

**PROPOSED MINUTES OF THE
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL**

APRIL 7, 2014

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

**Present: Councilmember Moore, Councilmember Patrick,
Councilmember McClary and Council President Woodard (4).**

Absent: Council Pro Tem Lewis (excused) (1).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA:

**Moved by Councilmember McClary
Supported by Councilmember Moore**

To approve the agenda with the additions of three (3) resolutions.

- 1. Resolution accepting a proposal from CPI Excavating for water main repair on McLean St. for an amount not to exceed \$5,000.00**
- 2. Resolution accepting a proposal from CPI Excavating for water main repair on Colorado St. between Brush and Oakland for an amount not to exceed \$5,000.00**
- 3. Resolution to authorize a public hearing for the long term lease of 1406 E. Avon, Rochester Hills, Mi. (a.k.a. Tree Farm).**

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

To approve the minutes from the Workshop and Regular Meeting held March 17, 2014. Yeas (4), Nays (0), Absent (1).

**Moved by Councilmember McClary
Supported by Councilmember Moore**

To approve the minutes from the Special Meeting held March 24, 2014. Yeas (4), Nays (0), Absent (1).

**Moved by Councilmember Moore
Supported by Councilmember McClary**

To approve the minutes from the Public Hearing and Special Meeting held March 31, 2014. Yeas (4), Nays (0), Absent (1).

TABLED ITEM:

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

To remove the following resolution from the table. Yeas (4), Nays (0), Absent (1).

**RESOLUTION TO APPROVE A CONDITIONAL OPTION TO PURCHASE
AGREEMENT FOR 11 FARRAND PARK PURSUANT TO A CONTRACT BY AND
BETWEEN THE CITY OF HIGHLAND PARK AND WALTER-ALEXANDER
DEVELOPMENT, LLC**

WHEREAS, Walter-Alexander Development is requesting "Site Control" of 11 Farrand Park as a condition prerequisite to eligibility to apply for and potentially be awarded Low Income Housing Tax Credits ("LIHCT") from the Michigan State Housing Authority ("MSHDA"); and

WHEREAS, The City and the Developer have agreed on an Option contract for the Purchase of 11 Farrand Park attached hereto as Exhibit "A" and incorporated herein by reference as set forth in full that will satisfy the requirements of Site Control for MSHDA;and

WHEREAS, the City in consideration of the Alexander-Johnson Development, LLC paying \$1.00 (the "Option Deposit"), gives to Alexander-Johnson Development, LLC the exclusive option (the "Option") to purchase the property described below (the "Property"); and

WHEREAS, the BUYER shall have the right to exercise this option during a period of time beginning at 9:00 a.m. on March 20, 2014 and lasting until 5:30 p.m. on March 20, 2015; and

WHEREAS, the final purchase price shall be established as follows: The purchase price will be determined at the conclusion of the "Financing and Inspection" period and a successful allocation of Michigan Low Income Tax Credits, by an "As Is" commercial appraisal paid for by the developer. The City of Highland Park will select the appraiser of its choice; and

WHEREAS, the Developer will perform certain activities in furtherance of their LICHT application to MSHDA and will share the work product arising from those activities, to wit: completion of a Phase I Environmental Assessment, completion of a structural engineering analysis, completion of a HVAC/Geothermal analysis, completion of a Market Value Analysis, completion of Pro Forma, Operating Budget, and Construction Budget. Walker-Alexander Development, LLC, must provide said deliverables with the City of Highland Park is a strict, mandated condition of maintaining the Option Control/Site Control of 11 Farrand Park, at no expense to the City of Highland Park; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Highland Park that;

The City Council hereby approves the Option Contract for the Purchase of 11 Farrand Park by and between the City of Highland Park and Walter-Alexander, LLC in accordance to the terms and conditions set forth in this Resolution and Exhibit "A" attached hereto and incorporated herein by reference as if set out in full.

**Moved by Councilmember Patrick
Supported by Councilmember Moore**

To approve the above resolution with reasonable benchmark dates. Yeas (4), Nays (0), Absent (1). CED, Director Mr. Starks suggested that councilmember's to look at #4 in the Option to Purchase which contains the deadlines in question.

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

PERFORMANCE RESOLUTION FOR GOVERNMENTAL AGENCIES

This Performance Resolution is required by the Michigan Department of Transportation for purposes of issuing to a municipal utility an "Individual Permit for Use of State Highway Right of Way," or an "Annual Application and Permit for Miscellaneous Operation Within State Highway Right of Way."

RESOLVED WHEREAS, the City of Highland Park hereinafter referred to as the “GOVERNMENTAL AGENCY,” periodically applies to the Michigan Department of Transportation, hereinafter referred to as the “DEPARTMENT,” for permits, referred to as “PERMIT,” to construct, operate, use and/or maintain utility or other facilities, or to conduct other activities, on over, and under State Highway right of way at various locations; within and adjacent to its corporate limits. Yeas (4), Nays (0), Absent (1).

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MAYOR:

The following resolution was submitted by the Mayor for approval.

Moved by Councilmember McClary
Supported by Councilmember Moore

A RESOLUTION ACCEPTING A PROPOSAL FROM CPI EXCAVATING LOCATED AT 41900 EXECUTIVE DRIVE, HARRISON TWP. MI. 48045 FOR WATERMAIN REPAIR ON COLORADO ST. BETWEEN BRUSH AND OAKLAND IN THE CITY HIGHLAND PARK, MICHIGAN

BE IT RESOLVED that the Highland Park City Council does hereby accept a proposal from CPI Excavating to perform water main repair on Colorado St. in Highland Park, Mi. for an amount not to exceed Five Thousand Dollars (\$5,000.00). Yeas (4), Nays (0), Absent (1).

*

The following resolution was submitted by the Mayor for approval.

Moved by Councilmember McClary
Supported by Councilmember Patrick

A RESOLUTION ACCEPTING A PROPOSAL FROM CPI EXCAVATING LOCATED AT 41900 EXECUTIVE DRIVE, HARRISON TWP, MI 48045 FOR WATERMAIN REPAIR ON Mc LEAN ST. IN THE CITY OF HIGHLAND PARK.

BE IT RESOLVED that the Highland Park City Council does hereby accept a proposal from CPI Excavating to perform water main repair on McLean St. in Highland Park, Mi for an amount not to exceed \$5,000.00. Yeas (4), Nays (0), Absent (1).

CITY CLERK

The Clerk submitted three (3) 2013/14 business license applications for approval.

D Mack's Printing 13232 Woodward Ave.
Cut us In 13232 Woodward Ave.
All 4 One Tax Service 13232 Woodward Ave.

Moved by Councilmember Patrick
Supported by Councilmember McClary

To approve the 2013/14 business license application for D Mack's Printing located at 13232 Woodward Ave. Yeas (4), Nays (0), Absent (1).

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Moved by Councilmember McClary
Supported Councilmember Patrick

To approve the 2013/14 business license application for Cut Us In located at 13232 Woodward Ave. Yeas (4), Nays (0), Absent (1).

*

Moved by Councilmember Patrick
Supported by Councilmember McClary

To approve the 2013/14 business license application for All for One Tax Service located at 13232 Woodward. Yeas (4), Nays (0), Absent (1).

LEGAL:

The following resolution was submitted for approval.

**FIBER TECHNOLOGIES NETWORKS, LLC'S
METRO ACT PERMIT PROPOSAL FOR
CITY COUNCIL APPROVAL**

Whereas, Fiber Technologies Networks, LLC ("Fibertech") requires a METRO Act Permit for access to and ongoing use of public rights-of-way within the City of Highland Park for the purpose of constructing a fiber optic network extension to services its customers;

WHEREAS, the METRO Act is the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, Act No.48 of the Public Acts of 2002, as amended;

WHEREAS, in accordance with the METRO Act application requirements, Fibertech submitted to the City for approval an application with the requisite supporting documentation including a one-time application fee of five hundred dollars (\$500.00); and

WHEREAS, Fibertech proposed Terms and Conditions and submitted a network route map as Attachment D to the METRO Act application;

NOW BE IT RESOLVED THAT the Highland Park City Council approves and grants Fibertech a METRO Act Permit for access to and ongoing use of public rights-of-way within the City for the purpose of constructing a fiber optic network extension. Yeas (4), Nays (0), Absent (1).

COMMUNITY DEVELOPMENT:

The following communications were received from Louis Starks, Director of Community and Economic Development.

Attached are the following resolutions for your review and approval.

- 1. Resolution to authorize reallocation of 2012 Program Income to Demolition and Blight Elimination.**
- 2. Resolution to authorize reallocation of 2012 CDBG funds from Public Facilities to Demolition and Blight Elimination.**
- 3. Resolution authorizing submission of request for proposals for NSP2 Program Income.**
- 4. Funding Source HUD EDI B-09-SP-MI-0125.**
 - a. Asbestos Survey**
 - b. Asbestos Abatement.**
 - c. Cutting and Capping of Public Water Main.**
 - d. Demolition and Blight Abatement.**
- 5. Funding Source 2012 CDBG Program Income**
 - a. Asbestos Survey.**
 - b. Asbestos Abatement.**
 - c. Cutting and Capping of Public Water Main.**
 - d. Demolition and Blight Abatement.**
- 6. Funding Source 2012 CDBG Parks & Recreation & County Housing Rehab to Neighborhood Clean-up and Demolition and Blight Elimination (DPW).**
 - a. Asbestos Survey.**
 - b. Asbestos Abatement.**
 - c. Cutting and Capping of Public Water Main.**
 - d. Demolition and Blight Abatement.**

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE REALLOCATION OF 2012 CDBG PROGRAM INCOME TO DEMOLITION AND BLIGHT ELIMINATION REALLOCATED 2012 CDBG PROGRAM INCOME FUNDS

Resolution approving the City Council of Highland Park setting a date for Public Hearing regarding the reallocation of 2012 CDBG Program Income Funds and its use.

WHEREAS, the citizen participation regulations at 24 CFR Part 570.486(a) require that citizens be given a reasonable opportunity to be a part of the CDGB activities,

WHEREAS, public comments were received with respect to the reallocation of 2012 CDBG Program Income funds to Blight Removal and Demolition activities; and

WHEREAS, the reallocated 2012 CDBG Program Income funds will be utilized for blight removal and demolition of vacant, dilapidated, and dangerous structures; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorize the reallocation of 2012 CDBG Program Income funds to blight elimination and demolition of vacant and dilapidated structures.

AYES: _____ NAYS: _____

Certified by City Clerk

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION AUTHORIZING SUBMISSION OF REQUEST FOR PROPOSALS FOR NSP2 PROGRAM INCOME

Resolution approving Mayor DeAndre Windom and the Community and Economic Development (CED) Director to submit a Request for Proposal (RFP) "grant application" to the Michigan State Housing Development Authority ("MSHDA") seeking Neighborhood Stabilization Program 2 ("NSP2") Program Income on or before the April 11, 2014 deadline for purposes of seeking funding for new construction and demolition activities along Midland, Puritan and Pilgrim Streets in the 5531 Census tract designated under NSP2,

WHEREAS, the NSP2 Program Income (PI) received on or after February 11, 2013 was returned to MSHDA for reallocation to Eligible Applicants in Eligible Areas for Eligible Activities;

WHEREAS, the City of Highland Park, Michigan is identified as an Eligible Applicant and comprises one of the Eligible Areas;

WHEREAS, one of the Threshold Criteria to be considered for funding is that local government approval has been secured and citizens be given an opportunity to comment on proposed activities;

WHEREAS, the City of Highland, if approved, will engage in Eligible Activities as set forth in the RFP.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

Mayor Windom and the CED Director be authorized to submit a Request for Proposal pursuant to the NSP2 Program Income Round One RFP. This Resolution shall accompany the RFP to satisfy one of the Threshold Criteria required of Eligible Applicants.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary
Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE REALLOCATION OF 2012 CDBG FUNDS FROM PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION TO NEIGHBORHOOD CLEANUP AND DEMOLITION AND BLIGHT ELIMINATION
2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO NEIGHBORHOOD CLEANUP AND DEMOLITION

Resolution approving the City Council of Highland Park 2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO NEIGHBORHOOD CLEANUP AND DEMOLITION FUNDS.

WHEREAS, the citizen participation regulations at 24 CFR Part 570.486(a) require that citizens be given a reasonable opportunity to be a part of the CDGB activities,

WHEREAS, public comments were received with respect to the reallocation of 2012 CDBG Parks and Recreation and County Housing Rehabilitation funds to Neighborhood Cleanup and Demolition activities;

WHEREAS, the reallocated 2012 CDBG Parks and Recreation and County Housing Rehabilitation funds will be utilized for neighborhood cleanup and demolition of vacant, dilapidated, and dangerous structures; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the demolition and blight removal in accordance with applicable laws and regulations; and asbestos survey and abatement and cutting and capping of public water mains; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorize the reallocation of 2012 CDBG funds from Public Facilities Improvement to blight elimination and demolition of vacant and dilapidated structures.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION AUTHORIZING SUBMISSION OF REQUEST FOR PROPOSALS FOR NSP2 PROGRAM INCOME

Resolution approving Mayor DeAndre Windom and the Community and Economic Development (CED) Director to submit a Request for Proposal (RFP) "grant application" to the Michigan State Housing Development Authority ("MSHDA") seeking Neighborhood Stabilization Program 2 ("NSP2") Program Income on or before the April 11, 2014 deadline for purposes of seeking funding for new construction and demolition activities along Midland, Puritan and Pilgrim Streets in the 5531 Census tract designated under NSP2.

WHEREAS, the NSP2 Program Income (PI) received on or after February 11, 2013 was returned to MSHDA for reallocation to Eligible Applicants in Eligible Areas for Eligible Activities;

WHEREAS, the City of Highland Park, Michigan is identified as an Eligible Applicant and comprises one of the Eligible Areas;

WHEREAS, one of the Threshold Criteria to be considered for funding is that local government approval has been secured and citizens be given an opportunity to comment on proposed activities;

WHEREAS, the City of Highland, if approved, will engage in Eligible Activities as set forth in the RFP.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

Mayor Windom and the CED Director be authorized to submit a Request for Proposal pursuant to the NSP2 Program Income Round One RFP. This Resolution shall accompany the RFP to satisfy one of the Threshold Criteria required of Eligible Applicants.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

**RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO
SEEK BIDS FOR ASBESTOS SURVEYS IN CONNECTION WITH THE DEMOLITION OF
STRUCTURES
HUD ECONOMIC DEVELOPMENT INITIATIVE (EDI) GRANT NO. B-09-SP-MI-0125 FUNDS**

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos surveys.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos surveys in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be HUD Economic Development Initiative (EDI) Grant No. B-09-SP-MI-0125 Funds Northpointe; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos surveys in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

**RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR ASBESTOS REMOVAL/ABATEMENT IN CONNECTION WITH THE DEMOLITION OF STRUCTURES
HUD ECONOMIC DEVELOPMENT INITIATIVE (EDI) GRANT NO. B-09-SP-MI-0125 FUNDS**

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos abatement.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos surveys in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be HUD Economic Development Initiative (EDI) Grant No. B-09-SP-MI-0125 Funds Northpointe; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos removal/abatement in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

**RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE CUTTING AND CAPPING OF WATER MAINS IN CONNECTION WITH THE DEMOLITION OF STRUCTURES AND BLIGHT REMOVAL
HUD ECONOMIC DEVELOPMENT INITIATIVE (EDI) GRANT NO. B-09-SP-MI-0125 FUNDS**

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the demolition of structures and blight removal in the adjacent area.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the cutting and capping of water mains in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be HUD Economic Development Initiative (EDI) Grant No. B-09-SP-MI-0125 Funds Northpointe; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the cutting and capping of water mains in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the cutting and capping of water mains in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE DEMOLITION OF STRUCTURES HUD ECONOMIC DEVELOPMENT INITIATIVE (EDI) GRANT NO. B-09-SP-MI-0125 FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the demolition of blighted and vacant structures in the North Point neighborhood V of the City of Highland Park.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the demolition of City-owned structures and blighted buildings,

WHEREAS, the funding source for the successful bid awarded will be HUD Economic Development Initiative (EDI) Grant No. B-09-SP-MI-0125 Funds;

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the vacant, dilapidated and dangerous structures in accordance with applicable laws and regulations;

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, the CED Department request that City Council evaluate the bids received in terms of cost, qualifications, and responsiveness and award the bid to the lowest, responsive and responsible bidder, and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the demolition of vacant, dilapidated, and dangerous structures in the Northpointe Area in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR ASBESTOS SURVEYS IN CONNECTION WITH THE DEMOLITION OF STRUCTURES REALLOCATED 2012 CDBG PROGRAM INCOME FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos abatement/removal.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos abatement/removal in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds Program Income Funds reallocated for demolition and blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos surveys in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR ASBESTOS REMOVAL/ABATEMENT IN CONNECTION WITH THE DEMOLITION OF STRUCTURES REALLOCATED 2012 CDBG PROGRAM INCOME FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos surveys.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos surveys in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Program Income Funds reallocated to demolition and blight removal; and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Program Income Funds are not reallocated to demolition and blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos removal/abatement in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary
Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE CUTTING AND CAPPING OF WATER MAINS IN CONNECTION WITH THE DEMOLITION OF STRUCTURES AND BLIGHT REMOVAL REALLOCATED 2012 CDBG PROGRAM INCOME FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the demolition of structures and blight removal in the adjacent area.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the cutting and capping of water mains in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds reallocated from Public Facilities Improvement to Demolition and Blight removal; and 2012 CDBG Program Income reallocated to Demolition and Blight removal, and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Funds for Public Facilities Improvement and Program Income are not reallocated to Demolition and Blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the cutting and capping of water mains in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the cutting and capping of water mains in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEN BIDS FOR THE REMOVAL OF A LARGE RUBBISH PILE AT THE DEPARTMENT OF PUBLIC WORKS YARD REALLOCATED 2012 CDBG PROGRAM INCOME FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the removal of a rubbish pile at the Department of Public Works ("DPW") yard.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the removal of a rubbish pile at the Department of Public Works yard,

WHEREAS, the funding source for the successful bid awarded will be reallocated 2012 CDBG Program Income;

WHEREAS, this Resolution will be null and void in the event funds are not reallocated, and

WHEREAS, any remaining balances will be competitively bid out for blight elimination until funds are exhausted and said bid(s) will be brought back to Council for bid approval and award; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the removal of the rubbish pile in accordance with applicable laws and regulations;

WHEREAS, the Bid Due Date will be April 24, 2014 at 10 a.m. EST to be opened at April 24, 2014 at 10:15 a.m. EST with the Bid Award Date to be May 5, 2014 at regular meeting of City Council;

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, the CED Department request that City Council award the bids received in terms of cost, qualifications, and responsiveness;

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the removal of a rubbish pile at the DPW yard. of daily circulation in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR ASBESTOS SURVEYS IN CONNECTION WITH THE DEMOLITION OF STRUCTURES 2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO DEMOLITION

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos surveys.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos surveys in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds reallocated from Parks and Recreation and County Housing Rehabilitation to Neighborhood Cleanup and Demolition and Blight Removal; and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Funds for Parks and Recreation and County Housing Rehabilitation are not reallocated to Neighborhood Cleanup, Demolition and Blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos surveys in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR ASBESTOS ABATEMENT/REMOVAL IN CONNECTION WITH THE DEMOLITION OF STRUCTURES
2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO NEIGHBORHOOD CLEANUP AND DEMOLITION

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for asbestos abatement.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for asbestos surveys in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds reallocated from Parks and Recreation and County Housing Rehabilitation to Neighborhood Cleanup and Demolition and Blight Removal; and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Funds for Parks and Recreation and County Housing Rehabilitation are not reallocated to Demolition and Blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for investigate and report on the presence of asbestos in structures slated for demolition in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendations for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the asbestos abatement/removal in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

**RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE CUTTING AND CAPPING OF WATER MAINS IN CONNECTION WITH THE DEMOLITION OF STRUCTURES AND BLIGHT REMOVAL
2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO NEIGHBORHOOD CLEANUP AND DEMOLITION**

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the demolition of structures and blight removal in the adjacent area.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the cutting and capping of water mains in connection with the demolition of vacant and dilapidated structures; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds reallocated from Parks and Recreation and County Housing Rehabilitation to Neighborhood Cleanup, Demolition and Blight removal; and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Funds for Parks and Recreation and County Housing Rehabilitation are not reallocated to Neighborhood Cleanup, Demolition and Blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the cutting and capping of water mains in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the cutting and capping of water mains in accordance with the requirements set forth herein.

AVES.

NAME

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary

Supported by Councilmember Patrick

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE DEMOLITION OF STRUCTURES AND BLIGHT REMOVAL 2012 CDBG FUNDS FOR PARKS AND RECREATION AND COUNTY HOUSING REHABILITATION REALLOCATED TO NEIGHBORHOOD CLEANUP AND DEMOLITION

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the demolition of structures and blight removal in the adjacent area.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the demolition of vacant and dilapidated structures and blight removal in the adjacent area; and

WHEREAS, the funding source for the successful bid awarded will be 2012 CDBG Funds reallocated from Parks and Recreation and County Housing Rehabilitation to Neighborhood Cleanup and Demolition and blight removal; and

WHEREAS, this Resolution will be null and void in the event 2012 CDBG Funds for Parks and Recreation and County Housing Rehabilitation are not reallocated to Neighborhood Cleanup, Demolition and Blight removal; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the demolition and blight removal in accordance with applicable laws and regulations; and

WHEREAS, CED Director and Staff will include bid due date, bid opening date, and bid award dates in the solicitation for bids; and

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the demolition of vacant and dilapidated structures in accordance with the requirements set forth herein.

Yeas (4), Nays (0), Absent (1)

Moved by Councilmember McClary
Supported by Councilmember Moore

RESOLUTION TO AUTHORIZE CED DEPARTMENT TO PREPARE BID SPECIFICATIONS AND TO SEEK BIDS FOR THE REMOVAL OF A LARGE RUBBISH PILE AT THE DEPARTMENT OF PUBLIC WORKS YARD REALLOCATED 2012 CDBG PARKS AND RECREATION IMPROVEMENT FUNDS AND COUNTY HOUSING AND REHABILITATION FUNDS

Resolution approving the Community and Economic Development Department ("CED") to prepare bid specifications and obtain competitive bids for the removal of a rubbish pile at the Department of Public Works ("DPW") yard.

WHEREAS, the CED Director seeks authority to prepare bid specifications and obtain sealed bids for the removal of a rubbish pile at the Department of Public Works yard,

WHEREAS, the funding source for the successful bid awarded will be reallocated 2012 CDBG Parks and Recreation and County Housing Rehabilitation funds;

WHEREAS, this Resolution will be null and void in the event funds are not reallocated, and

WHEREAS, any remaining balances will be competitively bid out for blight elimination until funds are exhausted and said bid(s) will be brought back to Council for bid approval and award; and

WHEREAS, the CED Staff will seek competitive bids from qualified, licensed vendors/contractors for the removal of the rubbish pile in accordance with applicable laws and regulations;

WHEREAS, the Bid Due Date will be April 24, 2014 at 10 a.m. EST to be opened at April 24, 2014 at 10:15 a.m. EST with the Bid Award Date to be May 5, 2014 at regular meeting of City Council;

WHEREAS, CED Director and Staff will make recommendation for lowest, responsive, and responsible bidder(s), and to bring bids to City Council for approval or rejection at their discretion; and

WHEREAS, the CED Department request that City Council award the bids received in terms of cost, qualifications, and responsiveness;

WHEREAS, City Council has the authority and discretion to reject or accept any and all bids or to reissue the bid;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that:

The City Council authorizes the CED Department to prepare bid specifications and to obtain competitive bids for the removal of a rubbish pile at the DPW yard. of daily circulation in accordance with the requirements set forth herein.

Yeas (3), Nays (1) Councilmember Patrick, Absent (1)

The following resolution was submitted for approval.

Moved by Councilmember Patrick
Supported by Councilmember McClary

**RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL STRUCTURE WITH
LOT LOCATED AT 58 GLENDALE**

WHEREAS, the properties located various addresses and are owned by the City of Highland Park; and

WHEREAS, the City of Highland Park passed the ordinance allowing for commercial and residential lots sale; and

WHEREAS, the proposed purchaser meets the criteria approved by the City Council for the lot sale program; and

WHEREAS, the purchaser agrees to comply with the provisions of the program and the city ordinance regarding such purchase; and

NOW THEREFORE BE IT RESOLVED that the Highland Park City Council approve the sale of 58 Glendale to Donald Carter at the cost of \$1,332 for structure with lot. Yeas (4), Nays (0), Absent (1).

*

Moved by Councilmember Patrick
Supported by Councilmember McClary

The following resolution was submitted for approval.

**RESOLUTION TO APPROVE PURCHASE OF VACANT LOT LOCATED AT 242
CALIFORNIA**

WHEREAS, the properties located various addresses and are owned by the City of Highland Park; and

WHEREAS, the City of Highland Park passed the ordinance allowing for commercial and residential lots sale; and

WHEREAS, the proposed purchaser meets the criteria approved by the City Council for the lot sale program; and

WHEREAS, the purchaser agrees to comply with the provisions of the program and the city ordinance regarding such purchase; and

NOW THEREFORE BE IT RESOLVED that the Highland Park City Council approve the sale of lot at 242 California to Tina Castleberry at the cost of \$250.00. Yeas (4), Nays (0), Absent (1).

*

The following resolution was submitted for approval.

RESOLUTION TO AUTHORIZE PUBLIC HEARING FOR THE LONG TERM LEASE OF 1406 E. AVON, ROCHESTER HILLS, MICHIGAN (COMMONLY REFERRED TO AS THE ("TREE FARM") PARCEL NUMBER 15-24-100-050

WHEREAS, David Lanciault Managing Partner of Storage Operations LLC (Lessee) desires to lease approximately 32.49 acres of City owned property at 1406 E. Avon, Rochester Hills, Michigan Parcel Number 15-24-100-050 from the City of Highland Park for a housing development; and

WHEREAS, the initial lease period will be twenty (20) years with automatic renewal of four succeeding periods of 20 years; and

WHEREAS, Lessee will pay rent in the amount of \$280,000 per rental period paid in full at the commence of each Lease Term or each Extension Period for use of the Premises; and

WHEREAS, improvements to be constructed for Lessee's use are to be constructed pursuant to plans approved by the City of Rochester Hills, Michigan; and

WHEREAS, Lessee shall have a 270 day due diligence period commencing on the mutual execution date of the Lease Agreement to inspect at his expense the Property including but not limited to a Phase I environmental report, survey and title commitment among other items listed in paragraph 13 of the Property Lease Agreement; and

WHEREAS, a Public Hearing on the long-term lease of the City-owned property at 1406 E. Avon, Rochester Hills, Michigan is scheduled for April 21, 2014 at 7:10 p.m. in Council Chambers; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that;

The City Council sets April 21, 2014 as the date of Public Hearing on the long-term lease for 1406 E. Avon, Rochester Hills, Michigan. Approval or rejection of the lease will follow the close of the April 21, 2014 Public Hearing. Yeas (4), Nays (0), Absent (1).

DEPARTMENT OF PUBLIC WORKS-SERVICES:

The following resolution was submitted for approval.

WHEREAS, the City of Highland Park has a need for the repair of damaged and eroded asphalt streets; and

WHEREAS, the Mayor and the Department of Public Works in recognition of this need has recommended the services of the Kasi-Pro Heat Minuteman, a self contained asphalt restoration system company; and

WHEREAS, the Kasi-Pro Heat Minuteman has submitted a formal proposal with several installment payment options for its services; and

WHEREAS, the Kasi-Pro Heat Minuteman is ideal for repairing all general asphalt defects including potholes, surface cracking, utility cuts, trenches, birdbaths, and man holes;

THEREFORE BE IT RESOLVED, that the Highland Park City Council approves the purchase of the asphalt restoration system. Yeas (4), Nays (0), Absent (1).

POLICE DEPARTMENT:

The following communication was received from the Chief of Police.

We are requesting approval to accept the following donations from the following police departments.

Southfield Police Department

**5 in Car Computers
2 Console Computer Mounts**

Farmington Hills Police Department

**Siren Speakers Signal Sirens
LED Lights LED Visor Lights**

Canton Police Department

**2 Push Bumpers Center Consoles
Shot Gun Locks Window Screens**

Push Bumper

**Moved by Councilmember McClary
Supported by Councilmember Moore**

To approve the request from the Police Chief to accept the donations from the Southfield, Canton and Farmington Hills Police Departments. Yeas (4), Nays (0), Absent (1).

CITY COUNCIL AFFAIRS:

After the vote was taken for agenda item# VIII-a resolution 17 Councilmember Moore stated she wanted to change her vote was informed the item was already voted on.

ADJOURNMENT:

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

To adjourn the meeting; motion carried meeting adjourned at 9:23 p.m.

CERTIFICATE

I, hereby certify that the attached is a copy of the proposed minutes of a Regular Meeting held on the 7th day of April 2014 and that said proposed minutes are available for public inspection at the address designated on the posted public notice.

A handwritten signature in cursive script that reads "Brenda J. Green". The signature is written in black ink and is positioned above a horizontal line.

Brenda J. Green, City Clerk