

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

February 4, 2014

The Council convened at 5:34 p.m., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazzy, O'Donnell (via phone), Sareini, Tafelski and Council President Dabaja. Absent: Councilmember Shooshanian. A quorum being present, the Council was declared in session.

DATE : January 22, 2014
TO : City Clerk
FROM : City Council.
SUBJECT : Special Council Meeting

You are hereby requested to call a Special Meeting of the City Council to be held on Tuesday, February 4, 2014 at 5:30 P.M. in the Mayor's Conference Room of the City Hall for the following purposes:

1. To take action on a proposed resolution by Councilmembers Shooshanian and Tafelski denying the request of Carl Rashid, Attorney, on behalf of Domani International and Sam Hamade to purchase the property located at 7041 Orchard and two adjacent vacant lots located on Ternes and requesting immediate effect, and
2. To consider such other items of business that may properly come before the Council in relation to this matter.

S/Thomas P. Tafelski
Councilmember

S/Robert Abraham
Councilmember

Councilmember Shooshanian telephoned in to the meeting at 5:46 P.M.

By Tafelski supported by Bazzy.

2-60-14. RESOLVED: That the proposed resolution by Councilmembers Shooshanian and Tafelski denying the request of Carl Rashid, Attorney, on behalf of Domani International and Sam Hamade to purchase the property located at 7041 Orchard and two adjacent vacant lots on Ternes, be and is hereby taken from the table.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini, Shooshanian and Tafelski (7). Nays: None. Absent: None.

By Shooshanian supported by Tafelski.

2-61-14. WHEREAS: Attorney Carl Rashid submitted a letter on behalf of Domani International LLC and Sam Hamade, requesting that the City sell the property located at 7041 Orchard and two adjacent vacant lots on Ternes back to them since they were the previous owners of the property, and

WHEREAS: The City of Dearborn had purchased all three properties in July 2013 through the Wayne County tax foreclosure process, and

WHEREAS: The City paid \$35,456.67 for 7041 Orchard (82-10-071-09-013), \$6,429.74 for the larger vacant lot on Ternes (82-10-071-09-002), and \$5,102.46 for the smaller vacant lot located on Ternes (82-10-071-09-014), and

WHEREAS: The previous owners claim that the foreclosure occurred as a result of Domani International LLC and Mr. Hamade experiencing an extended period of economic and personal hardship, and

WHEREAS: Before the forfeiture of the property to the Wayne County Treasurer, Domani International LLC had entered into a payment agreement with the Wayne County Treasurer to pay for the 2010 taxes, but Domani International LLC failed to fulfill its obligations, and

WHEREAS: Wayne County then moved forward with the foreclosure process and offered the properties to the City for purchase under a right of first refusal, and

WHEREAS: The City exercised its right of first refusal and purchased the properties, and

WHEREAS: The City has commenced eviction proceedings to remove the tenants from the building. There is a hearing scheduled for March 13, 2014, and

WHEREAS: The former owners have a long history of tax delinquency, and

WHEREAS: There is also a significant history of code enforcement issues related to all of the properties, and

WHEREAS: Since the previous owners have a history of neglecting the property, failing to pay taxes, and failed to offer any compelling or unique reasons for the same, it is recommended that the City Council denies Mr. Rashid's request on behalf of Domani International LLC and Sam Hamade to purchase the properties from the City; therefore be it

RESOLVED: That this council does hereby deny Carl Rashid's request on behalf of Domani International LLC and Sam Hamade to purchase the property located at 7041 Orchard (82-10-071-09-013) and the two adjacent vacant lots on Ternes (82-10-071-09-002 and 82-10-071-09-014); be it further

RESOLVED: That a public purpose will be served and the City's interests will be better protected by denying the request to purchase; proceeding with the eviction hearing; demolishing the structure; and proceeding to rezone the property from I-A (light industrial) to R-A (single family residential); be it further

RESOLVED: That this resolution be given immediate effect.

By Tafelski supported by Bazzy.

2-62-14. Call for question.

Call for question was adopted as follows:
Yeas: Bazzy, O'Donnell, Sareini, Shooshanian and Tafelski (5). Nays: Abraham and Dabaja (2). Absent: None.

The original resolution was adopted upon roll call as follows: Yeas: Bazzy, O'Donnell, Shooshanian and Tafelski (4). Nays: Abraham, Dabaja and Sareini (3). Absent: None.

There being no further business, upon a motion duly made, seconded, and adopted, the Council then adjourned at 6:13 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk