



## REGULAR MEETING OF THE COUNCIL

June 9, 2025

### AGENDA

1. ROLL CALL
2. INVOCATION BY Pastor Ryan Wilson of Dearborn Free Methodist Church.
3. PLEDGE OF ALLEGIANCE
4. RESOLUTION BY COUNCIL PRESIDENT SAREINI SUPPORTED UNANIMOUSLY – Recognizing Dearborn High School students and teacher, Adam Rausher, for winning several 2026 Regional Student Production Awards from the National Academy of Television Arts and Sciences and requesting immediate effect.
5. PUBLIC COMMENT
6. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving all items on the consent agenda and requesting immediate effect.

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### CONSENT AGENDA

7. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND ENOS – Awarding a contract to JCI Jones as the primary supplier and Alexander Chemical Corporation as the backup supplier of liquid sodium hypochlorite for the term of one (1) year with three (3) one-year renewal options in the amount of \$68,800 for the first year with future renewal options being subject to budget approval and requesting immediate effect.

8. RESOLUTION BY COUNCILMEMBERS HAMMOUD and PARIS – Awarding a contract to AAX Services, Inc. for tree trimming of the Monday Public Service District in an amount not to exceed \$240,000 and requesting immediate effect.
9. RESOLUTION BY COUNCILMEMBERS PARIS AND O'REILLY – Awarding a contract to Mercury Sound & Lighting for an LED screen and multi-camera operating crew for the 2026 Dearborn Homecoming Festival in the amount of \$40,000 and requesting immediate effect.
10. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND PARIS – Awarding a contract to T-Mobile for the upgrade of routes in the Police Department vehicle fleet to 5G routers and a four (4) year service plan in the amount of \$130,200; also requesting immediate effect.
11. RESOLUTION BY COUNCILMEMBERS PARIS AND O'REILLY – Extending a contract with University Lithograph, LLC for three (3) years for the design, production, and printing of the City of Dearborn calendars in the amount of \$50,000 for Fiscal Year 2027 and requesting immediate effect.
12. RESOLUTION BY COUNCILMEMBERS ENOS AND ABRAHAM – Extending the contract with Insurance Brokerage Firm Brown & Brown for Property & Casualty Insurance Brokerage Services (CR 3-127-25) and Liability Coverage, as well as Property/Inland Marine, Crime, Cyber, and Boiler and Machinery Coverages (CR 6-345-25) for a total premium cost up to \$3,118,451 and requesting immediate effect.
13. RESOLUTION BY COUNCILMEMBERS ABRAHAM AND ENOS – Awarding a contract to Advanced Lighting & Sound for equipment upgrades to the Portable CDTV Studio in the amount of \$66,135; also authorizing the Finance Direct to appropriate \$66,135 of General Fund Restricted PEG (Public Educational & Governmental Fund) Fee balance to the Communications-Telecommunications Division, Capital Equipment/Operating Equipment expenditures for this purchase and requesting immediate effect.

14. RESOLUTION BY COUNCILMEMBERS ALSAWAFY AND ENOS – Approving the request of AMS Displays, LLC to conduct a firework display at the privately-owned Dearborn Country Club, located at 800 North Military Street on June 27, 2026 with at approximately 10:00 P.M.; also waiving the noise ordinance requirements for the duration of the firework display and authorizing the Fire Chief to set rain dates as needed.
  
15. RESOLUTION BY COUNCILMEMBERS PARIS AND ALSAWAFY – Approving the Intergovernmental Agreement (IGA) between the Charter County of Wayne and the City of Dearborn for the renovation and enhancement of the playground at Oak Park, subject to review by the Legal Department; also authorizing the Mayor to execute the agreement on behalf of the City; additionally, authorizing the Finance Director to recognize and appropriate the \$134.155 Wayne County Parks Millage allocation in the General Capital Improvement Fund, Projects I26603 (Neighborhood Parks Playground Equipment and requesting immediate effect.
  
16. RESOLUTION BY COUNCILMEMBERS HAMMOUD AND O'REILLY – Approving the request to revise the Offer to Purchase 22190 Michigan Avenue (CR 10-548-24) by removing the condition that the Purchaser waives the right to seek any variances for the property therefore enabling the Purchaser, Khalil Dabaja, to commence construction by the August 19, 2026 deadline and requesting immediate effect.
  
17. RESOLUTION BY COUNCILMEMBERS ENOS AND ALSAWAFY – Denying the request of Hussein Nassar and Assem Nassar for an additional extension of time in which to commence construction on the vacant lot at 3829 Bennett; also approving the City to repurchase the lot and requesting immediate effect.
  
18. RESOLUTION BY COUNCILMEMBERS ABRAHAM AND ENOS – Amending the Executive & Administrative Salary Plan to include the new classification of Deputy Director of Recreation in Grade 312 to better meet the needs of the current operation and ensure better alignment on vision, improved efficiencies, and more effective decision-making with a salary of \$104,826 and requesting immediate effect.

END OF CONSENT AGENDA

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19. RESOLUTION BY COUNCILMEMBERS ENOS AND ALSAWAFY – Approving the minutes of the previous special (open) meeting of May 19, 2026.
20. RESOLUTION BY CONCILMEMBERS ENOS AND O'REILLY – Approving the minutes of the previous regular meeting of May 19, 2026.
21. RESOLUTION BY COUNCILMEMBERS ABRAHAM AND ENOS – Approving the minutes of the previous special (closed) meeting of May 20, 2026.
22. RESOLUTION BY COUNCILMEMBERS PARIS AND O'REILLY – Approving the minutes of the previous special (open) meeting of May 20, 2026.
23. RESOLUTION BY COUNCILMEMEBRS ABRAHAM AND ENOS – Approving the minutes of the previous special (open) meeting of May 27, 2026.
24. ORDINANCE ON THE TABLE – ORDINANCE NO. 26-1867 – “An Ordinance to amend the Water and Sewers Chapter (Chapter 19) of the Code of Ordinances of the City of Dearborn by amending Article I Entitled ‘In General’, for rates effective July 1, 2026.”  
RESOLUTION BY COUNCILMEMBERS ENOS AND HAMMOUD – To take from the table for its final reading.
25. RESOLUTION BY COUNCILMEMBERS ENOS AND ABRAHAM – Granting the request of the Divine Child High School Alumni Association to conduct the 33<sup>rd</sup> Annual Falcon 5K Run on Saturday, August 8, 2026 from approximately 8:00 A.M. to 12:00 P.M. with assistance from the Police Department for traffic control for the entire duration of the event, subject to reimbursement for City services, all applicable ordinances, and the rules and regulations of the Police Department; also granting the request for a Noise Ordinance Waiver for the duration of the event and requesting immediate effect.

26. RESOLUTION BY COUNCILMEMBERS PARIS AND O'REILLY – Supporting the City of Dearborn's application to the Safe Routes to School (SRTS) Grant Program for infrastructure and non-infrastructure improvements to serve eleven (11) Dearborn Public Schools in the amount of \$3,300,000 for infrastructure programming and up to \$15,000 per school in non-infrastructure programming with a 20% local match required that is currently being covered by the State of Michigan, therefore making the local match 0%; also authorizing the Director of Philanthropy & Grants to act on behalf of the City during project development, funding requests, and execution on project agreements upon receipt of funding award; and also requesting immediate effect.

PUBLIC COMMENT WILL FOLLOW ANY WALK-ON ITEMS

**LAW****EXECUTIVE SUMMARY AND MEMORANDUM**

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**REQUEST:** Denial of Hussein Nassar and Assem Nassar's request for an additional extension of time in which to commence construction on the vacant lot at 3829 Bennett, and approval for the City to repurchase the lot.

**Immediate effect requested**

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**DEPARTMENT:** Law

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**BRIEF DESCRIPTION:**

- The closing for the sale of 3829 Bennett to Hussein Nassar and Assem Nassar occurred on July 18, 2024. Under the terms of the Purchase Agreement, Purchaser had 18 months to commence construction on the lot, with a deadline of January 18, 2026.
  - CR 11-596-25 granted Hussein Nassar and Assem Nassar's request for a six-month extension in which to commence construction on the property, thereby granting them a total of 24 months, with a deadline of July 18, 2026.
  - Hussein Nassar and Assem Nassar are now requesting an additional extension of time in which to commence construction on the property.
  - The City's Land Sales Guidelines require purchasers to commence construction within 24 months from the date of closing, and no extensions are permitted beyond the 24 months. As such, Hussein Nassar and Assem Nassar have already exhausted all permissible extensions. Administration, therefore, recommends the denial of their request.
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**PRIOR COUNCIL ACTION:**

- CR 8-416-23 authorized the sale of the vacant lot at 3829 Bennett to Hussein Nassar and Assem Nassar for the construction of a single-family home.
  - CR 11-596-25 granted Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction on the property, thereby granting them a total of 24 months from the date of closing. Construction is to commence by July 18, 2026, and no extensions are available under the City's Land Sales Guidelines.
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**BACKGROUND:** CR 8-416-23 authorized the sale of the vacant lot at 3829 Bennett to Hussein Nassar and Assem Nassar for the construction of a single-family home. The closing took place on July 18, 2024. Hussein Nassar and Assem Nassar were required to commence construction within 18 months from the date of closing, by January 18, 2026.

CR 11-596-25 granted Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction on the property, thereby granting them the maximum 24 months to commence construction permitted under the City's Land Sales Guidelines. They are currently required to commence construction by July 18, 2026, and no extensions are available under the Land Sales Guidelines.

Administration, therefore, recommends the denial of their request.

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**FISCAL IMPACT:**

- Upon denial of Hussein Nassar and Assem Nassar's extension request, the City would exercise its right of reverter and repurchase the property at the purchase price, less 10%, and less costs, due to Hussein Nassar and Assem Nassar's failure to comply with the terms and conditions stated in the Offer to Purchase, Council Resolutions 8-416-23 and 11-596-25, and the Land Sales Guidelines.
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**IMPACT TO COMMUNITY:**

- N/A
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**IMPLEMENTATION TIMELINE:**

- N/A
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**COMPLIANCE/PERFORMANCE METRICS:**

- The Department of Law will work to repurchase the property.



**LAW**

## EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council

**FROM:** Corporation Counsel

**VIA:** Mayor Abdullah H. Hammoud

**SUBJECT:** Hussein Nassar and Assem Nassar's Request for an Extension of Time in which to Commence Construction on the Vacant Lot at 3829 Bennett

**DATE:** June 4, 2026

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### Summary of Request

Council Resolution 8-416-23 (attached) authorized the sale of the vacant lot at 3829 Bennett to Hussein Nassar and Assem Nassar for the construction of a single-family home. The closing took place on July 18, 2024. Hussein Nassar and Assem Nassar were required to commence construction within 18 months from the date of closing, by January 18, 2026.

Council Resolution 11-596-25 (attached) granted Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction on the property, thereby granting them a total of 24 months from the date of closing. They are currently required to commence construction by July 18, 2026, and no extensions are available under the City's Land Sales Guidelines.

Hussein Nassar and Assem Nassar are now requesting an additional extension of time in which to commence construction on the property (see attached letter).

As Hussein Nassar and Assem Nassar have already exhausted the 24-month period permitted to commence construction under the City's Land Sales Guidelines (attached) and no extensions are permitted beyond the 24-month period under the Land Sales Guidelines, Administration recommends that City Council deny Hussein Nassar and Assem Nassar's request for an additional extension of time in which to commence construction on the property.

Upon denial of Hussein Nassar and Assem Nassar's extension request, the City will exercise its right of reverter and repurchase the property due to Hussein Nassar and Assem Nassar's failure to comply with the terms and conditions stated in the Offer to Purchase, Council Resolutions 8-416-23 and 11-596-25, and the Land Sales Guidelines.

Immediate effect is requested.

Respectfully submitted,

DocuSigned by:  
*Rebecca A. Schultz*  
C73061A00EB9490...

REBECCA A. SCHULTZ  
Assistant Corporation Counsel

APPROVED:

Signed by:  
*Carter Fisher*  
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CARTER FISHER  
Corporation Counsel

## **RESOLUTION**

WHEREAS: Council Resolution 8-416-23 authorized the sale of the vacant lot at 3829 Bennett to Hussein Nassar and Assem Nassar for the construction of a single-family home. The closing took place on July 18, 2024; and

WHEREAS: Hussein Nassar and Assem Nassar were required to commence construction within 18 months from the date of closing, by January 18, 2026; and

WHEREAS: Council Resolution 11-596-25 granted Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction on the property, thereby granting them a total of 24 months from the date of closing, which is the maximum permitted under the City's Land Sales Guidelines; and

WHEREAS: Hussein Nassar and Assem Nassar are required to commence construction by July 18, 2026, and no extensions are available to them under the City's Land Sales Guidelines; and

WHEREAS: Hussein Nassar and Assem Nassar are requesting an additional extension of time in which to commence construction on the property; therefore, be it

RESOLVED: As Hussein Nassar and Assem Nassar have already exhausted the 24-month period permitted to commence construction under the City's Land Sales Guidelines, no extensions beyond the 24-month period are permitted under the Guidelines, and Administration therefore recommends the denial of their request, Hussein Nassar and Assem Nassar's request for an additional extension of time in which to commence construction on the lot located at 3829 Bennett is hereby denied; further be it

RESOLVED: The City shall exercise its right of reverter and repurchase the property due to Hussein Nassar and Assem Nassar's failure to comply with the terms and conditions stated in the Offer to Purchase, Council Resolutions 8-416-23 and 11-596-25, and the Land Sales Guidelines; further be it

RESOLVED: That this Resolution is given immediate effect.

By Abraham supported by Enos.

8-416-23. WHEREAS: Following a Request for Proposals, Sunflower Realty LLC was recently awarded a contract with the City of Dearborn to provide property brokerage and marketing services for certain residential City-owned lots available for sale. Sunflower Realty LLC is located at 835 Mason Street, Suite D175, in Dearborn, and is owned by Realtor Mariam Khalaf, the sole member of the LLC. The properties to be sold by Sunflower Realty LLC are limited to those vacant buildable lots set forth on the Lot List, and

WHEREAS: Under the contract, Sunflower Realty LLC will handle all customary activities and services associated with the sale of the properties on the Lot List. Sunflower Realty LLC will first conduct a market analysis of comparable properties for each property on the Lot List to determine the listing price, subject to the minimum bid prices established by the City Assessor which are set forth on the Lot List. Sunflower Realty LLC will then list the properties in professional listing services and establish a marketing strategy that employs multiple types of advertising including, but not limited to, internet exposure, signs, and alternate trade publication strategies. Sunflower Realty LLC will also employ professional networks/relationships to properly target the marketing of specialty properties. Sunflower Realty LLC will consult with the Department of law on real property deed restrictions, conditions imposed, other interests that may affect the property (e.g., easements, flood zones, etc.), and zoning regulations. Sunflower Realty LLC will then negotiate and obtain executed purchase agreements for the sale of the properties, coordinate and attend all closings, and coordinate with City staff to prepare a next steps checklist for purchasers outlining the required steps for construction. In exchange for these services, Sunflower Realty LLC has agreed to accept 4% commission on each property sale. Section 2-576(a) of the Code of Ordinances of the City of Dearborn, Michigan requires that transactions involving the sale of real property be authorized by Council resolution. Rather than seeking individual approval of each sale of a property on the Lot List, the Economic Development Department and the Department of Law request that City Council issue one resolution approving the sale of all vacant buildable lots listed on the Lot List for amounts equal to or exceeding the minimum bid prices listed on the Lot List, and

WHEREAS: Each sale will be subject to certain terms and conditions, including the following, which will be contained in the Purchase Agreement for each sale:

- a. If the Purchaser is a Limited Liability Company (LLC) or similar legal entity, the LLC or entity must disclose in writing the names of all of its members, including any and all members of the executing board if applicable.
- b. Purchaser agrees to close on the sale within ninety (90) days after evidence of title is provided.
- c. Purchaser shall assume all responsibility for soil testing and soil conditions.
- d. Purchaser shall pay for the costs associated with the survey, document recording fees, inspection and compliance fees, and Purchaser's closing fees owed to the Title Company.
- e. The City of Dearborn Department of Law may administratively review and approve a request to assign or transfer the name of the Purchaser only if the transfer is to another entity for which the Purchaser has a legal interest. Otherwise, Purchaser shall not sell or assign his interest in the Property until the lot is completely developed and all permits are finalized.
- f. Construction of a single-family dwelling on the Property shall commence within 18 months from the date of closing. Upon a showing of good cause, City of Dearborn Department of Law may consider one (1) six-month extension. Construction shall be deemed "commenced" when:
  - i.) The plans have been approved by the Economic Development Department; and
  - ii.) Building permits have been issued; and
  - iii.) Excavation of the basement/foundation has begun.
- g. The deed for each sale shall contain a deed restriction which requires commencement of construction of a single-family home within 18 months from the date of closing.

- h. Purchaser must submit initial plans to the Economic Development Department within nine (9) months from the date of closing. Upon a showing of good cause, one (1) extension up to ninety (90) days may be administratively approved by the City of Dearborn Department of Law.
- i. Purchaser shall complete construction before building permits expire.
- j. Purchaser shall comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinances. Purchaser shall not receive a full certificate of occupancy until landscaping is completed.
- k. The house shall not be occupied until a Certificate of Occupancy has been approved.
- l. Purchaser shall comply with all requirements contained in the Dearborn Zoning Ordinances.
- m. Purchaser must comply with applicable Historical Preservation and/or neighborhood-imposed guidelines and restrictions.
- n. The sale is subject to a recorded right to repurchase in favor of the City of Dearborn. If Purchaser fails to comply with the terms and conditions contained in the Purchase Agreement, the City may, in its sole discretion, repurchase the property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn.
- o. At closing, Purchaser agrees to sign a Covenant Deed which will be held in escrow by the title company for an 18-month period from the date of closing. If the Purchaser commences construction within this period, the title company shall be directed to destroy the Covenant Deed at the end of the 18-month period. If the Purchaser has not commenced construction as required, and has not obtained an extension of time in which to do so, the title company shall record the Covenant Deed at the Wayne County Register of Deeds at the end of the 18-month period and the Purchaser will be refunded the purchase price, less 10%, and less any costs associated with the transfer of the property back to the City of Dearborn, and

WHEREAS: Section 2-576(a) of the Code of Ordinances of the City of Dearborn, Michigan requires Corporation Counsel to review offers to purchase and proposals to sell City-owned property and to make a recommendation to Council concerning the sufficiency of the consideration and the public purpose involved in the land transaction. Under Section 2-576(b) (2), the following factors are to be considered in making a recommendation to sell a City-owned property:

- a. Identification of the public purpose involved in the proposed land transaction.
- b. Determination of the market value of the property as indicated by the assessed and equalized values of the property from the city assessor's records.
- c. An opinion of value from the city assessor's office.
- d. Advertising and/or posting the property if two or more persons have indicated an interest in the property or the property has general utility or the City council requests the property be advertised.
- e. Examining the use to which the property can or will be put and the cost of acquisition, demolition and improvement.
- f. Sale to the highest bidder. Consideration to include dollar offer and such other items as identified by the corporation counsel that represent a legal obligation to the city and value assigned thereto. The city shall reserve the right to reject all bids, and

WHEREAS: In accordance with the above Ordinance, the Economic Development Department and the Department of Law recommend that City Council approves the sale by Sunflower Realty LLC of all vacant buildable lots listed on the Lot List for amounts equal to or exceeding the listed minimum bid prices pursuant to the above terms and conditions, and

WHEREAS: The City has no further need for any of the properties on the Lot List. Further, sale of each vacant lot on the List will serve a public purpose by revitalizing and stabilizing each neighborhood and by adding each property to the tax rolls to generate revenue for the City, and

WHEREAS: Each minimum bid price on the Lot List was established by the City Assessor. As such, the Assessor has determined that an amount equal to or exceeding the listed minimum bid price is a fair and reasonable price for each property. It would therefore be in the City's best interest to accept an offer equal to or exceeding the listed minimum bid price for each property, and

WHEREAS: Council's issuance of one resolution approving the sale by Sunflower Realty LLC of all properties on the attached Lot List will save Council, as well as City staff, time and resources that may be redirected to other pressing City matters, thereby resulting in increased efficiency. As additional vacant lots become available for sale by the City, the Department of Law will request Council's approval of additional lot lists setting forth lots to be sold subject to the listed minimum bid prices established by the Assessor and subject to the terms and conditions above, and

WHEREAS: Based upon the foregoing, the Economic Development Department and the Department of Law recommend that City Council approve the sale by Sunflower Realty LLC of all vacant buildable lots listed on the Lot List for amounts equal to or exceeding the listed minimum bid prices pursuant to the above terms and conditions that will be set forth in each Purchase Agreement; therefore be it

RESOLVED: That this Council approves the sale by Sunflower Realty LLC of all vacant buildable lots listed on the Lot List for amounts equal to or exceeding the listed minimum bid prices established by the Assessor; be it further

RESOLVED: That all bids and/or offers made to Sunflower Realty LLC for any of the lots listed on the Lot List shall be presented by Sunflower Realty LLC to the City through Corporation Counsel for final review and approval, and that only the highest bidder that agrees to the above terms and conditions shall be accepted; be it further

RESOLVED: That the sale of each property on the Lot List is contingent upon the above terms and conditions, which shall be set forth in each Purchase Agreement to be approved by Corporation Counsel or his designee; be it further

RESOLVED: That the Mayor and Corporation Counsel or his designee be and are hereby authorized to execute any necessary documents on behalf of the City of Dearborn to complete the sales of the properties listed on the Lot List; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Enos, Hammoud, Herrick, Paris, and Sareini (6), Nays: None (0); Absent: Alsawafy (1).

By Enos supported by Paris.

11-596-25. WHEREAS: Council Resolution 8-416-23 authorized the sale of the vacant lots located at 3829 Bennett and 7716 Reuter to Hussein Nassar and Assem Nassar for the construction of single-family homes, and

WHEREAS: The closing for 3829 Bennett and 7716 Reuter took place on July 18, 2024. Hussein Nassar and Assem Nassar were required to commence construction within 18-months from the date of closing (by January 18, 2026), and

WHEREAS: Hussein Nassar and Assem Nassar are requesting a six-month extension in which to commence construction of single-family homes at 3829 Bennett and 7716 Reuter, and

WHEREAS: As the recently approved revised Land Sales Guidelines lengthened the time period to commence construction from 18 to 24 months following closing, it is recommended that City Council approve Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction at 3829 Bennett and 7716 Reuter, and

WHEREAS: It is further recommended that the extension fees be waived as the Guidelines now allow 24-months to commence construction, and

WHEREAS: If approved, the new deadline to commence construction at 3829 Bennett and 7716 Reuter would be July 18, 2026, a total of 24-months following the closing; therefore be it

RESOLVED: That Hussein Nassar and Assem Nassar's request for a six-month extension of time in which to commence construction of single-family homes at 3829 Bennett and 7716 Reuter be and is hereby approved; be it further

RESOLVED: That the extension fees be and are hereby waived as the Guidelines now allow 24-months to commence construction; be it further

RESOLVED: That the new deadline to commence construction of single-family homes at 3829 Bennett and 7716 Reuter shall be July 18, 2026; be it further

RESOLVED: That all other terms and conditions contained in the original Purchase Agreement and Council Resolution 8-416-23 shall remain in effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

On Wed, May 6, 2026 at 4:49 PM Sam Nassar <[samnassar313@gmail.com](mailto:samnassar313@gmail.com)> wrote:

Dear Ms. Schultz,

Good afternoon, and thank you for your response and for outlining the current status of my request.

I understand that all administrative extensions to commence construction at 3829 Bennet Street, Dearborn, MI 48124 have been exhausted under the terms of the Purchase Agreement and the previously granted Council resolution.

Given the circumstances surrounding pending state-level approvals, which have contributed to delays beyond my control, I would like to formally request to be placed on the agenda for the next City Council meeting to seek consideration for additional time to commence construction.

Please advise on the appropriate process, deadlines, and any materials I should submit in advance to support my request. I am prepared to provide full documentation and further details as needed.

Thank you again for your time and guidance. I look forward to your response.

Sincerely,  
Hussein Nassar

[7749 Reuter](#)  
[Dearborn, MI 48126](#)  
313-888-3308

**CITY OF DEARBORN  
GUIDELINES FOR SALE OF CITY-OWNED PROPERTY**

**Offer to Purchase**

ONCE THE CITY HAS NOTIFIED YOU THAT YOU HAVE SUBMITTED THE WINNING BID, THE CITY WILL SEND YOU AN OFFER TO PURCHASE. THE OFFER TO PURCHASE MUST BE SIGNED AND RETURNED WITH THE REQUIRED DEPOSIT TO THE LAW DEPT. AT THE FOLLOWING ADDRESS WITHIN 30 DAYS:

City of Dearborn  
Law Department  
16901 Michigan Avenue, Ste. 14  
Dearborn, MI 48126

If the Offer to Purchase and required bid deposit are not returned to the Law Dept. within 30 days from the date shown on the Offer to Purchase, the \$500 bid deposit shall be forfeited. The City shall offer the property to the next highest bidder or re-advertise the property for sale.

**Bid Withdrawal**

If you are the winning bidder and wish to withdraw your bid to purchase the property, you must notify the Law Dept. in writing. Your \$500 deposit shall be forfeited.

**Closing**

Once the executed Offer to Purchase is received by the Law Dept. with the required deposit, the sale of property will be presented to City Council, with a recommendation for approval. You will be notified if City Council approves the sale. If the sale is approved, the closing must occur within 90 days of the effective date of City Council resolution that approved the sale. To schedule a closing date, please call (313)943-2035.

**Extension of Time to Close**

One extension of time in which to close for no greater than 30 days may be approved. You must submit your request in writing to the Law Dept. at least 30 days prior to the closing deadline, explaining the reason for the extension request. A processing fee of \$250 must accompany the request, along with documentation to support the request. The Law Department shall administratively review the request within 14 days and consider the following factors:

- a. Does the applicant have good cause for the request?
- b. Has the applicant purchased property from the City in the past? If so, how has the applicant performed with previous transactions?
- c. Have any extensions been requested/granted in the past?

If the Law Department denies the request for an extension, you may present your request to City Council for reconsideration. You may be required to attend a City Council meeting to respond to questions regarding your request. It is your responsibility to call the Law Department to confirm the City Council meeting dates.

If the request for an extension of time to close is denied by City Council or if you fail to close within the required timeframe or any approved extension, then:

- a. The \$500 bid deposit shall be forfeited.
- b. The \$250 processing fee shall be forfeited.
- c. Offer to Purchase shall be voided.
- d. Council resolution approving sale of land shall be rescinded.
- e. The property shall be offered to the next highest bidder or re-advertised for sale.

**Any request that is not submitted at least 30 days prior to the closing deadline shall not be considered and shall be treated as a denial.**

### **Transfer or Assignment of Interest**

The name that you insert on the Bid Proposal Form shall be the name shown as the "Purchaser" on all documentation pertaining to the sale, including the Offer to Purchase and deed. One request to transfer or assign an interest in the property may be approved per land transaction, only if the transfer is to another entity for which you have a demonstrated legal interest. You must submit your request in writing to the Law Dept., explaining the reason for the request. A processing fee of \$250 must accompany the request, along with documentation to support the request. The Law Dept. shall administratively review the request within 14 days and consider the following:

- a. Does the applicant have good cause for the request?
- b. Has the applicant purchased property from the City in the past? If so, how has the applicant performed with previous transactions?
- c. Have any transfers/assignments been requested/granted in the past?

If the request for a transfer or assignment is denied, the applicant may proceed to purchase the property in the name listed on the Bid Proposal Form only. If the transfer or assignment request is denied and the applicant does not wish to proceed in the name listed on the Bid Proposal Form, then:

- a. The \$500 bid deposit shall be forfeited.
- b. The \$250 processing fee shall be forfeited.
- c. The bid shall be voided,
- d. The property shall be offered to the next highest bidder or re-advertised for sale.

**Any request for transfer or assignment after City Council has approved the sale shall not be considered and shall be treated as a denial.**

### **Extension of Time to Submit Initial Plans**

Initial plans for the construction of a single-family dwelling must be submitted to the Economic Development Department within 9 months from the date of closing. One extension of time in which to submit initial plans for no greater than 90 days may be approved per land transaction. You must submit your request in writing to the Law Dept. at least 30 days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of \$250 must accompany the request, along with documentation to support the request. The Law Department shall administratively review the request within 14 days and consider the following factors:

- a. Does the applicant have good cause for the request?
- b. Has the applicant purchased property from the City before? If so, how has the applicant performed in the past?
- c. Have any extensions been requested/granted in the past?

If the Law Department denies the request for an extension, you may present your request to City Council for reconsideration. You may be required to attend a City Council meeting to answer questions regarding your request. It is your responsibility to call the Law Department to confirm the City Council meeting dates.

If the request for an extension of time in which to submit initial plans is denied, then:

- a. The \$500 bid deposit shall be forfeited.
- b. The \$250 processing fee shall be forfeited.
- c. Offer to Purchase shall be voided.
- d. Council resolution approving sale of land shall be rescinded.
- e. The property shall be offered to the next highest bidder or re-advertised for sale.

**Any request that is not submitted at least 30 days prior to the initial plan submittal deadline shall not be considered and shall be treated as a denial.**

**Extension of Time in Which to Commence Construction**

Construction of a single-family dwelling must commence within 24 months from the date of closing. Construction shall be deemed "commenced" when:

- a. The plans have been approved by the Economic Development Department, and
- b. Building permits have been issued, and
- c. Excavation of the basement/foundation is started, and

You must complete construction before building permits expire.

No extensions will be allowed.

Failure to commence construction within 24 months from the date of closing shall be deemed a default of the terms of the Offer to Purchase and the City shall exercise its right to repurchase the property.

**Right of Reverter**

The sale shall be conditioned by a reversionary interest to the City of Dearborn that is recorded with the deed. If the City of Dearborn exercises its right to repurchase the property, it shall repurchase the property for the original sale price, less a processing fee equal to 10% of the original sale price, and less all costs associated with the transfer back to the City.



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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### Immediate Effect Requested

**REQUEST:** Award of Agreement to Purchase CDTV Portable Studio Equipment Upgrades

**DEPARTMENT:** Communications, in conjunction with Purchasing

**BRIEF DESCRIPTION:** Communications, in conjunction with Purchasing, recommends the award of an agreement for Equipment Upgrades to the Portable CDTV Studio to Advanced Lighting & Sound.

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**PRIOR COUNCIL ACTION:** None

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**BACKGROUND:** The procurement of upgraded equipment for the City of Dearborn Communications Division's (CDTV) Portable Studio is requested to transition the system from individual hardware components to a fully functional broadcast environment. This upgrade will enhance the City's ability to conduct dynamic, comprehensive coverage of events by facilitating professional assembly, configuration, and integration. This equipment will enable CDTV to expand its live-streaming capabilities, including special events and high school football games.

---

**FISCAL IMPACT:** Total cost: \$66,135; PEG Funds will be used for this purchase.

---

**COMMUNITY IMPACT:** The investment in upgraded portable studio equipment for the City of Dearborn Communications Division (CDTV) directly supports the City's commitment to civic engagement, transparency, and high-quality communication with its residents.

---

**IMPLEMENTATION TIMELINE:** Equipment needs to be operational by August 26, 2026.

---

**COMPLIANCE/PERFORMANCE METRICS:** The Communications Department will oversee this purchase.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Award of Agreement to Provide CDTV Portable Studio Equipment Upgrades  
**DATE:** June 1st, 2026

**Budget Information**

Adopted Budget: N/A  
 Amended Budget: N/A  
 Requested Amount: \$66,135 for FY2027  
 Funding Source: General Fund, Communications-Telecommunications, Capital Equipment / Operating Equipment  
 Supplemental Budget: General Fund balance appropriation of Restricted Peg fees

**Summary of Request:** Communications, in conjunction with Purchasing, recommends the award of an agreement for Equipment Upgrades to the Portable CDTV Studio to Advanced Lighting & Sound for \$66,135. This will be a one-time purchase of equipment. Additionally, it is requested the Finance Director be authorized to appropriate \$66,135 of General Fund Restricted Peg Fee balance to the Communications-Telecommunications Division, Capital Equipment/ Operating Equipment expenditures for this purchase.

It is respectfully requested that Council authorize the purchase. Immediate effect is requested.

**Background and Justification**

The procurement of upgraded equipment for the City of Dearborn Communications Division's (CDTV) Portable Studio is requested to transition the system from individual hardware components to a fully functional broadcast environment. This upgrade will enhance the City's ability to conduct dynamic, comprehensive coverage of events by facilitating professional assembly, configuration, and integration. This equipment will enable CDTV to expand its live-streaming capabilities, including special events and high school football games.

**Procurement Process**

**Purchasing solicited bids with process details as follows:**

Process: Invitation to Bid  
 Issue Date: 05/28/2026  
 Deadline Date: 06/04/2026  
 Vendors Solicited: 349  
 Solicitations Obtained: 31  
 Bids Received: 1

Vendor	Bid Price
Advanced Lighting & Sound	\$66,135



# FINANCE

# EXECUTIVE SUMMARY AND MEMORANDUM

Advanced Lighting & Sound and was found to be the most responsible and responsive bidder.

The procurement process was in accordance with Section 2-568 (6)a, of the Procurement Ordinance, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.


## Signature Page

### Prepared By:

Signed by:  
  
7D2E1C2C4D89410...

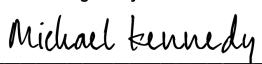

Jason Pich, Buyer, Purchasing Division

### Department Approval:

Signed by:  
  
180FAF5415AE4CB...


Patricia Maurier, Broadcast Media Manager

### Budget Approval:

DocuSigned by:  
  
F77919D1421447F... Initial  


Michael Kennedy, Chief Financial Officer

### Corporation Counsel Approval:

Signed by:  
  
3F46972DF97F42A...

Carter Fisher, Corporation Counsel

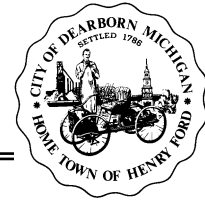
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# OFFICE OF THE 35<sup>TH</sup> CITY COUNCIL

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## **IMMEDIATE EFFECT**

**To: City Clerk**

**From: City Council**

**Date: May 22, 2026**

**Subject: Council Acknowledgment- Dearborn High School Film Students & Film Teacher Adam Rausher**

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The 35<sup>th</sup> City Council wishes to recognize a group of Dearborn High School students won seven film awards from the National Academy of Television and Arts and Sciences. After securing 23 nominations, the Academy presented these 2026 Regional Student Production Awards for various film nominations and productions. The Dearborn High film teacher is Adam Rausher. This item shall be given immediate effect.

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

**Michael T. Sareini**  
**Council President**



## **FINANCE** EXECUTIVE SUMMARY AND MEMORANDUM

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**REQUEST:** Contract Renewal for the Printing, Mailing, and Partial Translation of the City of Dearborn Calendar

**DEPARTMENT:** Communications Department, in conjunction with the Purchasing Division

**BRIEF DESCRIPTION:** The City is currently in its final year of a five-year contract with University Lithograph, LLC for the design, production, and printing of the City of Dearborn calendars, and this request would extend the current contract for 3 years.

---

**PRIOR COUNCIL ACTION:** CR 3-157-26 approved \$49,586 to University Lithograph, LLC for 40,000 copies printed and 36,000 copies mailed for the 2026 calendar.

---

**BACKGROUND:** University Lithograph successfully executed the significant expansion of the calendar project, increasing the distribution from approximately 6,000 copies to a mass mailing of over 36,000 copies to every Dearborn household. The project also introduced complexity by requiring the calendar to be produced bilingually in both English and Arabic. This successful execution demonstrated their ability to manage a logistically complex and high-volume project. University Lithograph has served as the calendar vendor for the entire five-year contract, ensuring continuity in the annual production process. Beyond the calendar, University Lithograph is a trusted printing partner, having been selected to handle the designing, printing, and mailing of the City's magazine. They also routinely handle the printing and associated postage fees for the Council newsletter. Approving this renewal allows the Communications Department to maintain the expanded service level without interruption.

---

**FISCAL IMPACT:** \$50,000 for FY 27, pending the 2027 budget approval.

---

**COMMUNITY IMPACT:** By producing and mailing a copy of the City of Dearborn Calendar to every Dearborn household, the City ensures that residents have critical information about City services and opportunities to engage with their community right at their fingertips.

---

**IMPLEMENTATION TIMELINE:** University Lithograph, LLC prints and ships calendars to residents annually in December.

---

**COMPLIANCE/PERFORMANCE METRICS:** The Communications Department will continue to manage this project.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

**TO:** 34th Dearborn City Council

**FROM:** City Administration

**VIA:** Mayor Abdullah H. Hammoud

**SUBJECT:** Contract Renewal for the Printing, Mailing, and Partial Translation of the City of Dearborn Calendar

**DATE:** May 5th, 2026

### Budget Information

Adopted Budget: \$214,200 for FY 27, pending budget approval

Amended Budget: \$214,200 for FY 27, pending budget approval

Requested Amount: \$50,000 for FY 27, pending budget approval

Funding Source: General Fund, Communications - Administrative Division, Research & Information / Printing & Binding

### Summary of Request

The City is currently in its final year of a five-year contract with University Lithograph, LLC for the design, production, and printing of the City of Dearborn calendars, and this request would extend the current contract for 3 years, encompassing calendars for 2027, 2028 and 2029.

It is respectfully requested that Council authorize the extension with immediate effect in order to begin preparations for the 2027 calendar. The resulting purchase order will not be binding until executed.

### Background and Justification

University Lithograph successfully executed the significant expansion of the calendar project, increasing the distribution from approximately 6,000 copies to a mass mailing of over 36,000 copies to every Dearborn household. The project also introduced complexity by requiring the calendar to be produced bilingually in both English and Arabic. This successful execution demonstrated their ability to manage a logistically complex and high-volume project. University Lithograph has served as the calendar vendor for the entire five-year contract, ensuring continuity in the annual production process. Beyond the calendar, University Lithograph is a trusted printing partner, having been selected to handle the designing, printing, and mailing of the City's magazine. They also routinely handle the printing and associated postage fees for the Council newsletter. Approving this renewal allows the Communications Department to maintain the expanded service level without interruption.

**Signed By:**

7D2E1C2C4D89410...  
Jason Pich, Buyer, Purchasing Division

**Signed By: Approval:**

CDFCD11F3E134D8...  
Mariam Jalloul, Director of Strategy

**Signed By: Approval:**

F77919D1421447F...  
Michael Kennedy, Chief Financial Officer

Initial  
MK

**Signed By: Approval:**

C7B59FDCBEA1495...  
Carter Fisher, Corporation Counsel



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

---

### Immediate Effect Requested

**REQUEST:** Award of Contract for an LED Screen and Multi-Camera Crew

**DEPARTMENT:** Community Relations, in conjunction with Purchasing

**BRIEF DESCRIPTION:** Community Relations, in conjunction with Purchasing, recommends the award of a contract for an LED screen and multi-cam operating crew to operate at the Dearborn Homecoming Festival Sunset Stage to Mercury Sound & Lighting

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**PRIOR COUNCIL ACTION:** None

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**BACKGROUND:** The procurement of the LED screen and three-camera crew for the Sunset Stage at Dearborn Homecoming Festival 2026 is a new initiative designed to significantly enhance the festival experience for all attendees. The primary benefit is providing additional visibility of the stage to attendees, particularly those seated further away on the hill. This service elevates the overall production quality of the festival. By integrating a large LED screen and employing a multi-camera operating crew, the event gains a higher level of professionalism. The approved three-camera package ensures dynamic and comprehensive coverage of the stage, utilizing dedicated operators for a tight shot, a wide shot, and roaming/stage coverage, along with live switching.

---

**FISCAL IMPACT:** \$40,000 for 2026 which includes the LED Screen and three camera crew.

---

**COMMUNITY IMPACT:** This greatly improves accessibility by ensuring all patrons can clearly view the performances, regardless of their viewing location.

---

**IMPLEMENTATION TIMELINE:** This enhanced level of coverage will be provided throughout the entire three-day festival, from Friday, August 7, 2026, through Sunday, August 9, 2026

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**COMPLIANCE/PERFORMANCE METRICS:** The Community Relations Department will oversee this contracted service.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Award of Contract for an LED Screen and Multi-Camera Crew  
**DATE:** May 4th, 2026

**Budget Information**

Project: Z77644 - Homecoming (2026)  
 Total Approved Project Budget: \$72,257.00  
 Available Project Budget: \$72,257.00  
 Requested Amount: \$40,000.00  
 Funding Source: Designated Purposes Fund - Community Relations – Contractual Services / Program Services  
 Supplement Budget: NA

**Summary of Request**

Community Relations, in conjunction with Purchasing, recommends the award of a contract for an LED screen and multi-cam operating crew to operate at the 2026 Dearborn Homecoming Festival Sunset Stage to Mercury Sound & Lighting for \$40,000.00. The contract will be for one year, with four one-year renewals available.

It is respectfully requested that Council authorize the contract and renewals. The resulting contract shall not be binding until fully executed. Immediate effect is requested.

**Background and Justification**

The procurement of the LED screen and three-camera crew for the Sunset Stage at Dearborn Homecoming Festival 2026 is a new initiative designed to significantly enhance the festival experience for all attendees. The primary benefit is providing additional visibility of the stage to attendees, particularly those seated further away on the hill. This service elevates the overall production quality of the festival. By integrating a large LED screen and employing a multi-camera operating crew, the event gains a higher level of professionalism. The approved three-camera package ensures dynamic and comprehensive coverage of the stage, utilizing dedicated operators for a tight shot, a wide shot, and roaming/stage coverage, along with live switching.

**Procurement Process**

**Purchasing solicited bids with process details as follows:**

Process: Invitation to Bid  
 Issue Date: 03/24/2026  
 Deadline Date: 04/09/2026  
 Vendors Solicited: 696  
 Solicitations Obtained: 43  
 Bids Received: 4



**FINANCE**

**EXECUTIVE SUMMARY AND MEMORANDUM**

Vendor	Bid Price
Red Letter	\$28,000.00
Mercury Sound & Lighting	\$43,595.60
EMBR Productions	\$44,119.00
Goodboy Multimedia	\$92,000.00

Soon after the bid closed, Red Letter informed us that they did not have availability to carry out the scope of work. Mercury Sound & Lighting and was found to be the most responsible and responsive bidder, and has provided excellent service to the City in the past. Additionally, they agreed to adjust their price, and meet the \$40,000.00 that we had budgeted for this service.

The procurement process was in accordance with Section 2-568 (6)a, of the Procurement Ordinance, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.

**Signature Page**

**Prepared By:**

Signed by:  
  
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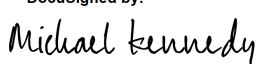
Jason Pich, Buyer, Purchasing Division


**Department Approval:**

DocuSigned by:  
  
 64F917BA272444C...

Alia Phillips, Community Relations Director

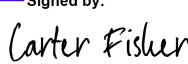
**Budget Approval:**

DocuSigned by:  
  
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Initial  


Michael Kennedy, Chief Financial Officer

**Corporation Counsel Approval:**

Signed by:  
  
 3F46972DF97F42A...

Carter Fisher, Corporation Counsel



## EXECUTIVE SUMMARY AND MEMORANDUM

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### REQUEST:

The Dearborn Country Club is seeking City Council approval of a fireworks show on June 27, 2026 at approximately 10:00 p.m. The display will be launched from property owned by the Dearborn Country Club located at 800 N. Military. Also requesting temporary waiver of the noise ordinance and that the Council gives the Fire Chief authority to set rain dates as needed.

### DEPARTMENT:

Fire Department

### BRIEF DESCRIPTION:

The Dearborn Country Club will be hosting a firework display the evening of June 27, 2026. The launch site will be located on the golf course north of the club house located at 800 N. Military in Dearborn in compliance with NFPA 1123 and NFPA 1126 under the supervision of a licensed pyrotechnic operator. No rain date is scheduled.

---

### PRIOR COUNCIL ACTION:

This is an annual event, with many prior Council approvals.

---

### BACKGROUND

The Dearborn Country Club is planning to host a firework display on Saturday, June 27, 2026 at approximately 10:00 p.m. This event has been held successfully in years past and has previously received City Council approval.

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### FISCAL IMPACT:

None.

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### COMMUNITY IMPACT:

Recreational activity for the community.

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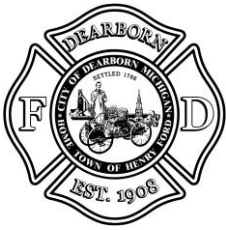
### IMPLEMENTATION TIMELINE:

Event planned for June 27, 2026, at approximately 10:00 p.m.

---

### COMPLIANCE/PERFORMANCE METRICS:

Proof of liability insurance provided. Comply with NFPA 1123 and NFPA 1126. All operators licensed.



## EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** Fire Chief Joseph Murray  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Dearborn Country Club Firework Display  
**DATE** June 27, 2026

---

### Budget Information

Adopted Budget:	N/A
Amended Budget:	N/A
Requested Budget:	N/A
Funding Source:	N/A
Supplemental Budget:	N/A

### Summary of Request

The Dearborn Country Club is seeking City Council approval of a fireworks show on June 27, 2026 at approximately 10:00 p.m. The display will be launched from property owned by the Dearborn Country Club located at 800 N. Military. Also requesting temporary waiver of the noise ordinance and that the Council gives the Fire Chief authority to set rain dates as needed.

### Background and Justification

The Dearborn Country Club is planning to host a firework display on Saturday, June 27, 2026 at approximately 10:00 p.m. This event has been held successfully in years past and has previously received City Council approval.

### Signature Page

DocuSigned by:  
  
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Joseph Murray  
Fire Chief

Signed by:  
  
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Carter Fisher  
Corporation Counsel



# CITY OF DEARBORN

*Home Town of Henry Ford*

DEARBORN FIRE DEPARTMENT



ABDULLAH H. HAMMOUD  
MAYOR

JOSEPH MURRAY  
FIRE CHIEF

**To:** Administration

04/20/2026

**From:** Fire Marshal's Office

**Re:** Country Club Fireworks – 06/27/2026

The Fire Marshal's Office has received, reviewed, and approved the location from American Fireworks for a firework display to be launched from the Dearborn Country Club property located at 800 N. Military on the following date:

- June 27, 2026

The application is included with this request seeking City Council approval for this event.

Respectfully,

Michael Kleitch

Fire Marshal  
313-943-2839



AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



# ADDITIONAL REMARKS SCHEDULE

<b>AGENCY</b> Ryder, Rosacker, McCue & Huston		<b>NAMED INSURED</b> AMS Displays LLC dba AMS Displays 23509 Blackett Ave Warren MI 48089	
<b>POLICY NUMBER</b>			
<b>CARRIER</b>	<b>NAIC CODE</b>	<b>EFFECTIVE DATE:</b>	

### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE**

**DISPLAY EVENT: INDEPENDENCE DAY CELEBRATION**  
**DATE OF DISPLAY: 6-27-2026**  
**LOCATION OF DISPLAY: DEARBORN COUNTRY CLUB DEARBORN COUNTRY CLUB**

The City of Dearborn, Michigan, its elected officials, officers, employees, boards, commissions, authorities, voluntary associations, and any other units operating under the jurisdiction of the City and within appointment of its operating budget including the City of Dearborn are named as additional insured and said coverage shall be considered to be the primary coverage rather than any policies and insurance or self-insurance retention owned or maintained by the City of Dearborn.



AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Progressive Insurance		<b>NAMED INSURED</b> AMS Displays Llc DBA: AMS Displays 23509 Blackett Ave Warren, MI 48089	
<b>POLICY NUMBER</b> 874703050		<b>EFFECTIVE DATE: 05/27/2026</b>	
<b>CARRIER</b> Progressive Michigan Insurance Company	<b>NAIC CODE</b> 10187		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER: 25      FORM TITLE: Certificate of Liability Insurance**

**Additional Coverages**

<b>Insurance coverage(s)</b>	<b>Limits</b>
Uninsured/Underinsured Motorist	\$50,000/\$100,000
Personal Protection Insurance	Unlimited
PIP Work Loss/Repl Svcs Unlimited	Selected
Property Damage Buyback	\$3,000
Property Protection Insurance	\$1,000,000

**Description of Location/Vehicles/Special Items**

**Scheduled autos only**  
 2014 RAM 1500 1C6RR7MT8ES123087



AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Progressive Insurance		<b>NAMED INSURED</b> AMS Displays Lic DBA: AMS Displays 23509 Bleckett Ave Warren, MI 48089	
<b>POLICY NUMBER</b> 874703050		<b>EFFECTIVE DATE: 05/27/2026</b>	
<b>CARRIER</b> Progressive Michigan Insurance Company	<b>NAIC CODE</b> 10187		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER: 25      FORM TITLE: Certificate of Liability Insurance**

**Additional Coverages**

<b>Insurance coverage(s)</b>	<b>Limits</b>
Uninsured/Underinsured Motorist	\$50,000/\$100,000
Personal Protection Insurance	Unlimited
PIP Work Loss/Repl Svcs Unlimited	Selected
Property Damage Buyback	\$3,000
Property Protection Insurance	\$1,000,000

**Description of Location/Vehicles/Special Items**

**Scheduled autos only**  
 2014 RAM 1500 1C6RR7MT8ES123087



Michael Kleitch &lt;mkleitch@dearborn.gov&gt;

---

**Fwd: AMS DISPLAYS AUTO LIABILITY**

1 message

---

**Rebecca Schultz** <rschultz@dearborn.gov>  
To: "Kleitch, Mike" <mkleitch@dearborn.gov>

Thu, May 28, 2026 at 2:21 PM

Good afternoon Marshal,

These COIs are finally approved.

Thank you,

**Becky Schultz**Assistant Corporation Counsel  
City of Dearborn Department of Law  
16901 Michigan Avenue, Suite 14  
Dearborn, MI 48126  
(313) 943-2035  
rschultz@dearborn.gov

----- Forwarded message -----

From: **Michael Kleitch** <mkleitch@dearborn.gov>  
Date: Thu, May 28, 2026 at 11:15 AM  
Subject: Fwd: AMS DISPLAYS AUTO LIABILITY  
To: Schultz, Rebecca <rschultz@dearborn.gov>

Attached.....

Mike Kleitch  
Fire Marshal  
313-943-2839

----- Forwarded message -----

From: **AMS DISPLAYS** <boom@amsfireworkdisplays.com>  
Date: Wed, May 27, 2026 at 4:33 PM  
Subject: Re: AMS DISPLAYS AUTO LIABILITY  
To: Michael Kleitch <mkleitch@dearborn.gov>

Here you go, thank you for your patience.

**Igniting Spectacular Moments!****Iolaus Lee**  
**Display Operator**  
**AMS DISPLAYS**Phone: 586-519-4268 |  
Email: boom@amsfireworkdisplays.com  
Website: [www.amsfireworkdisplays.com](http://www.amsfireworkdisplays.com)



# CITY OF DEARBORN

Home Town of Henry Ford

**FIRE DEPARTMENT**  
Joseph Murray  
Fire Chief

ADMINISTRATION  
313-943-2277

EMERGENCY MANAGEMENT  
313-943-8470

EMERGENCY MEDICAL SERVICE  
313-943-2016

FIRE MARSHAL DIVISION  
313-943-2839

Abdulh H. Hammoud  
Mayor

## Fireworks Display

Name of Applicant: AMS Displays LLC

Date: 6-27-26

Address of Display: 800 N Military St, Dearborn, MI 48124

### Shooting Site

- The shooting site shall be isolated
- No smoking within 50' of the pyrotechnics and or fireworks
- If 6" mortars are used, the shooter shall be 75' away behind a sturdy barricade
- Where only electrical ignition is used, the shooter shall be 75' away behind a sturdy barrier

### Mortars

- Sizes shall not be intermixed if reloading
- Same size mortars shall be placed in groups
- No debris/water in mortars
- Proper positioning
- Cast iron, stove pipe, corrugated culvert, clay, bamboo, and wood shall not be used
- If mortars are seamed, all seams shall face the same direction
- Shall be buried to a depth of at least two thirds their length
- Separated from each other by at least the diameter of the mortar unless electrically fired
- Where cardboard mortars are buried for more than 12 hours they shall be placed in a water-resistant bag or otherwise protected
- Weather resistant coverings shall be in place when applicable
- Any mortars over 6" shall be pre-loaded

### Mortar Racks

- Single break shells not exceeding 6" are permitted to be fired from a securely positioned rack
- Single break shells greater than 6" or multiple break shells shall not be fired from mortar racks
- 7" and 8" shells fired from mortar racks must meet the following criteria:

- The mortar is non-metallic
- Electrical or equivalent means of remote ignition is used to fire the shell
- The Shell is not chain fused to any others
- Mortar racks shall be secure

#### **Chain Fused Mortar Requirements**

- 3" or less maximum of 15 mortars
- 4" maximum of 12 mortars
- 5" to 6" maximum of 10 mortars
- Greater than 6" is not permitted
- The above does not apply to boxed finale items 2.5" or less

**\*\*\*If there is doubt of the integrity of the rack, double the spectator distance separation**

#### **Operation**

- Only the operator, authorized assistants and inspectors shall be allowed in the display site during firing
- All personnel in the discharge site shall wear
  - Head protection
  - Eye protection
  - Hearing protection
  - Foot protection
  - Cotton, wool, or similarly flame-resistant, long-sleeved, long-legged clothing
- The AHJ shall stop firing if any hazardous condition exists such as:
  - High winds
  - Crowd control problems
  - Adverse weather
- One or more spotters shall watch the flight and behavior of aerial shells and other aerial fireworks to verify that they are functioning as intended
  - Firing shall be stopped if hazardous debris is observed
  - Spotter shall be in direct communication with the shooter
  -

#### **Firing Methods**

- Shells greater than 6" shall be electrically fired
- If a combination of firing methods is used, the mortars shall be separated by 25'
- Manual electric firing shall include a key operated switch
  - Two positive actions are required
  - A light or beeper shall activate when the system is armed
  - Shooter shall have a clear line of sight to the mortars, unless a spotter in direct communication is used

#### **Misfires**

- Mortars shall be marked
- If manually fired, the mortar tube shall be filled with water after a minimum of 15 minutes has elapsed

A handwritten signature in black ink, appearing to be 'Fred P.', written over a horizontal line.

**Applicant Signature**

A handwritten date '4-21-26' in black ink, written over a horizontal line.

**Date**

**Headquarters · 3750 Greenfield · Dearborn, MI, 48120 · 313-943-2277 · FAX 313-943-2496  
fredpi@dearborn.gov**

U.S. Department of Justice  
Bureau of Alcohol, Tobacco, Firearms and Explosives

### Federal Explosives License/Permit (18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53. See "WARNINGS" and "NOTICES" on reverse.**

Direct ATF Correspondence To: **ATF - Chief, FELC**  
**244 Needy Road**  
**Martinsburg, WV 25405-9431**

License/Permit Number: **4-MI-099-54-6F-01683**

Chief, Federal Explosives Licensing Center (FELC): *Maura Howard*

Expiration Date: **June 1, 2026**

Name: **AMS DISPLAYS**

Premises Address (Changes? Notify the FELC at least 10 days before the move.)  
**23509 BLACKETT AVE**  
**WARREN, MI 48089**

Type of License or Permit: **54-USER OF EXPLOSIVES**

**Purchasing Certification Statement**  
The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

**Mailing Address (Changes? Notify the FELC of any changes.)**  
**AMS DISPLAYS LLC**  
**AMS DISPLAYS**  
**23509 BLACKETT AVE**  
**WARREN, MI 48089**

Licensee/Permittee Responsible Person Signature: *Jolius Lee*

Position/Title: *Member*  
Date: *05-30-23*

Previous Edition is Obsolete. ATF Form 5400.14/5400.15 Part I Revised September 2011

#### Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)  
244 Needy Road  
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352  
Fax Number: (304) 616-4401  
E-mail: FELC@atf.gov

ATF Homepage: [www.atf.gov](http://www.atf.gov)

**Change of Address (27 CFR 555.54(e)(1)).** Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

**Right of Succession (27 CFR 555.59).** (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

**Cut Here X**

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **AMS DISPLAYS LLC**

Business Name: **AMS DISPLAYS**

License/Permit Number: **4-MI-099-54-6F-01683**

### 2026 Permit for Fireworks Other than Consumer or Low Impact

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.
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*This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only through permit expiration date.*

TYPE OF PERMIT(S) (Select all applicable boxes) <input type="checkbox"/> Agricultural / Wildlife Fireworks <input checked="" type="checkbox"/> Articles Pyrotechnic <input checked="" type="checkbox"/> Display Fireworks <input type="checkbox"/> Public Display <input checked="" type="checkbox"/> Private Display <input type="checkbox"/> Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes	FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY.  PERMIT(S) EXPIRATION DATE (ENTER DATE OF EXPIRATION)
--	--

NAME OF PERSON PERMIT ISSUED TO	AMS DISPLAYS	AGE (18 YEARS OR OLDER) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADDRESS OF PERSON PERMIT ISSUED TO	23509 BLACKETT AVE, WARREN, MI 48089	
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION	DEARBORN COUNTRY CLUB	
ADDRESS	800 N MILITARY ST, DEARBORN, MI 48124	

SEE ATTACHMENT

EXACT LOCATION OF DISPLAY OR USE <b>DEARBORN COUNTRY CLUB</b>		
CITY, VILLAGE, TOWNSHIP <b>DEARBORN</b>	DATE <b>6-27-2026</b>	TIME <b>DUSK</b>
BOND OR INSURANCE FILED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT <b>\$2,000,000</b>	

Issued by action of the Legislative Body of the

City  Village  Township of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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(Signature and Title of Legislative Body Representative)

\*THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT\*

**Show Location:** DEARBORN COUNTRY CLUB

**Show Time:** DUSK

**Show Duration:** 10 - 12 Minutes Approximately

**Display Proposal Encompasses:**

- Michigan Licensed Pyrotechnicians and Technician Assistants who will handle setup, firing, takedown, and safety inspections.
- Professional choreography and electric firing of the entire display for a seamless experience.
- Mortar racks to load every shell for the display, crafted in Michigan by Great Lakes Mortar Racks LLC, the nation's top supplier. These racks are built to meet NFPA code specifications, guaranteeing complete safety and compliance.
- Public Liability and property damage insurance coverage of \$2,000,000 combined single limit, with our insurance company holding an A++ rating.
- Possession of an Explosives License as required by the U.S. Department of Alcohol, Tobacco, and Firearms.
- Holding a Michigan Fireworks Storage license as mandated by the State Fire Marshal.



**SAFETY DISCLAIMER**  
 All site conditions, distances, measurements, and layout radius calculations shown in this diagram are for planning purposes only and shall be verified by qualified personnel prior to implementation. The ultimate responsibility for safety compliance rests with onsite professionals and the authority having jurisdiction (AHJ). All measurements and safety clearances must be confirmed on-site by qualified professionals familiar with applicable local, state, and federal regulations, including but not limited to NFPA standards. This diagram does not constitute a safety plan.

**CELEBRATING THE 260TH OF AMERICA**  
 06-27-2028 | 10:00 PM  
 800 N MILITARY  
 MI 48086

**MEETS NFPA 1123**  
**TABLE S-1.3**  
*[Signature]*  
 04/20/2026

**to company info available**

Site Plan Created: 04-08-2026 11:46 AM | By: AMS



## EXECUTIVE SUMMARY AND MEMORANDUM

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### Immediate Effect requested

**REQUEST:** Requesting to amend Executive & Administrative Salary Plan to include new classification of Deputy Director of Recreation in Grade 312

**DEPARTMENT:** Human Resources

**BRIEF DESCRIPTION:** The Parks and Recreation Department requests to modernize its organizational structure by re-establishing the Deputy Director position through the consolidation of the two existing Assistant Director roles.

Our observation over the last four years is that the Director and Deputy Director structure is best suited for current operations. This model ensures better alignment on vision, improved efficiencies, and more effective decision-making.

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**PRIOR COUNCIL ACTION:** None

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### BACKGROUND:

Prior to 2019, the department was successfully led by a Deputy Director model. This long-standing structure was dismantled following the deputy director's retirement in 2019, at which point the department transitioned to the current dual-Assistant Director format.

Moving back to a Deputy model is a necessary course correction that replaces fragmented support with unified leadership. By restoring this position, we provide the department with the high-level continuity and decision-making authority

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### FISCAL IMPACT:

Step 1 for the Deputy Director position in Grade 312 of Executive & Administrative will be \$104,826 (compared to \$95,081 for the Assistant Director position in grade 310). Given the current steps of the active employees in the Assistant Director positions, the conversion of the 2 Assistant Directors to 1 Deputy Director will net a savings of approximately \$98,325 which is included in the adopted budget for FY2027.

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### COMMUNITY IMPACT:

The Parks & Recreation Department will continue to respond to all resident needs and provide a high-level of customer service. Implementing software such as Paycom and BS&A will help the department become even more efficient.

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DEARBORN  
HUMAN RESOURCES

## EXECUTIVE SUMMARY AND MEMORANDUM

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**IMPLEMENTATION TIMELINE:** Immediate Effect is Requested.

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**COMPLIANCE/PERFORMANCE METRICS:** The Director of Recreation will be responsible for supervising the Deputy Director of Recreation



DEARBORN  
HUMAN RESOURCES

# EXECUTIVE SUMMARY AND MEMORANDUM

**TO:** City Council

**FROM:** Human Resources

**VIA:** Mayor Abdullah H. Hammoud

**SUBJECT:** Requesting to amend Executive & Administrative Salary Plan to include new classification of Deputy Director of Recreation in Grade 312

**DATE:** May 22, 2026

### Summary of Request

The Human Resources department on behalf of the Recreation and Parks department is requesting City Council's concurrence and approval in amending the existing Executive & Administrative Salary Plan to incorporate the classification Deputy Director of Recreation and placement in grade 312.

### Background and Justification


The previous Parks & Recreation Director decided to have two Assistant Directors after Eric Peterson's retirement in 2019. Dan Plamondon was hired to replace Eric Peterson (Deputy Director who retired in Nov 2019), but was hired as an Assistant Director. Erica Lyght remained an Assistant Director after Mr. Peterson's retirement. The format of two Assistant Directors began on October 28, 2019. Erica Lyght was promoted to Assistant Director in March 2016.

The Parks and Recreation Department requests to update its organizational structure by adding a Deputy Director position and eliminating the two existing Assistant Director positions.

Our observation over the last four years is that the Director and Deputy Director structure is best suited for current operations. This model ensures better alignment on vision, improved efficiencies, and more effective decision-making.

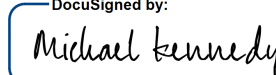
Step 1 for the Deputy Director position in Grade 312 of Executive & Administrative will be \$104,826 (compared to \$95,081 for the Assistant Director position in grade 310). Given the current steps of the active employees in the Assistant Director positions, the conversion of the 2 Assistant Directors to 1 Deputy Director will net a savings of approximately \$98,325 which is included in the adopted budget for FY2027.

### **Department Approval:**

DocuSigned by:  
  
 632945FAF3A9483...

Danielle Chaney, Human Resources Administrator

### **Budget Approval:**

DocuSigned by:  
  
 F77949D4421447F...

Michael Kennedy, Finance Director/Treasurer

### **Corporation Counsel Approval:**

Signed by:  
  
 3F46972DF97F42A...

Carter Fisher, Corporation Counsel



# LAW

## EXECUTIVE SUMMARY AND MEMORANDUM

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**REQUEST:** Approval to revise the Offer to Purchase and C.R. 10-548-24 by removing the condition that Purchaser waives the right to seek any variances for the property at 22190 Michigan.

Immediate effect requested.

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**DEPARTMENT:** Law, on behalf of Economic Development.

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**BRIEF DESCRIPTION:** Approval is requested to remove from the Offer to Purchase and C.R. 10-548-24 the condition that Purchaser waives the right to seek any variances for the property at 22190 Michigan. This will enable the Purchaser, Khalil Dabaja, to commence construction by the August 19, 2019 deadline.

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**PRIOR COUNCIL ACTION:** C.R. 10-548-24 approved the sale of the vacant lot at 22190 Michigan Avenue (70' x 116') to Khalil Dabaja for Four Hundred Thousand Dollars (\$400,000.00). C.R. 2-76-26 approved Khalil Dabaja's request for a six-month extension of time to commence construction on the property at 22190 Michigan, resulting in a new construction deadline of August 19, 2026.

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**BACKGROUND:** C.R. 10-548-24 approved the sale of the vacant lot at 22190 Michigan Avenue (70' x 116') to Khalil Dabaja for Four Hundred Thousand Dollars (\$400,000.00). Khalil Dabaja wishes to construct a four-story CommonWealth Business District development on the vacant lot. The development would include a library/lounge, auditorium, office space, wellness center, and rooftop terrace. The Offer to Purchase and C.R. 10-548-24 included a provision that the Purchaser waives the right to seek any variances. In the process of reviewing Mr. Dabaja's plans for this property, it was found that Mr. Dabaja would need at least one (1) variance. To enable his project to commence construction by the August 19, 2026 deadline, Mr. Dabaja is requesting approval to remove the condition that he waives the right to seek any variances for the property at 22190 Michigan.

Review of project plans by the Economic Development Department is nearly completed. There is strong confidence in the feasibility of the project but minimal dimensional variances will be needed in order to enable the project to proceed. The project is in position to appear before the Zoning Board of Appeals in July (if the amendment to the purchase agreement is approved) and finalize permitting and contractor mobilization in time to commence construction by August 19. The Economic Development Department respectfully recommends approval of the amendment.

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**FISCAL IMPACT:** N/A

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**COMMUNITY IMPACT:** Delivery of the proposed CommonWealth development will add to the revitalization of the area, bringing vacant land to productive reuse with additional office workers and retail customers into our West Downtown.

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**IMPLEMENTATION TIMELINE:**

Following approvals by City Council, the project will go before the ZBA in July and complete permitting and contractor mobilization, with construction commencing by August 19, 2026.

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**COMPLIANCE/PERFORMANCE METRICS:** Economic Development Department and Law Department will monitor compliance.



**LAW**

## EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** Corporation Counsel, on Behalf of Economic Development Department  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Approval to remove the no variances condition for the property at 22190 Michigan Avenue  
**DATE:** May 21, 2026

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### Summary of Request

Khalil Dabaja submitted the highest scoring proposal in response to the City's Request for Proposals for the redevelopment of 22190 Michigan Avenue. His proposal detailed his intended construction of a four-story Commonwealth development on the vacant lot. The development would include a library/lounge, auditorium, office space, wellness center, and rooftop terrace.

C.R. 10-548-24 (copy attached) approved the sale of the vacant lot at 22190 Michigan Avenue (70' x 116') to Khalil Dabaja for Four Hundred Thousand Dollars (\$400,000.00). C.R. 2-76-26 (copy attached) approved Khalil Dabaja's request for a six-month extension of time to commence construction on the property at 22190 Michigan, resulting in a new construction deadline of August 19, 2026.

The Offer to Purchase (copy attached) and C.R. 10-548-24 included a provision stating that the Purchaser waives the right to seek any variances. In the process of reviewing Mr. Dabaja's plans for this property, it was found that Mr. Dabaja would need at least one (1) variance. To enable his project to commence construction by the August 19, 2026 deadline, Mr. Dabaja is requesting approval to remove the condition that he waives the right to seek any variances for the property at 22190 Michigan (see attached).

Review of project plans by the Economic Development Department is nearly completed. There is strong confidence in the feasibility of the project but minimal dimensional variances will be needed in order to enable the project to proceed. The project is in position to appear before the Zoning Board of Appeals in July (if the amendment to the purchase agreement is approved) and finalize permitting and contractor mobilization in time to commence construction by August 19, 2026.

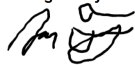
All other terms and conditions contained in the original Offer to Purchase, C.R. 10-548-24, and C.R. 2-76-26 shall remain in full force and effect.

A resolution requesting immediate effect is attached.

Respectfully submitted,

Signed by:  


3F46972DF97F42A...  
JAMES CARTER FISHER  
Corporation Counsel

Signed by:  


1C7ADC7466A843C...  
JORDAN TWARDY  
Director of Economic Development



**LAW**

## **EXECUTIVE SUMMARY AND MEMORANDUM**

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### **RESOLUTION**

WHEREAS: Khalil Dabaja submitted the highest scoring proposal in response to the City's Request for Proposals for the redevelopment of 22190 Michigan Avenue. His proposal detailed his intended construction of a four-story CommonWealth development on the vacant lot. The development would include a library/lounge, auditorium, office space, wellness center, and rooftop terrace, and

WHEREAS: C.R. 10-548-24 approved the sale of the vacant lot at 22190 Michigan Avenue (70' x 116') to Khalil Dabaja for Four Hundred Thousand Dollars (\$400,000.00), and

WHEREAS: C.R. 2-76-26 approved Khalil Dabaja's request for a six-month extension of time to commence construction on the property at 22190 Michigan, resulting in a new construction deadline of August 19, 2026, and

WHEREAS: The Offer to Purchase and C.R. 10-548-24 included a provision waiving Purchaser's right to seek any variances, and

WHEREAS: In the process of reviewing Mr. Dabaja's plans for this property, it was found that Mr. Dabaja would need at least one (1) variance, and

WHEREAS: To enable Mr. Dabaja's project to commence construction by the August 19, 2026 deadline, Mr. Dabaja is requesting approval to remove the condition that he waives the right to seek any variances for the property at 22190 Michigan, and

WHEREAS: Review of project plans by the Economic Development Department is nearly completed. There is strong confidence in the feasibility of the project but minimal dimensional variances will be needed in order to enable the project to proceed, and

WHEREAS: The project is in position to appear before the Zoning Board of Appeals in July (if the amendment to the purchase agreement is approved) and finalize permitting and contractor mobilization in time to commence construction by August 19, 2026, and

WHEREAS: It is recommended that City Council approve Khalil Dabaja's request to remove the condition that he waives the right to seek any variances for the property at 22190 Michigan; therefore be it

RESOLVED: That City Council hereby approves Khalil Dabaja's request to remove the condition that he waives the right to seek any variances for the property at 22190 Michigan; be it further

RESOLVED: That City Council hereby approves the revision of the Offer to Purchase dated December 27, 2024 and C.R. 10-548-24 by removing the condition that Purchaser waives the right to seek any variances; be it further

RESOLVED: That all other terms and conditions contained in the original Offer to Purchase, C.R. 10-548-24, and C.R. 2-76-26 shall remain in full force and effect; be it further

RESOLVED: That this Resolution is given immediate effect.

By Abraham supported by Alsawafy.

10-548-24. WHEREAS: The Economic Development Department, based on feedback from the community, has been working to increase the variety of business and entertainment amenities in our business districts, and

WHEREAS: The City-owned lot at Michigan and Howard in the heart of our West Downtown District presented a unique opportunity to catalyze this type of investment, and the department sought to achieve this by posting two competitive RFP's (Request for Proposals) inviting bidders to propose redevelopment concepts for this City-owned lot, and

WHEREAS: Through this competitive process, the City's RFP team evaluated proposals based on a variety of factors to ensure that (1) the City received appropriate, market-based compensation for the sale of the lot; (2) proposed concepts were compatible with zoning requirements and the community vision for the area; and (3) there are adequate performance measures and timelines to ensure payment to the City and performance on the redevelopment, and

WHEREAS: The Evaluation Team, on behalf of the Economic Development Department, recommends that the City be authorized to sell to Khalil Dabaja for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, and more particularly described as follows, for construction of the Commonwealth Business District development:

W 70 FT OF S 116 FT OF LOT 9, DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN. AS RECORDED IN UBER 43, PAGE 93 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID No: 82-09-221-08-004

Commonly Known As: 22190 Michigan Avenue Lot Size: 70' x 116', and

WHEREAS: The sale shall be subject to the following conditions:

1. The Property is being sold to Purchaser for the express purpose of construction of the Commonwealth Business District development outlined in Purchaser's Response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Sale of the Property is contingent upon commencement of construction of the

Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Failure to comply with either of these conditions within the designated time frames will result in the Property automatically reverting to the City of Dearborn.

2. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Economic Development Department; and
  - b. Building permits have been issued; and
  - c. Excavation of the basement foundation has begun.
3. Upon a showing of good cause, Dearborn City Council may grant one (1) extension of the construction commencement deadline of up to six (6) months. An extension request must be submitted in writing to the City of Dearborn Law Department no later than forty-five (45) days before the construction commencement deadline. A processing fee of Five Hundred Dollars (\$500.00) must accompany the request, along with documentation to support the request. If Dearborn City Council grants the extension request, the timeline for completion of construction shall also be extended accordingly, such that completion of construction shall occur within two years and six months of closing.
4. Purchaser must submit initial plans for the construction of the development to the City of Dearborn Economic Development Department within nine (9) months from the date of closing. One extension of time in which to submit initial plans for no greater than ninety (90) days may be approved. The extension request must be submitted in writing to the City of Dearborn Law Department at least thirty (30) days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the extension request, Purchaser may submit the extension request to City Council for reconsideration.
5. Purchaser shall complete construction before building permits expire.

6. The building shall not be occupied until a Certificate of Occupancy has been approved.
7. The constructed project must match the concept outlined in the Commonwealth Business District Proposal that was submitted by Purchaser in response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Any deviations must be approved by the City's Director of Economic Development in writing.
8. Purchaser acknowledges that the Property is located in a Special Assessment District. Upon closing on the Property, Purchaser shall be responsible for any and all taxes and/or other assessments associated therewith.
9. Property is being sold "AS IS" and "WHERE IS." Moreover, Purchaser acknowledges that some of the foundations and basement floors remain in place underground following the demolition of the former buildings on the site. Purchaser further acknowledges that downtown redevelopment may require leaving parts of the foundations along the road edges and adjacent to adjoining buildings intact to assure existing infrastructure is not undermined, and that new foundations will need to take these conditions into account.
10. The Property sale shall occur via covenant deed. The deed will contain a restriction that requires commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City. In such case, the City shall have the right to repurchase the Property for the original sale price, less 10%, less any costs required to complete the development project, and less all costs associated with the transfer back to the City.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance and waives the right to seek any variances.
12. Purchaser must submit Performance and Payment Bonds prior to the closing date.

13. Purchaser shall perform all necessary title and survey work, site preparation, and any other tasks required by law to facilitate the development of the project, and to obtain an approved site plan from the Economic Development Department and commence construction within one year of closing.
14. Purchaser shall, at its sole expense, for the entire duration of construction, maintain and secure its construction site in accordance with local ordinance, construction site standards, and any additional provisions deemed necessary by the Director of Economic Development.
15. Purchaser must construct the project in accordance with all applicable local, state, and federal regulations and building codes.
16. Sale is subject to Dearborn City Council approval and shall not be binding until fully executed, and

WHEREAS: Khalil Dabaja shall close upon the sale within ninety (90) days following Council approval of the sale at the Dearborn Administrative Center. One extension of time in which to close for no greater than thirty (30) days may be approved. Purchaser must submit a request in writing to the City of Dearborn Law Department at least thirty (30) days prior to the closing deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the request for an extension, Purchaser may present the request to City Council for reconsideration; and

WHEREAS: The sale of the property for the construction of the new development will serve a public purpose by adding to the revitalization of the area and by adding the property to the tax roll to generate revenue for the City, and

WHEREAS: Therefore, it is recommended that the City be authorized to sell to Khalil Dabaja for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, which will be used to construct the Commonwealth Business District development in accordance with the conditions set forth above; and

WHEREAS: It is further recommended that Corporation Counsel, or his designee, be authorized to execute the Purchase Agreement in furtherance of this sale and that, upon receipt of the executed Purchase Agreement, the Mayor be authorized to execute a deed conveying the lot to Khalil Dabaja upon approval of form by Corporation Counsel or his designee; therefore, be it

RESOLVED: That the City of Dearborn be and is hereby authorized to sell to Khalil Dabaja for the sum of Four Hundred Thousand Dollars (\$400,000.00) the vacant lot located at 22190 Michigan Avenue, and more particularly described as follows, for construction of the Commonwealth Business District development:

W 70 FT OF S 116 FT OF LOT 9, DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, AS RECORDED IN UBER 43, PAGE 93 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID No: 82-09-221-08-004  
Commonly Known As: 22190 Michigan Avenue Lot Size: 70' x 116'  
for the sum of \$400,000; be it further

RESOLVED: That the sale shall be subject to the following conditions:

1. The Property is being sold to Purchaser for the express purpose of construction of the Commonwealth Business District development outlined in Purchaser's Response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Sale of the Property is contingent upon commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Failure to comply with either of these conditions within the designated time frames will result in the Property automatically reverting to the City of Dearborn.
2. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Economic Development Department; and
  - b. Building permits have been issued; and
  - c. Excavation of the basement foundation has begun.

3. Upon a showing of good cause, Dearborn City Council may grant one (1) extension of the construction commencement deadline of up to six (6) months. An extension request must be submitted in writing to the City of Dearborn Law Department no later than forty-five (45) days before the construction commencement deadline. A processing fee of Five Hundred Dollars (\$500.00) must accompany the request, along with documentation to support the request. If Dearborn City Council grants the extension request, the timeline for completion of construction shall also be extended accordingly, such that completion of construction shall occur within two years and six months of closing.
4. Purchaser must submit initial plans for the construction of the development to the City of Dearborn Economic Development Department within nine (9) months from the date of closing. One extension of time in which to submit initial plans for no greater than ninety (90) days may be approved. The extension request must be submitted in writing to the City of Dearborn Law Department at least thirty (30) days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the extension request, Purchaser may submit the extension request to City Council for reconsideration.
5. Purchaser shall complete construction before building permits expire.
6. The building shall not be occupied until a Certificate of Occupancy has been approved.
7. The constructed project must match the concept outlined in the Commonwealth Business District Proposal that was submitted by Purchaser in response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Any deviations must be approved by the City's Director of Economic Development in writing.
8. Purchaser acknowledges that the Property is located in a Special Assessment District. Upon closing on the Property, Purchaser shall be responsible for any and all taxes and/or other assessments associated therewith.

9. Property is being sold "AS IS" and "WHERE IS." Moreover, Purchaser acknowledges that some of the foundations and basement floors remain in place underground following the demolition of the former buildings on the site. Purchaser further acknowledges that downtown redevelopment may require leaving parts of the foundations along the road edges and adjacent to adjoining buildings intact to assure existing infrastructure is not undermined, and that new foundations will need to take these conditions into account.
10. The Property sale shall occur via covenant deed. The deed will contain a restriction that requires commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City. In such case, the City shall have the right to repurchase the Property for the original sale price, less 10%, less any costs required to complete the development project, and less all costs associated with the transfer back to the City.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance and waives the right to seek any variances.
12. Purchaser must submit Performance and Payment Bonds prior to the closing date.
13. Purchaser shall perform all necessary title and survey work, site preparation, and any other tasks required by law to facilitate the development of the project, and to obtain an approved site plan from the Economic Development Department and commence construction within one year of closing.
14. Purchaser shall, at its sole expense, for the entire duration of construction, maintain and secure its construction site in accordance with local ordinance, construction site standards, and any additional provisions deemed necessary by the Director of Economic Development.

15. Purchaser must construct the project in accordance with all applicable local, state, and federal regulations and building codes.
16. Sale is subject to Dearborn City Council approval and shall not be binding until fully executed; be it further

RESOLVED: That Khalil Dabaja shall close upon the sale within ninety (90) days following Council approval of the sale at the Dearborn Administrative Center. One extension of time in which to close for no greater than thirty (30) days may be approved. Purchaser must submit a request in writing to the City of Dearborn Law Department at least thirty (30) days prior to the closing deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the request for an extension, Purchaser may present the request to City Council for reconsideration; be it further

RESOLVED: That the sale of the property for the construction of the new development will serve a public purpose by adding to the revitalization of the area and by adding the property to the tax roll to generate revenue for the City; be it further

RESOLVED: That the Mayor and Corporation Counsel, or his designee, be and are hereby authorized to execute documents necessary to effectuate the sale; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted upon a roll call vote as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, and Sareini (6), Nays: Paris (1); Absent: None (0).

By O'Reilly supported by Hammoud.

2-76-26. WHEREAS: The City, via C.R. 10-548-24 and following a competitive process, sold 22190 Michigan Avenue to Khalil Dabaja in October 2024 based on his proposal to redevelop the parcel into a multi-story commercial project, and

WHEREAS: The provisions of the purchase agreement for that sale included various conditions, one of which was a deadline to commence construction within one-year of closing, and

WHEREAS: The purchase agreement included provisions for a 6-month extension that could be considered and granted by City Council following a written request from the purchaser no later than forty-five (45) days before the construction commencement deadline and that deadline, February 19, 2026, is fast-approaching, and

WHEREAS: While the project is making significant progress, the purchaser, on December 13, 2025, submitted a written request for six-month extension of time to commence construction of the Commonwealth Business District development located at 22190 Michigan Ave., and

WHEREAS: The purchaser made substantial progress through good faith efforts to complete a world-class design for the property and after a formal review of their plans, and productive discussion around necessary revisions and comments, both the purchaser and the Economic Development Department are confident that the project is on the right track and conclude successfully, and

WHEREAS: The purchaser took additional time to work through complex items that helped the project both comply with City requirements, such as stormwater, and opportunities to provide enhanced commercial spaces for our downtown. Barring any unforeseen barrier or circumstance beyond the control of the purchaser or the City, the Department and the Purchaser are further confident that the new deadline, if granted, of August 19, 2026 will be enough time for plan and permit approval to be completed so that construction can commence; therefore be it

RESOLVED: That the request of Khalil Dabaja, for a six-month extension of time to commence construction of the Commonwealth Business District development located at 22190 Michigan Ave., be and is hereby approved, resulting in a new construction deadline of August 19, 2026, subject to certain stipulations; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Alsawafy.

2-77-26. RESOLVED: That receipt of a donation in the amount of \$9,487.60 from the Floyd L. and Mary Dietrich Haight Charitable Trust to the Dearborn Historical Museum is hereby acknowledged and accepted; be it further

RESOLVED: That City Council hereby extends its appreciation to the donor for the aforementioned gift; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize the donation in the amount of \$9,487.60 in the Donations from Private Sources account No. 271-5000-365.90-00, and appropriate the donation in the same amount toward archival expenditures in the Wages, Part-Time, Seasonal account No. 271-5000-711.10-20; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

**OFFER TO PURCHASE REAL ESTATE**

Date: DECEMBER 27, 2024

THE UNDERSIGNED PURCHASER, KHALIL DABAJA, 15020 Michigan Avenue, Dearborn, Michigan 48126, hereby offers and agrees to purchase from SELLER, CITY OF DEARBORN, 16901 Michigan Avenue, Dearborn, Michigan 48126, the following land situated in the City of Dearborn, County of Wayne, State of Michigan, described as:

W 70 FT OF S 116 FT OF LOT 9, DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 43, PAGE 93 OF PLATS, WAYNE COUNTY RECORDS.

Tax ID No: 82-09-221-08-004  
Commonly Known As: 22190 Michigan Avenue  
Lot Size: 70' by 116'

(hereinafter the "Property"), being known as a VACANT lot, subject to the existing building and use restrictions, subject to a deed restriction which requires commencement of construction of the Commonwealth Business District development, as outlined in Purchaser's Response to Seller's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A, within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing, and subject to easements and zoning ordinances, if any, and to pay therefore, the sum of FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00). An Earnest Money Deposit (hereinafter "EMD") of Forty Thousand Dollars (\$40,000.00) must be submitted along with the signed Purchase Agreement.

THE SALE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Property is being sold to Purchaser for the express purpose of construction of the Commonwealth Business District development outlined in Purchaser's Response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A ("Proposal"). Sale of the Property is contingent upon commencement of construction of the Commonwealth Business District development ("Development") within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Failure to comply with either of these conditions within the designated time frames will result in the Property automatically reverting to the City of Dearborn pursuant to the Default terms set forth herein.
2. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Economic Development Department; and
  - b. Building permits have been issued; and
  - c. Excavation of the basement/foundation has begun.
3. Upon a showing of Good Cause, Dearborn City Council may grant one

*KD*

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Initials

- (1) extension of the construction commencement deadline of up to six (6) months. The determination as to whether "Good Cause" exists shall include, but not be limited to, consideration of whether there is a reasonable basis for the request and whether Purchaser is actively working towards completing the Development. An extension request must be submitted in writing to the City of Dearborn Law Department no later than forty-five (45) days before the construction commencement deadline. A processing fee of Five Hundred Dollars (\$500.00) must accompany the request, along with documentation to support the request. If Dearborn City Council grants the extension request, the timeline for completion of construction shall also be extended accordingly, such that completion of construction shall occur within two years and six months of closing.
4. Purchaser must submit initial plans for the construction of the development to the City of Dearborn Economic Development Department within nine (9) months from the date of closing. One extension of time in which to submit initial plans for no greater than ninety (90) days may be approved upon a showing of Good Cause. The extension request must be submitted in writing to the City of Dearborn Law Department at least thirty (30) days prior to the plan submittal deadline, explaining the reason for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the extension request, Purchaser may submit the extension request to City Council for reconsideration.
  5. Purchaser shall complete construction before building permits expire.
  6. The building shall not be occupied until a Certificate of Occupancy has been approved.
  7. The constructed project must reasonably match the concept outlined in the Commonwealth Business District Proposal that was submitted by Purchaser in response to the City's Request for Proposals for Redevelopment of 22190 Michigan Avenue, Control No. 152251A. Any significant deviations must be approved by the City's Director of Economic Development in writing.
  8. Purchaser acknowledges that the Property is located in a Special Assessment District. Upon closing on the Property, Purchaser shall be responsible for any and all taxes and/or other assessments associated therewith.
  9. Property is being sold "AS IS" and "WHERE IS." Moreover, Purchaser acknowledges that some of the foundations and basement floors remain in place underground following the demolition of the former buildings on the site. Purchaser further acknowledges that downtown redevelopment may require leaving parts of the foundations along the road edges and adjacent to adjoining buildings intact to assure existing infrastructure is not undermined, and that new foundations will need to take these conditions into account.
  10. The Property sale shall occur via covenant deed. The deed will contain

- a restriction that requires commencement of construction of the Commonwealth Business District development within one (1) year of closing, and completion of construction and acquisition of a Certificate of Occupancy for the development within two (2) years of closing. Purchaser's failure to comply with this restriction will result in the Property automatically reverting back to the City. In such case, the City shall have the right to repurchase the Property for the original sale price, less 10%, less any costs required to complete the development project, and less all costs associated with the transfer back to the City.
11. Purchaser shall comply with all requirements of the Dearborn Zoning Ordinance and waives the right to seek any variances.
  12. Purchaser must submit a Performance Bond within ninety (90) days after closing. Construction shall not commence until the required bond is submitted and approved by the City.
  13. Purchaser shall perform all necessary title and survey work, site preparation, and any other tasks required by law to facilitate the development of the project, and to obtain an approved site plan from the Economic Development Department to commence construction within the time frame stated herein.
  14. Purchaser shall, at its sole expense, for the entire duration of construction, maintain and secure its construction site in accordance with local ordinance, construction site standards, and any additional provisions deemed necessary by the Director of Economic Development.
  15. Purchaser must construct the project in accordance with all applicable local, state, and federal regulations and building codes.
  16. Sale is subject to Dearborn City Council approval.

**GENERAL CONDITIONS:**

a. **Delivery of Deed and Manner of Payment.** The full purchase price, including adjustments as shown on the Closing Statement, shall be paid by Purchaser upon delivery of a covenant deed conveying marketable title.

b. **Title.** As evidence of title, Seller agrees to provide Purchaser, within thirty (30) days after the date of acceptance of this Offer, a Title Insurance Commitment, issued in an amount not less than the purchase price, bearing date later than the acceptance of this Offer, and guaranteeing the title in the condition required for performance of this Offer.

If objection to the title is made, based upon a written opinion of the Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have thirty (30) days from the date Seller is notified in writing of the particular defects claimed to either (a) remedy the title defects; or (b) obtain title insurance specifically insuring against the defects in question; or (c) refund the EMD in full termination of this Agreement if Seller is unable to remedy the defects.

If the Seller remedies the claimed defects or obtains the appropriate commitment for title insurance within the time specified, Purchaser shall proceed with closing and complete the sale. If there are no title defects, or such defects are remedied, and Purchaser fails to close within ninety (90) days following Council approval of this Property sale, the EMD shall be forfeited to Seller and retained as liquidated damages.

In the event Seller is unable to remedy the defect of title, Purchaser may accept the title "as is" or may cancel the Agreement in which case the EMD shall be refunded. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the EMD shall be refunded forthwith in full termination of this Agreement.

c. **Assignment.** Purchaser shall not sell or assign his interest in the Property until after closing. After closing and until completion of the project, Purchaser may transfer or assign his interest in the property only if the transfer is to another entity for which he has a demonstrated legal interest.

d. **Default.** This sale is subject to a recorded right to repurchase in favor of the City of Dearborn. If Purchaser fails to comply with the terms and conditions contained in this Agreement, the City may, in its sole discretion, repurchase the property for the original sale price, less 10%, less any costs required to complete the development project, and less costs associated with the transfer back to the City of Dearborn. All fixtures and improvements to the Property shall become the property of the City.

At closing, Purchaser agrees to sign a Covenant Deed which will be held in escrow by the title company for a two-year period from the date of closing. If the Purchaser completes construction in accordance with the terms contained herein, the title company shall be directed to destroy the Covenant Deed at the end of the two-year period. If the Purchaser has not complied with the terms contained herein, and has not obtained an extension, the title company shall record the Covenant Deed at the Wayne County Register of Deeds at the end of the two-year period and the Purchaser will be refunded the purchase price, less 10%, less costs to complete the development project, and less any costs associated with the transfer of the property back to the City of Dearborn.

e. **Closing.** Purchaser shall close within ninety (90) days following Council approval of this sale at the Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, MI 48126. Upon consummation of the sale, the EMD shall be applied to the purchase price. In the event Purchaser fails to close within ninety (90) days, the sale shall be declared null and void and all deposits and the EMD shall be forfeited.

One extension of time in which to close for no greater than thirty (30) days may be approved. Purchaser must submit a request in writing to the City of Dearborn Law Department at least thirty (30) days prior to the closing deadline, setting forth Good Cause for the extension request. A processing fee of Two Hundred Fifty Dollars (\$250.00) must accompany the request, along with documentation to support the request. If the Law Department denies the request for an extension, Purchaser may present the request to City Council for reconsideration.

f. **Condition of Premises.** By signing this Agreement, Purchaser acknowledges that Purchaser has examined the Property, is satisfied with the physical condition, and is purchasing the Property in an "AS IS" condition. Purchaser acknowledges that Seller makes no warranties as to the Property being purchased or the condition thereof. Purchaser shall assume all responsibility for soil testing and soil conditions.

g. **Taxes and Costs.** All taxes and assessments which have become due, whether or not they have become a lien upon the Property at the date of closing, shall be paid by Seller, prior to or at the date and time of closing. Taxes shall be considered as paid in advance. Taxes shall be prorated on a due date basis, based upon a 365-day tax year. Purchaser shall be responsible for all taxes becoming due after the date of closing. Current taxes, interest, rents, insurance premiums, association fees, and water and sewage bills, shall be adjusted and prorated as of the date of closing. Purchaser shall reimburse Seller for such portion of the taxes that have been prepaid. All Special Assessments that have been assessed and are a lien on the Property at the date of closing shall be paid by Seller. The cost of duly authorized improvements that are subject to future assessments against the Property assessed after the date of closing shall be paid by Purchaser.

Seller and Purchaser shall pay all customary closing fees accordingly, including, but not limited to the following:

- i). Seller shall pay for the costs associated with title insurance policy, State and County transfer taxes, and Seller's closing fees owed to the Title Company.
- ii). Purchaser shall pay for the costs associated with the survey, document recording fees, inspection and compliance fees, and Purchaser's closing fees owed to the Title Company.

h. **Building and Use Restrictions, Easements and Municipal Ordinances and Regulations.** Purchaser understands that there may be building and use restrictions and/or ordinances and regulations enacted by governmental entities which may affect Purchaser's intended use of the premises. By executing this Agreement, Purchaser acknowledges that Purchaser is satisfied with the applicability of any such building and use restrictions, ordinances and/or regulations pertaining to intended use of the premises.

i. **Construction.** Whenever the singular number is used, the same shall include the plural and the neuter. If any language is stricken or deleted from this Agreement, such language shall be deemed never to have appeared herein and no other implications shall be drawn therefrom.

j. **Binding Effect.** The agreements herein shall bind and inure to the benefit of the executors, administrators, successors, and assigns of the respective parties.

k. **Entire Agreement.** Seller and Purchaser acknowledge that they have read the entire contents hereof and are familiar with the provisions contained herein.

This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof. All prior agreements between the parties with respect to the subject matter hereof, whether written or oral, are merged herein and shall be of no force and effect. This Agreement may only be changed, modified, or discharged by an agreement in writing signed by the party against whom enforcement thereof is sought.

l. **Notice.** Any notices required hereby shall be delivered to the following addresses:

If to Purchaser: KHALIL DABAJA  
15020 Michigan Avenue  
Dearborn, MI 48126  
Telephone: (313) 300-4525  
E-mail: K.DABAJA@THECWEALTH.COM

If to Seller: CITY OF DEARBORN  
Economic and Community Development  
Attention: Director  
16901 Michigan Avenue, Ste. 15  
Dearborn, MI 48126  
Telephone: (313) 943-2180  
Facsimile: (313) 943-2776  
E-mail: jtwardy@dearborn.gov

With a copy to: CITY OF DEARBORN  
Corporation Counsel  
16901 Michigan Avenue, Ste. 14  
Dearborn, MI 48126  
Telephone: (313) 943-2035  
Facsimile: (313) 943-2469  
Email: rschultz@dearborn.gov

m. **Effective Date.** This Agreement shall become effective on the date the last of the Seller and Purchaser has signed this Agreement, which date will be deemed the "Effective Date."

n. **Time is of the Essence.** Time is of the essence in each and every provision of this Agreement.

o. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties. By the execution of this instrument, the Purchaser acknowledges that Purchaser has examined the above-described Property, is satisfied with the physical condition of it, and acknowledges the receipt of a copy of this Offer.

**I HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND UNDERSTAND THAT IT IS A LEGALLY BINDING AND ENFORCEABLE AGREEMENT.**

PURCHASER:



KHALIL DABAJA  
SELLER:

12/27/24

Date

City of Dearborn

DocuSigned by:  
*Rebecca Schultz*

Initial  
*1-2-2025*

By: Rebecca A. Schultz,  
Assistant Corporation Counsel  
Per Council Resolution 10-548-24

Date



Cynthia Metz <cmetz@dearborn.gov>

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## Re: Time Sensitive Next Steps for 22190 Michigan Ave - Commonwealth LLC Development

1 message

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**Khalil Dabaja** <khalil@thecwealth.com>

Tue, May 12, 2026 at 8:23 PM

To: Jordan Twardy <jtwardy@dearborn.gov>

Cc: "ghassan@gavassociates.com" <ghassan@gavassociates.com>, Jiana Abdelnour <jiana@gavassociates.com>, Carter Fisher <cfisher@dearborn.gov>, "Guarnieri, Jacqueline" <jguarnieri@dearborn.gov>, Kaileigh Bianchini <kbianchini@dearborn.gov>, Massara Zwayen <mzwayen@dearborn.gov>, "Kukla, Nolan" <nkukla@dearborn.gov>, "Metz, Cynthia" <cmetz@dearborn.gov>, "Schultz, Rebecca" <rschultz@dearborn.gov>

Dear City of Dearborn,

This is a request to the City of Dearborn to amend the Offer To Purchase Real Estate for [22190 Michigan Ave](#), dated December 27, 2024 (the "Purchase Agreement"). The Purchase Agreement states the Purchaser waives the right to seek any variances. Based on preliminary comments to the site plan, certain variances may be needed. Therefore, to allow any variance request to be properly reviewed by the City of Dearborn, an amendment to the Purchase Agreement allowing variances is required. Therefore, Purchaser is seeking a City Council amendment to the Purchase Agreement.

Respectfully Submitted,

**Khalil Dabaja**

Commonwealth Group

290 Town Center Dr, Suite 1050

Dearborn, MI 48126

Ph (313) 749-8400

[email](#) | [phone](#) | [map](#) | [website](#)

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**From:** Jordan Twardy <jtwardy@dearborn.gov>

**Sent:** Monday, May 11, 2026 12:10:56 PM

**To:** Khalil Dabaja <khalil@thecwealth.com>

**Cc:** [ghassan@gavassociates.com](mailto:ghassan@gavassociates.com) <[ghassan@gavassociates.com](mailto:ghassan@gavassociates.com)>; Jiana Abdelnour <[jiana@gavassociates.com](mailto:jiana@gavassociates.com)>; Carter Fisher <[cfisher@dearborn.gov](mailto:cfisher@dearborn.gov)>; Guarnieri, Jacqueline <[jguarnieri@dearborn.gov](mailto:jguarnieri@dearborn.gov)>; Kaileigh Bianchini <[kbianchini@dearborn.gov](mailto:kbianchini@dearborn.gov)>; Massara Zwayen <[mzwayen@dearborn.gov](mailto:mzwayen@dearborn.gov)>; Kukla, Nolan <[nkukla@dearborn.gov](mailto:nkukla@dearborn.gov)>; Metz, Cynthia <[cmetz@dearborn.gov](mailto:cmetz@dearborn.gov)>; Schultz, Rebecca <[rschultz@dearborn.gov](mailto:rschultz@dearborn.gov)>

**Subject:** Time Sensitive Next Steps for [22190 Michigan Ave](#) - Commonwealth LLC Development

Hi Khalil:

Thanks for taking a few moments to connect with me this morning about your project at Michigan and Howard ([22190 Michigan Ave](#)). As discussed, I wanted to recap some key, time-sensitive next steps for you regarding your project in order to commence construction by August 19, 2026, which is the extended deadline that City Council approved for you earlier this year. I've attached the Purchase Agreement and associated Council Resolution to this email as a reference. I've also copied relevant staff at the City as a FYI (Dearborn team, if you have any questions or concerns please reach out to me directly vs. on this thread). I had a chance to catch up with Carter Fisher, our Corporation Counsel, about this and he is expecting this email as well.

At a high level, here are your recommended action steps, followed by a detailed summary on how to proceed. Please let me know if you have any questions about what you need to do, or if you need any assistance.

### High Level Summary

1. Immediate action for June 9 Council Meeting: **By 5/15**, request in writing a Council Amendment of PA to enable you to request variances.
2. Following completion of staff review of site plan and clearance of all comments except for required variances, submit At-Risk Permits to enable review to occur while you wait to go to ZBA.
3. Once the variance list is confirmed via staff review of plans, prepare and submit a ZBA application between June 10 and June 26, for the July 23 ZBA Meeting.
4. Following approvals by Council, ZBA, and staff approvals of plans, commence construction before August 19, 2026.

If your submittals are timely and your plans meet applicable requirements, you could secure Council Approval to amend PA and allow you to seek variances on June 9; followed by ZBA Approval of any variance(s) on July 23 and Issuance of Permits on July 24. If you follow the preparation actions outlined below, this will allow you to commence construction by August 19.

### Detailed Tasks and Timing

#### **1. PRIORITY TASK - Seek Council Approval to Amend Purchase Agreement to Allow Pursuit of Variances (Action Needed from you by May 15).**

As you may recall, your purchase agreement included a provision waiving your right to seek variances (this is a default of the land sale guidelines for the City). While your review is not complete, at this point in the process we can now confirm that you will need at least 1 variance. Now that we can confirm this, to enable your project to commence construction by the August deadline, you as the purchaser need to petition City Council to request that your purchase agreement be modified to remove this provision and allow you to seek variances. **Please email us in writing to formally request this modification no later than this Friday, May 15, at 10am.** Please include Jacqueline Guarneri of the Council Office, Corporation Counsel Carter Fisher, me, Massara Zwayen, and Kaileigh Bianchini on that email. The Law Department will process the item and facilitate its submittal to City Council for their consideration at their **June 9** Regular Meeting. Due to the tight timing, please prioritize this task over all other items for your project.

*Note - Your site plan review is still under way. Please note that the following steps and guidance assume that your plans address all comments (except required variances) and that Council considers and approves your request. Please review this as a reference, but plan on having a brief check-in with my team following the issuance of comments to confirm status and next steps.*

#### **2. At-Risk Permitting and (If Approved by Council) Zoning Board of Appeals**

My team confirmed with me today that review comments are due for your site plan package prior to Memorial Day. Assuming you are cleared from intake and/or cleared on all aspects other than required variances, after you've confirmed your request for a modified PA in writing, your next key task will be to apply for At-Risk Permits *and*, following Council's vote on 6/9 (assuming they approve), to submit a ZBA application related to your variance request(s). Approach this as follows:

At-Risk Permits: While you would normally not apply for permits until after variances are secured, because of your construction commencement deadline, I am recommending you apply for At-Risk Permits (i.e. you may have to resubmit if ZBA action leads to required plan changes). To do so, as soon as you are cleared from intake (at least on all aspects other than the required variances), have your team submit full permit plans as soon as possible, and allow for a 20 business day review window. To meet your deadline, per the PA, permits have to be issued and excavation of the basement foundation must begin. At minimum, you would need soil erosion and foundation permits. Our team will work with you to complete these reviews as soon as possible. During this step, you should not only be submitting for permits but also ensuring you have sufficient contractor resources ready to mobilize following approvals so that you can meet the minimum threshold for commencing construction by 8/19.

Zoning Board of Appeals: Subject to final comments on your review, we are aware that you will need at least 1 variance. We cannot accept an application prior to Council action amending your PA; as such, I recommend at this time that, as soon as you receive comments and your required variance list is confirmed, your team prepare a ZBA application, which can be submitted and processed after Council approves a PA amendment that would allow you to seek variances. As long as we have your completed application by **June 26**, we can put you on the agenda for the **July 23 ZBA Meeting**.

**Pending final review comments from my team on your site plan, if you've cleared all comments except for variance requests, you should plan on submitting for At Risk Permits as soon as possible in late May/early June**

**to ensure we can complete the review and be ready to issue permits as soon as possible after the ZBA decision is made.**

I hope this helps. The finish line is in sight and your project is shaping up well. If you have any questions on any of this, please reach out as soon as possible. Otherwise, please proceed on the priority task related to appearing before City Council.

Thank you, and we look forward to your impactful project coming to life.

Sincerely,

**Jordan Twardy**

Director of Economic Development | City of Dearborn  
16901 Michigan Ave, Ste. 7, Dearborn, MI 48126

Phone: 313-542-5186

[jtwardy@dearborn.gov](mailto:jtwardy@dearborn.gov) | [www.dearborn.gov](http://www.dearborn.gov)



**DEARBORN  
ECONOMIC  
DEVELOPMENT**

Abdullah H. Hammoud, Mayor



**DEARBORN  
ECONOMIC  
DEVELOPMENT**

Abdullah H. Hammoud, Mayor



## FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

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**REQUEST:** Approval to secure Property and Casualty Insurance through broker, Brown & Brown, at a cost of up to \$3,118,451.

**Immediate Effect Requested**

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**DEPARTMENT:** Law and Purchasing

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**BRIEF DESCRIPTION:** CR 3-127-25 awarded a three-year contract, with up to two (2) three-year renewal options, to Brown & Brown to provide Property & Casualty Insurance brokerage services. CR 6-345-25 authorized the City to secure, through Brown & Brown, liability coverage at a cost of \$2,276,521, and Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages at a cost of \$547,137, for a total Property and Casualty Insurance premium cost of \$2,823,658. Due to annual fluctuations in premiums and changes in the City's claims history, the contract with Brown & Brown allows for annual changes in premiums. The City's current Property and Casualty Insurance coverage expires on June 30, 2026.

Accordingly, the Law Department now recommends that the City secure Property and Casualty Insurance through broker Brown & Brown, at a cost of up to \$3,118,451.

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**PRIOR COUNCIL ACTION:**

- CR 3-127-25 awarded a three-year contract, with up to two (2) three-year renewal options, to Brown & Brown to provide Property & Casualty Insurance brokerage services.
  - CR 6-345-25 authorized the City to secure, through Brown & Brown, liability coverage at a cost of \$2,276,521, and Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages at a cost of \$547,137, for a total Property and Casualty Insurance premium cost of \$2,823,658.
- 

**BACKGROUND:** The expiring annual Property and Casualty Insurance premium, covering the period from July 1, 2025, through June 30, 2026, is \$2,823,658, which includes liability coverage at a cost of \$2,276,521, and Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages at a cost of \$547,137. This coverage reflects a \$2,000,000 self-insured retention for covered liability claims, a \$2,000,000 self-insured retention for covered law enforcement liability claims, and \$12,000,000 aggregate in General Liability, Law Enforcement Liability, Auto Liability, Public Officials', and Employment Practices coverages.

As the City's coverage is currently set to expire on June 30, 2026, the Law Department recommends that the City secure the following coverage proposed by broker, Brown and Brown:

- Liability Layer 1 with Gemini Insurance (excludes Law Enforcement) for \$543,177
  - \$2 Million SIR excluding Law Enforcement Liability with \$5 Million in Coverage
- Liability Layer 1 with PRU (Law Enforcement Liability Only) for \$1,142,129
  - \$2 Million SIR for Law Enforcement Liability Only with \$5 Million in Coverage
- Excess Liability with Palomar for \$601,858
  - \$5 Million in Coverage over both layers above



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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\*\*Excess Liability with Genesis for \$195,309  
\$2 Million in Coverage over Layer 2

Total Liability Premium: \$2,482,473

\*\*Additional 3<sup>rd</sup> layer quotes are still expected and may come in lower than the Genesis quote.

The total premium for the renewal period covering July 1, 2026, through June 30, 2027, will be a cost of up to \$3,118,451, representing up to \$2,482,473 for liability coverage, and \$635,978 for Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages.

This renewal year, the Property Insurance premium now includes coverage for Suzanne Sareini Manor and John B. O'Reilly Manor, as the two buildings were added to the policy mid-policy year on November 26, 2025. Prior to that time, the two buildings were covered by a separate policy that covered only those two buildings and cost \$133,517 (for the period 12/1/2024-11/30/2025).

Also new this renewal year, the Cyber Liability Insurance premium reflects that the limit has been increased from \$1,000,000 to \$2,000,000. This increase in coverage is recommended by Brown and Brown in light of the rapid rise in data breaches in recent years and the high cost of data breach recovery.

As to the liability insurance, the City's self-insured retentions will remain the same at \$2,000,000 for covered liability claims, and \$2,000,000 for covered law enforcement liability claims, with \$12,000,000 in coverage over the \$2,000,000 retentions (\$14,000,000 total).

Additionally, as noted above, Brown and Brown are still expecting additional Excess Liability layer 3 quotes that may come in lower than the Genesis quote for \$195,309. If that is the case, the approval of a total premium amount of "up to \$3,118,451" will allow that lower cost coverage to be secured, thereby reducing the total premium cost for the City.

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**FISCAL IMPACT:** The premium is paid from the Fleet and General Liability Insurance Fund.

---

**IMPLEMENTATION TIMELINE:** The coverage will be effective July 1, 2026, through June 30, 2027.

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**COMPLIANCE/PERFORMANCE METRICS:** The Law Department will work with broker Brown and Brown to secure the coverage.



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Approval to Secure Property and Casualty Insurance  
**DATE:** May 14, 2026

**Budget Information**

**FY2027 Proposed Budget:** \$3,335,480  
**Amended Budget:** N/A  
**Requested Amount:** Up to \$3,118,451  
**Funding Source:** Fleet and General Liability Insurance Fund, Insurance/Risk Management, General Insurance  
**Supplemental Budget:** N/A

**Summary of Request**

Council Resolution 3-127-25 awarded a three-year contract, with up to two (2) three-year renewal options, to Brown & Brown to provide Property & Casualty Insurance brokerage services. Council Resolution 6-345-25 authorized the City to secure, through Brown & Brown, liability coverage at a cost of \$2,276,521, and Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages at a cost of \$547,137, for a total Property and Casualty Insurance premium cost of \$2,823,658.

Due to annual fluctuations in premiums and changes in the City's claims history, the contract with Brown & Brown allows for annual changes in premiums. As the City's coverage is currently set to expire on June 30, 2026, the Law Department now recommends that the City secure Property and Casualty Insurance through broker Brown & Brown, at a cost of up to \$3,118,451.

**Background and Justification**

The property and casualty premiums paid over the past five (5) years are as follows:

- FY 2026: \$2,829,136
- FY 2025: \$2,349,875
- FY 2024: \$1,962,752
- FY 2023: \$1,801,601
- FY 2022: \$1,776,147

The expiring annual Property and Casualty Insurance premium covers the period from July 1, 2025, through June 30, 2026, and reflects a \$2,000,000 self-insured retention applicable to covered liability claims, a \$2,000,000 self-insured retention applicable to covered law enforcement liability claims, and \$12,000,000 aggregate in General Liability, Law Enforcement Liability, Auto Liability, Public Officials', and Employment Practices coverages. Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages are also included.



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

As the City's coverage is currently set to expire on June 30, 2026, the Law Department now recommends that the City secure the following coverage proposed by broker, Brown and Brown:

Liability Layer 1 with Gemini Insurance (excludes Law Enforcement) for \$543,177  
 \$2 Million SIR excluding Law Enforcement Liability with \$5 Million in Coverage  
 Liability Layer 1 with PRU (Law Enforcement Liability Only) for \$1,142,129  
 \$2 Million SIR for Law Enforcement Liability Only with \$5 Million in Coverage  
 Excess Liability with Palomar for \$601,858  
 \$5 Million in Coverage over both layers above  
 \*\*Excess Liability with Genesis for \$195,309  
 \$2 Million in Coverage over Layer 2  
 Total Liability Premium: \$2,482,473  
 \*\*Additional 3rd layer quotes are still expected and may come in lower than the Genesis quote.

The total premium for the renewal period covering July 1, 2026, through June 30, 2027, will be a cost of up to \$3,118,451, representing up to \$2,482,473 for the liability coverage, and \$635,978 for Property/Inland Marine, Crime, Cyber, and Boiler and Machinery coverages.

This renewal year, the Property Insurance premium includes coverage for Suzanne Sareini Manor and John B. O'Reilly Manor, as the two buildings were added to the policy mid-policy year on November 26, 2025. Prior to that time, the two buildings were covered by a separate policy that covered only those two buildings and cost \$133,517 (for the period 12/1/2024-11/30/2025).

Also new this renewal year, the Cyber Liability Insurance premium reflects that the limit has been increased from \$1,000,000 to \$2,000,000. This increase in coverage was recommended by Brown and Brown in light of the rapid rise in data breaches in recent years and the high cost of data breach recovery.

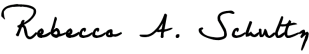
As to the liability insurance, the City's self-insured retentions will remain the same at \$2,000,000 for covered liability claims, and \$2,000,000 for covered law enforcement liability claims, with \$12,000,000 in coverage over the \$2,000,000 retentions (\$14,000,000 total).

Additionally, as noted above, Brown and Brown are still expecting additional Excess Liability layer 3 quotes that may come in lower than the Genesis quote for \$195,309. If that is the case, the approval of a total premium amount of "up to \$3,118,451" will allow that lower cost coverage to be secured, thereby reducing the total premium cost for the City.

Based upon the foregoing, the Law Department recommends securing Property and Casualty Insurance through broker Brown & Brown, at a premium cost of up to \$3,118,451.

It is respectfully requested that Council approve the securing of this coverage with immediate effect in order to avoid gaps in coverage.

### Prepared By:

DocuSigned by:  
  
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Rebecca A. Schultz, Assistant Corporation Counsel

### Department Approval:

DocuSigned by:  
  
 D17FF0C142E34C3...

Mark Rozinsky, Purchasing Manager



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

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## Budget Approval:

DocuSigned by:

*Michael Kennedy*

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Michael Kennedy, Chief Financial Officer  
(Reviewed and approved by Megan Davis)

## Corporation Counsel Approval:

Signed by:

*Carter Fisher*

C7B59FDCBEA1495...

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Carter Fisher, Corporation Counsel

By Herrick supported by Enos.

3-127-25. WHEREAS: The City presently has a contract with Nickel & Saph, Inc. (C.R. 6-327-24) for Property and Casualty Insurance Brokerage Services and the current coverage will expire on June 3, 2025, and

WHEREAS: Due to the yearly increases in the insurance premiums for the policies obtained under the contract, as well as deficiencies recently discovered in the current policy, a Request for Proposals for Property and Casualty Insurance Brokerage Services was recently issued to obtain a new broker, and

WHEREAS: It is recommended that the City award a contract to the highest-scoring respondent, Brown & Brown and allow Brown & Brown to begin obtaining quotes for future insurance coverage, and

WHEREAS: Upon a new insurance policy being obtained by the new broker, the contract with Nickel & Saph would then be canceled as permitted under the terms of the contract; therefore be it

RESOLVED: That City Council hereby authorizes a three-year contract, with up to two (2) three-year renewal options to Brown & Brown to provide Property and Casualty Insurance Brokerage Services; be it further

RESOLVED: That the commission under the contract with Brown & Brown will be the same as the commission under the current contract with Nickel & Saph, Inc.; be it further

RESOLVED: That upon a new insurance policy being obtained by Brown & Brown, the contract with Nickel & Saph, Inc. will be canceled as permitted under the terms of the contract; be it further

RESOLVED: That the Legal Department will return for Council approval once the cost quote is obtained by Brown & Brown; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Council President Pro Tem Herrick entered the Conference Room at 6:38 P.M.

By Abraham supported by Enos.

6-345-25. WHEREAS: Council Resolution 6-327-24 renewed the contract for Property and Casualty Insurance with Nickel & Saph, Inc. through June 30, 2028, and

WHEREAS: Due to continued yearly increases in the insurance premiums for the policies obtained under the contract with Nickel & Saph, Inc., the lack of alternate policy options provided by Nickel & Saph, Inc., and deficiencies recently discovered in the current policy, Council Resolution 3-127-25 recently awarded a three-year contract to Brown & Brown to provide Property and Casualty Insurance brokerage services, and

WHEREAS: The Resolution also provided that the Legal Department would return for an additional Council approval once a cost quote for the Property and Casualty Insurance was obtained by Brown & Brown, and

WHEREAS: Accordingly, the Law Department now recommends that the City secure Property and Casualty Insurance through broker Brown & Brown, at a cost of \$2,823,658, and

WHEREAS: Upon securing this insurance coverage through Brown & Brown, the Law Department will cancel the contract with Nickel & Saph, Inc.; therefore be it

RESOLVED: That the Law Department be and is hereby authorized to secure the liability coverage proposed by Broker, Brown and Brown, in the amount of \$2,276,521, as follows:

Liability Layer 1 with Berkley for approximately \$460,000

\$2 Million SIR excluding Law Enforcement Liability with \$5 Million in Coverage

Liability Layer 1 with PRU/Lexington for \$1,087,593  
\$2 Million SIR for Law Enforcement Liability Only with \$5 Million in Coverage

Excess Liability with Palomar for \$572,728  
\$5 Million in Coverage over Layer 1

Excess Liability with Genesis for \$156,200  
\$2 Million in Coverage over Layer 2

Total Liability Premium: \$2,276,521

BE IT FURTHER

RESOLVED: That the total premium for the renewal period covering July 1, 2025 through June 30, 2026 will be \$2,823,658, representing \$2,276,521 for the liability coverage and \$547,137 for Property/Inland Marine, Crime, Cyber, and Boiler and Machinery; be it further

RESOLVED: That the self-insured retentions with the new coverage will be \$2 Million for both General Liability and Law Enforcement Liability, with \$12 Million in coverage over the retentions (\$14 million total). This will afford more Law Enforcement Liability coverage with a lower SIR than would be afforded by renewing with the City's current carriers; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows; Yeas: Abraham, Alsawafy, Enos, Herrick, Paris, and Sareini (6); Nays: None (0); Absent: Hammoud (1).

# EXECUTIVE SUMMARY AND MEMORANDUM

## Immediate Effect Requested

**REQUEST:** Acknowledgment of the 2025-2026 Intergovernmental Agreement between City of Dearborn & Wayne County. Authorize the Chief Financial Officer to recognize and appropriate the allocation.

**DEPARTMENT:** Parks & Recreation

**BRIEF DESCRIPTION:** The City of Dearborn has been allocated \$134,155 from Wayne County's parks millage fund for the 2025-2026 Wayne County fiscal year. This funding is designated for improvements to the playground at Oak Park.

**PRIOR COUNCIL ACTION:** 7-352-25

**BACKGROUND:** The Parks & Recreation department spearheaded the discussions and efforts with Wayne County to ensure a fair and equitable distribution of the Parks Millage Funds for the 2025-2026 allocation. To determine which parks would receive improvements, we prioritized areas of the City with the oldest and most outdated recreational facilities, equipment, and opportunities for residents.

### FISCAL IMPACT:

\$134,155 – Oak Park Playground

**COMMUNITY IMPACT:** Use of the Wayne County Millage assists in maximizing the amenities the City is allowed to install/improve without using general fund dollars.

**IMPLEMENTATION TIMELINE:** This project will be completed in FY27 for the City of Dearborn.

**COMPLIANCE/PERFORMANCE METRICS:** Parks & Recreation will be working closely with the contractors to ensure the success and compliance of the projects.

## EXECUTIVE SUMMARY AND MEMORANDUM

**TO:** City Council  
**FROM:** Sean Fletcher, Director of Parks & Recreation  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Acknowledgement of the 2025-2026 Intergovernmental Agreement between City of Dearborn & Wayne County.  
**DATE:** May 15, 2026

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### **Summary of Request**

The City of Dearborn has been allocated \$134,155 from Wayne County's parks millage fund for the 2025-2026 Wayne County fiscal year. This funding will be used to improve the playground at Oak Park. This improvement will benefit all residents of the City and our guests.

We respectfully request that the Mayor be authorized to sign and execute the annual intergovernmental agreement with Wayne County, allowing for the formal acceptance and use of the funds as outlined.

Additionally, it is respectfully requested that the Chief Financial Officer be authorized to recognize and appropriate the funds in the General Capital Improvement fund, projects I26603 (Neighborhood Parks Playground Equipment).

This action will allow the City to proceed with the planned park improvement in a timely and fiscally responsible manner, maximizing the impact of the funding for the benefit of the community.

### **Background and Justification**

The City of Dearborn has been awarded a total of \$134,155 from Wayne County's Parks Millage Fund for the 2025-2026 fiscal year. These funds, made available through the county's ongoing commitment to enhancing recreational spaces, will be used to make targeted improvements to public park facilities in the City.

This year's funding will be dedicated to the renovation and enhancement of the playground at Oak Park, a popular park that serves a wide range of Dearborn residents. Planned upgrades aim to improve safety, accessibility, and the overall recreational experience for children and families.

This improvement aligns with the City's broader goals of promoting active lifestyles, inclusivity, and enhanced public amenities. Once completed, the upgrade will benefit not only residents of the surrounding neighborhoods, but also visitors from across the city and beyond, helping to ensure that Dearborn's parks continue to be welcoming, functional, and enjoyable spaces for all.

## EXECUTIVE SUMMARY AND MEMORANDUM

**Prepared By:**

**Department Approval:**

Signed by:  
*Jonathon Golich* 5/18/2026  
CF454FEAC7BC456...  
Jonathon Golich, Assistant Director of  
Parks and Recreation

DocuSigned by:  
*Sean R Fletcher* 5/18/2026  
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Sean Fletcher, Director of Parks and Recreation

**Budget Approval:**

**Corporation Counsel Approval:**

DocuSigned by:  
*Michael Kennedy* 5/18/2026  
F77049D4421447F...  
Michael Kennedy, Chief Financial Officer

Signed by:  
*Carter Fisher* 5/18/2026  
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Carter Fisher, Corporation Counsel



## **EXECUTIVE SUMMARY AND MEMORANDUM**

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**REQUEST:** Approval of the annual Divine Child Falcon 5K Run

**DEPARTMENT:**

Parks & Recreation

**BRIEF DESCRIPTION:**

The Divine Child High School Alumni Association is requesting the City Council's approval to hold their annual Falcon 5K Run on Saturday, August 8, 2026. The event will take place from approximately 8:00 a.m. to 12:00 p.m. A waiver of the city noise ordinance is also being requested for the duration of the event.

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**PRIOR COUNCIL ACTION:**

CR: 6-287-25

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**BACKGROUND:**

The 33rd annual Falcon 5K Run event will attract approximately 250-300 participants and consist of a Free Tot Trot on the Divine Child High School Mark Carpenter Memorial Jogging Track (Beginning at 8:15 a.m.), a 1-Mile Fun Run (Beginning at 8:45 a.m.) and the traditional 5K Run (Beginning at 9:15 a.m.). The Falcon 1-Mile Fun Run route will remain the same as previous years.

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**FISCAL IMPACT:**

Reimbursement for any necessary city services.

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**COMMUNITY IMPACT:**

Minimal disruptions to roads with assistance from Dearborn Police Department to ensure runner and citizen safety.



**PARKS  
& RECREATION**

## **EXECUTIVE SUMMARY AND MEMORANDUM**

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### **IMPLEMENTATION TIMELINE:**

Immediate Effect is Requested.

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### **COMPLIANCE/PERFORMANCE METRICS:**

Recreation and Police will work together to ensure event logistics and compliance are adhered to.



**PARKS  
& RECREATION**

## **EXECUTIVE SUMMARY AND MEMORANDUM**

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**TO:** City Council  
**FROM:** Sean Fletcher, Director of Parks & Recreation  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Approval of the annual Divine Child Falcon 5K Run  
**DATE:** 5/19/2026

---

### **Budget Information**

Adopted Budget: N/A  
Amended Budget: N/A  
Requested Amount: N/A  
Funding Source: N/A  
Supplemental Budget: N/A

### **Summary of Request**

The Divine Child High School Alumni Association is seeking the City Council's approval to host its 33rd Annual Falcon 5K Run on Saturday, August 8, 2026, from approximately 8:00 a.m. to 12:00 p.m. While this event will be conducted in full compliance with all applicable ordinances, rules, and regulations of the Dearborn Police Department, a waiver of the city noise ordinance is being requested for the duration of the event.

The anticipated participation is between 250 and 300 participants this year. The event will feature a Free Tot Trot beginning at 8:15 a.m. on the Divine Child High School Mark Carpenter Memorial Jogging Track, a 1-Mile Fun Run starting at 8:45 a.m., and the traditional 5K Run commencing at 9:15 a.m. Please be aware that the route for the Falcon 1-Mile Fun Run will remain consistent with previous years and that this event is subject to full reimbursement for all City services provided.



**PARKS  
& RECREATION**

## **EXECUTIVE SUMMARY AND MEMORANDUM**

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Immediate effect is requested.

### **Background and Justification**

It is respectfully requested that City Council approve this agenda item as presented.



**PARKS  
& RECREATION**

## EXECUTIVE SUMMARY AND MEMORANDUM

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### Signature Page

Signed by:

*Jonathon Golich*

CF454FEAC7BC456...

Jonathon Golich 5/19/2026

Assistant Director - Parks & Recreation

DocuSigned by:

*Sean R Fletcher*

503098961A7C461...

Sean R Fletcher 5/19/2026

Director of Parks & Recreation

Signed by:

*Commander Madou Bazzi*

E0635766DD5A48E...

Commander Madou Bazzi 5/19/2026

Commander - Police Department

Signed by:

*Carter Fisher* 5/19/2026

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Carter Fisher

Corporation Counsel



# 2026 Course Map

## LEGEND

5K Route



1 Mile Fun Run Route

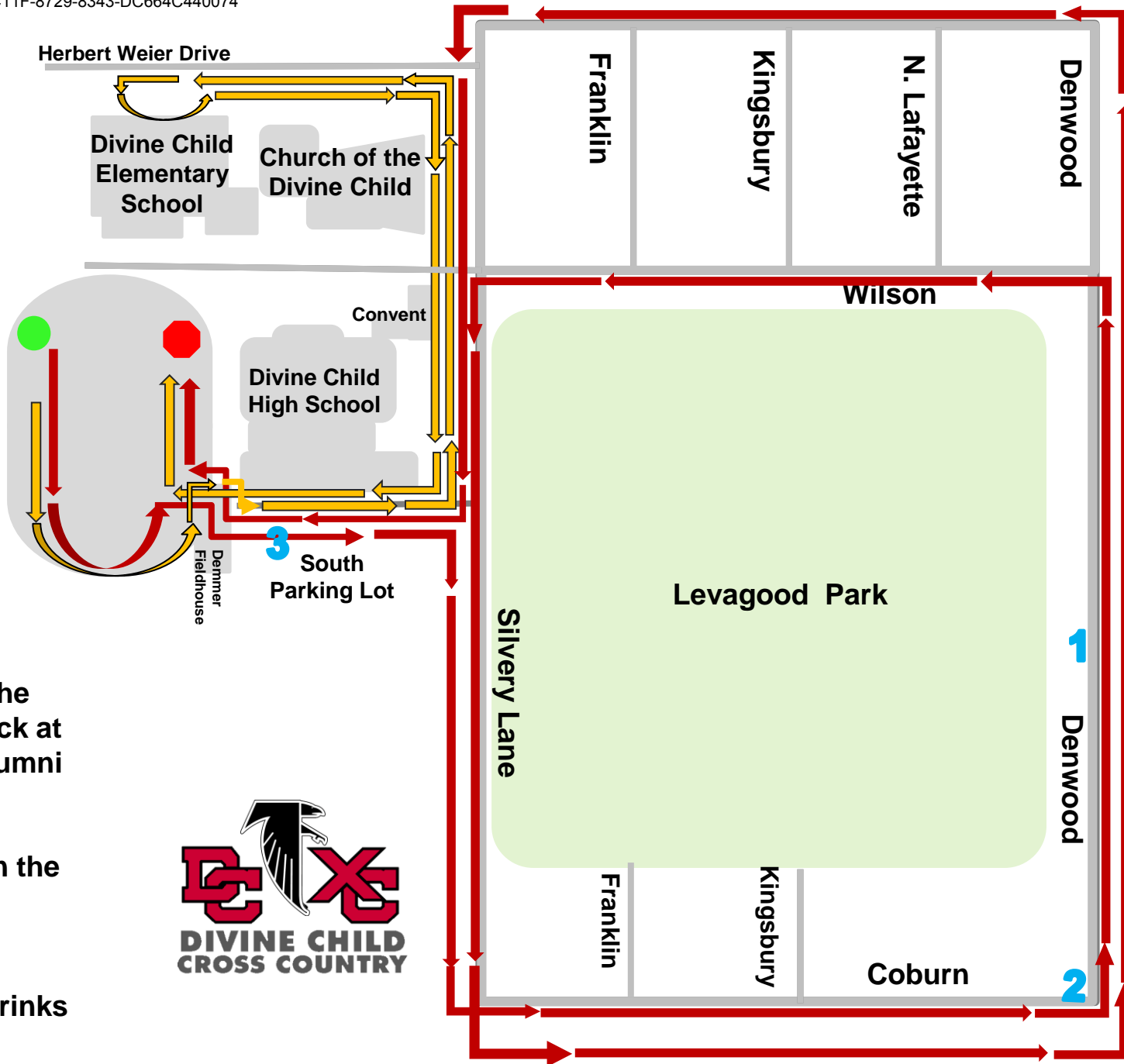


Mile Markers **1 2 3**

All Races Start on the Mark Carpenter Track at The Divine Child Alumni Athletic Complex.

All races will end on the common finish line on the track.

Please no food or drinks on the stadium turf.





## **EXECUTIVE SUMMARY**

**REQUEST:** Request to approve a resolution supporting the City of Dearborn's application to the Safe Routes to School (SRTS) Grant Program for infrastructure and non-infrastructure improvements primarily serving 11 Dearborn Public School areas. Per SRTS requirements, the proposed resolution expresses City Council support of the proposed projects and authorizes the City to submit grant applications, execute project agreements upon award, and carry out all related project activities.

**DEPARTMENTS:** Philanthropy & Grants, Department of Public Works

**BRIEF DESCRIPTION:** The Safe Routes to School Grant Program is a federally funded initiative designed to make it safer, more convenient, and more appealing for children, including those with disabilities, to walk and bicycle to school. The proposed projects will include targeted infrastructure improvements as well as non-infrastructure programming focused on pedestrian and bicycle safety education, encouragement activities, and community engagement. The City of Dearborn is partnering with Dearborn Public Schools to pursue this funding.

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**PRIOR COUNCIL ACTION:** N/A

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**BACKGROUND:** The Safe Routes to School initiative represents a comprehensive approach to improve pedestrian and bike safety around schools by combining infrastructure investments with educational programming. Eleven schools were selected by the Dearborn Public School District to be included in the grant application. These schools are:

- Edsel Ford High School
- Fordson High School
- Dearborn High School
- Lowrey Middle School
- Bryant Middle School
- Salina Intermediate
- Oakman Elementary
- McCollough-Unis School
- McDonald Elementary
- Lindbergh Elementary
- Haigh Elementary



## Philanthropy and Grants

The program includes both infrastructure and non-infrastructure funding components. As part of the application process, city team members, principals, parents, and students conducted walking audits at all 11 schools to evaluate existing walking and biking conditions, identify barriers to safe travel, and prioritize infrastructure needs.

Infrastructure improvements may include sidewalk and crossing upgrades, ADA-compliant ramps, pedestrian signal enhancements, high-visibility crosswalks, and other safety treatments designed to improve walking and biking conditions within a two-mile radius of participating schools. Therefore, additional schools that are within this radius of one of the 11 participating schools will receive infrastructure improvements as applicable. The City and Dearborn Public Schools are currently working with OHM Advisors to refine project scopes and maximize the impact of available funding opportunities.

Participation in non-infrastructure programming is required in order to qualify for infrastructure funding eligibility. Non-infrastructure programming includes walking and biking safety events, mileage clubs, and walk/bike/roll to school days.

---

**FISCAL IMPACT:** The City is pursuing up to \$3.3 million in infrastructure funding through the Safe Routes to School Grant Program, in addition to non-infrastructure programming funds of up to \$15,000 per school.

Safe Routes to School funding is 80 percent federal; a 20 percent local match is required by federal law. The minimum of a 20 percent match is at this time being covered by the State of Michigan, effectively making SRTS applications require zero percent match.

The proposed resolution authorizes the City to pursue grant funding and acknowledges the City's responsibility for engineering, design and construction costs, permit fees, administrative expenses, potential cost overruns, and other non-participating project costs.

---

**COMMUNITY IMPACT:** The proposed projects will improve safety and accessibility for students, families, and residents walking and biking to and from schools throughout Dearborn. Improvements will help create safer pedestrian and bicycle networks, encourage active transportation, improve accessibility for individuals with disabilities, and support healthier, more connected neighborhoods.

---



## Philanthropy and Grants

### **IMPLEMENTATION TIMELINE:**

- Grant Package Submission: June 17, 2026
- Funding Decision Date: November 2026
- Non-Infrastructure Programming: To be completed within one school year
- Infrastructure Improvements: To begin Fall/Winter 2027

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**COMPLIANCE/PERFORMANCE METRICS:** Success will be measured through completion of planned infrastructure improvements, improved pedestrian and bicycle safety conditions near schools, and continued compliance with Safe Routes to School program requirements.



**Philanthropy  
and Grants**

## **MEMORANDUM**

**TO: Dearborn City Council**  
**FROM: Philanthropy & Grants Department**  
**SUBJECT: Safe Routes to School Grant Program for 11 Dearborn Public Schools**  
**DATE: May 19, 2026**

---

### **Summary of Request**

Approval is requested to support the City of Dearborn's application to the Safe Routes to School (SRTS) Grant Program for infrastructure and non-infrastructure improvements serving primarily 11 Dearborn Public Schools. The City is pursuing up to \$3.3 million in infrastructure funding, in addition to non-infrastructure programming funds of up to \$15,000 per school.

Per Safe Routes to Schools Program requirements, the proposed resolution authorizes the Philanthropy & Grants Director to act on behalf of the City during project development, request SRTS funding, and execute project agreements upon receipt of a funding award. The resolution further commits the City to responsibility for engineering, design and construction, permit fees, administrative costs, potential cost overruns, and any non-participating project expenses associated with the proposed improvements. The City also commits to owning, operating, and maintaining all facilities constructed with SRTS funding in perpetuity, including implementation of an ongoing maintenance plan or program.

### **Background and Justification**

The Safe Routes to School initiative is intended to improve safety, accessibility, and mobility for students walking and biking to school throughout Dearborn. The grant application includes projects primarily serving 11 Dearborn Public Schools.

Proposed improvements may include sidewalk and crossing upgrades, ADA-compliant ramps, pedestrian signal enhancements, high-visibility crosswalks, and traffic calming measures designed to improve safety and connectivity for students and families. In addition to infrastructure improvements, the program includes required non-infrastructure programming such as walk/bike/roll to school events, safety education, and community engagement activities.

**Immediate effect is requested.**



**Philanthropy  
and Grants**

**Department Approval:**

Signed by:

*Maria Willett*

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Maria Willett – Philanthropy & Grants Director

**Department Approval:**

DocuSigned by:

*Tim Hawkins*

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Timothy Hawkins – Public Works Director

**Budget Approval:**

DS

*MHA*

DocuSigned by:

*Michael Kennedy*

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Michael Kennedy – Chief Financial Officer

**Corporation Counsel:**

Signed by:

*Carter Fisher*

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Carter Fisher – Corporation Counsel



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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Immediate Effect Requested

**REQUEST:** Purchase Routers and a Four-Year Router Plan for Police Vehicles

**DEPARTMENT:** Police Department, In Conjunction with purchasing

**BRIEF DESCRIPTION:** The Police Department, in conjunction with Purchasing, recommends the purchase of R980 Cradlepoint Routers and Router Plan

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**PRIOR COUNCIL ACTION:**

N/A

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**BACKGROUND:**

The Dearborn Police Department currently utilizes 4G technology in the patrol vehicle fleet. The 4G wireless service is currently managed through CLEMIS. Agencies have the option of independently attaining a wireless provider.

The department is seeking to upgrade to the latest 5G technology through T-Mobile. The upgrade has become necessary due to an increase in applications used in patrol vehicles (Live 911, Fusus, Flock, Axon, Skydio). Upgrading to 5G will ensure that these applications will function properly to be used effectively by police officers on the street.

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**FISCAL IMPACT:**

\$130,200 for four years, (\$32,550 per year, Future Fiscal Years Pending Budget Adoptions)

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**COMMUNITY IMPACT:**

Improved wireless technology will ensure that officers are able to effectively utilize the software applications in patrol vehicles. The latest integrated technology involving Live 911, Fusus, Flock, and Axon improves emergency response and service to the community.

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**IMPLEMENTATION TIMELINE:**

Up to 90 days from receipt of PO.

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**COMPLIANCE/PERFORMANCE METRICS:**

Police Department staff will confirm delivery and functionality of the routers.



# **FINANCE** EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Purchase Routers and a Four-Year Router Plan for Police Vehicles  
**DATE:** May 27, 2026

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## **Budget Information**

Adopted Budget: \$400,000  
Amended Budget: \$400,000  
Requested Amount: \$130,200 for four years, (\$32,550 per year Future Fiscal Years Pending Budget Adoptions)  
Funding Source: General Fund, Police Administration, Professional Services, EDP Software Services  
Supplemental Budget: N/A

## **Summary of Request**

The Police Department, in conjunction with Purchasing, recommends the purchase of R980 Cradlepoint Routers and a Four-Year Router Plan

It is respectfully requested that Council authorize this purchase although the resulting contract shall not be binding until fully executed. Immediate effect is requested.

## **Background and Justification**

The Dearborn Police Department currently utilizes 4G technology in the patrol vehicle fleet. The 4G wireless service is currently managed through CLEMIS. Agencies have the option of independently attaining a wireless provider.

The department is seeking to upgrade to the latest 5G technology through T-Mobile. The upgrade has become necessary due to an increase in applications used in patrol vehicles (Live 911, Fusus, Flock, Axon, Skydio). Upgrading to 5G will ensure that these applications will function properly to be used effectively by police officers on the street.

## **Procurement Process**

The procurement process was in accordance with the Procurement Ordinance Section 2-568 (6) e., Continuity of Professional Services, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

Requests for pricing and service were made to both T-Mobile and Verizon, both of which currently have contracts with the City to provide various communication services, for new vehicle routers and monthly service plans.

T-Mobile provided the most economical proposal, including all discounts, and has been selected as the vendor for the vehicle routers and router service.

## Signature Page

### Prepared By:

DocuSigned by:  
*Jay Andrews*  
A06626461858403  
Jay Andrews, Sr. Buyer

### Department Approval:

DocuSigned by:  
*Issa Shahin*  
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Issa Shahin, Police Chief

### Budget Approval:

DocuSigned by:  
*Michael Kennedy*  
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Michael Kennedy, Chief Financial Officer

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### Corporation Counsel Approval:

Signed by:  
*Carter Fisher*  
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Carter Fisher, Corporation Counsel



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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### Immediate Effect Requested

**REQUEST:** Award for Contract for Tree Trimming for Monday Public Service District, in an amount not to exceed \$240,000.00, to AAX Services, Inc.

It is respectfully requested that Council authorize the award. Immediate effect is requested, although the resulting contract shall not be binding until fully executed.

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**DEPARTMENT:** Department of Public Works & Facilities, in conjunction with Purchasing.

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**BRIEF DESCRIPTION:** As part of the City's ongoing tree maintenance efforts, over 7,000 trees are scheduled for trimming in Monday's district. This proactive work is aimed at improving tree health, enhancing public safety, and maintaining clear visibility around roadways, and sidewalks.

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**PRIOR COUNCIL ACTION:** Tree Trimming for Wednesday and Thursday Public Service Districts was passed by Council, resolution # 1-39-24 to CHOP in the amount of \$800,184.

Tree Trimming for Friday Public Service Districts 15 & 16 was passed by Council, resolution # 7-357-25 to CHOP in the amount of \$503,581.

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**BACKGROUND:** The continuation of tree trimming services across all five districts plays a vital role in maintaining public safety and promoting tree health. Regular trimming helps prevent injuries and property damage by removing dead, damaged, or overgrown branches that could fall—especially during storms. It also enhances visibility by keeping streets, traffic signals, and signage clear for both drivers and pedestrians. Additionally, trimming removes diseased or pest-infested limbs, reducing the risk of spreading to other trees. By improving air circulation and sunlight exposure, this work supports healthier, stronger trees for the long term.

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**FISCAL IMPACT:** The total cost for the Tree Trimming for Monday Public Service District, is not to exceed \$240,000.00.

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**COMMUNITY IMPACT:** Well-maintained trees contribute to a more attractive and welcoming neighborhood, enhancing overall curb appeal and community pride. Healthy, properly trimmed trees can also boost property values and create a more desirable place to live. Additionally, regular maintenance helps prevent root and branch overgrowth that can damage sidewalks, roads, and buildings—saving the community from costly repairs and improving accessibility for everyone.

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**IMPLEMENTATION TIMELINE:** This contract will be executed upon Council approval.

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**COMPLIANCE/PERFORMANCE METRICS:** This project will be managed by the Department of Public Works & Facilities.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Award for Contract for Tree Trimming for Monday Public Service District, in an amount not to exceed \$240,000.00, to AAX Services, Inc.  
**DATE:** May 19, 2026

**Budget Information**

Adopted Budget:	Upon Budget Approval: FY27 \$750,500
Amended Budget:	Upon Budget Approval: FY27 \$750,500
Requested Amount:	Not-to-Exceed \$ 240,000
Funding Source:	General Fund, Public Works, Parks Division, Contractual Services, Tree Trimming Services
Supplemental Budget:	N/A

**Summary of Request**

Purchasing, on behalf of the Department of Public Works & Facilities, recommends the competitive purchase of Tree Trimming for Monday Public Service District, in an amount not to exceed \$240,000.00, to AAX Services, Inc.

It is respectfully requested that Council authorize the award. Immediate effect is requested, although the resulting contract shall not be binding until fully executed.

**Background and Justification**

As part of the City’s ongoing commitment to tree maintenance, more than 7,000 trees are scheduled for trimming in Monday’s district. This proactive work is essential to supporting tree health, public safety, and neighborhood appearance.

Trimming helps prevent injuries and property damage by removing dead, damaged, or overgrown branches—especially important during storms. It also ensures clear visibility along streets, sidewalks, and around traffic signs and signals, making neighborhoods safer for both drivers and pedestrians.

In addition to safety, trimming removes diseased or pest-infested limbs, helping to prevent the spread of issues to nearby trees. Improved air flow and sunlight exposure allow trees to grow stronger and healthier over time.

Healthy, well-maintained trees also bring long-term value to our community. They enhance curb appeal, boost property values, and contribute to a more beautiful and welcoming environment. Regular maintenance also prevents damage to sidewalks, roads, and buildings—saving residents and the city from costly repairs and improving accessibility for all.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

This work is part of a larger effort to trim trees across all five districts, reinforcing the city's investment in a cleaner, safer, and more vibrant community.

## Procurement Process

The procurement process was in accordance with Sect 2-568, Competitive Bids, of the Procurement Ordinance and all internal policies and procedures.

After a competitive solicitation process, the Department of Public Works & Facilities is recommending an award to AAX Services, Inc. for Tree Trimming for Monday Public Service District.


AAX Services, Inc. was the lowest, qualified bidder after a review of the four submitted bids.

Purchasing solicited bids with process details as follows:


Process:	Invitation to Bid
Issue Date:	3/24/26
Deadline Date:	4/14/26
Solicitations Obtained:	30
Bids Received:	6

BIDDER	BID PRICE
AAX Services, Inc.	\$240,000.00
RT Contracting, Inc.	\$345,000.00
Wonsey Tree Service, Inc.	\$498,816.50
CHOP	\$504,189.50
PPM Tree Service & Arbor Care LLC	\$690,000.00
JJM Power, LLC	\$1,575,000.00

### Prepared By:

Signed by:  
  
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 Rosette Fisher, Buyer

### Department Approval:


DocuSigned by:  
  
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 Timothy Hawkins, Director DPW&F

### Budget Approval:

DocuSigned by:  
  
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 Michael Kennedy, Chief Financial Officer

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### Corporation Counsel Approval:

Signed by:  
  
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 Carter Fisher, Corporation Counsel



# FINANCE

## EXECUTIVE SUMMARY AND MEMORANDUM

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### Immediate Effect Requested

**REQUEST:** Award of Bid for Liquid Sodium Hypochlorite

**DEPARTMENT:** Public Works & Facilities, in conjunction with Purchasing

**BRIEF DESCRIPTION:** This request is to award bids to JCI Jones as the primary supplier and Alexander Chemical as the backup supplier for Liquid Sodium Hypochlorite.

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**PRIOR COUNCIL ACTION:** CR 06-302-22 approved JCI Jones as the primary supplier and Alexander Chemical as the backup supplier for one year with 3 one-year renewals.

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**BACKGROUND:** The liquid sodium hypochlorite will be used at the City's three Combined Sewer Overflow facilities as-needed throughout the year.

The quantities ordered under this agreement will vary, dependent on weather (rainstorms) and there is no guarantee or minimum consumption amounts. The backup supplier is necessary in the event the primary vendor is unable to supply the product as needed.

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### **FISCAL IMPACT:**

- JCI Jones award: \$63,000
  - Alexander Chemical award: \$5,800
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**COMMUNITY IMPACT:** The use of LSH is essential for the disinfection and sterilization processes vital to the community.

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**IMPLEMENTATION TIMELINE:** Immediate effect is required to allow uninterrupted supply.

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**COMPLIANCE/PERFORMANCE METRICS:** DPW-CSO Division will manage the order and delivery of the product.



# FINANCE EXECUTIVE SUMMARY AND MEMORANDUM

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**TO:** City Council  
**FROM:** City Administration  
**VIA:** Mayor Abdullah H. Hammoud  
**SUBJECT:** Award of Bid for Liquid Sodium Hypochlorite  
**DATE:** May 20<sup>th</sup>, 2026

**Budget Information**

Adopted Budget: \$95,500  
 Amended Budget: \$95,500  
 Requested Amount: \$68,800  
 Funding Source: Sewer, CSO, Facilities Maintenance, Operating Supplies, Chemicals  
 Additional Budget: N/A

**Summary of Request**

Purchasing, on behalf of the Department of Public Works, Sewerage Division, recommends the award of bids to JCI Jones Chemicals, Inc. and Alexander Chemical Corporation. The agreement shall be for a term of one (1) year with three (3) one-year renewal options, and will be awarded to JCI Jones Chemicals, Inc. in the amount of \$63,000 as primary supplier, and Alexander Chemical Corporation in the amount of \$5,800 as back-up supplier. Purchases made after June 30, 2026 are subject to the adoption of the fiscal year 2027, fiscal year 2028 and fiscal year 2029 budgets.

It is respectfully requested that Council authorize the contract and renewals. The resulting contract shall not be binding until fully executed. Immediate effect is requested.

**Background and Justification**

The bulk liquid sodium hypochlorite purchased under this contract will be used at the three Combined Sewer Overflow facilities as needed throughout the year for disinfection of CSO discharges. The liquid sodium hypochlorite is stored in tanks on site at each CSO facility. City consumption (usage) of liquid sodium hypochlorite 15% at the CSO sites is dependent on weather (rainstorms) and there is no guarantee or minimum annual consumption implied or established under the supply and delivery agreements with either JCI Jones Chemicals or Alexander Chemical Corporation. The back-up supplier is necessary in the event that the primary vendor is unable to supply the product as needed.

**Procurement Process**

**Purchasing solicited bids with process details as follows:**

Process: Invitation to Bid  
 Issue Date: 04/30/2026  
 Deadline Date: 05/18/2026  
 Vendors Solicited: 82  
 Solicitations Obtained: 27  
 Bids Received: 2



**FINANCE**

**EXECUTIVE SUMMARY AND MEMORANDUM**


Vendor	Bid Price
JCI Jones Chemicals, Inc.	\$1.80/gallon
Alexander Chemical Corporation	\$1.91/gallon

Th JCI Jones Chemicals, who is an existing vendor for the City, was found to have submitted the lowest responsive and responsible bid. Alexander Chemical Corporation was deemed responsible, and will be used only as a back-up supplier.


The procurement process was in accordance with Section 2-568 (6)a, of the Procurement Ordinance, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.

**Signature Page**

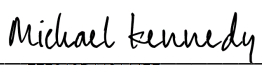
**Prepared By:**


Signed by:  
  
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 Jason Pich, Buyer, Purchasing Division

**Department Approval:**

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 Tim Hawkins, DPW/Facilities Director

**Budget Approval:**

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 Michael Kennedy, Chief Financial Officer

DS  


**Corporation Counsel Approval:**

Signed by:  
  
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 Carter Fisher, Corporation Counsel

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## EXECUTIVE SUMMARY

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**REQUEST:** Amend Water Rate Ordinance for Fiscal Year 2027

**DEPARTMENT:** Public Works & Facilities and Finance

**BRIEF DESCRIPTION:** Request to amend the Water Rate Ordinance for Fiscal Year 2027 to update the Water and Sewer rates, effective July 1, 2026.

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**PRIOR COUNCIL ACTION:** Each Fiscal Year the Water and Sewer rates are updated as part of the budget process. City Council is required to approve the updated ordinance in order for the new rates to take effect.

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**BACKGROUND:** The Water and Sewer FY2027 budget requests, along with the proposed Water and Sewer rates, were discussed with the City Council on April 15, 2026.

The proposed FY2027 Water and Sewer rates continue with the methodology change that was implemented for FY2023, where 28% of revenue is from fixed charges, and 72% is variable based on the customer's actual usage. A standalone fixed rate for Fireline accounts is also in effect.

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**FISCAL IMPACT:**

- Combined rate increase is approximately 7.5%.
- Fireline fixed rate increased 10.2%.
- Total system usage projected for FY2027 is 5% less than the FY2026 estimate.
- Includes \$34.9 million in funding for GLWA charges.
- Includes funding approximately \$3.9 million in water and sewer infrastructure replacements.
- Includes funding approximately \$4.8 million in debt service for a \$39.8 million bond issuance for water and sewer infrastructure work in coordination with poor road reconstruction.
- Maintains in-house lead service replacement efforts (funding \$2,000,000).

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**IMPACT TO COMMUNITY:**

- Rate methodology remains unchanged from the current fiscal year (FY2026).
- Residential customers with average usage (2 Mcf per quarter) will experience a **7.5% increase** (approximately \$17.46 per quarter) over FY2026.
- Standalone Fireline fixed rate increased 10.2%

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**IMPLEMENTATION TIMELINE:** Updated water and sewer rates to take effect July 1, 2026.

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**COMPLIANCE/PERFORMANCE METRICS:** The Department of Public Works and Finance will continue to work in tandem to review activity within the system. Future fiscal year rates / methodology adjustments proposed will be based on detailed reviews of system usage by customer classification, meter size, etc., to ensure accurate expectations of the effects of the adjustments are being provided.

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**DEPARTMENT OF PUBLIC WORKS & FACILITIES**  
**DEPARTMENT OF FINANCE**

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TO: CITY COUNCIL  
VIA: MAYOR ABDULLAH H. HAMMOUD  
FROM: TIM HAWKINS, DIRECTOR OF PUBLIC WORKS  
MICHAEL KENNEDY, CHIEF FINANCIAL OFFICER  
SUBJECT: PROPOSED ORDINANCE CHANGE FOR WATER AND SEWER RATES AND TAP FEES  
DATE: MAY 1, 2026

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Attached are the proposed changes to Chapter 19 of the Code of the City of Dearborn related to water and sewer rates, and tap fees. The updated rate methodology implemented for FY2023 will remain in effect. The model is based on a 72% Variable / 28% Fixed charge, with a separate fixed rate for Fireline accounts.

Our costs to the Great Lakes Water Authority (GLWA) for annual water purchases is based on a 60% fixed rate cost, and our cost for annual sewage disposal services is based on a 100% fixed rate cost. The GLWA's wholesale rate(s) to the City of Dearborn, for sewage disposal services will increase 4.5%, as of July 1, 2026, and the budgeted wholesale water rate for the City of Dearborn will remain relatively flat due to contract negotiations, negating the otherwise 5.9% increase. The majority of the City's rate increases are due to escalation of costs for Capital Improvements, Operations, Maintenance, Supplies, Debt Service and the aforementioned GLWA rate increases. These proposed rates will be required to pay the approximately \$34,956,700 of annual budgeted charges to GLWA, as well as our own departmental expenses and Capital Improvement plans for FY 2027. These proposed rates have been incorporated into the revenue projections that are part of the 2026-2027 Water and Sewer Division proposed budget.

In addition to paying GLWA, our proposed water and sewer rates directly fund Dearborn's Water & Sewerage infrastructure replacement projects (CIP), the operation and maintenance of 370 miles of water lines, cleaning and maintenance of 640 miles of sewer lines, metering, billing and collections, operations and maintenance of sewage lift stations, 2 major sewage pumping stations, and 4 CSO capture facilities, and various revenue bonds, interest and principal payments attributable to the Water and Sewer Division.

Thank you for your consideration in this matter.

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TH

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Tim Hawkins  
Director of Public Works

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Michael Kennedy  
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Michael Kennedy  
Chief Financial Officer

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Signed by:  
Carter Fisher  
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Carter Fisher  
Corporation Counsel

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE WATER AND SEWERS CHAPTER (CHAPTER 19) OF THE CODE OF ORDINANCES OF THE CITY OF DEARBORN BY AMENDING ARTICLE 1 ENTITLED "IN GENERAL."**

**THE CITY OF DEARBORN ORDAINS TO:**

**Amend Chapter 19 of the Code of the City of Dearborn by amending Article 1 to read as follows:**

**ARTICLE 1. – IN GENERAL**

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**Sec. 19-5. - Water service to premises outside city limits.**

If the owner of premises situated outside, but adjacent to the corporate limits of the city, may desire to connect such premises to the sewer facilities of the city so as to dispose of the sanitary sewage originating on or in connection with such premises, and if such premises are serviced by water mains with meters attached which are under the control and supervision of the city, such owner may apply for a permit to install or cause to be installed the necessary tap and connection to such sewer and the disposal of the sanitary sewage originating on or in connection with such premises under the following terms and conditions:

.....

- (4) The applicant and all persons claiming under or through him shall further agree to and shall pay to the city quarterly and within 21 days after the bill therefore is rendered by the city, a sewerage disposal fee based on the amount of water consumed on such premises, as determined by the quarterly reading of the water meter, such sewage disposal fee to be computed at the rate of ~~\$50.20~~ \$52.10 per 1,000 cubic feet or fraction thereof, of water consumed, for all bills rendered on or after the effective date of this section.

.....

(Ord. No. 85-326, § 4, 6-4-85; Ord. No. 89-456, § 4, 6-20-89; Ord. No. 90-496, 6-19-90; Ord. No. 92-536, § 4, 7-21-92; Ord. No. 95-639, 7-5-95; Ord. No. 96-679, 7-16-96; Ord. No. 97-706, 6-17-97; Ord. No. 98-726, 6-16-98; Ord. No. 99-771, 7-6-99; Ord. No. 02-903, 6-18-02; Ord. No. 03-970, 6-17-03; Ord. No. 04-1006, 6-15-04; Ord. No. 05-1046, 6-20-05; Ord. No. 06-1080 5-15-06; Ord. No. 07-1131, 6-18-07; Ord. No. 08-1170, 6-16-08; Ord. No. 09-1230, 6-15-09; Ord. No. 10-1273, 6-7-10; Ord. No. 11-1332, 6-20-11;

Ord. No. 12-1358, 6-12-12; Ord. No. 13-1402, 6-11-13; Ord. No. 14-1427, 5-20-14; Ord. No. 15-1465, 5-19-15; Ord. No. 16-1541, 6-14-16; Ord. No. 17-1580, 5-23-17; Ord. No. 18-1615, 6-19-18; Ord. No. 19-1653, 6-18-19)

**Sec. 19-28. - Rates, when payable.**

Water rates shall be paid quarterly. The following rates for water supply and service shall be charged on all bills rendered on and after the effective date of July 1, 202~~6~~5.

The rate for non-fireline accounts per MCF for water is \$~~40.90~~ 35.20 plus a capacity charge of \$~~20.64~~ 18.72, per equivalent factor based on the meter size as shown in the following schedule. The rate for fireline accounts per MCF for water is \$~~40.90~~ 35.20, plus a capacity charge of \$~~31.30~~ 28.39 per equivalent factor based on meter service size as shown in the following schedule.

THE RATE PER MCF FOR WATER IS \$~~40.90~~ 35.20 PLUS A CAPACITY CHARGE OF \$~~20.64~~ 18.72 PER EQUIVALENT FACTOR FOR NON-FIRELINE ACCOUNTS. THE RATE PER MCF FOR WATER IS \$~~40.90~~ 35.20 PLUS A CAPACITY CHARGE OF \$~~31.30~~ 28.39 PER EQUIVALENT FACTOR FOR FIRELINE ACCOUNTS. THE RATE PER MCF FOR SEWER IS \$~~52.10~~ 50.20 PLUS A CAPACITY CHARGE OF \$~~44.78~~ 44.44 PER EQUIVALENT FACTOR BASED ON THE METER SIZES AS SHOWN IN THE FOLLOWING SCHEDULE. These rates will be effective on all bills rendered on or after July 1, 202~~6~~5.

**Calculation of Quarterly Water Capacity Charge, Water Basic Service Charge and Sewer Capacity Charges, Based on Meter Sizes**

Water Meter Sizes	Equivalent	Quarterly Water Capacity Charge X Equivalent Factor	Minimum Quarterly Water Basic Service Charge	Quarterly Sewage Capacity Charge	Quarterly Basic Service Charges Water and Sewer Non-Fireline	Quarterly Basic Service Charges Water Fireline
Meter Size	FACTOR	<del>\$20.64</del> <u>18.72</u>	\$0.00	<del>\$44.78</del> <u>44.44</u>	Column C + Column E	<del>\$31.30</del> <u>28.39</u>
5/8 MAG	1	<del>\$20.64</del> <u>18.72</u>	\$0.00	<del>\$44.78</del> <u>44.44</u>	<del>\$65.42</del> <u>63.16</u>	<del>\$31.30</del> <u>28.39</u>
¾	1	<del>\$20.64</del> <u>18.72</u>	\$0.00	<del>\$44.78</del> <u>44.44</u>	<del>\$65.42</del> <u>63.16</u>	<del>\$31.30</del> <u>28.39</u>
1	2	<del>\$41.28</del>	\$0.00	<del>\$89.56</del>	<del>\$130.84</del>	<del>\$62.60</del> <u>56.78</u>

		<del>37.44</del>		<del>88.88</del>	<del>126.32</del>	
1½	4	<u>\$82.56</u> <del>74.88</del>	\$0.00	<u>\$179.12</u> <del>177.76</del>	<u>\$261.68</u> <del>252.64</del>	<u>\$125.20</u> <del>113.56</del>
2	7	<u>\$144.48</u> <del>131.04</del>	\$0.00	<u>\$313.46</u> <del>311.08</del>	<u>\$457.94</u> <del>442.12</del>	<u>\$219.10</u> <del>198.73</del>
2 × 5/8	7	<u>\$144.48</u> <del>131.04</del>	\$0.00	<u>\$313.46</u> <del>311.08</del>	<u>\$457.94</u> <del>442.12</del>	<u>\$219.10</u> <del>198.73</del>
3	16	<u>\$330.24</u> <del>299.52</del>	\$0.00	<u>\$716.48</u> <del>711.04</del>	<u>\$1,046.72</u> <del>1,010.56</del>	<u>\$500.80</u> <del>454.24</del>
3 × ¾	16	<u>\$330.24</u> <del>299.52</del>	\$0.00	<u>\$716.48</u> <del>711.04</del>	<u>\$1,046.72</u> <del>1,010.56</del>	<u>\$500.80</u> <del>454.24</del>
4	25	<u>\$516.00</u> <del>468.00</del>	\$0.00	<u>\$1,119.50</u> <del>1,111.00</del>	<u>\$1,635.50</u> <del>1,579.00</del>	<u>\$782.50</u> <del>709.75</del>
4 × ¾	25	<u>\$516.00</u> <del>468.00</del>	\$0.00	<u>\$1,119.50</u> <del>1,111.00</del>	<u>\$1,635.50</u> <del>1,579.00</del>	<u>\$782.50</u> <del>709.75</del>
4 × 1	25	<u>\$516.00</u> <del>468.00</del>	\$0.00	<u>\$1,119.50</u> <del>1,111.00</del>	<u>\$1,635.50</u> <del>1,579.00</del>	<u>\$782.50</u> <del>709.75</del>
6	50	<u>\$1,032.00</u> <del>936.00</del>	\$0.00	<u>\$2,239.00</u> <del>2,222.00</del>	<u>\$3,271.00</u> <del>3,158.00</del>	<u>\$1,565.00</u> <del>1,419.50</del>
6 × 1	50	<u>\$1,032.00</u> <del>936.00</del>	\$0.00	<u>\$2,239.00</u> <del>2,222.00</del>	<u>\$3,271.00</u> <del>3,158.00</del>	<u>\$1,565.00</u> <del>1,419.50</del>
6 × 3 × 1	50	<u>\$1,032.00</u> <del>936.00</del>	\$0.00	<u>\$2,239.00</u> <del>2,222.00</del>	<u>\$3,271.00</u> <del>3,158.00</del>	<u>\$1,565.00</u> <del>1,419.50</del>

8	80	<u>\$1,651.20</u> <del>1,497.60</del>	\$0.00	<u>\$3,582.40</u> <del>3,555.20</del>	<u>\$5,233.60</u> <del>5,052.80</del>	<u>\$2,504.00</u> <del>2,271.20</del>
8 × 2	80	<u>\$1,651.20</u> <del>1,497.60</del>	\$0.00	<u>\$3,582.40</u> <del>3,555.20</del>	<u>\$5,233.60</u> <del>5,052.80</del>	<u>\$2,504.00</u> <del>2,271.20</del>
8 × 4	80	<u>\$1,651.20</u> <del>1,497.60</del>	\$0.00	<u>\$3,582.40</u> <del>3,555.20</del>	<u>\$5,233.60</u> <del>5,052.80</del>	<u>\$2,504.00</u> <del>2,271.20</del>
8 × 4 × 1	80	<u>\$1,651.20</u> <del>1,497.60</del>	\$0.00	<u>\$3,582.40</u> <del>3,555.20</del>	<u>\$5,233.60</u> <del>5,052.80</del>	<u>\$2,504.00</u> <del>2,271.20</del>
8 × 6 × 1	80	<u>\$1,651.20</u> <del>1,497.60</del>	\$0.00	<u>\$3,582.40</u> <del>3,555.20</del>	<u>\$5,233.60</u> <del>5,052.80</del>	<u>\$2,504.00</u> <del>2,271.20</del>
10	115	<u>\$2,373.60</u> <del>2,152.80</del>	\$0.00	<u>\$5,149.70</u> <del>5,110.60</del>	<u>\$7,523.30</u> <del>7,263.40</del>	<u>\$3,599.50</u> <del>3,264.85</del>
12	155	<u>\$3,199.20</u> <del>2,901.60</del>	\$0.00	<u>\$6,940.90</u> <del>6,888.20</del>	<u>\$10,140.10</u> <del>9,789.80</del>	<u>\$4,851.50</u> <del>4,400.45</del>
16	285	<u>\$5,882.40</u> <del>5,335.20</del>	\$0.00	<u>\$12,762.30</u> <del>12,665.40</del>	<u>\$18,644.70</u> <del>18,000.60</del>	<u>\$8,920.50</u> <del>8,091.15</del>
24	600	<u>\$12,384.00</u> <del>11,232.00</del>	\$0.00	<u>\$26,868.00</u> <del>26,664.00</del>	<u>\$39,252.00</u> <del>37,896.00</del>	<u>\$18,780.00</u> <del>17,034.00</del>

(Ord. No. 85-326, § 24, 6-4-85; Ord. No. 91-517, 7-2-91; Ord. No. 92-536, § 24, 7-21-92; Ord. No. 95-639, 7-5-95; Ord. No. 96-679, 7-16-96; Ord. No. 97-706, 6-17-97; Ord. No. 98-726, 6-16-98; Ord. No. 99-771, 7-6-99; Ord. No. 00-822, 6-20-00; Ord. No. 01-853, 6-28-01; Ord. No. 02-903, 6-18-02; Ord. No. 03-970, 6-17-03; Ord. No. 04-1006, 6-15-04; Ord. No. 05-1045, 6-20-05; Ord. No. 06-1080, 5-15-06; Ord. No. 07-1131, 6-18-07; Ord. No. 08-1170, 6-16-08; Ord. No. 09-1230, 6-15-09; Ord. No. 10-1273, 6-7-10; Ord. No. 11-1332, 6-20-11; Ord. No. 12-1358, 6-12-12; Ord. No. 13-1402, 6-11-13; Ord. No. 14-1427, 5-20-14; Ord. No. 15-1465, 5-14-15; Ord. No. 16-1541, 6-14-16; Ord. No. 17-1580, 5-23-17; Ord. No. 18-1615, 6-19-18; Ord. No. 19-1653, 6-18-19)

**Sec. 19-29. - Sewage treatment rates.**

(a) *Volume of flow.* The charges for sewage treatment shall be based upon water consumption, as indicated on the water bill and shall be billed quarterly. Such rates shall be computed on the basis of \$~~52.10~~ ~~0.20~~ per MCF of water used and a quarterly basic service charge of \$~~44.78~~ ~~44.44~~ per equivalent factors based on meter size as shown in the schedule in section 19-28. These rates will be effective on all bills rendered on or after July 1, 202~~6~~5.

.....

(b) *Industrial waste control (IWC) and high strength surcharge.* In addition to the aforementioned volume of flow rate of \$~~52.10~~ ~~50.20~~ per MCF, specific industrial and commercial firms identified by the Great Lakes Water Authority, and contributors of certain pollutants in concentrations which exceed normal sewage, will be surcharged quarterly. The surcharge rates established and adopted by the Great Lakes Water Authority shall be passed through to the identified industrial and commercial firms with the same impact and effective dates as adopted by the Great Lakes Water Authority.

(c) *Industrial waste control charge.* In addition to the aforementioned volume of flow rate and the high strength surcharge, specific industrial and commercial users identified by the Great Lakes Water Authority will also be charged an industrial waste control charge.

(d) *Nonresidential flow surcharge.* For funding of the activities of the industrial waste control section, a monthly charge shall be assessed. The surcharge rates established and adopted by the Great Lakes Water Authority shall be passed through with the same impact and effective dates as adopted by the Great Lakes Water Authority.

(Ord. No. 85-326, § 25, 6-4-85; Ord. No. 91-517, § 25, 7-2-91; Ord. No. 92-536, § 25, 7-21-93; Ord. No. 95-639, 7-5-95; Ord. No. 96-679, 7-16-96; Ord. No. 97-706, 6-17-97; Ord. No. 98-726, 6-16-98; Ord. No. 99-771, 7-6-99; Ord. No. 00-822, 6-20-00; Ord. No. 01-853, 6-28-01; Ord. No. 02-903, 6-18-02; Ord. No. 03-970, 6-17-03; Ord. No. 04-1006, 6-15-04; Ord. No. 05-1045, 6-20-05; Ord. No. 06-1080, 5-15-06; Ord. No. 07-1131, 6-18-07; Ord. No. 08-1170, 6-16-08; Ord. No. 09-1230, 6-15-09; Ord. No. 10-1273, 6-7-10; Ord. No. 11-1332, 6-20-11; Ord. No. 12-1358, 6-12-12; Ord. No. 13-1402, 6-11-13; Ord. No. 14-1427, 5-20-14; Ord. No. 15-1465, 5-14-15; Ord. No. 16-1541, 6-

14-16; Ord. No. 17-1580, 5-23-17; Ord. No. 18-1615, 6- 19-18; Ord. No. 19-1653, 6-18-19)

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

May 19, 2026

The Council convened at 6:36 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Enos, Hammoud, Paris and President of the Council Sareini (5); Absent: Alsawafy and O'Reilly (2). A quorum being present, the Council was declared in session.

DATE : March 12, 2026  
TO : City Clerk  
FROM : City Council  
SUBJECT : Special Meeting of the City  
Council

Please be advised that a Special Meeting of the City Council has been called by Council President Sareini and Council President Pro Tem Alsawafy to be held on Thursday, May 19, 2026 at 6:30 p.m., in the Council Chambers, at the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn, Michigan, for the following purpose:

1. To conduct a Public Hearing to discuss the proposed Fiscal Year 2026-2027 Budget and the 2026 City tax rate and,
2. To consider such other items of business that may properly come before the Council in relation to this matter.

S// Mike Sareini  
COUNCIL PRESIDENT

S// Kamal Alsawafy  
COUNCIL PRESIDENT PRO TEM

By Enos supported by Hammoud.

5-229-26. RESOLVED: That the Public Hearing to discuss the proposed Fiscal Year 2026-2027 Budget and the 2026 City Tax Rate Pursuant to the requirement contained in Section 2-517 of the City Code be opened at 6:36 P.M.

The resolution was unanimously adopted.

Council President Pro Tem Alsawfy entered the Chambers at 6:37 P.M.

Councilmember Abraham entered the Chambers at 6:51 P.M.

By Alsawafy supported by Enos.

5-230-26. RESOLVED: That the Public Hearing to discuss the proposed Fiscal Year 2026-2027 Budget and the 2026 City Tax Rate Pursuant to the requirement contained in Section 2-517 of the City Code be terminated at 7:19 P.M.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:19 P.M.

APPROVED:

\_\_\_\_\_  
President of the Council

ATTESTED:

\_\_\_\_\_  
City Clerk

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

May 19, 2026

The Council convened at 7:35 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

Pastor Dan Ramthun of Guardian Lutheran Church delivered the invocation.

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

By Alsawafy supported by Paris.

5-231-26. RESOLVED: Dearborn Public Schools' students selected Sarah Kdough from Salina Elementary as the Teacher of the Year in the Pre-K through 2<sup>nd</sup> grade category, and

RESOLVED: Dearborn Public Schools' students selected Michelle Eifert from Whitmore-Bolles Elementary as the Teacher of the Year in the 3<sup>rd</sup> through 5<sup>th</sup> grade category, and

RESOLVED: Dearborn Public Schools' students selected Nicole Rodriguez from Stout Middle School as the Teacher of the Year in the Middle School category, and

RESOLVED: Dearborn Public Schools' students selected David Rochemont from Dearborn Hight School as the Teacher of the Year in the High School category, and

RESOLVED: Dearborn Public Schools' students selected Aretha Snadon as Teacher of the Year in the Adult Education category; be it further

RESOLVED: That the 35<sup>th</sup> City Council wishes to recognize the five (5) Alberta Muirhead Teachers of the Year - Students' Choice Award winners; be it further

effect. RESOLVED: That this resolution be given immediate

The resolution was unanimously adopted.

By Enos supported by Paris.

5-232-26. RESOLVED: Mr. Waleed Alhiyafi, a senior at Fordson High School has been identified as one of the top youth soccer players across the country, and has been selected to join the U.S. Youth Soccer Olympic Development Program U17 National Team, and as part of this competitive roster, he will represent the U.S. in international soccer matches against Spanish academies, be it further

RESOLVED: That this City Council wishes to recognize Mr. Waleed Alhiyafi for being selected to the U.S. Youth Soccer Olympic Development Program U17 National Team, and be it further

RESOLVED: That this resolution be given immediate effect.

By Alsawafy supported by Paris.

5-233-26. WHEREAS: National Police Week was established by a joint resolution of Congress in 1962, paying special recognition to those law enforcement officers who lost their lives in the line of duty or for the safety and protection of others; and

WHEREAS: Members of law enforcement deserve the appreciation and respect of our citizens for the merit, dignity, bravery, and reliability they exhibit each and every day. We must also honor the sacrifices made by families of police officers, as each day they must face constant concern as their loved one works to protect us; and

WHEREAS: The City of Dearborn expresses unwavering support for law enforcement officers across the United States in the pursuit of preserving safe and secure communities; recognizes the need to ensure that law enforcement officers have the equipment, training, and resources that are necessary in order to protect the health and safety of the officers while the officers protect the public. Law enforcement officers swear an oath to uphold the public trust even though, through the performance of the duties of a law enforcement officer, the officers may become targets for senseless acts of violence; and

WHEREAS: The City of Dearborn acknowledges that police officers and other law enforcement personnel, especially those who have made the ultimate sacrifice, should be remembered and honored; expresses condolences and solemn appreciation to the loved ones of each law enforcement officer who has made the ultimate sacrifice in the line of duty; and encourages the people of the City of Dearborn to observe National Police Week by honoring law enforcement personnel and promoting awareness of the essential mission that law enforcement personnel undertake in service to their communities and the United States; and

WHEREAS: We openly salute the law enforcement officers in our communities, in addition to those in our state and country, and honor police who sacrifice their lives for the safety and security of all. We are indebted to the unwavering public service of our local and state police and are both fortunate and grateful for the contributions of law enforcement officers to the people of Michigan; be it further

RESOLVED: That the 35<sup>th</sup> City Council of Dearborn recognizes May 6 through May 13, 2026 at National Police Week; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-234-26. WHEREAS: Public works professionals work around the clock to ensure communities' vital infrastructure, facilities, and services deliver dependable, sustainable, and resilient public health, high quality of life, and well-being throughout the United States of America; and

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

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

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

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

RESOLVED: That the 35<sup>th</sup> City Council of Dearborn recognizes May 18 through May 24, 2026 as National Public Works week; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Councilmember Enos left the Chambers at 7:49 P.M.

Councilmember Enos returned to the Chambers at 7:50 P.M.

By Paris supported by Enos.

5-235-26. WHEREAS: Mental Health Awareness month has been observed each May in the United States since 1949; and

WHEREAS: The American Psychiatric Association defines mental illness as a health condition that adversely affects emotions, thinking, or behavior. Mental health problems can cause dysfunction in a person's social, work, school, or family activities; and

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

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

RESOLVED: That the members of the 35<sup>th</sup> Dearborn City Council hereby recognize May 2026 as National Mental Health Awareness Month in the City of Dearborn and we call this observance to the attention of all of our employees, residents and members of the business community; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

5-236-26. WHEREAS: The freedom and security that United States citizens enjoy today are the results of the vigilant commitment of the United States Armed Forces in preserving the freedom and security; and

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

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

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

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

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

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

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

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

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

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

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

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

RESOLVED: That the 35<sup>th</sup> Dearborn City Council hereby recognize May 2026 as Military Appreciation Month in the City of Dearborn; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

5-237-26. RESOLVED: That the Council Rules of Order be and are hereby temporarily suspended to extend the first Public Comment section beyond the standard allotment of 30 minutes.

Public Comment began at 7:54 P.M. and ended at 8:41 P.M.

Councilmember Enos left the Chambers at 8:21 P.M.

Councilmember Enos returned to the Chambers at 8:29 P.M.

5-268-26. Council President asked if any Councilmember wished to remove an item from the Consent Agenda. Councilmember Abraham offered to remove Item # 21 regarding the request to authorize the additional expenditures to McCarthy & Smith and MCD Architects for Phase 3 of the Esper and Bryant Branch Libraries Renovation Project. Councilman Paris supported the motion. Council President removed Item #21 from the Consent Agenda.

By Hammoud supported by Alsawafy.

5-238-26. RESOLVED: That all items on the Consent Agenda for the meeting of May 19, 2026 be and are hereby approved be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

5-239-26. RESOLVED: That the Dearborn City Council hereby reappoints Deyana Unis to the Election Commission with a term ending June 30, 2030.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-240-26. WHEREAS: Communities are required to replace their lead service lines in their water distribution systems all the way to the meter; and

WHEREAS: The City of Dearborn has determined that approximately 2,994 lead services were partially replaced after identifying around 4,966 service lines that contain or may contain lead; and

WHEREAS: The Department of Public Works and Facilities of the City of Dearborn in partnership with the City's Engineering Department would like to apply for the State of Michigan Drinking Water State Revolving (DWSRF) Loan to fund the replacement of 2,001 partial laed service lines; and

WHEREAS: The average replacement cost of each service line is approximately \$6,500.00; and

WHEREAS: The total proposed project cost for lead service line replacement is \$13,000,000.00; and

WHEREAS: The estimated cost for users of the proposed project will be \$15.48; and

WHEREAS: The City of Dearborn recognizes the need to make improves to its existing drinking water system; be it further

RESOLVED: That the Project Planning Document to apply for the low-interest State of Michigan Drinking Water State Revolving Fund (DWSEF) lead services line loan assistance be adopted; and be it further

RESOLVED: That the City Engineer be authorized to act as the City's representative in this matter; and be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-241-26. RESOLVED: That all bids received for painting of the ceiling of Adray Arena are hereby rejected except the bid of Seaway Painting, LLC in an amount not to exceed \$97,180; be it further

RESOLVED: That the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That the contract term shall last until completion of the project; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Recreation-Dearborn Ice Skating, Repairs and Maintenance, Building; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-242-26. RESOLVED: That all bids received for Short Form Video Production and Distribution are hereby rejected except the bid of Sole Films, LLC in an amount not to exceed \$60,000; be it further

RESOLVED: That the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That the contract term shall be for one (1) year with four (4) one-year renewal options available; be it further

RESOLVED: That this contract shall be financed from the General Fund, Communications - Administrative Division, Contractual Services/Other Services; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-243-26. RESOLVED: That all bids received for Armed Police Services at Camp Dearborn are hereby rejected except the bid of Milford Police Department in an amount not to exceed \$100,000; be it further

RESOLVED: That the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That the contract term shall be for three years beginning June 1, 2026 through May 31, 2029 with two (2) additional one-year renewals; be it further

RESOLVED: That this contract shall be financed from the General Fund, Recreation-Camp Dearborn General, Contractual Services/Other Services.

The resolution was unanimously adopted.

By Paris supported by Enos.

5-244-26. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) (6) b, authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request for a sole source procurement from the Police Department; be it further

RESOLVED: Operator XD LLC be designated as a sole source for the purchase of the VR Training System; be it further

RESOLVED: That the Purchasing Agent be and is hereby authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this purchase order shall be financed from the General Fund, Police Administration, Travel/Staff Training Expenses; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-245-26. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) 6 (b), authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request from the Department of Public Works and Facilities for a sole source contract; therefore be it

RESOLVED: That Tyler Technologies be designated as a sole source for the purchase of Ongoing Software Maintenance for the Utility Division's Customer Information System in the amount of \$53,296 and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this contract shall be valid through September 30, 2026; be it further

RESOLVED: That this contract shall be financed from the Water Fund, Public Works, Software Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-246-26. WHEREAS: The City presently has a contract with monday.com for an enterprise platform for sales CRM and work management, offering centralized project tracking and integrated data management, and

WHEREAS: The Purchasing Division received a request from the Innovation and Technology Department for a continuance of services, and

RESOLVED: That the contract for monday.com is hereby extended for six (6) months in an amount not to exceed \$44,880; be it further

RESOLVED: That this contract shall be financed from the Information Systems Fund, Technology and Innovation PC & Network Support, Professional Services, EDP Software Services.

The resolution was unanimously adopted.

By Paris supported by Enos.

5-247-26. RESOLVED: That Change Order No. 2 with Eminent Contracting, LLC which provides for street, alley, and sidewalk pavement replacement in the amount of \$643,488. is hereby approved; be it further

RESOLVED: That the City Engineer be authorized to execute it on behalf of the City; be it further

RESOLVED: That this Change Order shall be financed from the Local Streets, Public Works, Capital Project fund.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-248-26. WHEREAS: The Dearborn Police Department has been awarded a grant from the Michigan Commission on Law Enforcement Standards (MCOLES) Continuing Professional Education (CPE) fund, and

WHEREAS: The total Michigan Commission on Law Enforcement Standards (MCOLES) Grant award is in the amount of \$183,000 with no local match needed, and

WHEREAS: The funds are to support the implementation of required in-service training standards that are mandatory for all police officers in Michigan,

WHEREAS: The Police Department has requested that the Finance Director be authorized to recognize the grant revenue in the amount of \$183,000 in the General Fund, State, MCOLES CPE Training account 101-2410-330.04-16, and appropriate the same in General Fund, Police Administration, MCOLES CPE Training account 101-2410-515.58-15; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize grant revenue in the amount of \$183,000 in the General Fund, State, MCOLES CPE Training account 101-2410-330.04-16 and appropriate the same in General Fund, Police Administration, MCOLES CPE Training account 101-2410-515.58-15; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

5-249-26. WHEREAS: The City currently has a cooperative contract with Sutphen Fire Engines (C.R. 7-344-23) for fire apparatus units, and

WHEREAS: Purchasing has received a request from the Fire Department to add \$62,135 for modifications to three Sutphen Fire apparatuses, and

WHEREAS: The Fire Department has requested that the Finance Director be authorized to appropriate \$62,135 in the Fleet & Equipment Replacement, Fire Division, Capital Expenditures fund, therefore be it

RESOLVED: That the additional expenditures to Sutphen Fire Engines be and are hereby authorized in the amount of \$62,135 for the necessary apparatus modifications; be it further

RESOLVED: That the Finance Director be and is hereby authorized to appropriate \$62,135 in the Fire & Equipment Replacement, Fire Division, Capital Expenditures fund; be it

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-250-26. WHEREAS: Following the successful return of fireworks at Camp Dearborn in previous years, the Parks & Recreation Department is requesting to continue the tradition with three fireworks displays in 2026, and

WHEREAS: Offering fireworks displays at Camp Dearborn on three targeted dates can attract a larger camping audience, enrich their experience, and potentially increase revenue, and separate ourselves from our competition, and

WHEREAS: The three proposed dates for firework displays are May 23, July 3, and August 29, 2026, coinciding with holiday weekends with no rain dates; therefore be it

RESOLVED: That the Parks and Recreation Department be and are hereby authorized to conduct firework displays at Camp Dearborn on May 23, July 3, and August 29, 2026 with no rain dates; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-251-26. WHEREAS: City Council passed C.R. 2-69-26 which confirmed and approved the 2025 Delinquent Miscellaneous and Special Assessment Roll in the amount of \$334,198.92, plus an additional 25% transfer fee, be spread onto the 2025 Tax Roll, and

WHEREAS: In accordance with City Charter, the Treasury Division mailed Delinquent Notices to all affected private properties and accepted \$88,601.08 in payments and adjustments through April 17, 2026 and certifies that the following amounts are still due to the City for the several services affecting private property as follows:

Demolition Legal Fees	\$14,650.00
Police False Alarms	24,200.00
Fire False Alarms	1,375.00
Litter	3,942.50
Nuisance Abatements	102,475.00
Ordinance Pickups	1,225.00
Recycle/Trash Carts	5,880.00

Snow Removal	430.00
Show Up Fee	11,990.00
Special Pickups Requested	1,450.00
Tall Vegetation	23,530.00
General Fund MR Penalty	10,549.29
SAD874 - West Parking Maint.	28,241.57
SAD875 - East Parking Maint.	1,695.80
Apron Bills w/Interest & Penalty	891.05
<u>Sewer Bills w/Interest &amp; Penalty</u>	<u>13,072.63</u>
Total	245,597.84
25% Transfer Fee	61,399.47
Total to 2026 Tax Roll	\$306,997.31

AND

WHEREAS: The City of Dearborn Treasury Division requests that these delinquent items spread as the 2025 Special Assessment Roll for the 2026 Tax Roll as supported by the subsidiary Accounts Receivable systems; therefore be it

RESOLVED: That this Council does hereby confirm and approve the Final Delinquent Miscellaneous and Special Assessment Roll for 2025 for the serval services affecting private property in the amount of \$245,897.84, plus a 25% transfer fee in the amount of \$61,399.47 per Council Resolution 11-1102-02, for a final amount \$306,997.31 to be transferred onto the 2026 Tax Roll; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-252-26. WHEREAS: In December 2019, an unavoidable overpayment of pension benefits in the amount of \$503.45 was made to Chapter 21 surviving beneficiary Ms. Madonna Omietanski, who passed away after the December payroll was processed, and

WHEREAS: The Finance Department created an invoice for the overpayment and made multiple attempts to collect the funds, and

WHEREAS: Having no further points of contact for Ms. Omietanski's affairs, the Finance Department requests approval to write-off the corresponding invoice in the amount of \$503.45 as uncollectable; therefore be it further

RESOLVED: The Finance Department is hereby authorized to write-off the outstanding invoice in the amount of \$503.45 from the Estate of Ms. Madonna Omietanski as uncollectable.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-253-26. WHEREAS: The City of Dearborn applied for and received a grant from the Ralph C. Wilson Jr. Legacy Fund for Design and Access, administered by the Community Foundation for Southeastern Michigan to improve accessibility at Camp Dearborn, and

WHEREAS: The total grant award is \$50,000 with no local match needed, and

WHEREAS: The grant will be utilized to replace the existing kayak launch with a universally accessible design that meets the current accessibility standard and expands access to the Huron River, and

WHEREAS: The Parks & Recreation Department has requested that the Finance Director be authorized to recognize grant revenue in the amount of \$50,000 in the General Capital Improvement, Contributions from Private Source in Project I20927 account and appropriate the same in the General Capital Improvement, Parks & Recreation, Camp Dearborn, Capital Project Support, Undistributed Appropriations in Project I20927 account; therefore be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize grant revenue in the amount of \$50,000 in the General Capital Improvement, Contributions from Private Source in Project I20927 account and appropriate the same in the General Capital Improvement, Parks & Recreation, Camp Dearborn, Capital Project Support, Undistributed Appropriations in Project I20928 account;

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-254-26. WHEREAS: The City presently has a contract with Resultant for Google Workspace, and

WHEREAS: The Purchasing Division received a request from the Innovation & Technology Department for a continuance for the next three (3) years in the amount of \$506,5000 annually, and

WHEREAS: Resultant has offered to extend the present contract prices through March 22, 2029; be it therefore

RESOLVED: That the contract for Google Workspace is hereby extended with Resultant through March 22, 2029 in an amount not to exceed \$1,519,500; be it further

RESOLVED: That this contract shall be financed from the Information System Fund, Technology & Innovation, PC & Network Services, Professional Services, EDP Software Services; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

5-255-26. WHEREAS: The City presently has a contract with McCarthy & Smith and MCD Architects for Phase 3 Construction Services for the Esper and Bryant Libraries Renovation Project, and

WHEREAS: The Purchasing Division received a request from the Library Department for a continuance for the next Phase of Renovations in the amount of \$11,669,215, and

RESOLVED: That the contract for Phase 3 Construction Services for the Esper and Bryant Libraries Renovation Project is hereby extended with McCarthy & Smith and MCD Architects in an amount not to exceed \$11,669,215; be it further

RESOLVED: That this contract shall be financed from the Facility Fund, Libraries, Capital Project Support;

The Resolution was adopted upon a roll call vote as follows; Yeas: Abraham, Alsawfy, Enos, Hammoud, O'Reilly, Paris, and Sareini (7); Nays (0); Absent: (0).

By Enos supported by O'Reilly.

5-256-26. RESOLVED: That the minutes of the previous regular meeting of April 28, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Paris supported by Enos.

5-257-26. RESOLVED: That the minutes of the previous special (open) meeting of April 30, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-258-26. RESOLVED: That the minutes of the previous special (open) meeting of May 6, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

Councilmember Enos introduced Ordinance No. 26-1866 - "An Ordinance to Amend the Zoning Ordinance of the City of Dearborn by Amending Article 1.00, Entitled 'Short Title, Rules of Construction and Definitions', Article 7.00, Entitled 'Site Development Standards Applicable to Specified Users', Article 18.00, Entitled 'I-A, Light Industrial District', Article 19.00, Entitled 'I-B, Medium Industrial District', Article 20.00, Entitled 'I-C, Intensive Industrial District', and Article 21.00, Entitled 'I-D, General Industrial District'."

The Clerk read the Ordinance by title.

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

By Paris supported by O'Reilly.

5-29-26. RESOLVED: That proposed Ordinance No. 26-1866 be laid on the table.

The resolution was unanimously adopted.

Councilmember Enos left the Chambers at 9:26 P.M.

Councilmember Enos returned to the Chambers at 9:28 P.M.

Councilmember Enos introduced Ordinance No. 26-1867 - "An Ordinance to Amend the Water and Sewers Chapter (Chapter 19) of the Code of Ordinances of the City of Dearborn by amending Article I entitled 'In General', for rates effective July 1, 2026."

The Clerk read the Ordinance by title.

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

By Paris supported by O'Reilly.

5-260-26. RESOLVED: That proposed Ordinance No. 26-1867 be laid on the table.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-261-26. WHEREAS: States and Kingdon, LLC has requested a special use of land approval and waiver of the City of Dearborn's noise ordinance in order to bring the "Red Bull Showrun" to Dearborn, featuring a motorsports demonstration on a course utilizing Parkland Boulevard and Executive Plaza Drive, and

WHEREAS: The event involves the obstruction of public property and roadway closures, it is not a permitted use by right and requires City Council the approval for a special use of land, be it

RESOLVED: That City Council has approved the special use of land to States and Kingdom, LLC for the "Red Bull Showrun" event to be held at 6 Parkland Boulevard from July 13-21, 2026, and be it further

RESOLVED: That the City Council has waived the City of Dearborn's noise ordinance for the duration of the event; and be it further

RESOLVED: That the approval of the special use of land is contingent on payment of fees, final approval of permit application materials, and passing all applicable inspections; and be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Councilmember Abraham left the Chambers at 9:40 P.M.

Councilmember Abraham returned to the Chambers at 9:42 P.M.

By Paris supported by Enos.

5-262-26. RESOLVED: That all bids received for the Bryant Library Garden Hub Construction Project are hereby rejected except the bid of Key Construction Group, LLC in an amount not to exceed \$1,275,091 that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Facility Fund, Libraries, Capital Project Support account; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-263-26. RESOLVED: That the Ashura Project be and are hereby granted permission to conduct their 12<sup>th</sup> Annual 'March for Justice' Procession/Rally on Sunday, June 28, 2026 from 10:00 A.M. to 2:00 P.M., subject to reimbursement of all City Services, and all applicable ordinances and the rules and regulations of the Police Department; be it further

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

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

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

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

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

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

RESOLVED: That the Noise Ordinance be and is hereby waived during the event times on Sunday, June 28, 2026, be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Councilmember Enos left the Chambers at 9:48 P.M.

Councilmember Enos returned to the Chambers at 9:50 P.M.

By Paris supported by Enos.

5-264-26. WHEREAS: The Parks & Recreation Department has secured a three-year sponsorship award of the Recreation Showmobile and the new "Summer Sounds Music Concert Series" from Guernsey Farms Dairy, and

WHEREAS: The Guernsey Farms Dairy total sponsorship award is in the amount of \$40,000, and

WHEREAS: The Parks & Recreation Department has requested Council to recognize and appropriate \$10,000 for FY26 in sponsorship funds

WHEREAS: The Parks & Recreation Department has requested the Finance Director be authorized to recognize the sponsorship revenue in the amount of \$10,000 for FY26 in the General Fund, Recreation-Camp Dearborn, Camping/Publishing account, therefore be it

RESOLVED: That the City Council hereby recognizes and appropriates the \$10,000 award from Guernsey Farms Dairy for the sponsorship of the Recreation Showmobile and the new "Summer Sounds Music Concert Series at Camp Dearborn, be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize the sponsorship award of \$10,000 for FY26 in the General Fund, Recreation-Camp Dearborn, Camping/Publishing account.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

5-265-26. WHEREAS: The City of Dearborn has the opportunity to purchase the following property:

Lot 197, F & PM Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 16, Page 43 of Plats, Wayne County Records.

Tax I.D. 82-10-172-06-007  
Commonly known as 5120 Porath, Dearborn, MI 48126

,and

WHEREAS: The Seller, Foaad Al-Hassan, has agreed to accept the negotiated sale price of \$275,000, subject to City Council approval. The Assessor's opinion of the value of the property is \$151,000, and

WHEREAS: Given the significance of 5120 Porath to the City's future plans for the Eugene-Porath area, it is recommended that Council approves the purchase of this property despite the Assessor's lower valuation. The City has, for many years, been purchasing and land banking properties in the Eugene-Porath area with the intent to redevelop the land. The proposed purchase of 5120 Porath is a continuation of this effort. A public purpose will also therefore be served by the acquisition of this property, and

WHEREAS: As a condition of the sale, the seller will remain in the property as lessee for a period not to exceed sixty (60) days following closing. No rent will be payable from Mr. Al-Hassan to the City. Seller will pay for all utility and maintenance bills during the 60-day period, including, but not limited to, electricity, gas, water and sewage, lawn and landscaping maintenance, snow and ice removal, as well as all municipal, county, and state taxes assessed during the term of the lease. All terms and conditions of the rental agreement are memorialized in a separate lease agreement between the City and seller, and

WHEREAS: Under the terms of the Purchase Agreement, the City will purchase the property in an "as is" condition subject to the existing building and use restrictions, easements, and zoning ordinances, and

WHEREAS: The seller will pay for the costs associated with the title insurance policy, State and County transfer taxes, and seller's closing fees owed to the Title Company. The City will pay for the costs associated with the survey, if any, document recording fees, inspection and compliance fees, and the City's closing fees owed to the Title Company, and

WHEREAS: The closing will occur within 60 days following delivery of the commitment for the title insurance policy, and

WHEREAS: Based upon the foregoing, it is recommended that City Council approves the purchase of 5120 Porath for \$275,000. It is further recommended that the Mayor and Corporation Counsel or his designee be authorized to execute documents necessary to effectuate the purchase, and

WHEREAS: It is also recommended that the Finance Director be authorized and directed to issue his proper warrant in the amount of \$275,000 for the purchase price and up to an additional \$25,000 for closing and demolition costs. Funding for this purchase and subsequent costs shall be from Account 401-6100-435.71-10, Project A40000; therefore be it

RESOLVED: That this Council approves the acquisition of the following property:

Lot 197, F & PM Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 16, Page 43 of Plats, Wayne County Records.

Tax I.D. 82-10-172-06-007  
Commonly known as 5120 Porath, Dearborn, MI 48126

from the owner thereof for the sum of \$275,000, and up to \$25,000 in closing and demolition costs, subject to prorations and adjustments shown on the closing statement, upon the seller furnishing to the City a title insurance policy showing marketable title and a properly executed deed approved by Corporation Counsel or his designee; be it further

RESOLVED: That under the terms of the Purchase Agreement, the City will purchase the property in an "as is" condition subject to the existing building and use restrictions, easements, and zoning ordinances; be it further

RESOLVED: That as a condition of the sale, the seller will remain in the property as lessee for a period not to exceed sixty (60) days following closing. No rent will be payable from Mr. Al-Hassan to the City. Seller will pay for all utility and maintenance bills during the 60-day period, including, but not limited to, electricity, gas, water and sewage, lawn and landscaping maintenance, snow and ice removal, as well as all municipal, county, and state taxes assessed during the term of the lease. The terms and conditions of the rental agreement are memorialized in a separate lease agreement between the City and seller; be it further

RESOLVED: That the seller will pay for the costs associated with the title insurance policy, State and County transfer taxes, and seller's closing fees owed to the Title Company. The City will pay for the costs associated with the survey, if any, document recording fees, inspection and compliance fees, and the City's closing fees owed to the Title Company; be it further

RESOLVED: That closing will occur within 60 days following delivery of the commitment for the title insurance policy; be it further

RESOLVED: That a public purpose will be served by the acquisition of this property as the City has, for many years, been purchasing and land banking properties in the Eugene-Porath area with the intent to redevelop the land. The purchase of 5120 Porath is a continuation of this effort; be it further

RESOLVED: That the Mayor and Corporation Counsel or his designee are authorized to execute documents on behalf of the City of Dearborn to effectuate this purchase; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$275,000, and up to \$25,000 in closing and demolition costs, subject to adjustments, if any, as shown on the closing statement reviewed and approved by Corporation Counsel or his designee, drawn upon Account 401-6100-435.71-10, Project A40000; be it further

RESOLVED: That this resolution be given immediate effect.

The Resolution was adopted upon a roll call vote as follows; Yeas: Abraham, Alsawfy, Enos, Hammoud, O'Reilly, and Sareini (6); Paris (1); Absent: (0).

By Enos supported by O'Reilly.

5-266-26. WHEREAS: The City of Dearborn has the opportunity to purchase the following property:

Lot 221, F & PM Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 16, Page 43 of Plats, Wayne County Records.

Tax I.D. 82-10-172-05-019  
Commonly known as 5045 Porath, Dearborn, MI 48126

, and

WHEREAS: The Seller, Aaron Aldridge, has agreed to accept the negotiated sale price of \$250,000, subject to City Council approval. The Assessor's opinion of the value of the property is \$121,000, and

WHEREAS: Given the significance of 5045 Porath to the City's future plans for the Eugene-Porath area, it is recommended that Council approves the purchase of this property despite the Assessor's lower valuation. The City has, for many years, been purchasing and land banking properties in the Eugene-Porath area with the intent to redevelop the land. The proposed purchase of 5045 Porath is a continuation of this effort. A public purpose will also therefore be served by the acquisition of this property, and

WHEREAS: Under the terms of the Purchase Agreement, the City will purchase the property in an "as is" condition subject to the existing building and use restrictions, easements, and zoning ordinances, and

WHEREAS: The seller will pay for the costs associated with the title insurance policy, State and County transfer taxes, and seller's closing fees owed to the Title Company. The City will pay for the costs associated with the survey, if any, document recording fees, inspection and compliance fees, and the City's closing fees owed to the Title Company, and

WHEREAS: The closing will occur within 60 days following delivery of the commitment for the title insurance policy, and

WHEREAS: Based upon the foregoing, it is recommended that City Council approves the purchase of 5045 Porath for \$250,000. It is further recommended that Corporation Counsel or his designee be authorized to execute documents necessary to effectuate the purchase, and

WHEREAS: It is also recommended that the Finance Director be authorized and directed to issue his proper warrant in the amount of \$250,000 for the purchase price and up to an additional \$25,000 for closing and demolition costs. Funding for this purchase and subsequent costs shall be from Account 401-6100-435.71-10, Project A40000; therefore, be it

RESOLVED: That this Council approves the acquisition of the following property:

Lot 221, F & PM Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 16, Page 43 of Plats, Wayne County Records.

Tax I.D. 82-10-172-05-019  
Commonly known as 5045 Porath, Dearborn, MI 48126

from the owner thereof for the sum of \$250,000, and up to \$25,000 in closing and demolition costs, subject to prorations and adjustments shown on the closing statement, upon the seller furnishing to the City a title insurance policy showing marketable title and a properly executed deed approved by Corporation Counsel or his designee; be it further

RESOLVED: That under the terms of the Purchase Agreement, the City will purchase the property in an "as is" condition subject to the existing building and use restrictions, easements, and zoning ordinances; be it further

RESOLVED: That the seller will pay for the costs associated with the title insurance policy, State and County transfer taxes, and seller's closing fees owed to the Title Company. The City will pay for the costs associated with the survey, if any, document recording fees, inspection and compliance fees, and the City's closing fees owed to the Title Company; be it further

RESOLVED: That closing will occur within 60 days following delivery of the commitment for the title insurance policy; be it further

RESOLVED: That a public purpose will be served by the acquisition of this property as the City has, for many years, been purchasing and land banking properties in the Eugene-Porath area with the intent to redevelop the land. The purchase of 5045 Porath is a continuation of this effort; be it further

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

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$250,000, and up to \$25,000 in closing and demolition costs, subject to adjustments, if any, as shown on the closing statement reviewed and approved by Corporation Counsel or his designee, drawn upon Account 401-6100-435.71-10, Project A40000; be it further

RESOLVED: That this resolution be given immediate effect.

The Resolution was adopted upon a roll call vote as follows; Yeas: Abraham, Alsawfy, Enos, Hammoud, O'Reilly, and Sareini (6); Paris (1); Absent: (0).

By Alsawafy supported by Paris.

5-267-26. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Lola Elzein to the West Dearborn Downtown Development Authority with a term ending June 30, 2030; be it further

RESOLVED: That failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

The Council President opened the floor to public comment.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 10:26 P.M.

APPROVED:

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President of the Council

ATTESTED:

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City Clerk

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN  
(CLOSED)

May 20, 2026

The Council convened at 5:32 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

TO : City Clerk  
FROM : City Council  
RE : Special Meeting of the Council  
(Closed Session)  
NOTICE  
DATE : May 8, 2026

You are hereby requested to call a Special Meeting of the City Council, to be held at 5:30 p.m. on May 20, 2026, in Conference Room 1-B, of the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn, Michigan, for the following purpose: The Special Meeting shall be a "closed session" of the City Council in accordance with the provisions of Act No. 267, P.A. of 1976, as amended, (Open Meetings Act) Section 8(h) "to consider material exempt from discussion or disclosure by state or federal law, which exempts from public disclosure information or records subject to the attorney-client privilege."

Minutes of the closed session shall be kept in accord with the provisions of Act No. 267, P.A. of 1976, as amended, Section 7 requiring: "A separate set of minutes shall be taken by the Clerk or the designated secretary of the public body at the closed session. These minutes shall be retained by the Clerk of the public body, shall not be available to the public, and shall only be disclosed if required by civil action filed under Section 10, 11 or 13."

To ensure technical compliance with the provisions of the Open Meetings Act--Section 7(1)-- the City Council shall formally convene at 5:30 p.m. on Wednesday, May 20, 2026, in Conference Room 1-B of the Dearborn Administrative Center for purposes of authorizing the "closed session."

S//Council President Sareini

S//Councilmember Paris

By Enos supported by Paris.

5-269-26. RESOLVED: That this Council enter into a closed session at 5:33 P.M.

The resolution was adopted as follows; Yeas: Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and Sareini (7); Nays: None (0); Absent: None (0).

By Alsawafy supported by O'Reilly.

5-270-26. RESOLVED: That this Council withdraw from the closed session at 5:58 P.M.

The resolution was adopted as follows; Yeas: Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and Sareini (7); Nays: None (0); Absent: None (0).

By Enos supported by Paris.

5-271-26. WHEREAS: On May 20, 2026, the City requested to enter closed session "to consider material exempt from discussion or disclosure by state or federal law, which exempts from public disclosure information or records subject to the attorney-client privilege"; therefore be it

RESOLVED: That the City Council hereby accepts the recommendation of Corporation Counsel as discussed in closed session; be it further

RESOLVED: That the City Council hereby approves Corporation Counsel to advance it recommendation as discussed in closed session.

The resolution was adopted as follows; Yeas: Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and Sareini (7); Nays: None (0); Absent: None (0).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 5:59 P.M.

APPROVED:

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President of the Council

ATTESTED:

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City Clerk

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

May 20, 2026

The Council convened at 6:02 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

DATE : March 12, 2026  
TO : City Clerk  
FROM : City Council  
SUBJECT : Special Meeting of the City Council

Please be advised that a Special Meeting of the City Council has been called by Council President Sareini and Council President Pro Tem Alsawafy to be held on Wednesday, May 20, 2026 at 6:00 p.m., in the Council Chambers, at the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn, Michigan, for the following purpose:

1. To consider and take action concerning the proposed Fiscal Year 2026-2027 Budget and the 2026 City Tax Rate pursuant to the requirement contained in Section 2-517 of the City Code, and
2. To consider such other items of business that may properly come before the Council in relation to this matter.

S// Michael Sareini  
COUNCIL PRESIDENT

S// Kamal Alsawafy  
COUNCIL PRESIDENT PRO TEM

By Abraham supported by Alsawafy.

5-272-26. RESOLVED: That estimates of anticipated revenues and proposed appropriations are hereby adopted as contained in the accompanying summary documents as follows; be it further

RESOLVED: Estimates of revenues are approved in total and appropriations are hereby authorized at the department level (lump sum) within the General Fund,

except: the Camp Dearborn, Mystic Creek Golf Course, and Dearborn Hills Golf Course appropriations are authorized for each at the Recreation Division level and budget can only be reallocated from or to each of these Recreation Divisions with prior approval by the City Council,

except: the Police Department-Dispatch Division appropriations are authorized at the Division level and budget can only be reallocated from or to this Division with prior approval by the City Council, be it further

except: the City Clerk Election Division appropriations are authorized at the Division level and budget can only be reallocated from or to this Division with prior approval by the City Council, be it further

RESOLVED: That the Director of Finance may automatically appropriate fund balance for leave time payouts exceeding budget with notice to be filed with the City Council within five business days; be it further

RESOLVED: Estimates of revenues are approved in total and appropriations for remaining Governmental funds are approved in total for each fund (lump sum), including the Major Street and Trunkline Fund, Local Street Fund, Indigent Defense Fund, Drug Law Enforcement Fund, Library Fund, Community Development Fund, the Opioid Settlement Fund, and General Capital Improvement Fund; be it further

RESOLVED: Estimates of revenues and appropriations for the East Dearborn Downtown Development Authority, the West Dearborn Downtown Development Authority, the Brownfield Redevelopment Authority, Dix-Vernor Business District Improvement Authority, and the Warren Business District Improvement Authority are approved in total for each component unit; be it further

RESOLVED: That the Director of Finance may automatically establish revenue budgets and corresponding appropriations based on actual receipts for the Designated Purposes Fund, the Drug Law Enforcement Fund and the Opioid Settlement Fund; be it further

RESOLVED: That the Director of Finance may automatically establish revenue budgets and corresponding appropriations-based reimbursements received in relation to capital projects; be it further

RESOLVED: Enterprise, Internal Service and Fiduciary Funds including the Water Fund, Sewer Fund, Seniors Apartment Operating Fund, Information Systems Fund, Facilities Fund, Fleet and Equipment Replacement Fund, Employee Insurance Fund, Fleet and General Liability Insurance Fund, Workers' Compensation Fund, Retiree Death Benefit Fund, Post Employment Health Care Fund, and the three closed Defined Benefit Pension System Funds are authorized to operate as determined by activity levels (lump sum), within constraints of anticipated revenues and available surplus in accordance with law, and budget modifications approved by the Mayor and periodically reported to City Council; be it further

RESOLVED: That unexpended appropriations within all funds and component units will be automatically rolled forward only for support of one-time outlays necessary for support of special programs or projects as designated by the Director of Finance with approval of the Mayor and for multi-year appropriations such as projects and grants, as previously authorized. Ongoing routine purchases for delivery in the new fiscal year shall be financed from the fiscal 2026-2027 budget; be it further

RESOLVED: To establish project appropriations as recommended by the Capital Improvement Coordinating Committee and approved by the City Plan Commission, the Council hereby authorizes the Department of Finance to make any necessary transfers or reallocations to establish, augment or close project appropriations as listed on the Capital Improvement Plan; be it further

RESOLVED: To permit timely implementation of proposed projects including work to start with the current construction season, the proposed project appropriations contained with the Capital Improvement section of the budget are herewith given immediate effect; be it further

RESOLVED: Within the General Capital Improvement Fund, interest earnings and other revenue shall be first used to support capital project appropriations up to the amounts herein authorized after which they shall be credited to unallocated fund balance, for possible appropriation and project amendments at the Council's discretion; be it further

RESOLVED: Effective January 1, 2027, retirees over age 65 with household incomes at or below 250% the Federal Poverty Level ("FPL") will be eligible to seek reimbursement for medical bills up to \$500 for a single individual or \$1,000 per household of two or more.

- Pursuant to the United States Department of Agriculture ("USDA"), whose calculations of the federal poverty level are shared across public assistance programs, including cash, medical, and food assistance, the following are income guidelines for 2025-2026:
  - 250% federal poverty level (household of 1): \$39,125 annually
  - 250% federal poverty level (household of 2): \$52,875 annually; be it further

RESOLVED: To be eligible for the hardship program applications must include the applicants most recent tax return for income verification or income statements from pension, social security, or other income sources and be submitted, with appropriate billing documentation, to the Payroll and Benefits Division of the City of Dearborn Finance Department; be it further

RESOLVED: The hardship program will be reviewed jointly by the Council and Administration annually during budget review; be it further

RESOLVED: Consistent with the legislative power and authority conferred on the Council by Charter to exercise all legislative duties, the Executive Department will not prevent the Legislative Department from filling a budgeted vacant position within the Council office; be it further

RESOLVED: That the amounts to be raised by taxation are those detailed in the accompanying estimates of revenue and that the tax rates for the July 1, 2026 levy in support of the 2026-2027 General Fund and Library Fund budgets shall be as follows:

for purposes of financing general operations, capital outlay, capital improvements, non-voted debt service and contingencies as detailed in department budgets and supporting documents summarized herewith, pursuant to City Charter and applicable state law: **\$15.0000** mills;

for garbage and rubbish collection and disposal authorized by P.A. 298 of 1917 as amended: **\$2.1100** mills;

for purposes of financing the Library Fund as approved by voters in November, 2021 and authorized by City Council summarized herewith: **\$1.5400** mills;

The total of 2026 Summer City Tax millage is to be **\$18.6500** mills; and be it further

RESOLVED: That the amounts to be raised by taxation, as also detailed in the accompanying estimates of revenue and that the tax rate for the December 1, 2026 levy in support of the federally mandated 2026-2027 Combined Sewer Overflow (CSO) debt service budget shall be as follows:

for purposes of financing General Obligation Combined Sewer Overflow (CSO) debt as approved by voters in November, 2004 summarized herewith: **\$ 3.8200** mills.

for purposes of financing General Obligation Combined Sewer Overflow (CSO) debt as approved by voters in August, 2018 summarized herewith:  
**\$ 0.4300** mills.

The total of the 2026 Winter CSO Tax millage is to be **\$4.2500** mills.

BE IT FURTHER

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 6:10 P.M.

APPROVED:

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President of the Council

ATTESTED:

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City Clerk

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

May 27, 2026

The Council convened at 6:05 P.M., President of Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, and President of the Council Sareini (5); Absent: O'Reilly and Paris (2). A quorum being present, the Council was declared in session.

NOTICE

DATE : May 22, 2026

TO : City Clerk

FROM : City Council

SUBJECT : Special Meeting of the City Council

Please be advised that a Special Meeting of the City Council has been called by Council President Sareini and Councilmember Enos to be held on Wednesday, May 27, 2026 at 6:00 p.m. in Council Room 1D of the Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan, for the following purpose:

1. To consider a second reading and approval of the ORDINANCE ON THE TABLE, Ordinance No. 26-1866, -- "An Ordinance to Amend the Zoning Ordinance of the City of Dearborn by Amending Article 1.00, Entitled 'Short Title, Rules of Construction and Definitions', Article 7.00, Entitled 'Site Development Standards Applicable to Specified Uses'. Article 18.00, Entitled 'I-A Light Industrial District', Article 19.00, Entitled 'I-B, Medium Industrial District', Article 20.00, Entitled 'I-C, Intensive Industrial District', and Article 21.00, Entitled 'I-D, General Industrial District'."

2. To consider such other items of business that may properly come before the Council in relation to this matter.

S/Michael T. Sareini  
Council President

S/Gary A. Enos  
Councilmember

By Hammoud supported by Enos.

5-273-26. RESOLVED: That Ordinance No. 26-1866 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read the Ordinance No. 26-1866 entitled, "An Ordinance to Amend the Zoning Ordinance by Amending Article 1.00, Entitled 'Short Title, Rules of Construction and Definitions', Article 7.00, Entitled 'Site Development Standards Applicable to Specified Uses'. Article 18.00, Entitled 'I-A Light Industrial District', Article 19.00, Entitled 'I-B, Medium Industrial District', Article 20.00, Entitled 'I-C, Intensive Industrial District', and Article 21.00, Entitled 'I-D, General Industrial District'."

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

The President of the Council then put the question, "Shall this Ordinance pass?"

The Ordinance was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, and Sareini (5), Nays: None (0), Absent: O'Reilly and Paris (2).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 6:27 P.M.

APPROVED:

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PRESIDENT OF THE COUNCIL

ATTESTED:

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CITY CLERK

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