

REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

October 22, 2024

The Council convened at 7:02 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

Pastor Monica Olah of Help is Near Missionary Ministry delivered the invocation.

All persons that were able stood for the Pledge of Allegiance.

By Herrick supported by Alsawafy.

10-531-24. WHEREAS: The Michigan Library Association (MLA) annually designates the month of October as a statewide observance to celebrate the contributions of Michigan's public, school, academic, tribal, cooperative and special libraries, and

WHEREAS: Michigan's libraries are essential institutions that serve as cornerstones of knowledge, learning, and community engagement, and

WHEREAS: Libraries play a vital role in fostering education, lifelong learning, and literacy for people of all ages, backgrounds, and abilities, and

WHEREAS: Libraries provide a welcoming and inclusive environment that encourages exploration, discovery, and personal growth, and

WHEREAS: Libraries offer access to a diverse array of resources including books, digital media, educational programs, and technology, and

WHEREAS: Libraries play a significant role in promoting the right to read and the right to access information, enabling individuals to make informed decisions and engage in open discourse, and

WHEREAS: Libraries provide essential services to underserved communities, bridging the digital divide and offering critical support for job seekers, students, and individuals seeking to improve their lives, and

WHEREAS: Hundreds of libraries and millions of library supporters across Michigan are celebrating Michigan Library Appreciation Month this October; therefore be it

RESOLVED: That the members of the 34th Dearborn City Council hereby recognize October 2024 as Michigan Library Appreciation Month; be it further

RESOLVED: That during this time, we encourage all residents, community organizations, and public officials to join in celebrating the libraries in our state, their dedicated staff, and the countless ways in which libraries enrich our lives and contribute to the betterment of society; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Herrick.

10-532-24. WHEREAS: Friends of the Dearborn Public Library raise money that enables our library to move from good to great - providing the resources for additional programming, much needed equipment, support for summer reading challenges, staff training and special events throughout the year, and

WHEREAS: The work of the Friends highlights, on an on-going basis, the fact that our library is the cornerstone of the community, providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of others from ages past to present, and

WHEREAS: The Friends understand the critical importance of well-funded libraries and advocate to ensure that our library gets the resources it needs to provide a wide variety of services to all ages, and

WHEREAS: The Friends' gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community; therefore be it

RESOLVED: That the members of the 34th Dearborn City Council proclaim October 20-26, 2024, as Friends of Libraries week in Dearborn, Michigan and urges everyone to support the Friends of the Library and thank them for all they do to make our library and community so much better; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

10-533-24. WHEREAS: The City of Dearborn in the state of Michigan has always supported its military veteran population, and

WHEREAS: The Purple Heart is the oldest military decoration in present use and was initially created as the badge of Military Merit by General George Washington in 1782, and

WHEREAS: The Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to members of the United States Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a declared enemy of the United States of America, and

WHEREAS: The City of Dearborn appreciates the sacrifices our Purple Heart recipients made in defending our freedoms and believes it is important that we acknowledge them for their courage and show them the honor and support they have earned; therefore be it

RESOLVED: That the 34th Dearborn City Council hereby proclaim the City of Dearborn a Purple Heart City, and encourages its citizens to show their appreciation for the sacrifices the Purple Heart recipients have made in defending our freedoms, to acknowledge their courage, and show them the honor and support they have earned; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Public comment began at 7:21 P.M. and ended at 7:55 P.M.

By Hammoud supported by Alsawafy.

10-534-24. RESOLVED: That all items on the Consent Agenda for the meeting of October 22, 2024 be and are hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

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

By Herrick supported by Paris.

10-535-24. WHEREAS: Public Act (PA) 325 of 2018 requires the City of Dearborn as a road agency to submit a Transportation Asset Management Plan (TAMP) for roads and bridges to Michigan's State Transportation Asset Management Council, and

WHEREAS: "Asset management" means an ongoing process of maintaining, preserving, upgrading and operating physical assets cost-effectively, based on a continuous physical inventory and condition assessment and investment to achieve established performance goals, and

WHEREAS: "Asset Management Plan for roads and bridges" means a plan created by a local road agency and approved by the local road agency's governing body (City Council) that includes a provision for asset inventory, performance goals, risk of failure analysis, anticipated revenues and expenses, performance outcomes, and coordination with other infrastructure owners, and

WHEREAS: The Asset Management Plan confirms that the City of Dearborn is in a downward trend of addressing its roads, as 43.9% of our major roads are in poor condition while the percentage is 33% statewide, and

WHEREAS: However, the City of Dearborn is in an upward trend of addressing local roads, as 27.7% of the City's local roads are in poor condition while the percentage is 43% statewide, and

WHEREAS: We request that City Council approve this plan and that the City Engineer be authorized to sign required paperwork; therefore be it

RESOLVED: That City Council hereby approves this Transportation Asset Management Plan (TAMP) for roads and bridges; be it further

RESOLVED: That the City Engineer be and is hereby authorized to sign required paper work; be it further

RESOLVED: that this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Alsawafy.

10-536-24. RESOLVED: That all bids received for the purchase of a Real Time Closed Captioning System for CDTV to comply with FCC (Federal Communications Commission) requirements are hereby rejected except the bid of A.V.I Systems in the amount of \$54,846.37, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the General Fund, Telecommunications, Video Systems, Capital Equipment, Operating Equipment budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Enos.

10-537-24. WHEREAS: The City is eligible for contract pricing through The Interlocal Purchasing System (TIPS) Cooperative Program Contract #230301 for the Purchase of Office Furniture and Installation in the DPW Engineering Suite, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for the Purchase of Office Furniture and Installation in the DPW Engineering Suite from Partnr Haus, and

WHEREAS: The contract is in the amount of \$175,567, with a 5% contingency in the amount of \$8,778, for a total in the amount of \$184,345; therefore be it

RESOLVED: That Partnr Haus, via The Interlocal Purchasing System (TIPS) Cooperative Program Contract #230301, be designated for the Purchase of Office Furniture and Installation in the DPW Engineering Suite, in the total amount of \$184,345; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Public Works, Capital Project Support, Construction Contractor budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Abraham.

10-538-24. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) 6 (b), authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request from the Department of Public Works and Facilities for a sole source procurement; therefore be it

RESOLVED: That EKOS be designated as a sole source for the purchase of Fuel Management Services in the amount of \$164,904, which includes the first year and a one-time set up fee in the amount of \$15,000, and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this contract shall be valid for the term of five-years from November 1, 2024 through December 30, 2029 with one (1) five-year renewal option available; be it further

RESOLVED: That this purchase order shall be financed from the General Fund, Public Works, Supplies, Fleet Repair and Maintenance Operations Budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Alsawafy.

10-539-24. WHEREAS: The City currently has a contract with Parrott Landscaping (C.R. 4-164-23) for Turf Maintenance at Large City Parks, and

WHEREAS: Purchasing has received a request from the Department of Public Works and Facilities to add funds in an amount not to exceed \$56,218 to that purchase order for scope of work change which includes Turf Maintenance and additional cuts to CSO, Public Buildings, Parks, and for Fall Clean up; therefore be it

RESOLVED: That the additional expenditures to Parrott Landscaping be and are hereby authorized in an amount not to exceed \$56,218, for Turf Maintenance at City Buildings and Parks; be it further

RESOLVED: That the additional expenditures in an amount not to exceed \$56,218 shall be financed from the General Fund, Public Works, Parks Division, Maintenance, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Hammoud.

10-540-24. WHEREAS: It is recommended that this City Council adopt the Collective Tentative Agreement between the City of Dearborn and the IATSE Local 38 effective July 1, 2024 through June 30, 2028; therefore be it

RESOLVED: That this Council does hereby adopt the Tentative Agreement between the City of Dearborn and the IATSE Local 38 effective July 1, 2024 through June 30, 2028; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Enos.

10-541-24. RESOLVED: That the minutes of the previous special meeting of October 4, 2024 and the same are hereby approved as recorded and published.

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

By Herrick supported by Enos.

10-542-24. RESOLVED: That the minutes of the previous special meeting of October 8, 2024 and the same are hereby approved as recorded and published.

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

By Paris supported by Herrick.

10-543-24. RESOLVED: That the minutes of the previous regular meeting of October 8, 2024 and the same are hereby approved as recorded and published.

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

By Herrick supported by Alsawafy.

10-544-24. RESOLVED: That Ordinance No. 24-1827 be taken from the table and placed upon its final reading.

The Clerk read the Ordinance No. 24-1827, entitled, "An Ordinance to Amend the Licenses and Business Regulations Chapter (Chapter 12) of the Code of Ordinances of the City of Dearborn by Amending Section 12-5, Entitled 'License Year Renewal'."

The President of the Council announced that this was the final reading of the Ordinance.

The President of the Council then put the question, "Shall this Ordinance pass?"

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

By Herrick supported by Enos.

10-545-24. RESOLVED: That Ordinance No. 24-1828 be taken from the table and placed upon its final reading.

The Clerk read the Ordinance No. 24-1828, entitled, "An Ordinance to Amend the Parks and Recreation Chapter (Chapter 15) of the Code of Ordinances of the City of Dearborn by Amending Section 15-53, Entitled 'Dog Park Use, Generally'."

The President of the Council announced that this was the final reading of the Ordinance.

The President of the Council then put the question, "Shall this Ordinance pass?"

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

Councilmember Alsawafy introduced Ordinance No. 24-1829, entitled, "An Ordinance to Amend the Offenses Chapter (Chapter 14) of the Code of Ordinances of the City of Dearborn by Amending Article I of Section 14-10, Entitled 'Alarm Systems'."

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Abraham supported by Paris.

10-546-24. RESOLVED: That proposed Ordinance No. 24-1829 be laid on the table.

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

Councilmember Alsawafy introduced Ordinance No. 24-1830, entitled, "An Ordinance to Amend the Nuisances Chapter (Chapter 13) of the Code of Ordinances of the City of Dearborn by Amending Sections 13.5 Entitled 'Notice to Abate' and 13-5.1, Entitled 'Immediate Abatement.'"

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Enos supported by Herrick.

10-547-24. RESOLVED: That proposed Ordinance No. 24-1830 be laid on the table.

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

By Abraham supported by Alsawafy.

10-548-24. WHEREAS: The Economic Development Department, based on feedback from the community, has been working to increase the variety of business and entertainment amenities in our business districts, and

WHEREAS: The City-owned lot at Michigan and Howard in the heart of our West Downtown District presented a unique opportunity to catalyze this type of investment, and the department sought to achieve this by posting two competitive RFP's (Request for Proposals) inviting bidders to propose redevelopment concepts for this City-owned lot, and

WHEREAS: Through this competitive process, the City's RFP team evaluated proposals based on a variety of factors to ensure that (1) the City received appropriate, market-based compensation for the sale of the lot; (2) proposed concepts were compatible with zoning requirements and the community vision for the area; and (3) there are adequate performance measures and timelines to ensure payment to the City and performance on the redevelopment, and

WHEREAS: The Evaluation Team, on behalf of the Economic Development Department, recommends that the City be authorized to sell to Commonwealth Group LLC for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, and more particularly described as follows, for construction of the Commonwealth Business District development:

W 70 FT OF S 116 FT OF LOT 9, DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN. AS RECORDED IN UBER 43, PAGE 93 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID No: 82-09-221-08-004

Commonly Known As: 22190 Michigan Avenue Lot Size: 70' x 116', and

WHEREAS: The sale shall be subject to the following conditions:

1. The Property is being sold to Purchaser for the express purpose of construction of the Commonwealth Business District development outlined in Purchaser's Response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Sale of the Property is contingent upon commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of

a Certificate of Occupancy for the development within two (2) years of closing. Failure to comply with either of these conditions within the designated time frames will result in the Property automatically reverting to the City of Dearborn.

2. Construction shall be deemed "commenced" when:

- a. The plans have been approved by the Economic Development Department; and
- b. Building permits have been issued; and
- c. Excavation of the basement foundation has begun.

3. Upon a showing of good cause, Dearborn City Council may grant one (1) extension of the construction commencement deadline of up to six (6) months. An extension request must be submitted in writing to the City of Dearborn Law Department no later than forty-five (45) days before the construction commencement deadline. A processing fee of Five Hundred Dollars (\$500.00) must accompany the request, along with documentation to support the request. If Dearborn City Council grants the extension request, the timeline for completion of construction shall also be extended accordingly, such that completion of construction shall occur within two years and six months of closing.

4. Purchaser must submit initial plans for the construction of the development to the City of Dearborn Economic Development Department within nine (9) months from the date of closing. One extension of time in which to submit initial plans for no greater than ninety (90) days may be approved. The extension request must be submitted in writing to the City of Dearborn Law Department at least thirty (30) days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the extension request, Purchaser may submit the extension request to City Council for reconsideration.

5. Purchaser shall complete construction before building permits expire.

6. The building shall not be occupied until a Certificate of Occupancy has been approved.

7. The constructed project must match the concept outlined in the Commonwealth Business District Proposal that was submitted by Purchaser in response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Any deviations must be approved by the City's Director of Economic Development in writing.
8. Purchaser acknowledges that the Property is located in a Special Assessment District. Upon closing on the Property, Purchaser shall be responsible for any and all taxes and/or other assessments associated therewith.
9. Property is being sold "AS IS" and "WHERE IS." Moreover, Purchaser acknowledges that some of the foundations and basement floors remain in place underground following the demolition of the former buildings on the site. Purchaser further acknowledges that downtown redevelopment may require leaving parts of the foundations along the road edges and adjacent to adjoining buildings intact to assure existing infrastructure is not undermined, and that new foundations will need to take these conditions into account.
10. The Property sale shall occur via covenant deed. The deed will contain a restriction that requires commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City. In such case, the City shall have the right to repurchase the Property for the original sale price, less 10%, less any costs required to complete the development project, and less all costs associated with the transfer back to the City.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance and waives the right to seek any variances.
12. Purchaser must submit Performance and Payment Bonds prior to the closing date.
13. Purchaser shall perform all necessary title and survey work, site preparation, and any other tasks required by law to facilitate the development of the project, and to obtain an approved site plan from the Economic Development Department and commence construction within one year of closing.

14. Purchaser shall, at its sole expense, for the entire duration of construction, maintain and secure its construction site in accordance with local ordinance, construction site standards, and any additional provisions deemed necessary by the Director of Economic Development.
15. Purchaser must construct the project in accordance with all applicable local, state, and federal regulations and building codes.
16. Sale is subject to Dearborn City Council approval and shall not be binding until fully executed, and

WHEREAS: Commonwealth Group LLC shall close upon the sale within ninety (90) days following Council approval of the sale at the Dearborn Administrative Center. One extension of time in which to close for no greater than thirty (30) days may be approved. Purchaser must submit a request in writing to the City of Dearborn Law Department at least thirty (30) days prior to the closing deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the request for an extension, Purchaser may present the request to City Council for reconsideration; and

WHEREAS: The sale of the property for the construction of the new development will serve a public purpose by adding to the revitalization of the area and by adding the property to the tax roll to generate revenue for the City, and

WHEREAS: Therefore, it is recommended that the City be authorized to sell to Commonwealth Group LLC for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, which will be used to construct the Commonwealth Business District development in accordance with the conditions set forth above; and

WHEREAS: It is further recommended that Corporation Counsel, or his designee, be authorized to execute the Purchase Agreement in furtherance of this sale and that, upon receipt of the executed Purchase Agreement, the Mayor be authorized to execute a deed conveying the lot to Commonwealth Group LLC upon approval of form by Corporation Counsel or his designee; therefore, be it

RESOLVED: That the City of Dearborn be and is hereby authorized to sell to Commonwealth Group LLC for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, and more particularly described as follows, for construction of the Commonwealth Business District development:

W 70 FT OF S 116 FT OF LOT 9, DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, AS RECORDED IN UBER 43, PAGE 93 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID No: 82-09-221-08-004

Commonly Known As: 22190 Michigan Avenue Lot Size: 70' x 116' for the sum of \$400,000; be it further

RESOLVED: That the sale shall be subject to the following conditions:

1. The Property is being sold to Purchaser for the express purpose of construction of the Commonwealth Business District development outlined in Purchaser's Response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Sale of the Property is contingent upon commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Failure to comply with either of these conditions within the designated time frames will result in the Property automatically reverting to the City of Dearborn.
2. Construction shall be deemed "commenced" when:
 - a. The plans have been approved by the Economic Development Department; and
 - b. Building permits have been issued; and
 - c. Excavation of the basement foundation has begun.
3. Upon a showing of good cause, Dearborn City Council may grant one (1) extension of the construction commencement deadline of up to six (6) months. An extension request must be submitted in writing to the City of Dearborn Law Department no later than forty-five (45) days before the construction commencement deadline. A processing fee of Five Hundred Dollars (\$500.00) must accompany the request, along with documentation to support the request. If Dearborn City Council grants the extension request, the timeline for completion of construction shall also be extended accordingly, such that completion of construction shall occur within two years and six months of closing.

4. Purchaser must submit initial plans for the construction of the development to the City of Dearborn Economic Development Department within nine (9) months from the date of closing. One extension of time in which to submit initial plans for no greater than ninety (90) days may be approved. The extension request must be submitted in writing to the City of Dearborn Law Department at least thirty (30) days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the extension request, Purchaser may submit the extension request to City Council for reconsideration.
5. Purchaser shall complete construction before building permits expire.
6. The building shall not be occupied until a Certificate of Occupancy has been approved.
7. The constructed project must match the concept outlined in the Commonwealth Business District Proposal that was submitted by Purchaser in response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Any deviations must be approved by the City's Director of Economic Development in writing.
8. Purchaser acknowledges that the Property is located in a Special Assessment District. Upon closing on the Property, Purchaser shall be responsible for any and all taxes and/or other assessments associated therewith.
9. Property is being sold "AS IS" and "WHERE IS." Moreover, Purchaser acknowledges that some of the foundations and basement floors remain in place underground following the demolition of the former buildings on the site. Purchaser further acknowledges that downtown redevelopment may require leaving parts of the foundations along the road edges and adjacent to adjoining buildings intact to assure existing infrastructure is not undermined, and that new foundations will need to take these conditions into account.

10. The Property sale shall occur via covenant deed. The deed will contain a restriction that requires commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City. In such case, the City shall have the right to repurchase the Property for the original sale price, less 10%, less any costs required to complete the development project, and less all costs associated with the transfer back to the City.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance and waives the right to seek any variances.
12. Purchaser must submit Performance and Payment Bonds prior to the closing date.
13. Purchaser shall perform all necessary title and survey work, site preparation, and any other tasks required by law to facilitate the development of the project, and to obtain an approved site plan from the Economic Development Department and commence construction within one year of closing.
14. Purchaser shall, at its sole expense, for the entire duration of construction, maintain and secure its construction site in accordance with local ordinance, construction site standards, and any additional provisions deemed necessary by the Director of Economic Development.
15. Purchaser must construct the project in accordance with all applicable local, state, and federal regulations and building codes.
16. Sale is subject to Dearborn City Council approval and shall not be binding until fully executed; be it further

RESOLVED: That Commonwealth Group LLC shall close upon the sale within ninety (90) days following Council approval of the sale at the Dearborn Administrative Center. One extension of time in which to close for no greater than thirty (30) days may be approved. Purchaser must submit a request in writing to the City of Dearborn Law Department at least thirty (30) days prior to the closing deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the request for an extension,

Purchaser may present the request to City Council for reconsideration; be it further

RESOLVED: That the sale of the property for the construction of the new development will serve a public purpose by adding to the revitalization of the area and by adding the property to the tax roll to generate revenue for the City; be it further

RESOLVED: That the Mayor and Corporation Counsel, or his designee, be and are hereby authorized to execute documents necessary to effectuate the sale; be it further

RESOLVED: That this resolution be given immediate effect.

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

By Abraham supported by Hammoud.

10-549-24. RESOLVED: That all bids received for NEPA (National Environmental Protection Act) Review, Design, and Community Engagement on the Warren Avenue Transformation project are hereby rejected except the bid of OHM Advisors in an amount not to exceed \$1,991,313, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvement Fund, Project A28024, Capital Project Support.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

10-550-24. RESOLVED: That all bids received for a Hotel Market Analysis are hereby rejected except the bid of JLL Valuation & Advisory Services in the amount of \$34,000, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the Visit Detroit grant funding in the amount of \$10,000 in the General Capital Improvement Fund in Project B25000 - Hotel Market Analysis to offset for the JLL Valuation & Advisory Services contract for the Hotel Market expense; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvement Fund, Economic Development Professional Services budget, and an appropriation from the Visit Detroit Grant in the amount of \$10,000 be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Hammoud.

10-551-24. WHEREAS: Ordinance No. 05-1062, Section 2-568A (6) e, authorizes Continuity of Professional Services procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request from the Parks & Recreation Department for a Continuity of Professional Services procurement; therefore be it

RESOLVED: That the bid from Key Construction Co. received for Comfort Station Upgrades is hereby accepted in the total amount of \$252,170, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Recreation, City Parks, Capital Project Support, Repair and Maintenance, Buildings Project I27025 and supplemental budget from the Facilities Fund, Recreation, City Parks ARPA25 funds; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

10-552-24. WHEREAS: The Dearborn Fire Department, in conjunction with the Dearborn Fire Firefighters Association, has requested permission to conduct its annual "Fill the Boot" fundraising drive from November 10 through November 16, 2024, and

WHEREAS: Historically, firefighters participating in the "Fill the Boot" fundraiser, place themselves at various intersections and roadways throughout the City of Dearborn and collect donations from passing motorists for the Muscular Dystrophy Association (MDA), and

WHEREAS: The firefighters shall follow all applicable laws and ordinances as required for donation collections on public roads and wear safety vests to ensure visibility; therefore be it

RESOLVED: That the Dearborn Fire Department, in conjunction with the Dearborn Fire Firefighters Association, be and are hereby granted permission to conduct their annual "Fill the Boot" fundraising drive from November 10 through November 16, 2024; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

10-553-24. WHEREAS: The Dearborn Fire Department is requesting acceptance of a recently awarded State of Michigan Department of Labor and Economic Opportunity (LEO) Grant for the purchase of new firefighter turnout gear, and

WHEREAS: It is requested that the Finance Director be authorized to recognize grant revenue in the amount of \$497,000 and appropriate the same in the General Capital Improvement, Fire Department Project X02525, and

WHEREAS: There is no local match associated with this grant, however it is also requested that Council authorize a sole source purchase from Phoenix Safety Outfitters in the amount of \$50,000 from the General Fund, Fire Department accounts for replacement of additional LION Vforce structural firefighting turnout gear, helmets and boots to keep the entire department on the same PPE replacement schedule; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to accept, recognize, and appropriate the State of Michigan Department of Labor and Economic Opportunity (LEO) Grant revenue in the amount of \$497,000 in the General Capital Improvement Fund, Fire Department Project X02525; be it further

RESOLVED: That Phoenix Safety Outfitters be designated as a sole source for the purchase of additional LION Vforce structural firefighting turnout gear, helmets and boots in the amount of \$50,000 and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this purchase order shall be financed from the General Fund, Fire Department accounts; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Abraham.

10-554-24. RESOLVED: That the request from the Dearborn Police Officers Charities to conduct their annual "Sgt. Chris Hampton Memorial 5K Run" on Sunday, October 27, 2024 at Ford Field, from approximately 9:00 A.M. to 10:30 A.M., with assistance from the Police Department for traffic safety and crowd control for the duration of the event be and is hereby approved subject to reimbursement for City services, all applicable ordinances, and the rules and regulations of the Police Department; be it further

RESOLVED: That the Chief of Police be and is hereby authorized to make application and sign all require documents relating to the issuance of the necessary state and county permits as follows:

1. Usage and closure of the curb lane southbound Brady St. from Cherry Hill Road to Rouge Gateway Trail entrance. Also, placement of barricades/ traffic cones in this area to denote same.
2. The Dearborn Police Officers Charities will be renting the South pavilion at Ford Field Park where they will be offering food and alcoholic beverages.
3. Dearborn Police Officers Charities will secure a Special Event alcohol permit for this event.
4. The Dearborn Police Officers will provide a certificate of insurance to the City of Dearborn;

BE IT FURTHER

RESOLVED: That City Council hereby authorizes a noise waiver for the duration of the event; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported Unanimously.

10-555-24. WHEREAS: The council has learned with sorrow of the passing of Tim Stacy, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased.

The resolution was unanimously adopted.

By Sareini supported Unanimously.

10-556-24. WHEREAS: The council has learned with sorrow of the passing of Donald Moran, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased.

The resolution was unanimously adopted.

By Herrick supported Unanimously.

10-557-24. WHEREAS: The council has learned with sorrow of the passing of Margaret Schaefer, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased.

The resolution was unanimously adopted.

Council President opened the floor to public comment.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 9:45 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk