

REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

June 10, 2025

The Council convened at 7:03 P.M., President Pro Tem of the Council Leslie Herrick presiding. Present at roll call were Councilmembers Abraham, Enos, Hammoud, Herrick, and Paris, (5); Absent: Alsawafy and Sareini (2). A quorum being present, the Council was declared in session.

Pastor Marvin Miles of International Gospel Center delivered the invocation.

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

By Abraham supported Unanimously.

6-280-25. WHEREAS: The Council has learned with sorrow of the passing of Mark Pultorak, 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; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Public Comment began at 7:11 P.M. and ended at 7:24 P.M.

By Hammoud supported by Abraham.

6-281-25. RESOLVED: That all items on the Consent Agenda for the meeting of June 10, 2025 be and are hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-282-25. WHEREAS: The Department of Public Works and Facilities would like to recognize the EGLE Scrap Tire Clean-up Grant Agreement between the Michigan Department of Environment, Great Lakes, and Energy and City of Dearborn, and

WHEREAS: The Department of Public Works and Facilities, will be disposing of scrap tires not to exceed the amount of \$12,000.00, and

WHEREAS: A grant agreement was made between the Michigan Department of Environment, Great Lakes and Energy, and the State Materials Management Division to allow the City of Dearborn to dispose of scrap tires; therefore be it

RESOLVED: That this Council hereby acknowledges the grant award from the Michigan Department of Environment, Great Lakes and Energy, and the State Materials Management Division to allow the City of Dearborn to dispose of scrap tires in an amount not to exceed \$12,000; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Enos.

6-283-25. RESOLVED: That all bids received for As-Needed Painting Services for City Housing Buildings are hereby rejected except the bid of Industrial Painting Services, Inc., in the amount of \$75,525, 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 contract shall be for a term of one-year with two (2) two-year renewal options available pending satisfactory performance by the vendor; be it further

RESOLVED: That this contract shall be financed from the Seniors Apartment Operating Fund, Housing, Repair, and Maintenance, Interior Painting budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Hammoud.

6-284-25. WHEREAS: The Purchasing Department in conjunction with the Fire Department is requesting that City Council awards a professional services contract to O2X Human Performance in the amount of \$60,000 for the purchase of three (3) Health and Wellness Assessment Educational Courses for the members of the Dearborn Fire Department; therefore be it

RESOLVED: 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 Fire Fund, Fire Fighting Health Services, Health Professional Fees budget, supplemental budget from the Assistance to Firefighters Grant Funds (EMW-2023-FG-00685); be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-285-25. WHEREAS: The City currently has a contract with Michigan Joint Sealing (C.R. 5-214-23) for Pavement Joint Sealing, and

WHEREAS: The original contract specifications allow for two (2) one-year renewal options beyond the expiration of the present contract and this is the second and final one-year renewal option; therefore be it

RESOLVED: That the contract for Pavement Joint Sealing is hereby renewed with Michigan Joint Sealing in the amount of \$367,843 for the term of one-year; be it further

RESOLVED: That this contract shall be financed from the Major and Local Street Fund, Capital Project Support; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-286-25. 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 & Facilities for a sole source procurement; therefore be it

RESOLVED: That Azteca Systems, Inc. be designated as a sole source for the purchase of Annual Maintenance on Cityworks Software in the amount of \$99,990.79 and that the Purchasing Agent be authorized to enter into a purchase agreement for the aforementioned items; be it further

RESOLVED: That the Finance Director be and is hereby authorized to transfer funding in the amount of \$39,991 from the Innovation and Technology Fund, Project ZT2001, DPW WIFI Improvements account to the Water Fund and to recognize and appropriate the transfer; be it further

RESOLVED: That this purchase order shall be financed from the Water Fund, Public Works, EDP Software Services account with supplemental budget from the DPW WIFI Improvements Project ZT2001; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-287-25. RESOLVED: That the Divine Child High School Alumni Association be and they are hereby granted permission to conduct their "32nd Annual Falcon 5K Run" event on Saturday, August 2, 2025 from approximately 8:00 A.M. to 12:00 P.M. subject to all applicable ordinances and the rules and regulations of the Police Department; be it further

RESOLVED: The event will feature a Free Tot Trot beginning at 8:15 A.M. on the Divine Child High School Mark Carpenter Memorial Jogging Track, a 1-Mile Fun Run starting at 8:45 A.M., and the traditional 5K Run commencing at 9:15 A.M.; be it further

RESOLVED: That the route for the Falcon 1-Mile Fun Run will remain consistent with previous years: Beginning all Races on the Mark Carpenter Track at The Divine Child Alumni Athletic Complex and out onto N. Denwood Street; turn right and head south on N. Denwood Street to Coburn Street; west on Coburn Street to N. Silvery Lane; north on N. Silvery Lane; then turn left and continue into the parking lot located between the Divine Child Elementary and High Schools; be it further

RESOLVED: That the Falcon 5K Run route is as follows: Beginning on the Mark Carpenter Track at The Divine Child Alumni Athletic Complex, the runners will proceed south and then east throughout Levagood Park and out onto N. Denwood; then turn right and head south on N. Denwood to Coburn; west on Coburn to N. Silvery Lane; north on N. Silvery Lane to Doxtator; east on Doxtator to N. Denwood; south on N. Denwood to Coburn; west on Coburn to N. Silvery Lane; continue north on N. Silvery Lane, then turn left and proceed through the parking lot located between Divine Child Elementary and High Schools and finish on the common finish line on the Mark Carpenter Memorial track; be it further

RESOLVED: That City Council hereby authorizes assistance from the Police Department with traffic control for the entire duration of the event, subject to reimbursement for all City services provided; be it further

RESOLVED: That the Noise Ordinance requirements and restrictions found in the Dearborn Code of Ordinances be and are hereby waived for the duration of the event; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-288-25. WHEREAS: The Collective Bargaining Agreement between the City of Dearborn and the Police Officers Association of Michigan allows for the members to purchase up to three years of Military or prior police/fire service time in the MERS Defined Benefit Retirement Plan, and

WHEREAS: The City requires that members work a minimum of three years prior to requesting to purchase time through MERS to establish a representative Final Average Compensation (FAC). As provided by the MERS Plan Document, the additional credited service must be approved by the Governing Body of the City of Dearborn, and

WHEREAS: Bradley Clair is a Police Officer in the MERS Pension System who has submitted a request to purchase three (3) years of prior military service credit and the cost to Mr. Clair as determined by MERS is in the amount of \$83,250, and

WHEREAS: This represents the estimated cost of the service credit, as required by the MERS plan document. It is requested that the City Council adopt the following resolution as provided by MERS:

As provided by the MERS Plan Document, and in accordance with the Employer's policy, the employer hereby authorizes the participant named above to make a service credit purchase from MERS as described above. The Employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actuarial experience will affect the true cost of the additional service to the employer. The calculation assumptions are outlined above and the employer understand and agrees it is accountable for any difference between estimated and actual costs;

THEREFORE BE IT

RESOLVED: That Bradley Clair, Dearborn Police Officer be and is hereby authorized to purchase three (3) years of prior military service credit in the amount of \$83,250 through the MERS Defined Benefit Retirement Plan; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-289-25. WHEREAS: Council Resolution 8-416-23 authorized the sale of the vacant lot at 24108 Scott to Mohamed Ali Alabed for the construction of a single-family home, and

WHEREAS: The closing took place on November 9, 2023. Mohamed Ali Alabed was required to commence construction of a single-family home within 18 months of the closing date, by May 9, 2025, and

WHEREAS: Mohamed Ali Alabed is now requesting a two-month extension in which to commence construction on 24108 Scott. His request indicates that the reason for the delay is that he experienced significant difficulty getting his engineer and surveyor to communicate effectively, which has impacted the project timeline, and

WHEREAS: As the recently approved revised Land Sales Guidelines lengthened the time period to commence construction from 18 to 24 months following closing, it is recommended that City Council approve Mohamed Ali Alabed's request for a two-month extension in which to commence construction, and

WHEREAS: It is further recommended that the extension fee be waived as the Guidelines now allow 24 months to commence construction; therefore be it

RESOLVED: That Mohamed Ali Alabed's request for a two-month extension of time in which to commence construction of a single-family home at 24108 Scott be and is hereby approved; be it further

RESOLVED: That the extension fee be and is hereby waived as the Guidelines now allow 24 months to commence construction; be it further

RESOLVED: That the new deadline to commence construction on 24108 Scott is July 9, 2025; be it further

RESOLVED: That all other terms and conditions contained in the original Purchase Agreement and Council Resolution 8-416-23 shall remain in effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-290-25. WHEREAS: The City of Dearborn has historically installed signs on Wayne County and State roads to promote Dearborn Homecoming Festival with the approval of Dearborn City Council and Wayne County, and

WHEREAS: We are again seeking permission to install promotional signs for Dearborn Homecoming Festival 2025 on Wayne County roads, and

WHEREAS: As part of its permitting process, Wayne County and MDOT have requested a resolution from Dearborn City Council approving sign placement. The eight (8) requested 5'x4' double-sided signs are to be located at the following medians:

- Ford Rd. and Telegraph Rd. median
- Michigan Ave. and Outer Drive median
- Median on Michigan Ave. near Elm St. and Dearborn Station
- Ford Rd. and Mercury Dr. median
- Ford Rd. and Schaefer Rd. median
- Outer Drive and Southfield median (near Walnut St.)
- Hubbard Drive and Northwood Drive median
- Dix St. and Vernor Hwy./Holly St. median

THEREFORE BE IT

RESOLVED: That City Council hereby authorizes the placement of signs on Wayne County and State Roads at the above-mentioned locations promoting the 2025 Dearborn Homecoming Festival; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Enos.

6-291-25. WHEREAS: As the Community Relations Department continues to grow, particularly within our Events and Customer Service divisions, we are experiencing a greater demand for strategic oversight, operational coordination, and leadership, and

WHEREAS: This expansion has highlighted the need for enhanced management capacity and stronger overall leadership to ensure we can effectively meet our Department's evolving goals and objectives, deliver high-quality services to our residents, and support the City's broader mission, and

WHEREAS: Therefore, the Community Relations Department respectfully requests the addition of a Deputy Director Position to the E&A Salary Plan, as approved by the Civil Service Commission on May 1st 2025, and

WHEREAS: The Community Relations Deputy Director will support the Director in fostering positive relationships between the city and its residents and community organizations and they will assist in overseeing the department's Neighborhood Liaison, Events, and Response Center divisions to ensure effective community engagement, event coordination, and timely response to resident needs, and

WHEREAS: This position will be placed in the Executive & Administrative Salary Plan as a Grade 310 with a starting salary in the amount of \$93,217, which has been included in the Community Relations Department FY2026 Budget; therefore be it

RESOLVED: That the addition of the new full-time position and title of Community Relations Deputy Director in the Executive & Administrative Salary Plan as a Grade 310 with a starting salary in the amount of \$93,217 be and is hereby authorized; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-292-25. RESOLVED: That City Council hereby authorizes the Mayor's Office to renew the City-wide membership with the United States Conference of Mayors in the amount of \$10,402 for the fiscal year 2026 beginning July 1, 2025; be it further

RESOLVED: That this membership renewal is budgeted in the citywide account 101-1299-421-65.00; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Paris.

6-293-25. RESOLVED: That City Council hereby authorizes the Mayor's Office to renew the City-wide membership with the National League of Cities (NLC) in the amount of \$10,288 for the period of June 1, 2025 to June 1, 2026; be it further

RESOLVED: That this membership renewal is budgeted in the Citywide account 101-1700-793-65.00; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Paris.

6-294-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Stephen Kwasnik to the Building Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-295-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Ahmad Moubadder to the Building Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-296-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Janet Damian to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-297-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Kimberly Field to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-298-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Colleen Johnson to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-299-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Patricia Johnson to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed.

The resolution was withdrawn by Administration.

By Paris supported by Enos.

6-300-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mary Ann Lawler to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Abraham.

6-301-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Janelle Powers to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-302-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Todd Schebor to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-303-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Rene Ziaja to the City Beautiful Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-304-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Osama Abdallah to the Demolition Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-305-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mark Coleman to the Demolition Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Herrick supported by Hammoud.

6-306-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mona Alaouie to the Commission on Disability Concerns with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-307-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Amie Kerek to the Dix-Vernor Business District Improvement Authority with a term ending June 30, 2029; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Enos.

6-308-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Machhadie Assi to the Environmental Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Hammoud.

6-309-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Rene Ziaja to the Environmental Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-310-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Gerilyn Biggs to the Library Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Hammoud.

6-311-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Rami Abousaleh to the Parks and Recreation Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Paris.

6-312-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Warren Hartley to the Parks and Recreation Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-313-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of John Sczomak to the Parks and Recreation Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-314-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Diana Bazzi to the Traffic Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Herrick supported by Paris.

6-315-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Afan Bapacker to the Zoning Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Hammoud.

6-316-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mona Hammoud to the Zoning Board of Appeals with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Abraham.

6-317-25. RESOLVED: That the minutes of the minutes of the previous special (closed) meeting of May 20, 2025 and the same are hereby approved as recorded and published.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

3-318-25. RESOLVED: That the minutes of the minutes of the previous regular meeting of May 20, 2025 and the same are hereby approved as recorded and published.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Abraham.

6-319-25. RESOLVED: That Ordinance No. 25-1844 be taken from the table and placed upon its final reading.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

The Clerk then read the Ordinance No. 25-1844, entitled, "An Ordinance to Amend the Animals Chapter (Chapter 4) of the Code of Ordinances of the City of Dearborn by amending Section 4-23, Entitled 'License Required; Number of Dogs Allowed'."

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

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

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Councilmember Hammoud introduced Ordinance No. 25-1845, entitled, "An Ordinance to Amend the Zoning Ordinance of the City of Dearborn by Amending Article 1.00, Entitled 'Short Title, Rules of Construction and Definition', Article 4.00, Entitled 'Off-Street Parking and Loading Requirements', Article 7.00, Entitled 'Site Development Standards Applicable to Specific Uses', Article 11.00, Entitled, 'RP - Residential Preservation District', Article 12.00, Entitled, R-C, R-D, and R-E Multiple Family Residential Districts', Article 17.00, Entitled 'B-D, Downtown Business District', and Article 27.00, Entitled, 'West Downtown District'."

The Clerk read the Ordinance by title.

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

By Paris supported by Enos.

6-320-25. RESOLVED: That proposed Ordinance No. 25-1845 be laid on the table.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Councilmember Hammoud introduced Ordinance No. 25-1846, entitled, "An Ordinance to Amend Section 9.02 of Ordinance No. 06-1111 of the City of Dearborn by Rezoning the Property Located at 100 N. Telegraph Rd. from a BA (Local Business) to a BB (Community Business) Zoning Classification."

The Clerk read the Ordinance by title.

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

By Paris supported by Enos.

6-321-25. RESOLVED: That proposed Ordinance No. 25-1846 be laid on the table.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Councilmember Enos introduced Ordinance No. 25-1847, entitled, "An Ordinance to Amend the Occupancy and Building Standards Chapter (Chapter 11) of the Code of Ordinances of the City of Dearborn by adding Article V, Division 1, Entitled, 'Short-Term Rentals' and Division 2, Entitled, 'Non-Owner-Occupied Residential Properties'."

The Clerk read the Ordinance by title.

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

By Hammoud supported by Paris.

6-322-25. RESOLVED: That proposed Ordinance No. 25-1847 be laid on the table.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Councilmember Hammoud introduced Ordinance No. 25-1848, 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 12-6, Entitled, 'License Fees', Article XVII, Section 12-791 to 12-799, Entitled 'Hotels, Room Houses, and Lodging Houses and Beds and Breakfasts'."

The Clerk read the Ordinance by title.

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

By Paris supported by Enos.

6-323-25. RESOLVED: That proposed Ordinance No. 25-1846 be laid on the table.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

Councilmember Enos introduced Ordinance No. 25-1849, entitled, "An Ordinance to Amend the Offenses Chapter (Chapter 14) of the Code of Ordinances of the City of Dearborn by Amending Section 14-7, Entitled, 'Prohibiting Acts in Hotels or Bed and Breakfast'."

The Clerk read the Ordinance by title.

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

By Abraham supported by Paris.

6-324-25. RESOLVED: That proposed Ordinance No. 25-1849 be laid on the table.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Paris.

6-325-25. WHEREAS: The City of Dearborn anticipates an entitlement allocation of \$1,865,278 for the 51st Year (FY 2025-2026) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD), and

WHEREAS: The City will also be programming \$70,000.00 (contingencies) of anticipated program income, and

WHEREAS: The City of Dearborn will reprogram \$434,123 in unexpended/unprogrammed CDBG funds towards Special Economic Projects; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to execute an application and grant agreement in the amount of \$2,369,401; be it further

RESOLVED: That the agreement includes \$1,865,278 in entitlement funds, \$434,123 of unexpended/unprogrammed CDBG funds towards Special Economic Projects, and an estimated \$70,000 in program Income for the 51st Year Community Development Block Grant Program to support eligible projects, programs, and activities; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute the sub-recipient agreements between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCMD); be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended at June 30, 2025 shall roll forward to the 51st Year Home Rehabilitation budget; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to administer the program in accordance with program regulations; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize the grant award and the estimated program income and to receive, direct and dispense those award funds within the Community Development Fund (283), or other funds as supported through the annual schedule of supported resources which could include the General Fund (101), Local Street Fund (203), Library Fund (271), Water Fund (591), Facilities Fund (634), or Fleet Replacement Fund (668); be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Hammoud.

6-326-25. WHEREAS: EWI Worldwide business located at 2401 S. Gulley is requesting three easements for two existing sanitary and storm sewer leads and one proposed storm sewer lead within the City of Dearborn owned property of Crowley Park located at 2600 Westwood; to serve the existing business, and

WHEREAS: The proposed easements for the two existing sanitary and storm sewer leads are 20 ft. by 31.57 ft. and 20 ft. by 35.46 ft. in size respectively and these dedications will have minimum effect on the park's property due to their relatively small size, and

WHEREAS: The proposed easement for the proposed storm sewer lead is 20 ft. by 36.66 ft. in size and related to the proposed EWI parking lot construction; It is related as well to the proposed upgrade of the City of Dearborn owned storm sewer under Crowley Park from a shallow 12" diameter pipe to a deeper 24" diameter pipe allowing the storm lead of the proposed parking lot to adequately tap into the City's sewer system, and

WHEREAS: We respectfully request that City Council authorize the Department of Public Works to execute the easements, subject to the review and approval of Corporation Counsel and that Department of Public Works be authorized to record the necessary documents with the Wayne County Register of Deeds, and

WHEREAS: We further request that the Finance Director be authorized to allocate and expend an amount not to exceed \$157,471.00 from available funds within Account No. 401-6100-435.34-40, ARPA70, to support costs associated with removing and placing the new sewer line, which will be installed in compliance with all applicable ordinances and will ensure the irrigation system for the improved soccer fields can tie in; therefore be it

RESOLVED: That the Department of Public Works be and is hereby authorized to execute the easements and to record the necessary documents with the Wayne County Register of Deeds, subject to the review and approval of Corporation Counsel; be it further

RESOLVED: That the Finance Director be and is hereby authorized to allocate and expend an amount not to exceed \$157,471.00 from available funds within Account No. 401-6100-435.34-40, ARPA70, to support costs associated with removing and placing the new sewer line, which will be installed in compliance with all applicable ordinances and will ensure the irrigation system for the improved soccer fields can tie in; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Hammoud.

6-327-25. WHEREAS: It is requested for City Council to authorize the City of Dearborn to enter into a second amendment to the lease agreement with Flex Holdings, LLC. for the lease of 650 sq. ft. of the West Dearborn Pocket Park, directly adjacent to the business located at 22062 Michigan Ave., for use as an outdoor seating area for its patrons, and

WHEREAS: Under this amendment, the lease term will be extended for five (5) years, starting June 1, 2025, and ending May 31, 2030. The lease rate is based on a standard rate of \$2.10/sq. ft. for public spaces in the West Downtown commercial corridor, and it now includes an annual 5% rounded inflationary factor and an additional administrative fee of \$300 per year will be applied, and

WHEREAS: The base rates for this lease extension are as follows:

- June 1, 2025 - May 31, 2026: \$1,705.57
- June 1, 2026 - May 31, 2027: \$1,790.85
- June 1, 2027 - May 31, 2028: \$1,880.40
- June 1, 2028 - May 31, 2029: \$1,974.42
- June 1, 2029 - May 31, 2030: \$2,073.14

AND

WHEREAS: The lease agreement will require Flex Holdings, LLC to indemnify and hold the City harmless from any claims or liabilities; The business must also provide proof of insurance naming the City as an additional insured; therefore be it

RESOLVED: That the second amendment to the agreement with Flex Holdings, LLC for the lease of 650 sq. ft. of the West Dearborn Pocket Park, directly adjacent to the business located at 22062 Michigan Ave. be and is hereby approved and adopted; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Enos.

6-328-25. WHEREAS: It is requested for City Council to authorize the City of Dearborn to enter into the first amendment to the lease agreement with Westborn Acquisitions, LLC for the lease of 1548 sq. ft. of the West Dearborn Pocket Park, directly adjacent to the business located at 22049 Michigan Ave., for use as an outdoor seating area for its patrons, and

WHEREAS: Under this amendment, the lease term will be extended for five (5) years, starting July 19, 2025, and ending May 31, 2030. The lease rate is based on a standard rate of \$2.10/sq ft for public spaces in the West Downtown commercial corridor, and it now includes an annual 5% rounded inflationary factor and an additional administrative fee of \$300 per year will be applied, and

WHEREAS: The base rates for this lease extension are as follows:

- July 19, 2025 - July 18, 2026: \$5,332.53
- July 19, 2026 - July 18, 2027: \$5,599.16
- July 19, 2027 - July 18, 2028: \$5,879.12
- July 19, 2028 - July 18, 2029: \$6,173.08
- July 19, 2029 - May 31, 2030: \$6,481.73

AND

WHEREAS: The lease agreement will require Westborn Acquisitions LLC to indemnify and hold the City harmless from any claims or liabilities. The business must also provide proof of insurance naming the City as an additional insured; therefore be it

RESOLVED: That the first amendment to the lease agreement with Westborn Acquisitions, LLC for the lease of 1548 sq. ft. of the West Dearborn Pocket Park, directly adjacent to the business located at 22049 Michigan Ave. be and is hereby approved and adopted; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-329-25. WHEREAS: The Economic Development Department, based on feedback from the community, has been working to increase the variety of business, entertainment, and housing options in our business districts, and

WHEREAS: The City-owned lot located at 14255 Michigan Avenue, in the heart of our East Downtown District presented a unique opportunity to catalyze this type of investment, and the department sought to achieve this through a public solicitation, inviting potential purchasers to submit offers for the purchase of this City-owned lot, with terms outlined in a Purchase Agreement between the City and the purchaser, and

WHEREAS: Through this competitive public process, the City and its commercial broker, Savills Inc., worked 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 terms of the Purchase Agreement, and

WHEREAS: Having received three (3) offers for the purchase of the property, the Economic Development Department evaluated each offer based on the factors noted above and input from the Assessing Department on the value of the property, and recommends that the City be authorized to sell to Jin Hong for the sum of Two Hundred Twenty Thousand Dollars (\$220,000.00) the vacant lot located at 14255 Michigan Avenue, and more particularly described as follows, for the construction of a two-story commercial and residential development:

LOTS 332-334 WILLIAMSON SUB.

Tax ID No: 82-10-184-05-043

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 two-story, commercial and residential building as outlined in Purchaser's Response to Seller's public solicitation of 14255 Michigan Avenue as facilitated by Savills, Inc. on behalf of Seller (the "Proposal").

Sale of the Property is contingent upon commencement of construction of the Proposal 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, subject to extensions. 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 subject to the terms of this agreement.

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. "Good Cause" as used in this agreement means among other things that there is a reasonable basis for the request and Purchaser is actively working towards completing the Development. 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. After commencement of construction, extensions to the completion of the construction deadline shall be granted upon a showing of Good Cause.
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 upon a showing of Good Cause. 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, which expiration shall not be less than the times set forth in the agreement and as extended.
6. The building shall not be occupied until a Certificate of Occupancy has been approved.
7. The constructed project must reasonably match the concept outlined in the Purchaser's Proposal that was submitted by Purchaser in response to Seller's public solicitation of 14255 Michigan Avenue as facilitated by Savills, Inc. on behalf of Seller. Any significant 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." Seller acknowledges that the Underground Site Conditions may establish Good Cause to extend any timelines as well as changes to the scope of the Development. Purchaser further acknowledges that downtown redevelopment requirements, and underground site conditions, may require accommodations, such as (but not limited to) leaving old foundations or utilities along road edges or property lines in place to assure that adjacent buildings and existing infrastructure are 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 Proposal 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 subject to extensions. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City subject to the terms of default below.

11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance.
12. Purchaser must submit a Performance Bond within ninety (90) days after closing. Construction shall not commence until the required bond is submitted and approved by the City.
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, subject to extensions.
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.

WHEREAS: Jin Hong 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 authorize to sell to Jin Hong for the sum of Two Hundred Twenty Thousand Dollars (\$220,000.00) the vacant lot located at 14255

Michigan Avenue, and more particularly described as follows, for the construction of a two-story commercial and residential 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 Lana and Tah Mohamed 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 Jin Hong for the sum of Two Hundred Twenty Thousand Dollars (\$220,000.00) the vacant lot located at 14255 Michigan Avenue, and more particularly described as follows, for the construction of a two-story commercial and residential development:

LOTS 332-334 WILLIAMSON SUB.

Tax ID No: 82-10-184-05-043

Commonly Known As: 14255 Michigan Avenue; 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 two-story, commercial and residential building as outlined in Purchaser's Response to Seller's public solicitation of 14255 Michigan Avenue as facilitated by Savills, Inc. on behalf of Seller (the "Proposal"). Sale of the Property is contingent upon commencement of construction of the Proposal 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, subject to extensions. 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 subject to the terms of this agreement.
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. "Good Cause" as used in this agreement means among other things that there is a reasonable basis for the request and Purchaser is actively working towards completing the Development. 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. After commencement of construction, extensions to the completion of the construction deadline shall be granted upon a showing of Good Cause.
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 upon a showing of Good Cause. 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, which expiration shall not be less than the times set forth in the agreement and as extended.
6. The building shall not be occupied until a Certificate of Occupancy has been approved.
7. The constructed project must reasonably match the concept outlined in the Purchaser's Proposal that was submitted by Purchaser in response to Seller's public solicitation of 14255 Michigan Avenue as facilitated by Savills, Inc. on behalf of Seller. Any significant 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." Seller acknowledges that the Underground Site Conditions may establish Good Cause to extend any timelines as well as changes to the scope of the Development. Purchaser further acknowledges that downtown redevelopment requirements, and underground site conditions, may require accommodations, such as (but not limited to) leaving old foundations or utilities along road edges or property lines in place to assure that adjacent buildings and existing infrastructure are 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 Proposal 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 subject to extensions. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City subject to the terms of default below.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance.
12. Purchaser must submit a Performance Bond within ninety (90) days after closing. Construction shall not commence until the required bond is submitted and approved by the City.
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, subject to extensions.

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.

RESOLVED: That Jin Hong 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 as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Paris.

6-330-25. WHEREAS: It has been determined that there is a need to study and develop updates to the City's Zoning Ordinance to address overlapping and inconsistent regulations for certain categories of uses related to scrap, junk, metal, and recycling, and

WHEREAS: These inconsistencies and overlaps have created considerable procedural challenges with classifying and regulating these types of uses when they come in for review and processing, and

WHEREAS: It has been determined that these types of uses are distinctive in that they often generate public health, safety, and welfare concerns such as blight, environmental contamination, negative impacts on air quality, and fires depending on the types of materials that are being stored, and

WHEREAS: It is necessary to research the development of consistent, cohesive, and objective land use, development, and regulatory standards to ensure amendments are not only consistent with the City's future land use goals, but that they are updated to meet modern environmental, health, and safety standards. This includes alignment with newly adopted city regulations such as the Bulk Storage Ordinance to ensure consistency across sections of the code, and

WHEREAS: The Administration and the Council find that it would be counterproductive and inequitable to continue to process these types of uses while the City studies, develops, and adopts applicable, consistent regulations; therefore be it

RESOLVED: That during the course of study and deliberation to determine and craft the appropriate zoning and regulatory ordinance regulations and amendments for uses related to scrap, junk, metal, and recycling, a moratorium is hereby declared effective immediately for a period of six-months beginning June 10, 2025, the date that City Council approved this resolution, and lasting until December 10, 2025; be it further

RESOLVED: That during this period of moratorium, the acceptance, review, and approval of all applications relating to junkyards, metal recycling facilities, scrap iron and junk storage, auto wrecking and scrap iron processing, scrap paper and rag storage or baling, recycling centers, or recycling collection stations shall be deferred; be it further

RESOLVED: That for the purposes of this resolution, "all applications" will refer to any permit, license, administrative site plan review, Planning Commission, and Zoning Board of Appeals application related to the uses outlined above; be it further

RESOLVED: That applicants who have successfully completed administrative site plan review, have an approved site plan, and have applied for a commercial renovation/building permit as of June 10, 2025 shall be excluded from this resolution, and shall be allowed to proceed with the review and issuance of their permits pursuant to the existing city ordinances; be it further

RESOLVED: That during this period of moratorium, an aggrieved property owner or business petitioner may request a hearing before the City Council for the purpose of attempting to demonstrate that the moratorium will preclude all viable economic use of the property at issue or otherwise violate applicable provisions of state or federal law. A request for a hearing shall be made in writing, shall include the basis for the request, and shall be submitted to the City Clerk. The hearing shall be scheduled for the next regular meeting of the City Council. At the conclusion of the hearing, the Council shall determine whether the petitioner has made the required demonstration and, if so, shall grant relief from the moratorium to the extent necessary to cure the effect of violation; be it further

RESOLVED: That this moratorium shall expire on December 10, 2025, or automatically upon adoption of amended ordinances addressing these uses; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Abraham supported by Paris.

6-331-25. RESOLVED: That all bids received for Raised Crosswalks are hereby rejected except the bid of Zuniga Cement Construction, Inc. in the amount of \$601,260, 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 Public Act 121 of 2024 Grant, Local Street Fund, Public Works, Engineering, Maintenance Roads and Streets budget with supplemental budget from Project Q9999, Local Street Fund, Public Works, Engineering, Maintenance Roads and Streets, Undistributed budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Abraham.

6-332-25. WHEREAS: The Finance Department is requesting that City Council award a professional services contract to Plante & Moran, PLLC in an amount not to exceed \$100,000 for a Payroll Audit, and

WHEREAS: This contract was procured through a competition exception because of the specialized services required; therefore be it

RESOLVED: 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, Finance Department, Accounting Division, Professional Services, Other Professional Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Hammoud.

6-333-25. RESOLVED: That the bid received from Performance Sports Turf, LLC for the Renovation of Soccer Fields at Crowley Park in the amount of \$87,730, 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, Economic Development, Capital Project Support, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Enos.

6-334-25. 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 Health for a sole source procurement; therefore be it

RESOLVED: That GiveDirectly be designated as a sole source for the purchase of The Rx Kids Program in the amount of \$1,500,000, and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That the Finance Director be and is hereby authorized to transfer funds in the amount of \$500,000 earmarked from the General Capital Improvement Fund, ARPA 70 Project for the Rx Kids Program to the General Fund and to recognize and appropriate the transfer

RESOLVED: That this purchase order shall be financed from the General Fund, Public Health, Health and Welfare budget with additional funding in the amount of \$500,000 from ARPA70, General Capital Improvement Fund; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Hammoud supported by Abraham.

6-335-25. WHEREAS: The Chief of Police has issued temporary rules and regulations provided for under authority of Chapter 18, Section 18-150 (23), entitled "Traffic Code" of Ordinance No. 96-661, on a one-year trial basis, and

WHEREAS: The Chief of Police has reported that experience to date would suggest that the temporary rules and regulations be made permanent; therefore be it

RESOLVED: That the Traffic Rules & Regulations pursuant to Section 18-150 of the Code of Ordinances of the City of Dearborn as follows:

- Post "15-minute parking," on the east side of Military, north of Michigan Avenue, adjacent to 22370 Michigan Avenue.

BE IT FURTHER

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-336-25. WHEREAS: The Chief of Police has issued temporary rules and regulations provided for under authority of Chapter 18, Section 18-150 (23), entitled "Traffic Code" of Ordinance No. 96-661, on a one-year trial basis, and

WHEREAS: The Chief of Police has reported that experience to date would suggest that the temporary rules and regulations be made permanent; therefore be it

RESOLVED: That the Traffic Rules & Regulations pursuant to Section 18-150 of the Code of Ordinances of the City of Dearborn as follows:

- Prohibit parking on the north side of Prospect between 15340 Prospect and the intersection of Opal.

BE IT FURTHER

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Hammoud.

6-337-25. WHEREAS: The Chief of Police has issued temporary rules and regulations provided for under authority of Chapter 18, Section 18-150 (23), entitled "Traffic Code" of Ordinance No. 96-661, involving permit parking on a residential street, and

WHEREAS: The Chief of Police has reported that experience to date would suggest that the temporary rules and regulations be made permanent; therefore be it

RESOLVED: That the Traffic Rules & Regulations pursuant to Section 18-150 of the Code of Ordinances of the City of Dearborn as follows:

- Require permit parking in front of 3027 Roulo.
- Require permit parking on Whitmore east of Katherine (3051 Katherine).
- Require permit parking on Ruby west of Maple (5401 Maple).
- Require permit parking in front of 5854 Kenilworth.
- Require permit parking on Hemlock west of Yinger (6159 Yinger).
- Require permit parking in front of 7702 Kendal.
- Require permit parking in front of 7855 Barrie.
- Require permit parking in front of 2610 Salina.

BE IT FURTHER

RESOLVED: That this resolution shall be subject to review in 5 years, or sooner if the circumstances involving the original issuance of the permit change; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-338-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mike Kaid to Brownfield Redevelopment Authority for a retroactive term from July 1, 2023 and ending June 30, 2026; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Enos supported by Paris.

6-339-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Richard Audi to Brownfield Redevelopment Authority for a retroactive term from July 1, 2023 and ending June 30, 2026; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Abraham.

6-340-25. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Hana Shannir to the Commission on Disability Concerns with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

By Paris supported by Enos.

6-341-25. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Dr. Claudia Walters to the Environmental Commission with a term ending June 30, 2028; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Enos, Hammoud, Herrick, and Paris (5); Nays: None (0); Absent: Alsawafy and Sareini (2).

The 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 9:14 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk