

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

December 16, 2015

The Council convened at 6:21 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Sareini, Shooshanian and President of the Council Dabaja. Absent: Councilmembers Bazzy, O'Donnell and Tafelski. A quorum being present, the Council was declared in session.

DATE : December 15, 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, December 16, 2015 at 6:00 P.M. in the Council Chambers at Dearborn Administrative Center for the following purposes:

1. To conduct a Public Hearing and take action concerning adoption of the Warren Business District Improvement Authority's Development and Tax Increment Financing Plan, and
2. To consider such other items of business that may properly come before the Council in relation to the above subject matters.

S/Robert Abraham  
Councilmember

S/Brian C. O'Donnell  
Councilmember

By Shooshanian supported by Abraham.

12-673-15. RESOLVED: That the Public Hearing regarding the adoption of the Warren Business District Improvement Authority's Development and Tax Increment Financing Plan be and is hereby terminated.

The resolution was adopted as follows: Yes: Abraham, Dabaja, Sareini and Shooshanian (4). No: None. Absent: Bazy, O'Donnell and Tafelski (3).

A recess was declared at 6:28 P.M.

The Council reconvened at 7:02 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, O'Donnell, Sareini, Shooshanian and Council President Dabaja; absent, Councilmembers Bazy and Tafelski. A quorum being present, the Council was declared in session.

By Shooshanian supported by Abraham.

12-675-15. WHEREAS: The Dearborn City Council, having determined that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth, adopted a resolution on February 7, 2011, that declared its intention to create and provide for the operation of an Authority (PA 280 of 2005), and

WHEREAS: On November 3, 2010, the City Council held a public hearing to introduce an ordinance that would create the Warren Business District Improvement Authority (WBDIA), and

WHEREAS: The City Council adopted an ordinance establishing the WBDIA and the Mayor appointed members to the Board for the District, and

WHEREAS: To meet the requirements of PA 280, it is necessary to prepare a Development Plan and Tax Increment Financing Plan for the WBDIA to adhere to when implementing and financing District improvements, and

WHEREAS: City Council held a public hearing on December 16, 2015, on the Development Plan and Tax Increment Financing Plan, and

WHEREAS: The Mayor and City Council members of the City of Dearborn do herewith find:

1. The Plan meets the requirements under section 20(2).
2. The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
3. The development is reasonable and necessary to carry out the purposes of this act.
4. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.
5. The development plan is in reasonable accord with the land use plan of the municipality.
6. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
7. Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality;

therefore be it

RESOLVED: That the City Council of the City of Dearborn, Michigan, as recommended by the City of Dearborn Warren Business District Improvement Authority, does hereby approve and adopt the Development Plan and Tax Increment Financing Plan; be it further

RESOLVED: That this resolution be given immediate effect.

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

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:03 P.M.

APPROVED:

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President of the Council

ATTESTED:

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Kathleen Buda, City Clerk