

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

July 6, 2026

Council convened at 7:05 p.m. with Council President Thomas presiding.

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

Absent: None

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA:

Moved by Councilman Ash Shafii

Supported by Council Pro Tem Robinson

To approve the agenda with amendments. Replace item# VII resolution with the new resolution that is approved to form. Yeas (5), Nays (0), Absent (0).

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APPROVAL OF MINUTES:

Moved by Councilwoman Manica

Support by Councilwoman Martin

To approve the proposed minutes of the In-Person and Virtual Workshop meeting held June 15, 2026. Yeas (5), Nays (0), Absent (0).

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Moved by Councilwoman Manica

Supported by Councilman Ash-Shafii

To approve the proposed minutes of the In-Person and Virtual Regular meeting held June 15, 2026. Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

TABLED ITEM FROM JUNE 15, 2026

V. 07-6-26

Moved by Councilwoman Martin

Supported by Councilman Ash Shafii

To remove from the table a resolution to issue rental contract to ALTA Equipment or monthly rental of Volvo L70H 4.5 yard High-Capacity bucket vehicle. Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

Moved by Councilwoman Martin
Supported by Council President Thomas

WHEREAS, DPW has been renting a L110 bucket vehicle which is used daily to pick up illegally dumped debris, lift heavy items transported to the yard, etc.; and

WHEREAS, DPW believes this piece of equipment is essential to the daily maintenance needs of the city; and

WHEREAS, Alta Equipment, the owner of the equipment, wants the equipment back so has provided Highland Park with two options; 1) purchase the equipment for a price of \$157K, or 2) exchange the equipment for a Volvo L70H with a 4.5 yard high-capacity bucket and continue to rent; and

WHEREAS, the cost to rent is \$5520/month in 2026 and \$5810 month starting in 2027; and

NOW THEREFORE, BE IT RESOLVED that the City approves renting a L70H bucket vehicle with a 4.5 yard high-capacity bucket from Alta Equipment through December 2027. Yeas (3), Nays (2) Councilman Ash Shafii, Council Pro Tem Robinson stated she voted NO because the address reads 30 Gerald, Absent (0).

LEGAL

VI. 07-6-26

The following request was received from Attorney Bosnic regarding to hold a Closed Session.

Moved by Councilwoman Manica
Supported by Councilwoman Martin

Motion to go into closed session pursuant to Michigan's Open Meetings Act, MCL 15.268 (e) to consult with its attorney regarding trial or settlement strategy in connection with the following specific litigation, as discussion during an open meeting would have a detrimental financial effect on the litigating or settlement position of the City. Yeas (5), Nays (0), Absent (0).

Council recesses the meeting at 7:21 p.m. for closed session.

Moved by Councilman Ash Shafii
Supported by Council Pro Tem Robinson

To reconvene the regular meeting at 8:03 p.m. Yeas (5), Nays (0), Absent (0).

CITY COUNCIL:
VII-07-06-2026

Moved by Councilman Ash Shafii
Supported by Council Pro Tem Robinson

Resolution establishing the Public Safety Event Management Policy to protect the public health, safety and welfare for the community.

The resolution and policy were read into the record.

CITY OF HIGHLAND PARK, MICHIGAN

A RESOLUTION ESTABLISHING THE PUBLIC SAFETY EVENT MANAGEMENT POLICY OF THE CITY OF HIGHLAND PARK AND DIRECTING THE PREPARATION OF A COMPREHENSIVE PUBLIC SAFETY EVENT MANAGEMENT ORDINANCE TO PROTECT THE PUBLIC HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE COMMUNITY

LEGISLATIVE PURPOSE

The Highland Park City Council recognizes that community events, cultural celebrations, neighborhood gatherings, charitable activities, religious observances, educational programs, festivals, demonstrations, and other public assemblies contribute significantly to the social, cultural, civic, and economic vitality of the City.

The purpose of this Resolution is to establish the official Public Safety Event Management Policy of the City of Highland Park and to direct the preparation of a comprehensive Public Safety Event Management Ordinance that promotes safe, well-organized, and accessible public events while protecting the health, safety, welfare, constitutional rights, neighborhoods, businesses, visitors, emergency responders, and public infrastructure of the City.

It is the intent of the City Council that any ordinance developed pursuant to this Resolution establish fair, objective, transparent, and content-neutral standards governing the **time, place, and manner** of qualifying public events and large public gatherings, while fully respecting all rights guaranteed under the Constitution of the United States, the Constitution of the State of Michigan, applicable federal and state law, and the Charter of the City of Highland Park.

AUTHORITY

WHEREAS, the City of Highland Park is a Home Rule City organized under the Constitution of the State of Michigan, the Michigan Home Rule City Act, MCL 117.1 et seq., and the Charter of the City of Highland Park; and

WHEREAS, the Highland Park City Council possesses legislative authority and municipal police powers to adopt regulations reasonably necessary to protect the public health, safety, welfare, and quality of life of its residents; and

WHEREAS, municipalities have the authority to regulate the use of public streets, sidewalks, rights-of-way, parks, and other public property to preserve public safety, maintain emergency access, protect public infrastructure, and promote the orderly use of public and private property; and

WHEREAS, the City Council recognizes that protecting the public health, safety, and welfare is among its highest governmental responsibilities and that proactive planning for public events serves a compelling public interest.

LEGISLATIVE FINDINGS

WHEREAS, the City Council recognizes that properly planned community events strengthen neighborhoods, encourage civic participation, support local businesses, celebrate the City's diversity, and enhance the quality of life for residents and visitors alike; and

WHEREAS, the City Council further finds that public events conducted without appropriate planning, coordination, or public safety measures may result in:

- Traffic congestion;
- Illegal or unsafe parking;
- Blocked public streets and sidewalks;
- Obstructed emergency vehicle access;
- Fire and life safety hazards;
- Excessive noise;
- Sanitation and litter concerns;
- Damage to public infrastructure;
- Increased demands upon police, fire, emergency medical services, public works, and code enforcement personnel;
- Unsafe crowd conditions; and
- Other impacts affecting the public health, safety, welfare, and peaceful enjoyment of surrounding neighborhoods; and

WHEREAS, the City Council further finds that recurring events conducted at the same location may create cumulative impacts upon neighborhoods, municipal infrastructure, and City services that warrant additional review and planning; and

WHEREAS, the City Council recognizes that all residents have the right to the peaceful enjoyment of their homes while balancing the City's interest in encouraging community events and protecting constitutionally protected activities; and

WHEREAS, the City Council finds that establishing clear, objective, and consistently applied standards for public event planning will improve transparency, accountability, fairness, and public confidence in the City's permitting process; and

WHEREAS, the City Council further finds that regulations adopted pursuant to this Resolution shall be administered without regard to the content of speech or the political, religious, charitable, cultural, or social purpose of any lawful event and shall instead be based solely upon objective public safety considerations; and

WHEREAS, the City Council finds that advance coordination among City departments, event organizers, residents, businesses, and public safety agencies improves emergency preparedness, reduces avoidable risks, and promotes successful community events; and

WHEREAS, the City Council determines that it is in the best interests of the City of Highland Park to establish a comprehensive Public Safety Event Management Policy and direct the preparation of a Public Safety Event Management Ordinance consistent with the legislative findings and policy directives contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED,

That the Highland Park City Council hereby establishes the Public Safety Event Management Policy of the City of Highland Park and declares it to be the official policy of the City to encourage safe, well-organized, inclusive, and successful public events while protecting the public health, safety, welfare, constitutional rights, neighborhoods, businesses, visitors, emergency responders, and public infrastructure.

SECTION II

COUNCIL POLICY, EVENT CLASSIFICATION, AND LEGISLATIVE DIRECTIVES

BE IT FURTHER RESOLVED,

That the Highland Park City Council hereby directs the City Attorney, in consultation with the City Manager, Police Department, Fire Department, Department of Public Works, Building Department, Code Enforcement Department, Planning Commission, Recreation Department, and other appropriate municipal departments, to prepare a comprehensive Public Safety Event Management Ordinance consistent with the findings, policies, and legislative intent established by this Resolution.

The proposed ordinance shall establish a fair, objective, transparent, and content-neutral permitting system designed to encourage community events while protecting the public health, safety, welfare, neighborhood quality of life, emergency response capabilities, and public infrastructure.

LEGISLATIVE POLICY

It shall be the policy of the City of Highland Park that all qualifying public events be planned and conducted in a manner that:

- A. Protects the public health, safety, and welfare.
- B. Preserves the peaceful enjoyment of residential neighborhoods.

- C. Protects public and private property.
- D. Maintains safe and unobstructed emergency vehicle access.
- E. Protects pedestrian safety.
- F. Supports local businesses and community organizations.
- G. Encourages civic engagement and community participation.
- H. Provides equal treatment for all applicants through objective standards.
- I. Protects constitutional rights while regulating only reasonable public safety requirements concerning the time, place, and manner of qualifying events.
- J. Promotes cooperation among event organizers, residents, businesses, and municipal departments.

THREE-TIER PUBLIC SAFETY EVENT CLASSIFICATION

The proposed ordinance shall establish the following minimum event classifications:

Tier I – Small Neighborhood Gatherings

Events reasonably expected to attract fewer than fifty (50) attendees at any one time shall generally not require a Public Safety Event Permit unless one or more operational characteristics require additional public safety review.

Such operational characteristics include, but are not limited to:

- Amplified sound;
- Street or sidewalk closures;
- Use of public rights-of-way;
- Use of City-owned property;
- Temporary stages, tents, canopies, fencing, bleachers, or similar structures;
- Food vendors;
- Merchandise vendors;
- Alcohol sales or service;
- Traffic control;
- Parking management;
- Police, Fire Department, Emergency Medical Services, or Department of Public Works assistance;
- Any documented public safety concern.

Tier II – Community Events

Events reasonably expected to attract fifty (50) through one hundred forty-nine (149) attendees shall require a Public Safety Event Permit.

The ordinance shall require applicants, when appropriate, to submit:

- A completed permit application;
- A site plan;
- A traffic management plan;
- A parking management plan;
- An emergency access plan;
- A crowd management plan;
- A sanitation and cleanup plan;
- Emergency contact information;
- Proof of insurance when required by the City; and
- Any additional information reasonably necessary to evaluate public safety impacts.

Tier III – Major Public Safety Events

Events reasonably expected to attract one hundred fifty (150) or more attendees shall be classified as Major Public Safety Events.

The ordinance shall require that every Tier III Major Public Safety Event receive:

1. Review by the Public Safety Event Review Committee;
2. Review and recommendation by the Highland Park Planning Commission; and
3. Final approval by the Highland Park City Council before any permit is issued.

Tier III applications shall also include, where appropriate:

- Comprehensive traffic management plans;
- Parking management plans;
- Emergency vehicle access plans;
- Fire and life safety plans;
- Emergency medical service coordination;
- Security and crowd management plans;
- Temporary structure plans;
- Vendor management plans;
- Neighborhood notification plans;
- Waste management and post-event cleanup plans; and
- Other operational plans reasonably necessary to protect the public health, safety, and welfare.

PLANNING COMMISSION REVIEW

The ordinance shall require the Planning Commission to review all Tier III Major Public Safety Event applications and provide a written recommendation to the City Council.

The Planning Commission's review shall consider:

- Compatibility with surrounding land uses;
- Traffic circulation;
- Parking availability;
- Pedestrian safety;
- Emergency vehicle access;
- Protection of public infrastructure;
- Consistency with applicable zoning regulations;
- Consistency with the City's Master Plan; and
- Other objective planning considerations relevant to the proposed event.

FINAL CITY COUNCIL APPROVAL

The City Council shall retain final authority to approve, approve with reasonable conditions, postpone pending additional information, or deny applications for Tier III Major Public Safety Events.

Any denial or approval subject to significant conditions should be supported by written findings based upon objective public safety, planning, traffic, infrastructure, or neighborhood compatibility considerations.

ATTENDANCE DETERMINATION

The ordinance shall establish objective procedures for determining anticipated attendance.

Attendance estimates may be based upon:

- Prior attendance history;
- Event advertising and promotion;
- Ticket sales or registrations, when applicable;
- Venue capacity;
- Parking availability;
- Organizer representations;
- Social media promotion;
- Comparable events; and
- Other reliable evidence reasonably related to anticipated attendance.

Knowingly providing materially false attendance estimates may constitute grounds for permit denial, permit revocation, or other remedies authorized by the ordinance.

TRIGGERING CONDITIONS

Regardless of anticipated attendance, the ordinance shall authorize the City to require a Public Safety Event Permit whenever an event includes one or more of the following:

- Closure or obstruction of any public street, sidewalk, alley, or public right-of-way;
- Use of City parks or other City-owned property;
- Amplified sound or live entertainment;
- Food or merchandise vendors;
- Alcohol sales or service;
- Temporary stages, tents, fencing, bleachers, inflatables, or similar structures;
- Fireworks or pyrotechnics where otherwise permitted by law;
- Traffic control measures;
- Parking management;
- Police, Fire Department, Emergency Medical Services, or Department of Public Works support;
- Recurring events with documented operational impacts; or
- Other objective public safety circumstances reasonably requiring advance municipal review.

The purpose of these triggering conditions is to ensure that permit requirements are based upon operational impacts and public safety considerations rather than solely upon attendance estimates.

SECTION III

IMPLEMENTATION, LEGISLATIVE DIRECTIVES, AND FINAL RESOLUTION

BE IT FURTHER RESOLVED,

That the Highland Park City Council hereby directs the City Attorney to prepare and present to the City Council a comprehensive Public Safety Event Management Ordinance consistent with the legislative findings, intent, policies, and directives established by this Resolution.

The proposed ordinance shall incorporate the minimum standards established herein and may include additional provisions, safeguards, definitions, administrative procedures, and operational requirements necessary to further protect the public health, safety, welfare, constitutional rights, neighborhoods, businesses, visitors, emergency responders, and public infrastructure of the City of Highland Park.

MINIMUM ORDINANCE REQUIREMENTS

The proposed ordinance shall include, at a minimum:

1. Legislative findings and purpose.
2. Statement of legislative intent.
3. Definitions.
4. Public Safety Event Permit procedures.
5. Three-Tier Public Safety Event Classification.
6. Attendance thresholds.
7. Triggering conditions requiring permits regardless of anticipated attendance.
8. Public Safety Event Review Committee.
9. Planning Commission review procedures.
10. City Council approval procedures.
11. Written findings supporting permit approvals with conditions or permit denials.
12. Traffic management standards.
13. Parking management standards.
14. Crowd management standards.
15. Emergency vehicle access requirements.
16. Fire prevention and life safety standards.
17. Emergency medical planning requirements.
18. Security requirements, when appropriate.
19. Temporary structure regulations.
20. Vendor regulations.
21. Good Neighbor Policy.
22. Neighborhood notification procedures.
23. Standards governing recurring events.
24. Appeals procedures.
25. Enforcement procedures.
26. Administrative rules.
27. Annual reporting requirements.
28. Periodic review of the ordinance.
29. Severability.
30. Effective date.

LEGISLATIVE EXPECTATIONS

The City Council further directs that the proposed ordinance shall:

- Encourage safe, successful, and well-organized community events.
- Protect residential neighborhoods from unreasonable operational impacts.
- Maintain adequate emergency vehicle access at all times.
- Protect public infrastructure and municipal resources.
- Utilize objective and content-neutral standards.
- Apply equally to all applicants.

- Establish reasonable permit timelines.
- Encourage cooperation between event organizers and City departments.
- Promote transparency and accountability throughout the permit review process.

STAKEHOLDER CONSULTATION

The City Council encourages the City Attorney and City Administration to consult with:

- Neighborhood associations;
- Residents;
- Local businesses;
- Faith-based organizations;
- Nonprofit organizations;
- Event organizers;
- Public safety officials;
- Community stakeholders; and
- Other interested parties

during preparation of the proposed ordinance.

LEGAL REVIEW

Prior to presentation to the City Council, the proposed ordinance shall be reviewed by the City Attorney to ensure consistency with:

- The Charter of the City of Highland Park;
- The Highland Park Codified Ordinances;
- Applicable zoning regulations;
- Applicable planning and land use requirements;
- The Michigan Home Rule City Act;
- Other applicable provisions of Michigan law;
- The Constitution of the State of Michigan; and
- The Constitution of the United States.

MINIMUM LEGISLATIVE STANDARDS

The City Council declares that the policies and directives contained within this Resolution constitute the minimum legislative standards to be incorporated into the proposed Public Safety Event Management Ordinance.

Nothing contained in this Resolution shall prohibit the City Attorney from recommending additional provisions, definitions, safeguards, enforcement mechanisms, administrative procedures, operational standards, or other recommendations that further advance the legislative

intent of this Resolution while protecting the public health, safety, welfare, constitutional rights, neighborhoods, businesses, visitors, emergency responders, and public infrastructure.

CONTINUING POLICY OF THE CITY

BE IT FINALLY RESOLVED,

That the Highland Park City Council declares it to be the continuing policy of the City to encourage safe, vibrant, inclusive, and successful public events while preserving neighborhood quality of life, protecting constitutional rights, safeguarding public infrastructure, maintaining emergency preparedness, and promoting the public health, safety, and welfare of all residents, businesses, visitors, and event participants.

The City Council further declares that the purpose of this Resolution is not to discourage community events or lawful public gatherings, but rather to establish a fair, objective, transparent, and content-neutral framework for the preparation of a comprehensive Public Safety Event Management Ordinance that balances community engagement with responsible public safety planning.

SEVERABILITY

If any provision, subsection, sentence, clause, phrase, or portion of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

To approve. Yeas (2) Councilman Ash Shafii and Council Pro Tem Robinson, Nays (3) Councilwoman Manica, Councilwoman Martin and Council President Thomas, Absent (0).

COMMUNITY DEVELOPMENT:

VIII-a 07-06-26

Moved by Councilwoman Manica

Supported by Council President Thomas

RESOLUTION TO SELL RESIDENTIAL VACANT SIDE LOT AT 166 RICHTON STREET TO THE PROPERTY OWNER OF 164 RICHTON STREET -KEITH TRAVIS JR DBA KHTJ PROPERTIES, A MICHIGAN LIMITED LIABILITY CORPORATION

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, per the adopted Economic Development Strategy, to decrease the number of parcels under its control and place parcels back on the tax roll; and

WHEREAS, the City of Highland Park is the owner of the Residential Vacant Lot at 166 Richton Street; and

WHEREAS, Keith Travis Jr., DBA KHTJ Properties LLC, owners of the Residential Home at 164 Richton St. adjacent to the residential vacant lot at 166 Richton St, submitted an offer to purchase application and paid the \$25 non-refundable fee on July 1, 2025 to purchase the Residential Vacant Lot at 166 Richton St; and

WHEREAS, according to the City of Highland Park Ordinance 208.10 © (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; pay 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 has 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 ordinances within 14 days after closing; and

WHEREAS, the purchaser shall convert the vacant lot into driveway, garage, and add a privacy fence for the residential home located at 164 Richton St upon lot combination to existing property as set forth in the Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the sale of the Residential Vacant Side Lot located at 166 Richton Street to Keith Travis, Jr DBA KHT Properties LLC, at the cost of \$500.00 which has been determined and certified by the City Assessor. Yeas (5), Nays (0), Absent (0).

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VIII-b

07-06-26

Moved by Councilman Ash Shafii
Supported by Councilwoman Manica

To table the resolution to sell Residential Vacant side lot at 46 Richton Street to the property owner of 48 Richton Street – Terry Horne. Yeas (3), Nays (2) Councilwoman Martin and Council President Thomas, Absent (0).

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VIII-c

07-06-26

Moved by Council Pro Tem Robinson
Supported by Councilwoman Manica

RESOLUTION TO SELL RESIDENTIAL VACANT SIDE LOT AT 15 RICHTON STREET TO THE PROPERTY OWNER OF 11 RICHTON STREET – TILMANDRA WILKERSON, A RESIDENT OF HIGHLAND PARK, MI

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, per the adopted Economic Development Strategy, 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 Residential Vacant Residential Lot at 15 Richton Street; and

WHEREAS, Tilmandra Wilkerson, owner of the residential home at 11 Richton St. adjacent to the Residential Vacant Lot at 15 Richton St, submitted an offer to purchase application and paid the \$25 non-refundable fee on August 19, 2025 to purchase the Residential Vacant Lot at 15 Richton St; and

WHEREAS, according to the City of Highland Park Ordinance 208.10 © (1), the Sale of Residential Vacant Side Lots to Residents can occur for individuals interested in purchasing residential lots when the purchaser; submits an offer to Purchase Application; pay a \$25 non-refundable fee; all purchasers must own the house adjoining the vacant side lot; maintains the vacant lot in accordance with City Ordinance; does not owe any past due taxes; unpaid blight bills, unpaid water bills, and/or any other indebtedness to the City; not has 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 Department are signed off and ready to purchase; and

WHEREAS, the purchaser have 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 Ordinances within 14 days after closing; and

WHEREAS, the purchaser shall combine the lot with existing residential property to extend the property area in accordance with the Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the sale of the residential vacant side lot located at 15 Richton Street to Tilmandra Wilkerson, at the cost of \$500.00 which has been determined and certified by the City Assessor. Yeas (3), Nays (2) Councilman Ash Shafii, Councilwoman Martin, Absent (0).

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VIII-d

07-06-26

Moved by Councilman Ash Shafii

Supported by Council Pro Tem Robinson

RESOLUTION TO SELL RESIDENTIAL VACANT SIDE LOT AT 235 W GRAND TO THE PROPERTY OWNER OF 239 W GRAND – MELISSIA GARNER AND DANNY SANDERS, A COLLECTIVE PROPERTY OWNER

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, per the adopted Economic Development Strategy, 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 Residential Vacant Lot at 235 W Grand; and

WHEREAS, Danny Sanders and Mellisia Garner, owners of the Residential Home at 239 W grand, adjacent to the Residential Vacant Lot at 235 W Grand, submitted an offer to purchase application and paid \$25 non-refundable fee on July 1, 2025 to purchase the Residential Vacant Lot at 235 W Grand; 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 Department are signed off and ready to purchase; and

WHEREAS, the purchaser have 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 combine the lot with existing residential property to extend the property area in accordance with the Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the sale of the Residential Vacant Side Lot located at 235 W Grand to Danny Sanders and Melissa Garner, at the cost of \$500.00 which has been determined and certified by the City Assessor. Yeas (5), Nays (0), Absent (0).

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VIII-e.

07-06-26

Moved by Councilwoman Manica

Supported by Councilwoman Martin

This Ordinance shall be placed on the order of 1st reading with amendments and shall be known and cited as the "City of Highland Park Tax Exemption Ordinance -Highland Manor Apartments". Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

City of Highland Park

ORDINANCE NO. _____

TAX EXEMPTION ORDINANCE

ADOPTED: [insert date of adoption]

An Ordinance to provide for a service charge in lieu of taxes for housing projects for low income persons and families to be financed with a federally-aided or Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, *et seq*) (the "Act").

THE CITY OF HIGHLAND PARK ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the "City of Highland Park Tax Exemption Ordinance-Highland Manor Apartments."

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low-income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons and families of low income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* property taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below), subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, plans to develop, own and operate a housing project identified as Highland Manor Apartments on certain properties (see below) principally located at 20 Sears Street in the City of Highland Park to serve persons and families of low income and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

The properties located in the City of Highland Park, Wayne County, MI, are described for tax purposes as follows:

PARCEL I:

Lots 8 through 12 and part of Lots 7 and 13 of "Assessor's Highland Park Plat No. 1", as recorded in Liber 66, Page 24 of Plats, Wayne County Records, being more particularly described as: Beginning at a point being the intersection of the East line of Second Avenue and the South line of Bartlett Avenue, said point being the Northwest corner of said Lot 8; thence North 63 degrees 59 minutes 42 seconds East 355.33 feet along the South line of said Bartlett Avenue; thence South 26 degrees 05 minutes 40 seconds East 175.00 feet; thence South 63 degrees 59 minutes 42 seconds West 150.00 feet; thence South 26 degrees 05 minutes 40 seconds East 163.08 feet to the North line of Sears Avenue; thence North 88 degrees 06 minutes 50 seconds West 81.21 feet along the North line of Sears Avenue; thence South 64 degrees 00 minutes 00 seconds West 132.00 feet along the North line of Sears Avenue to a point on the East line of Second Avenue, said point also being the Southwest corner of said Lot 8; thence North 26 degrees 23 minutes 50 seconds West 300.08 feet along said line to the point of beginning.

PARCEL II:

Lots 14 and 15 and part of Lots 7, 13 and 16, of "Assessor's Highland Park Plat No. 1", as recorded in Liber 66, Page 24 of Plats, being more particularly described as: Commencing at a point being the intersection of the East line of Second Avenue and the South line of Bartlett Avenue, said point being the Northwest corner of Lot 8; thence North 63 degrees 59 minutes 42 seconds East 355.33 feet along the South line of Bartlett Avenue to the point of beginning; thence continuing North 63 degrees 59 minutes 42 seconds East along the South line of Bartlett Avenue 172.00 feet; thence South 26 degrees 05 minutes 40 seconds East 416.24 feet to a point on the North line of Sears Avenue; thence the following six courses being along the said North line (1) South 64 degrees 00 minutes 00 seconds West 67.14 feet and (2) South 69 degrees 01 minutes 30 seconds West 60.26 feet and (3) South 76 degrees 14 minutes 00 seconds West 61.48 feet and (4) South 83 degrees 50 minutes 00 seconds West 63.93 feet and (5) South 89 degrees 56 minutes 50 seconds West 36.83 feet and (6) North 88 degrees 06 minutes 50 seconds West 47.09 feet; thence North 26 degrees 05 minutes 40 seconds West 163.08 feet; thence North 63 degrees 59 minutes 42 seconds East 150.00 feet; thence North 26 degrees 05 minutes 40 seconds West 175.00 feet to the point of beginning on the South line of Bartlett Avenue.

Parcel Number: 43-006-01-0007-305

SECTION 3. Definitions.

A. Authority means the Michigan State Housing Development Authority.

B. Annual Shelter Rents means the total Contract Rents (as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing project during an agreed annual period, exclusive of Utilities.

C. LIHTC Program means the Low-Income Housing Tax Credit program administered by the Authority under Section 42 of the Internal Revenue Code of 1986, as amended.

D. Persons and Families of Low Income means persons and families eligible to move into a housing project.

E. Mortgage Loan means a loan that is Federally aided (as defined in Section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project, and secured by a mortgage on the housing project.

F. Sponsor means Highland Manor 2026 MHT Limited Dividend Housing Association, LLC and any entity that receives or assumes a Mortgage Loan.

G. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan. It is further determined that Highland Manor is within the eligible class of housing projects set forth in this Section 4.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Highland Manor and the properties on which it is or will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to develop and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. The annual service charge shall be equal to 5% of the Annual Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15a(7) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt, but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before _____ of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq.*).

SECTION 9. Duration.

So long as the housing project remains subject to income and use restrictions under Section 42 of the LIHTC program and a Mortgage Loan remains outstanding and unpaid, this Ordinance shall remain in effect and shall not terminate, initially for a term of twenty (20) years, and then renewing automatically for additional periods of twenty (20) years.

It is further the intent of the Parties that in the event the housing project is sold, transferred, or refinanced by the Sponsor or a related entity of the Sponsor, this Ordinance shall remain in full force and effect and without further action by the Sponsor or the City to otherwise change, alter or amend this Ordinance.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

VIII-f.

07-06-26

Moved by Councilman Ash Shafii

Supported by Councilwoman Manica

This Ordinance shall be placed on the order of 1st reading with amendments and shall be known and cited as the "City of Highland Park Tax Exemption Ordinance -Gabrielle Apartments & Townhomes".
Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

City of Highland Park

ORDINANCE NO. _____
TAX EXEMPTION ORDINANCE

ADOPTED: [insert date of adoption]

An Ordinance to provide for a service charge in lieu of taxes for housing projects for low income persons and families to be financed with a federally-aided or Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, *et seq*) (the "Act").

THE CITY OF HIGHLAND PARK ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the "City of Highland Park Tax Exemption Ordinance - Gabrielle Apartments & Townhomes"

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low-income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons and families of low income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* property taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below), subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, plans to develop, own and operate a housing project identified as Gabrielle Apartments & Townhomes on certain properties (see below) principally located at 14201 2nd Avenue in the City of Highland Park to serve persons and families of low income and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

The properties located in the City of Highland Park, Wayne County, MI, are described for tax purposes as follows:

Land in the City of Highland Park, Wayne County, Michigan described as:

Part of Park Lots 6, 7 & 8 of 1/4 Section 5 of the Ten Thousand Acre Tract, as recorded in the plat of the subdivision into park lots of 1/4 Sections 4, 5, 44, 45, 55, 56, 57 and 58 in the Ten Thousand Acre Tract, as recorded in Liber 34 of deeds on Page 332, Wayne County Records lying between the Easterly line of Third Avenue, 60 feet wide and the Westerly line of Second Avenue as proposed to be widened from 60 feet to 80 feet wide, and part of lots 33 thru 54, both inclusive, the adjacent public alley on the Northerly sides of Landsberg's Subdivision of Park Lot 5, 1/4 section 5, Ten Thousand Acre Tract, Village of Highland Park, Wayne County, Michigan as recorded in Liber 23 of Plats on Page 17 of Wayne County Records and being more particularly described as:

Commencing at the point of intersection of the Southerly line of fractional Section 14, T. 1 S., R. 11 E., said line being also the Northerly line of the TTAT, and the Easterly line of Hamilton Ave, 100 feet wide, said point of intersection being also the Southwesterly corner of Assessor's Highland Park Plat No. 1, of part of fractional Sections 13 and 14, T. 1 S., R. 11 E., City of Highland Park, Wayne county, Michigan as recorded in Liber 66 of plats on Page 24 of Wayne County Records and proceeding thence along said northerly line of the TTAT, N. 64°00'001'E., 896.04 feet; thence along the Easterly line of Third Avenue, 60 feet wide, S. 26°04'50"E, 206.02 feet to the point of beginning; thence N. 63°46' 28"E. 680.13 feet along the Southerly boundary of Detroit Terminal Railroad property; thence along the Westerly line of proposed Second Avenue 80 feet wide, S. 26°04'50"E, 50.00 feet thence the following three courses and distances along land owned by the City of Detroit Public Lighting Commission, S. 63°46'28"W, 95.50 feet and S. 26°04'50" E, 102.25 feet and N. 63°46'28" W, 95.50 feet; thence along said proposed Westerly line of widened Second Avenue S. 26°04'50"E. 320.31 feet and S. 27°39'07" E. 365.51 feet; thence along the Northerly line of proposed Oakman-Manchester Connector S. 63°37'55"W. 690.16 feet; thence along the Easterly line of Third Ave. N. 26°04'50"W. 839.66 feet to the point of beginning. Containing 12. 915 acres and subject to easements and restrictions of record.

SECTION 3. Definitions.

- A. Authority means the Michigan State Housing Development Authority.
- B. Annual Shelter Rents means the total Contract Rents (as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing project during an agreed annual period, exclusive of Utilities.
- C. LIHTC Program means the Low-Income Housing Tax Credit program administered by the Authority under Section 42 of the Internal Revenue Code of 1986, as amended.

D. Persons and Families of Low Income means persons and families eligible to move into a housing project.

E. Mortgage Loan means a loan that is Federally aided (as defined in Section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project, and secured by a mortgage on the housing project.

F. Sponsor means Gabrielle 2026 MHT Limited Dividend Housing Association, LLC and any entity that receives or assumes a Mortgage Loan.

G. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan. It is further determined that Gabrielle Apartments & Townhomes is within the eligible class of housing projects set forth in this Section 4.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Gabrielle Apartments & Townhomes and the properties on which it is or will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to develop and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. The annual service charge shall be equal to 4% of the Annual Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15a(7) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt, but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before _____ of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*).

SECTION 9. Duration.

So long as the housing project remains subject to income and use restrictions under Section 42 of the LIHTC program and a Mortgage Loan remains outstanding and unpaid, this Ordinance shall remain in effect and shall not terminate, initially for a term of twenty (20) years, and then renewing automatically for additional periods of twenty (20) years.

It is further the intent of the Parties that in the event the housing project is sold, transferred, or refinanced by the Sponsor or a related entity of the Sponsor, this Ordinance shall remain in full force and effect and without further action by the Sponsor or the City to otherwise change, alter or amend this Ordinance.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

VIII-g

07-06-26

Moved by Council Pro Tem Robinson

Supported by Councilman Ash Shafii

To table the: RESOLUTION TO APPROVE THE RECOMMENDATION FOR APPROVAL-PSA26-0002 – 120 CORTLAND STREET ALLEY AND STREET VACATION APPLICATION SUBMITTED BY THE HIGHLAND PARK PLANNING COMMISSION. Yeas (2) Councilman Ash Shafii and Council Pro Tem Robinson, Nays (3), Absent (0).

Moved by Councilwoman Martin

Supported by Councilwoman Manica

WHEREAS, following a duly noticed public hearing held on June 10, 2026, the Highland Park Planning Commission reviewed the application submitted by Wayne Metropolitan Community Action Agency and its affiliated entities for the vacation of portions of public alley right-of-way associated with the redevelopment and expansion of the Wayne Metro Community Center located at 120/138 Cortland Street; and

WHEREAS the following discussion and consideration of the application materials, staff report, public testimony, and agency comments, the Planning Commission voted to recommend approval of the Alley and Street Vacation Application to the Highland Park City Council; and

WHEREAS, the Planning Commission finds that the proposed vacation meets the requirements of the Highland Park Zoning Ordinance governing alley and street vacations and is consistent with the standards set forth in Section 1246.04 of the Highland Park Code of Ordinances and applicable provisions of Michigan law; and

WHEREAS, the proposed vacation will facilitate improved site circulation, parking layout, pedestrian access; and continued investment in the Wayne Metro Community Center property; and

WHEREAS, the Planning Commission further notes that the City Engineering Department has completed its review of the request and has approved the vacation subject to the preservation of existing utility easements; and

WHEREAS, the Engineering Department has confirmed that public utilities are located within existing easements and that the proposed vacation will not adversely affect the public utility infrastructure and the required legal descriptions and exhibits have been prepared and reviewed as part of the application materials; and

WHEREAS, accordingly, the Planning Commission recommends that the Highland Park City Council approve the proposed alley and street vacation application, subject to the recommendations and conditions identified by staff, including;

1. Preservation of all existing utility easements and related infrastructure as required by the City Engineering Department;

2. Resolution of any City-owned property interests associated with the vacated right-of-way as determined appropriate by the City Council; and

3. Final review and approval by the City Attorney regarding title, ownership, reversionary interests, and any conveyance requirements associated with the vacated right-of-way prior to final Council action; and

NOW THEREFORE, BE IT RESOLVED, based upon the findings presented in the staff report and the record established at the public hearing, the Planning Commission respectfully recommends that the City Council approve PSA26-002, subject to the conditions outlined above. Yeas (3) Nays (2) Councilman Ash Shafii and Council Pro Tem Robinson, Absent (0),

DEPARTMENT OF PUBLIC WORKS

IX.

07-06-26

Moved by Councilman Ash Shafii

Supported by Councilwoman Martin

RESOLUTION TO APPROVE A GIFT OF PAVING A PORTION OF WAVERLY STREET BY HMS HIGHLAND PARK II, LLC FOR EASE OF ACCESS TO 1961 LINCOLN STREET OPERATED BY SPECTRUM JUVENILE JUSTICE SERVICES

WHEREAS, HMS Highland Park II, LLC, a Michigan limited liability company ('Owner') owns the real property located at 1961 Lincoln Street within the City of Highland Park (the "Property")

WHEREAS, the Property is operated by Spectrum Juvenile Justice Services which operated a residential treatment program to male youths aged 11-20, and

WHEREAS, principal access to the Property and the visitors parking area of the Property is via Waverly Street which is accessible off Hamilton Avenue; and

WHEREAS, that portion of Waverly Street between the Property and Hamilton Avenue is a public right of way but has not yet been repaved by the City; and

WHEREAS, the Owner has volunteered to pay for the repaving of the referenced portion of Waverly Street with its own funds, for better access to the Property; and

WHEREAS, the City is amenable to the acceptance of this gift of paving by the Owner PROVIDED that Owner can produce full construction plans for such repaving for review and approval by the City's Engineering Department AND which plans comply with the City's Engineering Standards contained within the City's Engineering Manual; and

WHEREAS, the Owner, through its designated contractor, shall also prior to the commencement of construction formally apply for a right-of-way permit; provide the required surety bond and certificate of insurance and pay all permit and inspections fees;

NOW THEREFORE BE IT RESOLVED, that the City Council approves the gift of paving by HMS Highland Park II, LLC a Michigan limited liability company of that portion of Waverly Street from

Hamilton Avenue to the visitors gate at the property provided that HMS Highland Park II, LLC submits full construction plans to the City's Engineering Department for review and approval, and that such plans comply in all respects with the City's Engineering Standards contained within the City's Engineering Manual, which include, but are not limited to the following requirements:

- Hot Mix asphalt ("HMA") design
- Concrete curb and gutter
- Concrete pavement and/or base
- Aggregate base
- Concrete sidewalk
- ADA concrete sidewalk ramps (including detectable warning surface)
- Pavement markings (including lane striping, stop bars, and cross walks)
- Manholes, catch basins, and valve structures and lids; and
- Restoration (including seeding and sodding)

Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

WATER DEPARTMENT

X.

07-06-26

Moved by Councilman Ash Shafii

Supported by Council President Thomas

RESOLUTION AUTHORIZING THE CONTRACT AWARD TO DVM UTILITIES, INC., FOR PHASE A
AND LAKESHORE GLOBAL, INC., FOR PHASE B, OF THE FY2026 CLEAN WATER STATE REVOLVING FUND
(CWSRF) SANITARY SEWER REHABILITATION PROJECT

WHEREAS, it is necessary for the City of Highland Park Water Department to address sewer infrastructure improvements; and

WHEREAS, the City Council has reviewed and approved the FY 2026 CWSRF Project Plan Application for the City of Highland Park, that included a multiple-year plan between FY2024 through FY2028, as submitted to EGLE; and

WHEREAS, EGLE has approved and awarded \$3,000,000 in loan funding for the FY2026 CWSRF Project; and

WHEREAS, the approved scope of this project includes the replacement of approximately 1.56 lineal miles of combined sewer, 3.03 lineal miles of CIPP lining, and approximately 47 manhole and catch basin structure replacements; and

WHEREAS, it is the intent of the Water Department Director that, when the construction contract is awarded, construction would tentatively begin Summer of 2026; and

WHEREAS, on June 15, 2026, the City of Highland Park opened bids for the FY2026 Clean Water State Revolving Fund (CWSRF) Sanitary Sewer Rehabilitation Project; and

WHEREAS, bid received exceed the amount of the approved loan of \$3,000,000 DVM Utilities, Inc. had the lowest bid for Phase A at \$5,682.505, Lakeshore Global, Inc. had the lowest bid for Phase B at \$116,410. The Water Department will modify the project scope to correspond with the available loan amount approved by the State of Michigan; and

NOW THEREFORE BE IT RESOLVED, the Highland Park City Council approves the contract award to DVM Utilities, Inc. for Phase A and to Lakeshore Global, Inc. for Phase B for total project amount not to exceed \$3,000,000. Yeas (4), Nays (1) Council Pro Tem Robinson, Absent (0).

Moved by Councilwoman Manica

Supported by Councilwoman Martin

To adjourn, motion carried meeting adjourned at 10:47 p.m.

CERTIFICATE

I, hereby certify that the attached is a copy of the minutes of the Virtual & In-Person Regular Meeting held on the 6th day of July 2026 and that proposed minutes are available for public inspection at the address designated on the posted public notice.

 Ramona L. Green, City Clerk