

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

September 8, 2026

Council convened at 7:00 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

** Councilwoman Martin entered the meeting at 7:21 p.m.

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA:

Moved by Councilwoman Manica

Supported by Council President Thomas

To approve the agenda with the following amendment. (1) Remove agenda item# VII-b Resolution approving the appointment of Theresa Johnson to the City of Highland Park Tax Increment Financing Authority (TIFA Board) Yeas (4), Nays (0), Absent (1). (2) To add a presentation from Mr. Ramon Harris, AARP representative, presenting the city with a plaque. Yeas (3), Nays (1) Councilman Ash-Shafii, Absent (1) Councilwoman Martin.

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APPROVAL OF MINUTES:

Moved by Councilwoman Manica

Supported by Council President Thomas

To approve the proposed minutes of the In-Person and Virtual Regular meeting held July 6, 2026. Yeas (2), Councilwoman Manica and Council President Thomas, Nays (2) Councilman Ash Shafii and Council Pro Tem Robinson, Absent (1). Council Pro Tem Robinson stated there are no minutes for two meetings, one in July and one in August.

** Councilman Ash Shafii left the meeting before the 2nd reading of the ordinances.

Councilwoman Martin entered the meeting before the 2nd reading of the ordinances.

ORDINANCES – 2ND and FINAL READING:

VI-a

09-08-26

Moved by Councilwoman Manica

Supported by Council President Thomas

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”).

This Ordinance shall be known and cited as the “City of Highland Park Tax Exemption Ordinance – Gabrielle Apartments & Townhomes”.

SHALL THIS ORDINANCE BE ADOPTED? Yeas (2) Councilwoman Manica and Council President Thomas, Nays (2) Councilwoman Martin and Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

ORDINANCE WAS NOT ADOPTED

VI-b

Moved by Councilwoman

Supported by Council President Thomas

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 1966 (1966 PA 346, as amended, MCL 125.1401, et seq) (the “Act”)

This Ordinance shall be known and cited as the “City of Highland Park Tax Exemption Ordinance- Highland Manor Apartments.”

SHALL THIS ORDINANCE BE ADOPTED? Yeas (3) Councilwoman Martin, Councilwoman Manica and Council President Thomas, Nays (1) Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

ORDINANCE ADOPTED

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°00'00"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 6% 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

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.

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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 6% 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

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.

Section 12. **Effective Date.**

This Ordinance shall become effective on [insert effective date], as provided in the City Charter.

CITY CLERK

City of Highland Park

ORDINANCE NO. 2026-04

TAX EXEMPTION ORDINANCE

ADOPTED: September 8, 2026

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 6% 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 in the same manner and at the same time as general property taxes are payable to the City.

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. for a term 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.

Section 12. Effective Date.

This Ordinance shall become effective on September 17, 2021, as provided in the City Charter.


CITY CLERK

COMMUNITY DEVELOPMENT – TABLED FROM July 6, 2026 MEETING
VIII-a 07-06-26

Moved by Council Pro Tem Robinson
Supported by Council President Thomas

To remove the following resolution from the table.

**RESOLUTION TO SELL RESIDENTIAL VACANT SIDE LOT AT 46 RICHTON STREET TO THE
PROPERTY OWNER OF 48 RICHTON STREET -Terry Horne.**

Yeas (4), Nays (0), Absent (1) Councilman Ash Shafii.

Moved by Council Pro Tem Robinson
Supported by Councilwoman Manica

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 46 Richton Street; and

WHEREAS, Terry Horne, owner of the residential home at 48 Richton St. which is adjacent to the residential vacant lot at 46 Richton St, submitted an offer to purchase application and paid the \$25 non-refundable fee on April 30, 2025, to purchase the Residential Vacant Lot at 46 Richton St; and

WHEREAS, according to the City of Highland Park Ordinance 208.10 c (2). The Sale of Residential Vacant Lots to Residents and Non-Residents can occur for individuals interested in purchasing residential lots when the purchase; 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 combine the lot with existing residential property to extend the property area in accordance with the Zoning Ordinance; and

WHEREAS, the purchaser may request to build car port or garage and will be required to apply for a site plan review and public hearing 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 46 Richton Street to Terry Horne, at the cost of \$500.00 which has been determined and certified by the City Assessor. Yeas (4), Nays (0), Absent (1) Councilman Ash Shafii.

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COMMUNITY DEVELOPMENT:

VII-a

09-8-26

Moved by Councilwoman Manica

Supported by Council President Thomas

**RESOLUTION APPROVING THE APPOINTMENT OF KEYAIRA BERRY TO THE CITY OF HIGHLAND
PARK TAX INCREMENT FINANCING AUTHORITY (TIFA BOARD)**

WHEREAS, the City of Highland Park has established the TIFA Board to oversee the policies & procedures under the TIFA Act; and

WHEREAS, the TIFA Act refers to Michigan's Tax Increment Finance Authority Act, which enables municipalities to fund economic development and neighborhood revitalization through Tax Increment Financing (TIF), which was originally enacted as Act 450 of 1980, the legislation is now consolidated under Public Act 57 of 2018 to streamline local development; and

WHEREAS, under this legislation, local authorities capture tax revenues generated by any increase in property values within a designated development district and these funds are then strictly reinvested into the area to pay for improvements such as public infrastructure, street repair, sidewalk Replacement, and environmental cleanups; and

WHEREAS, in accordance with the TIFA Act, the Board of Directors shall consist of seven (7) members and shall be appointed by the Mayor with the City Council's approval for terms of four (4) years, except, of the members first appointed, an equal number shall be appointed for four (4) years, three (3) years, two (2) years and one (1) year; and

WHEREAS, Mayor McDonald respectfully requests that City Council approve the appointment of Keyaira Berry to the existing vacant, reigned position on the Highland TIFA Board for an appointment of one (1) year, which is the remainder of the vacated term; and

NOW, THEREFORE, BE RESOLVED, that the City Council of the City of Highland Park hereby appoints Keyaira Berry to the City of Highland Park TIFA Board for a term of one (1) year commencing July 20, 2026, and expiring on June 30, 2027. Yeas (3), Nays Council Pro Tem Robinson (1), Absent (1). Councilman Ash Shafii

VII-a

09-08-26

Moved by Councilwoman Manica
Supported by Council President Thomas

RESOLUTION APPROVING THE APPOINTMENT OF MYRA TAYLOR TO THE CITY OF HIGHLAND PARK TAX INCREMENT FINANCING AUTHORITY (TIFA BOARD)

WHEREAS, the City of Highland Park has established the TIFA Board to oversee the policies & procedures under the TIFA Act; and

WHEREAS, the TIFA Act refers to Michigan's Tax Increment Finance Authority Act, which enables municipalities to fund economic development and neighborhood revitalization through Tax Increment Financing (TIF), which was originally enacted as Act 450 of 9180, the legislation is now consolidated under Public Act 57 of 2018 to streamline local development; and

WHEREAS, under this legislation, local authorities capture tax revenues generated by any increase in property values within a designated development district and these funds are then strictly reinvested into that area to pay for improvements such as public infrastructure, street repair, sidewalk replacement, and environmental cleanups; and

WHEREAS, in accordance with the TIFA Act, the Board of Directors Shall consist of seven (7) members and shall be appointed by the Mayor with the City Council's approval for terms of four (4) years, except, of the members first appointed, an equal number shall be appointed for four (4) years, three (3) years, two (2) years and one (1) year; and

WHEREAS, Mayor McDonald respectfully requests that City Council approve the appointment of Myra Taylor to the existing vacant position on the Highland Park TIFA Board for an appointment of two (2) years; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Highland Park hereby appoints Myra Taylor to the City of Highland Park TIFA Board for a term of two (2) years commencing July 20, 2026 and expiring on June 30, 2028. Yeas (3), Nays (1) Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

VII-c

09-08-26

Moved by Councilwoman Manica

Supported by Council President Thomas

**RESOLUTION TO APPROVE A ZONING TEXT AMENDMENT FOR PLANNED REDEVELOPMENT
PROJECT**

WHEREAS, the City of Highland Park has authority under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, to regulate land uses, establish zoning districts, and amend its Zoning Ordinance in furtherance to the public health, safety, and welfare; and

WHEREAS, Section 1250.14 of the City of Highland Park Zoning Ordinance establishes the PRP-Planned Redevelopment Projects district and a review process intended to encourage innovative land planning and design through flexible zoning standards for larger and multi-lot sites, a mix of land uses, context-sensitive design, and environmentally responsible development; and

WHEREAS, other properties within the City may possess sufficient size, multiple-lot characteristics

Redevelopment potential, infrastructure access, or other site conditions that make them suitable for consideration under the PRP district's flexible regulations; and

WHEREAS, removing the Former Ford Factory site limitation will permit owners of other suitable properties to apply for PRP rezoning, but will not grant any property an automatic rezoning development approval, or entitlement; and

WHEREAS, each proposed PRP will remain subject to the application requirements, Planning Commission study and public hearing, review standards, conditions of approval, City Council decision site-specific Development Plan, and all other safeguards contained in Section 1250.14 and applicable law; and

WHEREAS, ON July 8, 2026, following a duly noticed public hearing, the City of Highland Park Planning Commission considered the proposed zoning text amendment described on its agenda as a revision to the Planned Redevelopment District Ordinance striking the Former Ford Factory Site requirement and voted to recommend approval to the City Council; and

WHEREAS, the City Council finds that the amendment broadens access to a useful redevelopment tool, supports reinvestment in vacant and underused property, and preserves case-by-case review to ensure consistency with the Master Plan, surrounding neighborhoods, environmental conditions, public facilities, and the public interest.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Highland Park hereby approved the zoning text amendment set forth in Exhibit A, attached to and incorporated into this resolution.

BE IT FURTHER RESOLVED, that the City Attorney and appropriate City officials are authorized to place the amendment in final ordinance form, correct non-substantive typographical, numbering, cross-reference, and formatting error, and complete all required adoption, publication, codification, and enforcement steps in accordance with law. Yeas (3) Nays (1) Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

VII-d

09-08-26

Moved by Councilwoman Manica
Supported by Council President Thomas

RESOLUTION TO APPROVE A ZONING TEXT AMENDMENT REGARDING DETENTION AND IMMIGRATION FACILITIES

WHEREAS, the City of Highland Park has authority under the Michigan Zoning Enabling Act, Public Act 110 of 2006 as amended, to regulate land uses and amend its Zoning Ordinance in furtherance of the public health, safety, and welfare; and

WHEREAS, the city seeks to protect residents, neighborhoods, businesses, and public resources from land uses involving civil immigration detention, temporary holding, processing, staging, or related enforcement activities that may be incompatible with the City's planned land-use pattern and community welfare; and

WHEREAS, clear definitions are necessary to prevent such uses from being characterized as unlisted governmental activities or as essential services otherwise allowed or favored under the Zoning Ordinance; and

WHEREAS, on July 8, 2026 following a duly noticed public hearing, the City of Highland Park Planning Commission considered the proposed zoning text amendment entitled "Addition and Revisions of Definitions for Detention and Immigration Facilities and Centers" and voted to recommend a approval to the City Council; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and the proposed definitions of Civil immigration Detention Facility, Civil Immigration Holding Facility, Detention Facility, Immigration Processing Facility/Staging Area, and the revised definition of Essential Services; and

WHEREAS, the City Council finds that the amendment clarifies the Zoning Ordinance, closes ambiguity concerning detention-related uses, supports consistent administration and enforcement, and advances the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Highland Park hereby approves the zoning text amendment set forth in Exhibit A, attached to and incorporated into this resolution.

BE IT FURTHER RESOLVED, that the City Attorney and appropriate City officials are authorized to place the amendment in final ordinance form, correct non-substantive typographical, numbering, cross-reference, and formatting errors, and take all steps required for adoption, publication, codification, and enforcement in accordance with law. Yeas (2) Councilwoman Manica and Council President Thomas, Nays (2) Councilwoman Martin and Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

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VII-f

09-08-26

Moved by Council Pro Tem Robinson

Supported by Councilwoman Martin

RESOLUTION TO SELL RESIDENTIAL VACANT SIDE LOT AT 107 ELMHURST TO THE PROPERTY OWNER OF 111 ELMHURST AND 115 ELMHURST ENRIQUE LARA, A PROPERTY OWNER IN 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 lot at 107 Elmhurst; and

WHEREAS, Enrique Lara, owner of the residential multifamily unit at 111 Elmhurst and 115 Elmhurst, adjacent to the Residential Vacant Lot at 107 Elmhurst, submitted an offer to purchase application and paid the \$25 non-refundable fee on January 9, 2026 to purchase the Residential Vacant lot at 107 Elmhurst; 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; 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 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;

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 107 Elmhurst to Enrique Lara, at the cost of \$500.00 which has been determined and certified by the City Assessor. Yeas (4), Nays (0), Absent (1) Councilman Ash Shafii.

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VII-g

09-08-26

Moved by Councilwoman Manica

Supported by Council President Thomas

RESOLUTION TO SUBMIT APPLICATION FOR MSHDA MI NEIGHBORHOOD GRANT

WHEREAS, MSHDA has announced that the Neighborhood Housing Initiatives Division (NHID) is launching the MI Neighborhood Program which will provide funding to be regionally distributed statewide for housing activities. The new program's application process streamlines access to three main housing activities; rehabilitation, new units and/or community based public amenities and

WHEREAS, Highland Park will apply for the rehabilitation activity, which is intended to preserve existing housing stock; and

WHEREAS, our proposal will target resources to meet the needs of the City of Highland Park and demonstrate appropriate size and scope of the activities ranging from smaller scale energy efficiency or accessibility improvements to substantial rehabilitation; and

WHEREAS, a five-year non-prorated line in the full amount of the assistance will be placed on properties that receive over \$10,000; and

NOW, THEREFORE, BE IT RESOLVED, that the Highland Park City Council approves applying for the MSHDA Mi Neighborhood Grant. Yeas (3), Nays (1) Council Pro Tem Robinson, Absent (1) Councilman Ash Shafii.

RECREATION:

VIII. a

09-08-26

Moved by Council Pro Tem Robinson

Supported by Councilwoman Manica

RESOLUTION AUTHORIZING THE ACCEPTANCE OF ONE HUNDRED TREES FROM THE GREENING OF DETROIT TO BE PLANTED IN CITY OF HIGHLAND PARK RIGHT OF WAY

WHEREAS, the City of Highland Park received a donation of 100 trees from The Greening of Detroit

WHEREAS, the City of Highland Park received a donation of 100 trees from The Greening of Detroit, and

WHEREAS, The Greening of Detroit has previously worked with the Parks and Recreation Department on donated tree plantings; and

WHEREAS, Planting is proposed to begin Fall 2026. Cortland Street, Richton Street, Monterey Street, Elmhurst Street and Tuxedo Street between Hamilton Avenue and Woodward Avenue have been identified as eligible locations by the Greening of Detroit; and

WHEREAS, Ernest T. Ford Recreation Center, located at 10 Pitkin Street, has also been identified as an eligible planting location; and

WHEREAS, The City's Water and Engineering Departments have approved the eligible streets as all watermain replacements have been completed and there are no current planned improvements in the area; and

WHEREAS, The Greening of Detroit will provide a 3-year maintenance plan that will include 2-year irrigation and the first structural pruning of trees; and

WHEREAS, any trees that die within 2 years will be flush cut and removed; and

NOW, THEREFORE, BE IT RESOLVED, that the Highland Park City Council APPROVES the acceptance of one hundred trees from The Greening of Detroit for planting in City Right of Way and the Ernest T. Ford Recreation Center. Yeas (4), Nays (0), Absent (1) Councilman Ash Shafii.

ADJOURNMENT:

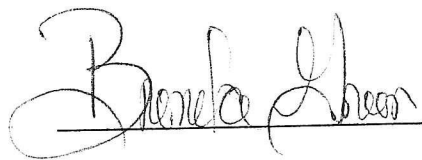
Moved by Councilwoman Manica

Supported by Councilwoman Martin

To adjourn; meeting adjourned at 9:14 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 8th day of September 2026 and that proposed minutes are available for public inspection at the address designated on the posted public notice.

 City Clerk

