

**PROPOSED MINUTES OF THE  
VIRTUAL PUBLIC HEARING AND VIRTUAL SPECIAL MEETING  
OF THE HIGHLAND PARK CITY COUNCIL**

**MAY 17, 2021**

Council convened at 6:03 p.m. with Council President Clyburn presiding.

Present: Council Pro Tem Patrick, Councilmember Jackson, Councilmember Bates, Councilmember Armstrong and Council President Clyburn (5).

Absent: (0).

A quorum being present, Council was declared in session.

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The Clerk read the following notice.

**NOTICE OF HIGHLAND PARK CITY COUNCIL  
VIRTUAL PUBLIC HEARING AND SPECIAL MEETING**

Notice is hereby given that the City Council of Highland Park will hold a Virtual Public Hearing Monday, May 17, 2021 at 6:00 p.m. and a Virtual Special Meeting.

1. Receive comments regarding the Brownfield Redevelopment Authority Plan.
2. Resolution to approve Brownfield Plan

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Moved by Council Pro Tem Patrick  
Supported by Councilmember Armstrong

To open the Public Hearing to receive comments on the Brownfield Redevelopment Authority Plan. Yeas Patrick, Bates, Armstrong (5), Nays (0), Absent (0).

Public Hearing opened at 6:05 p.m.

City Administrator Cathy Square gave a brief overview the project and answered questions from Council. Kyle Morton with Ashley Capital and Jeremy McCallion with AKT Peerless Environmental Services spoke on some specifics of the plan and answered questions from Council. There were no comments or questions from the public.

Moved by Council Pro Tem Patrick  
Supported by Councilmember Jackson

To close the Public Hearing on the Brownfield Redevelopment Plan. Yeas (5), Nays (0), Absent (0). Public Hearing closed at 6:21 p.m. closed

Moved by Council Pro Tem Patrick  
Supported by Councilmember Jackson

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To open the Special Meeting. Yeas (5), Nays (0), Absent (0). Special Meeting opened at 6:24 p.m.

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The following resolution was submitted for approval.

### **RESOLUTION APPROVING BROWNFIELD PLAN**

Moved by Councilmember Armstrong  
Supported by Councilmember Jackson

**WHEREAS**, in accordance with the provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”), the City of Highland Park Brownfield Redevelopment Authority (the “Authority”) has prepared and approved a Brownfield Plan (the “Brownfield Plan”) for an area consisting of 230 parcels which are bounded by LaBelle Street, Hamilton Avenue, Davidson Freeway and Thompson Street (the Property”); and

**WHEREAS**, the Authority has forwarded the Brownfield Plan to the City Council requesting its approval of the Brownfield Plan; and

**WHEREAS**, the City is a qualified local governmental unit, as defined under Act 381; and

**WHEREAS**, a portion of the eligible property to be developed pursuant to the Brownfield Plan includes real property consisting of not fewer than 40 and not more than 500 contiguous parcels located within the City which is to be designated a targeted redevelopment area; and

**WHEREAS**, the City will not exceed the statutory limits on the number of targeted redevelopment areas within the City in calendar year 2021; and

**WHEREAS**, in accordance with Act 381, the City Council held a public hearing on the proposed Brownfield Plan on May 17, 2021, during which all persons, including any affected taxing jurisdictions, were allowed an opportunity to comment on the plan and present their view and recommendations; and

**WHEREAS**, the City and Hamilton Corridor LLC, a Michigan limited liability company (“Hamilton Corridor”), previously entered into an Agreement to Purchase and Develop Land by and between the City of Highland Park and Hamilton Corridor, LLC (the “Development

Agreement”); and

**WHEREAS**, Hamilton Corridor is seeking the City’s approval to assign its right, title and interest in the Development Agreement, including all of Hamilton Corridor’s duties and obligations under the Development Agreement, to EJM Highland Park, LLC (“EJM”).

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Brownfield Plan” means the Brownfield Plan approved by the Authority for an area consisting of 230 parcels which are bounded by LaBelle Street, Hamilton Avenue, Davidson Freeway and Thompson Street, copies of which Brownfield Plan are on file in the office of the City Clerk.

“Targeted Redevelopment Area” means those parcels of land described as such in the Brownfield Plan.

2. Public Purpose. The City Council hereby determines that the Brownfield Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Brownfield Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Brownfield Plan taken into account the following considerations:

(a) The Brownfield Plan meets the requirements set forth in section 13 and section 13b of Act 381.

(b) The proposed method of financing the costs of eligible activities described in the Brownfield Plan is feasible and the Authority has the ability to arrange the financing.

(c) The costs of eligible activities proposed in the Brownfield Plan are reasonable and necessary to carry out the purposes of Act 381.

(d) The amount of captured taxable value estimated to result from adoption of the Brownfield Plan is reasonable.

5. Approval and Adoption of Brownfield Plan. The Brownfield Plan is hereby approved and adopted. A copy of the Brownfield Plan in the form approved by this resolution, and all amendments thereto, shall be maintained on file in the City Clerk’s office.

6. Designation of TRA. The proposed parcels described as the Targeted Redevelopment Area in the Brownfield Plan is hereby designated as a targeted redevelopment area under Act 381, subject to its approval thereof by the Michigan Strategic Fund, and the

property located therein shall qualify as “eligible property” under Act 381.

7. Approval of Assignment of Development Agreement. Hamilton Corridor’s assignment of its right, title and interest in the Development Agreement, including all of Hamilton Corridor’s duties and obligations under the Development Agreement, to EJM is hereby approved.

8. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded. Yeas (5), Nays (0), Absent (0).

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**ADJOURNMENT:**

Moved by Council Pro Tem Patrick  
Supported by Councilmember Armstrong

To adjourn the Special Meeting, motion carried, meeting adjourned at 6:28 p.m.

**CERTIFICATE**

I hereby certify that the attached is a copy of the minutes of the Virtual Public Hearing and Virtual Special Meeting held the 17<sup>th</sup> day of May 2021 and that said minutes are available for public inspection at the address designated on the posted public notice.



Cidia Wicker-Brown, Deputy City Clerk