

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

July 20, 2015

The Council convened at 5:08 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham (via phone), Bazy, O'Donnell (via phone), Sareini (via phone), Tafelski (via phone) and President of the Council Dabaja. Absent: Councilmember Shooshanian. A quorum being present, the Council was declared in session.

DATE : July 17, 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 Monday, July 20, 2015 at 5:00 p.m. in Conference Room 1B at the Dearborn Administrative Center for the following purposes:

1. To consider and take action to authorize Corporation Counsel to purchase additional tax foreclosed properties from the Wayne County Treasurer, and
2. To consider such other items of business that may properly come before the Council in relation to this matter.

S/Brian O'Donnell
Councilmember

S/Thomas P. Tafelski
Councilmember

By Tafelski supported by Abraham.

7-326-15. 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: The City Council recommends 11 properties that are vacant lots or appear to be unoccupied structures, be purchased at a cost of \$55,114.76, plus an additional \$95,000 for demolition, rehabilitation, and appurtenant costs, and

WHEREAS: Properties recommended for purchase are as follows:

S. Highland (69' x 50') - Purchase Price: \$1,499.01
(C05500)

Vacant lot adjacent to 1050 S. Highland which is also being offered for purchase from the Wayne County Treasurer.
82-09-211-22-002

1050 S. Highland (60' x 115') - Purchase Price:
\$10,617.34 (C05500)

House that appears to be unoccupied. Adjacent vacant lot on S. Highland is also offered for purchase from the Wayne County Treasurer.
82-09-211-22-003

2645 Byrd (50' x 134') - Purchase Price: \$4,993.65
(C05500)

House that appears to be unoccupied.
82-09-263-08-011

20738 Carlisle (40' x 134') - Purchase Price:
\$3,783.18 (C05500)

House that appears to be unoccupied.
82-09-274-12-013

2264 Queen (45' x 118') - Purchase Price: \$9,690.37
(C05500)

House that appears to be unoccupied.

82-09-281-10-028

23030 Columbia (45' x 135') - Purchase Price:
\$4,525.18 (C05500)

House that appears to be unoccupied.

82-09-282-10-015

2833 Bailey (46' x 88') - Purchase Price: \$6,023.67
(C05500)

House that appears to be unoccupied. Adjacent vacant lot on Bailey is also offered for purchase from the Wayne County Treasurer.

82-09-292-11-018

Bailey (46' x 88') - Purchase Price: \$1,005.15
(C05500)

Vacant lot adjacent to 2833 Bailey which is also being offered for purchase from the Wayne County Treasurer.

82-09-292-11-019

24622 Ross (45' x 138') - Purchase Price: \$4,718.15
(C05500)

House that appears to be unoccupied.

82-09-322-01-020

5451 Mead (40' x 100') - Purchase Price: \$3,558.21
(C05500)

House that appears to be unoccupied and in poor condition.

82-10-181-01-058

1549 Ferney (105' x 110') - Purchase Price: \$4,700.85
(C05500)

House that appears to be unoccupied and in poor condition.

82-10-281-09-028

and

WHEREAS: The City of Dearborn desires to acquire properties for the public purpose of demolishing substandard structures, rehabilitating qualified structures, 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, and the appearance that they are unoccupied, there is a public purpose to purchase the properties listed above to protect the surrounding residential properties from decline, 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:

S. Highland (69' x 50') - Purchase Price: \$1,499.01
(C05500)

Vacant lot adjacent to 1050 S. Highland which is also being offered for purchase from the Wayne County Treasurer.

82-09-211-22-002

1050 S. Highland (60' x 115') - Purchase Price:
\$10,617.34 (C05500)

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House that appears to be unoccupied and in poor condition.

82-10-181-01-058

1549 Ferney (105' x 110') - Purchase Price: \$4,700.85
(C05500)

House that appears to be unoccupied and in poor condition.

82-10-281-09-028

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 appear to be unoccupied and may be in need of demolition and/or rehabilitation. The surrounding neighborhoods will be protected from decline once the houses are assessed for demolition or rehabilitation; 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 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 \$55,114.76, plus an additional \$95,000 for demolition and appurtenant costs, to 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; be it further

RESOLVED: That the Finance Director is hereby authorized and directed to appropriate \$150,000 of General Fund fund balance to project C05500 to assist in funding the acquisition, demolition, and appurtenant costs for the C05500 acquisitions; 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, Bazy, Dabaja, O'Donnell, Sareini and Tafelski (6).
Nays: None. Absent: Shooshanian (1).

By Tafelski supported by Sareini.

7-327-15. 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: The City Council recommends 5 properties that are non-conforming uses for the designated zoning, be purchased at a cost of \$34,249.24, plus an additional \$50,000 for demolition and appurtenant costs, and

WHEREAS: Properties recommended for purchase are as follows:

7114 Yinger (35' x 113') - Purchase Price: \$5,644.20
(C05500)
Non-conforming house in good condition.
82-10-071-02-003

6623 Appoline (34' x 110') - Purchase Price:
\$13,243.17 (C05500)
Non-conforming house in good condition.
82-10-081-23-023

6944 Theisen (35' x 134') - Purchase Price: \$6,442.73
(C05500)
Non-conforming house in good condition.
82-10-082-12-002

4425 Jonathon (35' x 122') - Purchase Price: \$4,232.51
(C05500)
Non-conforming house in poor condition.
82-10-173-02-024

4743 Orchard (40' x 135') - Purchase Price: \$4,686.63
(C05500)
Non-conforming house in good condition. Registered
Rental.
82-10-183-07-039

and

WHEREAS: The City of Dearborn desires to acquire properties for the public purpose of demolishing substandard structures, rehabilitating qualified structures and converting them for use consistent with zoning, 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, and their non-conformity with current zoning, there is a public purpose to purchase the properties listed above to protect the surrounding residential properties from decline, and

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

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:

7114 Yinger (35' x 113') - Purchase Price: \$5,644.20
(C05500)
Non-conforming house in good condition.
82-10-071-02-003

6623 Appoline (34' x 110') - Purchase Price:
\$13,243.17 (C05500)
Non-conforming house in good condition.
82-10-081-23-023

6944 Theisen (35' x 134') - Purchase Price: \$6,442.73
(C05500)
Non-conforming house in good condition.
82-10-082-12-002

4425 Jonathon (35' x 122') - Purchase Price: \$4,232.51
(C05500)

Non-conforming house in poor condition.

82-10-173-02-024

4743 Orchard (40' x 135') - Purchase Price: \$4,686.63
(C05500)

Non-conforming house in good condition. Registered
Rental.

82-10-183-07-039

be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the above-listed properties that contain houses that are non-conforming with the current zoning, and the houses may be in need of demolition and/or repair. The surrounding neighborhoods will be protected from decline once the houses are assessed for demolition or rehabilitation and conversion for use consistent with zoning; 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, and their non-conformity with current zoning, there is a public purpose to purchase the properties listed above to protect the surrounding residential 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 \$34,249.24, plus an additional \$50,000 for demolition and appurtenant costs, to 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; be it further

RESOLVED: That the Finance Director is hereby authorized and directed to appropriate \$85,000 of General Fund fund balance to project C05500 to assist in funding the acquisition, demolition, and appurtenant costs for the C05500 acquisitions; 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, O'Donnell, Sareini and Tafelski (6). Nays: None. Absent: Shooshanian (1).

By Tafelski supported by Bazzy.

7-328-15. 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: The City Council recommends 6 properties that are non-owner occupied, to be purchased at a cost of \$27,451, plus an additional \$60,000 for demolition, and appurtenant costs, and

WHEREAS: Properties recommended for purchase are as follows:

505 S. Waverly (50' x 110') - Purchase Price:
\$7,735.84 (C05500)
Non-owner occupied. Does not have Certificate of
Occupancy.
82-09-211-10-011

3736 Katherine (40' x 114') - Purchase Price:
\$6,072.34 (C05500)
Non-owner occupied.
82-09-341-01-018

5744 Bingham (34' x 125') - Purchase Price: \$4,647.35
(C05500)
Non-owner occupied.
82-10-083-24-001

4547 Woodworth (40' x 109') - Purchase Price:
\$4,015.16 (C05500)
Non-owner occupied.
82-10-183-13-029

13861 Wellesley (40' x 100') - Purchase Price:
\$4,356.42 (C05500)
Non-owner occupied.
82-10-184-08-021

2825 Roulo (60' x 153') - Purchase Price: \$623.89
(C05500)
Non-owner occupied.
82-10-213-05-084

and

WHEREAS: In recent years, there has been an increase in non-owner occupied houses. The City Council finds that this is a good opportunity to increase owner occupancy by acquiring the houses offered and selling them for owner occupancy, 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:

505 S. Waverly (50' x 110') - Purchase Price:
\$7,735.84 (C05500)
Non-owner occupied. Does not have Certificate of Occupancy.
82-09-211-10-011

3736 Katherine (40' x 114') - Purchase Price:
\$6,072.34 (C05500)
Non-owner occupied.
82-09-341-01-018

5744 Bingham (34' x 125') - Purchase Price: \$4,647.35
(C05500)
Non-owner occupied.
82-10-083-24-001

4547 Woodworth (40' x 109') - Purchase Price:
\$4,015.16 (C05500)
Non-owner occupied.
82-10-183-13-029

13861 Wellesley (40' x 100') - Purchase Price:
\$4,356.42 (C05500)
Non-owner occupied.
82-10-184-08-021

2825 Roulo (60' x 153') - Purchase Price: \$623.89
(C05500)
Non-owner occupied.
82-10-213-05-084

be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the above-listed properties that are non-owner occupied and to rehabilitate them for sale for owner occupancy in order to fulfill the City's desire to increase the number of owner occupied dwellings; be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the above-listed properties in that any substandard structures will be demolished or rehabilitated, which will improve the neighborhoods and surrounding areas; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$27,451, plus an additional \$60,000 for demolition and appurtenant costs, to 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; be it further

RESOLVED: That the Finance Director is hereby authorized and directed to appropriate \$90,000 of General Fund fund balance to project C05500 to assist in funding the acquisition, demolition, and appurtenant costs; 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, O'Donnell, Sareini and Tafelski (6). Nays: None. Absent: Shooshanian (1).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 6:00 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk