

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

November 3, 2015

The Council convened at 7:39 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 : October 30, 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 Tuesday, November 3, 2015 at 6:30 P.M. in the Conference Room 1A of the Dearborn Administrative Center for the following purposes:

1. To consider and take action regarding the request from the former owner of 5744 Bingham to purchase that property which the City acquired from the Wayne County Treasurer by exercising its right of first refusal through the tax foreclosure process, 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/Thomas P. Tafelski
Councilmember

By Sareini supported by Abraham.

11-577-15. WHEREAS: The property located at 5744 Bingham was forfeited to Wayne County because the 2012 taxes were not paid, and

WHEREAS: The City of Dearborn exercised its right of first refusal and purchased 5744 Bingham from the Wayne County Treasurer through the tax reversion process, and

WHEREAS: Ali Saad is the former owner and requested to purchase the property from the City, and

WHEREAS: In the past, requests for purchase of tax reverted property have been considered on a case-by-case basis, and

WHEREAS: Mr. Saad 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: Ali Saad has agreed to all of the following conditions related to the sale:

1. Ali Saad shall contact Residential Services to schedule an inspection of the house located at 5744 Bingham to be conducted before the date of closing.
2. Ali Saad shall submit a deposit to Corporation Counsel in the amount of 50% of what is owed to the City, in the form of a cashier's check payable to the City of Dearborn, by 5:00 p.m. on November 6, 2015.

3. The closing of the transfer of the property from the City to Mr. Saad shall 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 Mr. Saad. Failure to close within this period shall result in the Resolution automatically being rescinded.
4. A certificate of occupancy must be obtained by Mr. Saad within 90 days of the closing.
5. The house shall be owner-occupied within 90 days of closing. The deed shall also contain a restriction that the house must remain owner-occupied for 10 years.
6. The deed shall contain a right of reverter in favor of the City in the event any one of the conditions is not met;

therefore be it

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

Lot 541, Robert Oakmans Oakman Blvd. & Schaefer Ave.
Sub. No. 2, City of Dearborn, Wayne County, Michigan,
as recorded in Liber 54, Page 25 of Plats, Wayne
County records.

Commonly known as: 5744 Bingham
Tax I.D. #82-10-083-24-001

to Ali Saad, 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 property to Ali Saad 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 repurchase of the property will serve a public purpose by requiring the house at 5744 Bingham to be owner-occupied for 10 years in order to fulfill the City's desire to increase the number of owner-occupied dwellings, 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 by insuring that the house is inspected and a certificate of occupancy is 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.

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

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 8:02 P.M.

APPROVED:

President of the Council

ATTESTED:

Kathleen Buda, City Clerk