

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

**September 18, 2023**

Council convened at 7:04 p.m. with Council President Thomas presiding.

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

Absent: None (0).

A quorum being present, Council was declared in session.

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**APPROVAL OF AGENDA**

Moved by Councilman Ash Shafii

Supported by Council Pro Tem Robinson

To approve the agenda with the removal of agenda item V. c Resolution to approve New City Employee Handbook. Yeas (3), Nays (2) Councilwoman Manica and Council President Thomas, Absent (0).

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**APPROVAL OF MINUTES**

Moved by Councilwoman Manica

Supported by Council President Thomas

To approve the minutes of the In-Person and Virtual Regular meeting held September 5, 2023. Yeas (3), Nays (2) Council Pro Tem Robinson and Councilman Ash Shafii, Absent (0).

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**LEGAL:**

**V. a. 09-18-23**

Moved by Councilman Ash-Shafii

Supported by Councilwoman Manica

**RESOLUTION TO CONVENE INTO CLOSED SESSION REGARDING STATUS OF CONTRACT NEGOTIATIONS  
BETWEEN THE CITY OF HIGHLAND PARK AND THE MICHIGAN ASSOCIATION OF FIREFIGHTERS**

**WHEREAS** The City has been engaged in contract negotiations with the Michigan Association of Firefighters, who represent the part-time firefighters.

**WHEREAS** the City's labor counsel believes it is in the best interest of the City to convene into closed session to discuss the status of those negotiations; and

**NOW, THEREFORE, BE IT RESOLVED**, the City of Highland Park Council shall convene into closed session with its labor counsel to discuss the status of contract negotiations with MAFF, pursuant to MCL 15.268(c). Yeas (5), Nays (0), Absent (0).

Moved by Councilwoman Manica  
Supported by Council Pro Tem Robinson

To recess the regular meeting; and meet in a closed session. Yeas (5), Nays (0), Absent (0).  
Meeting recessed at 7:37 p.m.

Moved by Councilwoman Manica  
Supported by Councilman Ash Shafii

To reconvene the regular meeting. Yeas (5), Nays (0), Meeting reconvene at 7:45 p.m.

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**V-b 09-18-23**

Moved by Councilwoman Manica  
Supported by Councilman Ash-Shafii

**RESOLUTION TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF HIGHLAND PARK AND MICHIGAN ASSOCIATION OF FIREFIGHTERS ON BEHALF OF THE PART-TIME FIREFIGHTERS**

**WHEREAS**, THE Collective Bargaining Agreement between the City of Highland Park and Michigan Association of Firefighters (“MAFF”) who represents the City’s part-time firefighters, expired on June 30, 2023; and

**WHEREAS** the parties to that Collective Bargaining Agreement have negotiated a tentative agreement, subject to City Council approval; and

**NOW, THEREFORE, BE IT RESOLVED**, the City of Highland Park City Council approves the renewed Collective Bargaining Agreement between the City of Highland Park and Michigan Association of Firefighters, on behalf of the part-time firefighters. Yeas (5), Nays (0), Absent (0).

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**MAYOR:**

**VI. 09-18-23**

Moved by Councilwoman Martin  
Supported by Councilwoman Manica



Tax Identification: 43 018 10 0010 000  
Commonly known as 11811 Hamilton

**WHEREAS** SEPIA COFFEE PROJECT LLC is proposing to develop a coffee shop/roastery; and

**WHEREAS** SEPIA COFFEE PROJECT LLC'S proposed plan consists of phase 1 that will include a coffee roastery, for primarily business to business production, sales, and distribution. Phase 2 will include a retail café for consumers, including a coffee shop and retail. site development, including parking and potential outdoor seating and gardens will be considered.

**WHEREAS** all fees have been previously paid, and required clearances obtained from the Water Department, Treasurer, City Engineer, CED and Legal Departments are signed off and ready to purchase.

**WHEREAS** the City Attorney had prepared a single purchase agreement for the sale of the above-describe vacant lot and another adjacent vacant lot (a copy of which has been provided to City Council); and

**WHEREAS** the purchase agreement includes, as an exhibit, a development agreement which will be signed by the City and SEPIA COFFEE PROJECT LLC on the date SEPHIA COFFEE PROJECT LLC closes on the purchase of the vacant lots. Yeas (4), Nays (1) Councilwoman Martin, Absent (0).

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#### **VIII-b 09-18-23**

Moved by Council Pro Tem Robinson  
Supported by Councilman Ash Shafii

#### **RESOLUTION TO APPROVE THE PURCHASE AGREEMENT, DEVELOPMENT AGREEMENT AND SELL THE VACANT RESIDENTIAL LOT AT 244 CHURCH TO 6 MILE OAKLAND, LLC**

**WHEREAS** the City of Highland Park holds in its inventory a surplus of city-owned 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 city-owned parcels and return them to productive use; and

**WHEREAS** the City of Highland Park is the owner of the vacant lot at 244 Church, (vacant lot adjacent to owner's property at 246 Church); and

**WHEREAS** 6 MILE OAKLAND, LLC is proposing to redevelop its existing gas station with; a new building, convenience store, and pump island; and

**WHEREAS** 6 MILE OAKLAND LLC'S proposed plan consists of demolishing the structure at 246 Church and expanding its operations from 16251 Oakland to include 246 Church; and

**WHEREAS**, all fees have been previously paid, and required clearances obtained from the Water Department, Treasurer, City Engineer, CED and Legal Departments are signed off and ready to purchase; and

**WHEREAS**, the City Attorney has prepared a purchase agreement for the sale of the above-described vacant lot (a copy of which has been provided to the City Council).

**WHEREAS**, the purchase agreement includes, as an exhibit, a development agreement which will be signed by the city and 6 MILE OAKLAND LLC on the date 6 MILE OAKLAND LLC closes on the purchase of the vacant lot.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council approves the sale of the vacant lot located to 6 MILE OAKLAND LLC, the execution of the purchase agreement and the execution of the development agreement on the date 6 MILE OAKLAND LLC closes on the purchase of the vacant lot at a sale price of \$1,500. Yeas (4), Nays (1) Councilwoman Martin, Absent (0).

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**CITY TREASURER:**

**IX. 09-18-23**

Moved by Councilman Ash Shafii

Supported by Councilwoman Martin

**RESOLUTION TO SET ALTERNATIVE MEETING DATES FOR THE JULY AND DECEMBER BOARD OF REVIEW MEETINGS**

**WHEREAS** Section 53b of the General Property Tax Act, MCL 211.53b, requires a Board of Review that meets in July and December to meet on the Tuesday following the third Monday in July and the Tuesday following the second Monday in December; and

**WHEREAS** Public Act 122 of 2008, effective May 9, 2008, allows for an alternate July and December Board of Review meeting date during the week of the third Monday in July and during the week of the second Monday in December, if authorized by the governing body of the municipality; and

**NOW THEREFORE, BE IT RESOLVED**, Pursuant to Public Act 122 of 2008 the City of Highland Park authorizes the Board of Review to schedule as alternative meeting date during the week of the third Monday in July and during the week of the second Monday in December, said meeting will be posted pursuant to the Open Meetings Act. Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

**ADJOURNMENT:**

Moved by Councilwoman Manica

Supported by Councilwoman Martin

To adjourn the meeting; motion carried, meeting adjourned at 10:07 p.m.