

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

March 18, 2014

The Council convened at 7:30 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazzy, O'Donnell, Sareini, Shooshanian and President of the Council Dabaja; absent, Councilmember Tafelski. A quorum being present, the Council was declared in session.

Imam Hassan Algazwini of Islamic Center of America delivered the invocation.

By Shooshanian supported by O'Donnell.

3-115-14. RESOLVED: That the minutes of the previous regular meeting of March 4, special meeting of February 25 and closed meeting of February 27, 2014 and the same are hereby approved as recorded and published.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Sareini supported by Dabaja.

3-116-14. RESOLVED: That Ordinance No. 14-1422 be taken from the table and placed upon its final reading.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

The Clerk then read Ordinance No. 14-1422 entitled, "An Ordinance to Amend Article II of Chapter 10 of the Code of The City of Dearborn entitled 'Fire Prevention Code', by adding Section 10-38.2."

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?"

3-116-14. Upon roll call the Ordinance was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by O'Donnell.

3-117-14. WHEREAS: Sandra and James O'Leary, property owners of 21300 Outer Drive, have requested vacation of an 18 foot wide easement located at the rear of their property at 21300 Outer Drive and adjacent to Lots 360 through 366 and Lot 438. The easement vacation is requested for development of a proposed new facility for the Dearborn Early Learning Center, and

WHEREAS: They are also requesting that the existing 12" diameter public combined sewer be converted to a private sewer lead for their building use instead of grouting and abandoning, and

WHEREAS: The Engineering Division has no objection to vacating the requested 18 foot easement and converting the 12" combined sewer to a private lead for the proposed development providing the following conditions are met:

1. Manhole as shown as "A" on the attached exhibit "C" (sewer map) shall be installed to define and designate 12" sewer as a private sewer lead. The sewer line between the City manhole designated as "B" and manhole "A" be removed. The sewer bulkhead be placed inside manhole "B" and excavation be filled with sand compacted in place.
2. Execution of agreement between the City and property owners specifying that the property owners will assume full responsibility of the City's sewer that is planned to be converted to private sewer lead within the easement to be vacated. The property owners shall further hold the City harmless against the use of the 12" sewer within the easement to be vacated.
3. The Engineering Division strongly recommends that the property owners televise the 12" combined sewer within the easement to be vacated and perform the necessary repairs as part of the development;

therefore be it

RESOLVED: That City Council hereby grants permission to Sandra and James O'Leary, property owners of 21300 Outer Drive, to vacate an 18 foot wide easement located at the rear of their property at 21300 Outer Drive and adjacent to Lots 360 through 366 and Lot 438, subject to the above conditions; be it further

RESOLVED: That the legal description of the easement to be vacated is as follows:

18 foot wide easement between the extended westerly line of Lot 456 and extended easterly line of Lot 366, Plat of Fordson Heights Subdivision No. 1 of Lots 1, 7, 8, 9 and Part of Lots 4, 5 and 6 of estate of Titus Tilden, deceased, Commissioners Report in Partition, Probate File 5456, in Fract'l Section 27.T.2S., R.10E, as recorded in Liber Page 40, Page 66, of Wayne County Plats;

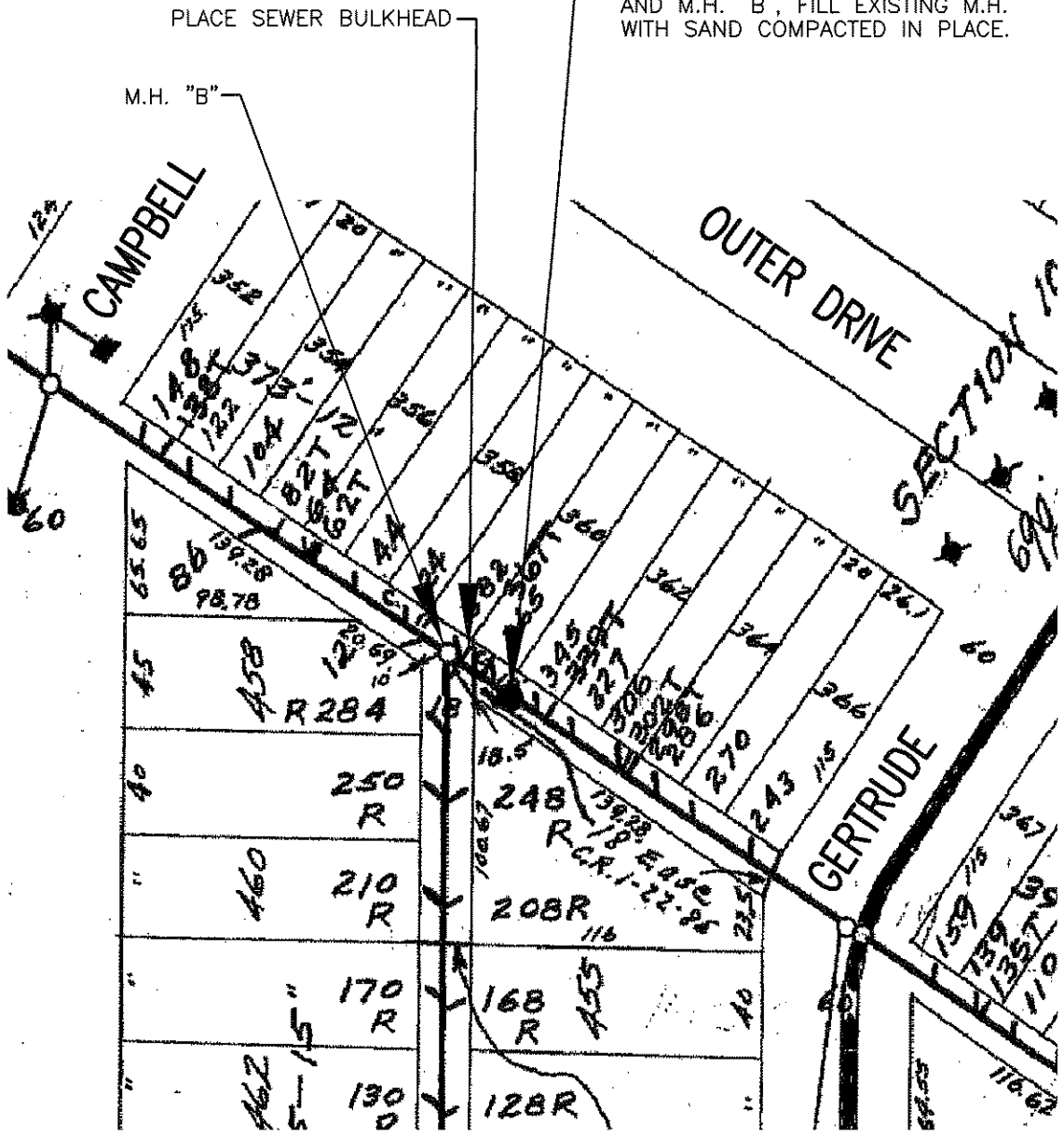
be it further

RESOLVED: That the existing 12" diameter public combined sewer be converted to a private sewer lead for their building use instead of grouting and abandoning; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

CONSTRUCT M.H. "A" AND REMOVE  
 12" DIA. SEWER BETWEEN M.H. "A"  
 AND M.H. "B", FILL EXISTING M.H.  
 WITH SAND COMPACTED IN PLACE.



**EASEMENT VACATION  
 EXHIBIT "C"**

**DEPARTMENT OF PUBLIC WORKS  
 DIVISION OF ENGINEERING  
 CITY OF DEARBORN, MICHIGAN**

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
 CITY ENGINEER ASST. CITY ENGINEER  
 DRAWN J.G.S. FILENAME \_\_\_\_\_  
 SCALE N.A. DATE 03/11/2014

By Sareini supported by Dabaja.

3-118-14. RESOLVED: That all bids received for Purchase, Demolition and Installation Services of Bleachers at King Boring Field are hereby rejected except the bid of Play & Park Structures in an amount not to exceed \$92,208, 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 General Capital Improvement Fund, Recreation & Parks Department, Sports Programs Division, Project #128913, Distribution Account #401-3010-435.45-20; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by O'Donnell.

3-119-14. RESOLVED: That all bids received for the purchase of a Theater Remote Soundboard are hereby rejected except the bid of Pro Audio, Inc. in an amount not to exceed \$30,571, 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 Facilities Fund, Recreation, Capital Equipment budget, Theater Restoration Project I51033; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Sareini supported by Dabaja.

3-120-14. RESOLVED: That all bids received for Tree Planting 2014 are hereby rejected except the bid of Crimboli Nursery in an amount not to exceed \$37,210, 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 General Fund, Public Works, Contractual Services budget (\$19,062.50); the Sewer Fund, Public Works, Other Construction Expenses budget, Project N95200 (\$9,302.50); and the Sewer Fund, Public Works, Other Construction Expenses budget, Project N95211 (\$8,845); be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Shooshanian supported by Dabaja.

3-121-14. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) 6, authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request for a sole source procurement; be it

RESOLVED: That DTE Energy be designated as a sole source for purchase of Street Light Fixtures Conversion to LED in an amount not to exceed \$22,690 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 General Capital Improvement Fund, Public Works, Street Lights Repair and Maintenance budget, Project S04801; be it further

RESOLVED: That the Finance Director is hereby authorized to establish Capital Improvement Project S04801 for the street light fixtures replacement and the energy savings; be it further

RESOLVED: That the Finance Director is hereby authorized to recognize the revenue and appropriate the DTE Energy Optimization Rebates in the amount of \$4,860 and appropriate fund balance from the General Capital Improvement Fund in the amount of \$17,830; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Sareini supported by O'Donnell.

3-122-14. WHEREAS: The City presently has a contract with Zuniga Cement Construction, Inc. (C.R. 3-117-13) for Street Paving, Curb, Catch Basin, and Sidewalk Replacement - 2014; Job #2014-064, and

WHEREAS: The original contract specifications allow for two renewals of one year beyond the expiration of the present contract, and

WHEREAS: Zuniga Cement Construction, Inc. has offered to renew the present contract prices through October 2014; be it

RESOLVED: That the contract for Paving, Curb, Catch Basin, and Sidewalk Replacement - 2014; Job #2014-064 is hereby renewed with Zuniga Cement Construction, Inc. in the amount of \$1,845,000; be it further

RESOLVED: That this contract shall be financed from the Major Street & Trunkline Fund, General Capital Improvement Fund, Local Street Fund, Sewer Fund, and Water Fund all under Project Q71014; be it further

RESOLVED: That City Council hereby authorizes the Finance Director to recognize and appropriate \$25,000 for work requested by residents in the General Capital Improvement Fund, Public Works Billable Division; be it further

RESOLVED: That City Council also authorizes up to an additional \$20,000 for concrete work pursuant to demolitions of both City-owned and non-City-owned properties; be it further

RESOLVED: That the concrete work on City-owned properties shall be financed from the appropriate land acquisition project in the General Capital Improvement Fund, Demolition Expense account and non-City-owned properties shall be financed by the Residential Services Department, Building Demolition Services account in the General Fund and will be billed to the property owner; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).



By Sareini supported by O'Donnell.

3-123-14. RESOLVED: That receipt of a grant award in the amount of \$8,000 from the National Endowment for the Arts in partnership with Arts Midwest for The Big Read-Dearborn Program, is hereby acknowledged and accepted; be it further

RESOLVED: That City Council hereby directs the Finance Director to deposit this money into account #276-5100-365.90-00 (Contributions/Donations) and to appropriate the money to The Big Read Project Z77622 (account #276-5100-721.98-00 Undistributed Appropriation) to use for expenses associated with The Big Read-Dearborn; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by Shooshanian.

3-124-14. WHEREAS: The Director of Recreation has requested City Council approve the Fiscal Year 2014 "The Senior Alliance, Area Agency on Aging 1-C" Dearborn Community Funding Match in the total amount of \$7,822. The City of Dearborn has partnered with The Senior Alliance for thirty-four (34) consecutive years, and

WHEREAS: The Senior Alliance coordinates a comprehensive network of services in Western and Southern Wayne County to enable older persons to function as independently as possible within their respective communities. Older adults in Dearborn are eligible for and have received agency-funded services such as: Adult Day Care, Care Management, Chore, Congregate Meals, Elder Abuse, Health Screening, Home Delivered Meals, Information and Referral Services, Legal Assistance, Outreach, Medical Assistance, etc; be it further

RESOLVED: That City Council hereby approves the Fiscal Year 2014 "The Senior Alliance, Area Agency on Aging 1-C" Dearborn Community Funding Match in the total amount of \$7,822; be it further

RESOLVED: That this community match shall be financed from the General Fund, Recreation and Parks Department, Senior Services Division, Memberships, Distribution Account #101-3090-843.65-00); be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Sareini supported by O'Donnell.

3-125-14. RESOLVED: That receipt of a donation in the amount of \$14,000 from the Dearborn Community Fund "Saturday Night Alive" fundraiser event to the City of Dearborn for necessary capital equipment purchases and facility restoration upgrades for the Michael A. Guido Theater 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 City Council hereby directs the Finance Director to credit the amount of \$14,000 to the Facilities Fund, Theater Restoration Project #I51033; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by Sareini.

3-126-14. WHEREAS: In 2013, the City sold the 60' lot located at 3003 Roulo to Nabil M. Al-Subari for the construction of a single-family home (C.R. 2-71-13). Construction was required to begin by March 6, 2014, and

WHEREAS: In June 2013, Mr. Al-Subari contacted the Legal Department, requesting to buy an additional vacant City-owned lot located at 3009 Roulo so that he would have more space for the construction of his new home. The City had purchased the temporary dwelling at 3009 Roulo under the Operation Eyesore in 1965, and

WHEREAS: The City Assessor's current value for the vacant lot is \$1,700, and

WHEREAS: The neighbor who owns the adjoining property on the other side, Amira Aoun at 3015 Roulo, was contacted via regular and certified mail, and was not interested in purchasing any portion of the property, and

WHEREAS: Although it is the City's preference to split the lot and sell one-half to each adjoining homeowner, since Ms. Aoun is not interested in purchasing 15 ft., Mr. Al-Subari has requested to purchase the entire lot to create a 90' new single-family construction site for a 2,700 sq. ft. home, and

WHEREAS: Mr. Al-Subari has been prepared to begin construction pending his request to acquire the additional 30'. Therefore, he is also requesting an extension of time in which to begin construction without paying an extension request fee, and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lot 23, Kaiers Dix Ave. Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 39, Page 41 of Plats, Wayne County, Michigan.

Commonly known as vacant lot at 3009 Roulo  
Tax I.D. No. 82-10-211-10-063

to Nabil M. Al-Subari for \$1,700; be it further

RESOLVED: That the sale of the 30' lot located at 3009 Roulo to Nabil Al-Subari is subject to the following conditions:

1. The lot must be combined with the Purchaser's property located at 3003 Roulo at closing and may not be resplit or combined with other land for resplitting as two buildable lots.
2. The lot may only be sold or developed in combination with the Purchaser's adjacent property.
3. Purchaser may not assign his purchase option or sell the vacant land without approval of the Dearborn City Council.
4. Closing of this transaction must take place within thirty (30) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
5. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
6. Construction of a single-family dwelling on the resulting 90' lot must begin within sixty (60) days from the date of closing on this vacant lot. Construction shall be deemed started when:
  - a. The plans have been approved by the Residential Services Department.
  - b. Building permits have been issued.
  - c. Excavation of the basement/foundation is started.
7. Purchaser must complete construction before building permits expire.
8. All other terms and conditions set forth in the Land Sales Guidelines, Purchase Agreement and Council Resolution relative to the purchase of the 3003 Roulo lot shall remain in effect;

be it further

RESOLVED: That the extension of time in which to build is extended to sixty (60) days from the date of closing on the sale of 3009 Roulo; be it further

RESOLVED: That the extension request fee is waived; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Nabil M. Al-Subari upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Nabil M. Al-Subari closing within thirty (30) days of the effective date of this Resolution; be it further

RESOLVED: That the sale of the property for combination with Mr. Al-Subari's buildable lot will serve a public purpose by enlarging the buildable lot size, by revitalizing and stabilizing the neighborhood, and by adding the property to the tax rolls to generate revenue for the City; be it further

RESOLVED: That the Corporation Counsel or her designee is authorized to execute documents on behalf of the City of Dearborn to complete this transaction; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by O'Donnell.

3-127-14. WHEREAS: The vacant property located at 6128 Maple was placed on the City's 2013 lot list for the new construction of a single-family house. The minimum bid price was \$22,900. No one bid on the property at the time, and

WHEREAS: Tyrian Properties, Inc. has offered to purchase this property for the minimum bid price of \$22,900 and is proposing to build a single-family dwelling on this property within one year of the date of closing, and

WHEREAS: Tyrian Properties, Inc has been informed and agrees to the following conditions applicable to the proposed sale:

1. Purchaser may not assign its purchase option or sell the vacant land without approval of the Dearborn City Council.
2. Closing of this transaction must take place within thirty (30) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
3. If Purchaser elects to sell the vacant property during the 12-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10% and less costs associated with the transfer back to the City of Dearborn.
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
5. Construction of a single-family dwelling on this property must begin within a 12-month period from the date of closing. Construction shall be deemed started when:
  - a. The plans have been approved by the Residential Services Department.
  - b. Building permits have been issued.
  - c. Excavation of the basement/foundation is started.

6. Purchaser must complete construction before building permits expire.
7. Purchaser agrees that, in constructing a single-family dwelling, it shall comply with **all** zoning requirements, including, but not limited to, setback, lot coverage, and compatibility requirements of the Dearborn Zoning Ordinance. Purchaser further acknowledges that this is a waiver of its right to seek a variance of these requirements.
8. Purchaser must comply with Land Sale Guidelines,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; be it therefore

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

South 26 ft. of Lot 39, and all of Lot 40, Schaefer Hgts Sub. Section 7, City of Dearborn, Wayne County, Michigan, as recorded in Liber 55, Page 57 of Plats, Wayne County, Michigan

Commonly known as vacant property at 6128 Maple Tax I.D. No. 82-10-074-16-034

to Tyrian Properties, Inc. for \$22,900; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Tyrian Properties, Inc. upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Tyrian Properties, Inc. closing within thirty (30) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the satisfaction of the terms and conditions stated above and upon satisfaction of the terms and conditions contained in the Purchase Agreement; be it further



RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; be it further

RESOLVED: That if Purchaser wishes to sell the vacant property during this 12-month period, the City shall have the sole right to repurchase the vacant property for the sum of \$22,900, less 10%, and less costs associated with the transfer back to the City of Dearborn; be it further

RESOLVED: That the Corporation Counsel or her designee is authorized to execute documents on behalf of the City of Dearborn to complete this transaction; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by Sareini.

3-128-14. WHEREAS: The City of Dearborn is selling its historic City Hall to Artspace for the purpose of redevelopment as an economic catalyst to future jobs and investment in its East Downtown area,

WHEREAS: The City's East Dearborn Downtown Development Authority (EDDDA) has been the sponsoring agency for the market, feasibility and pre-development activities over the period between 2008 and the present, leading to the formal proposal to redevelop and reuse City Hall as the Artspace City Hall Lofts project of mixed-use artists residences, studio and related performance, community and commercial spaces, and

WHEREAS: The City approached the Downriver Community Conference (DCC) regarding potential financial assistance to remove the hazardous materials (asbestos, lead paint, mercury switches, fluorescent ballasts, etc.) from the complex prior to the remodeling conversion to the Artspace lofts use, and

WHEREAS: The DCC agreed to loan up to \$400,000 to the City and EDDDA for the necessary environmental abatements described above through its Brownfield Consortium Revolving Loan Program using U.S. Environmental Protection Agency (USEPA) funds; therefore be it

RESOLVED: That the Dearborn City Council hereby authorizes the Mayor to execute a 0% interest, 15 year loan agreement with the EDDDA and the Downriver Community Conference to borrow up to \$400,000 for hazardous materials abatement and oversight at the City Hall complex in preparation for the Artspace City Hall Lofts redevelopment; be it further

RESOLVED: That this approval is conditioned upon the EDDDA accepting responsibility for the repayment of the loan as indicated in the attached resolution approved by its board on November 14, 2013 as amended; be it further

RESOLVED: That the Finance Director is authorized to recognize the \$400,000 from USEPA and appropriate \$400,000 to Artspace in the East Dearborn Downtown Development Authority Fund, Artspace Project Z77620; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas:  
Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian  
(6). Nays: None. Absent: Tafelski (1).

THE EAST DEARBORN DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING THE DCC FUNDING AGREEMENTS AND PLEDGING TAX  
REVENUES FOR CITY HALL ARTIST LOFTS REDEVELOPMENT PROJECT  
(ARTSPACE PROJECTS, INC)

At the Regular Meeting of the of the East Dearborn Downtown Development Authority  
(the "EDDDA") held at the City hall, Dearborn Michigan, on the 14<sup>th</sup> day of November, 2013, at  
8:00 o'clock a.m., prevailing Eastern Time.

PRESENT: Members: Mark Guido, Jay Kruz, John Morgan, Mayor Jack O'Reilly,  
J. Scott Saionz, Vincent Spica

ABSENT: Members: Patrick Allison, Emily Chimento, Judith McNeeley, Dan Merritt

The following preamble and resolution were offered by Member J. Scott Saionz and  
supported by Member Vincent Spica:

WHEREAS, the City Council (the "City Council") of the City of Dearborn (the "City")  
and Artspace Projects, Inc ("Artspace") have executed and delivered a Purchase Agreement  
dated August 14, 2013 (as subsequently amended, the "Purchase Agreement") providing for the  
redevelopment of the existing Dearborn City Hall campus at the corner of Michigan Avenue and  
Schaefer Road (13615 Michigan Avenue, Dearborn, MI) within the Downtown District of the  
EDDDA as a mixed-use project consisting of live/work residential and commercial space, as  
defined more fully in the Development Agreement (the "Project"); and

WHEREAS, the Board of the EDDDA, pursuant to Act 197, Public Acts of Michigan,  
1975, as amended ("Act 197"), and pursuant to the provisions of the EDDDA's Development  
Plan, as amended (the "EDDDA Plan"), has determined that it is necessary and in the best  
interests of the public to accomplish the Project, and that the successful redevelopment of such  
properties is vital to the long-term economic health of the City; and

WHEREAS, the Downriver Community Conference has offered to provide funding for  
the Project to the EDDDA, via a loan, in an amount not to exceed \$400,000 from the United  
States Environmental Agency's Revolving Loan Fund Program ("RLF"); and

WHEREAS, the EDDDA Board, in a resolution dated November 14, 2013, pledged  
revenues generated pursuant to Act 197 (the "EDDDA Revenues") to secure the loan, to pay  
principal and interest and use the loan to cover the cost of eligible activities in compliance with

RLF rules; and

WHEREAS, The Project and Activities require the assistance of the EDDDA and the EDDDA desires to conduct its business in an efficient and timely manner; be it

RESOLVED: That the EDDDA Board hereby authorizes the EDDDA Chairperson or his designee to execute documents on behalf of the EDDDA, securing a loan from the Downriver Community Conference, for the remediation of hazardous materials for the redevelopment of the site located at 13651 Michigan Avenue, Dearborn, Michigan; be it further

RESOLVED: That the EDDDA Chairperson or his designee is authorized secure and execute contracts for the Project in accordance and in compliance with RLF rules and to issue payments to contractors in accordance with the terms of the Funding Agreement; be it further

RESOLVED: That this resolution be given an effective date of November 14, 2013.

AYES: Mark Guido, Jay Kruz, John Morgan, Mayor Jack O'Reilly, J. Scott Saionz,  
Vincent Spica

NAYS: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

J. Scott Saionz 2/22/14

Secretary

**East Dearborn Downtown Development Authority Resolution**  
**Artspace Repayment of DCC Loan**

WHEREAS: The City of Dearborn (City) and the East Dearborn Downtown Development Authority (EDDDA) have executed a loan agreement with the Downriver Community Conference (DCC) to receive up to \$400,000 to remove hazardous materials at the historic City Hall complex located at 13615 Michigan Avenue; and

WHEREAS: The EDDDA has been the City's sponsoring agency for the feasibility, pre-development and project management of the Artspace City Hall Lofts mixed use development; and

WHEREAS: The EDDDA has accepted responsibility for repayment of the loan on behalf of the City per its attached resolution dated November 14, 2013, based solely upon Artspace's commitment to make all necessary payments on the loan according to the terms and conditions specified therein from its annual operating revenues; now therefore be it

RESOLVED: That the EDDDA resolution dated November 14, 2013 is hereby amended to reflect Artspace's commitment to make the payments for the reimbursement of the hazardous materials removal grant from the DCC; be it further

RESOLVED: That the City of Dearborn, Finance Director is authorized to recognize the \$400,000 from USEPA and appropriate \$400,000 to Artspace in the East Dearborn Downtown Authority Fund, Artspace project Z77620.

RESOLVED: That the EDDDA authorizes its Chairperson to execute a loan repayment agreement with Artspace City Hall Lofts outlining Artspace's commitment to repay the DCC for the hazardous materials removal grant at the Dearborn City Hall complex located at 13615 Michigan Avenue; be it further

RESOLVED: That this resolution be given immediate effect.

J. Scott Saionz 3/18/2014

Secretary – Treasurer, Scott Saionz

By Sareini supported by O'Donnell.

3-129-14. RESOLVED: That City Council hereby authorizes the Mayor to renew the City's membership with The United States Conference of Mayors (USCM) in the amount of \$5,269 for the period of January 1 through December 31, 2014; be it further

RESOLVED: That this membership renewal shall be budgeted in the FY14 Citywide Account 101-1299-421.65-00.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by O'Donnell.

3-130-14. WHEREAS: Karen Wilmering, the program coordinator for the Interior Design program at Henry Ford Community College, has requested permission to utilize the City-owned house located at 23043 Buckingham for the purpose of conducting an interior design study with her students, and

WHEREAS: The study will take place during the period beginning March 20, 2014 and ending May 1, 2014, and

WHEREAS: It is anticipated that approximately 15 students and 1 instructor will participate in the study and will require access to the house on certain days during that timeframe; therefore be it

RESOLVED: That City Council hereby authorizes Henry Ford Community College to utilize the City-owned house at 23043 Buckingham, for the purpose of conducting an interior design study during the period beginning March 20, 2014 and ending May 1, 2014; be it further

RESOLVED: That the participants in the study are required to execute a hold harmless agreement, subject to review and approval of the Corporation Counsel; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by Sareini.

3-131-14. RESOLVED: That the Executive and Administrative Unit Salary Plan adopted September 16, 1980 by C.R. 9-863-80 be and is hereby amended pursuant to Civil Service Resolution No. 7645-14; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by O'Donnell.

3-132-14. RESOLVED: That the Knights of Columbus be and they are hereby granted permission to solicit donations on the streets, sidewalks, and other public areas within the City of Dearborn for their annual Tootsie Roll Drive to benefit the People with Intellectual Disabilities on April 11, 12 and 13, 2014, subject to all applicable ordinances and the rules and regulations of the Police Department.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Sareini supported by Dabaja.

3-133-14. RESOLVED: That Moss Associates, Inc. be and they are hereby granted a 30-day extension to continue its "Going Out of Business" Sale through April 30, 2014, subject to all applicable ordinances and the rules and regulations of the Police Department.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported by Shooshanian.

3-134-14. RESOLVED: That City Council hereby concurs in the Mayor's appointment of John L. McWilliams, to the West Dearborn Downtown Development Authority for a term ending June 30, 2015.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

By Dabaja supported unanimously.



3-135-14. WHEREAS: The Mayor and the Council have learned with sorrow of the passing of William Clay Ford, and

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

RESOLVED: That the Mayor and members of the Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolence to the family of the deceased.

The resolution was adopted as follows: Yeas: Abraham, Bazzy, Dabaja, O'Donnell, Sareini and Shooshanian (6). Nays: None. Absent: Tafelski (1).

There being no further business, upon a motion duly made, seconded. adopted, the Council then adjourned at 8:09 P.M.

APPROVED:

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

ATTESTED:

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