

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

December 4, 2025

The Council convened at 6:30 P.M., President Pro Tem of the Council Leslie Herrick presiding. Present at roll call were Councilmembers Enos, Hammoud, Herrick, and Paris (4); Absent: Alsawafy, Abraham, and Sareini (3). A quorum being present, the Council was declared in session

DATE : November 25, 2025
TO : City Clerk
FROM : City Council
SUBJECT : Special Meeting of the City Council

You are hereby requested to call a Special Meeting of the City Council to be held on Thursday, December 4, 2025 at 6:30 p.m., in Council Chambers, at the Dearborn Administrative Center for the following purposes:

1. To conduct a Public Hearing to consider the establishment of an Obsolete Property Rehabilitation Act (OPRA) District, to be known as the "600 Town Center Redevelopment District", consisting of properties located at 600 Town Center Drive, Dearborn, Michigan 48126, and
2. To consider such other items of business that may properly come before the Council in relation to this matter.

S// Council President Sareini

S//Council President Pro Tem Herrick

By Hammoud supported by Enos.

12-617-25. RESOLVED: That the Public Hearing to consider the establishment of an Obsolete Property Rehabilitation Act (OPRA) District, to be known as the "600 Town Center Redevelopment District", consisting of properties located at 600 Town Center Drive, Dearborn, Michigan 48126, be and is hereby terminated.

The resolution was adopted as follows: Yeas: Enos, Hammoud, Herrick, and Paris (4); Nays: None (0); Absent: Alsawafy, Abraham, and Sareini (3).

By Hammoud supported by Paris.

12-618-25. WHEREAS: Pursuant to Public Act No. 146, P.A. of 2000, as amended, provides that the City Council may establish OPRA Districts within the City of Dearborn to enable property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the act, and

WHEREAS: Willowbrook LLC has submitted a request for the establishment of an Obsolete Property Rehabilitation Act (OPRA) District consisting of properties located at 600 Town Center Drive, Dearborn, Michigan 48126, and

WHEREAS: The City Council of the City of Dearborn sets forth a finding and determination that the district meets the requirements set forth in Section 3(1) of Public Act No. 146, P.A. of 2000, as amended, and

WHEREAS: Written notice has been given by mail to all owners of real property located within the proposed district, and to the public in the official Newspaper for the City of Dearborn and public posting of the hearing on the establishment of the proposed district, and

WHEREAS: A public hearing on the application of Willowbrook LLC was held on Thursday, December 4, 2025 at 6:15 P.M., providing an opportunity for City administration, school districts and other taxing units levying ad valorem property taxes in the City and residents and taxpayers to voice their opinions; therefore be it

RESOLVED: That City Council deems it to be in the public interest of the City of Dearborn to establish the Obsolete Property Rehabilitation Act (OPRA) District for a period of twelve (12) years, for the rehabilitation of the commercial and commercial housing properties located within the 600 Town Center Redevelopment District at 600 Town Center Drive, Dearborn, Michigan 48126; be it further

RESOLVED: That the City Council of the City of Dearborn for the following described parcel of land situated in the City of Dearborn, County of Wayne and State of Michigan, to wit:

The legal description of the property located at 600 Town Center Drive is as follows:

PART OF LOT 13, ALL OF LOT 14 AND PARTS OF LOTS 15, 16, & 17 FAIRLANE TOWN CENTER SUBDIVISION, CITY OF DEARBORN WAYNE COUNTY MICHIGAN BEGINNING AT SELY, CORNER OF LOT 14, TH S-35-01-26W 943.82 FT, TH S-60-30-49-W 237.84 FT, TH S-79-52-34-W 307.92 FT, TH N-02-15-58-W 290.96 FT, TH N-26-54-30-E 61 FT, TH ON A CURVE TO THE RTALONG NL OF LOT 15 72.99 FT, TH N-01-58-34-W 245.30 FT, TH N-46-58-34-W 611.29 FT TO A PT ON A CURVE, SAID PT BEING ON THE OUTSIDE PERIMETER OF TOWN CENTER DRIVE, TH ELY ALONG THE OUTSIDE PERIMETER OF TOWN CENTER-TER DRIVE 675.22 FT, TH S-46-58-34-E 586.70 FT, TH N-88-01-26-E 347.37 FT, TH S-46-58-34-E 212.93 FT TO POINT OF BEGINNING 23.148A.

Parcel Identification Number 82-09-232-01-003

be and is hereby established as an Obsolete Property Rehabilitation Act (OPRA) District pursuant to the provision of Act No. 146 of the Public Act of 2000, as amended, to be known as the "600 Town Center Redevelopment District" located at 600 Town Center Drive; be it further

RESOLVED: That to ensure timely implementation of the provisions of this resolution, it is hereby given immediate effect.

The resolution was adopted as follows: Yeas: Enos, Hammoud, Herrick, and Paris (4); Nays: None (0); Absent: Alsawafy, Abraham, and Sareini (3).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 6:53 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk