

City of Allen Park Special Council Meeting Minutes
Tuesday, December 6, 2016

Mayor William B. Matakas called the Meeting to order at 6:00 PM

Roll Call showed present: Councilwoman Gail McLeod, Councilman Kevin Rourke, Councilwoman Tina Gaworecki, Councilman Angelo Americo DeGiulio, Councilman Harry Sisko and Councilman Larry Templin;

Also present: City Attorney Joe Couvreur, City Administrator Mark Kibby, Finance Director Bob Cady, & City Clerk Michael I. Mizzi

Motion by DeGiulio

Supported by Gaworecki

RESOLVED, to authorize the emergency replacement of the Community Center Heating Boiler and 2 water heaters by Expert Heating & Cooling for an amount not to exceed \$64,375.00, and waive the City bid process (APCO 2-824 (4) No economic advantage), as Expert Heating & Cooling has been the Community Center's contractor and is familiar with the heating system operations with funds to come from account # 101-751-985-000

MOTION ADOPTED – 16-120616-0253

Motion by DeGiulio

Supported by Templin

RESOLVED, to approve the Letter of Intent to Purchase from Tom Hannawa to purchase approximately 2 acres of buildable land at 16850 Southfield Road from the City of Allen Park for \$1,000,000.00, with the Purchaser agreeing to demolish the old City Hall building and item #10 being stricken from the LOI, as the City will not take on any cost responsibility for a road on the easement leading to the City-owned property behind the creek, and authorize the City Attorney to draft the applicable purchase agreement (front property)

MOTION ADOPTED – 16-120616-254

Motion by Templin

Supported by Gaworecki

RESOLVED, to approve the Letter of Intent to Purchase from Tanya Robin, on behalf of Seven Roses LLC to purchase approximately 5.2 acres of land at 16850 Southfield Road from the City of Allen Park for \$1,300,000.00, with item #10 being stricken from the LOI, as the City will not take on any cost responsibility for a road on the easement leading to the City-owned property behind the creek, and authorize the City Attorney to draft the applicable purchase agreement (back property)

MOTION ADOPTED – 16-120616-255 with Rourke & Sisko casting NO votes

Motion by DeGiulio

Supported by McLeod

RESOLVED, to authorize the signing of the Purchase Agreement on behalf of the City of Allen Park for the purchase of 15801 Southfield Road from the Myers Family Trust and Joseph Lasala Living Trust U/A/D 3/9/98, as Tenants in Common (Original Motion)

A motion to amend was made:

Motion by McLeod

Supported by Sisko

RESOLVED, to amend the Purchase Agreement between the City of Allen Park and the Myers Family Trust and Joseph Lasala Living Trust U/A/D 3/9/98 with the following change – on page 1, section 2 Purchase Price A., change (The “Deposit”) amount to \$25,000 .00

MOTION ADOPTED – 16-120616-256

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Tuesday, December 6, 2016

Motion by Sisko

Supported by McLeod

RESOLVED, to amend the Purchase Agreement between the City of Allen Park and the Myers Family Trust and Joseph Lasala Living Trust U/A/D 3/9/98 with the following change – on page 3 section 5. Inspection, Investigation, Approval and Lot Split by Purchaser - A. change (the “Inspection Period”) to 120 days from the Effective Date

MOTION ADOPTED – 16-120616-257

Motion by Sisko

Supported by McLeod

RESOLVED, to amend the Purchase Agreement between the City of Allen Park and the Myers Family Trust and Joseph Lasala Living Trust U/A/D 3/9/98 with the following change – on page 8 section 10. Purchase As-Is - remove the second from last sentence which states: PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT PURCHASER IS A SOPHISTICATED AND EXPERIENCED PURCHASER OF PROPERTIES SUCH AS THE PROPERTY HAS BEEN DULY PRESENTED BY COUNSEL IN CONNECTION WITH THE NEGOTIATION OF THIS AGREEMENT.

MOTION ADOPTED – 16-120616-258 with DeGiulio and Templin casting a NO vote

Back to the Original Motion with Amendments:

Motion by DeGiulio

Supported by McLeod

RESOLVED, to authorize the signing of the Purchase Agreement (as amended) on behalf of the City of Allen Park for the purchase of 15801 Southfield Road from the Myers Family Trust and Joseph Lasala Living Trust U/A/D 3/9/98, as Tenants in Common for \$1,750,000.00 with the 3 Amendments as stated in the minutes above
Roll Call Vote: 5 YES – DeGiulio, Gaworecki, Matakas, McLeod & Templin 2 NO – Rourke & Sisko

MOTION ADOPTED – 16-120616-259

Motion Sisko

Supported by DeGiulio

RESOLVED, to adjourn the Special Council Meeting at 7:56 PM

MOTION ADOPTED – 16-120616-260

William B. Matakas – Mayor

Michael I. Mizzi – City Clerk