

# Oak Park

## Special Council Meeting

July 1, 2019





# CITY OF OAK PARK

City Clerk

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Solomon Radner  
**Council Members**  
Carolyn Burns  
Ken Rich  
Regina Weiss  
**City Manager**  
Erik Tungate

## NOTICE

### SPECIAL MEETING OF THE 37<sup>th</sup> OAK PARK CITY COUNCIL

July 1, 2019  
6:00 PM

Notice is hereby given that a Special Meeting of the Oak Park City Council is scheduled for July 1, 2019 at 6:00 PM and will be held in the Executive Conference Room of Oak Park City Hall, 14000 Oak Park Blvd., Oak Park, Michigan 48237.

The purpose of the Special Meeting is to conduct the following Special Business:

- A. Consideration to proceed with a negotiated sale/land swap with Ferndale Public Schools for Jackson Park
- B. Consideration and approval for the sale of city property located at 26705 Coolidge

Notice of the above meeting of the City of Oak Park is given in compliance with the Charter, Section 7.2, and with provisions of Public Act No. 267 of 1976, as amended.

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. The City will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Special Council Meeting will be made with prior notice.

  
Marian McClellan, Mayor



**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN**

**AGENDA OF:** July 1, 2019      **AGENDA #**

**SUBJECT:** Jackson Park – Ferndale Public School Discussion

**DEPARTMENT:** Economic Development and Communications

**SUMMARY:** The City manager and Economic Development and Communications Department recently met with Ferndale Public Schools in regards to their upcoming bond proposal. They are interested in purchasing or doing a land swap in Jackson Park to construct a state of the art elementary school. This discussion is to go over their proposed ideas and get input on direction from City Council.

**FINANCIAL STATEMENT:** N/A

**RECOMMENDED ACTION:** City Council decide whether to proceed with negotiating a sale/land swap with Ferndale Public Schools

**APPROVALS:**

City Manager: \_\_\_\_\_

Department Director: \_\_\_\_\_

Director of Finance: \_\_\_\_\_

Legal: \_\_\_\_\_

Budgeted:

N/A

**EXHIBITS:** proposals



B

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN**

**AGENDA OF:** July 1, 2019      **AGENDA #**

**SUBJECT:** Negotiated sale of 26705 Coolidge

**DEPARTMENT:** Economic Development and Communications

**SUMMARY:** The City manager and Economic Development and Communications Department previously met with Wayne Wudyka to discuss him purchasing the lot at 26705 Coolidge. Mr. Wudyka has submitted to City Manager Tungate an offer to purchase the property and submitted a proposed site plan. Permission is needed from City Council to allow City Manager Tungate negotiate a sale pending a BPO. The site was purchased in 2016 for \$43,000 and at that time was appraised for \$25,000. The purchase was originally made to gain control of the site which was blighted.

**FINANCIAL STATEMENT:** Funds would be deposited into an account specified by City Manager Tungate

**RECOMMENDED ACTION:** City Council approve City Manager Tungate to negotiate the sale of 26705 Coolidge

**APPROVALS:**

City Manager: \_\_\_\_\_ Department Director: Kim Murrene

Director of Finance: \_\_\_\_\_ Legal: \_\_\_\_\_

Budgeted:

**EXHIBITS:** proposal

## Kimberly Marrone

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**From:** Wudyka, Wayne M. <Wayne.Wudyka@thinkhuntington.com>  
**Sent:** Thursday, May 30, 2019 2:39 PM  
**To:** Erik Tungate  
**Cc:** Kimberly Marrone; Dino Kostopoulos  
**Subject:** offer to purchase vacant lot located at 26705 Coolidge Oak Park Michigan

Mr. Tungate,

As discussed previously I would like to acquire the vacant land located at 26705 Coolidge Hwy Oak Park Michigan (parcel # 52-25-19-227-041) from the City of Oak Park.

My offer is \$40,000.00 cash at closing. I understand the city has an investment in this property that has to be recouped. So, please feel free to discuss any of those particulars as well.

The initial use of the property will be for an offsite parking lot for buildings we own in the area that we intend to remodel and make available for a restaurant location. We will submit a draft of a proposed renovation of the parking lot showing the curb cut locations, landscaping and parking lay out. We will review the parking lot layout with Kimberly Marrone first.

Please feel free to call me anytime to discuss any questions or next steps at 810.602.1963.

Thanks for your consideration and have a great day,

**Wayne M. Wudyka**  
Chief Executive Officer

**The** **Huntington**  
Company

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**Main** 248.246.7878 | **Direct** 248.246.7880 | **Cell** 810.602.1963



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