

MINUTES JULY 1, 2025  
SPECIAL MEETING OF THE DEARBORN HEIGHTS CITY COUNCIL

Approved for the Agenda of:
07-08-25
APPROVED
Motion No. 25 - 378

25-365 The meeting was called to order at 5:38 p.m. by Council Chairman Mo Baydoun.

Roll Call showed the following:

- Present: Council Chairman Mo Baydoun, Councilman Robert Constan, Councilwoman Denise Malinowski Maxwell, Councilman Hassan Saab, Councilman Tom Wencel.
- Absent: Council Chair Pro Tem Hassan Ahmad (arrived at 5:51 p.m.), Councilwoman Nancy Bryer.
- Also Present: City Clerk Senia, Treasurer Hicks-Clayton, Chief of Staff Hernandez, City Engineer Dib.

The Pledge of Allegiance was led by Councilman Tom Wencel.

25-366 Motion by Councilman Saab, seconded by Councilman Constan to approve the Agenda for the Special Meeting of July 1, 2025, as submitted.

Motion adopted

Councilman Hassan Ahmad arrived at 5:51 p.m.

25-367 Motion by Councilman Ahmad, seconded Councilman Saab to adopt the following 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,

as outlined in 9-A. Per Council Chairman Baydoun communication dated July 1, 2025.

Motion adopted

**25-368** Motion by Councilman Constan, seconded by Councilman Ahmad to adjourn the Dearborn Heights City Council Special Meeting.

Motion adopted

The meeting adjourned at 6:30 p.m.

**LYNNE M. SENIA**  
**CITY CLERK**

**MO BAYDOUN**  
**COUNCIL CHAIRMAN**

**GEORGANNE SEMENIUK**  
**COUNCIL SECRETARY**