

REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

February 24, 2026

The Council convened at 7:17 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

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

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

By Sareini supported Unanimously.

2-89-26. RESOLVED: That the 35th City Council hereby recognizes Dr. Mustafa "Mark" Hamed and Hassan F. Abdallah, for their election to the Michigan Board of Medicine; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported Unanimously.

2-90-26. WHEREAS: The Council has learned with sorrow of the passing of David Dumas, 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 35th 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 unanimously.

Public Comment began at 7:29 P.M. and ended at 7:33 P.M.

By Enos supported by Abraham.

2-91-26. RESOLVED: That all items on the Consent Agenda for the meeting of February 24, 2026 be and are hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Enos.

2-92-26. WHEREAS: City Council has adopted zoning ordinance regulations for food truck parks that became effective September 1, 2025, and

WHEREAS: The property owner of 25351 Ford Road is requesting temporary use of land approval in order to have sufficient time and financial resources to solidify their transition plan into a permanent brick and mortar establishment, and

WHEREAS: The proposed temporary use of land is consistent with the City's intent of shifting food truck operations into permanent brick and mortar establishments, and

WHEREAS: The proposed temporary use of land is providing adequate parking and is not expected to negatively impact any adjacent properties; therefore, be it

RESOLVED: That the property owner of 25351 Ford Road be and is hereby permitted a temporary use of land permit to allow one food truck for a duration not to exceed six-months, from February 25, 2026 to August 31, 2026; be it further

RESOLVED: That the food truck be and is hereby permitted to operate between the hours of 12:00 P.M. to 3:00 A.M. Monday through Saturday, and from 5:00 P.M. to 12:00 A.M. on Sunday; be it further

RESOLVED: That the food truck on the site must comply with all local and state law requirements during this period and must remain movable and operational at all times; be it further

RESOLVED: That the proposed temporary use must remain compliant with all other ordinance requirements, including but not limited to, the noise ordinance during the full duration of the proposed use; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by O'Reilly.

2-93-26. WHEREAS: The mission of the City of Dearborn includes the protection of the health, safety, and general welfare of the residents of Dearborn, and

WHEREAS: The City of Dearborn is subject to flooding, tornadoes, winter storms, and other natural, technological, and human hazards, and

WHEREAS: The Wayne County Department of Homeland Security and Emergency Management and the Wayne County Local Emergency Planning Committee, have prepared a Hazard Mitigation Plan - 2025 Update that is an official document of the County and establishes a County Hazard Mitigation Coordinating Committee, pursuant to the Disaster Mitigation Act of 2000 (PL-106-390) and associated regulations (44CFR 210.6), and

WHEREAS: The Plan has been widely circulated for review by the County's residents, municipal officials, and state and local review agencies; it is currently with the federal agency of FEMA for review, and

WHEREAS: The Wayne County Hazard Mitigation Plan - 2025 Update is required by FEMA for the Hazard Mitigation Grant for Phase II of the East Dearborn Grade Protection Stations project; therefore be it

RESOLVED: That City Council does hereby adopt the Wayne County Hazard Mitigation Plan - 2025 Update; be it further

RESOLVED: That the City of Dearborn and the City Council that:

1. The Wayne County Hazard Mitigation Plan (or section(s) of the Plan specific to the affected community) is/are hereby adopted as an official plan of the City of Dearborn.
2. The Emergency Management Coordinator is charged with supervising the implementation of the Plan's recommendations, as they pertain to the City of Dearborn and within the funding limitations as provided by the Dearborn City Council or other sources.

BE IT FURTHER

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Enos.

2-94-26. WHEREAS: The City is eligible for contract pricing through the State of Michigan MiDeal Cooperative Program for the purchase of pre-development engineering and planning services, and

WHEREAS: The Purchasing Division recommends the purchase of pre-development engineering and planning services for the Lundy Parkway Infrastructure & Housing Pre-Development Project via the MiDeal Cooperative Program from Spalding DeDecker, and

WHEREAS: The contract is in an amount not to exceed \$89,665; therefore be it

RESOLVED: That Spalding DeDecker, via the State of Michigan MiDeal Cooperative Program, be designated for the purchase of pre-development engineering and planning services for the Lundy Parkway Infrastructure & Housing Pre-Development Project, in an amount not to exceed \$89,665; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvement Fund, Economic Development, Capital Project Support budget, with supplemental funding in the amount of \$50,000 from the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) Grant; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Alsawafy.

2-95-26. RESOLVED: That the minutes of the previous special (closed) meeting of February 3, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Paris supported by Abraham.

2-96-26. RESOLVED: That the minutes of the previous regular meeting of February 10, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

2-97-26. WHEREAS: The City currently has a contract with Industrial Painting Contractors, Inc. (C.R. 6-283-25) for As-Needed Painting Services for City Housing Buildings, and

WHEREAS: Purchasing has received a request from the Housing Division of the Department of Public Works to add \$32,350 to that contract for Restoration and Painting Services at O'Reilly Manor; therefore be it

RESOLVED: That the additional expenditures to Industrial Painting Contractors, Inc. be and are hereby authorized in the amount of \$32,350 for Restoration and Painting Services at O'Reilly Manor; be it further

RESOLVED: That the additional expenditures in the amount of \$32,350 shall be financed from the Seniors Apartment Operating Fund, Housing, Public Works, Capital Project Support, Undistributed Appropriations account; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Paris.

2-98-26. WHEREAS: The City of Dearborn was awarded the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$500,000, and

WHEREAS: The grant award is to support the Dearborn Industrial Greenbelt Initiative and has no local match requirements, and

WHEREAS: The grant funding will be utilized to acquire key parcels along the Industrial Drive corridor to establish a continuous footprint for a future greenbelt that reduces the impacts of industrial activity on nearby neighborhoods and improves public health outcomes, and

WHEREAS: The Philanthropy and Grants Department in conjunction with Economic Development has requested acceptance of the grant and that the Finance Director be authorized to recognize and appropriate the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$500,000; therefore be it

RESOLVED: That City Council hereby authorizes the Philanthropy and Grants Department to accept the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) award in the amount of \$500,000; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$500,000 for use on the City's Dearborn Industrial Greenbelt project; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Abraham.

2-99-26. WHEREAS: The City of Dearborn has been awarded Federal funding from the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) and Miscellaneous Grants to support housing quality improvements, and

WHEREAS: The award is to support the Dearborn Housing Quality Improvement initiative in the amount of \$1,500,000 and has no local match requirements, and

WHEREAS: The grant funding will be utilized to support the Economic Development team's current programming to assist eligible homeowners with targeted residential improvements, and

WHEREAS: The program will support repairs and rehabilitation activities that strengthen housing stability, improve exterior safety and accessibility, and enhance neighborhood conditions in qualifying areas, and

WHEREAS: The Philanthropy and Grants Department, in conjunction with Economic Development has requested acceptance of the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) grant and that the Finance Director be authorized to recognize and appropriate the grant funding in the amount of \$1,500,000; therefore be it

RESOLVED: That City Council hereby authorizes the Philanthropy and Grants Department, in conjunction with Economic Development, to accept the U.S. Department of Housing and Urban Development (HUD), Community Project Funding (CPF), and Miscellaneous Grants; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$1,500,000 to be used for the Dearborn Housing Quality Improvement Initiative; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

2-100-26. WHEREAS: The City of Dearborn applied for and was approved for the Pre-Development Accelerator Program (PDAP) award from the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) in the amount of \$50,000, with no local match requirements, for the Lundy Parkway Infrastructure & Housing Pre-Development project, and

WHEREAS: The purpose of this procurement is to position the City of Dearborn to competitively pursue major federal infrastructure and housing grants when Notices of Funding Opportunity (NOFOs) are released, and

WHEREAS: The grant funding will be utilized for the Lundy Parkway Infrastructure & Housing Pre-Development project and include preparing a preliminary, corridor-wide layout of water, sanitary sewer, stormwater, gas, electric, and telecommunications infrastructure; evaluating drainage constraints and MS4 compliance considerations; and identifying feasible stormwater management approaches for the site, and

WHEREAS: The Philanthropy and Grants Department in conjunction with Economic Development and the Department of Public Works has requested acceptance of the grant and that the Finance Director be authorized to recognize and appropriate the Pre-Development Accelerator Program (PDAP) award from the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) funding in the amount of \$50,000; therefore be it

RESOLVED: That City Council hereby authorizes the Philanthropy and Grants Department to accept the Pre-Development Accelerator Program (PDAP) award from the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) funding in the amount of \$50,000; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the Pre-Development Accelerator Program (PDAP) award from the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) funding in the amount of \$50,000 to the Lundy Parkway Infrastructure & Housing Pre-Development project; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

2-101-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Harout Bastajian to the Dearborn Arts and Culture Commission with a term ending December 31, 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 unanimously adopted.

By Paris supported by Enos.

2-102-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Karen Holland to the Dearborn Arts and Culture Commission with a term ending December 31, 2027; 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 Enos supported by Paris.

2-103-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Kobie Solomon to the Dearborn Arts and Culture Commission with a term ending December 31, 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 unanimously adopted.

Councilman Alsawafy and Hammoud withdrew their offer and support of the proposed resolution to concur in the Mayor's appointment of Ray Alcodray to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.

2-104-26. The proposed resolution died for lack of offer and support.

By O'Reilly supported by Alsawafy.

2-105-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Wendy Sample to the Dearborn Arts and Culture Commission with a term ending December 31, 2027; 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 Alsawafy supported by Enos.

2-106-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Hussein Ali Nasser to the West Dearborn Downtown Development Authority with a term 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 unanimously adopted.

By Abraham supported by Sareini.

2-107-26. WHEREAS: The 35th City Council of Dearborn recognizes that hockey is more than a game; it is a symbol of national unity, perseverance, and the "miracle" spirit that defines the American character, and

WHEREAS: On February 28, 1960, the United States of America won the Olympic Gold Medal in Men's Ice Hockey, known as the "Forgotten Miracle", and

WHEREAS: On February 24, 1980, the United States of America won the Olympic Gold Medal in Men's Ice Hockey, known as the "Miracle on Ice", and

WHEREAS: On February 19, 2026, the United States of America won the Olympic Gold Medal in Women's Ice Hockey, and

WHEREAS: On February 22, 2026, the United States of America won the Olympic Gold Medal in Men's Ice Hockey, defeating Canada in overtime by a score of 2-1, and

WHEREAS: On February 22, 1980, the United States of America beat the Soviet Union 4-3 in Olympic Men's Ice Hockey in Lake Placid, the "Miracle on Ice" game that will forever be part of American sports history, and

WHEREAS: This resolution seeks to recognize the profound impact of hockey on the culture, economy, and community spirit of the City of Dearborn; therefore, be it

RESOLVED: That the 35th Dearborn City Council, the Mayor of Dearborn, AND the City of Dearborn, together with hockey teams, hockey players, hockey coaches, the USA Hockey Association, and sports and hockey fans from our Great Nation, that we hereby designate in perpetuity, February 22nd as "USA Miracle Hockey Day", to celebrate and recognize the tremendous accomplishments of our local and national Olympic Hockey Teams, the players, and heroes from the State of Michigan; be it further

RESOLVED: That the Dearborn City Clerk be and is hereby directed to transmit certified copies of this resolution to the Wayne County Executive and our County Commissioner, the Governor of Michigan, and our Representatives and Senators, and Dearborn's Congressional delegation to advocate for the official adoption of this historic day of recognition; 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 7:53 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk