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

APRIL 7, 2025

Council convened at 7:11 p.m. with Council President Thomas presiding.

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

Absent:, (0).

A quorum being present, Council was declared in session.

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APPROVAL OF AGENDA

Moved by Councilman Ash-Shafii
Supported by Councilwoman Martin

To approve the agenda. Yeas (4), Nays (1) Robinson, Absent (0).

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APPROVAL OF MINUTES

Moved by Councilwoman Martin
Supported by Councilwoman Manica

To approve the minutes of the In-Person and Virtual Special meeting held March 13, 2025. Yeas (4), Nays (1) Robinson, Absent (0).

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Moved by Councilwoman Martin
Supported by Councilman Ash-Shafii

To approve the minutes of the In-Person and Virtual Workshop meeting held March 17, 2025. Yeas (4), Nays (1) Robinson, Absent (0).

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Moved by Councilwoman Martin
Supported by Councilman Ash-Shafii

To approve the minutes of the In-Person and Virtual Regular meeting held March 17, 2025. Yeas (4), Nays (1) Robinson, Absent (0).

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BID OPENING
04-07-25 V

Council President Thomas stated this was the place and time to open bid proposals for 2024 Water Main & Service Line Replacement Project.

Four (4) bids were received.

	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL PRICE
Inner City Contracting	$11,574,887.90	$515,653.60	$1,132,288.85	$4,241,500.80	$17,464,331.15
LGC Global	$10,689,656.00	$470,501.00	$4,018,631.00	$4,018,631.00	$16,197,226.00
Bricco Excavating	$10,812,205.00	$372,450.00	$845,226.00	$3,579,016.00	$15,609,016.00
Murphy Pipeline Contractors	$19,844,010.91	$531,602.63	$1,418,122.78	$7,431,502.86	$29,225,239.18

Moved by Councilwoman Manica
Supported by Council President Thomas

To refer to the Engineering/Water Department for a recommendation. Yeas (4), Nays (1) Ash-Shafii, Absent (0).

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COMMUNITY DEVELOPMENT
04-07-25 VI a

The following resolution was submitted for approval.

RESOLUTION TO SELL THE VACANT COMMERCIAL LOT AT 12535 HAMILTON AVENUE TO THE COMMERCIAL PROPERTY OWNER OF 12647 HAMILTON AVENUE, HEALING SPRING MISSIONARY BAPTIST CHURCH, A MICHIGAN NON-PROFIT CORPORATION

Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

To table the above item until the April 21, 2025, meeting. Yeas (4), Nays (1) Thomas, Absent (0).

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04-07-25 VI b

The following resolution was submitted for approval.

RESOLUTION TO SELL TWO VACANT RESIDENTIAL LOTS AT 126 KENDALL STREET AND 130 KENDALL STREET TO THE PROPERTY OWNER OF 129 OAKMAN BOULEVARD AND 809 OAKMAN BOULEVARD, HOLY GHOST TEMPLE CHURCH OF GOD AND CHRIST, A MICHIGAN NON-PROFIT CORPORATION

Moved by Councilman Ash-Shafii
Supported by Councilwoman Martin

WHEREAS, the City of Highland Park holds in its inventory a surplus of 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 parcels under its control and place parcels back on to the tax roll; and

WHEREAS, the City of Highland Park is the owner of the vacant residential Lots at 126· and 130 Kendall Street; and

WHEREAS, Holy Ghost Temple Church of Cod and Christ, owners of the Church located at 809 Oakman Blvd and 129 Oakman Blvd, behind the vacant residential lots at 126 and 130 Kendall Street, submitted an offer to purchase application and paid the $50 non-refundable fee on November 22, 2022, to purchase the vacant residential lots at 126 and 130 Kendall Street; and

WHEREAS, according to the City of Highland Park Ordinance 208.10(c)(2), the Sale of Vacant Residential Lots to Residents and Non-Residents can occur for individuals interested in purchasing residential lots when the purchaser: submits an Offer to Purchase Application; pays a $25 non-refundable fee; maintains the vacant lot in accordance with City Ordinances; does not owe any past due taxes, unpaid blight bills, unpaid water bills, and/or any other indebtedness to the City; not had any code violations within the past 18 months; and secure the vacant lot, remove debris and maintain the Land within 14 days after closing; and

WHEREAS, all fees have been previously paid and there is no indebtedness to the City and all required clearances obtained from the Water Department, Treasurer, CED, and Legal Departments are signed off and ready to purchase; and

WHEREAS, the purchaser has not had any code violations within the past 18 months; and

WHEREAS, the purchaser shall secure the vacant lots, remove debris, and maintain the Land in accordance with City ordinance within 14 days after closing; and

WHEREAS, the purchaser shall convert the vacant lots into a parking lot and green space for community events for Holy Ghost Temple Church of God and Christ upon site plan approvals from the Highland Park Planning Commission which will also Include zoning variances for the parking lot on a residential vacant Lot; and

WHEREAS, the residential lots will not be tax-exempt; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the sale of the vacant residential lots located at 126 and 130 Kendall Street to Holy Ghost Temple Church of God and Christ, at the cost of $500.00 per lot for a total of $1,000.00 which has been determined and certified by the Assessor. Yeas (5), Nays (0), Absent (0).

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04-07-25 VI c

The following resolution was submitted for approval.

RESOLUTION TO SELL THREE VACANT RESIDENTIAL LOTS AT 69 KENDALL STREET, 73 KENDALL STREET, AND 79 KENDALL STREET TO THE PROPERTY OWNER OF 66 KENDALL STREET, 74 KENDALL STREET, AND 77 KENDALL STREET, GREATER PHILADELPHIA TABERNACLE CHURCH, A MICHIGAN NON-PROFIT CORPORATION

Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

To table the above item until the April 21, 2025, meeting. Yeas (4), Nays (1) Thomas, Absent (0).

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04-07-25 VI d

The following resolution was submitted for approval.

RESOLUTION TO SELL THE VACANT RESIDENTIAL LOT 16143 OAKLAND AVENUE TO THE ADJACENT PROPERTY OWNER AT 16141 OAKLAND AVENUE, PERIPHIAL INDUSTRIES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

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

WHEREAS, It ls the goal of the City to decrease the number of parcels under its control and place parcels back on to the tax roll; and

WHEREAS, the City of Highland Park is the owner of the vacant residential Lot at 16143 Oakland Avenue; and

WHEREAS, Peripheral Industries, LLC, a Michigan limited liability company, owns the adjacent parcels located at 16141 Oakland Avenue and 254 Candler Street, submitted an offer to purchase application and paid the $25 non-refundable fee to purchase the vacant residential Lot at 16143 Oakland Avenue; and

WHEREAS, according to the City of Highland Park Ordinance 208.10(c)(2), the Sale of Vacant Residential Lots to Residents and Non-Residents can occur for individuals interested in purchasing residential Lots when the purchaser: submits an Offer to Purchase Application pays a $25 non-refundable fee; maintains the vacant lot In accordance with City Ordinances; does not owe any past due taxes, unpaid blight bills, unpaid water bills, and/or any other indebtedness to the City; not had any code violations within the past 18 months; and secure the vacant lot, remove debris and maintain the Land within 14 days after closing; and

WHEREAS, all fees have been previously paid and there is no indebtedness to the City and all required clearances obtained from the Water Department, Treasurer, CED, and Legal Departments are signed off and ready to purchase; and

WHEREAS, the purchaser has not had any code violations within the past 18 months; and

WHEREAS, the purchaser shall secure the vacant Lot, remove debris, and maintain the Land in accordance with City ordinance within 14 days after closing; and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the sale of the vacant residential lot located at 16143 Oakland Avenue to Peripheal Industries, LLC, a Michigan limited liability company, at a cost of $500 which has been determined and certified by the Assessor. Yeas (5), Nays (0), Absent (0).

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ADJOURNMENT

Council President Thomas adjourned the meeting at 8:11 p.m.

CERTIFICATE

I hereby certify that the attached is a copy of the minutes of the In-Person and Virtual Regular Meeting held the 7th day of April 2025 and that said minutes are available for public inspection at the address designated on the posted public notice.

Cidia Wicker-Brown, Deputy City Clerk