

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

December 10, 2019

The Council convened at 7:34 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazy, Byrnes, Herrick, O'Donnell, Sareini and President of the Council Dabaja; absent, none. A quorum being present, the Council was declared in session.

Pastor Albert LeBlanc from Hope Lutheran Church delivered the invocation.

By Herrick supported by Byrnes.

12-547-19. RESOLVED: That the minutes of the previous regular meeting of November 26, 2019, and the same are hereby approved as recorded and published.

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

By Byrnes supported by Herrick.

12-548-19. RESOLVED: That Ordinance No. 19-1667 be taken from the table and placed upon its final reading.

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

The Clerk then read Ordinance No. 19-1667 entitled, "An Ordinance to Amend the General Provisions Chapter (Chapter 1) of the Code of the City of Dearborn by Adding Section 1-10, Entitled 'License Appeal or Nuisance Abatement Board Hearing by City Council'."

The President of the Council announced that this was the final reading of the Ordinance.

The President of the Council then put the question, "Shall this Ordinance pass?"

12-548-19. Upon roll call the Ordinance was adopted as follows: Yes: Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Abraham, Bazzy, and Dabaja (3).

Councilmember Sareini introduced Ordinance No. 19-1668, entitled, "An Ordinance to Amend the Administration Chapter (Chapter 2) of the Code of the City of Dearborn by Amending Division 7, Entitled 'Historic Preservation Commission'."

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Herrick supported by Byrnes.

12-549-19. RESOLVED: That proposed Ordinance No. 19-1668 be laid on the table.

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

Councilmember Abraham entered the Council Chambers at 7:40 P.M.

Councilmember Sareini introduced Ordinance No. 19-1669, entitled, "An Ordinance to Amend the Licenses and Business Regulations Chapter (Chapter 12), Article IX of the Code of the City of Dearborn by Amending Section 12-328 Entitled 'Possession by Minors'."

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Byrnes supported by Herrick.

12-550-19. RESOLVED: That proposed Ordinance No. 19-1669 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

Councilmember Abraham introduced Ordinance No. 19-1670, entitled, "An Ordinance to Amend the Water and Sewers Chapter (Chapter 19), Article I of the Code of the City of Dearborn by Amending Section 19-36, Entitled 'Outside Dials or Meters'."

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Byrnes supported by Sareini.

12-551-19. RESOLVED: That proposed Ordinance No. 19-1670 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By O'Donnell supported by Sareini.

12-552-19. RESOLVED: That City Council hereby authorizes an increase to the contract with Orchard, Hiltz & McCliment, Inc. (C.R. 5-266-17, 5-197-18 & 12-551-18) in the amount of \$45,000, bringing the total contract amount to \$219,600 for Sewer Project Consulting Services related to Water Contracts with Great Lakes Water Authority, Job No. 2020-034; be it further

RESOLVED: That this contract increase shall be financed from Water Fund, CIP P02020; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By O'Donnell supported by Sareini.

12-553-19. RESOLVED: That all proposals received for Immediate Abatement Services are hereby rejected except the proposal of Brantley Development in the amount of \$38,436.75, that the aforementioned proposal is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the proposal have been fully complied with; be it further

RESOLVED: That the contract shall be for a term of one year with four (4) one-year renewals pending satisfactory performance by the vendor; be it further

RESOLVED: That this contract shall be financed from the General Fund, Property Maintenance & Development Services, Contractual Services budget.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Sareini supported by Byrnes.

12-554-19. RESOLVED: That all proposals received for Pipeline Assessment Certification Program Coding are hereby rejected except the proposal of PipeLogix, Inc. in an amount not to exceed \$59,400, that the aforementioned proposal is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the proposal have been fully complied with; be it further

RESOLVED: That the contract shall be for a term of one year, with three (3) one-year renewals pending satisfactory performance by the vendor; be it further

RESOLVED: That this contract shall be financed from the Sewer Fund, Sewerage Division, Repair & Maintenance budget.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Sareini supported by Byrnes.

12-555-19. RESOLVED: That all bids received for Printing Services are hereby rejected except the bid of Image Printing in an amount not to exceed \$100,000, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That the contract shall be for a term of two years, with two (2) two-year renewals pending satisfactory performance by the vendor; be it further

RESOLVED: That this contract shall be financed from the City-Wide Accounts for Miscellaneous Printing Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Byrnes supported by Abraham.

12-556-19. WHEREAS: The City is eligible for contract pricing through the City of Rochester Hills Contract RFP-RH-13-30 for the purchase of Two New Freightliners and Chassis Upfitting, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for Two New Freightliners from Wolverine Freightliner and Chassis Upfitting from Truck & Trailer Specialties, Inc., City of Rochester Hills Contract RFP-RH-13-30, and

WHEREAS: The contract is in the amount of \$207,248 (Wolverine Freightliner) and \$288,216 (Truck & Trailer Specialties, Inc.; therefore be it

RESOLVED: That the purchase of Two New Freightliners from Wolverine Freightliner and Chassis Upfitting from Truck & Trailer Specialties, Inc., via the City of Rochester Hills Contract RFP-RH-13-30 in the total combined amount of \$495,464 (Wolverine Freightliner \$207,248 & Truck & Trailer Specialties, Inc. \$288,216); be it further

RESOLVED: That this contract shall be financed from the Fleet and Equipment Replacement Fund, Public Works, Capital Equipment budget.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Abraham supported by Herrick.

12-557-19. WHEREAS: The City is eligible for contract pricing through the National IPA Cooperative Program for the purchase of Miscellaneous Hardware Supplies, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for Miscellaneous Hardware Supplies from W. W. Grainger, Inc., National IPA Cooperative Program, and

WHEREAS: The contract is in the amount of \$100,000; therefore be it

RESOLVED: That the purchase of Miscellaneous Hardware Supplies, is awarded to W. W. Grainger, Inc., via the National IPA Cooperative Program in the amount of \$100,000; be it further

RESOLVED: That this contract shall be financed from the City-Wide Accounts for Miscellaneous Hardware Supplies budget.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Byrnes supported by Sareini.

12-558-19. WHEREAS: The City is eligible for contract pricing through the MiDeal Contract 171-190000000301 for the purchase of a Model 19XPC Bandit Intimidator Wood Chipper, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for Model 19XPC Bandit Intimidator Wood Chipper from Bandit Industries, Inc., MiDeal Contract 171-190000000301, and

WHEREAS: The contract is in the amount of \$60,711; therefore be it

RESOLVED: That the purchase of Brazos eParking, is awarded to Tyler Technologies, via the MiDeal Contract 171-190000000301 in the amount of \$72,966.98; be it further

RESOLVED: That this contract shall be financed from the Fleet and Equipment Replacement Fund, Public Works, Capital Equipment budget.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).



By Herrick supported by Abraham.

12-559-19. WHEREAS: The City presently has a contract with Ultimate Parking Management, LLC (C.R. 11-636-16, C.R. 10-535-17 and 1-21-19) for West Dearborn Parking Deck Management, and

WHEREAS: The original contract specifications allow for four (4), one-year renewal options beyond the expiration of the present contract, this is the third renewal, and

WHEREAS: Ultimate Parking Management, LLC has offered to renew the present contract prices through December 31, 2020; be it

RESOLVED: That the contract for West Dearborn Parking Deck Management is hereby renewed with Ultimate Parking Management, LLC through December 31, 2020 in the amount of \$208,919.72; be it further

RESOLVED: That this contract shall be financed from the General Fund, Public Works, West Downtown Parking Decks & Wagner Place Parking Deck, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Sareini supported by Herrick.

12-560-19. WHEREAS: Gary August of Zausmer, Kaufman, August & Caldwell, P.C. (now "Zausmer") has represented the City of Dearborn concerning the Burton-Katzman project since 2010 and is currently co-counsel in the related matter of City of Dearborn v. Bank of America and West Dearborn Partners, LLC, and

WHEREAS: It is estimated that legal actions and continued representation in this litigation will require an extension of the professional services agreement in the amount of \$30,000; therefore be it

RESOLVED: That the professional services agreement with Zausmer is extended in the amount of \$30,000 for this matter and funded from the Fleet & General Fund Legal Fees Account; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).

By Herrick supported by O'Donnell.

12-561-19. WHEREAS: Council Resolution 3-147-19 approved a short-term lease with Ford Land for the use of the parking lot (Lot E) located in the southeast corner of Monroe and West Village Drive. That agreement was extended to December 31, 2019 by the adoption of Council Resolution 6-265-19. Ford Land has requested a second extension of this agreement extending the terms through April 30, 2020 due to the ongoing construction build-out of tenant space at Wagner Place, and

WHEREAS: The original monthly lease rate of \$1,140 per month was determined by the City Assessor. The Economic & Community Development Department has recommended that this rate remain unchanged through the extension, and

WHEREAS: The Economic & Community Development Department has recommended that the City Council approves the request by Ford Land to extend the short-term use of Lot E for tenant improvement construction in Wagner Place to April 30, 2020, and

WHEREAS: The Economic & Community Development Department has requested that the Mayor be authorized to execute the amended lease agreement with Ford Land, memorializing the terms, subject to the review and approval of Corporation Counsel. The lease agreement will include the same tenant responsibilities such as insurance, daily trash/debris removal, compliance with existing laws/ordinances, and return of the property in good condition; therefore be it

RESOLVED: That the Short-Term Lease with Ford Land (C.R. 3-147-19 & 6-265-19) be and is hereby extended for Wagner Place Construction Staging through April 30, 2020; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute the amended lease agreement, subject to review and approval by Corporation Counsel; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Herrick supported by O'Donnell.

12-562-19. WHEREAS: The City has entered into previous agreements with the Dearborn Community Fund ("DCF"), a non-profit organization, regarding the operation of the annual festival known as Dearborn Homecoming, and

WHEREAS: Under the terms of the previous agreements between the City and DCF, DCF operates the annual Dearborn Homecoming festival, and

WHEREAS: The proposed renewal of the agreement is for a term of one year, with a single one-year renewal, and

WHEREAS: Under the proposed renewal, DCF would receive a flat fee of \$20,000 per year from Homecoming revenues, instead of the previous fee of 15% of net revenues for the administration of the Homecoming event; therefore be it

RESOLVED: That based on the above, the City Council authorizes the Mayor to execute a renewal agreement with DCF on terms and conditions to be approved by Corporation Counsel; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).

By Sareini supported by O'Donnell.

12-563-19. WHEREAS: Beginning July 25, 2018 through August 19, 2018, vacant City owned property was advertised for sale for four weeks in the Dearborn Press and Guide, the City's website, and on CDTV. Among those parcels offered was a vacant 60' vacant lot located at 2785 Roulo, zoned Residential "A", and

WHEREAS: The minimum bid price for this property, as established by the City Assessor, was \$8,800. All bids were submitted in sealed envelopes and opened in City Council Chambers on August 22, 2018, and

WHEREAS: Two bids were received on this property as follows:

Nader Alsafari	\$15,555
Waza Construction LLC	\$12,200

and

WHEREAS: Nader Alsafari was the highest bidder, submitting a bid of \$15,555, and

WHEREAS: All 2017 and 2018 bids for new construction were placed on hold, pending the review and adoption of amendments to the residential standards requirements in the Dearborn Zoning Ordinance, and

WHEREAS: The final amendments were adopted by City Council at its September 24, 2019 meeting, and

WHEREAS: After the amendments were adopted, the highest bidders from each of the properties from the 2017 and 2018 lot lists were contacted and provided a copy of the new Code provisions, and

WHEREAS: Mr. Alsafari was the highest bidder for the property and wishes to proceed with the purchase of 2785 Roulo to construct a single-family dwelling on this property within one year of the date of the closing, and

WHEREAS: Mr. Alsafari has been informed and agrees to the following conditions applicable to the proposed sale:

1. Purchaser may not assign his purchase option or sell the vacant land without approval of the Dearborn City Council, and

2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void, and
3. If Purchaser elects to sell the vacant property during the 12-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, all deposits, and less costs associated with the transfer back to the City of Dearborn, and
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions, and
5. Construction of a single-family dwelling on this property must commence within a 12-month period from the date of closing. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Property Maintenance & Development Services Department, and
  - b. Building permits have been issued, and
  - c. Excavation of the basement/foundation is started, and
6. Purchaser must complete construction before building permits expire, and
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and §5.05(C). Purchaser shall not receive a full certificate of occupancy until landscaping is completed. If Purchaser fails to comply with the landscaping requirements, the City may exercise its right to repurchase the property for the purchase price, less 10%, and less costs associated with the transfer back to the City of Dearborn, and
8. The house shall not be occupied until a Certificate of Occupancy has been approved, and
9. Purchaser must comply with all requirements contained in the Dearborn Zoning Ordinance, including, but not limited to, newly amended and adopted §2.05 and §29.02, and

10. Purchaser shall not seek any variances from the Zoning Ordinance requirements, and
11. Purchaser must comply with Land Sale Guidelines, and
12. Purchaser must comply with applicable neighborhood imposed guidelines and restrictions, and
13. If Purchaser fails to comply with the terms and conditions imposed, the City may, repurchase the property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lots 18 and 19, Moynahans Sub, City of Dearborn, Wayne County, MI, as recorded in Liber 30, Page 14 of Plats, Wayne County records.

Tax I.D: 82-10-213-05-148  
Commonly known as vacant lot at 2785 Roulo  
Lot size: 60' x 153'

to Nader Alsafari for \$15,555; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Nader Alsafari upon delivery to the City of the above purchase price, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Nader Alsafari closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon full compliance with the conditions outlined above and satisfaction of the terms contained in the Purchase Agreement; be it further

RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; 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, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).



By Herrick supported by Byrnes.

12-564-19. WHEREAS: Beginning July 25, 2018 through August 19, 2018, vacant City owned property was advertised for sale for four weeks in the Dearborn Press and Guide, the City's website, and on CDTV. Among those parcels offered was a vacant 60' vacant lot located at 2836 Salina, zoned Residential "A", and

WHEREAS: The minimum bid price for this property, as established by the City Assessor, was \$14,300. All bids were submitted in sealed envelopes and opened in City Council Chambers on August 22, 2018, and

WHEREAS: Two bids were received on this property as follows:

Sami Ahmed	\$20,150.49
Safari Holdings	\$15,479.00

and

WHEREAS: Sami Ahmed was the highest bidder, submitting a bid of \$20,150.49, and

WHEREAS: All 2017 and 2018 bids for new construction were placed on hold, pending the review and adoption of amendments to the residential standards requirements in the Dearborn Zoning Ordinance, and

WHEREAS: The final amendments were adopted by City Council at its September 24, 2019 meeting, and

WHEREAS: After the amendments were adopted, the highest bidders from each of the properties from the 2017 and 2018 lot lists were contacted and provided a copy of the new Code provisions, and

WHEREAS: Mr. Ahmed was the highest bidder for the property and wishes to proceed with the purchase of 2836 Salina to construct a single-family dwelling on this property within one year of the date of the closing, and

WHEREAS: Mr. Ahmed has been informed and agrees to the following conditions applicable to the proposed sale:

1. Purchaser may not assign his purchase option or sell the vacant land without approval of the Dearborn City Council, and

2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void, and
3. If Purchaser elects to sell the vacant property during the 12-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, all deposits, and less costs associated with the transfer back to the City of Dearborn, and
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions, and
5. Construction of a single-family dwelling on this property must commence within a 12-month period from the date of closing. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Property Maintenance & Development Services Department, and
  - b. Building permits have been issued, and
  - c. Excavation of the basement/foundation is started, and
6. Purchaser must complete construction before building permits expire, and
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and §5.05(C). Purchaser shall not receive a full certificate of occupancy until landscaping is completed. If Purchaser fails to comply with the landscaping requirements, the City may exercise its right to repurchase the property for the purchase price, less 10%, and less costs associated with the transfer back to the City of Dearborn, and
8. The house shall not be occupied until a Certificate of Occupancy has been approved, and

9. Purchaser must comply with all requirements contained in the Dearborn Zoning Ordinance, including, but not limited to, newly amended and adopted \$2.05 and \$29.02, and
10. Purchaser shall not seek any variances from the Zoning Ordinance requirements, and
11. Purchaser must comply with Land Sale Guidelines, and
12. Purchaser must comply with applicable neighborhood imposed guidelines and restrictions, and
13. If Purchaser fails to comply with the terms and conditions imposed, the City may, repurchase the property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lots 11 and 12, Assessor's Dearborn Plat No. 1, City of Dearborn, Wayne County, MI, as recorded in Liber 64, Page 82 of Plats, Wayne County records.

Tax I.D: 82-10-213-04-078  
Commonly known as vacant lot at 2836 Salina  
Lot size: 60' x 120'

to Sami Ahmed for \$20,150.49; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Sami Ahmed upon delivery to the City of the above purchase price, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Sami Ahmed closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon full compliance with the conditions outlined above and satisfaction of the terms contained in the Purchase Agreement; be it further

RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; 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 this resolution is given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).

By Byrnes supported by Herrick.

12-565-19. WHEREAS: Beginning July 25, 2018 through August 19, 2018, vacant City owned property was advertised for sale for four weeks in the Dearborn Press and Guide, the City's website, and on CDTV. Among those parcels offered was a vacant 60' vacant lot located at 2850 Salina, zoned Residential "A", and

WHEREAS: The minimum bid price for this property, as established by the City Assessor, was \$14,300. All bids were submitted in sealed envelopes and opened in City Council Chambers on August 22, 2018, and

WHEREAS: Two bids were received on this property as follows:

Sami Ahmed	\$20,150.49
Safari Holdings	\$15,479.00

and

WHEREAS: Sami Ahmed was the highest bidder, submitting a bid of \$20,150.49, and

WHEREAS: All 2017 and 2018 bids for new construction were placed on hold, pending the review and adoption of amendments to the residential standards requirements in the Dearborn Zoning Ordinance, and

WHEREAS: The final amendments were adopted by City Council at its September 24, 2019 meeting, and

WHEREAS: After the amendments were adopted, the highest bidders from each of the properties from the 2017 and 2018 lot lists were contacted and provided a copy of the new Code provisions, and

WHEREAS: Mr. Ahmed was the highest bidder for the property and wishes to proceed with the purchase of 2850 Salina to construct a single-family dwelling on this property within one year of the date of the closing, and

WHEREAS: Mr. Ahmed has been informed and agrees to the following conditions applicable to the proposed sale:

1. Purchaser may not assign his purchase option or sell the vacant land without approval of the Dearborn City Council, and

2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void, and
3. If Purchaser elects to sell the vacant property during the 12-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, all deposits, and less costs associated with the transfer back to the City of Dearborn, and
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions, and
5. Construction of a single-family dwelling on this property must commence within a 12-month period from the date of closing. Construction shall be deemed "commenced" when:
  - a. The plans have been approved by the Property Maintenance & Development Services Department, and
  - b. Building permits have been issued, and
  - c. Excavation of the basement/foundation is started, and
6. Purchaser must complete construction before building permits expire, and
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and §5.05(C). Purchaser shall not receive a full certificate of occupancy until landscaping is completed. If Purchaser fails to comply with the landscaping requirements, the City may exercise its right to repurchase the property for the purchase price, less 10%, and less costs associated with the transfer back to the City of Dearborn, and
8. The house shall not be occupied until a Certificate of Occupancy has been approved, and
9. Purchaser must comply with all requirements contained in the Dearborn Zoning Ordinance, including, but not limited to, newly amended and adopted §2.05 and §29.02, and

10. Purchaser shall not seek any variances from the Zoning Ordinance requirements, and
11. Purchaser must comply with Land Sale Guidelines, and
12. Purchaser must comply with applicable neighborhood imposed guidelines and restrictions, and
13. If Purchaser fails to comply with the terms and conditions imposed, the City may, repurchase the property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lots 13 and 14, Assessor's Dearborn Plat No. 1, City of Dearborn, Wayne County, MI, as recorded in Liber 64, Page 82 of Plats, Wayne County records.

Tax I.D: 82-10-213-04-077  
Commonly known as vacant lot at 2850 Salina  
Lot size: 60' x 120'

to Sami Ahmed for \$20,150.49; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Sami Ahmed upon delivery to the City of the above purchase price, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Sami Ahmed closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon full compliance with the conditions outlined above and satisfaction of the terms contained in the Purchase Agreement; be it further

RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; 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 this resolution is given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).



By Byrnes supported by O'Donnell.

12-566-19. WHEREAS: The Collective Bargaining Agreement between the City of Dearborn and the Police Officers Association of Michigan allows for the members to purchase up to three years of Military or prior police service time in the MERS Defined Benefit Retirement Plan, and

WHEREAS: The City requires that members work a minimum of three years prior to requesting to purchase time through MERS to establish a representative Final Average Compensation (FAC). As provided by the MERS Plan Document, the additional credited service must be approved by the Governing Body of the City of Dearborn, and

WHEREAS: Eric Raby is a police officer in the MERS Pension System who has submitted a request to purchase 2 years of military service credit. Please find the attached Application for Additional Service Credit Purchases, which provides the cost estimate and the calculation assumptions used. As per the attached, the cost to Mr. Raby is \$31,952, and

WHEREAS: This represents the estimated cost of the service credit, as required by the MERS plan document. It is requested that the City Council adopt the following resolution as provided by MERS, and

WHEREAS: As provided by the MERS Plan Document, and in accordance with the Employer's policy, the employer hereby authorizes the participant named above to make a service credit purchase from MERS as described above. The Employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actuarial experience will affect the true cost of the additional service to the employer. The calculation assumptions are outlined above and the employer understands and agrees it is accountable for any difference between estimated and actual costs; therefore be it

RESOLVED: That Eric Raby, a Dearborn Police Officer be and is hereby authorized to purchase 2 years of Military/Prior Service Time through the MERS Defined Benefit Retirement Plan; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

## Application for Additional Service Credit Purchase

### Section 1: Service Credit Purchase Cost Estimate

With the approval of the employer and the local governing body, participants can purchase additional service credit to help meet an early retirement eligibility provision or to increase their pension benefit. Unlike MERS-to-MERS or Act 88 time, purchased service credit generally cannot be used to reach vesting.

**This estimate is only valid for two months after December 1, 2019, the effective date of this calculation.**

The cost to purchase service credit for each individual is based on many factors. Below is the information that MERS used to prepare this estimate. Please review the following information for accuracy. If any is incorrect, this estimate may not be correct.

#### Participant Information

##### Eric Raby

Date of Birth: 7/10/1979  
 Age: 40 years, 4 months  
 Spouse's Date of Birth: 6/17/1981  
 FAC as of calculation date: \$77,652.74

#### Service Credit

Earned service credit as of calculation date: 4 years, 7 months  
 Vesting Only Service:  
 Other Governmental Service used for Eligibility (MERS or Act 88):  
 Type of Credited Service to be Purchased: Generic  
 Amount of additional service requested: 2 years, 0 months (may not be used for vesting)

#### Employer Information

##### Dearborn, City of

8251 / 02

#### Benefit Program

Benefit - NonStd Service Breakpoint+ (78% max)  
 Benefit F50 (With 25 Years of Service)  
 Early Reduced (.5%) at Age 50 with 25 Years or Age 55 with 15 Years  
 Benefit D2  
 Benefit FAC-3 (3 Year Final Average Compensation)  
 10 Year Vesting  
 Defined Benefit Normal Retirement Age - 60

#### Benefit Impact

	Earliest Eligibility Retirement Date	Retirement Age	Projected FAC	Service Credit	Annual Benefit
<b>Before Proposed Purchase</b>	8/1/2039	60 years 0 months	\$160,173.08	24 years 3 months	\$108,757.56
<b>After Proposed Purchase</b>	5/1/2038	58 years 9 months	\$152,969.34	25 years 0 months	\$107,078.52

\*See "Special Conditions Applicable to this Calculation" for details about your annual benefit calculation

**Estimated Cost of This Service Credit Purchase: \$31,952.00**

The total cost is due in full at the time of purchase and may be paid by either the participant or employer. You may be eligible to transfer assets from other accounts to make a payment for the purchase, such as: 457 Deferred Compensation Plans; 401 plans; 403(b) plans; and some IRAs (traditional and SIMPLE). To initiate this transfer complete the form *Certification of Qualified Fund Rollover to MERS* (form number F-38). Send signed, approved Application for Additional Service Credit to MERS prior to sending any payment.

**NOTE: Special Conditions Applicable to this Calculation can be found at the end of this application**

## **Section 2: Calculation Assumptions**

### **1. Projected Earliest Eligible Retirement Date**

This date is calculated using the participant's date of birth, the amount of service credit reported by the employer, and other service credit that we have on record (such as MERS-to-MERS or Act 88 time). If any of this data is incomplete or inaccurate this can affect the cost estimate. If the participant chooses to retire on a different date, it may increase/decrease the actual cost.

### **2. Projected Final Average Compensation (FAC)**

Future increases in the FAC are assumed to be a 3.75% annual increase. This calculation is dependent on the wages reported by the employer to MERS. If the actual increases end up being different than the assumption, it may increase/decrease the actual cost.

### **3. Projected Service Credit**

It is assumed the participant will continue to work until the earliest date for unreduced retirement benefits unless a specific termination date is shown. Any deviation from the earliest eligibility date may increase/decrease the actual cost.

### **4. Benefit Program**

The current benefit plan provisions are used to calculate the cost of purchasing service credit. If the participant transfers into a different division and is eligible for a benefit plan with different provisions, then the cost may differ from the initial calculation. Likewise costs may differ if the municipality adopts different benefits in the future for any participant that has purchased service credit. These changes will be reflected in the actuarial valuation required to adopt any benefit increase.

### **5. Investment Assumption**

The current investment return assumption for service credit purchase is 6.75%.

### **6. Mortality Rate**

Assumptions are made on the life expectancies of the participant and their surviving spouse, using tables generated by actuarial professionals.

## **Section 3: Certification and Authorization**

### **PARTICIPANT CERTIFICATION**

I certify the above information is correct and accurate. If this is a purchase of qualifying "other governmental" service, I certify the service has not and will not be recognized for the purposes of obtaining or increasing a pension under another defined benefit retirement plan.

\_\_\_\_\_  
Participant Signature

\_\_\_\_\_  
Date

### **GOVERNING BODY RESOLUTION**

By Resolution of its Governing Body, at its meeting on \_\_\_\_\_, as provided by the MERS Plan Document, and in accordance with the employer's policy, the employer hereby authorizes the participant named above to make a service credit purchase from MERS as described above. The employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actuarial experience will affect the true cost of the additional service to the employer. The calculation assumptions are outlined above and the employer understands and agrees it is accountable for any difference between estimated and actual costs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### **MERS Use Only**

Payment Received:	Participant Payment:
Service Credit:	ER Payment:
Signed:	

### **Special Conditions Applicable to this Calculation**

Straight Life Formula Before Purchase:  
 $\$160,173.08 \times 24.25 \times 2.8\% = \$108,757.52 \div 12 = \$9,063.13$

Straight Life Formula After Purchase:  
 $\$152,969.34 \times 25 \times 2.8\% = \$107,078.54 \div 12 = \$8,923.21$

By Byrnes supported by Sareini.

12-567-19. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Jamal Michael Saad, to the Board of Review for a term ending January 1, 2023; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazy, and Dabaja (2).

By Byrnes supported by Herrick.

12-568-19. WHEREAS: Ford Motor Company is a global company based in Dearborn, Michigan that designs, manufactures, markets and services cars, trucks, SUV s, electrified vehicles and Lincoln luxury vehicles, provides financial services through Ford Motor Credit Company and is pursuing leadership in electrification, autonomous vehicles and mobility solutions, and

WHEREAS: Ford Motor Company is planning investment of approximately \$695,000,000 at its Dearborn Rouge manufacturing site to support the introduction of electrified versions of its best-selling F-150 truck, including a hybrid and a full battery electric truck, and

WHEREAS: This investment will be eligible for performance-based incentives from the Michigan Strategic Fund and the Michigan Economic Development Corporation through the "Good Jobs for Michigan" program, which would allow Ford Motor Company to collect state withholding tax for a period of up to 10 years, on the condition that the average annual wage of the new positions are greater than or equal to the average regional wage, and

WHEREAS: Ford Motor Company is expected to create 300 jobs at its manufacturing site in Dearborn, Michigan; therefore be it

RESOLVED: That Mayor John B. O'Reilly, Jr. and the Dearborn City Council support the investment by Ford Motor Company at its Dearborn manufacturing site, including the investment of \$695,000,000 and the creation of up to 300 new jobs; be it further

RESOLVED: That Mayor John B. O'Reilly, Jr. and the Dearborn City Council support the approval of performance-based incentives for Ford Motor Company from the Michigan Strategic Fund and the Michigan Economic Development Corporation; be it further

RESOLVED: That this resolution is given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Byrnes supported by Herrick.

12-569-19. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Gussan S. Abdulkarim, to the Planning Commission for a term ending June 30, 2021; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Abraham supported by O'Donnell.

12-570-19. RESOLVED: That City Council hereby concurs in the Mayor's appointment of Suzanne Sareini, to the Planning Commission for a term ending June 30, 2022; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

By Abraham supported unanimously.

12-571-19. WHEREAS: The Mayor and the Council have learned with sorrow of the passing of Jerome Stus, and

WHEREAS: This departure at the dictation of Divine Providence, constitutes an irreparable loss to the beloved family and numerous friends and neighbors; be it

RESOLVED: That the Mayor and members of the Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolence to the family of the deceased.

The resolution was adopted as follows: Yes: Abraham, Byrnes, Herrick, O'Donnell and Sareini (4). No: None. Absent: Bazzy, and Dabaja (2).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 8:54 P.M.

APPROVED:

\_\_\_\_\_  
President Pro-Tem

ATTESTED:

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