 Pilgrim  
162 Puritan

**RESOLUTION TO APPROVE DEMOLITION OF BLIGHTED AND DANGEROUS BUILDINGS AND LICENSE AGREEMENT WITH MICHIGAN FAST TRACK LAND BANK TO DEMOLISH THOSE PROPERTIES**

**WHEREAS, the properties identified on the attached list are blighted and dangerous pursuant to the City Ordinances and Building Codes; and**

**WHEREAS, the properties are owned by the City of Highland Park and by private owners; and**

**WHEREAS, the Michigan Fast Track Land Bank has funds to demolish such buildings is willing to demolish them on behalf of the City; and**

**WHEREAS, these properties have been determined to represent an endangerment to the surrounding neighborhoods and community at large as a result of their blighted and dangerous condition;**

**NOW, THEREFORE, BE IT RESOLVED THAT; the City Council hereby approves the demolition of the properties on the attached list attachment A and approves the demolition of the buildings by the Michigan Land Bank and authorizes the Mayor to execute the License Agreement between the City and the Land Bank for the demolition of the buildings by the Land Bank. Yeas (5), Nays (0), Absent (0).**

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**10-1-Item#5**

**The following request was submitted by the CED Director.**

**Subject: Vetting of Demolition Bids for BP 3B**

**Please be advised that we have received responses to Bid Package 10 for 71, 108 and 241/245 Glendale Street. This package was inclusive of only three (3) sites and bids were received from the following firms in order of lowest to highest bid.**

|                          |                       |
|--------------------------|-----------------------|
| <b>Joy Construction</b>  | <b>(\$255,025.00)</b> |
| <b>Able Construction</b> | <b>(\$364,272.00)</b> |
| <b>Blue Star</b>         | <b>(\$377,500.00)</b> |
| <b>Farrow Group</b>      | <b>(\$432,400.50)</b> |
| <b>Adamo Demolition</b>  | <b>(\$498,260.00)</b> |

We have conducted phone conferences with the three lowest respondents and also communicated with the other two (2) bidders to ascertain completeness of bid and compliance with the demolition specifications. After speaking with Mr. Wilfred Moore of Joy Construction we outlined the large disparity between Joy's LOWEST BID and the second lowest bidder, Able Demolition. It was agreed that acceptance of this award would not be in the best interest of the City of Highland Park and/or Joy Construction due to concerns with regard to current work in progress and demand of schedule. Therefore, it is the recommendation of the Program Manager that we award ABLE DEMOLITION as the MOST RESPONSIVE LOW BID at \$240,006.00 for 241/245 Glendale and BLUE STAR 71 Glendale at \$83,900.00 and 108 Glendale at \$28,900.00. Each firm has agreed to our five (5) week maximum schedule and to provide Payment/Performance Bonds. Lastly, it is certainly within the right of the City of Highland Park to waive any bid irregularities and to award to the firm that best serves their greater good and interest. Yeas (5), Nays (0), Absent (0).

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## LEGAL

### 10-1-item#6

The following resolution was submitted for approval.

#### **CITY COUNCIL APPROVAL OF RETAINER AGREEMENT BETWEEN CITY OF HIGHLAND PARK AND MILLER CANFIELD FOR LEGAL SERVICES.**

Moved by Councilmember McClary  
Supported by Council Pro Tem Lewis

**WHEREAS, The City of Highland Park agreement with Fifth-Thirds Bank regarding its Letter of Credit was scheduled to expire and needed to be renegotiated; and**

**WHEREAS, the City needed experienced bond counsel to assist it in re-negotiating an extension of its agreement; and**

**WHEREAS, the City has used Miller Canfield previously in assisting with its letter of credit extension; and**

**WHEREAS, because of time constraints, the City retained Miller Canfield prior to the approval and execution of a retainer agreement; and**

**WHEREAS, the retainer agreement must be approved by the City Council before Miller Canfield can be paid by the City;**

**NOW THEREFORE BE IT RESOLVED that the Highland Park City Council approves the retainer agreement between the City and Miller Canfield and authorizes the**

**administration to pay invoices for legal services by Miller Canfield as provided in the retainer agreement. Yeas (4), Nays (1) Councilmember Patrick, Absent (0).**

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**COUNCIL AFFAIRS:**

**Council discussed returning the computers received from St. Augustine's Foundation.**

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

**To schedule a Special Meeting for Monday October 8, 2012 at 6:00 p.m.  
Yeas (5), Nays (0), Absent (0).**

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

**To cancel the Regular Meeting to be held Monday, November 5, 2012. Yeas (5),  
Nays (0), Absent (0).**

**ADJOURNMENT:**

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

**To adjourn the meeting at 9:55 p.m. Motion carried.**