

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

Monday July 1, 2024

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

Present: Council President Thomas, Council Pro Tem Robinson, Councilwoman Manica, and Councilman Ash-Shafii (4).

Absent: Councilwoman Martin (1).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilman Ash Shafii
Supported by Councilwoman Martin

To approve the agenda with the removal of agenda item# V -Resolution to approve sale of Commercial lot and Structure located at 12011 Hamilton and agenda item# IX-c Resolution to approve Memorandum of Agreement with HP Urban Development Initiative to restore the McGregor Library. Yeas (4), Nays (0), Absent (1).

APPROVAL OF MINUTES

Moved by Councilwoman Manica
Council President Thomas

To approve the minutes from the In-Person and Virtual Regular Meeting held June 17, 2024. Yeas (4), Nays (0), Absent (1).

**V. FINANCE:
07-1-24**

The following resolution was submitted for approval.

Moved by Councilwoman Manica
Supported by Council President Thomas

**FOR RECONSIDERATION TO AMEND THE OPERATING BUDGET AS PRESENTED BY THE FINANCE
DEPARTMENT AND MAYOR GLENDA MCDONALD FOR THE FISCAL YEAR 2023/2024**

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, 2024 and would like to submit to the Highland Park City Council proposed budget amendments; (see attached detail).

WHEREAS, at the regularly scheduled council meeting on June 17, 2024 the resolution to amend the operating budget was voted down.

NOW, THEREFORE, BE IT RESOLVED that the Highland Park City Council reconsiders and 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 (4), Nays (0), Absent (1).

VI-MAYOR:
07-01-24

The following resolution was submitted for approval.

Moved by Councilwoman Manica
Supported by Council President Thomas

RESOLUTION TO APPROVE AGREEMENT BETWEEN DETROIT WAYNE INTEGRATED HEALTH NETWORK AND THE CITY OF HIGHLAND PARK SUMMER YOUTH EMPLOYMENT PROGRAM

WHEREAS, the City of Highland Park has an interest in promoting the health, safety and welfare of its citizens; and

WHEREAS, engaging the youth in the community in positive activities during the summer months; and

WHEREAS, the City has been awarded monies by Detroit Wayne Integrated Health Network in the amount of \$40,000 to fund a summer youth program to allow eligible participants to earn income during the summer, while performing safe yet constructive employment activities, which are in the best interest of the youth and the community.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City of Highland Park approves the acceptance of \$40,000 from Detroit Wayne Integrated Health Network for the funding of the Summer Youth Employment Program. Yeas (4), Nays (0), Absent (1).

VII-CITY CLERK:

07-1-24

The following resolution was submitted for approval.

Moved by Councilwoman Manica

Supported by Council President Thomas

BE IT RESOLVED that all election workers serving for the Statewide Primary election to be held on Tuesday, August 6, 2024 shall be paid \$275.00 for Chairperson and \$250.00 for Inspector which includes attending the election training session prior to the election.

BE IT FURTHER RESOLVED that the following places are hereby designated as the polling places within the City of Highland Park for this election:

PRECINCTS & DISTRICT	LOCATION
1- District 1 Downes Manor	13725 John R
2- District 1 Blackwell Municipal Complex	12050 Woodward Ave.
3 &4 District 2 Ernest T. Ford Fieldhouse	10 Pitkin
5 - District 3 Faith Tabernacle Church	16548 Hamilton
6 - District 3 Healing Spring Church	12647 Hamilton

NOW THEREFORE, BE IT RESOLVED, that pay for all election workers and the establishment of polling places, (3) A.V. Counting Board for all precincts for the Statewide Primary election be approved. Yeas (3), Nays (1) Council Pro Tem Robinson, Absent (1).

VIII-a COMMUNITY DEVELOPMENT:

07-01-24

The following resolution was submitted for approval.

Moved by Councilwoman Manica

Supported by Council President Thomas

RESOLUTION TO SUBMIT APPLICATION FOR MSHDA MI NEIGHBORHOOD GRANT

WHEREAS, MSHDA has announced that the Neighborhood Housing Initiatives Division (NHID) is launching the MI Neighborhood Program which will provide up to \$60 million dollars in funding to be distributed statewide for housing activities. This new program’s application process streamlines access to three main housing activities rehabilitation, new units, and/or community based public amenities; and

WHEREAS, Highland Park desires to apply for the rehabilitation activity, which is intended to preserve existing housing stock; and

WHEREAS, our proposal will target resources to meet the needs of the City of Highland Park and demonstrate appropriate size and scope of the activities ranging from smaller scale energy efficiency or accessibility improvements to substantial rehabilitation; and

WHEREAS, each homeowner may receive a grant up to a maximum amount of \$40,000 and

WHEREAS, the city desires to apply for funding in line with its goal to create a livable and sustainable community by providing a high quality of life for all citizens while retaining the city's historic character and creating opportunities for new investment; and

NOW, THEREFORE, BE IT RSOLVED, that the city approves applying for the MSHDA Mi Neighborhood Grant. Yeas (4), Nays (0), Absent (1).

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07-1-24

VIII – b

The following communication was submitted for approval.

Moved by Councilwoman Manica
Supported by Council President Thomas

RESOLUTION TO APPROVE ADDENDUM TO EXTEND CONTRACT WITH TITLE CHECK LLC AUCTION SERVICES TO AUCTION CITY-OWNED PROPERTIES

WHEREAS, Section 303 of the City Charter provides for the sale of City-owned properties; and Section 306 of the City Charter states, "Quarterly, the City shall auction residential homes the City has come to own; and

WHEREAS, on August 7, 2023, the City approved a resolution to use Title Check, LLC Auction Services to sell city-owned properties; and

WHEREAS, on August 8, 2023 the City entered a contract with Title Check, LLC which expires on 8/8/24; and

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

WHEREAS, the City desires to extend the contract with Title Check, LLC auction services to sell City-owned properties for two additional years; and

WHEREAS, a tentative date for the next auction is 8/119/24 with starting bids beginning at \$1,000 for each property; and

WHEREAS, there is no cost to Highland Park but rather a 10% charge to the buyer as administrative fees; which is then paid to the auction company for their services; and

NOW THEREFORE BE IT FURTHER RESOLVED that the City approves the Addendum extending the contract with Title Check, LLC to auction City-owned properties to August 8, 2026. Yeas (3), Nays (1) Councilman Ash Shafij, Absent (1).

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07-1-24
VIII-c

The following resolution was submitted for approval.

Moved by Councilwoman Manica
Supported by Council President Thomas

RESOLUTION TO APPROVE OPTION TO PURCHASE, AND SALE OF COMMERCIAL LOTS LOCATED AT 16025, 16039 AND 16051 HAMILTON TO AFRODSIAC, INC. ("OPTIONEE") SHOULD OPTION TO PURCHASE BE TIMELY EXERCISED BY OPTIONEE

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 Ordinance; and

WHEREAS, the City owns the vacant parcels located at 16025, 16039 and 16051 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 Jua Epperson) proposes to construct a juice bar and coffee shop on the Property; and

WHEREAS, the development of the Property into a juice bar and coffee shop 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 \$325.00 (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 \$3,250.00 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 (1), Councilman Ash Shafii, Absent (1).

*** COUNCILMAN ASH SHAFII WALKED OUT OF THE MEETING AT 8:30 P.M.

Council President Thomas declared this meeting adjourned at 8:48 p.m.