



COMMITTEE OF THE WHOLE

February 19, 2026

AGENDA

1. RESOLUTION BY COUNCIL PRESIDENT SAREINI SUPPORTED UNANIMOUSLY – Acknowledging Dr. Mustafa “Mark” Hamed and Hassan F. Abdullah for their election to the Michigan Board of Medicine and requesting immediate effect.
2. RESOLUTION BY COUNCILMEMBER ENOS SUPPORTED UNANIMOUSLY – Offering condolences to the family of David Dumas and requesting immediate effect.
3. PUBLIC COMMENT
4. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous special (closed) meeting of February 3, 2026.
5. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous regular meeting of February 10, 2026.
6. ECONOMIC DEVELOPMENT – Having no objection to the request of the property owner of 25351 Ford Road for a temporary Use of Land permit to allow one (1) food truck to operate on the property from February 25, 2026 through July 31, 2026 in order to finalize construction of a building addition to shift their business into a permanent brick and mortar establishment and requesting immediate effect.
7. ENGINEERING – Requesting that City Council adopt the Wayne County Hazard Mitigation Plan – 2025 Update and requesting immediate effect.

8. PURCHASING – Requesting to authorize a cooperative contract purchase, through the State of Michigan’s MiDeal Program, from Spalding Dedecker in an amount not to exceed \$89,665 for the Lundy Parkway Infrastructure & Housing Pre-Development Project and requesting immediate effect. [2-568 (b) (6)e]
9. PURCHASING – Requesting to authorize additional expenditures to Industrial Painting Contractors (C.R. 6-283-25) in the amount of \$32,350 for Restoration and Painting Services at O’Reilly Manor and requesting immediate effect.
10. PHILANTHROPY AND GRANTS – Requesting to accept the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) grant for the City’s Dearborn Industrial Greenbelt project and that the Finance Director be authorized to recognize and appropriate grant funding in the amount of \$500,000 and requesting immediate effect.
11. PHILANTHROPY AND GRANTS – Requesting to accept the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) grant for the Dearborn Housing Quality Improvement Initiative and that the Finance Director be authorized to recognize and appropriate grant funding in the amount of \$1,500,000 and requesting immediate effect.
12. PHILANTHROPY AND GRANTS – Requesting to accept the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC) grant for Pre-Development Accelerator Program (PDAP) funding for the Lundy Parkway Infrastructure & Housing Pre-Development Project and that the Finance Director be authorized to recognize and appropriate grant funding in the amount of \$50,000 and requesting immediate effect.
13. COUNCIL – Adopting the proposed amended Council Rules of Order by revising Sections 3.3, 3.4, 4.3, and 7.3 and requesting immediate effect.
14. MAYOR – Requesting concurrence in the appointment of Harout Bastajian to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.

15. MAYOR – Requesting concurrence in the appointment of Karen Holland to the Dearborn Arts and Culture Commission with a term ending December 31, 2027.
16. MAYOR – Requesting concurrence in the appointment of Kobie Solomon to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.
17. MAYOR – Requesting concurrence in the appointment of Ray Alcodray to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.
18. MAYOR – Requesting concurrence in the appointment of Wendy Sample to the Dearborn Arts and Culture Commission with a term ending December 31, 2027.
19. MAYOR – Requesting concurrence in the appointment of Hussein Ali Nasser to the West Dearborn Downtown Development Authority with a term ending June 30, 2026.

PUBLIC COMMENT WILL FOLLOW ANY WALK-ON ITEMS

OFFICE OF THE 35TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk

From: 35th Dearborn City Council

Date: February 9, 2026

**Subject: Amendments to the Council Rules of Order- Sections 3.3, 4.3, 4.3,
and 7.3.**

The 35th Council held a Study Session on February 3, 2026 to review and discuss updates to the City Council's Rules of Order. The proposed amendments are included in the attached document. Revisions are located in Sections 3.3, 3.4, 4.3, and 7.3 of the Rules.

A handwritten signature in black ink, appearing to read "Michael T. Sareini", is written over a horizontal line.

Michael T. Sareini
Council President

RULES OF ORDER
OF THE
DEARBORN CITY COUNCIL

Rule 1 – PUBLIC MEETINGS

1.1 GENERAL PROVISION

All meetings of the Council shall take place in the Council Chambers, Dearborn Administrative Center, 16901 Michigan Ave., Dearborn, Michigan, or as otherwise designated, and shall be open to the public in accordance with the Open Meetings Act, MCL § 15.261, et. seq. All deliberations of the Council constituting a quorum of its members, including e-mail communications (See Rule 10) and all decisions of the Council shall take place at a meeting open to the public, except as specifically otherwise provided in the Open Meetings Act. No person shall be excluded from a public meeting except for a breach of the peace actually committed at the meeting.

1.2 NOTICE

Regular Meetings. For regular meetings of the Council, and the Council sitting as a Committee of the Whole, public notice stating the schedule of dates, times and places of such meetings shall be published in the City calendar for the upcoming year, if a calendar is to be printed, in accordance with Section 7.5 of the City Charter. All public notices required to be posted pursuant to this rule shall include the name, address and telephone number of the Council and shall be posted in the office of the Clerk. In addition, the public notice may be posted in other locations considered appropriate by the Council. Cable television and the City's website, www.cityofdearborn.org, may also be utilized for purposes of posting public notice.

Special Meetings. When a special meeting is called, no less than eighteen (18) hours notice shall be given to each Council member and to the public. Special meetings shall be called by the Clerk on request of the Mayor or any two Councilmembers. Written notice stating each matter to be considered shall be given each Council member and the Mayor, unless the entire Council and the Mayor are present and waive notice of new or additional agenda item(s).

Rescheduled Meetings. For a rescheduled regular or special meeting of the Council, a public notice stating the date, time and place of the meeting shall be posted at least eighteen (18) hours before the meeting. No meeting of the Council recessed or adjourned for more than thirty-six (36) hours shall be reconvened sooner than eighteen (18) hours following posting public notice of the reconvening.

Briefing and Study Sessions. For a briefing or study session of the Council, a public notice stating the date, time, place and purpose of the meeting shall be posted at least eighteen (18) hours before the meeting. A briefing or study session shall be called by the Clerk on request of the Mayor or any two Councilmembers. The Council shall not take formal action at any briefing or study session. Attendance by the public is welcome, but public comment shall only be submitted to the Council President in writing with no verbal presentation.

Rule 2 - OFFICERS

2.1 COUNCIL PRESIDENT AND COUNCIL PRESIDENT PRO TEM

The candidate for Council receiving the highest number of votes at the regular City election shall serve as President of the Council and preside over all meetings of the Council and speaks for the Council. The candidate for Council receiving the second highest number of votes at the same general City-wide election shall serve as President Pro Tem of the Council and preside over meetings of the Council when, on account of absence or disability, the President is temporarily unavailable to perform the duties of his/her office. In the event of a vacancy occurring in the office of the President, the President Pro Tem shall serve the remainder of the President's term. Subsequent vacancies shall be filled on the basis of the relative standing of the Council members in terms of the number of votes received at the last regular City-wide general election. The term of office for such Council officers shall correspond with the term of office of the Council member whose position was vacated.

The Council President shall be the appointing authority for purposes of personnel and administrative matters pertaining to the Council office, in accordance with Section 10.15 and civil service provisions of the City Charter. Administrative matters shall include any action requested to be taken on behalf of the Council by any particular Council member(s), including requesting or inviting an individual to attend/speak to an item at a Council meeting. Hiring and discharge of personnel in the Council office will be communicated to all Council members within a reasonable time prior to that type of action being taken by the Council President. Additionally, the Council President shall chair all meetings; prepare the Council administrative budget; approve meeting dates; recommend commissioners to various boards (final approval of the Council is still required); sign the official minutes and synopsis of meetings; and execute documents pertaining to payroll, the Council P.R. Fund, cash disbursements and petty cash.

The Council President or presiding officer shall determine which Councilmember, or other person in attendance, has the floor to speak during all meetings.

Rule 3 - MEETINGS

3.1 MEETING COMPENSATION

The compensation of Councilmembers is determined by the Local Officials Compensation Commission, in accordance with Section 6.6 of the City Charter.

3.2 CLOSED SESSIONS

A 2/3 roll call vote is required to call a closed session, except in certain circumstances set forth in the Open Meetings Act, MCL § 15.267. The Council may meet in closed session for purposes set forth in the Open Meetings Act, MCL § 15.268. Telephonic or electronic participation by a Councilmember shall not be permitted during a closed session. The roll call vote and the purpose or purposes for calling the closed session shall be entered into the minutes of the meeting at which the vote is taken. A separate set of minutes shall be taken by the Clerk or the designated secretary of the Council at the closed session. Discussions during a closed session are strictly confidential and cannot be disseminated or discussed with any unauthorized person, except as provided for by law. No recording or other listening devices are permitted to be used by anyone in attendance, except for by the Clerk to assist with the preparation of the minutes. These minutes shall be retained by the Clerk of the Council, are not available to the public, and shall only be disclosed if required by civil action filed under the provisions of the Open Meetings Act. These minutes and any recording made by the Clerk may be destroyed one (1) year and one (1) day after approval of the minutes of the regular meeting at which the closed session was approved.

A violation of the Open Meetings Act is punishable as a misdemeanor in accordance with MCL § 15.272 and may result in civil liability in accordance with MCL § 15.273.

3.3 COMMITTEE OF THE WHOLE

The Council shall meet as a Committee of the Whole at ~~7:30 p.m. on the Thursday preceding the regular Tuesday night Council meetings.~~ Beginning January 1, 2023, Council shall meet as a Committee of the Whole at 7:00 p.m. on the Thursday preceding the regular Tuesday night Council meetings. All administrative matters shall be referred from the Committee of the Whole directly to the departments concerned. ~~The Clerk shall keep a monthly record of all unanswered referrals and supply a copy of same to each member of the Council. Referred items shall not be included on the Council Agenda for the next regular meeting.~~ On items referred which require Council action, the departments concerned shall report back to the Council at the next Committee of the Whole meeting or as soon thereafter as practical. ~~The Council President shall~~

~~indicate which items need not be responded to by the administrative departments.~~

Any member of the Council may independently request that a specific item be responded to by an administrative department, regardless of whether the item has been referred by the Council or is on the agenda. All responses shall be provided within a reasonable time to the requesting Council member.

The Council shall not vote on a resolution or ordinance at any Committee of the Whole meeting. The Council shall use the Committee of the Whole meeting for purposes of reviewing agenda items for the next regularly scheduled Council Meeting.

Public Comment:

A reasonable opportunity shall be given for members of the public to be heard at the Committee of the Whole meeting on items of City business. In the interest of ensuring the orderly processing of items of business before the Council at the Committee of the Whole meeting, while safeguarding the opportunity of members of the public to address the Council, the following procedure for public comment shall be used:

- 1 Participants who complete a Speaker Card may be permitted to speak for up to three (3) minutes at the beginning of the meeting, prior to the business agenda. Up to, but no more than, thirty (30) minutes will be allowed for this public comment period.
- 2 Any member of the public, ~~who did not already speak during the first public comment period,~~ shall be given a reasonable opportunity to address Council concerning an item listed on its business agenda at the time Council has taken up the item. The meeting Chairperson may impose a three (3) minute time limitation for each person.
- 3 An additional public comment period shall be provided for participants who did not already speak during a previous public comment period at the conclusion of the business agenda. The meeting Chairperson may impose a three (3) minute time limitation for each person.
- 4 If a person wishes to expand on either an item of new business, an issue that is not on the Council agenda,

or an item appearing on the Council agenda beyond the time allotted for verbal presentation, then the matter shall be reduced to writing and filed with the Council and Clerk.

- 5 The Clerk shall provide a 30 second warning prior to the speaker's time ending.

3.4 REGULAR OR SPECIAL COUNCIL MEETINGS

Regular meetings as determined by Council at its first meeting of the calendar year shall be held at ~~7:30 p.m. in Council Chambers. Beginning January 1, 2023, regular meetings as determined by Council shall start at~~ 7:00 p.m. A special meeting of the Council shall be held on a date, time, and at a place as determined by the Council.

Council participation and voting by telephone shall be permitted as provided by the Local Officials Compensation Commission or state law. Telephonic or electronic participation shall not be permitted at special or regular meetings held in the Council Chambers, except as permitted by the Open Meetings Act. Participation by telephone shall be indicated on the attendance sheet.

Public Comment:

A reasonable opportunity shall be given for members of the public to be heard at ~~any~~ the Committee of the Whole Regular or Special meeting on items of City business. In the interest of ensuring the orderly processing of items of business before the Council at the Committee of the Whole meeting, while safeguarding the opportunity of members of the public to address the Council, the following procedure for public comment shall be used:

- 1 Participants who complete a Speaker Card may be permitted to speak for up to three (3) minutes at the beginning of the meeting, prior to the business agenda. Up to, but no more than, thirty (30) minutes will be allowed for this public comment period.
- 2 Any member of the public, ~~who did not already speak during the first public comment period,~~ shall be given a reasonable opportunity to address Council concerning an item listed on its business agenda at the time Council has taken up the item. The meeting Chairperson may impose a three (3) minute time limitation for each person.

- 3 An additional public comment period shall be provided for participants who did not already speak during a previous public comment period at the conclusion of the business agenda. The meeting Chairperson may impose a three (3) minute time limitation for each person.
- 4 If a person wishes to expand on either an item of new business, an issue that is not on the Council agenda, or an item appearing on the Council agenda beyond the time allotted for verbal presentation, then the matter shall be reduced to writing and filed with the Council and Clerk.
- 5 The Clerk shall provide a 30 second warning prior to the speaker's time ending.

3.5 ATTENDANCE REQUIRED

The Corporation Counsel or his/her representative shall attend all meetings and hearings of the Council, unless notified that attendance is not necessary. The Council may require the attendance at Council meetings of the Mayor and of any other appointive officer of the City. The Mayor may satisfy attendance at meetings by sending a personal representative.

3.6 ADJOURNMENTS

The Council shall have the power to adjourn any regular or special meeting to a day and time certain, which adjustments shall not be on the time of the next regular meeting, and the adjourned meeting shall be considered as a continuation of the same regular or special meeting. Any business which would have been proper for the Council to consider at such meeting may be considered and acted upon at the adjourned meeting. Any postponement of deliberations of the Council of less than one (1) day shall be considered a recess. Notice shall be given by the Clerk in accordance with the provisions of Rule 1.2.

3.7 SIGNS, PLACARDS, AND BANNERS

Signs, placards, banners, or similar items shall not be permitted at any time in Council Chambers. This rule does not apply to a display board pertaining to an agenda item.

Rule 4 - VOTING

4.1 QUORUM

Four (4) members of the Council shall be a quorum for the transaction of business, but, in the absence of a quorum, two (2) or more members may adjourn any regular or special meeting to a later date. Since no business is transacted at Committee of the Whole, Study Sessions and Briefing Sessions, at those meetings a quorum shall consist of those who attend the meeting. Each member of the Council, who shall be recorded as present, shall vote on all questions decided by the Council, unless the matter creates a conflict of interest.

No ordinance or resolution shall be adopted or passed except by the affirmative vote of at least four (4) members of the Council, except as otherwise provided by law, in accordance with section 7.8 of the City Charter. Five (5) affirmative votes of the Council are needed to give a resolution immediate effect, provided the Mayor shall waive the right of veto, in accordance with Section 9.1 of the City Charter.

4.2 MANNER OF VOTING

The vote upon the passage of all ordinances, and upon the adoption of all resolutions, shall be taken by "yes" and "no" votes and entered upon the record, except that where the vote is unanimous, it shall only be necessary to so state.

Unanimous approval shall attach to all Council acknowledgments, awards, citations, and/or condolences, unless there is an objection from a Councilmember.

4.3 CONFLICT OF INTEREST

No member of the Council shall vote upon any matter which personally affects such member as prohibited by Public Acts 1968, No. 317; MCL § 15.321, et. seq. Any member so affected shall immediately disclose any pecuniary interest in the contract or matter appearing before the Council, which disclosure shall be made a matter of record in the official minutes of the Council. Any such contract or matter coming before the Council shall be approved by vote of two-thirds (2/3) of the full membership of the Council without the vote of a member thereof, if any, making such disclosure. The provisions of Chapter 3 of the City Charter concerning Standards of Conduct are hereby incorporated by reference.

[In addition to the above referenced required disclosure, any member who has a conflict of interest under this Rule or City Charter sections 3.1](#)

and/or 3.2 shall be required to exit the Council chambers prior to any discussion and/or vote upon any matter by the Council where such a conflict exists.

Rule 5 – PUBLIC HEARINGS

5.1 PUBLIC HEARINGS

In the event that the Council determines to hold a public hearing upon any matter requiring a determination, action, vote or disposition by the Council by way of ordinance or resolution, the Clerk shall give notice of such public hearing by publication at least once in the official City newspaper at least five days prior to the scheduled hearing date and as otherwise required by state statute. The notice of such public hearing shall contain the date, time, place and description of the subject matter to be considered by the Council at the public hearing. In addition to such publication, the Clerk shall give notice by mail to all individuals within 300 feet of any property scheduled for a zoning hearing in accord with the original petition or application for a zoning change or as directed by the Council. The Planning Division of the Department of Economic Development shall provide the Clerk with a list of lots in the district and within 300 feet of the proposed zoning change and, upon request by the Clerk, the Finance Department shall provide addresses appropriate for mailing and a master list of property owners in the affected district.

Rule 6 - COMMITTEES

6.1 COMMITTEES

There shall be no standing committees of the Council. This rule does not prohibit the Council from forming a subcommittee composed of less than a quorum of Council members if they are merely advising or only capable of making recommendations concerning the exercise of governmental authority.

Rule 7 - COMMUNICATIONS

7.1 RECEIPT OF COMMUNICATIONS

The Clerk shall serve as the Council's Clerk. The Clerk shall receive all petitions, communications and complaints addressed officially to the City. The Clerk and all City Departments shall send all Councilmembers a copy of any correspondence received from the State of Michigan, the federal government, or any of their agencies concerning any violations of laws or other concerns pertaining to the City.

7.2 CLAIMS AND PUBLIC UTILITY RATE HEARINGS AND ADJUSTMENTS

All lawsuits against the City of every kind shall be referred immediately to the Corporation Counsel for report, recommendation or appropriate action thereon, except that the Council shall be advised of receipt of such lawsuits. All items and documents concerning public utility rates shall be referred immediately to the Departments of Public Works and Facilities and Finance for report, recommendation or appropriate action thereon, except that the Council shall be advised of receipt of such items and documents.

7.3 COUNCIL MEETING AGENDA

The Clerk shall prepare in advance of every regular, special and Committee of the Whole meeting of the Council, and whenever practical before any closed session of the Council, an agenda of business to come before the Council at each such meeting. The agenda shall contain for each item the Department from which the request originated, a brief description of the project and whether the item has been budgeted for or involves a transfer of contingent fund monies.

Consent Agenda:

The Council may use a consent agenda to process routine non-controversial business items. The entire group of items will be approved in one motion and one roll call vote. In the minutes, the actions passed in the consent agenda will be recorded individually and in full. There will be no separate discussion of the items on the consent agenda. If discussion of an item is desired by a Council member, then it shall be removed from the consent agenda and considered separately by being placed on the regular agenda.

At the beginning of the regular Council meeting, the Council President shall ask the Council members if any items wish to be removed from the consent agenda and discussed individually. The Clerk shall not permit any ordinances to be placed on the consent agenda.

Committee of the Whole:

All matters submitted by the Administration must be provided to the Clerk by 5:00 p.m. on the Friday before the Committee of the Whole meeting. The Clerk shall prepare an agenda with appropriate back-up materials of administrative matters filed before 5:00 p.m. on Tuesday for consideration and review by the Council for the Committee of the Whole meeting. All Administrative items received after the deadline on Friday at 5:00 pm shall be presented to the Council at the Committee of the Whole as New Business. -Private citizens and/or outside agencies or groups cannot unilaterally place items on the meeting

agenda. ~~Such requests to be added to the meeting agenda, they~~ must be submitted to the Council Office by the 5:00 pm Tuesday deadline. Such requests must be approved by the Council President, and have the support of at least one Council Member. In addition to these agenda items and administrative matters filed after the 5:00 p.m. Tuesday deadline and reviewed by the administrative department at the Committee of the Whole meeting, only emergency administrative matters requiring immediate action by the Council, as requested by the Mayor, shall be heard by the Council at its next regularly scheduled meeting. These “emergency administrative” items shall not appear on the Council’s agenda and shall be orally reviewed by the Mayor or appropriate department head at the regularly scheduled Council meeting. If Monday falls on a legal holiday that results in the closure of the Council Office, then the deadline shall be Wednesday by 5:00 p.m.

~~The Clerk shall prepare a supplemental written agenda for those matters submitted by private citizens and/or outside agencies or groups for Council consideration after the preparation of the formal agenda contemplated herein and list same under “new business.” The Clerk shall prepare the agenda of administrative matters and those matters designated at the Committee of the Whole meeting for inclusion on the Council’s formal agenda by Friday at 1:00 p.m. preceding the next regularly scheduled Council meeting and same shall be posted online for the public. Condolences shall be added to the end of Regular Council Meeting agendas, NOT Committee of the Whole agendas.~~

Notwithstanding the above, any member of the Council with the approval of the Council President and with the support of another member may add an item to the agenda at any time. An item added to the agenda under this subsection shall be presented to the Council as “New Business.” The Clerk and Council Office shall be made aware of the addition at the earliest opportunity.

Regular Meetings:

The agenda prepared by the Clerk for a regularly scheduled Council meeting shall follow the form and substance identified by Rule 8 hereinafter. With reference to regular meetings of the Council, the Clerk shall file with the Council by 5:00 p.m. on Tuesday before each regularly scheduled meeting of the Council all items of business with the appropriate back-up materials. If an administrative department desires to place additional business before the Council at the regularly scheduled meeting, then the administrative department shall file the original written document with the Clerk and Council Office. With the approval of the Council President, the item will appear as New Business on the Agenda, and the Administration will ~~and~~ appear at the regularly scheduled meeting to explain the nature of the business to be considered. Every reasonable effort shall be made by the Clerk to comply with the 5:00 p.m. Tuesday deadline.

Notwithstanding the above, any member of the Council with [the approval of the Council President and support of another member](#) may add an item to the agenda at any time. [An item added to the agenda under this subsection shall be presented to the Council as "New Business."](#) The Clerk and Council Office shall be made aware of the addition at the earliest opportunity.

Order of Business:

The Clerk shall prepare the business items for the Committee of the Whole meeting and regular Council meeting agendas in the following order:

1. Any Council or Mayor acknowledgments or awards
2. Condolences
3. Public Comment (up to 30 minutes)
4. Consent Agenda Items
5. Resolution approving previous minutes
6. Ordinances
 - a. Resolution on the table
 - b. Ordinance on the table (2nd reading)
 - c. Ordinance to be introduced (1st reading)
7. Economic Development/City Planning/Planning Commission
8. Public Works and Facilities/Engineering
9. Purchasing
10. Assessor
11. Police
12. Fire
13. Recreation
14. Library
15. Finance/Treasury/Philanthropy and Grants
16. Law/Courts
17. Communications/Community Relations
18. Innovation and Technology/Historical Museum
19. Human Resources/Civil Service Commission
20. Council
21. Clerk

22. Mayor

23. All Other City Departments

24. Public Comment

Supporting documentation for each business item shall be numbered to correspond with the agenda item number. Condolences shall be added to the regular Council meeting agendas, not Committee of the Whole agendas.

7.4 REFERRALS

The Clerk shall prepare a record of the Committee of the Whole referrals and other Council actions requiring administrative follow-up and periodically advise the Council of any outstanding matters. Department heads shall notify the Clerk in writing when matters referred by Council have been completed. The record so prepared by the Clerk shall contain a complete list of all matters referred for departmental action or administrative follow-up and whether or not the action has been taken to date. The list so prepared shall be given to all members of the Council by the fifteenth of each month by delivering a copy to each Councilmember's mail box at the Dearborn Administrative Center.

The Council President or presiding officer may refer administrative matters directly to the departments concerned prior to the Committee of the Whole or Regular Council meetings provided they give notice to all Council members of the referral.

7.5 NOTICE REQUIREMENTS

The Clerk shall be the agent responsible for posting any notices required by these rules and Public Acts 1976, No. 267; MCL § 15.261, ~~and~~ (Open Meetings Act).
et. seq.

7.6 MINUTES

The Clerk, or his/her designee, shall attend all Committee of the Whole, Special and Regular meetings of the Council and shall keep a correct journal of the proceedings. The Clerk shall keep minutes of those meetings showing the date, time, place, members present, members absent, any decisions made at a meeting open to the public, and the purpose or purposes for which a closed session is held. The minutes shall include all roll call votes taken at the meeting and matters upon which the Council has taken formal action. The minutes shall be public records open to public inspection and shall be available at the office of the Clerk. Copies of the minutes shall be available to the public at the reasonable estimated cost for printing and copying. The proposed minutes

shall be available for public inspection not more than eight (8) business days after the meeting to which the minutes refer. Approved minutes shall be available for public inspection not later than five (5) business days after the meeting at which the minutes are approved. The minutes, so prepared by the Clerk, shall be signed by the President of the Council and the City Clerk. The Clerk shall electronically record each regular meeting of the Council. For purposes of ensuring the accuracy of the official minutes kept by the Clerk and for purposes of public inspection, the tapes shall be kept until such time that the minutes are approved by Council. The Council may direct that any tape or tapes dealing with a specific meeting be retained for a further length of time. The Council secretary or designee shall be responsible for keeping minutes of study sessions and briefing sessions. Since no action is taken at those meetings, the minutes shall show the date, time, place, purpose, members present, members absent and others in attendance.

Rule 8 – COUNCIL MEETING PROCEDURE

8.1 ORDER OF BUSINESS

The order of business at all regular Tuesday night meetings shall be:

1. Call to order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Any Council or Mayor acknowledgments or awards
6. Condolences
7. Public Comment.
8. Disposing of the Journal of the preceding meeting or meetings.
9. Scheduled hearings on all matters required by law or deemed necessary by the Council.
10. Council Agenda.
11. Open Referrals

12. New Business.
13. Reports and communications from the Mayor and other City officials.
14. Public Comment.
15. Adjournment.

8.2 PRECEDENCE OF MOTIONS

When any question is under debate, no motions shall be received except the following, and they shall have precedence in the following order:

NOT DEBATABLE

1. To adjourn.
2. To recess for a definite time.
3. To lay on the table.
4. To call for the previous question.

DEBATABLE

5. To postpone to a day certain.
6. To amend.
7. To amend the resolution to amend.
8. To postpone indefinitely.
9. To declare waiver of attorney-client privilege.

8.3 DIVISION OF THE QUESTION

A motion for the division of any question may be made when the question will admit of a division so distinct that if one part be taken away, the

other will stand as an entire question for decision. The motion shall require support and the outcome shall be decided by a majority vote.

8.4 WITHDRAWAL OF MOTION

A member may withdraw their motion at any time before it is put to a vote, provided there are no objections.

8.5 WAIVING ORDER OF PROCEDURE

The presiding officer may at any time, by a majority vote of the Councilmembers present, permit a member to introduce an ordinance or resolution out of the regular order of business.

8.6 TAKE FROM THE TABLE

A question may be taken from the table at the same meeting at which it was laid on the table either before or after business has intervened or at a subsequent meeting. The Clerk shall list any questions or resolutions tabled at subsequent meetings of the Council on an appropriate agenda until taken from the table or terminated in accordance with this rule.

If a question or resolution is not taken from the table within forty-five (45) calendar days from the meeting at which it was tabled, it shall terminate by operation of these rules and the Clerk shall not list any such item beyond a forty-five (45) calendar day period from which it was tabled.

Any member of the Council shall be permitted to reintroduce a question or subject matter terminating by operation of the provisions of this rule in accord with the motion practice of the Council.

8.7 RESOLUTION TO RECONSIDER

A resolution to reconsider a vote on any question shall be in order for any member of the prevailing side to move for such reconsideration at any time after such action has been taken, as hereinafter set forth; provided, however, that if the meeting at which such action was taken has been adjourned, such member must file with the Clerk before 4:00 p.m. of the third business day after the session at which the resolution being reconsidered was passed, a notice of his/her intention to move to reconsider it.

A member who was either absent for the vote on the original motion or abstained due to a conflict of interest from voting is precluded from making a motion to reconsider the original motion. The motion must be supported, is debatable, and requires a majority vote. In the absence of the member who had

filed such notice of reconsideration, at the regular meeting of the Council next following the filing thereof, at which such motion of reconsideration could be properly presented, it shall, by virtue of said notice, be in order for any other member of the prevailing side to move for reconsideration of the resolution identified in such notice.

8.8 RESCIND OR APPEAL

A motion to rescind or appeal some previous action may be made at any time at any regular or special meeting of the Council.

8.9 MOTION TO DECLARE WAIVER OF ATTORNEY-CLIENT PRIVILEGE

A motion to declare waiver of the attorney-client privilege as to an opinion or document is a privileged motion of the assembly that can be debated, but debate must not disclose the conclusions of the opinion or the nature of the document, and may not be amended. The motion shall require support and the outcome shall be decided by a two-thirds vote.

8.10 APPEAL FROM RULING OF THE CHAIR

Members have no right to criticize a ruling of the chair unless they appeal from their decision. If a member believes the chair has ruled incorrectly, an appeal may be made. However, an appeal may not be made if the chair has expressed only an opinion.

An appeal must be made at the time of the ruling and must be seconded; is debatable, unless the matter appealed from is not debatable. The chair may vote on the appeal and the outcome shall be decided by a majority vote. A majority vote in favor or tie sustains the decision of the chair.

8.11 CALLING THE QUESTION

A council member must have the floor in order to make a motion and the outcome shall be decided by a two-thirds vote.

8.12 PROCEDURE TO ENACT ORDINANCES AND RESOLUTIONS

Every ordinance shall receive two readings by title only. The second reading of an ordinance shall not take place at the same session unless there has been a suspension of the rules and an emergency declared by the Council. Ordinances may be introduced by one member and debated. All petitions, communications, reports and ordinances presented to the Council shall

be in writing, in accordance with Section 9.2 of the Charter. Every ordinance shall require a roll call vote.

All resolutions shall require support prior to debate. A roll call vote is required to adopt a resolution, if requested by a member; otherwise, the Council President may announce that the resolution was unanimously adopted.

To conduct a roll call vote, the Clerk shall call the names of all Council members starting with the Council member receiving the lowest number of votes received at the last regular City-wide general election and continuing in chronological order to the Council President. This order will repeat continuously, but reset each calendar year beginning with the first meeting in January.

The Clerk and/or their designee shall adopt a process to track the roll-call voting order at each Council meeting.

The Clerk shall make every reasonable effort to provide the final adopted resolutions and ordinances to the Council Office prior to the next regular Council meeting after which they were adopted.

8.13 AMENDMENT, SUSPENSION OR ALTERATION OF RULES

These rules may be altered or amended or temporarily suspended for a specific purpose by an affirmative vote of five (5) Council members voting thereon. The Council shall review these rules within 120 days of each general municipal election every 4 years and also if a vacancy occurs in the office of Council President.

8.14 PARLIAMENTARY AUTHORITY

Robert's Rules of Order shall govern the Council in all cases where the rules of the Council are not applicable. The Corporation Counsel shall serve as parliamentarian to the Council.

To introduce a new piece of business or propose a decision or action, a motion must be made by a Council member. The motion must receive support and after limited discussion the group then votes on the motion. A majority vote is required for the motion to pass, unless stated otherwise.

8.15 ORDINANCE AND RESOLUTION(S)

The Council shall act only by ordinance or resolution. A "resolution" shall be official action in the form of a motion (1) limited to matters required or permitted to be done by resolution by the City Charter or by state law; (2) matters pertaining to the internal affairs or concerns of the City government; (3) ministerial in character, relating to the administrative business of the City; or (4) such other actions commonly recognized in law as subject to adopting by

resolution for a specific and/or temporary purpose. All other acts of the Council, and all acts carrying a penalty for the violation thereof, shall be by ordinance. All legislation of the City of Dearborn shall be by ordinance.

Rule 9 – ETIQUETTE

9.1 MEETING PROCEDURE

1. A Council member who desires to speak in debate must first be recognized by the President or presiding officer.
2. The Council member who makes the original motion is entitled to speak first.
3. A Council member is not entitled to speak for a second time on an item until all other members who wish to speak for the first time have the opportunity to do so.

Rule 10 – ELECTRONIC COMMUNICATIONS

10.1 DURING AN OPEN MEETING

E-mail, group texting (consisting of a quorum), or other forms of electronic communications among group members during the course of an open meeting that constitutes deliberations toward decision-making or actual decisions violates the Open Meetings Act. Members are prohibited from participating in such communications during an open meeting.

10.2 OUTSIDE OF AN OPEN MEETING

E-mail, group texting (consisting of a quorum), or other forms of electronic communications among group members outside of the course of an open meeting can create a violation under the Open Meetings Act. E-mail communications among members where a quorum of the Council is on the communication and/or response is prohibited.

Rule 11 – APPEARANCE BEFORE BOARDS AND COMMISSIONS

11.1 APPEARANCE BEFORE A QUASI-JUDICIAL CITY PUBLIC BODY

Quasi-judicial boards and commission, boards and commission that take quasi-judicial actions, or those required by Michigan law to make recommendations to the Council must be able to make their decisions independent of the influence of individual Councilmembers. As such, a Councilmember shall not attend or appear before the following boards and commissions:

- ~~— Building Board of Appeals~~
- ~~— Planning Commission~~
- ~~— Zoning Board of Appeals~~

~~This rule does not preclude a Councilmember from filing a petition or an appeal with a listed board or commission and sending a representative to act on his or her behalf for the petition or appeal.~~

ADOPTION HISTORY

Adopted by CR 2-80-82 of February 2, 1982

Amended/adopted by CR 1-5-86 of January 7, 1986

Amended by CR 9-618-87 of September 1, 1987

Amended by CR 10-716-87 of October 20, 1987

Amended by CR 1-4-90 of January 2, 1990

Adopted/amended by CR 1-60-02 of January 15, 2002

Amended by CR 12-1183-02 of December 17, 2002

Amended by CR 11-988-03 of Special Meeting November 13, 2003

Amended by CR 12-874-04 of December 21, 2004

Amended/Adopted by C.R. 11-797-06 of November 6, 2006

Amended by C.R. 5-290-08 at a Special Meeting on May 7, 2008

Amended by C.R. 2-65-15 at the Regular Meeting of February 10, 2015

Amended by C.R. 7-433-22 at the Special Meeting on July 27, 2022

Amended by C.R. 2-65-15 at the Regular Meeting of September 27, 2022

Amended by C.R. 10-582-22 at the Regular Meeting of October 11, 2022

Amended by C.R. 6-304-23 at the Regular Meeting of June 13, 2023

Amended by C.R. 2-82-24 at the Regular Meeting of February 28, 2024

Amended by C.R. 4-165-25 at the Regular Meeting of April 8, 2025

Amended by C.R. - -26 at the Regular Meeting of

OFFICE OF THE 35TH CITY COUNCIL



To: City Clerk
From: City Council
Date: February 12, 2026
Subject: Sympathy Resolution- David Dumas

By Council member Gary Enos supported unanimously.

WHEREAS: The Council has learned with sorrow of the passing of David W. Dumas and;

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors: 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.

Next of kin:

Andrea Stetz

3252 Campbell St.

Dearborn, MI 48124

Attn: Family of David Dumas

OFFICE OF THE 35TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk

From: City Council

Date: February 19, 2026

Subject: Council Acknowledgment- Dr. Mustafa "Mark" Hamed and Hassan F. Abdallah

The 35th City Council wishes to recognize Dr. Mustafa "Mark" Hamed and Hassan F. Abdallah, for their election to the Michigan Board of Medicine. This item shall be given immediate effect.

A handwritten signature in dark ink, appearing to read "Michael T. Sareini".

Michael T. Sareini
Council President



**ECONOMIC
DEVELOPMENT**

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Temporary Use of Land: 25351 Ford Road

DEPARTMENT: Economic Development

BRIEF DESCRIPTION:

- The business owner is requesting a temporary use of land approval to permit one food truck on the property between February 25th, 2026 – July 31st, 2026 (approximately 5 months).
 - The owner is requesting this additional time to finalize construction of a building addition to the existing gas station which will allow them to shift their business into a formal carry out restaurant and cease food truck operations on the site.
 - The project has received all necessary land use approvals and was issued permits on December 11, 2025. Per the applicant, construction has been momentarily halted due to weather conditions.
-

PRIOR COUNCIL ACTION:

In April 2025, City Council updated the Zoning Ordinance to permit food trucks as Special Land Use in the BC-General Business District and the IA-Light Industrial District, subject to specific site development standards. This ordinance went into effect on September 1st, 2025.

BACKGROUND:

25351 Ford Road is a gas station with an existing retail building. The applicant owns a food truck that is currently operating out of the gas station's parking lot. The applicant is aware of the new ordinance requirements and has secured all necessary approvals to construct a small building addition for a carryout restaurant in order to cease food truck operations on the property.

FISCAL IMPACT: N/A

COMMUNITY IMPACT:

Allowing this business owner additional time to comply with regulations is consistent with the city's objective of helping local food truck entrepreneurs transition into permanent brick and mortar restaurants.

IMPLEMENTATION TIMELINE:

Immediate effect requested.

COMPLIANCE/PERFORMANCE METRICS:

The subject property is not delinquent on any taxes or municipal bills.



**ECONOMIC
DEVELOPMENT**

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Economic Development

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Temporary Use of Land: 25351 Ford Road

DATE: February 19th, 2026 (COW)

Summary of Request

The applicant is currently operating a food truck in the parking lot of a gas station located at 25351 Ford Road. The applicant has secured all necessary approvals to construct a small building addition in order to shift the food truck operations into a permanent brick and mortar establishment.

While permits were issued on December 11, 2025, per the applicant, construction has been halted due to weather conditions.

The applicant is requesting a temporary approval to permit one food truck on the property between February 25th, 2026 - July 31st, 2026. This would allow them to continue to operate their business out of the food truck so they can continue to fund the construction and buildout of their restaurant during this transition period. The applicant's full narrative request is attached as an exhibit to this memo.

Background Information

- Section 2.07 of the Zoning Ordinance permits City Council to approve temporary uses subject to the following conditions:
 - Adequate off-street parking shall be provided.
 - The applicant shall specify the exact duration of the temporary use.
 - Electrical and utility connections shall be approved by the building official.
 - The city may require a performance bond to assure proper cleanup.
- The applicant has proposed the following hours of operation: Monday through Saturday, 12:00 P.M. to 3:00 A.M. And Sunday, 5:00 P.M. to 12:00 A.M.
- The food truck currently displaces ~1 space within the site. It is not anticipated that this one parking space displacement will negatively impact the overall parking situation for the gas station or negatively impact adjacent properties.



**ECONOMIC
DEVELOPMENT**

EXECUTIVE SUMMARY AND MEMORANDUM

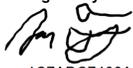
Signature Page

Prepared by:

Kaileigh Bianchini

KAILEIGH BIANCHINI, AICP
Deputy Director of Economic
Development

Approved:

Signed by:

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JORDAN TWARDY
Economic Development Director

Signed by:

54D67769937D4C3...

Ola Hammoud
Assistant Corporation Counsel

Aerial Map - 25351 Ford Road



Legend

-  Subject Property
-  Existing and Proposed Food Truck

Parcel Size: 0.320 acres

Zoning: BB - Community Business District



CORN ON THE CORNER

25351 FORD RD, DBN MI 48128

(313)888-7397

Dear Dearborn City Council,

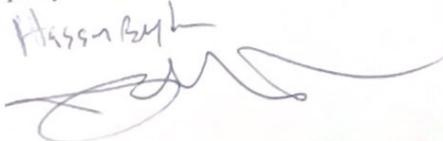
We are so thankful to be operating in the city of Dearborn. We have been at this ford and gully location since 2021. Our hours are m-sat noon -3am and Sunday 5p-midnight. We are aware of the food truck ordinance and with the coordination of the property owner, an extension to the existing building is in progress now. We have already received the permits to start the project from the city and have already started breaking ground, unfortunately the weather hasn't been very cooperative. We would love to remain open inside the trailer until the completion of the brick and mortar. We depend on the income and so do our employees. We have alot of loyal customers that enjoy visiting this location, and we also would hate to lay off employees if we had to close until the construction is complete. We anticipate this project to be completed by July, but absolutely no later than August of this summer 2026. By that time the food trailer will be completely off the lot and we should be inside the building. We greatly appreciate the consideration of our request and are looking forward to providing our customers the same service and taste everyone's gotten so accustomed to from the new building as they've received over the years from the trailer.

Sincerely

Corn on the corner



Property owner

Hassan B...


RESOLUTION

WHEREAS: City Council has adopted zoning ordinance regulations for food truck parks that become effective September 1, 2025; and

WHEREAS: The applicant is requesting temporary 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: The property owner of 25351 Ford Road be and is hereby permitted a temporary use of land to allow one food truck for a duration not to exceed five-months from February 25th, 2026 to July, 31st, 2026; be it further

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

RESOLVED: 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: This resolution is given immediate effect.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Approve Cooperative Contract for Lundy Parkway Infrastructure & Housing Pre-Development Services

DEPARTMENT: Department of Economic Development, in conjunction with Purchasing

BRIEF DESCRIPTION: The Department of Economic Development recommends the award of a contract to Spalding DeDecker to provide pre-development engineering and planning services for the Lundy Parkway Infrastructure & Housing Pre-Development Project. The contract amount is not to exceed \$89,665. This project is in part funded by a grant awarded to the City by the Michigan Infrastructure Office - Technical Assistance Center (MIO-TAC) Pre-Development Accelerator Pilot (PDAP).

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The City of Dearborn received approval for \$50,000 in PDAP funding to advance the Lundy Parkway Infrastructure & Housing Pre-Development Project. The project area encompasses approximately 21 acres of City-owned land and an adjacent 16-acre privately owned parcel between Greenfield Road and Mercury Drive. Currently, the corridor lacks the core public infrastructure required to support redevelopment, such as water, sanitary sewer, and stormwater utilities. Spalding DeDecker will complete early-stage planning (topographical survey, concept utility plans and stormwater design) sufficient to support future federal and state grant applications.

FISCAL IMPACT:

- \$ \$89,665 (\$49,765 Lundy Parkway Pre-Development, \$39,900 Topographical Survey)
- Savings of \$250

COMMUNITY IMPACT: Completion of this pre-development work will strengthen the City's ability to pursue additional grant funding by providing the technical documentation required for future applications, including concept plans and cost estimates for critical water, sanitary sewer, and stormwater improvements that support redevelopment and long-term community investment along Lundy Parkway.

IMPLEMENTATION TIMELINE: Work will begin following contract execution, with key milestones including 30% concept by May 1, 2026, draft documents by August 3, 2026, and completion by September 30, 2026 (in alignment with the grant deadline).

COMPLIANCE/PERFORMANCE METRICS:

Economic Development Staff will manage this contract.



FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Approve Cooperative Contract for Lundy Parkway Infrastructure & Housing Pre-Development Services
DATE: February 9, 2026

Budget Information

Project:	C25025 Lundy Parkway
Total Approved Project Budget:	\$2,933,060
Available Project Budget:	\$60,000
Requested Amount:	\$89,665 (\$49,765 Lundy Parkway Pre-Development, \$39,900 Topographical Survey)
Funding Source:	General Capital Improvement, Economic Development, Capital Project Support
Supplemental Budget:	\$50,000 from the Michigan Infrastructure Office – Technical Assistance Center Grant

Summary of Request

The Department of Economic Development recommends the award of a contract to Spalding DeDecker to provide pre-development engineering and planning services for the Lundy Parkway Infrastructure & Housing Pre-Development Project. The contract amount is not to exceed \$89,665.

It is respectfully requested that Council authorize the contract with Spalding DeDecker. Immediate effect is requested to ensure project completion by the September 30, 2026 grant deadline.

Background and Justification

The City of Dearborn received approval for \$50,000 through the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC) Pre-Development Accelerator Pilot (PDAP) to advance the Lundy Parkway Infrastructure & Housing Pre-Development Project. Currently, the corridor lacks core public infrastructure needed to support redevelopment, including water, sanitary sewer, and stormwater utilities. There is also a need for a current, accurate topographic survey of the entire project area. Paired with existing City funding, the PDAP grant will enable us to complete this critical predevelopment work.

The purpose of this procurement is to use PDAP funding to move the corridor into an investment-ready position and support the City’s ability to competitively pursue major federal and state infrastructure and housing grants when Notices of Funding Opportunity are released. Spalding DeDecker will complete early-stage planning and engineering work sufficient to support future federal and state grant applications, including a topographic survey, concept-level utility plans,



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

stormwater concept design, feasibility analysis, and cost estimates (final design and construction are not included).

Procurement Process

RFQ: January 22,2026

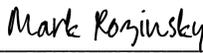
The bids were evaluated with the assistance of key staff from the Economic Development Team and Engineering division and are shown in the following bid summary:

BIDDER	TOTAL BID
Spalding DeDecker	\$49,750*
OHM Advisors	\$50,000

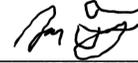
*Offered an alternate for Topographical Survey which was accepted by the requesting department

An RFQ was conducted amongst 3 MIDEAL Cooperative Contract Vendors. 2 responses were received; Spalding DeDecker and OHM Advisors. Spalding DeDecker was found to be the most responsive and responsible respondent The procurement process was in accordance with the Procurement Ordinance Section 2-568A (c)(3) State of Michigan extended purchasing program (MIDEAL), and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.

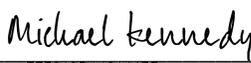
Prepared By:

DocuSigned by:

 D177F0C142E34C3...
 Mark Rozinsky, Purchasing Manager

Department Approval:

Signed by:

 1C7ADC7466A843C...
 Jordan Twardy, Dir, Econ Development

Budget Approval:

DocuSigned by:

 F77919D1421447F...
 Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

Signed by:

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 Ola Hammoud, Assistant Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect is Requested

REQUEST: The addition of funds to existing contracts for Industrial Painting Contractors.

DEPARTMENT: Public Works and Facilities, in conjunction with Purchasing

BRIEF DESCRIPTION: This request is for authorization to award additional funds of \$32,350 to the Industrial Painting Contractors contract. This request is essential for the restoration work following the installation of new HVAC units in the affected units. Significant patching and painting are required to restore the interior walls to their original condition.

PRIOR COUNCIL ACTION: CR 6-283-25 approved a contract with Industrial Painting Contractors from 7/1/25 to 6/30/26, with 2 two-year renewals.

BACKGROUND: Under Project# H45616 (Replacement of Apartment HVAC Units), new HVAC units at O'Reilly Manor and Sareini Manor are in the process of being installed. The installation process has required wall repairs to the surrounding areas to restore the interior walls to their original condition.

Industrial Painting has the current contract for As-Needed Painting for O'Reilly Manor and Sareini Manor. They have an established history of successful project installations at both locations. Recent work includes painting in the administrative offices, building hallways, maintenance areas, and the community room.

FISCAL IMPACT: The total award needed is \$32,350 for the patching and painting in the impacted apartments at O'Reilly Manor.

COMMUNITY IMPACT: The completion of these repairs is an additional step forward in the project. The new HVAC systems, paired with the restored interior aesthetics, will significantly improve the quality of life and comfort for the residents of O'Reilly Manor.

IMPLEMENTATION TIMELINE: Work will begin as soon as materials are all on hand with Industrial Painting and is expected to take 2 weeks for completion.

COMPLIANCE/PERFORMANCE METRICS: All work will be inspected and signed off by the O'Reilly Manor maintenance staff to ensure compliance with city standards and project specifications.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Addition of Funds to the Industrial Painting Contractors Contract for O'Reilly Manor
DATE: February 6th, 2026

Budget Information

Project: H45616 Apartment HVAC Replacements
 Total Approved Project Budget: \$759,502.00
 Total Available Project Budget: \$468,486.36
 Requested Amount: \$32,350.00
 Funding Source: SRS Apt Operating Fund, Housing, Public Works, Capital Project Support, Undistributed Appropriations

Summary of Request

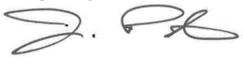
The City currently has a contract for \$75,525 (new contract amount eff 7/1/25) with Industrial Painting Contractors. The Housing Division of DPW, in conjunction with Purchasing, recommends the addition of \$32,350.00 to the Industrial Painting Contractors contract for restoration and painting services at O'Reilly Manor.

It is respectfully requested that Council authorize the additional expenditures with Immediate effect in order to begin the project immediately.

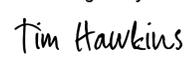
Background and Justification

This project is a critical component of the HVAC Replacement Project in the apartments at O'Reilly Manor. This request provides funding for the restoration and painting necessary after the HVAC Units installation. Using the current vendor ensures project continuity and allows for a seamless finish since they are already on-site.

Prepared By:

Signed by: 
 7D2ETC2C4D89410...
 Jason Pich, Buyer

Department Approval:

DocuSigned by: 
 35BABC85BED3455...
 Tim Hawkins, Director of Public Works

Budget Approval:

DocuSigned by:  Initial 
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 Michael Kennedy, Chief Financial Officer

Corporation Counsel Approval:

Signed by: 
 54D67769937D4C3...
 Ola Faraj, Assistant Corporation Counsel

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

Pursuant to Dearborn City Code of Ordinance Section 2-456 and City Charter Section 10.9, the Mayor shall appoint members of the Dearborn Arts and Culture Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Harout Bastajian

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 414-8767

Email: haroutbast@gmail.com

Mailing Address: 5 Millrace Court, Dearborn, MI 48126

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the Dearborn Arts and Culture Commission in accordance with the provisions of Code of Ordinance Section 2-456 and Dearborn City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Harout Bastajian

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 414-8767

Email: haroutbast@gmail.com

Mailing Address: 5 Millrace Court, Dearborn, MI 48126

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", is written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Harout

Last Name

Bastajian

Why do you want to join this commission?

My profession is decorative art works, I see art and beauty everywhere, I'm sure that I can have a positive impact on the city I live in, having into consideration my background in art, and being sure that I can contribute to the city with my multicultural experience in art.

Commissions & Boards

Arts & Culture Commission

Submission Date

5th February 2026

Dearborn Commissions Departments

Community Relations

Home Address

5 Millrace Ct, Dearborn, MI, USA

Zip Code

48126

Phone

 13134148767

Email

haroutbast@gmail.com

Years of Residency in Dearborn

4

Occupation

Decorative Art Works

Company

Light USA LLC

Length of Service

35 years

Business Address

23500 Ford Rd

Business Telephone Number

Dearborn Heights MI 48127 Suit #5

Level of Education

University Degree

Name of Educational Institution & Graduation Year

International Institute 1995

Are you a veteran?

No

Memberships, Civic Activities, and Awards Received

Art and Culture Award 2023, presented by the Lebanese Ministry of Culture.
Dearborn Mayor's Art Award 2025

Do you Have a Resume?

No

Description of Professional History

I'm a Lebanese artist specialized in decorative art works and large scale murals of palaces, mosques and churches, I have completed numerous landmark projects around the world, I have designed and executed the decorative art works of 48 domes and half domes to this date. Numerous TV stations and art magazines have covered my work. I give my best to my career, knowing that it should last for centuries, and impact thousands of worshipers around the world everyday.

Submitted on Feb 5, 2026

**CITY OF DEARBORN
OFFICE OF THE MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
**SUBJECT: APPOINTMENT - WEST DEARBORN DOWNTOWN DEVELOPMENT
AUTHORITY**
DATE: FEBRUARY 11, 2026

Pursuant to Michigan Public Act Number 57 of 2018 and City of Dearborn Code of Ordinance Section 7-62 and City Charter Section 10.9, the Mayor shall appoint members of the West Dearborn Downtown Development Authority, subject to approval by City Council. Recommendation for the approval of this appointment is made to serve:

Name: Husein Ali Nasser

Status: Appointment

Current Term Ending: 6/30/2026 To complete Devon O'Reilly's term.

Filling a Vacancy For: Devon O'Reilly - resigned on January 1, 2026

Term Duration: 4 Years

Appointment Term Ending: June 30, 2026 (Devon O'Reilly's term end date)

Type of Membership: Business

Business Name: Real Estate 1000

Business Address: 7 1/2 West Lane, Dearborn, MI 48124

Attendance: N/A

Phone: (313) 247-0185

Email: huseinnasser2012@gmail.com

Mailing Address: 7 West Lane, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud".

Abdullah H. Hammoud
Mayor

cc: Economic Development Department
cc: Law Department

**CITY OF DEARBORN
OFFICE OF THE MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
**SUBJECT: APPOINTMENT - WEST DEARBORN DOWNTOWN DEVELOPMENT
AUTHORITY**
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the West Dearborn Downtown Development Authority in accordance with the provisions of Michigan Public Act Number 57 of 2018 and City of Dearborn Code of Ordinance Section 7-62 and City Charter Section 10.9. See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Husein Ali Nasser

Status: Appointment

Current Term Ending: 6/30/2026 To complete Devon O'Reilly's term.

Filling a Vacancy For: Devon O'Reilly - resigned on January 1, 2026

Term Duration: 4 Years

Appointment Term Ending: June 30, 2026 (Devon O'Reilly's term end date)

Type of Membership: Business

Business Name: Real Estate 1000

Business Address: 7 1/2 West Lane, Dearborn, MI 48124

Attendance: N/A

Phone: (313) 247-0185

Email: huseinnasser2012@gmail.com

Mailing Address: 7 West Lane, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Economic Development Department
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Husein

Last Name

Nasser

Why do you want to join this commission?

Help bring in national tenants to the downtown area

Commissions & Boards

West Dearborn Downtown Development Authority

Submission Date

6th January 2026

Dearborn Commissions Departments

Economic Development

Home Address

7 West Lane, Dearborn, MI, USA

Zip Code

48124

Phone

 13132470185

Email

huseinnasser2012@gmail.com

Years of Residency in Dearborn

31

Occupation

Pharmacy

Company

Real estate 1000

Length of Service

30

Business Address

7 1/2 West Lane

Business Telephone Number

N a

Level of Education

Doctorate Degree

Name of Educational Institution & Graduation Year

Wayne state 2019

Are you a veteran?

No

Memberships, Civic Activities, and Awards Received

None

Do you Have a Resume?

No

Description of Professional History

Worked as a pharmacist and business owner for 8 years

Submitted on Jan 6, 2026

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

Pursuant to Dearborn City Code of Ordinance Section 2-456 and City Charter Section 10.9, the Mayor shall appoint members of the Dearborn Arts and Culture Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Karen Holland

Status: Appointment

Term Duration: 2 Years

Term Ending: December 31, 2027

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 590-0440

Email: kholland@umich.edu

Mailing Address: 22949 Columbia Street, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", is written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the Dearborn Arts and Culture Commission in accordance with the provisions of Code of Ordinance Section 2-456 and Dearborn City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Karen Holland

Status: Appointment

Term Duration: 2 Years

Term Ending: December 31, 2027

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 590-0440

Email: kholland@umich.edu

Mailing Address: 22949 Columbia Street, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read 'Abdullah H. Hammoud', written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Karen

Last Name

Holland

Why do you want to join this commission?

I have been involved in the arts in Dearborn for over 30 years and believe that this new city commission will be a wonderful addition. It will help us to connect the various arts and cultural organizations, something that has been lacking since the DCAC was disbanded several years ago.

Commissions & Boards

Arts & Culture Commission

Submission Date

12th February 2026

Dearborn Commissions Departments

Community Relations

Home Address

22949 Columbia Street, Dearborn, MI, USA

Zip Code

48124

Phone

 13135900440

Email

kholland@umich.edu

Years of Residency in Dearborn

20+

Occupation

Retired. Special Events Coordinator

Company

University of Michigan-Dearborn, Office of the Chancellor

Length of Service

30 years

Business Address

NA

Business Telephone Number

NA

Level of Education

Master Degree

Name of Educational Institution & Graduation Year

University of Michigan-Dearborn, 1996

Are you a veteran?

No

Memberships, Civic Activities, and Awards Received

Volunteer Coordinator, Padzieski Gallery
Advisory Committee, UM-Dearborn Environmental Interpretive Center

Sustainable Garden Award, City of Dearborn, 2025
Volunteer Award, Mayor's Arts Awards, City of Dearborn, 2025
Susan B. Anthony Award, UM-Dearborn Commission for Women, 2015
Bravo Award, Dearborn Community Arts Council, 2013
Select Distinguished District Award, Toastmasters International, 2007-08

Do you Have a Resume?

No

Description of Professional History

University of Michigan-Dearborn, Office of the Chancellor, 1998-2019

I served as the special events coordinator for five Chancellors. My duties included:

- Coordinating institution-wide ceremonial and development events for the Chancellor's Office and Institutional Advancement, from the event proposal and development phases through post-event evaluations.
- Provided advice and assistance regarding other unit and departmental events upon request.
- Served as coordinator/director of the Fair Lane Music Guild from 1994-2019.
- Represented the Chancellor's Office to other administrative offices and outside constituents
- Served on campus-wide committees as a representative of the Chancellor's Office.
- Provided leadership on special projects as assigned by the Chancellor.

Submitted on Feb 12, 2026

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

Pursuant to Dearborn City Code of Ordinance Section 2-456 and City Charter Section 10.9, the Mayor shall appoint members of the Dearborn Arts and Culture Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Kobie Solomon

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (248) 217-6440

Email: rftster313@gmail.com

Mailing Address: 5300 Grayton Street, Detroit, MI 48224

A handwritten signature in black ink, appearing to read 'Abdullah H. Hammoud', is written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the Dearborn Arts and Culture Commission in accordance with the provisions of Code of Ordinance Section 2-456 and Dearborn City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Kobie Solomon

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (248) 217-6440

Email: rftster313@gmail.com

Mailing Address: 5300 Grayton Street, Detroit, MI 48224

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Kobie

Last Name

Solomon

Why do you want to join this commission?

I believe I may have something to add to the discussion, and value any opportunity to apply some of the knowledge I've gleaned over my career towards the beautification and growth of Dearborn.

Commissions & Boards

Arts & Culture Commission

Submission Date

10th February 2026

Dearborn Commissions Departments

Community Relations

Home Address

5300 Grayton Street, Detroit, MI, USA

Zip Code

48224

Phone

 2482176440

Email

riftster313@gmail.com

Occupation

Graphic Designer

Company

City of Dearborn

Length of Service

1.75 years

Business Address

NA

Business Telephone Number

2482176440

Level of Education

College Degree

Name of Educational Institution & Graduation Year

CCS 2003

Are you a veteran?

No

Do you Have a Resume?

No

Description of Professional History

My resume is on file with Dearborn HR; I will fwd an updated copy directly asap

Submitted on Feb 10, 2026

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

Pursuant to Dearborn City Code of Ordinance Section 2-456 and City Charter Section 10.9, the Mayor shall appoint members of the Dearborn Arts and Culture Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Ray Alcodray

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (248) 962-5466

Email: ralcodray@yahoo.com

Mailing Address: 21916 Wildwood Street, Dearborn, MI 48128

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud".

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the Dearborn Arts and Culture Commission in accordance with the provisions of Code of Ordinance Section 2-456 and Dearborn City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Ray Alcodray

Status: Appointment

Term Duration: 3 Years

Term Ending: December 31, 2028

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (248) 962-5466

Email: ralcodray@yahoo.com

Mailing Address: 21916 Wildwood Street, Dearborn, MI 48128

A handwritten signature in black ink, appearing to read 'Abdullah H. Hammoud', written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Ray

Last Name

Alcodray

Why do you want to join this commission?

I've been involved in the arts in Dearborn for 40+ years and remain involved in retirement. Many of the individuals in Dearborn, including myself have remained committed to arts and culture in Dearborn as a giveback to our community and out of necessity for nurturing future artists. It is through arts and culture that communities thrive by expressing ideas and viewpoints that foster common ground and expanded understanding. For these reasons it's worth participating on the commission.

Commissions & Boards

Arts & Culture Commission

Submission Date

12th February 2026

Dearborn Commissions Departments

Community Relations

Home Address

21916 Wildwood Street, Dearborn, MI, USA

Zip Code

48128

Phone

 12489625466

Email

ralcodray@yahoo.com

Years of Residency in Dearborn

60

Occupation

Retired/Self Employed

Company

Black Box

Business Address

1034 Monroe St

Business Telephone Number

n/a

Level of Education

Master Degree

Name of Educational Institution & Graduation Year

UofM

Are you a veteran?

No

Do you Have a Resume?

No

Description of Professional History

30+ years corporate roles in engineering, IT, and leadership.

Submitted on Feb 12, 2026

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

Pursuant to Dearborn City Code of Ordinance Section 2-456 and City Charter Section 10.9, the Mayor shall appoint members of the Dearborn Arts and Culture Commission, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Wendy Sample

Status: Appointment

Term Duration: 2 Years

Term Ending: December 31, 2027

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 278-7429

Email: wsample8329@wowway.com

Mailing Address: 22055 Tenny Street, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", written in a cursive style.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department

**CITY OF DEARBORN
OFFICE OF MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - DEARBORN ARTS AND CULTURE COMMISSION
DATE: FEBRUARY 11, 2026

I hereby certify that the following appointment has been made to the Dearborn Arts and Culture Commission in accordance with the provisions of Code of Ordinance Section 2-456 and Dearborn City Charter Section 10.9.

See C.R. ___ *Insert the CR that confirmed this appointment* _____

Name: Wendy Sample

Status: Appointment

Term Duration: 2 Years

Term Ending: December 31, 2027

Filling a Vacancy for: N/A

Attendance: N/A

Phone: (313) 278-7429

Email: wsample8329@wowway.com

Mailing Address: 22055 Tenny Street, Dearborn, MI 48124

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud", is written over a horizontal line.

Abdullah H. Hammoud
Mayor

cc: Community Relations
cc: Law Department



Dearborn Commissions Application

undefined

First Name

Wendy

Last Name

Sample

Why do you want to join this commission?

I've been active in the arts in Dearborn for many years so my knowledge of past programs and relationships between various city groups could be helpful. Would like to know more about the responsibilities before making a commitment.

Commissions & Boards

Arts & Culture Commission

Submission Date

10th February 2026

Dearborn Commissions Departments

Community Relations

Home Address

22055 Tenny Street, Dearborn, MI, USA

Zip Code

48124

Phone

 13132787429

Email

wsample8329@wowway.com

Years of Residency in Dearborn

71 Years

Occupation

Retired Art Educator/ Currently working for the Kidney Foundation

Company

National Kidney Foundation of Michigan

Length of Service

11 years

Business Address

na

Level of Education

Master Degree

Name of Educational Institution & Graduation Year

see resume

Are you a veteran?

No

Memberships, Civic Activities, and Awards Received

see resume

Do you Have a Resume?

No

Description of Professional History

see attached

Submitted on Feb 10, 2026



EXECUTIVE SUMMARY

REQUEST: Request to accept, recognize, and appropriate HUD Community Project Funding (CPF) award funding in the amount of \$1,500,000 for the Dearborn Housing Quality Improvement Initiative.

DEPARTMENTS: Philanthropy & Grants, in conjunction with Economic Development

BRIEF DESCRIPTION: This grant will support the Economic Development team's current programming to assist eligible homeowners with targeted residential improvements. The program will support repairs and rehabilitation activities that strengthen housing stability, improve exterior safety and accessibility, and enhance neighborhood conditions in qualifying areas.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The City of Dearborn has been awarded \$1,500,000 in federal funding through HUD's Economic Development Initiative, Community Project Funding, and Miscellaneous Grants to support housing quality improvements. This investment will help our team improve housing conditions and mitigate environmental impacts.

FISCAL IMPACT: Total award is \$1,500,000. The approved budget totals \$1,500,000 with no match included in the submitted budget.

COMMUNITY IMPACT: This project will improve health and safety outcomes for residents by reducing environmental hazards and improving home conditions through targeted repairs and mitigation measures in distressed neighborhoods, as well as support for the area surrounding Salina Schools.

IMPLEMENTATION TIMELINE: Finalize program design and delivery approach consistent with the approved scope and budget, and begin coordination for implementation of eligible housing improvements at various locations across the City

COMPLIANCE/PERFORMANCE METRICS: Success will be measured by completion of the funded housing improvement activities consistent with the approved scope and budget, documentation of expenditures in accordance with HUD requirements, and timely submission of required performance and financial reporting.



MEMORANDUM

TO: Dearborn City Council

FROM: Philanthropy & Grants Department, in conjunction with Economic Development

SUBJECT: HUD CPF Award – Dearborn Housing Quality Improvement Initiative

DATE: February 6, 2026

Budget Information

Total Approved Project Budget: \$0

Available Project Budget: \$0

Requested Amount: \$1,500,000

Funding Source: HUD Community Project Funding

Summary of Request: Approval is requested to accept, recognize, and appropriate the City's \$1,500,000 HUD Community Project Funding award for the Dearborn Housing Quality Improvement Initiative

Background and Justification: The City of Dearborn has been awarded \$1,500,000 in federal funding through HUD's Economic Development Initiative, Community Project Funding, and Miscellaneous Grants to support the housing improvements in the City.

This initiative is intended to deliver housing upgrades that improve overall living conditions. As part of the City's broader housing quality efforts, Dearborn now offers a homeowner-facing program that helps eligible residents rehabilitate, repair, or replace deteriorating exterior elements such as porches and outdoor steps. Eligible homeowners apply through the City's online application process, and applicants who meet initial criteria receive an onsite evaluation conducted by the City's Economic Development Department before final eligibility is confirmed.

This investment allows us to continue housing improvements that strengthen neighborhood stability and improve resident well-being, consistent with the approved scope and budget for the federal award.

Immediate effect is requested.



**Philanthropy
and Grants**

MEMORANDUM

Department Approval:

Signed by:
Maria Willett
5F7C82870E294AB...
Maria Willett – Philanthropy & Grants

Department Approval:

Signed by:
Jordan Twardy
1G7ADC7466A843C...
Jordan Twardy - Economic Development

Budget Approval: ^{Initial} *(HJ)*

Corporation Counsel:

DocuSigned by:
Michael Kennedy
F77919D1421447F...
Michael Kennedy – Finance Director/Treasurer

Signed by:
Ola Hammoud
54D67769937D463...
Ola Hammoud, Assistant Corporation Counsel



EXECUTIVE SUMMARY

REQUEST: Request to accept, and recognize and appropriate Pre-Development Accelerator Program (PDAP) funding in the amount of \$50,000 from the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC) for the Lundy Parkway Infrastructure & Housing Pre-Development Project.

DEPARTMENTS: Philanthropy & Grants, Department of Economic Development, and Department of Public Works

BRIEF DESCRIPTION: The PDAP-funded procurement will support pre-development planning and conceptual civil engineering work needed to position the City to competitively pursue major federal infrastructure and housing grants. Work will include a Utility Infrastructure Concept Plan, Stormwater System Concept Design, and related deliverables including a conceptual proposed utility plan (approximately 30% baseline), detailed utility drawings, and a summary report with feasibility analysis and cost estimates.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The City's request for \$50,000 in PDAP funding was approved by the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC). The purpose of this procurement is to position the City to competitively pursue major federal infrastructure and housing grants when Notices of Funding Opportunity (NOFOs) are released.

The project area includes approximately 21 acres of City-owned land, an adjacent privately-owned 16-acre parcel that is actively partnering with the City on a coordinated redevelopment vision, and a third privately owned site in the broader redevelopment area.

The site is located along Lundy Parkway between Greenfield Road and Mercury Drive, near major employers including Ford Motor Company, Carhartt, and the University of Michigan–Dearborn, as well as public parkland. The corridor currently lacks the core public infrastructure required to support redevelopment, including water, sanitary sewer, stormwater, and other utilities. This grant funds only the pre-development activities needed to position the City for future infrastructure and housing funding.

FISCAL IMPACT: Total PDAP award is \$50,000. No local match is required.

COMMUNITY IMPACT: This project will advance readiness for major infrastructure and housing investment in the Fairlane District by developing concept-level utility and stormwater plans and cost estimates needed for competitive grant applications. The work will help the City accelerate redevelopment of a high-impact corridor near major employers and community assets by identifying feasible, scalable infrastructure solutions.



MEMORANDUM

IMPLEMENTATION TIMELINE:

February 2026: Consultant selection, kickoff, and initial field review/data collection •
July 2026: Concept development and City review (approximately 30% utility concept plan)
August 2026: Refinement, cost estimating, and final deliverables
By September 30, 2026: All work completed

COMPLIANCE/PERFORMANCE METRICS: Success will be measured by delivery of the required pre-development products, including a conceptual utility plan (approximately 30% baseline), detailed scaled utility drawings with easement areas identified, and a summary report with feasibility analysis, recommendations, and cost estimates for proposed infrastructure and stormwater management improvements.

**Philanthropy
and Grants****MEMORANDUM**

TO: Dearborn City Council

**FROM: Philanthropy & Grants Department, Department of Economic Development,
Department of Public Works**

**SUBJECT: PDAP Award – Lundy Parkway Infrastructure & Housing Pre-Development
Project**

DATE: January 23, 2026

Summary of Request

Approval is requested to accept, and recognize and appropriate the City's \$50,000 Pre-Development Accelerator Program (PDAP) award from the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC) for the Lundy Parkway Infrastructure & Housing Pre-Development Project. No match is required. These funds will support a procurement for pre-development civil engineering and planning work needed to position the City for future infrastructure and housing grant opportunities.

Background and Justification

The City's request for \$50,000 in PDAP funding was approved by the Michigan Infrastructure Office – Technical Assistance Center (MIO-TAC). 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.

The Lundy Parkway project area includes approximately 21 acres of City-owned land, an adjacent privately-owned 16-acre parcel actively partnering with the City on a coordinated redevelopment vision, and a third privately owned site included in the broader redevelopment area. Together, these properties represent one of the last remaining large-scale, high-density redevelopment opportunities in the Fairlane District.

The site is located along Lundy Parkway between Greenfield Road and Mercury Drive, near major employers including Ford Motor Company, Carhartt, and the University of Michigan–Dearborn, as well as public parkland. The corridor currently lacks the core public infrastructure required to support redevelopment, including water, sanitary sewer, stormwater, and other utilities. This PDAP grant covers only the pre-development activities needed to position the City for future funding.

Work includes 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. Deliverables will include an approximately 30% conceptual utility plan for City review, scaled detailed utility drawings showing proposed alignments and needed easements, and a summary report with feasibility findings, recommendations, and cost estimates for all proposed improvements. **Immediate effect is requested.**



**Philanthropy
and Grants**

MEMORANDUM

Department Approval:

Signed by:

Maria Willett

5F7C82870E204AB...

Maria Willett – Philanthropy & Grants Director

Department Approval:

DocuSigned by:

Tim Hawkins

35BABC5BED3455...

Tim Hawkins – DPW Director

Department Approval:

Signed by:

Jordan Twardy

1C7ADC7466A843C...

Jordan Twardy - Economic Development Director

Budget Approval:

Initial

HJ

Corporation Counsel:

DocuSigned by:

Michael Kennedy

F77019D4421447F...

Michael Kennedy – Finance Director/Treasurer

Signed by:

Ola Hammoud

54D67769937D4C3...

Ola Hammoud, Assistant Corporation Counsel



EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Adoption of the draft of the Wayne County Hazard Mitigation Plan - 2025 Update (non-certified).

DEPARTMENT: Department of Public Works and Facilities/Engineering Division

BRIEF DESCRIPTION: The Wayne County Hazard Mitigation Plan - 2025 Update is developed by the Wayne County Department of Homeland Security and Emergency Management and the Wayne County Local Emergency Planning Committee and reviews options to protect people and reduce damage from natural, technological, and human hazards.

PRIOR COUNCIL ACTION: CR 1-57-21

BACKGROUND: The City of Dearborn is subject to flooding, tornadoes, winter storms, and other natural, technological, and human hazards. The Wayne County Hazard Mitigation Plan - 2025 Update 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).

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.

FISCAL IMPACT:

- 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.
-

COMMUNITY IMPACT: The mission of the City of Dearborn, Michigan includes the protection of the health, safety, and general welfare of the residents of Dearborn.

IMPLEMENTATION TIMELINE:

- 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.
-

COMPLIANCE/PERFORMANCE METRICS:

Request that the City Council adopts the Wayne County Hazard Mitigation Plan - 2025 Update.



**PUBLIC
WORKS**

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Department of Public Works and Facilities/Engineering Division (City Engineer)

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Adoption of the draft of the Wayne County Hazard Mitigation Plan - 2025 Update (non-certified).

DATE: February 12, 2025

Summary of Request

The City of Dearborn is subject to flooding, tornadoes, winter storms, and other natural, technological, and human hazards. The Wayne County Hazard Mitigation Plan - 2025 Update 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).

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.

We request that City Council adopt the Wayne County Hazard Mitigation - Plan 2025 Update and that the Council Resolution be given **IMMEDIATE EFFECT**.

Background and Justification

The Wayne County Hazard Mitigation Plan 2025 Update is developed by the Wayne County Department of Homeland Security and Emergency Management and the Wayne County Local Emergency Planning Committee and reviews options to protect people and reduce damage from natural, technological, and human hazards.

Department Approval:

DocuSigned by:

 35BABC85BED3455...

Tim Hawkins, Public Works & Facilities Director

DocuSigned by:

 8FDE4113B37F442...

Soud El-Jamaly, City Engineer

DocuSigned by:

 03FD550B1D2F4D0
Fire Chief Joseph Murray



**PUBLIC
WORKS**

EXECUTIVE SUMMARY AND MEMORANDUM

DocuSigned by:

Michael Kennedy

F77919D1421447F...

Michael Kennedy, Finance Director/Treasurer

DocuSigned by:

Corey Jarocki

3923DB0ED71E40A...

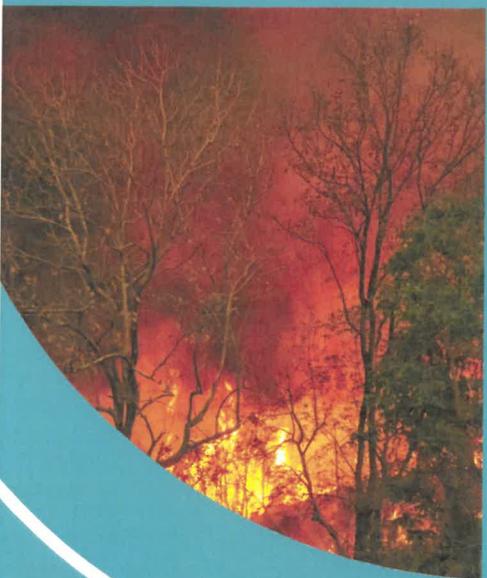
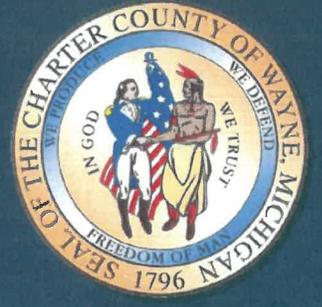
Corey Jarocki, Deputy Finance Director

Signed by:

Ola Hammoud

54D67769937D4C3...

Ola Hammoud, Assistant Corporation Counsel



Wayne County Hazard Mitigation Plan 2025 Update

Wayne County Hazard Mitigation Plan

Revision Date: January 27, 2026

Publication Date: January 27, 2026

Canton Township, like many Wayne County communities, still exhibits lower-than-ideal tree canopy and higher imperviousness than recommended. Increased tree canopy coverage has benefits for both reducing stormwater runoff and reducing extreme temperatures. Increasing tree cover has the potential to exacerbate electrical infrastructure failure in storms if lines are above ground and trees aren't trimmed. Additional authorities, programs, or policies could be developed to plant trees, install green infrastructure, reduce the potential for structural damage or wildfire, and regulate hazardous waste. Implementing recommendations from Wayne County Public Health from their analysis of COVID-19 preparedness is also recommended, especially in light of the Township's aging population.

5.2.5 City of Dearborn

The City of Dearborn is primarily a residential community, with approximately 101,636 people, based on SEMCOG's 2019 estimate. However, it also contains significant acreage used for industry. The City's largest land uses are TCU, single-family residential, and industrial at 24.8%, 24.7%, and 14.1%, respectively. The City is both within the Rouge River Basin and the frequently-flooded Ecorse Creek Watershed. Fifty-seven percent of the community consists of impervious surfaces, while less than half of that (25%) remains in open space.

Dearborn is implementing climate action strategies funded by the Inflation Reduction Act and the Bipartisan Infrastructure Law. These strategies include infrastructure investments and changes to municipal ordinances, zoning, and permitting to promote environmental justice and climate resilience. The city's approach integrates health and environmental considerations into all public policy decisions to protect residents from climate change impacts.

Hazard Priorities

The most significant natural hazards for the City of Dearborn include flooding and severe weather, which can be accompanied by power outages in both summer and winter. Dearborn City buildings have been designated as cooling shelters during business hours in the event of extreme summer heat, and the City has supplied dry ice to residents during power outages longer than 24 hours.

The City of Dearborn has the potential for a hazardous materials (HazMat) emergency. According to City representatives, there are locations within the city where hazardous chemicals are either stored or used in production. M-39 and I-94 are major highways that serve as routes for trucks, many of which carry hazardous materials through the City. Trains carrying hazardous materials, especially in the eastern portion of the City, are also a concern.

On February 1, 1999, in Dearborn, an explosion in one of several large boilers at the Ford Motor Company Rouge Power Plant killed six workers, critically injured another 14, and caused extensive structural damage. State officials who investigated the accident concluded that human error played a major part in the explosion, when a work crew failed to shut off one of two gas mains leading to the boiler's furnace. That error caused a buildup of natural gas in the boiler that was somehow ignited and caused the explosion. The force of the explosion split open the 60-foot-high furnace, blew off the roof of the power plant, ignited fires on five floors, and sprayed surrounding workers with super-heated water that

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caused severe burns. The blast, which forced the shutdown of the Rouge Complex and other Ford plants for several days, was the second worst industrial accident in Michigan in 20 years and the deadliest at an automobile plant in over 50 years. It also turned out to be the most expensive workplace disaster in American history, with the final costs of at least \$1 billion. The seven-month probe by state officials was the largest and most complex in the history of state workplace safety investigations.

City officials identified high-rise buildings, including offices, apartments, senior citizen facilities, and a hospital, as a source of concern for structural fires, particularly in cases that may require the evacuation of the elderly. Dearborn has many older factories, particularly in the eastern section of the City, and at least one instance of a factory explosion. One such instance being that of the Ford-Rouge explosion of 1999, previously discussed in section 4.12 of this HMP. There has also been concern about the potential for arson fires in these areas. Because a fire in some of these locations could present particular challenges to firefighters, Dearborn officials believe that there is a need for additional personnel, as well as enhanced fire department and EMS training. Buildings of concern for structural fires identified by individual communities are presented in Figure 11, showing a relatively higher concentration of vulnerable structures in and around Dearborn.

Approximately 35% of Dearborn's population is of Middle Eastern descent. City officials are concerned about the threat of hostilities directed against this segment of the population. An annual event that has attracted out-of-state instigators of civil unrest was provided as an example. City officials believe that there is a need to better educate the public about issues related to ethnic diversity within the community.

Existing Authorities, Policies, & Programs and Ability to Expand These

Dearborn participates in the National Flood Insurance Program, and their website contains extensive information regarding new floodplain maps and flood insurance requirements for residents of the Ecorse Creek Watershed. Their Code of Ordinances regulates construction in floodplains, solid waste, and storm and sanitary sewer systems. The City of Dearborn does not appear to be a member of the Alliance for Downstream Watersheds or the Alliance of Rouge Communities. Participation with these groups may offer resources shared among the participants that could assist the City in further reducing flooding. Again, mechanisms to reduce the impact of existing impervious surfaces as land is redeveloped or to protect remaining areas of open space may be possible ways to expand existing authorities, programs, and policies.

5.2.6 City of Dearborn Heights

Nearly half of the City of Dearborn Heights is dedicated to single-family residential land use at 46.5%, with an estimated population of approximately 60,872, a slight increase based on the Census Bureau's Population Estimates Program. Another 24.2% of the City is dedicated to TCU. Like neighboring Dearborn, the City is both within the Rouge River and Ecorse Creek Watersheds.

Dearborn Heights has recently implemented several land use changes aimed at enhancing community safety, preserving neighborhood character, and promoting sustainable development.

Hazard Priorities



EXECUTIVE SUMMARY

REQUEST: Request to accept, recognize, and appropriate U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$500,000 for the City of Dearborn's Dearborn Industrial Greenbelt project.

DEPARTMENTS: Philanthropy & Grants in conjunction with Economic Development.

BRIEF DESCRIPTION: The City has received HUD Community Project Funding to support the Dearborn Industrial Greenbelt initiative. The project will 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.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The Dearborn Industrial Greenbelt will serve as a natural buffer between industrial and residential areas. This phase of the project uses federal funds for land acquisition to assemble parcels needed to create a contiguous corridor and position the City for future implementation and complementary investments.

FISCAL IMPACT: Total award is \$500,000. No local match is identified in the approved award.

COMMUNITY IMPACT: This project advances environmental health and quality-of-life outcomes by establishing the foundation for a green infrastructure corridor that helps reduce pollution impacts on adjacent neighborhoods and supports long-term public health benefits.

IMPLEMENTATION TIMELINE: Upon approval, our team will begin acquisition coordination for eligible parcels, in compliance with federal requirements.

COMPLIANCE/PERFORMANCE METRICS: Success will be measured by completion of acquisition deliverables, including the acquisition of eligible parcel(s) along the Industrial Drive corridor, and by maintaining documentation of expenditures consistent with federal requirements.



**Philanthropy
and Grants**

MEMORANDUM

TO: Dearborn City Council
FROM: Philanthropy & Grants Department
SUBJECT: HUD Community Project Funding (CPF) Award, Dearborn Industrial Greenbelt Land Acquisition
DATE: February 6, 2026

Summary of Request: Approval is requested to accept, recognize, and appropriate U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) in the amount of \$500,000 for the City of Dearborn’s Dearborn Industrial Greenbelt initiative. Funding will support land acquisition along Industrial Street to assemble parcels for a continuous, vegetated buffer between industrial and residential areas. This work advances a nature-based approach that helps reduce exposure to air and noise pollution, improves stormwater management and neighborhood flooding resilience, and strengthens quality of life and wellbeing for Southend residents living near major industrial sites.

Background and Justification: Dearborn’s Southend is a residential neighborhood located adjacent to major industrial activity, freight rail, and high-volume truck routes, resulting in long-term exposure to air, noise, soil, and water pollution. The Dearborn Industrial Greenbelt is designed as a linear, vegetated buffer along Industrial Street that helps mitigate air pollution and flooding impacts while improving public health outcomes and overall neighborhood resilience. This federal award supports the foundational acquisition phase needed to assemble a continuous corridor and positions the City to pursue additional implementation activities, such as green stormwater infrastructure and expanded plantings, as future funding becomes available.

Immediate effect is requested.

Department Approval:

Department Approval:

Signed by:
Maria Willett
5F7C82870E294AB...
Maria Willett – Philanthropy & Grants

Signed by:
Jordan Twardy
1C7ADC7466A843C...
Jordan Twardy - Economic Development

Budget Approval: ^{Initial}
HJ

Corporation Counsel:

DocuSigned by:
Michael Kennedy
F77919D1421447F...
Michael Kennedy – Finance Director/Treasurer

Signed by:
Ola Hammoud
54D67769937D4C3...
Ola Hammoud, Assistant Corporation Counsel