

SPECIAL MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

February 3, 2022

The Council convened at 7:06 P.M., President of the Council Mike Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Byrnes, Hammoud, Paris and President of the Council Sareini; absent: Herrick (1). A quorum being present, the Council was declared in session.

NOTICE OF HEARING

To establish the "Town Center Drive Commercial Rehabilitation District No. 1" for property located 720 Town Center 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 on the request of the City of Dearborn administration to establish a Commercial Property Rehabilitation District for property located 720 Town Center Drive, Dearborn, Michigan, in accordance with the terms of Public Act 210 of 2005, as amended, on Thursday February 3, 2022 at 7:00 p.m. in the City Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan. At this public hearing all residents and taxpayers will have the opportunity to speak on the proposed establishment of the "Town Center Drive Commercial Rehabilitation District No.1" and the resulting tax relief possible with reference to any applications for Commercial Property Rehabilitation Exemption Certificates. A separate public hearing would be held for any application(s) submitted to the City Clerk.

The legal description of the property located at 720 Town Center Drive is as follows:

PART OF LOTS 19 & 20 FAIRLANETOWN CENTER SUB BEG AT NW COR OF LOT 19, TH N-06-33-14-W 241.44 FT ALG W L OF LOT 20, TH S-63-32-56-E 443.24 FT TO NE COR OF LOT 19, TH S-83-26- 46-W 14.17 FT ALG N L OF LOT 19, TH S-26-27-04-W 128.55 FT, TH S-05-06-58-W 361.18 FT, TH S-83-26-52-W 104.95 FT ALG S LOF LOT 19, TH N-51-33-14-W 154.87 FT ALG N L VALLEY VIEW DR, TH N-06-33-14-W 352.01 FT ALG W L OF LOT 19 TO POB 3.729 A Parcel Identification Number 82-09-143-01-019

Public Act 210 of 2005, as amended, provides that the City Council may approve a request for a Commercial Property Rehabilitation District in an area if at the time the resolution is adopted, the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A qualified facility includes a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was commercial property as defined in subdivision (a) of the Act.

Representatives from the property owners 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 "Town Center Drive Commercial Rehabilitation District No. 1" at the public hearing on Thursday February 3, 2022 at 7:00 p.m. in the City Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan. The public hearing has been set by the Dearborn City Council in accordance with the provisions of Public Act 210 of 2005, as amended, MCL 207.843 Section 3(3) of the act.

Copies of the Commercial Rehabilitation District are available for public inspection at the office of the City Clerk, 16901 Michigan Avenue, Dearborn, Michigan during regular business hours.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this hearing should contact the City Clerk (313) 943-2010. 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

By Paris supported by Alsawafy

02-99-22. WHEREAS: Council Resolution No. 01-22-22 designated Thursday, February 3, 2022 at 7:00 p.m., or as soon thereafter, in the City Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, Dearborn, Michigan as the time and place for holding a public hearing on the proposed establishment of the "Town Center Drive Commercial Rehabilitation District No. 1", property located at 720 Town Center Drive, Dearborn, Michigan, and authorized and directed the City Clerk to give notice in accord with the terms of Public Act 210 of 2005 , as amended, by publication in the official newspaper for the City of Dearborn and mailing to the owners of all real property within the proposed "Town Center Drive Commercial Rehabilitation District No. 1", and

WHEREAS: Pursuant to PA 210 of 2005 , the City Council has the authority to establish "Commercial Rehabilitation Districts" within the City of Dearborn at request of a TAA Fairlane Property LLC, and

WHEREAS: TAA Fairlane Property LLC has filed a written request on November 22, 2021 with the City Clerk of the City of Dearborn requesting the establishment of the Commercial Rehabilitation District for 720 Town Center Drive located in the City of Dearborn hereinafter described, and

WHEREAS: The City Council of the City of Dearborn determined that the district meets the requirements set forth in Sections 2(b) and 3 of Public Act 210 of 2005, and

WHEREAS: Written notice has been given by certified mail to the county and all owners of real property located within the proposed district as required by Section 3(3) of PA 210 of 2005, and

WHEREAS: A public hearing was held on Thursday, February 3, 2022 at 7:00 p.m. and all residents and taxpayers of the City of Dearborn were afforded an opportunity to be heard thereon, and

WHEREAS: City Council deems it to be in the public interest of the City of Dearborn to establish the Commercial Rehabilitation District as proposed; therefore be it

RESOLVED: By the City Council of the City of Dearborn that the following described parcel(s) of land situated at 720 Town Center Drive in the City of Dearborn, Wayne County, and State of Michigan, to wit:

PART OF LOTS 19 & 20 FAIRLANETOWN CENTER SUB BEG AT NW COR OF LOT 19, TH N-06-33-14-W 241.44 FT ALG W L OF LOT 20, TH S-63-32-56-E 443.24 FT TO NE COR OF LOT 19, TH S-83-26- 46-W 14.17 FT ALG N L OF LOT 19, TH S-26- 27-04-W 128.55 FT, TH S-05-06-58-W 361.18 FT, TH S-83-26-52-W 104.95 FT ALG S LOF LOT 19, TH N-51-33-14-W 154.87 FT ALG N L VALLEY VIEW DR, TH N-06-33- 14-W 352.01 FT ALG W L OF LOT 19 TO POB 3.729 A

be and here is established as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005, as amended, to be known as "Town Center Drive Commercial Rehabilitation District No. 1."; be it further

RESOLVED: The City Council of the City of Dearborn in its resolution establishing a commercial rehabilitation district shall provide a copy of the resolution by certified mail to the Wayne County Executive in which the district is located; be it further

RESOLVED: That to insure the timely implementation of the provisions of this resolution, it is hereby 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  
7:25 P.M.

APPROVED:

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President of the Council

ATTESTED:

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City Clerk