



REGULAR MEETING OF THE COUNCIL

February 24, 2026

AGENDA

1. ROLL CALL
2. INVOCATION BY Reverend Monica Olah of Help is Near Missionary Ministry Church.
3. PLEDGE OF ALLEGIANCE
4. 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.
5. RESOLUTION BY COUNCILMEMBER ENOS SUPPORTED UNANIMOUSLY – Offering condolences to the family of David Dumas and requesting immediate effect.
6. PUBLIC COMMENT
7. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving all items on the consent agenda and requesting immediate effect.

CONSENT AGENDA

8. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND ENOS – Granting 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 August 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.

9. RESOLUTION BY COUNCILMEMBERS ABRAHAM AND O'REILLY – Authorizing to adopt the Wayne County Hazard Mitigation Plan – 2025 Update and requesting immediate effect.
10. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND ENOS – Authorizing 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.

END OF CONSENT AGENDA

11. RESOLUTION BY COUNCILMEMBERS ENOS AND ALSAWAFY – Approving the minutes of the previous special (closed) meeting of February 3, 2026.
12. RESOLUTION BY COUNCILMEMBERS PARIS AND ABRAHAM – Approving the minutes of the previous regular meeting of February 10, 2026.
13. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND O'REILLY – Authorizing 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.
14. RESOLUTION BY COUNCILMEMBERS ABRAHAM AND PARIS – Authorizing 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 authorizing the Finance Director to recognize and appropriate grant funding in the amount of \$500,000 and requesting immediate effect.
15. RESOLUTION BY COUNCILMEMBERS ENOS AND ABRHAM – Authorizing 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 authorizing the Finance Director to recognize and appropriate grant funding in the amount of \$1,500,000 and requesting immediate effect.

16. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND O'REILLY –
Authorizing 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 authorizing the Finance Director to recognize and appropriate grant funding in the amount of \$50,000 and requesting immediate effect.
17. RESOLUTION BY COUNCILMEMBERS HAMMOUD AND PARIS – Concurring in the appointment of Harout Bastajian to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.
18. RESOLUTION BY COUNCILMEMBERS PARIS AND ENOS – Concurring in the appointment of Karen Holland to the Dearborn Arts and Culture Commission with a term ending December 31, 2027.
19. RESOLUTION BY COUNCILMEMBERS ENOS AND PARIS – Concurring in the appointment of Kobie Solomon to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.
20. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND HAMMOUD –
Concurring in the appointment of Ray Alcodray to the Dearborn Arts and Culture Commission with a term ending December 31, 2028.
21. RESOLUTION BY COUNCILMEMBERS O'REILLY AND ALSAWAFY –
Concurring in the appointment of Wendy Sample to the Dearborn Arts and Culture Commission with a term ending December 31, 2027.
22. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND ENOS – Concurring 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



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

CORN ON THE CORNER

25351 FORD RD, DBN MI 48128

(313)888-7397

Dear Dearborn City Council,

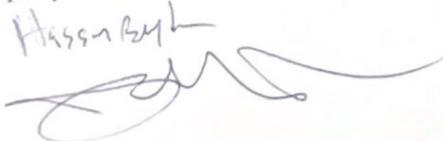
We are so thankful to be operating in the city of Dearborn. We have been at this ford and gully location since 2021. Our hours are m-sat noon -3am and Sunday 5p-midnight. We are aware of the food truck ordinance and with the coordination of the property owner, an extension to the existing building is 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

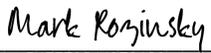
The bids were evaluated with the assistance of key staff from the Economic Development Team and Engineering division and are shown in the following bid summary:

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

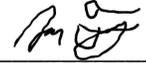
*Offered an alternate for Topographical Survey which was accepted by the requesting department

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.

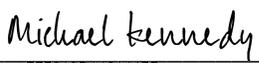
Prepared By:

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:

 54D67769937D4C3...
 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

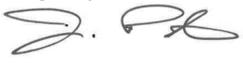
The City currently has a contract for \$75,525 (new contract amount eff 7/1/25) with Industrial Painting Contractors. The Housing Division of DPW, in conjunction with Purchasing, recommends the addition of \$32,350.00 to the Industrial Painting Contractors contract for restoration and painting services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

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

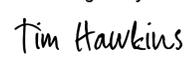
Background and Justification

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 
 F77919D1421447F...
 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", written in a cursive style.

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, knowingthat 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 in a cursive style.

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".

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", 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: 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



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 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



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.



**Philanthropy
and Grants**

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

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Maria Willett – Philanthropy & Grants Director

Department Approval:

DocuSigned by:

Tim Hawkins

35BABC85BED3455...

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:

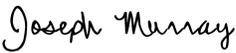
 35BABC85BED3455...

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

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Michael Kennedy, Finance Director/Treasurer

DocuSigned by:

Corey Jarocki

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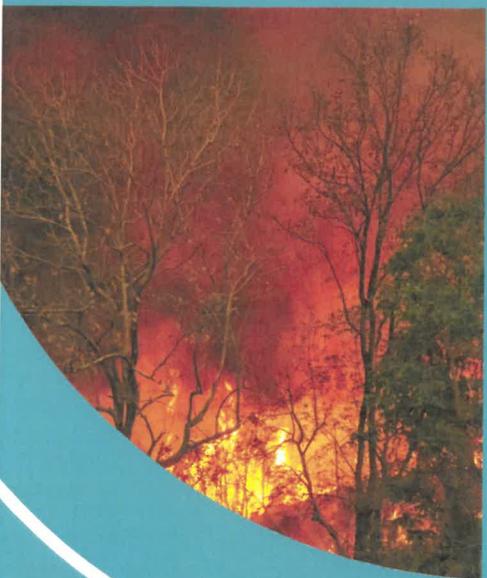
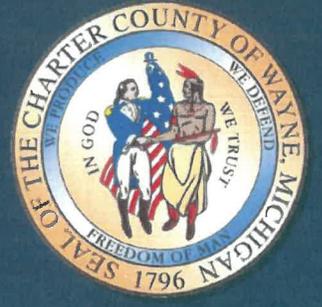
Corey Jarocki, Deputy Finance Director

Signed by:

Ola Hammoud

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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

Wayne County Hazard Mitigation Plan

Revision Date: January 27, 2026

Publication Date: January 27, 2026

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 AND MEMORANDUM

REVISED 2/20/26 PER COW

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 – August 31st, 2026 (6 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)

REVISED 2/20/26 PER 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 - August 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

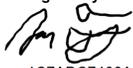
Signature Page

Prepared by:

Kaileigh Bianchini

KAILEIGH BIANCHINI, AICP
Deputy Director of Economic
Development

Approved:

Signed by:

1C7ADC7466A843C...

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



0 10 20 40 Feet

CORN ON THE CORNER

25351 FORD RD, DBN MI 48128

(313)888-7397

Dear Dearborn City Council,

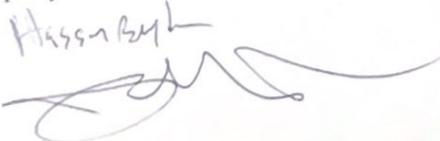
We are so thankful to be operating in the city of Dearborn. We have been at this ford and gully location since 2021. Our hours are m-sat noon -3am and Sunday 5p-midnight. We are aware of the food truck ordinance and with the coordination of the property owner, an extension to the existing building is 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...


REVISED 2/20/26 PER COW

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 six months from February 25th, 2026 to August 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.