

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

September 23, 2015

The Council convened at 6:08 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazzy, O'Donnell, Sareini, Shooshanian, Tafelski and President of the Council Dabaja. Absent: None. A quorum being present, the Council was declared in session.

DATE : September 9, 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 Wednesday, September 23, 2015 at 6:00 P.M. in the Conference Room 1A of the Dearborn Administrative Center for the following purposes:

1. To consider and take action regarding requests from former owners to purchase properties that the City acquired from the Wayne County Treasurer by exercising its right of first refusal through the tax foreclosure process, and
2. To consider and take action regarding the request of Wayne County Corporation Counsel to transfer 7845 Wyoming back to the Wayne County Treasurer, and
3. To consider such other items of business that may properly come before the Council in relation to this matter.

S/Robert A. Abraham  
Councilmember

S/David Bazzy  
Councilmember

By Tafelski supported by Bazy.

9-487-15. WHEREAS: Attorney Walter Sakowski, personal representative for the Estate of Rose Jankowski who was the previous owner of the unoccupied house located at 1050 S. Highland and the adjacent vacant lot on S. Highland (Tax ID # 82-09-211-22-002) lost the properties because the 2012 taxes were not paid, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 1050 S. Highland and the adjacent vacant lot on S. Highland (Tax ID #82-09-211-22-002) from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: The City's public purpose in purchasing the properties was to increase the number of owner-occupied homes in the neighborhood, and

WHEREAS: Mr. Sakowski, on behalf of the estate, requested to redeem the properties from the City, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Mr. Sakowski indicated that the previous personal representative of the estate did not pay the taxes and that the only assets in the estate are the personal items in the house and the real estate, and

WHEREAS: Mr. Sakowski also indicated that the estate is cash poor and would not be able to pay the City for the redemption unless and until the house was sold, and

WHEREAS: Mr. Sakowski also indicated that the beneficiaries of the estate include the same individuals who neglected to pay the taxes on the properties, resulting in their foreclosure; therefore be it

RESOLVED: That Mr. Sakowski's request to redeem the unoccupied house at 1050 S. Highland and the adjacent vacant lot on S. Highland (Tax ID #82-09-211-22-002) is hereby denied; be it further

RESOLVED: That a public purpose is served by the City denying Mr. Sakowski's request so that the City may evaluate the condition of the house, combine the two properties, and sell the house for owner-occupancy; be it further

RESOLVED: That a public purpose will further be served by the City denying Mr. Sakowski's request in that the neighborhood will benefit since the properties that have been neglected by the estate since 2012, will now be maintained, and added back to the tax rolls to generate revenue for the City once they are sold; be it further

The resolution was unanimously adopted.

By Sareini supported by Shooshanian.

9-488-15. WHEREAS: Shaefa Mohamed, former owner of the house located at 4743 Orchard, lost the property because the 2012 taxes were not paid, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 4743 Orchard from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: The City's public purpose in purchasing the house was that it is a two-family residence which is non-conforming with current single-family zoning, and

WHEREAS: Ibrahim Almadrahi, on behalf of his step-mother, Shaefa Mohamed, has requested to redeem the house from the City, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Mr. Almadrahi indicated that Ms. Mohamed had entered into a payment agreement with the Wayne County Treasurer, but failed to make the June 2015 payment.

A motion was made by Councilman Sareini and supported by Councilman Shooshanian to grant Shaefa Mohamed's request to redeem 4743 Orchard.

Roll call on the resolution was as follows: Yes: Dabaja, Sareini, and Shooshanian (3). No: Abraham, Bazzy, O'Donnell and Tafelski (4). Absent: None

The resolution is declared lost.

By Shooshanian supported by Sareini.

9-489-15. WHEREAS: Hanna Jaber lost the property located at 10008 Essex and the adjacent vacant lot on Essex (Tax ID # 82-10-213-23-008) because she missed paying the 2012 taxes, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 10008 Essex and the adjacent vacant lot on Essex (Tax ID #82-10-213-23-008) from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: Ms. Jaber requested to redeem the property from the City, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Ms. Jaber has agreed to pay all back taxes and interest, penalties, utility invoice balances, miscellaneous property maintenance bills, and costs due up to the date of closing, and

WHEREAS: Ms. Jaber has agreed to the following conditions related to the sale:

- 1). The closing of the transfer of the property from the City to Ms. Jaber will take place within ten (10) business days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property back to Ms. Jaber. Failure to close within this period shall result in the Resolution automatically being rescinded.
- 2). Ms. Jaber shall submit a deposit in the amount of 50% of what is owed to the City, in the form of a cashier's check, to Corporation Counsel by 5:00 p.m. on September 28, 2015.
- 3). Ms. Jaber shall contact Residential Services to schedule an inspection of the house located at 10008 Essex to be done before the closing and complete the repairs and/or pay the fee necessary to obtain a certificate of occupancy for the house.

- 4). The deed will contain a restriction that the house must remain owner-occupied or else ownership will revert to the City;

therefore be it

RESOLVED: That the Mayor be authorized to execute a quitclaim deed for the properties legally described as:

Lot 679, Dix Avenue Villas Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 41, Page 12 of Plats, Wayne County records.

Commonly known as: 10008 Essex  
Tax I.D. #82-10-213-23-007

and

Lot 680, Dix Avenue Villas Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 41, Page 12 of Plats, Wayne County records.

Commonly known as: Vacant on Essex  
Tax I.D. #82-10-213-23-008

to Hanna Jaber, provided all back taxes and interest, penalties, utility invoice balances, miscellaneous property maintenance bills, and costs due up to the closing date are paid in full; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said properties to Hanna Jaber upon delivery to the City of the costs listed above and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel; be it further

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

RESOLVED: That allowing the redemption of the property will serve a public purpose by requiring the house at 10008 Essex to be owner-occupied, and by the City collecting all back taxes and interest, penalties, utility invoice balances, miscellaneous property maintenance bills, and costs due up to the date of closing and insuring that the house was inspected and a certificate of occupancy was obtained; 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

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, and Shooshanian (5). No: O'Donnell and Tafelski (2). Absent: None.

By Tafelski supported by Abraham.

9-490-15. WHEREAS: Mehrunnisa Virk, who claims to be the former owner of the vacant lot located on Wyoming (Tax ID #82-10-281-11-003), submitted a letter to the City Council, requesting to pay the minimum amount of taxes due and redeem the property from the City, and

WHEREAS: Ms. Virk lost the property because the 2012 taxes were not paid, and

WHEREAS: Ms. Virk indicated that her many health problems caused her to miss the deadline to pay her taxes, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased the vacant lot on Wyoming (Tax ID #82-10-281-11-003) from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: The City's public purpose in purchasing the property was to combine it with the adjacent City-owned lot to offer for future development to improve the neighborhood and surrounding area, and

WHEREAS: The vacant lot on Wyoming is adjacent to the City-owned property to the south, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Ms. Virk was notified, but did not appear at the Special Meeting of the City Council held on September 23, 2015; therefore be it

RESOLVED: That Mehrunnisa Virk's request to pay the minimum amount of taxes due and to redeem the vacant lot on Wyoming (Tax ID #82-10-281-11-003) from the City is hereby denied; be it further

RESOLVED: That a public purpose is served by the City denying Mehrunnisa Virk's request in that the vacant lot on Wyoming is adjacent to a City-owned vacant lot and may be combined and offered for sale for new construction to improve the neighborhood and surrounding area, by adding it back to the tax rolls to generate revenue for the City, and to protect the surrounding residential properties from decline caused by properties that are neglected; be it further

The resolution was unanimously adopted.



By Tafelski supported by Abraham.

9-491-15. WHEREAS: Ali Moussa, former owner of the house located at 3763 Katherine, lost the property because the 2012 taxes were not paid, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 3736 Katherine from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: The City's public purpose in purchasing the house was to evaluate non-owner occupied homes for rehabilitation and sale for owner-occupancy in order to fulfill the City's desire to increase the number of owner-occupied dwellings, and

WHEREAS: Ali Moussa is requesting to redeem the house from the City, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Ali Moussa indicated that the house is a rental property which was originally purchased as an investment property, and

WHEREAS: Mr. Moussa indicated that, due to his work obligations, he spends much time out of town, and that his wife did not notify him that the tax payments were delinquent, and

WHEREAS: The house is a registered rental house; therefore be it

RESOLVED: That Ali Moussa's request to redeem 3736 Katherine is hereby denied; be it further

RESOLVED: That a public purpose is served by the City denying Ali Moussa's request so that the City may evaluate the condition of the house and require that the house be owner-occupied in order to fulfill the City's desire to increase the number of owner occupied dwellings; be it further

RESOLVED: That a public purpose will further be served by the City denying Ali Moussa's request to redeem the house that has been neglected to protect surrounding residential properties from decline, and by adding it back to the tax rolls to generate revenue for the City; be it further

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, O'Donnell, Shooshanian and Tafelski (5). No:  
Dabaja and Sareini (2). Absent: None.

By Tafelski supported by Bazy.

9-492-15. WHEREAS: Ghaleb Hatem, former owner of the house located at 13861 Wellesley, lost the property because the 2012 taxes were not paid, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 13861 Wellesley from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: The City's public purpose in purchasing the house was to evaluate non-owner occupied homes for rehabilitation and sale for owner-occupancy in order to fulfill the City's desire to increase the number of owner-occupied dwellings, and

WHEREAS: Ghaleb Hatem submitted a letter, requesting to redeem the house from the City, and

WHEREAS: In the past, requests for redemption have been considered on a case-by-case basis, and

WHEREAS: Dr. Hatem indicated that the house provides rental income for his brother, and

WHEREAS: Dr. Hatem indicated that, due to his heavy work obligations as a physician, he inadvertently missed paying the 2012 taxes, and

WHEREAS: Dr. Hatem was notified, but did not appear at the Special Meeting of the City Council held on September 23, 2015, and

WHEREAS: The house is a registered rental house; therefore be it

RESOLVED: That Ghaleb Hatem's request to redeem 13861 Wellesley is hereby denied; be it further

RESOLVED: That a public purpose is served by the City denying Ghaleb Hatem's request so that the City may evaluate the condition of the house and require that the house be owner-occupied in order to fulfill the City's desire to increase the number of owner occupied dwellings; be it further

RESOLVED: That a public purpose will further be served by the City denying Ghaleb Hatem's request to redeem the house that has been neglected to protect surrounding residential properties from decline, and by adding it back to the tax rolls to generate revenue for the City; be it further

The resolution was unanimously adopted.

By Shooshanian supported by Bazzy.

9-493-15. WHEREAS: The City of Dearborn exercised its right of first refusal and acquired the commercial building located at 7845 Wyoming from the Wayne County Treasurer through the tax foreclosure process, and

WHEREAS: The purchase price for this property was \$16,633.12. The deed conveying the property from the Wayne County Treasurer to the City of Dearborn was received on September 2, 2015, and

WHEREAS: On September 18, 2015, the Wayne County Treasurer notified the City that, because of a federal forfeiture action against the previous owner of the property, the County should not have foreclosed on the property located at 7845 Wyoming, and

WHEREAS: Rather, the property (and other property owned by the previous owner) was to remain under the jurisdiction of the federal court as part of a restitution lien from other related court cases, and

WHEREAS: Therefore, Jacob Ghannam, Wayne County Corporation Counsel, has requested that the City deed the property located at 7845 Wyoming back to the Wayne County Treasurer. The Wayne County Treasurer will issue the City a refund of the price paid, and

WHEREAS: It is the recommendation of Corporation Counsel that City Council grants the Wayne County Corporation Counsel's request to transfer 7845 Wyoming back to the Wayne County Treasurer; therefore be it

RESOLVED: That this Council does hereby determine to effect the transfer back to the Wayne County Treasurer the parcel described as:

Lots 12 to 17, Robert Oakman Land Cos Aviation Field Sub. No. 1, City of Dearborn, Wayne County, Michigan, as recorded in Liber 44, Page 5 of Plats, Wayne County records.

Tax I.D.: 82-10-054-12-016

and that the Mayor be and is hereby authorized to execute a deed for said land to the Wayne County Treasurer; be it further

RESOLVED: That the Wayne County Treasurer has agreed to refund the purchase price to the City of \$16,633.12; 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 7845 Wyoming was under the jurisdiction of the federal court cases 13-cv-14959 and 13-mc-51028 in the United States District Court Eastern District of Michigan Southern Division; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, O'Donnell, Sareini and Shooshanian (6). No: Tafelski (1). Absent: None.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:49 P.M.

APPROVED:

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President of the Council

ATTESTED:

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City Clerk