

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

October 8, 2024

The Council convened at 6:34 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Alsawafy, Abraham, Enos, Paris and President of the Council Sareini (5); Absent: Hammoud and Herrick (2). A quorum being present, the Council was declared in session.

DATE : September 26, 2024
TO : City Clerk
FROM : City Council
SUBJECT : Special Meeting of the City Council

Please be advised that a Special Meeting of the City Council has been called by Council President Sareini and Councilman Hammoud to be held on Tuesday, October 8, 2024 at 6:30 p.m., in City Council Chambers, of the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn, Michigan, for the following purpose:

1. To conduct a Public Hearing and to consider the request 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 City Council in relation to this matter.

This public hearing will only be for the creation of the district. After the district is established, the owners of record and/or its lessees may apply for tax abatement. Another public hearing must be held to grant the abatement.

S// Michael T. Sareini
COUNCIL PRESIDENT

S// Mustapha A. Hammoud
COUNCILMEMBER

By Alsawafy supported by Paris.

10-505-24. RESOLVED: That the Public Hearing to consider the request of Hollingsworth Logistics Group, LLC to establish the "Warren Avenue Corridor Industrial Development District", located at 14225 W. Warren Avenue be and is hereby terminated.

The resolution was unanimously adopted.

Councilman Hammoud entered the Chambers at 6:37 P.M.

Council President Pro Tem Herrick entered the Chambers at 6:40 P.M.

By Paris supported by Hammoud.

10-506-24 WHEREAS: Hollingsworth Logistics Group, LLC has requested that the City of Dearborn consider the establishment of an Industrial Development District under the terms of Act No. 198, P.A. of 1974, as amended, and

WHEREAS: Act No. 198, P.A. of 1974, as amended, Section 4 requires that the legislative body shall give written notice by certified mail to the owners of all real property within the proposed Industrial Development District and shall afford an opportunity for a public hearing on the establishment of the Industrial Development District at which time any of those owners and any other resident or taxpayer of the City may appear and be heard; therefore be it

RESOLVED: That Tuesday, October 8th, 2024 at 6:30pm in the Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan, is hereby designated as the date and place for holding a public hearing on the proposed establishment of the "Warren Avenue Corridor Industrial Development District", for the property located at 14225 W. Warren Avenue. See Attachment A for Legal Description; be it further

RESOLVED: That the City Clerk be and is hereby authorized and directed to notify in writing each of the taxing units of the pending Public Hearing of the City Council on the proposed "Warren Avenue Corridor Industrial Development District"; specifically, to provide notice in writing to the following taxing units:

- Dearborn Board of Education
- Wayne County Board of Commissioners
- Wayne County Regional Educational Service Agency
- Henry Ford Community College

BE IT FURTHER

RESOLVED: That the City Clerk be and is hereby authorized and directed to give notice to publish a copy of the following "Notice of Hearing" in the official newspaper for the City of Dearborn in accordance with the terms of Act No. 198, P.A. of 1974, as amended, as follows:

NOTICE OF HEARING

To establish the "Warren Avenue Corridor Industrial Development District" for the property located at 14225 W. Warren Avenue, Dearborn, Michigan, by the City of Dearborn, Michigan.

TO ALL RESIDENTS AND TAXPAYERS OF THE CITY OF DEARBORN, MICHIGAN

TAKE NOTICE that the City Council of the City of Dearborn will be holding a public hearing on the request of Hollingsworth Logistics Group, LLC and pursuant to the initiative of the City of Dearborn, to establish an Industrial Development District for property located at 14225 W. Warren Avenue, Dearborn, Michigan, in accord with the terms of Act No. 198, P.A. of 1974, as amended, on Tuesday, October 8th, 2024 at 6:30pm in the Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan. At this public hearing all residents and taxpayers will have the opportunity to speak on the proposed establishment of the "Warren Avenue Corridor Industrial Development District" and the resulting tax relief possible with reference to individual applications for Industrial Facilities Exemption Certificates. The proposed site is described as:

WARREN AVENUE CORRIDOR INDUSTRIAL DEVELOPMENT DISTRICT

Legal Description: A PART OF THE NE 1/4 SEC 7, T2S R11E, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESC AS COMMENCING AT THE N 1/4 COR OF SAID SEC 7; TH DUE EAST, 789.37 FT, ALG THE N LINE OF SAID SEC 7, AND THE CL OF WARREN AVE; TH S 00-21-30 E, 50.00 FT TO THE SLY LINE OF WARREN AVE (50 FT 1/2 RIGHT OF WAY); TH DUE E, 195.64 FT ALG THE SLY LINE OF SAID WARREN AVE, TO THE NE COR OF PARCEL NUMBER 82 10 072 03 009, & TO THE POB; TH S 00-20-30 E, 1015.41 FT; TH S 86-55-24 W, 98.82 FT, TO THE ELY L OF PARCEL NUMBER 82-10-072-03-002; TH S 00-21-30 E, 465.92 FT ALG ELY LINE OF SAID PARCEL NUMBER 82-10-072-03-002, TO THE SE COR OF SAID PARCEL NUMBER 82-10-072-03-002; TH S 42-46-19 E, 146.09 FT TO THE SE COR OF THE FORMER PARCEL NUMBER 82-10-072-03-005; TH S 42-49-02 E, 415.37 FT; TH N 60-29-33 E, 47.64 FT; TH S 00-13-30 E, 68.50 FT; TH S 42-49-02 E, 288.85 FT; TH NLY ON A CUR TO THE RIGHT HAVING A RAD OF 1170.64 FT, THE CHORD OF WHICH BEARS N 18-30-41 W FOR A LENGTH OF 283.82 FT, THE ARC DISTANCE OF 284.52 FT; TH N 11-32-55 W 60 FT; TH NLY ON A CUR TO THE LEFT HAVING A RAD OF 1286.44 FT, THE CHORD OF WHICH BEARS N 05-54-50 W FOR A LENGTH OF 252.62 FT, THE ARC DISTANCE OF 253.03 FT; TH N 00-16-45 W 1044.20 FT; TH N 02-50-58 E, 256.54 FT; TH N 00-13-30 W 275.30 FT TO THE S LINE OF WEST WARREN AVE; TH W ON THE S LINE OF WEST WARREN AVE

408.29 FT TO THE POB, ALL OF THE ABOVE CONTAINING 17.98 ACRES,
MORE OR LESS.

Split/Combined on 01/26/2013 from 82 10 072 03 005, 82 10 072 03
006

PROPERTIES LOCATED WITHIN PROPOSED DISTRICT

Parcel I.D. Number: 82 10 072 03 008

Owner of Record: 14225 W Warren LLC

Lessee: Hollingsworth Logistics Group, LLC

Act No. 198, P.A. of 1974, as amended, provides that the City Council may approve an application for an Industrial Facilities Tax Exemption Certificate for the purpose of establishing a business climate conducive to new development and retaining or expanding employment opportunities within the community. If an Industrial Development District is established and an Industrial Facilities Tax Exemption Certificate is approved with reference to a particular development project, and Industrial Facility Tax would be payable by the applicant determined by multiplying one-half of the total mills, except for the State Education Tax (SET), levied as an ad valorem tax for a given year by all taxing units within which the facility is situated by the taxable value of the facility excluding the land for up to a twelve-year period.

Representatives from the property owners and lessee within the proposed district, the administration and residents and taxpayers will be afforded a full opportunity to question and comment upon the proposed establishment of the "Warren Avenue Corridor Industrial Development District" at the public hearing on [Insert Date and Time] in the City Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan. The public hearing has been set by the Dearborn City Council in accord with the provisions of Act No. 198, P.A. of 1974, as amended, Section 4(3) of Act No. 198, P.A. of 1974, as amended.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this program should contact the Department of Assessment at 943-2140 or the TDD at 943-2074. Reasonable advance notice is required.

The notice is given by order of the City Council of the City of Dearborn, in accord with the requirements of the City Council Rules of Order, Section 5.2.

George Darany
City Clerk

BE IT FURTHER

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 6:51 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk