

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

October 23, 2024

The Council convened at 6:15 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Alsawafy, Abraham, Enos, Hammoud, Paris and President of the Council Sareini (6); Absent: Herrick (1). A quorum being present, the Council was declared in session

DATE : October 15, 2024
TO : City Clerk
FROM : City Council
SUBJECT : Special Meeting of the City Council

You are hereby requested to call a Special Meeting of the City Council to be held on Wednesday, October 23, 2024 at 6:15 p.m., in Conference Room 1-D, of the Dearborn Administrative Center for the following purposes:

1. To conduct a Public Hearing to consider and take action on the application from Hollingsworth Logistics Group, LLC to establish the "Warren Avenue Corridor Industrial Development District" located at 14225 W. Warren Avenue, and requesting immediate effect, and
2. To consider such other items of business that may properly come before the Council in relation to the above subject matters.

S// JACOB THURSTON
Director/Assessor

Council President Pro Tem Herrick entered the Chambers at 6:19 P.M.

By Alsawafy supported by Herrick.

10-558-24. RESOLVED: That the Public Hearing to consider and take action on Hollingsworth Logistics Group, LLC's application for an Industrial Facilities Tax Exemption Certificate as authorized by C.R. 10-506-24 be and is hereby terminated.

The resolution was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

Councilman Hammoud left the Chambers at 7:06 P.M.

By Alsawafy supported by Paris.

10-559-24. WHEREAS: Council Resolution No. 10-506-24 established the "Warren Avenue Corridor Development District" consisting of the property located at 14225 W. Warren Avenue, Dearborn, Michigan 48126, and

WHEREAS: Hollingsworth Logistics Group, LLC has submitted an application for an Industrial Facilities Tax Exemption Certificate pursuant to Act 198 of the Public Acts of 1974, as amended, covering industrial facilities located within the "Warren Avenue Corridor Development District", and

WHEREAS: Hollingsworth Logistics Group, LLC intends to invest approximately \$40 million in acquiring, stabilizing, and rehabilitating the property located at 14225 W. Warren Avenue, including approximately \$27 million in rehabilitation to improve the efficiency and structural integrity of the facility, and

WHEREAS: This investment will retain 700 jobs and create an additional 50-100 jobs, thus enhancing employment opportunities for residents in the Dearborn area, and

WHEREAS: The proposed rehabilitation will result in significant upgrades to the property, including roof replacement, elevator modernization, HVAC and electrical upgrades, facade improvements, dock door reconfigurations, and parking lot enhancements, aligning with the City's vision for the Warren Avenue Corridor, and

WHEREAS: The City Clerk has notified the Assessor of the City of Dearborn and the legislative body of each taxing unit that levies ad valorem property taxes in the City of Dearborn of the receipt of this application, and a designated hearing date has been set, and

WHEREAS: The aggregate taxable value of real and personal property exempt from ad valorem taxes within the City of Dearborn after granting this certificate will not exceed 5% of the sum of the taxable value of the unit plus the taxable value of real and personal property presently subject to abatement, and

WHEREAS: A public hearing on the application of Hollingsworth Logistics Group, LLC was held on Wednesday, October 23, 2024 at 6:15 P.M., providing an opportunity for concerned citizens and affected taxing units to voice their opinions; therefore be it

RESOLVED: That the City Council of the City of Dearborn hereby approves Hollingsworth Logistics Group, LLC's application for an Industrial Facilities Tax Exemption Certificate for a period of twelve (12) years, for the rehabilitation of the industrial property located at 14225 W. Warren Avenue; be it further

RESOLVED: That approval of this exemption is conditioned upon Hollingsworth Logistics Group, LLC executing an Industrial Facilities Tax Agreement with the City of Dearborn, as approved by Corporation Counsel; be it further

RESOLVED: That an inspection and review of the property will be conducted by the Dearborn Department of Assessment upon project completion, with a full audit of project costs to be provided to the City; be it further

RESOLVED: That the City of Dearborn finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Dearborn, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Dearborn; be it further

RESOLVED: That the Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Herrick, Paris, and Sareini (6), Nays: None (0); Absent: Hammoud (1).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:15 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk