

REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

April 13, 2021

The Council convened at 8:04 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 Jeff Davis from Dearborn Evangelical Covenant Church delivered the invocation.

By Herrick supported by Byrnes.

4-138-21. RESOLVED: That the minutes of the previous special closed meetings of March 18 and 23, special meetings of March 16, 22 and 30, and regular meeting of March 23, 2021, and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

Councilmember Herrick introduced Ordinance No. 21-1701, entitled, "An Ordinance to Amend Section 9.02 of Ordinance No. 06-1111 of the City of Dearborn" by rezoning properties located at 6200 and 6060 Miller Road from IA (Light Industrial) to Business B (Community Business District) and IA (Light Industrial District) zoning classification.

The Clerk read the Ordinance by title.

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

By Sareini supported by Bazzy.

4-139-21. RESOLVED: That proposed Ordinance No. 21-1701 be laid on the table.

The resolution was unanimously adopted.

By Herrick supported by Sareini.

4-140-21. WHEREAS: Environmental Resources Group is conducting environmental assessment activities at the gasoline station property located at 8955 West Warren Avenue, and

WHEREAS: Environmental Resources Group is requesting City Council approval for access to enter the City of Dearborn right of way adjacent to 8955 West Warren for the purpose of collecting soil samples. Environmental Resources Group will install soil borings and vapor monitoring points in the ROW of alley as depicted on site plan (attached with a letter from ERG). Using a Geoprobe drilling rig the soil borings will be advanced to a maximum 25 ft. below grade, and

WHEREAS: The Engineering Division and the Property Maintenance and Development Services Department have no objection provided the following conditions are met:

- a. There are 8-inch and 16-inch diameter water mains within Wyoming, 12-inch diameter water main within Warren Avenue, and a 12-inch diameter combined sewer located within the right of way at alley behind 8955 West Warren.
- b. Permits from the Property Maintenance and Development Services Department shall be obtained. A location and detail plan of soil boring and vapor points is required with the application.
- c. The location plan should be reviewed with private utility companies for conflicts with their facilities.
- d. A "Hold Harmless Agreement" shall be executed with the City.
- e. The MISS DIG system (1-800-482-7171) shall be notified three (3) working days prior to drilling well casing or soil boring.
- f. The Property Maintenance and Development Services Department and the Engineering Division shall be contacted two (2) working days prior to any work.
- g. Water samples taken will not be permitted into the City sewer system.

- h. If pumping of groundwater above the amount needed for sampling is required, arrangement for the disposal of the groundwater into the City sewer system will be subject to the approval of the Sewerage Division and treatment fees will be charged based upon quantity of flow.
- i. A permit from Wayne County is required for work within the Warren Ave. right-of-way and the Wyoming Ave. right-of-way.
- j. Wells shall be removed upon completing of testing/sampling. The wells or boring holes shall be filled with grout and surface restored to its previous condition.
- k. Two (2) days prior to any pavement or walk replacement work the contractor shall contact the Engineering Division for inspection.
- l. A copy of the results of the completed monitoring well report shall be provided to the Office of the City Engineer;

therefore be it

RESOLVED: That Environmental Resources Group be and is hereby granted permission for a Right of Way Permit adjacent to 8955 West Warren to install up to eleven (11) soil boring points and to collect soil samples in the ROW of Wyoming Avenue; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Herrick.

4-141-21. WHEREAS: The City's Sewer Separation Project in East Dearborn requires the construction of a 36-inch diameter storm sewer across Chase Road at Donald Street to transport storm drainage from the area surrounded by Chase, Paul, Middlesex and Alber streets, and

WHEREAS: There is an existing DTE electrical duct bank along Chase Road in the way of the proposed 36-inch storm sewer, which requires relocation to a lower elevation. A request from the City was made to DTE to lower its duct bank. The City Engineer met with the staff from DTE several times, including once in the field. DTE will honor the City's request and has agreed to relocate its duct bank, and

WHEREAS: Since the duct bank is currently in service, it is important that the relocation work be completed expeditiously by working 7 days a week, from 7am until midnight from now until June 16, 2021. Via the attached email from Mrs. Barbara Rykwaldler - Regional Manager, DTE is requesting a noise ordinance waiver to allow the DTE crew to work as requested, and

WHEREAS: In the spirit of keeping the City's Sewer Separation Project on schedule, the DTE crew intends to begin the duct bank relocation work during the week of April 5, 2021, but will work between the hours of 7am and 8 pm for which no noise waiver is required, and

WHEREAS: The Engineering Division wants to publicly thank DTE for its support and cooperation in honoring the City's request especially in light of the challenge this relocation work represents. The Engineering Division is also hereby asking that the Council approve DTE's request to waive the noise ordinance for late night-time work; therefore be it

RESOLVED: That a Noise Ordinance Waiver for DTE Energy Company to perform nighttime work around the Chase Road and Donald Street intersection be and is hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Byrnes.

4-142-21. RESOLVED: That all bids received for Brandt Street Reconstruction are hereby rejected except the bid of Zuniga Cement Construction, Inc. in the amount of \$824,322.50, 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 a contingency in the amount of \$50,000 is hereby approved to provide for any unforeseen conditions encountered during the execution of the project; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute all change orders or modifications that utilize all approved contingency; be it further

RESOLVED: That this contract shall be financed from the Major Street and Trunk Line Fund, Public Works, Engineering, Construction Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Byrnes.

4-143-21. WHEREAS: The City is eligible for contract pricing through the City of Rochester Hills Cooperative Program, Contract RFP-RH-13-30 and MiDeal Contract 071B7700166 for a Freightliner Chassis from Wolverine Freightliner and Upfitting Services from Versalift Midwest, and

WHEREAS: Wolverine Freightliner and Versalift Midwest, the authorized distributors for Rochester Hills Contract RFP-RH-13-30 and MiDeal Contract 071B7700166, will supply a Freightliner Chassis' (\$109,202), and Upfitting Services (\$112,755) in a total amount of \$221,957; therefore be it

RESOLVED: That a purchase order be awarded to Wolverine Freightliner in the amount of \$109,202 for a Freightliner Chassis; be it further

RESOLVED: That a purchase order be awarded to Versalift Midwest in the amount of \$112,755 for Upfitting Services; be it further

RESOLVED: That this purchase order shall be financed from the Fleet Fund, Public Works, Capital Equipment budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Sareini.

4-144-21. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) (6) 1 authorizes methods of source selection, alternative procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request for a methods of source selection, alternative procurement; therefore be it

RESOLVED: That the Michigan State Police (MSP) be designated as an alternative procurement source for Armed Police services for Camp Dearborn in an amount not to exceed \$277,200 and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this purchase order shall be financed from General Fund, Recreation, Camp Dearborn, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by Sareini.

4-145-21. WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) 6 (b), authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request for a sole source procurement; be it

RESOLVED: That Med-Eng, LLC be designated as a sole source for purchase of an EOB Bomb Suit for the Police Department in the amount of \$41,419 and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That this purchase order shall be financed from Drug Law Enforcement Fund, Police, Capital Equipment budget.

The resolution was unanimously adopted.

By Byrnes supported by Herrick.

4-146-21. WHEREAS: The City presently has a contract with Green Meadows Landscape, Inc. (C.R. 3-106-19) for Fertilization and Weed Control Services, and

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

WHEREAS: Green Meadows Landscape, Inc. has offered to renew the present contract prices through September 2021; be it

RESOLVED: That the contract for Fertilization and Weed Control Services is hereby renewed with Green Meadows Landscape, Inc. through September 2021 in the amount of \$64,520; be it further

RESOLVED: That this contract shall be financed from the General Fund, Major Street, Sewer Fund, Public Works, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Byrnes.

4-147-21. WHEREAS: The Collective Bargaining Agreement between the City of Dearborn and the International Association of Firefighters allows for the members to purchase up to three years of Military or prior fire 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: Sean O'Neill is a fire fighter in the MERS Pension System who has submitted a request to purchase 3 years of prior 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. O'Neill is \$43,445, 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:

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 understand and agrees it is accountable for any difference between estimated and actual costs;

therefore be it

RESOLVED: That Sean O'Neill, Dearborn Firefighter be and is hereby authorized to purchase 3 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 unanimously adopted.

By Herrick supported by Abraham.

4-148-21. WHEREAS: Council Resolution 3-81-20 authorized the City to purchase the house at 5104 Mead for \$117,000 so that Engineering could trench along Colson without damaging the garage facing Colson for the Sewer Separation Project, and

WHEREAS: Engineering also expended approximately \$6,000 in costs associated with the maintenance of the property and removal of the garage, and

WHEREAS: When the City was negotiating the purchase of the house, the tenant, Riyadh Almarwai requested to subsequently purchase the house from the City because his 4 children attend school in the area, and

WHEREAS: Council Resolutions 3-81-20 and 4-146-20 authorized the City to lease 5104 Mead to Mr. Almarwai for \$700/month until December 2020 or until the project was completed, and

WHEREAS: Now that the project is completed, Mr. Almarwai has requested to purchase the house through a conventional mortgage, and

WHEREAS: Property Maintenance & Development Services conducted an inspection on 12/29/20. To bring the house up to today's Code standards, the cost for repairs is estimated at \$13,000, and

WHEREAS: The City Assessor's records indicate an SEV of \$71,700 for this property. The City Assessor's current opinion of value to sell the house is \$113,000, taking into consideration that the house no longer has a garage and requires approximately \$13,000 in repairs, and

WHEREAS: The tenant has resided in the house with his family for more than 6 years, wishes to keep his children in school in the area, and has timely paid all invoiced rental payments, and

WHEREAS: Mr. Almarwai also agreed to execute a Residential Compliance Agreement to make necessary repairs and agreed to keep the house as owner-occupied for a period of 10 years, and

WHEREAS: It is recommended that the City not advertise the house for sale and allow the current tenant to purchase 5104 Mead, and

WHEREAS: It is recommended that the City accepts the offer of Riyadh Almarwai to purchase the house located at 5104 Mead for \$113,000, subject to the following conditions:

1. Purchaser may not assign his purchase option without approval of the Dearborn City Council, and
2. Purchaser agrees to execute a Residential Compliance Agreement on or before the date of closing and agrees to pay for the \$295 fee associated with said agreement. Purchaser agrees to complete all repairs listed on the Residential Housing Inspection Report dated 12/29/20 within the time permitted in the Residential Compliance Agreement, and
3. All repairs and rehabilitation must comply with current Code requirements. Purchaser may not seek any variances, and
4. The house must remain owner-occupied for a minimum of 10 years, and
5. Purchaser agrees to a closing of this transaction 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, EMD forfeited, and the Contract to Purchase declared null and void, and.
6. If Purchaser wishes to sell the Property before the repairs and rehabilitation is completed, the Property must be offered for sale to the City for the original sale price, less 10%, and less all costs associated with the transfer back to the City of Dearborn. Any improvements will become the property of the City of Dearborn, and

7. Conditions of the sale will be noted on the deed as a right of reverter in favor of the City of Dearborn if conditions are not met. The City will retain a right to repurchase the Property for the original sale price, less 10%, and less costs associated with the transfer back to the City of Dearborn. Purchaser agrees to execute a deed at closing which shall be held in escrow by the title company. Said deed shall convey 5104 Mead back to the City of Dearborn. If Purchaser complies with all terms and conditions of the sale, the title company shall be directed by the Seller to destroy the deed. If Purchaser fails to comply with any of the terms and conditions of the sale, the title company shall be directed to record the deed, and.
8. The Purchaser accepts 5104 Mead "AS IS", "WHERE IS", and the City makes no warranties or representations as to its condition,

and

WHEREAS: The City has no further need for said Property and this Council believes that said offer is a fair and reasonable price for said Property 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 Property described as:

Lot 292, Orchard Blvd. Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 33, Page 13 of Plats, Wayne County records.

Tax I.D. 82-10-181-07-020
Lot size: 53' x 111'
Commonly known as 5104 Mead

to Riyadh Almarwai for \$113,000, conventional mortgage; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said Property to Riyadh Almarwai upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, approved by Corporation Counsel and based upon Riyadh Almarwai closing within ninety (90) days of the effective date of this resolution; be it further

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

RESOLVED: That the sale of the Property for rehabilitation by the current tenant who has resided in the house for more than 6 years and the agreement to maintain the house as owner-occupied for a minimum of 10 years will serve a public purpose by revitalizing and stabilizing the neighborhood and will serve a public purpose 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 unanimously adopted.

Councilmembers Sareini and Herrick withdrew their offer and support from proposed resolution authorizing to sell the City-owned property located at 13861 Wellesley to Abdulla Shariff for construction of a new house, for the sum of \$10,900, subject to certain stipulations.

4-149-21. The resolution died for lack of offer and support.

By Bazzy supported by Herrick.

4-150-21. WHEREAS: Council Resolution 2-56-20 authorized Tyrian Properties, Inc. to purchase the vacant lot at 6161 Kenilworth (49' x 104') for \$33,150 from the City's lot list for the construction of a new single-family house. Similarly, Council Resolution 2-57-20 authorized Tyrian Properties, Inc. to purchase the vacant lot at 7246 Manor (46' x 109') for \$33,150 for the construction of a new single-family house, and

WHEREAS: Closings for both properties took place on March 19, 2020; therefore, Tyrian Properties, Inc. was required to commence construction of a single-family dwelling on each of the properties by March 19, 2021, and

WHEREAS: According to Mohamad Charafeddine of Tyrian Properties, Inc., he has experienced delays due to COVID-19 and the plans submitted to the City for review were rejected due to additional requirements that are now necessary, including a complete set of HVAC plans and a storm water control system plan, and

WHEREAS: Tyrian Properties, Inc. is now requesting that City Council approve its request for a three-month extension of time in which to commence construction of a single-family home on each of these lots and to waive the fees associated with the requested extension, and

WHEREAS: It has been the City's past practice to grant a request for an extension for time in which to commence construction for a good reason, such as this, and

WHEREAS: It is recommended that the request for a three-month extension of time in which to commence construction be approved, and

WHEREAS: It is also recommended that Mr. Charafeddine's request for a waiver of the extension fees be granted, conditioned upon construction commencing on both properties no later than June 19, 2021; therefore be it

RESOLVED: That Tyrian Properties, Inc.'s request for a three-month extension of time in which to commence construction of single-family homes on the vacant lots at 6161 Kenilworth and 7246 Manor is extended to June 19, 2021; be it further

RESOLVED: That Mr. Charafeddine's request for a waiver of the extension request fees be granted, conditioned upon construction commencing on both properties no later than June 19, 2021; be it further

RESOLVED: That the waiver of fees is consistent with Council's previous decision to waive extension fees due to COVID-19 related delays (CR 10-434-20 and 1-60-21); be it further

RESOLVED: That all other terms and conditions contained in the original purchase agreements and Council Resolutions 2-56-20 and 2-57-20 shall remain in full force and effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Herrick.

4-151-21. WHEREAS: The City wishes to temporarily allow pop-up food establishments during the month of Ramadan under certain terms and conditions and with strict adherence to all applicable laws, ordinances, rules, and orders from the Michigan Department of Health and Human Services (MDHHS) and the Michigan Occupation and Health Administration (MIOSHA), and

WHEREAS: Existing businesses have suffered enormous losses from COVID-19 pandemic restrictions during the past year, and

WHEREAS: Monitoring pop-up compliance presented challenges in 2019 before the pandemic, and

WHEREAS: A process is already in place for temporary outdoor service areas pursuant to CR # 6-231-20, which was extended by CR #12-529-20, until May 1, 2021, and

WHEREAS: COVID-19 infection rates in Wayne County and in Dearborn have been on the rise again recently; therefore be it

RESOLVED: That temporary pop-up food establishments are allowed during the month of Ramadan, which is April 13 - May 13, 2021, conditioned upon compliance with all of the following:

- Any individuals who wish to establish a temporary pop-up business during Ramadan are required to co-locate with an existing food establishment. The pop-up operator(s) must obtain and keep current required inspections and permits from the Wayne County Health Department and the City Clerk, and the existing business where they propose to locate must go through the approval process established by the Economic and Community Development Department (ECD), and receive ECD's approval, if the existing business hasn't already done so. Wayne County Health Department permits expire after 14 days and require reauthorization.
- Strict compliance with all ordinances, laws, and MDHHS and MIOSHA Orders;

be it further

RESOLVED: That the authority granted to ECD by CR #6-231-20 with respect to temporary outdoor service areas is extended until June 30, 2021 at 11:59 p.m.; be it further

RESOLVED: That this resolution is given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Herrick.

4-152-21. WHEREAS: On March 4, 2021, the City Finance Director/Treasurer was informed that LSIA would not be offering a passive investment strategy any longer, and

WHEREAS: LSIA's then manager of the assets was spinning off the business and creating Yousif Capital Management, and

WHEREAS: On March 20, 2021, City Council was presented the option of moving the management of said assets within Chapter 21 to Yousif Capital Management, and

WHEREAS: City Council inquired as to other options and voted against using the services of newly formed Yousif Capital Management, and

WHEREAS: Graystone Consulting presented two potential options - the first being Invesco ETF and the second being Vanguard Large and Small Cap ETF, and

WHEREAS: On April 8, 2021, a motion and second was made to accept the second option of Vanguard Large and Small Cap ETF; therefore be it

RESOLVED: That the Finance Director is authorized to migrate the assets from LSIA to Vanguard Large and Small Cap ETF as presented by the City's investment consultant, Graystone Consulting; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by Abraham.

4-153-21. WHEREAS: On March 4, 2021, the City Finance Director/Treasurer was informed that LSIA would not be offering a passive investment strategy any longer, and

WHEREAS: LSIA's then manager of the assets was spinning off the business and creating Yousif Capital Management, and

WHEREAS: On March 20, 2021, City Council was presented the option of moving the management of said assets within PEHC to Yousif Capital Management, and

WHEREAS: City Council inquired as to other options and voted against using the services of newly formed Yousif Capital Management, and

WHEREAS: Graystone Consulting presented two potential options - the first being Invesco ETF and the second being Vanguard Large and Small Cap ETF, and

WHEREAS: On April 8, 2021, a motion and second was made to accept the second option of Vanguard Large and Small Cap ETF; therefore be it

RESOLVED: That the Finance Director is authorized to migrate the assets from LSIA to Vanguard Large and Small Cap ETF as presented by the City's investment consultant, Graystone Consulting; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Byrnes.

4-154-21. RESOLVED: That receipt of donations from the Dearborn Firefighters Burn Drive in the amount of \$1,000, from the Exchange Club in the amount of \$1,000, from the Dearborn Rotary Club in the amount of \$500 and from the Dearborn Goodfellows in the amount of \$500 to be utilized towards the Purchase of Smoke Alarms is hereby acknowledged and accepted; be it further

RESOLVED: That City Council hereby extends its appreciation to the donor for the aforementioned gifts; be it further

RESOLVED: That City Council hereby directs the Finance Director to recognize \$3,000 to account 101-2540-365.90-00 and appropriate to account 101-2540-621.61-00 to purchase smoke alarms; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by Abraham.

4-155-21. WHEREAS: Ford Motor Land Development Corporation has requested that the City of Dearborn consider the establishment of an Industrial Development District under the terms of Act No. 198, P.A. of 1974, as amended, and

WHEREAS: Act No. 198, P.A. of 1974, as amended, Section 4 requires that the legislative body shall give written notice by certified mail to the owners of all real property within the proposed Industrial Development District and shall afford an opportunity for a public hearing on the establishment of the Industrial Development District at which time any of those owners and any other resident or taxpayer of the City may appear and be heard; therefore be it

RESOLVED: That Thursday, May 6, 2021 at 7:15 p.m. with the Dearborn City Council via Zoom published at www.cityofdearborn.org is hereby designated as the date and place for holding a public hearing on the proposed establishment of the "Rotunda Drive and Schaefer Road Industrial Development District", for property located at 13750 Rotunda Drive. See Attachment A for Legal Descriptions; be it further

RESOLVED: That the City Clerk is hereby authorized and directed to notify in writing each of the taxing units of the pending Public Hearing of the City Council on the proposed "Rotunda Drive and Schaefer Road Industrial Development District"; specifically, to provide notice in writing to the following taxing units:

Dearborn Board of Education
Wayne County Board of Commissioners
Wayne County Regional Educational Service Agency
Henry Ford Community College;
be it further

RESOLVED: That the City Clerk is hereby authorized and directed to give notice to publish a copy of the following "Notice of Hearing" in the official newspaper for the City of Dearborn in accordance with the terms of Act No. 198, P.A. of 1974, as amended, as follows:

NOTICE OF HEARING

To establish the "Rotunda Drive and Schaefer Road Industrial Development District" for the property located at 13750 Rotunda Drive, Dearborn, Michigan, by the City of Dearborn, Michigan.

TO ALL RESIDENTS AND TAXPAYERS OF THE CITY OF DEARBORN,
MICHIGAN

TAKE NOTICE that the City Council of the City of Dearborn will be holding a public hearing at the request of Ford Motor Land Development Corporation, the owner of the property, to establish an Industrial Development District for property located at 13750 Rotunda Drive, Dearborn, Michigan, in accord with the terms of Act No. 198, P.A. of 1974, as amended, on Thursday, May 6, 2021 at 7:15 p.m. with the Dearborn City Council via Zoom published at www.cityofdearborn.org. At this public hearing all residents and taxpayers will have the opportunity to speak on the proposed establishment of the "Rotunda Drive and Schaefer Road Industrial Development District" and the resulting tax relief possible with reference to individual applications for Industrial Facilities Exemption Certificates. The proposed site is described as:

LAND IN PCS 43,42 & 33 BEG AT INTER OF WLY R/W L OF SCHAEFER RD AND NLY R/W L OF ROTUNDA DR TH ALG SAID NLY R/W L OF ROTUNDA DR S 72-44-50 W 67.37 FT TH ALG ARC OF CUR TO L 1056.07 FT RAD 809.67 FT CENT ANG 74-43-54 CHORD BEAR S 35-22-52 W 982.78 FT TH S 01-59-05 E 356.66 FT TH ALG ARC OF CUR TO R 301.62 FT RAD 690.97 FT CENT ANG 25-00-38 CHORD BEAR S 10-31-14 W 299.23 FT TH ALG ARC OF CUR TO R 468.91 FT RAD 690.97 FT CENT ANG 38-53-00 CHORD BEAR S 42-28-01 W 459.97 FT TH S 61-54-30 W 98.83 FT TO ELY R/W L OF MICH CENT RR TH ALG SAID ELY R/W L N 28-04-48 W 112.98 FT TH ALNG ARC OF CUR TO R 1247.82 FT RAD 1382.69 FT CENT ANG 51-52-26 CHORD BEAR N 02-13-35 W 1205.91 FT TH ALG ARC OF CUR TO R 1101.89 FT RAD 1382.69 FT CENT ANG 45-39-36 CHORD BEAR N 46-27-26 E 1072.96 FT TH N 79-02-40 E 393.75 FT TO WLY R/W L OF SCHAEFER TH ALG SAID WLY R/W L S 02-00-09 E 262.09 FT TO POB CONTAIN 26.62 ACRES M OR L

Act No. 198, P.A. of 1974, as amended, provides that the City Council may approve an application for an Industrial Facilities Tax Exemption Certificate for the purpose of establishing a business climate conducive to new development and retaining or expanding employment opportunities within the community. If an Industrial Development District is established and an Industrial Facilities Tax Exemption Certificate is approved with reference to a particular development project, an Industrial Facility Tax would be payable by the applicant determined by multiplying one-half of the total mills, except for the State Education Tax (SET), levied as an ad valorem tax for a given year by all taxing units within which the facility is situated by the taxable value of the facility excluding the land for up to a twelve-year period.

Representatives from the property owner(s) and/or lessee within the proposed district, the administration, residents and taxpayers will be afforded a full opportunity to question and comment upon the proposed establishment of the "Rotunda Drive and Schaefer Road Industrial Development District " at the public hearing on Thursday, May 6, 2021 at 7:15 p.m. with the Dearborn City Council via Zoom published at www.cityofdearborn.org. The public hearing has been set by the Dearborn City Council in accord with the provisions of Act No. 198, P.A. of 1974, as amended, Section 4(3) of Act No. 198, P.A. of 1974, as amended.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this program should contact the Department of Assessment at (313) 943-2140. Reasonable advance notice is required.

The notice is given by order of the City Council of the City of Dearborn, in accord with the requirements of the City Council Rules of Order, Section 5.2

GEORGE DARANY
City Clerk

be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 9:47 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk