REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

July 14, 2026

The Council convened at 7:07 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

Reverend Rachel Kain of Good Shepherd United Methodist Church delivered the invocation.

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

By Sareini supported by Enos.

7-308-26. RESOLVED: That the 35th City Council hereby recognizes Gary Tanner, Founder and Chairman of the Michigan Wounded and Returning Warrior Program; be it further

RESOLVED: That this program was founded in 2010 and assists veterans in three ways:

(1) Provides temporary financial assistance for an emergent need to Veterans, active-duty military, reserve, and National Guard service members who are residents of Michigan.

(2) Michigan veterans or service members and their families: retreats after returning from deployment.

(3) Provide grants to mental health professionals providing workshops that target veterans and military service members, and

RESOLVED: That Mr. Tanner received the National Guard Volunteer Award in November 2025 for his efforts with the American Legion Department for his program; be it further

RESOLVED: That the Michigan National Guard Family Program's Community Purple Award recognizes organizations and businesses that exemplify the program's core values of supporting both Army and Air Guard families; be it further

RESOLVED: That this award acknowledges their dedication to working with and for the National Guard, contributing to the program's mission of enhancing the quality of life for military families and the communities they live in; be it further

RESOLVED: That 100 percent of the funds support Michigan National Guard, Service members, Veterans and their families; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Unanimously.

7-309-26. WHEREAS: The Council has learned with sorrow of the passing of James R. Woodyard, and

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

RESOLVED: That the members of the 35th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Public Comment began at 7:21 P.M.

By Alsawafy supported by Enos.

7-310-26. RESOLVED: That the time for Public Comment be and is hereby extended.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Councilmember Alsawafy left the Chambers at 8:15 P.M. and returned at 8:20 P.M.

Public Comment ended at 8:26 P.M.

By Hammoud supported by Enos.

7-311-26. RESOLVED: That all items on the Consent Agenda for the meeting of July 14, 2026 be and are hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Alsawafy.

7-312-26. WHEREAS: The City of Dearborn is Proposing to amend its Fiscal Year 2026-27 Housing and Community Development Action Plan (B-26-MC) by transferring a total of $150,000 of its FY2022-23 and $350,000 of its FY 2024-25 prior year's unexpended and unprogrammed CDBG funding to support and fund the Warren Façade Program, and

WHEREAS: The Department of Economic Development is requesting to utilize prior year unexpended and unprogrammed CDBG funds toward the following projects:

> Warren Façade Program: The scope of work will include the design and construction of new facades for businesses along Warren Avenue Business Corridor. Approximately eight businesses will receive façade improvements through this program. Funds will also support the salary of the Warren Program Manager, and

WHEREAS: It is also requested that the Finance Director and the Finance Department be authorized to recognize and appropriate the grant award and to receive, direct, and disperse those award funds within the Community Development Fund (283) or other funds as supported through the annual schedule of supported resources which could include the General Fund (101) or Facilities Fund (634) or Warren BDIA Fund (251); therefore be it

RESOLVED: That City Council hereby authorizes the Economic Development Department to amend the current FY 2026-27 Housing and Community Development Action Plan (B-26-MC) by transferring a total of $150,000 of its FY2022-23 (B-22-MC) unexpended and unprogrammed CDBG funding for the proposed Lapeer Park Playscape project; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to transfer a total of $350,000 of its FY2024-25 (B-24-MC) unexpended and unprogrammed CDBG funding for the proposed Wyoming Commercial Demolition project; be it further

RESOLVED: That the Finance Director and the Finance Department be and is hereby authorized to recognize and appropriate the grant award and to receive, direct, and disperse those award funds within the Community Development Fund (283) or other funds as supported through the annual schedule of supported resources which could include the General Fund (101) or Facilities Fund (634) or Warren BDIA Fund (251); 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 unanimously adopted.

By Hammoud supported by Alsawafy.

7-313-26. WHEREAS: The Department of Public Works and Facilities requests approval of an amendment to DTE Energy Company Rider 17 Agreement, and

WHEREAS: DTE is expanding its renewable energy portfolio with one or more designated renewable energy projects as well as utilizing the capacity and generation under specific operational projects and the locations selected are all city owned properties, parks and buildings, and

WHEREAS: In the past, the City relied on traditional nonrenewable energy sources. One of the administrations goals is to operate with more green infrastructure and this agreement with DTE is a step in that direction by providing renewable energy sources, and

WHEREAS: Under the Agreement, the City agrees to purchase eighty five percent (85%) of its energy requirements at the selected locations at a rate of $0.062 per kilowatt-hour (kWh0, and

WHEREAS: The DTE Energy Company Rider 17 amendment is for a 5-year term beginning July 2026, with a program review scheduled for year four (4) and this change is designed to provide more flexibility while still maintaining the integrity of the City’s partnership with DTE; therefore be it

RESOLVED: That City Council does hereby authorize to amend the DTE Energy Company Rider 17 agreement to purchase eighty five percent (85%) of its energy requirements at selected locations at a rate of $0.062 per kilowatt-hour (kWh); be it further

RESOLVED: That the Mayor be and is hereby authorized to sign the amended DTE Energy Company Rider 17 agreement on behalf of the City.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

7-314-26. WHEREAS: An emergency has arisen in connection with the purchase of emergency repairs to a DPW Dump Truck that was severely damaged in an accident; therefore be it

RESOLVED: That the City Council does hereby determine to declare the existence of an emergency and authorizes the purchase of emergency repairs to a DPW Dump Truck from 11 Mile Truck, Frame, & Axle in the amount of $67,169 under emergency provisions of Section 2-568(b)10 of Ordinance No. 96-661; be it further

RESOLVED: That this purchase will be financed from the General Fund, Public Works-Fleet R&M Operations, Repair & Maintenance / Vehicle Repair & Maintenance budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Reilly supported by Paris.

7-315-26. RESOLVED: That all bids received for Construction, Engineering, and Inspection Services for MDOT Job No. 219586CON are hereby rejected except the proposal of Spalding DeDecker Associates, Inc. in the amount of $149,761, that the aforementioned proposal 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 proposal have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Major Street and Trunkline fund, Public Works Engineering, Maintenance Roads and Streets, Undistributed Appropriations budget with supplemental budget from Project Q99999, the Major Street and Trunkline fund, Undistributed Appropriations budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Enos.

7-316-26. RESOLVED: That all bids received for Street, Alley, & Sidewalk Standby Repairs through February 2027 are hereby rejected except the bid of Zuniga Cement Construction, Inc. in the amount of $1,463,710, that the aforementioned proposal 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 proposal have been fully complied and that the resulting contract shall not be binding until fully executed; be it further; be it further

RESOLVED: That this contract shall be financed from the Major Streets Fund, Undistributed Appropriations Local Streets, Undistributed Appropriations General Capital Improvement, Undistributed Appropriations Sewer, Undistributed Appropriations Water, Undistributed Appropriations budget; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute all change orders or modifications to this contract; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

7-317-26. RESOLVED: That all bids received for City Wide Sewer Repair are hereby rejected except the bid of Strata Construction Inc. in the amount of $602,035, that the aforementioned proposal 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 proposal have been fully complied with and that the resulting contract shall not be binding until fully executed; be it further

RESOLVED: That this contract shall be financed from the Sewer Fund, Repair & Maintenance, Sewer Repair & Maintenance budget; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute all change orders or modifications to this contract; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Hammoud.

7-318-26. WHEREAS: The City presently has a cooperative contract with RKA Petroleum Companies, Inc. (C.R. 7-343-23) for Unleaded and Diesel Fuels, and

WHEREAS: RKA Petroleum Companies, Inc. has offered to renew the present contract prices with an additional 10% contingency through April 2029; therefore be it

RESOLVED: That the contract for Unleaded and Diesel Fuels is hereby renewed with RKA Petroleum Companies, Inc. through April 2029 in an approximate amount of $1,162,000 annually, for a total value of $3,486,000 for the three-year contract term; be it further

RESOLVED: That this contract shall be charged to Various departmental fuel accounts based on usage; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

7-319-26. 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 Fire Department; therefore be it

RESOLVED: That Motorola Solutions Inc. be designated as a sole source for the purchase of eight (8) Motorola APX8500 All Band Mobile Radios and related accessories for the Fire Department in the amount of $73,354 and that the Purchasing Agent be 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, Fire, Fire Fighting, Operating Supplies budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

7-320-26. WHEREAS: The Finance Department is requesting that City Council award a three-year professional services contract to Hallahan & Associates P.C. in the amount of $100,000 for Legal Defense Services for Tax Tribunal Hearings through June 2029; therefore be it

RESOLVED: That the aforementioned proposal is hereby accepted, that the Mayor be and is hereby authorized to enter into a contract with Hallahan & Associates P.C. in the amount of $100,000 for Legal Defense Services for Tax Tribunal Hearings through June 2029; be it further

RESOLVED: That this contract shall be financed from the General Fund, Assessing Department, Professional Services, Legal Fees budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Reilly supported by Hammoud.

7-321-26. WHEREAS: The Finance Department is requesting that City Council award a five-year professional services contract to PFM Financial Advisors LLC for Municipal Financial Advisory Services, and

WHEREAS: The vendor has agreed to hold all rates flat for the five-year term and provide a 10% discount for a multi-year contract; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to enter into a contract with PFM Financial Advisors LLC for Municipal Financial Advisory Services for the term of five-years from the date of the agreement; be it further

RESOLVED: That payment for these services will only be issued when debt is issued and will be paid from the proceeds of the debt; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Hammoud.

7-322-26. WHEREAS: The Finance Department is requesting that City Council award a five-year professional services contract to Miller, Canfield, Paddock, and Stone, P.L.C. for Bond Counsel Services, and

WHEREAS: The vendor has agreed to hold all rates flat for the five-year term and provide a 20% discount to their services; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to enter into a contract with Miller, Canfield, Paddock, and Stone, P.L.C. for Bond Counsel Services for the term of five-years from the date of the agreement; be it further

RESOLVED: That payment for these services will only be issued when debt is issued and will be paid from the proceeds of the debt; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Hammoud.

7-323-26. RESOLVED: That all bids received for Fence Installation at Ford Field and Hemlock Parks Inclusive Playgrounds are hereby rejected except the bid of Mustang Fence in the amount of $75,300, that the aforementioned proposal 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 proposal have been fully complied with and that the resulting contract shall not be binding until fully executed; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvements Fund, Recreation, City Parks, Construction Services, / Projects Hemlock Inclusive Play and Ford Field Inclusive Play budget; be it further

RESOLVED: That the Finance Director be and is hereby authorized to appropriate excess investment income in the amount of $75,300 from the General Capital Improvement Fund fund balance for projects I26525 and I26526; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Alsawafy.

7-324-26. WHEREAS: The City presently has a contract with BS&A Software (C.R. 6-324-24) for the Implementation of a City-wide Enterprise Resource Planning (ESR) software package, and

WHEREAS: The Purchasing Department has received a request from the Department of Innovation & Technology to extend and renew for five-years with BS&A Software, and

WHEREAS: BS&A Software has offered to renew the present contract prices through October 31,2031; therefore be it

RESOLVED: That the contract for Enterprise Resource Planning (ERP) software is hereby renewed with BS&A Software through October 31,2031 in the total amount of $1,933,010; 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; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Hammoud.

7-325-26. WHEREAS: The City currently has a contract with Competitive Network Management (CNM) (C.R. 7-379-23) for the Installation of an Outdoor Wi-Fi System at Camp Dearborn, and

WHEREAS: Purchasing has received a request from the Department of Innovation & Technology to add $70,000 to that contract for the remaining requirements to complete the Camp Dearborn Wi-Fi project; therefore be it

RESOLVED: That the additional expenditures to Competitive Network Management (CNM) be and are hereby authorized in the amount of $70,000 for the remaining requirements to complete the Camp Dearborn Wi-Fi project; be it further

RESOLVED: That the additional expenditures in the amount of $70,000 shall be financed from the Information System Fund, Technology and Innovation, Capital Project Support, Contractual Services budget, with supplemental budget from the Information System Fund, Technology and Innovation, Capital Project Support, Undistributed Appropriations budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

7-326-26. WHEREAS: The Chief of Police has issued temporary rules and regulations provided for under authority of Chapter 18, Section 18-150 (23), entitled "Traffic Code" of Ordinance No. 96-661, on a one-year trial basis, and

WHEREAS: The Chief of Police has reported that experience to date would suggest that the temporary rules and regulations be made permanent; therefore be it

RESOLVED: That the Amended Traffic Rules & Regulations pursuant to Section 18-150 of the Code of Ordinances of the City of Dearborn be and are hereby approved as follows:

- Prohibit parking on Olmstead between the addresses of 22725 and 22750.
- Four Way Stop Sign modification at the intersection of Indiana and Morross.
- Require permit parking in front of 6962 Steadman.
- Require permit parking in front of 7247 Williamson.
- Require permit parking in front of 1411 Riverside.
- Require permit parking in front of 5403 Neckel.
- Require permit parking in front of 6201 Yinger.
- Require permit parking in front of 6018 Middlesex.
- Require permit parking in front of 20901 Carlsyle.
- Require permit parking in front of 2610 Salina.

RESOLVED: That this resolution shall be subject to review in 5-years, or sooner if the circumstances involving the original issuance of the permit change; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Alsawafy.

7-327-26. RESOLVED: That the Karbalaa Islamic Education Center be and is hereby granted permission to conduct its Annual Ashura Commemoration “March for Justice” Rally on Sunday, August 2, 2026 from 10:00 A.M. to 6:00 P.M. subject to all applicable ordinances, and the rules and regulations of the Police Department; be it further

RESOLVED: That the march route will be as follows: Beginning at the Karballa Islamic Education Center (15332 W. Warren Avenue), the march/rally participants will head west on Warren Avenue to Greenfield Road; turn left and proceed south along Greenfield Road to Ford Road: Turn left and continue east to the Ford Woods Park north entrance; and finish inside the park. All participants in the march/rally will be restricted to utilizing the northbound lane of Greenfield from Warren Ave to Ford Road; be it further

RESOLVED: That all participants in the march /rally shall be restricted to utilizing the sidewalks only, and no portion of the roadways designated within the march/rally route and must make lawful and proper use of all traffic signals in a manner so as not to interfere with any vehicular or pedestrian traffic (unless directed otherwise by the Dearborn Police Department); be it further

RESOLVED: That City Council hereby authorizes the use of Ford Woods Park and assistance from the Dearborn Police Department with traffic safety and crowd control for the entire duration of the event; be it further

RESOLVED: That this event is subject to reimbursement by the Karbalaa Islamic Education Center for all City services provided and to the Karbalaa Islamic Education Center satisfying all special event requirements and conditions as established by the City; be it further

RESOLVED: That the noise Ordinance be and is hereby waived during the event times from 10:00 A.M. to 6:00 P.M.; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Enos.

7-328-26. RESOLVED: That City Council hereby authorizes the Legal and Communications Departments to renew the City-wide annual membership with the Michigan Coalition to Protect Public Rights-of-Way (PROTEC) in the amount of $12,500 for the period of July 1, 2026 to July 1, 2027; be it further

RESOLVED: That this membership renewal shall be financed from the Communications, CDTV 2026-2027 budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by O’Reilly.

7-329-26. WHEREAS: Council Resolution 8-416-23 approved the sale by the City’s residential realtor, Sunflower Realty LLC, of all vacant City-owned lots listed on the 2023 Lot List, and

WHEREAS: As additional lots have now become available, the Economic Development Department and the Department of Law recommend that City Council approves the sale by the City’s residential realtor of all vacant lots on the new Lot List, and

WHEREAS: 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, and

WHEREAS: As was done for the 2023 Lot List, 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, and

WHEREAS: Issuance of one resolution 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, and

WHEREAS: Section 2-576(a) also 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, and

WHEREAS: 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: The sale of each vacant lot on the new Lot List will serve a public purpose by revitalizing and stabilizing the neighborhoods. Additionally, each sold lot will be added to the tax roll to generate revenue for the City, and the City will no longer be required to maintain each lot, and

WHEREAS: Each minimum bid price on the Lot List was established by the City Assessor as a fair and reasonable price for each property. Moreover, the City's residential realtor will 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, and

WHEREAS: All properties will be marketed for a minimum period of two weeks. All bids and/or offers made to the City's realtor for any of the lots listed on the Lot List will be presented by the realtor to the City through Corporation Counsel or his designee for final review and approval, and only the highest bidder that agrees to the applicable terms and conditions will be accepted, 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 execution of the Purchase Agreement.
c. Purchaser shall assume all responsibility for soil testing and soil conditions.
d. Purchaser shall pay for the costs associated with the survey, if any, 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 24 months from the date of closing. No extensions shall be granted. 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 24 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. 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.
n. At closing, purchaser agrees to sign a Covenant Deed which will be held in escrow by the title company for a 24-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 24-month period. If the purchaser has not commenced construction as required, the title company shall record the Covenant Deed at the Wayne County Register of Deeds at the end of the 24-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: Purchasers will be limited to purchasing two (2) lots unless and until the purchaser establishes a record of having complied with the City's deadlines for submitting initial plans and commencing construction. The City was recently required to repurchase five lots that were purchased by an entity that had no record regarding compliance with the City's deadlines. If that purchaser would have been limited to purchasing only two (2) lots, other purchasers might have purchased the remaining three lots and homes may have already been constructed on the lots, and

WHEREAS: Based upon the foregoing, the Economic Development Department and the Department of Law recommend that City Council approves the sale by the City's residential realtor 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. As additional vacant lots become available for sale by the City, the Department of Law will request Council's approval of additional lot lists; therefore, be it

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

RESOLVED: That the sale of each vacant lot on the new Lot List will serve a public purpose by revitalizing and stabilizing the neighborhoods. Additionally, each sold lot will be added to the tax roll to generate revenue for the City, and the City will no longer be required to maintain each lot; be it further

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

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 execution of the Purchase Agreement.
c. Purchaser shall assume all responsibility for soil testing and soil conditions.
d. Purchaser shall pay for the costs associated with the survey, if any, 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 24-months from the date of closing. No extensions shall be granted. 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 24 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. 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.
n. At closing, purchaser agrees to sign a Covenant Deed which will be held in escrow by the title company for a 24-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 24-month period. If the purchaser has not commenced construction as required, the title company shall record the Covenant Deed at the Wayne County Register of Deeds at the end of the 24-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;

BE IT FURTHER

RESOLVED: That Purchasers are limited to Purchasing two (2) lots unless and until the purchaser Establishes a record of having complied with the City's deadlines for submitting initial plans and commencing construction; 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 unanimously adopted.

By Alsawafy supported by Hammoud.

7-330-26. WHEREAS: Council Resolution 6-329-25 authorized the sale of the parking lot at 14255 Michigan Ave. to Jin Hong for the construction of a two-story commercial and residential development. Closing occurred on August 12, 2025, and

WHEREAS: The deadline to commence construction is one-year from the date of closing, which is August 12, 2026. The deadline to complete construction is two years from the date of closing, which is August 12, 2027, and

WHEREAS: Mr. Hong and Tommy Pustulka, Principal Architect for EDG Architecture Studios, are requesting an eight-month extension of time in which to commence construction and a twelve-month extension of time in which to complete construction and receive a C of O for the property at 14255 Michigan Ave., and

WHEREAS: Mr. Hong has recently hired a new architecture and engineering team that understands the concept and vision for the development project, and

WHEREAS: Approval of these extensions would allow for final plan preparation, City review and permit issuance, and would allow the project team to avoid excavation and early construction activities during winter conditions, which may create unnecessary delays; therefore, be it

RESOLVED: That Mr. Hong and Mr. Pustulka’s request for an eight-month extension of time in which to commence construction and a twelve-month extension of time in which to complete construction and receive a C of O for the property at 14255 Michigan Ave. be and is hereby approved; be it further

RESOLVED: That the new deadline to commence construction at 14255 Michigan Ave. is April 12, 2027; be it further

RESOLVED: That the new deadline to complete construction and receive a C of O for the property at 14255 Michigan Ave. is August 12, 2028; be it further

RESOLVED: That all other terms and conditions contained in the original Purchase Agreement and Council Resolution 6-329-25 remain in effect; be it further

RESOLVED: That this Resolution is given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Paris.

7-331-26. WHEREAS: The duties of the Election Division of the Clerk’s Office have changed dramatically over the past few years due to more regulation imposed by the State of Michigan Elections Bureau, the amount of work needed to prepare for nine additional days of early voting and the increase of mail-in voting requests, and

WHEREAS: In an effort to make the Elections Division of the Clerk’s Department more efficient, the City Clerk Office requests to convert one (1) Part-Time Office Support I position from the Clerk’s Division and three (3) Part-Time Voting Assistant positions from the Elections Division into one (1) Full-Time Office Assistant III position, and

WHEREAS: The salary and estimated benefits for the additional Office Assistant III position total $67,538, which will be offset with the reduction of the four (4) part-time positions and is Budget Neutral for the department, and

WHEREAS: It is also requested that the Finance Director be authorized to reallocate the associated budget from the City Clerks division to the Election division; therefore be it

RESOLVED: That the City Council hereby authorizes to convert one (1) Part-Time Office Support I position from the Clerk’s Division and three (3) Part-Time Voting Assistant positions from the Elections Division into one (1) Full-Time Office Assistant III position in the City Clerk Election Division; be it further

RESOLVED: That the Finance Director be and is hereby authorized to reallocate the associated budget from the City Clerks division to the Election division; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

7-332-26. RESOLVED: That the Mayor’s office be and is hereby authorized to renew the Citywide membership with the United States Conference of Mayors in the amount of $11,442 for Fiscal Year 2027; be it further

RESOLVED: That the membership dues in the amount of $11,442 shall be financed by the City-wide account No. 101-1299-421.65-00; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Alsawafy.

7-333-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Khalil Rahal to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Hammoud.

7-334-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Licia Yangouyian to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Abraham.

7-335-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mike (Kalid) Kaid to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Alsawafy.

7-336-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mona Hammoud to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Enos.

7-337-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Paul Draus to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Alsawafy.

7-338-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Richard Audi to the Brownfield Redevelopment Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Reilly supported by Enos.

7-339-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Kathleen Malone to the City Beautiful Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-340-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Kristin Poling to the Dearborn Historical Advisory Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Reilly supported by Paris.

7-341-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Michael Clay to the Demolition Board of Appeals with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Hammoud.

7-342-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Brigitte Fawaz-Anouti to the Dix-Vernor Business District Improvement Authority with a term ending June 30, 2030; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-343-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mohamed Abdulla to the Dix-Vernor Business District Improvement Authority with a term ending June 30, 2030; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by O'Reilly.

7-344-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Shiam Said to the East Dearborn Downtown Development Authority with a term ending June 30, 2030; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Abraham.

7-345-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Mike (Kalid) Kaid to the Economic Development Corporation with a term ending June 30, 2032; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O’Reilly.

7-346-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Richard Audi to the Economic Development Corporation with a term ending June 30, 2032; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by O’Reilly.

7-347-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Asma Said to the Environmental Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Paris.

7-348-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Lamis Srour to the Environmental Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Paris.

7-349-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Jihan Jawad to the Library Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Abraham.

7-350-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Dr. Ryan Lazar to the Library Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Abraham.

7-351-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Jamal Aljahmi to the Parks and Recreation Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O’Reilly supported by Paris.

7-352-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Johana Seidel to the Parks and Recreation Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Abraham.

7-353-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Steve Durant to the Parks and Recreation Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Alsawafy.

7-354-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Walid Fidama to the Parks and Recreation Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Paris.

7-355-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Lucia Gliese to the Senior Citizens Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-356-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Alawi Saleh to the Traffic Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Paris.

7-357-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Jacklin Zeidan to the Traffic Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

7-358-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Kyle Ramakers to the Traffic Commission with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-359-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Ahmad Alhasan to the Warren Business District Improvement Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Alsawafy.

7-360-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Ahmad Chebbani to the Warren Business District Improvement Authority with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Paris.

7-361-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Daniel Hensley Alford to the Water Systems Advisory Council with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Enos.

7-362-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Samuel Smalley to the Water Systems Advisory Council with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Enos.

7-363-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Soud Eljamaly to the Water Systems Advisory Council with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by O’Reilly.

7-364-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Hussein Ali Nasser to the West Dearborn Downtown Development Authority with a term ending June 30, 2030; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O’Reilly.

7-365-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Zaineb Hussein to the West Dearborn Downtown Development Authority with a term ending June 30, 2030; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Alsawafy.

7-366-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Glen Green to the Zoning Board of Appeals with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Alsawafy.

7-367-26. RESOLVED: That City Council hereby concurs in the Mayor's reappointment of Tim Muflihi to the Zoning Board of Appeals with a term ending June 30, 2029; be it further

RESOLVED: Failure of a multi-member body appointee to possess the required qualifications for appointment by this charter or law shall result in that members immediate vacancy from the multi-member body to which they were appointed; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-368-26. RESOLVED: That the minutes of the previous special (open) meeting of July 1, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

7-369-26. RESOLVED: That the minutes of the previous special (open) meeting of June 23, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Abraham supported by Enos.

7-370-26. RESOLVED: That the minutes of the previous special (closed) meeting of June 23, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Paris supported by Abraham.

7-371-26. RESOLVED: That the minutes of the previous regular meeting of June 9, 2026 and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

7-372-26. RESOLVED: That proposed Ordinance No. 26-1869 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read the Ordinance No. 26-1867, entitled, "An Ordinance to amend the Parks & Recreation Chapter (Chapter 15) of the Code of Ordinances of the City of Dearborn by amending Article II, Section 15-21, Entitled, 'Hours; Exception'."

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 upon a roll call vote as follows; Yeas: Abraham, Alsawafy, Enos, Hammoud, O'Reilly, Paris, and Sareini (7); Nays: None (0); Absent: None (0).

Council President Sareini introduced Ordinance No. 26-1870, entitled, "An Ordinance to Amend the Zoning Ordinance of the City of Dearborn by amending Article 18.00, Entitled, 'I-A, Light Industrial District' and Article 22.00, Entitled 'T-R, Technology and Research District."

The Clerk read the Ordinance by title.

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

By Abraham supported by Enos.

7-373-26. RESOLVED: That proposed Ordinance No. 26-1870 be laid on the table.

The resolution was unanimously adopted.

Councilmember Hammoud introduced Ordinance No. 26-1871, entitled, “An Ordinance to Amend the Offenses Chapter (Chapter 14) of the Code of Ordinances of the City of Dearborn by amending Article VIII, Section 14-317, Entitled, ‘Curfew’.”

The Clerk read the Ordinance by title.

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

By Alsawafy supported by O’Reilly.

7-374-26. RESOLVED: That proposed Ordinance No. 26-1871 be laid on the table.

The resolution was unanimously adopted.

By Alsawafy supported by Enos.

7-375-26. WHEREAS: Gumaan Altairi requested to vacate the remainder of the 18 ft. public alley located east of and parallel to Indiana Street between Diversey Avenue and Gould Street, and

WHEREAS: The portion of the alley requested to be vacated starts from 17.5 ft. north of the southern lot line of lot 32 to the north right-of-way line of Gould Street, of the West Warren Heights Subdivision", Part of the Southwest Quarter of Section Four T.25. R.11E., Springwells City (now the City of Dearborn), Wayne County, Michigan, as recorded in Liber 54 of Plats, Page 66, Wayne County Records, and

WHEREAS: Three (3) of the five (5) parcels adjacent to the alley and located within West Warren Heights Subdivision are under common ownership of the applicant, and

WHEREAS: All five (5) parcel owners adjacent to the alley and located within West Warren Heights Subdivision submitted signatures in support of this resolution, and

WHEREAS: The Planning and Zoning Division is recommending vacating this portion of the public alley, and

WHEREAS: The City Engineer has reviewed the alley vacation request and has determined that an 18-ft wide sewer easement must be retained for the existing sewer beneath the alley. No permanent structures shall be built within the easement and the City shall have full access to the sewer line within the easement at all times, and

WHEREAS: A public meeting of the Dearborn Planning Commission was held on June 8, 2026 which recommended approval of the alley vacation request; therefore, be it

RESOLVED: That the City Council does hereby determine that the vacation of the public alley is necessary for the health, welfare, comfort, and safety of the people of the City of Dearborn; be it further

RESOLVED: That the portion of the alley requested starts from 17.5 ft. north of the southern lot line of lot 32 to the north right-of-way line of Gould Street of the West Warren Heights Subdivision, Part of the Southwest Quarter of Section Four T.25. R.11E., Springwells City (now the City of Dearborn), Wayne County, Michigan, as recorded in Liber 54 of Plats, Page 66, Wayne County Records, and as illustrated in the attached Exhibit A, is hereby vacated; be it further

RESOLVED: That an 18-foot easement on, over, along, across, under, above and through all of such vacated alley as above described for public use and public utility purposes including use for sewers, together with surface drainage and surface drainage structures, utility mains, conduits and poles, together with access for the maintenance and/or installation thereof but not for public travel or transportation; be it further

RESOLVED: That upon the effective date of the alley vacation, title of the vacated alley shall vest in the lots abutting the vacated alley as follows:

Lot 28 of West Warren Heights Subdivision also known as 7400 Indiana Street (PID#: 82-10-043-04-042)

Lot 29 of West Warren Heights Subdivision also known as 7410 Indiana Street (PID#: 82-10-043-04-041)

Lot 30 of West Warren Heights Subdivision also known as 7416 Indiana Street (PID#: 82-10-043-04-040)

Lot 31 of West Warren Heights Subdivision also known as 7424 Indiana Street (PID#: 82-10-043-04-039)

Lot 32 of West Warren Heights Subdivision also known as 7430 Indiana Street (PID#: 82-10-043-04-038);

BE IT FURTHER

RESOLVED: That an 18 ft. wide easement is retained for public use and public utility purposes; be it further

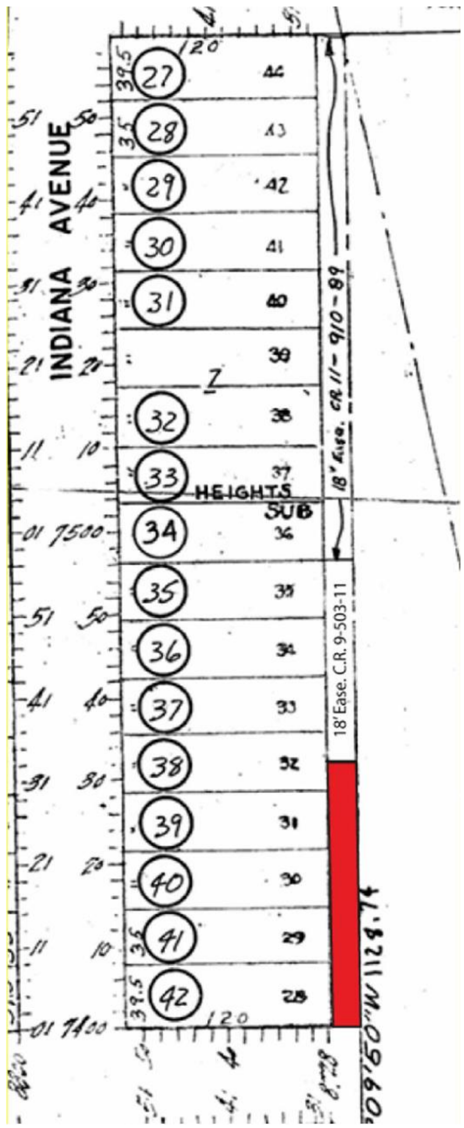
RESOLVED: That all impacted property owners must provide relevant utility companies with access to all utilities on their property; be it further

RESOLVED: That the City Clerk be and is hereby authorized to record a certified copy of the resolution at the Wayne County Register of Deeds and shall send a copy to the Director of the Department of Energy, Labor, and Economic Growth; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Exhibit A



Legend

18 ft alley requested to be vacated within West Warren Heights Subdivision.

By Enos supported by Hammoud.

7-376-26. WHEREAS: The Economic Development Department applied for and was awarded funding through the Michigan Economic Development Corporation (MEDC’s) Revitalization and Placemaking (RAP) Grant Program, to support pedestrian alley and other public space enhancements as part of ACCESS’s planned transformation of their East Downtown Hub, and

WHEREAS: The grant provides a dollar-for-dollar match of up to $1M. Local funding to secure the full $1M grant will come from two sources: $500K from ACCESS, and $500K is proposed from the City’s CDBG-DR funding (Green Infrastructure projects category), and

WHEREAS: The grant-covered portions of this project - the pedestrian alley and intersection - must be completed by December 31, 2028, with project designs due by November 30, 2027, and

WHEREAS: It is respectfully requested that the Finance Director be authorized to recognize and appropriate revenue in the amount of $1,000,000 in the General Capital Improvement Fund and appropriate the same in the General Capital Improvement expenditures, and

WHEREAS: It is also requested that the Mayor be authorized to execute the grant agreement and all documents necessary to accept and proceed with the grant, subject to final review and approval of Corporation Counsel; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the Michigan Economic Development Corporation (MEDC’s) Revitalization and Placemaking (RAP) Grant revenue in the amount of $1,000,000 in the General Capital Improvement Fund and appropriate the same in the General Capital Improvement expenditures to support pedestrian alley and other public space enhancements as part of ACCESS’s planned transformation of their East Downtown Hub; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute the grant agreement and all documents necessary to accept and proceed with the grant, subject to final review and approval of Corporation Counsel.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Hammoud supported by Paris.

7-377-26. WHEREAS: The American Moslem Society (AMS) is seeking approval to hold a special outdoor Health Fair at its privately-owned parking lot located at 9945 Vernor Highway on Saturday, August 22, 2026 from 11:00 A.M. to 3:00 P.M., and

WHEREAS: The American Moslem Society (AMS) recognizes that access to healthcare and wellness resources is a critical need for the community, and

WHEREAS: The fair will be a valuable resource for the Dearborn community, promoting access to healthcare information and services, by offering free screenings, educational resources, and information about healthy living habits contributing to the overall health and well-being of our residents, and

WHEREAS: A special use of land application, along with a site plan, was submitted to the Economic Development Department and the Fire and Police Departments have not identified any issues with the approval of this request, and

WHEREAS: It is also requested that City Council waive the noise ordinance during the event day and time; therefore be it

RESOLVED: That the American Moslem Society (AMS) be and is hereby authorized to obtain a Special Use of land Permit in order to host a special outdoor Health Fair at its privately-owned parking lot located at 9945 Vernor Hwy., on Saturday, August 22, 2026, from 11:00 A.M. to 3:00 P.M.; be it further

RESOLVED: That the noise ordinance requirements and restrictions be and are hereby waived for the duration of the event; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

7-378-26. WHEREAS: The Department of Public Works and Facilities would like to recognize the EGLE Scrap Tire Clean-up Grant Agreement between the Michigan Department of Environment, Great Lakes, and Energy and the City of Dearborn, and

WHEREAS: A grant agreement was made between the Michigan Department of Environment, Great Lakes and Energy, and the State Materials Management Division to allow the City of Dearborn to dispose of scrap tires, and

WHEREAS: The Department of Public Works and Facilities, will be disposing of scrap tires in an amount not to exceed $12,000; therefore be it

RESOLVED: That this Council hereby acknowledges the grant award from the Michigan Department of Environment, Great Lakes and Energy, and the State Materials Management Division to allow the City of Dearborn to dispose of scrap tires in an amount not to exceed $12,000; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-379-26. WHEREAS: The Engineering Division has presented the Michigan Department of Transportation (MDOT) Contract No. 26-5247 (MDOT Job No.219586CON) for cold milling and hot mix asphalt resurfacing work along Southern Avenue from Miller Road to approximately 500 feet east of Stecker Street, and

WHEREAS: The project cost is in the estimated amount of $1,460,199, with 81.85% to be paid by Federal Aid in the amount of $1,185,375 and the remaining 18.15% to be paid by the City’s Major Fund in the amount of $274,824, and

WHEREAS: The Engineering Division requests that City Council approve this Contract subject to review by the Legal Department, and that the Mayor be authorized to sign the contract on behalf of the City, and

WHEREAS: This project is already bid out by MDOT and bids will be received by July 10, 2026. The construction for the project is to begin shortly after with anticipated construction completion by the end of October of 2026, and

WHEREAS: MDOT will administer the project and pay the selected construction contractor and separately bill the City for the City's Share and the City is responsible to provide construction engineering and inspections; therefore be it

RESOLVED: That the Michigan Department of Transportation (M-DOT) Contract No. 26-5247, MDOT Job No. 219586CON for cold milling and hot mix asphalt resurfacing work along Southern Avenue from Miller Road to approximately 500 feet east of Stecker Street; including concrete pavement and permanent pavement markings; together with necessary related work, and maintenance of traffic is hereby approved; be it further

RESOLVED: That the City’s share in the approximate amount of $274,824 shall be financed from the Major Street & Trunkline fund, Public Works Engineering, Maintenance Roads & Streets, Undistributed account; be it further

RESOLVED: That the Mayor be and is hereby authorized to sign the contract on behalf of the City; be it further

RESOLVED: That the noise ordinance requirements and restrictions be and are hereby waived for the duration of the construction project; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by O'Reilly.

7-380-26. WHEREAS: It is requested for City Council to authorize the City of Dearborn to enter into a second amendment to the lease agreement with Birdie's Restaurant (Dearborn Hills Banquet & Restaurant LLC) to clarify maintenance responsibilities and update the lease's financial terms, and

WHEREAS: The proposed amendment provides greater clarity regarding maintenance obligations while enhancing the protection of a significant City asset as the amendment places responsibility for maintaining the building exterior, including the roof, on the tenant and requires an annual roof inspection by a qualified contractor, with a copy of the inspection report provided to the City, and

WHEREAS: The amendment will become effective upon approval and execution by both parties. The revised maintenance provisions will take effect immediately, and the updated rental rate will become effective beginning January 1, 2027, monthly base rent will increase to $8,000, with a 3% annual increase beginning January 1, 2028, and

WHEREAS: The amendment also transfers responsibility for exterior building maintenance, landscaping, annual roof inspections, roof maintenance, and the restaurant HVAC system to the tenant, reducing the City's long-term maintenance obligations and helping protect the facility from deferred maintenance, and

WHEREAS: Additionally, the amendment establishes a shared-cost provision for future parking lot replacement, with the City and the tenant each responsible for 50% of the replacement cost should such work become necessary during the lease term. In addition, the amendment includes a provision requiring the snack bar to remain open during the golf course's operating hours, helping to ensure continued food and beverage service for golfers and other patrons, and

WHEREAS: Based on the foregoing, it is requested that the City Council authorize the Mayor to execute the proposed lease amendment on behalf of the City; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to execute the second amendment to the lease agreement with Birdie's Restaurant (Dearborn Hills Banquet & Restaurant LLC) on behalf of the City; be it further

RESOLVED: That Except as expressly modified by this Second Amendment, all other terms, covenants, and conditions of the Lease, as previously amended, shall remain unchanged and in full force and effect.

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

7-381-26. WHEREAS: The Dearborn Public Library has been awarded funding in the amount of $1,496 for STEAM Initiatives from the Institute of Museum and Library Services (IMLS) through the Library of Michigan, and

WHEREAS: The library will build a new collection of STEAM kits available for checkout at Henry Ford Centennial Library in Summer 2026; and Bryant and Esper Branches once they are fully renovated and fully realized as STEAM Libraries, and

WHEREAS: These kits will extend the learning environment beyond the library's walls, allowing families to explore scientific and engineering principles at their own pace and convenience, and

WHEREAS: The grant period for the award is April 27, 2026 through August 31, 2026 and there is no local matching requirement, and

WHEREAS: It is requested that the Finance Director be authorized to recognize and appropriate the Institute of Museum and Library Services (IMLS) grant funding through the Library of Michigan in the amount of $1,496 to be utilized for the Dearborn Public Library’s STEAM initiatives; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the Institute of Museum and Library Services (IMLS) grant funding through the Library of Michigan in the amount of $1,496 to be utilized for the Dearborn Public Library’s STEAM initiatives; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Paris.

7-382-26. WHEREAS: Council Resolution 7-361-23 authorized the sale of 3601 Westwood, 3615 Westwood, 3625 Westwood, 3850 Heritage Parkway, and 3800 Heritage Parkway (collectively "the Property") to Hadi Institute for One Dollar contingent upon Hadi Institute completing, within three-years of Council approval of the sale, improvements that will allow the Property to be used as a parking lot, and

WHEREAS: The required improvements included repaving and striping the parking lot in compliance with all requirements in the City of Dearborn Code of Ordinances and Zoning Ordinance and installing necessary improvements to comply with the City of Dearborn's Stormwater System Management requirements, and

WHEREAS: Council approved the sale of the Property on July 18, 2023, and the deadline for completion of the parking lot is July 18, 2026, and

WHEREAS: Due to the original parking lot design that was submitted being cost prohibitive, a revised design was recently developed that has satisfied the City's requirements and significantly reduced the overall cost of the project, and

WHEREAS: Hadi Institute is requesting a two-year extension of time in which to complete the parking lot; therefore be it

RESOLVED: That Hadi Institute's request for a two-year extension of time in which to complete the parking lot be and is hereby approved; be it further

RESOLVED: That the new deadline for the completion of the parking lot is July 18, 2028; be it further

RESOLVED: That the following timeline and progress updates be established as additional conditions:

1. Purchaser shall attend a pre-development meeting with the Seller within four (4) weeks of City Council approval.

2. Purchaser shall submit revised plans to the Seller within one hundred (100) days of City Council approval. Provided plans will be for the purposes of site plan review and approval.

3. Purchaser must obtain site plan approval from Seller, including any necessary special board approvals, by January 31, 2028.

4. Purchaser shall apply to permitting by February 28, 2028.

BE IT FURTHER

RESOLVED: That all other terms and conditions contained in the original Purchase Agreement and Council Resolution 7-361-23 shall remain in effect; be it further

RESOLVED: That this Resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Paris.

7-383-26. WHEREAS: The 19th District Dearborn Veterans Treatment Court (DVTC) has been awarded an amended grant reallocation increase through the 2026 Michigan Veterans Treatment Court Grant Program through the State Court Administrative Office (SCAO) of the Michigan Supreme Court for the fiscal year 2026, and

WHEREAS: The 19th District Court is requesting that the Finance Director or designee be authorized to recognize and appropriate the additional Michigan Veterans Treatment Grant Program (MVTCGP) funding in the amount of $8,000 in the 19th District Court, Veteran Treatment Court Accounts to be used to cover expenses associated with drug and alcohol testing of program participants, treatment and education programming for participants, mandatory staff training and travel, various contractual services, and program supplies; therefore be it

RESOLVED: That the Finance Director or designee be and id hereby authorized to recognize and appropriate additional Michigan Veterans Treatment Grant Program (MVTCGP) funding in the amount of $8,000 in the 19th District Court, Veteran Treatment Court Accounts to support the 19th District Court Veterans Treatment Court (DVTC); be it further

RESOLVED: That this Resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by O'Reilly.

7-384-26. RESOLVED: That the Mayor's office be and is hereby authorized to renew the City-wide membership with the Southeast Michigan Council of Governments (SEMCOG) in the amount of $16,117 for the period of June 1, 2026 through May 31, 2027; be it further

RESOLVED: That the membership dues in the amount of $16,117 shall be financed by the City-wide account No. 101-1299-421.65-00; 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 9:35 P.M.

APPROVED:

____
President of the Council

ATTESTED:

____
City Clerk