



City of Dearborn Heights
6045 FENTON • DEARBORN HEIGHTS, MICHIGAN 48127

Mo Baydoun
Council Chairman

Study Sessions and City Council Meetings shall be attended in person by City Council Members. Members of the public have the option of attending in person or virtually.

Purpose: **5:30 p.m. CITY COUNCIL SPECIAL MEETING**

Location: **City Hall Council Chambers - 6045 Fenton**

Date: **Tuesday, July 1, 2025**

Join Zoom Meeting

<https://us06web.zoom.us/j/85817634049?pwd=dbehBcYIPfAv38wcdtaalAKMkVgl83.1>

Meeting ID: 858 1763 4049

Passcode: 159408

One tap mobile

+16469313860,,85817634049#,,,,*159408# US
+13017158592,,85817634049#,,,,*159408# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 507 473 4847 US

+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 408 638 0968 US (San Jose)

Find your local number: <https://us06web.zoom.us/j/85817634049>

Persons who may wish to contact members of the City Council to provide input or to ask questions on any business that will come before the City Council at the meetings are to contact City Clerk Senia at (313)791-3434 or email at clerks@dearbornheightsmi.gov before 5:00 p.m. on the day of the meeting. To participate in the "Public Comments" portions of the meeting, click on the Zoom link to enter the meeting room, and raise your "Zoom" hand to indicate that you have a question or comment.

Council Chairman: (313) 641-0100 • City Clerk: (313) 791-3435
mabaydoun@dearbornheightsmi.gov

**ORDER OF BUSINESS JULY 1, 2025
SPECIAL MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL**

1. **CALL OF MEMBERS**
2. **PLEDGE OF ALLEGIANCE**
3. **AGENDA APPROVAL**
4. **APPROVAL OF MINUTES**
5. **PUBLIC HEARINGS AND PUBLIC COMMENT**
6. **FUND TRANSFERS AND CURRENT CLAIMS**
7. **CONSIDERATION OF BIDS**
8. **REPORTS FROM MAYOR**
9. **REPORTS FROM CITY OFFICIALS**
 - A Council Chairman Baydoun - Warren Valley Golf Course Parking Lot Agreement with Crestwood School District
10. **PETITIONS FROM CITIZENS**
11. **ORDINANCES AND RESOLUTIONS**
12. **COMMUNICATIONS**
13. **NEW BUSINESS**
14. **MEMBERS OF THE PUBLIC**
 - A Comments from Council Members
 - B Announcements
 - C Public Comments
15. **ADJOURNMENT**

Approved for the Agenda of:	
7/1/2025	Motion No.

9.A.



City Council

TO: Honorable City Council Members

DATE: July 1, 2025

RE: Council Chairman Baydoun - Warren Valley Golf Course Parking Lot Agreement with Crestwood School District

Resolution Consenting to License for Crestwood School District to Use Portions of Warren Valley Golf Course Parking Lot

WHEREAS, in August 2022, the City entered into the Lease and Concession Agreement (“Agreement”) between itself as Landlord; Issa Brothers, LLC as Tenant; and Revive Golf Management, LLC as Concessionaire (collectively the “Parties”) related to the lease of the premises commonly known as the Warren Valley Golf Course (“Golf Course”).

WHEREAS, Issa Brothers, LLC has granted the Crestwood School District (“the District”) a non-exclusive license to use portions of the Golf Course’s parking lot for parking by those affiliated with the District.

WHEREAS, by doing so, Issa Brothers, LLC and the District have entered into an arrangement that benefits the District by addressing in part the limited parking available at Riverside Middle School.

WHEREAS, this arrangement further benefits the City, the District, and those travelling on Warren Avenue by decreasing the hazards associated with limited parking and vehicular congestion on Warren Avenue thus enhancing the safety of the City’s residents, the District’s residents, and of those travelling on Warren Avenue.

WHEREAS, and most notably, this arrangement enhances the safety of school children who are tragically so very vulnerable to motor vehicle accidents.

WHEREAS, the City’s consent to this non-exclusive license arrangement is required by Section 12 of the Agreement.

WHEREAS, efforts have been undertaken to reach a written agreement providing the District with a non-exclusive sublease to use portions of the Golf Course’s parking lot for parking by those affiliated with the District, providing the District with the ability to make improvements related to such a sublease, addressing the condition of the parking lot, and otherwise addressing the obligations of the Parties and the District related to such a sublease.

WHEREAS, the details of such a written sublease agreement have yet to be fully determined.

WHEREAS, the City's consent to such a written sublease agreement is also required by Section 12 of the Agreement.

WHEREAS, until such a written sublease agreement can be finalized, the continuation of the non-exclusive license granted by Issa Brothers, LLC to the District should continue in order to enhance the safety of the City's residents, the District's residents, and of those travelling on Warren Avenue.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Dearborn Heights:

(A) Adopts this Resolution Consenting to License for Crestwood School District to Use Portions of Warren Valley Golf Course Parking Lot (hereafter "Resolution");

(B) By adopting this Resolution, consents on the City's behalf pursuant to Section 12 of the Agreement to the non-exclusive license granted by Issa Brothers, LLC to the Crestwood School District for the District to use portions of the Golf Course's parking lot for parking by those affiliated with the District. This consent shall only be valid for the period from July 1, 2025 through June 30, 2026. However, this consent shall end once a written agreement providing the District with a non-exclusive sublease to use portions of the Golf Course's parking lot for parking by those affiliated with the District is otherwise approved and executed by Issa Brothers, LLC; the District; and the City.

Nothing stated in this Resolution shall be construed to be consent to such a sublease and any such consent to such a sublease shall have to be otherwise granted by the City Council in another motion or resolution.

(C) Authorizes and directs Special Legal Counsel Gary T. Miotke (1) to represent the City Council with respect to the aforementioned license and any proposed sublease and (2) to perform all necessary legal services that are otherwise consistent with this Resolution and further direction from the City Council; and

(D) Declares that the City Council has previously appropriately retained Special Legal Counsel, but that this Resolution shall be deemed and treated as a further independent act of retention of Special Legal Counsel by the City Council pursuant to City Charter Section 5.13(j) in the unlikely event that any previous act of retention may be ruled to be ineffective.

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of this resolution accepted and approved by the Council for the City of Dearborn Heights at a special meeting of the Council held on the 1st day of July, 2025.

Lynne M. Senia, City Clerk

Date: July ____, 2025

Attachments:

None