

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

May 20, 2025

The Council convened at 7:09 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.

Father Ken Chase of Sacred Heart Catholic Church delivered the invocation.

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

By Sareini supported Unanimously.

5-241-25. WHEREAS: The freedom and security that United States citizens enjoy today are the results of the vigilant commitment of the United States Armed Forces in preserving the freedom and security, and

WHEREAS: It is appropriate to promote awareness of the sacrifices that members of the United States Armed Forces have made in the past and continue to make every day in order to support the Constitution and to preserve the freedoms and liberties that enrich the Nation, and

WHEREAS: It is important to preserve and foster the honor and respect that the United States Armed Forces deserve for vital service on behalf of the United States, and

WHEREAS: It is appropriate to emphasize the importance of the United States Armed Forces to all persons in the United States, and

WHEREAS: It is important to instill in the youth in the United States the significance of the contributions that members of the United States Armed Forces have made in securing and protecting the freedoms that United States citizens enjoy today, and



WHEREAS: It is appropriate to underscore the vital support and encouragement that families of members of the United States Armed Forces lend to the strength and commitment of those members, and

WHEREAS: It is important to encourage greater support for the role of the United States Armed Forces in maintaining the superiority of the United States as a nation and in contributing to world peace, and

WHEREAS: It is appropriate to recognize the importance of maintaining a strong, equipped, well-educated, well-trained military for the United States to safeguard freedoms, humanitarianism, and peacekeeping efforts around the world, and

WHEREAS: It is important to give greater recognition for the dedication and sacrifices that individuals who serve in the United States Armed Forces have made and continue to make on behalf of the United States, and

WHEREAS: It is appropriate to display the proper honor and pride United States citizens feel towards members of the United States Armed Forces for their service, and

WHEREAS: It is important to reflect upon the sacrifices made by members of the United States Armed Forces and to show appreciation for such service, and

WHEREAS: It is appropriate to recognize, honor, and encourage the dedication and commitment of members of the United States Armed Forces in serving the United States, and

WHEREAS: It is important to acknowledge the contributions of the many individuals who have served in the United States Armed Forces since inception of the Armed Forces; therefore be it

RESOLVED: That the 34<sup>th</sup> Dearborn City Council hereby recognize May 2025 as Military Appreciation Month in the City of Dearborn; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Sareini supported Unanimously.

5-242-25. WHEREAS: Mental Health Awareness month has been observed each May in the United States since 1949, and

WHEREAS: The American Psychiatric Association defines mental illness as a health condition that adversely affects emotions, thinking, or behavior, and

WHEREAS: Mental health problems can cause dysfunction in a person's social, work, school, or family activities, and

WHEREAS: During May, the national movement helps to raise awareness about mental health, to fight stigma, provide support, educate the public and advocate for policies that support people with mental illness and their families, and

WHEREAS: To raise awareness and encourage acceptance, it is encouraged that citizens, government agencies, organizations, healthcare providers, and research institutions recognize May as Mental Health Awareness Month to continue helping Americans live longer, healthier lives; therefore be it

RESOLVED: That the members of the 34th Dearborn City Council hereby recognize May 2025 as National Mental Health Awareness Month in the City of Dearborn and we call this observance to the attention of all of our employees, residents and members of the business community; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Sareini supported Unanimously.

5-243-25. WHEREAS: Public works professionals work around the clock to ensure communities' vital infrastructure, facilities, and services deliver dependable, sustainable, and resilient public health, high quality of life, and well-being throughout the United States of America, and

WHEREAS: Such infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees of Federal, State, and local government and the private sector, and who are responsible for rebuilding, improving, and protecting our Nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens, and

WHEREAS: Public works emergency responders are first to arrive and last to leave a natural disaster area of incident scene, and

WHEREAS: It is in the public interest for citizens, civic leaders, and children of the United States to gain knowledge of, and to maintain a strong interest and understanding of, the importance of public works and public works programs in their respective communities; therefore be it

RESOLVED: That we encourage the people of the City of Dearborn to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life; be it further

RESOLVED: That the 34<sup>th</sup> City Council of Dearborn hereby recognizes May 18 through May 24, 2025 as National Public Works Week; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Alsawafy supported by Hammoud.

5-244-25. WHEREAS: On June 14, 1777, the Continental Congress adopted a resolution providing that the "flag of the United States be thirteen stripes, alternate red and white; that the union be thirteen stars, white in a blue field representing a new constellation", and

WHEREAS: Since that time, those stars and stripes have symbolized hope and pride-inspiring in battle, reassuring in times of peace, and comforting during times of grief, and

WHEREAS: The flag of the United States is a symbol of national unity that represents the values of liberty, justice, and equality upon which our Republic was founded, and

WHEREAS: For more than 200 years, Americans have proudly displayed the flag of the United States at homes, schools, businesses, and government facilities, and

WHEREAS: The United States Congress, by a joint resolution approved on August 3, 1949 (63 Stat. 492), designated June 14 of each year as Flag Day, and

WHEREAS: Under Section 1 of 1998 PA 460, MCL 2.91, June 14 to July 14 of each year is designated as the official flag month of this state, and

WHEREAS: Flag Day and Flag Month provide an opportunity to pause and reflect on our flag's rich history and meaning for Americans and people throughout the world; therefore, be it

RESOLVED: That this Dearborn City Council urges residents to observe Flag Day and Flag Month by flying the flag of the United States from their homes and other suitable places to honor America and celebrate our national heritage; be it further

RESOLVED: That the handling and displaying of the flag of the United States is encouraged according to federal law and the following guidelines established under Section 1 of 1998 PA 460, MCL 2.91; be it further



RESOLVED: That the Dearborn City Council affirms the right of veterans organizations, Scout troops, and congressionally chartered patriotic organizations to conduct flag retirement ceremonies by burning unserviceable U.S. flags in accordance with federal guidance (4 U.S.C. § 8(k)), and further recognizes that there is no legal limit on the number of flags that may be honorably retired during such ceremonies when conducted in a dignified and respectful manner; be it further

RESOLVED: That this resolution be given immediate effect

The resolution was unanimously adopted.

Public Comment began at 7:27 P.M. and ended at 7:36 P.M.

By Enos supported by Herrick.

5-245-25. RESOLVED: That all items on the Consent Agenda for the meeting of May 20, 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, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7); Nays: None (0); Absent: None (0).



By Hammoud supported by Alsawafy.

5-246-25. WHEREAS: The West Dearborn Downtown Development Authority (WDDDA) seeks to continue the Outdoor Seating Platform Program and operations policy, and

WHEREAS: City Council previously authorized the WDDDA to take place temporary platform systems in rights-of-way under the jurisdiction of the City to allow outdoor dining for adjacent businesses, and

WHEREAS: To continue the growth of the outdoor dining environment for both East and West Downtown Dearborn, the WDDDA requests that City Council authorize the lease of two on-street parking spaces for platform dining on the West side of Monroe Street south of Michigan Avenue, adjacent and in partnership with The Great Commoner (platform size 320 sq. ft.); therefore be it

RESOLVED: That the Platforms shall operate from May 1, 2025 until June 30, 2026 and daily hours shall follow the businesses' operating hours; be it further

RESOLVED: That The Great Commoner will pay a fee to use and occupy the right-of-way at \$2.10/sq. ft. per year, totaling \$890, plus \$300 administrative costs and \$215 in sidewalk café permit fees through the City of Dearborn and shall comply with all applicable state, county, and local laws, ordinances, rules, and regulations; be it further

RESOLVED: That the outdoor platform lease agreement shall contain provisions which require the business to indemnify and hold the City harmless for any claims or liabilities and the business shall provide evidence of insurance which names the City as additional insured. The WDDDA also sought and obtained approvals from the Dearborn Police Department and the Fire Department for renewal of this outdoor dining platform request; be it further

RESOLVED: That The Great Commoner, at its own expense, will add jersey-grade barricades on top of the platform to enhance safety and clearly delineate the dining area from pedestrian and vehicular traffic and will require review and approval by Economic Development staff to ensure it meets safety Requirements; be it further



RESOLVED: That the WDDDA will also hold an option to charge fees associated with moving the outdoor platform after the lease terminates, pending agreement between the business and the City; be it further

RESOLVED: That authorization to use public rights-of-way is subject to The Great Commoner signing and submitting a new Outdoor Seating Platform Agreement and sidewalk cafe permit as approved by Corporation Counsel, and complying with all applicable state, county, and local laws, ordinances, rules, and regulations; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute the lease agreement for using the two on - street parking spaces for the Outdoor Seating Platform; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Abraham supported by Herrick.

5-247-25. WHEREAS: The proposed Smart Town North, LLC Condominium, located at 15625 Lundy Parkway, 15725 Lundy Parkway, and 15825 Lundy Parkway, requires the construction of a new 8-inch diameter water main and new 8-inch diameter sanitary sewers to serve the future residents, and

WHEREAS: The water main and sanitary sewers will be constructed according to City standards and under City inspection; and both construction and inspection will be paid for by Smart Town North, LLC. Prior to the construction and acceptance of water main and sanitary sewers by the City, and

WHEREAS: The City requires a 20-foot wide easement dedication for both the water main and sanitary sewers from Smart Town North, LLC.; therefore be it

RESOLVED: That the water main and sanitary sewer easement agreements from Smart Town North, LLC, for the construction and maintenance of the public water main and sanitary Sewers be and is hereby approved; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute easement agreements after the lines are constructed on behalf of the City of Dearborn, subject to the review and approval of Corporation Counsel; be it further

RESOLVED: That the Engineering Department be and is hereby authorized to record the necessary documents with the Wayne County Register of Deeds; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Hammoud supported by Paris.

5-248-25. RESOLVED: That all bids received for Water Main Replacement and Asphalt Street Resurfacing Phase 3-2025 (Dearborn Job No. 2024-019) are hereby rejected except the bid of DiPonio Contracting, LLC in the amount of \$6,298,503, 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 a contingency in the amount of \$200,000 is hereby approved to provide for any unforeseen conditions encountered during the execution of the project; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute all change orders or modifications that utilize all approved contingency; be it further

RESOLVED: That this contract shall be financed from the Major Streets, Local Streets, Water, and Sewer Funds - Capital Project Support budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Herrick supported by Abraham.

5-249-25. RESOLVED: That all bids received for the Installation and Replacement of Fencing at the Department of Public Works Yard are hereby rejected except the bid of Mustang Fence Company in the amount of \$203,265, 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 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 Hammoud supported by Herrick.

5-250-25. WHEREAS: The City currently has a purchase order with Lutz Roofing (C.R. 4-191-25) for Fire Station 1-4 Roof Replacement, and

WHEREAS: Purchasing has received a request from the Fire Department to increase the purchase order with Lutz Roofing in the amount of \$140,551, which includes a 5% contingency in the amount of \$6,692 for the addition of Flushing Repair, Drain Replacement, and Masonry Repair for Fire Station 1-4 Roof Replacement; therefore be it

RESOLVED: That the additional expenditures to Lutz Roofing be and are hereby authorized in the total amount of \$140,551 for the addition of Flushing Repair, Drain Replacement, and Masonry Repair for Fire Station 1-4 Roof Replacement; be it further

RESOLVED: That the additional expenditures in the amount of \$140,551 shall be financed from the Facilities Fund, Fire, Construction Services, Construction budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Herrick supported by Alsawafy.

5-251-25. RESOLVED: That the Ashura Project be and are hereby granted permission to conduct their 11<sup>th</sup> Annual 'March for Justice' Procession/Rally on Sunday, July 6, 2025 from 6:00 A.M. to 2:30 P.M., subject to reimbursement of all City Services, all applicable ordinances and the rules and regulations of the Police Department; be it further

RESOLVED: That the parade route shall be as follows: Beginning in the Fordson High School East Parking Lot, the march participants will proceed south exiting the parking lot to the north side of Ford Road; turn right and head west along Ford Road (sidewalk & easement only) to the Ford Woods Park south parking lot entrance; turn right again and finish inside the park near the Comfort Station; be it further

RESOLVED: That City Council hereby authorizes assistance from the Police Department with traffic safety/crowd control for the entire duration of the parade route; be it further

RESOLVED: That City Council also authorizes the use of Ford Woods Park to conduct the event; be it further

RESOLVED: That the park will remain open to the public for use including the walking trail and the Ford Woods Pool will be closed for the day; be it further

RESOLVED: That the Police Department will bill the event organizers after the event for all charges incurred by the group, including rental of Ford Woods shelter, as well as charges from DPW for set-up and takedown of barricades and additional trash receptacles being provided for this special event; be it further

RESOLVED: That final approval of this event by the City Administration and City Council is conditional upon The Ashura Project securing approval from the Dearborn Public Schools for use of the Fordson High School parking lot; be it further

RESOLVED: That the Noise Ordinance be and is hereby waived for the duration of the event times on Sunday, July 6, 2025, be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Alsawafy supported by Hammoud.

5-252-25. RESOLVED: That the Al-Huda Islamic Association be and are hereby granted permission to conduct their annual "Community Eid al-Adha Prayer Event", from 5:00 A.M. to 12:00 P.M. on either Friday, June 6th or Saturday, June 7, 2025, dependent upon the observance of the Day of Arafah, at the property located at 600 Town Center Dr., subject to all applicable ordinances and the rules and regulations of the Police Department; be it further

RESOLVED: That the Al-Huda Islamic Association will submit event plans for review and approval by the Police, Fire, and Economic Development Departments, additionally, the Al-Huda Islamic Association understands and will adhere to the following considerations:

- All requirements of the city's permitting process and applicable inspections will be followed before, during, and after the event.
- All residential properties along or adjacent to Fairlane Town Center Drive will be notified of the confirmed event date, times, general details within 10 business days of City Council approval.
- The event organizer will ensure adequate facilities are in place to minimize any impact on city services and surrounding areas, ensuring a well-managed event; 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 unanimously adopted.



By Hammoud supported by Enos.

5-253-25. WHEREAS: City Council passed C.R. 1-49-25 which confirmed and approved the 2024 Delinquent Miscellaneous and Special Assessment Roll in the amount of \$153,934.09, plus an additional 25% transfer fee, be spread onto the 2025 Tax Roll, and

WHEREAS: In accordance with City Charter, the Treasury Division mailed Delinquent Notices to all affected private properties and accepted \$44,671.75 in payments and adjustments through April 15, 2025 and certifies that the following amounts are still due to the City for the several services affecting private property as follows:

Tall Vegetation	\$24,215.00
Litter	1,335.00
Nuisance Abatements	18,178.00
Special Pickups Requested	1,200.00
Ordinance Special Pickup	2,075.00
Recycle/Trash Bins	6,240.00
Demolition Legal Fees	1,048.40
Demolition Related Bills	2,580.00
Payment into City Tree Fund	225.00
Police False Alarm Bills	19,680.00
Fire False Alarm Bills	880.00
General Fund Penalty	3,398.58
Apron Bills w/Interest & Penalty	3,838.73
Sewer Bills w/Interest & Penalty	24,368.63
Total	\$109,262.34
25% Transfer Fee	\$27,315.59
Total to 2025 Tax Roll	\$136,577.93

AND

WHEREAS: The City of Dearborn Treasury Division requests that these delinquent items spread as the 2024 Special Assessment Roll for the 2025 Tax Roll as supported by the subsidiary Accounts Receivable systems; therefore be it

RESOLVED: That this Council does hereby confirm and approve the Final Delinquent Miscellaneous and Special Assessment Roll for 2024 for the several services affecting private property in the amount of \$109,262.34, plus a 25% transfer fee in the amount of \$27,315.59 per Council Resolution 11-1102-02, for a final amount \$136,577.93 to be transferred onto the 2025 Tax Roll; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Paris supported by Herrick.

5-254-25. RESOLVED: That City Council hereby authorizes the Communications Department to renew the City-wide annual membership with the Michigan Coalition to Protect Public Rights-of-Way (PROTEC) in the amount of \$12,500 for the period of July 1, 2024 to July 1, 2025; be it further

RESOLVED: That this membership renewal shall be financed from the Communications, CDTV 2023-2024 budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Herrick supported by Paris.

5-255-25. WHEREAS: Emmalee O'Donnell and Andrew Madaleno are the owners of the house located at 2113 Home Place, a single-family home with a C of O, with a driveway and no garage, and

WHEREAS: Emmalee O'Donnell and Andrew Madaleno are requesting that the City sell them the corner vacant lot located at 2105 Home Place so that they may combine it with their adjacent lot at 2113 Home Place, and

WHEREAS: The Assessor's Department valued the lot at \$6,600, and

WHEREAS: It is recommended that City Council approves the sale of 2105 Home Place to Emmalee O'Donnell and Andrew Madaleno for \$6,600 for use as additional side yard, subject to the following conditions:

1. The lot must be combined with the Purchasers' property and may not be re-split or combined with other land for a re-splitting as two buildable lots.
2. The lot may only be sold or developed in combination with the Purchasers' adjacent property.
3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchasers accept the property "AS IS" and assume all responsibility for soil testing and soil conditions.
5. Lot must be combined with the Purchasers' adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
6. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance.



7. If Purchasers violate any of the restrictions imposed, they are obligated to sell the property back to the City for \$6,600, less 10% and less costs associated with the transfer of property back to the City.

AND

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby authorize the sale at a price of \$6,600 to Emmalee O'Donnell and Andrew Madaleno of the parcel described as:

Lot 120, Cunnin Homes Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 59, Page 47 of Plats, Wayne County Records.

Tax I.D. 82-09-292-06-001

Commonly known as vacant lot at 2105 Home Place

and the Mayor is hereby authorized to execute a Quit Claim Deed for said land to Emmalee O'Donnell and Andrew Madaleno upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Emmalee O'Donnell and Andrew Madaleno closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon the following conditions being satisfied:

1. The lot must be combined with the Purchasers' property and may not be re-split or combined with other land for a re-splitting as two buildable lots.
2. The lot may only be sold or developed in combination with the Purchasers' adjacent property.
3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.



4. The Purchasers accept the property "AS IS" and assume all responsibility for soil testing and soil conditions.
5. Lot must be combined with the Purchasers' adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
6. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance.
7. If Purchasers violate any of the restrictions imposed, they are obligated to sell the property back to the City for \$6,600, less 10% and less costs associated with the transfer of property back to the City;

BE IT FURTHER

RESOLVED: That the Corporation Counsel or his designee is authorized to execute documents on behalf of the City of Dearborn to complete this transaction; be it further

RESOLVED: That the sale of 2105 Home Place as side yard serves a public purpose by promoting expansion of lots to improve the neighborhoods.

The resolution was unanimously adopted.



By Enos supported by Hammoud.

5-256-25. WHEREAS: C.R. 8-370-21 approved the sale of the vacant lot at 3236 Monroe to Ali Salim for \$9,750 for construction of a new home. Closing did not occur due to issues with the title to the property, and

WHEREAS: A Quiet Title action was commenced on this property in order to clear the title issues and recently the title to the property was cleared, and

WHEREAS: Since C.R. 8-370-21 contained a condition that closing must occur within 90 days from the date of Council approval, it is necessary to resubmit to City Council Mr. Salim's request to purchase the vacant lot at 3236 Monroe for construction of a new home, and

WHEREAS: It is the recommendation of Corporation Counsel that City Council approves the sale of 3236 Monroe to Ali Salim for \$9,750, subject to the following conditions which are set forth in the proposed resolution pertaining to this transaction:

1. Purchaser may not assign his purchase option or sell the vacant land without approval of the Dearborn City Council, and
2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void, and
3. If Purchaser elects to sell the vacant property during the 24-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, all deposits, and less costs associated with the transfer back to the City of Dearborn, and
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions, and



5. Purchaser must construct a single-family dwelling only on this property. Construction must commence within a 24-month period from the date of closing. 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 is started, and
6. Purchaser must complete construction before building permits expire, and
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and §5.05(C). Purchaser shall not receive a full certificate of occupancy until landscaping is completed. If Purchaser fails to comply with the landscaping requirements, it is considered a default and is subject to a reversionary interest in favor of the City, and
8. The house shall not be occupied until a Certificate of Occupancy has been approved, and
9. Purchaser must comply with all requirements contained in the Dearborn Zoning Ordinance.
10. Purchaser must comply with the Land Sale Guidelines, and
11. Purchaser must comply with applicable neighborhood-imposed guidelines and restrictions, and
12. If Purchaser fails to comply with the terms and conditions imposed, the City may, repurchase the property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn.

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it



RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lot 34, Monroe Blvd. Sub., City of Dearborn, Wayne County, MI, as recorded in Liber 41, Page 1 of Plats, Wayne County records.

Tax I.D: 82-09-284-15-018  
Commonly known as vacant lot at 3236 Monroe  
Lot size: 40' x 128'

to Ali Salim for \$9,750; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Ali Salim upon delivery to the City of the above purchase price, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Ali Salim closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon full compliance with the conditions outlined above and satisfaction of the terms contained in the Purchase Agreement; be it further

RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; be it further

RESOLVED: That the Corporation Counsel or his designee is authorized to execute documents on behalf of the City of Dearborn to complete this transaction; be it further

RESOLVED: That Council Resolution 8-370-21 be and is hereby rescinded; be it further

RESOLVED: That this resolution is given immediate effect.

The resolution was unanimously adopted.



By Herrick supported by Paris.

5-257-25. RESOLVED: That City Council hereby certifies the reappointment of Maria Dwyer to the Civil Service Commission 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 unanimously adopted.

By Paris supported by Alsawafy.

5-258-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mary Bruno to the Board of Ethics with a term ending June 30, 2028; therefore be it

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 unanimously adopted.



By Sareini supported by Paris.

5-259-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Edwardine Schuelke to the Board of Ethics with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Herrick supported by Enos.

5-260-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Patrick D'Ambrosio to the Commission on Disability Concerns with a term ending June 30, 2028; therefore be it

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 unanimously adopted.



By Abraham supported by Hammoud.

5-261-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mary Bugeia to the Dearborn Historical Advisory Commission with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Alsawafy supported by Herrick.

5-262-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Kimberly Ismail to the Dearborn Historical Advisory Commission with a term ending June 30, 2028; therefore be it

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 unanimously adopted.



By Hammoud supported by Enos.

5-263-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Hassane Fadlallah to the Planning Commission with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Paris supported by Enos.

5-264-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Yousaf Mohamed to the Planning Commission with a term ending June 30, 2028; therefore be it

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 unanimously adopted.



By Herrick supported by Enos.

5-265-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Cecilia Pilon to the Senior Citizens Commission with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Herrick supported by Abraham.

5-266-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Nicole Golich to the Water System Advisory Council with a term ending June 30, 2028; therefore be it

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 unanimously adopted.



By Paris supported by Enos.

5-267-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Timothy Hawkins to the Water System Advisory Council with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Herrick supported by Paris.

5-268-25. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Dr. Claudia K. Walters to the Water System Advisory Council with a term ending June 30, 2028; therefore be it

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 unanimously adopted.

By Enos supported by Paris.

5-269-25. RESOLVED: That the minutes of the previous special (open) meeting of May 1, 2025 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.



By Herrick supported by Enos.

5-270-25. RESOLVED: That the minutes of the previous special (open) meeting of May 6, 2025 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Abraham supported by Paris.

5-271-25. RESOLVED: That the minutes of the previous regular meeting of May 6, 2025 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Herrick supported by Enos.

5-272-25. RESOLVED: That Ordinance No. 25-1841 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read the Ordinance No. 25-1841, entitled, "An Ordinance to Amend the Water and Sewers Chapter (Chapter 19) of the Code of Ordinance of the City of Dearborn by amending Article I Entitled 'In General', for rates effective July 1, 2025.

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 Hammoud.

5-273-25. RESOLVED: That Ordinance No. 25-1842 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read the Ordinance No.25-1842, 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 Article VIIA, Entitled 'Food Trucks'."

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 Alsawafy supported by Herrick.

5-274-25. RESOLVED: That Ordinance No. 25-1843 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read the Ordinance No.25-1843, entitled, "An Ordinance to Amend the Administration Chapter (Chapter 2) of the Code of Ordinances of the City of Dearborn by amending Article VII, Entitled 'Administrative Fees'."

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 Enos introduced 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 Clerk read the Ordinance by title.

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

By Hammoud supported by Abraham.

5-275-25. RESOLVED: That proposed Ordinance No. 25-1844 be laid on the table.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

5-276-25. RESOLVED: That all bids received for the purchase of Picnic Tables for City Parks are hereby rejected except the bid of RJ Thomas Manufacturing Co. in the amount of \$331,674.50, 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, Capital Improvement, Recreation, City Parks, Public Works, Capital Project Support, Operating Supplies, Equipment - Non-Capital budget; be it further

RESOLVED: That the Finance Director be and is hereby authorized to transfer project funding in the amount of \$400,000 from the Facility Fund to the General Capital Improvement Fund and to recognize and appropriate the transfer in Project I29724; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Alsawafy supported by Enos.

5-277-25. RESOLVED: That all bids received for the Renovation of the Hemlock Park Cabin are hereby rejected except the bid of Key Construction LLC in the amount of \$64,000, 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 this contract shall be financed from the Facilities Fund, Recreation, City Parks, Capital Project Support, Repair and Maintenance budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Alsawasfy supported by Herrick.

5-278-25. WHEREAS: The City of Melvindale has submitted an application for a license to conduct a firework display on City of Dearborn-owned property located at 2701 Greenfield Rd. (i.e. DPW Sewerage yard), on Sunday, June 8, 2025 at approximately 10:00 P.M., and

WHEREAS: The Fire Department has reviewed the documents submitted and is satisfied that Melvindale meets the specifications be met in accordance with the International Fire Code and the National Fire Protection Association ("NFPA") and the necessary insurance certificates have also been submitted and approved, and

WHEREAS: Pursuant to the NFPA, an owner of a building, dwelling, or structure that is located within the display radius/site must provide specific approval to the requesting entity. Those buildings must either be unoccupied during the event or protected by non-combustible or fire-resistant construction, and

WHEREAS: Since there are City-owned buildings that fall within the firing radius (DPW building, part of Central Garage, truck ports on DPW property) City Council must approve the requested sites, and

WHEREAS: The City of Dearborn will have one of its engines at the site, in case of an emergency, and

WHEREAS: It is the recommendation of the Fire Marshal Bureau that the City Council approves the City of Melvindale's application and request to use City-owned property located at 2701 Greenfield for its fireworks display to be held on June 8, 2025, and

WHEREAS: It is also recommended that the City Council approves the proposed display radius which encompasses City-owned property; therefore be it

RESOLVED: That the City of Melvindale's application and request to use City-owned property for its fireworks display to be held on Sunday, June 8, 2025 at approximately 10:00 P.M. be and is hereby approved; be it further



RESOLVED: That the proposed display radius which encompasses City-owned property be and is hereby approved; be it further

RESOLVED: That this approval is contingent upon Melvindale complying with all conditions set forth above and any other requirements demanded by the Dearborn Fire Department, Dearborn Department of Law, Dearborn Police Department, International Fire Code, and NFPA; be it further

RESOLVED: That the Fire Chief be and is hereby authorized to schedule rain dates as needed; 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 fireworks display; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.



By Enos supported by Alsawafy.

5-279-25. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Commander Madou Bazzi to the Housing Commission with a term ending June 30, 2027; therefore be it

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 unanimously adopted.

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 8:22 P.M.

APPROVED:

---

President of the Council

ATTESTED:

---

City Clerk