

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

July 16, 2015

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

DATE : July 14, 2015  
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 Thursday, July 16, 2015 at 7:20 p.m. in the Council Chambers at the Dearborn Administrative Center for the following purposes:

1. To consider and take action to authorize Corporation Counsel to purchase certain tax foreclosed properties from the Wayne County Treasurer, and
2. To re-appoint the following individuals who were previously appointed to the respective Boards and Commissions on June 23, 2015 as set forth below:
  - Demolition Board of Appeals  
JEROME ANDREW MISIOLEK - Term ending 6/30/18
  - Warren Avenue Corridor Authority  
ZINAT SHATILLA - Term ending 6/30/18
  - Dix-Vernor Corridor Authority  
HASSAN JABER - Term ending 6/30/18  
ANTHONY RUGEIRO - Term ending 6/30/18

JANET THOMPSON - Term ending 6/30/17  
RONALD BERRY - Term ending 6/30/16

- Telecommunications Commission  
SEAN GALLOWAY - Term ending 6/30/17
- West Dearborn Downtown Development Authority  
JOHN L. McWILLIAMS - Term ending 6/30/19

3. 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

By Abraham supported by Tafelski.

7-324-15. WHEREAS: The City of Dearborn has been notified by the Wayne County Treasurer that tax-foreclosed properties are available for the City of Dearborn to purchase for public purposes, and

WHEREAS: The City may exercise its right of first refusal to purchase the properties before they are offered at auction to the general public, and

WHEREAS: It is recommended that 14 properties be purchased, at a cost of approximately \$60,802.83, plus additional \$90,000 for demolition and appurtenant costs, and

WHEREAS: Properties recommended for purchase are as follows:

22415 Madison (49' x 110') - Purchase Price:  
\$4,502.96 (C05500)  
Registered rental. Previously, owner caught using as a rehabilitation center at this location. Owners advised use was not permitted in neighborhood. Residents worried about use of this house.  
82-09-284-04-010

7845 Wyoming (120' x 100') - Purchase Price:  
\$16,633.12 (C10000)  
Commercial building in poor condition. Does not appear to be occupied.  
82-10-054-12-016

7840 Mead (36' x 102') - Purchase Price: \$3,230.61  
(C05500)  
Appears to be occupied registered rental house. City owns vacant lot at 7850 Mead.  
82-10-063-06-008

6161 Kenilworth (49' x 104') - Purchase Price:  
\$6,850.60 (C05500)  
Does not appear to be occupied. DTE meters off.  
House in poor condition.  
82-10-074-10-030

8817 Whitlock (30' x 110') - Purchase Price: \$4,186.98  
(C05500)

82-10-091-06-037

8823 Whitlock (32' x 110') - Purchase Price: \$4,270.09  
(C05500)

82-10-091-06-038

Vacant lots in Lonyo area and adjacent to each other.

5148 Mead (35' x 112') - Purchase Price: \$4,589.73  
(C05500)

Does not appear to be occupied. House in poor  
condition.

82-10-181-07-015

13845 Barclay (30' x 100') - Purchase Price: \$3,392.64  
(C05500)

Vacant lot. City owns adjacent 13853 Barclay.

82-10-184-17-028

Holly (35' x 136') - Formerly known as 2469 Holly.  
Purchase Price: \$183.36 (C05500).

Vacant lot in the vicinity of many other City-owned  
properties.

82-10-213-12-033

Holly (35' x 133') - Formerly known as 2495 Holly.  
Purchase Price: \$595.31 (C05500)

Vacant lot in the vicinity of many other City-owned  
properties.

82-10-213-12-035

10008 Essex (35' x 107') - Purchase Price: \$6,672.75  
(C05500)

Appears to be an occupied two-family residence and is  
adjacent to vacant lot on Essex which is also  
available for purchase.

82-10-213-23-007

Essex (35' x 107') - Formerly known as 10002 Essex  
Purchase Price: \$1,665.16 (C05500)

Vacant lot and adjacent to 10008 Essex.

82-10-213-23-008

1843 Wyoming (35' x 119') - Purchase Price: \$3,261.69  
(C10000)

Vacant lot. City owns adjacent vacant lots at 1827 and  
1835 Wyoming.  
82-10-281-04-041

Wyoming (35' x 110') - Formerly known as 1542 Wyoming.  
Purchase price: \$767.83 (C10000)

Vacant lot. City owns adjacent vacant lot at 1534  
Wyoming.  
82-10-281-11-003

and

WHEREAS: The City of Dearborn desires to acquire properties for the public purpose of demolishing substandard structures, for the purpose of combining vacant lots with other City-owned lots, and for the purpose of purchasing property for future development, to improve the neighborhoods and surrounding areas, and

WHEREAS: Due to the condition of the properties and/or their proximity to other City-owned property, there is a public purpose to purchase the properties listed above to protect the surrounding residential and commercial properties from decline, and

WHEREAS: Other properties that are in foreclosure that are not redeemed by their owners, may be worth purchasing if offered at a further discount, and

WHEREAS: If a further discount is offered, it is recommended that the Corporation Counsel be authorized to purchase other discounted properties in an amount not to exceed \$50,000, and

WHEREAS: Funding for the purchases and costs associated with the properties will be from the Neighborhood Stabilization Project, C05500; therefore be it

RESOLVED: That Corporation Counsel or her designee is hereby authorized to make application to the Wayne County Treasurer to purchase the following properties pursuant to the City of Dearborn's right of first refusal:

22415 Madison (49' x 110') - Purchase Price: \$4,502.96  
(C05500)

Registered rental. Previously, owner caught using as a rehabilitation center at this location. Owners advised use was not permitted in neighborhood. Residents worried about use of this house.

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 Vacant lot. City owns adjacent vacant lot at 1534  
 Wyoming.  
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be it further

RESOLVED: If further discounts are offered for  
 the tax foreclosed properties, the Corporation Counsel or her  
 designee is hereby authorized to purchase additional properties  
 on behalf of the City of Dearborn for a public purpose in an  
 amount not to exceed \$50,000; be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the above-listed properties that contain houses in that the houses are in need of demolition and/or rehabilitation. The surrounding neighborhoods will be protected from decline once the listed houses are demolished or rehabilitated; be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the above-listed properties in that substandard structures will be demolished, vacant lots may be combined with other City-owned lots, and to purchase properties for future development, to improve the neighborhoods and surrounding areas; be it further

RESOLVED: That due to the condition of the properties and/or their proximity to other City-owned property, there is a public purpose to purchase the properties listed above to protect the surrounding residential and commercial properties from decline; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$40,140.19, plus \$60,000 for additional demolition, and appurtenant costs, plus an additional \$50,000 to purchase further discounted properties from the Wayne County Treasurer as identified by the Corporation Counsel from the Neighborhood Stabilization Project, C05500 drawn upon the Neighborhood Stabilization Program Fund, C05500, payable to the Wayne County Treasurer, for payment of the above-referenced properties noted as C05500; be it further

RESOLVED: That the Finance Director is hereby authorized and directed to appropriate \$50,000 of General Fund fund balance to project C05500 to assist in funding the appurtenant costs for the C05500 acquisitions; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant for the properties identified by (C10000) listed above in the amount of \$20,662.64, plus \$30,000 for additional demolition, and appurtenant costs from the Land Acquisition for Resale Project, C10000; be it further

RESOLVED: That the City of Dearborn shall set up the necessary procedures and controls to provide the proper distribution of funds arising from the subsequent sale of the acquired property; be it further



RESOLVED: That this resolution be given immediate effect.

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

By Tafelski supported by Sareini.

7-325-15. RESOLVED: That City Council hereby re-appoints Jerome Andrew Misiolak to the Demolition Board of Appeals with a term ending June 30, 2018; be it further

RESOLVED: That City Council hereby concurs in the Mayor's appointment of Zinat Shatilla to the Warren Avenue Corridor Authority with a term ending June 30, 2018; be it further

RESOLVED: That City Council hereby concurs in the Mayor's appointments of Hassan Jaber and Anthony Rugiero with terms ending June 30, 2018; Janet Thompson with a term ending June 30, 2017 and Ronald Berry with a term ending June 30, 2016, to the Dix-Vernor Corridor Authority; be it further

RESOLVED: That City Council hereby concurs in the Mayor's re-appointment of Sean Galloway to the Telecommunications Commission with a term ending June 30, 2017; be it further

RESOLVED: That City Council hereby concurs in the Mayor's re-appointment of John L. McWilliams to the West Dearborn Downtown Development Authority with a term ending June 30, 2019; be it further

RESOLVED: That this resolution be given immediate effect.

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

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:59 P.M.

APPROVED:

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

ATTESTED:

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