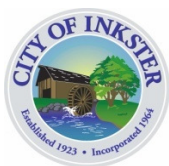


1. Agenda

Documents: [02-03 14 AGENDA.PDF](#)

2. Packet

Documents: [02-03 14 PACKET.PDF](#)



INKSTER CITY COUNCIL

February 3, 2014
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Hilliard L. Hampton, II
Mayor Pro Tem – Marcus L. Hendricks, District II

Council Members:

Timothy Williams, District I
Lorenzo A. Moner, Jr., District III
Michael A. Canty, District IV
Kim Howard, District V
Dennard Shaw, District VI

FELICIA RUTLEDGE
CITY CLERK

RICHARD MARSH
CITY MANAGER

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda
3. Presentations
4. Public Hearing
5. Public Participation (limit to 3 minutes)
6. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
7. Adjournment

February 3, 2014

Regular City Council Agenda – 7:30 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Mr. & Mrs. Bill and Pam Rushlow-Certificate of Appreciation

4. Public Hearing

- A. Amendment to the City of Inkster Code of Ordinances addressing Floodplain Management Provisions of the State Construction Code as amended.

5. Consent Agenda

- A. January 21, 2014 Regular City Council Meeting Minutes.

Pg. 1

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions.

Pg. 7

7. Previous Business

- A. Discussion/Action: (Mark Stuhldreher) Consider authorization to rescind Commercial and Residential Water Shut Off Policies adopted July, 2011 and February, 2012 respectively.

8. Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

- 1. Second reading of the City of Inkster Code of Ordinances with an Ordinance addressing Floodplain Management Provisions of the State Construction Code as amended.

9. New Business

A. Discussion/Action: (Jeannie Fields) Consider approval of an Ordinance to affirm responsibility by the City of Inkster to enforce responsibility of regulated flood hazard areas under the provisions of the State Code Act as amended. **Pg. 14**

B. Discussion/Action: (Jeannie Fields) Consider authorization to auction City-owned Properties commonly known as Dearborn Acres Sub 1 and industrial Acres. **Pg. 24**

C. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD13-17) 4164 Harriet and adjoining vacant lot (commonly known as 4172 Harriet) which are located on the west side of Harriet between Pine and Andover and are legally described as Lots 863 and 864 Dearborn Acres Sub No. 2 T2S R9E L33 P79 WCR (Property ID # 009-02-0863-000 and 009-02-0864-000) in the total amount of \$1,750 to Melvin Steed. **Pg. 28**

D. Discussion/Action: (Jeannie Fields) Consider approval to hold a public hearing on February 17, 2014 and March 3, 2014 at 7:30 p.m. in the City Council Chambers for the Wayne County 2014-2015 Community Development Block Grant (CDBG) application. **Pg. 39**

E. Discussion/Action: (Jerome Bivins) Consider approving the entering of Request for Proposal (RFP) for cutting and maintaining grass on State Truckline (Michigan Avenue) of the Michigan Inter-Government Trade Network (MITN). **Pg. 40**

F. Discussion/Action: (Jeannie Fields) Consider authorizing issuance of a Request for Proposals for acquisition and development of Annapolis Pointe located near the northeast corner of Annapolis and Middlebelt. **Pg. 46**

10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. Closed Session

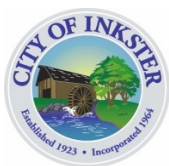
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lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

****City Of Inkster Election Commission Meeting immediately following the Regular City Council meeting.**

Felicia Rutledge
City Clerk



INKSTER CITY COUNCIL

February 3, 2014
26215 Trowbridge, Inkster, MI 48141
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February 3, 2014

Regular City Council Agenda – 7:30 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Mr. & Mrs. Bill and Pam Rushlow-Certificate of Appreciation

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5. Consent Agenda

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Pg. 7

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10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase or

lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

****City Of Inkster Election Commission Meeting immediately following the Regular City Council meeting.**

Felicia Rutledge
City Clerk

January 21, 2014
Regular City Council Meeting – 7:30 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Tuesday, January 21, 2014.

Prior to the Regular Council Meeting: The City Council agenda was discussed.

Moved by Councilmember Canty, Seconded by Councilmember Williams that Council convenes into a Closed Executive Session at 7:20 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 6
NAYS: 0
ABSENT: 1 (Moner)

Moved by Councilmember Williams, Seconded by Councilmember Canty to adjourn the Closed Executive Session at 8:00 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Hampton called the meeting to order at 8:10 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Roll Call

Mayor Hampton	Present	Councilwoman Howard	Present
Councilman Moner	Absent	Councilman Williams	Present
Mayor Pro Tem Hendricks	Present	Councilman Canty	Present
Councilman Shaw	Present		

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Hendricks
to approve the agenda
Resolution 01-14-03R - Motion carried.

Presentations/Discussion

- A. Presentation to the City Manager-Super Saturday Committee.
- B. Marvelettes-Proclamation.
- C. Inkster Viking Pride-Fundraising Presentation.
- D. Stratford Place Proposed Development –Al Bogden.
- E. Judeh and Associates-Jumana Judeh
- F. State Representative –David Knezek
- G. City of Westland/Inkster Fire Chief Adams
- H. Inkster Library-Michael Wells

Public Hearings (N/A)

Consent Agenda

- A. December 16, 2013 Regular Council Meeting Minutes.
- B. January 14, 2014 Special Council Meeting Minutes.
- C. Receive & File City of Inkster Local Compensation Commission Report/Minutes.
- D. Allen Brother's and Attorney's, PLLC. Invoice \$ 21,230.08.

Moved by Mayor Pro-Tem Hendricks, Seconded by Councilmember Canty to approve the consent agenda.

Resolution 01-14-04R-Motion carried unanimously.

Boards and Commission

- A. Update of current list of appointments to Boards & Commissions.

Moved by Councilmember Canty, Seconded by Councilmember Shaw to appoint Peter Cemot to the Downtown Development Authority.

Resolution 01-14-05-Motion carried unanimously.

Previous Business

Ordinance(s)

- A. Consider giving first reading and introduction to the City of Inkster Code of Ordinances with an Ordinance Addressing Floodplain Management Provisions of the State Construction Code.

Moved by Mayor Pro-Tem Hendricks, Seconded by Councilmember Canty to set the Public Hearing for the Floodplain Management Provision to February 3, 2014 at 7:30 p.m.

Resolution 01-14-06R-Motion carried unanimously.

New Business

- A. Discussion/Action (Mark Stuhldreher): Consider approval of a Resolution authorizing amendments to the general employees City of Inkster Retirement Income Plan that clarify and update certain language as required by the Internal Revenue Service.

**Moved by Councilmember Shaw, Seconded by Councilmember Canty
to amend the Inkster employee Retirement Income Plan.**

Resolution 01-14-07R-Motion carried unanimously.

- B. Discussion/Action (Mark Stuhldreher) Consider authorization to rescind Commercial and Residential Water Shut Off Policies adopted July, 2011 and February, 2012 respectively.

**Moved by Councilmember Canty, Seconded by Mayor Pro-Tem Hendricks
to table the rescinding of the Commercial and Residential Water Shut Off
Policies.**

Resolution 01-14-08R-Motion carried.

Nay: (Shaw, Hampton)

- C. Discussion/Action: (Mark Stuhldreher) Consider approval of a Service Agreement with UHY Advisors MI, Inc. to conduct a review of the City's legal program.

**Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Hendricks
to approve the Service Agreement with UHY and the cost not to exceed
\$10,000.00.**

Resolution 01-14-09R-Motion carried.

Nay: (Williams)

- D. Discussion/Action: (Jeannie Fields) Consider authorizing issuance of a request for proposals for development and acquisition of the Civic Center Area located near the northeast corner of Michigan Avenue and Inkster Road.

**Moved by Councilmember Williams, Seconded by Councilmember Canty
to approve the development and acquisition of the Civic Center Area.**

Resolution 01-14-10R-Motion carried unanimously.

- E. Discussion/Action: (Jeannie Fields) Consider adopting 2014 meeting calendars of the Brownfield Development Authority, Downtown Development Authority, Planning Commission, Economic Development Corporation, Tax Increment Finance Authority and Zoning Board of Appeals.

**Moved by Councilmember Shaw, Seconded by Councilmember Canty
to approve Boards and Commission's 2014 calendars.**

Resolution 01-14-11R-Motion carried unanimously.

- F. Discussion/Action: (Jeannie Fields) Consider an offer to purchase (Case # LD13-16) 29043 Avondale which is located on the South side of Avondale between Eastern and Central and is legally described as Lot 17 Grand View Gardens Sub T2S, R9E, L45, P94 WCR (Property ID # 005-01-0017-000) in the amount of \$3,200.00 to Alphonsus E. Obi.

**Moved by Councilmember Canty, Seconded by Councilmember Shaw
to approve an offer to purchase 29043 Avondale.
Resolution 01-14-12R**-Motion carried unanimously.

- G. Discussion/Action: (Richard Marsh) Authorization to retain Risk Management Associates (RMA) to conduct an assessment and evaluation of the Inkster Police Department and to accept their proposal in the amount of \$ 19, 000.00.

**Moved by Councilmember Williams, Seconded by Councilmember Howard
to table retaining Risk Management (RMA) to conduct an assessment of
The Inkster Police Department.
Resolution 01-14-13R**-Motion was a tie vote
Nay: (Howard, Shaw, Williams)

Roll Call Vote:

Mayor Hampton-Yea
Mayor Pro-Tem Hendricks-Yea
Councilmember Canty-Yea

Councilwoman Howard-Nay
Councilmember Shaw-Nay
Councilmember Williams-Nay

**Moved by Councilmember Howard, Seconded by Councilmember Williams
to retain Risk Management (RMA) to conduct an assessment of the
Inkster Police Department.
Resolution 01-14-14R**-Motion carried
Nay: (Hampton, Canty)

Roll Call Vote:

Mayor Pro-Tem Hendricks-Yea
Councilman Shaw- Yea
Councilwoman Howard-Yea
Councilman Williams-Yea

Mayor Hampton-Nay
Councilman Canty-Nay

Public Participation

- **David Nathan**-Stated he was invited by the Viking Pride and stated that he supports the City of Inkster.
- **Rev. Williams**-Wished everyone a Happy New Year. He stated that the city is under the Hedlee Amendment and asked can judgments be placed on the tax roll. He would like to the City Attorney to provide information regarding that. Additionally he asked how the Treasurer is over budget.

Mayor and Council Communications

- **Mayor Pro-Tem Hendricks**-Stated all capacities of the City of Inkster should be working together. He said he knows that the Treasurer is initiating what he thinks is best to reduce the deficit. Furthermore he said that threats implementing that the City Treasurer will use his power should not be made. Additionally, he stated that he knows that the Police Department needs to be reviewed and decisions need to be made. But he stated that he does not like being put in a position to have to vote on matters where appropriate city procedures were not followed. He expressed his concern to the City Manager by saying that he felt there was plenty time to get additional proposals for the Police Department review and he does not like being backed into a corner.
- **Councilman Canty**-Councilman Canty expressed his support for the Affordable Healthcare Act. He stated that some lies were going around about the Act and asked citizens to make intelligent inquiries about the Affordable Healthcare Act.
- **Councilwoman Howard**-Announced that the Inkster Task Force would be hosting an event on January 25, 2014 3000 Hively from 2pm-5pm. RSVP: 734-931-0821.
- **Councilman Williams**-Thanked the Super Saturday Committed for their commitment to enrichment of students. He asked that the men step up and be more proactive in the community. He Thanked the Viking Pride for their presentation. He asked that residents please shop Inkster businesses. He asked that a date be set for the City Clerk goal setting session. Additionally, he asked if judgments can be placed on the tax roll. Furthermore, he stated that he broke his own rules. He said that he is the main person on City Council who is always asking that three proposals be submitted to Council when soliciting for services. He said there was a quick need to move forward quickly with the Risk Management services.
- **Councilman Shaw**-Asked was the corrective action plan sent off to the state regarding the Audit findings. He stated that it is pothole season and asked was the city set up to deal with the potholes. Furthermore, he asked if additional Code Enforcement was in place with the grant money that was submitted.
- **Mayor Hampton**-Asked the City Manager questions about JB Bar on Michigan Ave. Stated he does not want to see Inkster High School torn down and is looking at development long term for the high school. Asked residents to participate and help to commensurate the 50th Anniversary celebration. Furthermore, he said that orientation period is used for purposes of discussion of agenda items. He said that he had some questions about Risk Management Associates and asked that it be tabled to adhere to the City Charter with obtaining three proposals. He reminded City Council members to try and be consistent and when policy actions are taken. He stated that out of the fourteen years of him being Mayor of the City of Inkster, these were the worst three years he has experienced. He further reminded Council members that he is one vote and has been more right then wrong. He said he will continue to follow thru with asking questions when it is time to make decisions. He mentioned that the City Charter needs to be revised and said the Charter does not allow him to have tools to implement policy.

City Clerk

Stated there would be a February 25, 2014 Westwood School Election.
She solicited residents to participate and become Election inspectors.

City Manager

- Thanked City Council for the opportunity to serve
- Thanked the Department heads.
- Thanked Mr. Bivins for the snow.
- Thanked Ms. Fields for stepping in to fill in with additional responsibilities.
- Thanked Chief Napoleon.

- Thanked Deatris Richardson
- Stated he would continue to have one on one's with City Council as a means to continue to educate one another on issues.
- Mentioned to Councilman Canty that the Pension issues are a high priority.

Closed Session

Council convenes into a Closed Executive Session to discuss pending litigation in accordance with MCL 15.286 (e).

Adjournment

There being no further business to come before Council, on motion duly made by Councilmember Canty, Seconded by Mayor Pro-Tem Hendricks and carried, the Regular Council meeting of December January 21, 2014 was adjourned at 11:05 p.m.



Felicia Rutledge, City Clerk
City of Inkster

CITY OF INKSTER

Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE]

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term	9 Members	Ordinances: 414,457 & 508
Richard Marsh, Jr., Director		Tenure
Denise Champagne, Project Dir. - (Ex-Officio Member)		Tenure
Rochelle Wells		Exp. 08/20/14
April Walton		Exp. 01/18/15
Audrey Jean Searcy		Exp. 06/02/14
Doris Horne		Exp. 09/07/14
Theola Jones		Exp. 11/15/14
Henry Wade		Exp. 03/07/15
Dorothy M. Moore		Exp. 11/15/15
Nellene Moore		Exp. 08/16/14
Dorothy Gardner		Exp. 06/16/14
Chuck Coleman		Exp. 04/04/15
Gabe Henderson		Exp. 04/04/15

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law
Alfreda Robinson		Clerk of the Board – Non Voting
Gloria Brown		Exp. 12/31/14
Ned Sanders (Alternate)		Exp. 05/02/14
Dante Williams		Exp. 03/19/14
Celeste McDuffie		Exp. 03/19/14

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]

2 Year Term	
Toni Bailey	Exp. 04/26/14
Enoch Jackson	Exp. 04/26/14
Joe Burton	Exp. 04/26/14
Rev. George Williams (T)	Exp. 04/26/14
Eunice Williams (C)	Exp. 04/26/14
Wyanetta Motley (S)	Exp. 04/16/14
Horace Jordan	Exp. 04/26/14
Larry Motley (C)	Exp. 04/26/14
Dorothy McClendon	Exp. 05/14*
Dr. Evelyn Clark	Exp. 05/14*
Tommie Jones	Exp. 05/14*
Cephus Thomas	Exp. 04/26/14
Clareese Jordan	Exp. 11/13
LaShawn Westbrook	Exp. 05/14*
Blinda Jones	Exp. 05/14*
Robert Broadnax	Exp. 05/07/14
Minnie Johnson	Exp. 05/14*
Alana Glover	Exp. 05/07/14
Gabe Henderson	Exp. 05/7/14
Shera Johnson	Exp. 05/14*
Demetrius Dalton	Exp. 05/21/14
Henry Wade	Exp. 05/14*

BEAUTIFICATION COMMITTEE (continued)

John W. Gee, Jr.	Exp. 05/14*
Tania James	Exp. 05/14*
Khalisha Nathan	Exp. 05/21/14
Toya Ellis	Exp. 05/14*
Princella Ellis	Exp. 05/21/14
Theresa Lindsey	Exp. 05/21/14
Norma Taylor	Exp. 05/21/14
Alto Baker	Exp. 05/14*
Kent Hudson	Exp. 05/14*
Donna Towns	Exp. 06/04/14
Elcfernack M. Lotman	Exp. 06/14*
Epson Johnson	Exp. 06/14*
Patricia Morgan	Exp. 06/14*
LeVania Henderson	Exp. 06/18/14
DeShandra Motley	Exp. 6/17/15
Denise Motley	Exp. 06/17/15

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

[illegible]

Nathaniel Elcock	Exp. 12/31/05
Hersey Bryant, (C)	Exp. 12/31/00
Horace Wells	Exp. 12/31/01

CABLE TELEVISION COMMISSION

[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]

3 Year Term	9 Members	Ordinances 593 and 609
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Timothy Williams Ex-Official		Exp. 11/16/12
Danny Van Schoiack	Dist. 1	Exp. 12/01/11
Vacant	Dist. 2	
Vacant	Dist. 3	
Alfreda Flowers	Dist. 4	Exp. 06/04/15
Vacant	Dist. 5	
Lewis Gregory (C)	Dist. 6	Exp. 01/04/13
George Celler	Mayoral	Exp. 03/16/12
Carmen Mitchell	At-Large	Exp. 02/18/11

CANVASSERS BOARD

[MEETINGS: As Required]

4 Year Term	4 Members	State Law
Deborah Owens (Dem)		Exp. 12/31/15
Gloria Brown (Dem)		Exp. 06/04/16
Courtney Owens (Dem)		Exp. 06/04/16
Eugene Brazeal (Rep)		Exp. 08/06/16

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term	3 Members	Ordinances 237 & 559
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Clarence Oden	Exp. 6/18/15
Vacant - (Employee Representative)	
James White	Exp. 12/04/11
- (Commission Appointment)	

CONSTRUCTION BOARD OF APPEALS/DANGEROUS BUILDING BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Theola Jones		Exp. 04/14
Henry Wade		Exp. 05/11
- (Licensed Plumber)		
Kenyatta Mason		Exp. 11/12
- (Licensed Electrician)		
Marcus Hendricks – Temporary Alternative		
- (Licensed Electrician)		
- Building Inspector		
- (Licensed Engineer/Inspector)		
Yuri Mayorchak		Exp. 11/13
George A. Chatman		
David Stevens		

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term 12 Members State Law and Ordinances 687 and 741

Hilliard L. Hampton, II	Tenure
Martha Theis	Exp. 01/14/18
Lewis Gregory (Treasurer)	Exp. 09/20/14
Cynthia Adams	Exp. 01/14/18
Tom Costello (VC)	Exp. 10/06/18
Peter Cemot	Exp. 01/21/18
Cheryl Brown	Exp. 07/19/14
Andrea Parson	Exp. 08/01/15
Winston Wade(Secretary)	Exp. 12/17/16
Vacant	

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term 11 Members State Law and Ordinances 517 and 570

Hilliard L. Hampton, II	
Bishop Walter Starghill, Jr.	Exp. 06/07/16
Vacant	Exp. 06/07/16
Vacant	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Mary Weislo	Exp. 03/07/17
Cassandra Leonard	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Dennis Weislo	EXP. 06/07/19
Vacant	

ELECTRICAL EXAMINING BOARD

Indefinite Terms 4 Members State Law and Ordinance 616

Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteaud (Rep. of Detroit Edison)

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term

6 Members

State Law and Ordinance 99

Tony Love, Director & Secretary
 William Acklin
 Ernest Hendricks
 James Orr
 Ernestine Williams
 Delphine Oden

Tenure
 Exp. 03/17
 Exp. 03/13
 Exp. 11/13
 Exp. 03/13
 Exp. 08/14

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term

7 Members

State Law and Ordinance 196

Vacant Dist. 1
 Vacant Dist. 2
 Vacant Dist. 3
 Vacant Dist. 4
 Vacant Dist. 5
 Michael Wells Dist. 6
 Vacant

Exp. 12/20/12

LIBRARY BOARD

4 year term

Michael Wells
 Sandra Markwart
 Dorothy Gardner
 Dosys Thompson
 LaDon Gibbs
 Paulette Dye

Exp. 2015
 Exp. 2015
 Exp. 2015
 Exp. 2015
 Exp. 2015
 Exp. 2015

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Vacant Dist. 1
 Curtistine Barge Dist. 2
 Vacant Dist. 3
 Vacant Dist. 4
 Vacant Dist. 5
 Vacant Dist. 6
 Vacant Mayoral

Exp. 12/05/13

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term

7 Members

State Law and Ordinance 409

Theodore Mimms
 Eugene Thompson (VC)
 Dorothy Gardner
 Darwin Howard
 William Howard
 Cheryl Stinson
 Vacant

Exp. 11/19/14
 Exp. 11/19/14
 Exp. 11/19/14
 Exp. 12/15/14
 Exp. 11/03/15
 Exp. 02/02/16

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term

9 Members

Ordinances: 493 & 551

Sandra French	Dist. 1	Exp. 04/30/14
Shirley Miller	Dist. 2	Exp. 03/25/14
Shelby Johnson	Dist. 3	Exp. 01/03/14
Vernell Massey	Dist. 4	Exp. 11/04/14
Gloria Mitchell	Dist. 5	Exp. 07/18/13
James Richardson IV	Dist. 6	Exp. 01/03/14
Tonia Williams	Mayoral	Exp. 04/04/13
Sheila Garland	Mayoral	Exp. 05/21/14
Norma McDaniel	Council	Exp. 12/20/14

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Vacant	Dist. 1	
Vacant	Dist. 2	
Cory Wells	Dist. 3	Exp. 12/05/13
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term

9 Members

State Law and Ordinance 33

Marcus Hendricks	Tenure
Hilliard L. Hampton, II	Tenure
Darryl Davis (City appointee) (Vice Chairman)	Exp. 10/15
Robert Thomas (Secretary)	Exp. 10/15
Emmereal Wells	Exp. 01/15
James Garrett	Exp. 02/14
April Walton	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/14
Richard Wooten	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 6:00 p.m., Fire Station]

2 Year Term

5 Members

Charter

Jean Overman	Mayoral	Exp. 10/14
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 12/14
Charles Hines (Pension Board Appt)		Exp. 12/12

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Mayor Pro-Tem Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

February 3, 2014

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term

7 Members

State Law and Ordinance 277

Dorothy Gray

Dist. 1

Exp. 01/14/17

Clarence Oden, Jr.

Dist. 2

Exp. 01/14/17

James Cross (VC)

Dist. 3

Exp. 07/01/16

Roosevelt Stubbs

Dist. 4

Exp. 05/16/14

Vanola Williams

Dist. 5

Exp. 09/03/16

Norma McDaniel (S)

Dist. 6

Exp. 10/19/15

Richard Wooten (Planning Comm. Appointee)

Exp. 01/14/17

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 37137 Marquette, Westland, MI. 48185]

Michael Canty, Council Appointee

Exp. Tenure

Denise Champagne, Council Appointee

Exp. (Appointed in 2009)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term

13 Members

Resolution 85-8-331

Hilliard L. Hampton, II	Tenure
Richard Marsh	Tenure
Bishop Walter L. Starghill, Jr.	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Dennis Weislow	Exp. 06/07/19
Cassandra Leonard	Exp. 06/07/16
Mary Weislow	Exp. 06/07/16

TIFA WORKING COMMITTEE FOR THE JUSTICE CENTER

5 Members

Bishop Walter L. Starghill	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Vacant	

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years Up to 9 members

Resolution 02-9-458

Timothy Williams, City Council Representative	Tenure
Richard Marsh, City Manager	Tenure
Mark Stuhldreher, Treasurer	Tenure
Mark Lloyd, Community Development Director (VC)	Tenure
Tonia C. Williams (C)	Exp. 6/27/14
Dorothy Gardner	Exp. 10/05/15

CARVER HOMES DISTRICT CITIZENS COUNCIL- *Inactive*

[MEETINGS: Third Thursday of each month at 6:30 P.M., St. Clements Manor]

Velma Hammons
 Daniel Henderson
 Willie Johnson
 Bessie Jones
 Melodie Jones
 Clara Gray-Joiner
 Geneva Lyles
 Norma McDaniel
 Ramona Rogers
 Antonio Shaw
 Jacqueline Treadway
 Rita Watson
 Barbara Whatley
 Julius Williams
 Glaynda Wright
 Chris Yatooma

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: January 23, 2014

From: Jeannie Fields, Manager
Community Development

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Consider approval of an ordinance to affirm responsibility by the City of Inkster to enforce responsibility of regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public Acts of 1972, as amended.

Current Action x Emergency Future

Funds Budgeted: If Yes Account # No N/A x

Treasurer's Approval N/A

BACKGROUND INFORMATION

A first reading and introduction to the City of Inkster Code of Ordinances with an Ordinance addressing Floodplain Management Provisions of the State Construction Code was held January 22, 2014.

The City has the responsibility to enforce provisions of the Flood Disaster Protection Act of 1973. Since the Act was enacted, property owners within National Flood Insurance Program communities have been eligible to purchase flood insurance that provides federal financial assistance for the construction and acquisition of structures in the Federal Emergency Management Agency's (FEMA) defined flood-prone areas. The federal assistance includes federally guaranteed mortgages, direct loans, federal disaster relief loans and grants along with any other applicable federal disaster assistance. The City has participated since April, 1974.

Recent minor technical amendments to adopted maps by FEMA have resulted in the need for this amendment. A draft ordinance was provided by the Department of Environmental Quality (MDEQ) National Flood Insurance Program (NFIP) Coordinator. The attached ordinance was also reviewed by the NFIP Coordinator prior to being submitted to City Council for adoption.

SCOPE OF SERVICES

This ordinance will adopt by reference Flood Insurance rate Maps (FIRMS) panel number(s) 26163C; 0241E dated 2/2/2012 and panel number(s) 0240F and 0243F dated 12/3/2013 for purposes of administration of the Michigan Construction Code and part of Section 1612.3 of the Michigan Building Code and to provide the content of the Flood Hazards section of Table R301.2(1) of the Michigan Residential Code.

JUSTIFICATION

This ordinance will allow for the continuation of eligibility and continued participation in the United States Department of Homeland Security FEMA National Flood Insurance Program.

PROJECT OR IMPROVEMENT TASKS

Which of the Five (5) Council Goals does this request meet?

1. Enhance public safety.

COSTS

No costs are associated with the continued participation in the National Flood Insurance Program.

PROJECT TIME TABLE

After adoption by City Council, the ordinance will become effective as soon thereafter as permitted by law.

RESOLUTION

Resolved by _____, Seconded by _____, that the Inkster City Council hereby adopts ordinance No _____ to affirm responsibility by the City of Inkster to enforce responsibility of regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public Acts of 1972, as amended.

Yes:

No:

Absent:

Attachment: Ordinance No _____

ORDINANCE ADDRESSING FLOODPLAIN MANAGEMENT PROVISIONS OF THE STATE CONSTRUCTION CODE

City of Inkster, County of Wayne, State of Michigan

Ordinance number _____

An Ordinance amendment to affirm an enforcing agency to discharge the responsibility of the City of Inkster located in Wayne County, and to designate regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public Acts of 1972, as amended.

The City of Inkster ordains:

Section 1. AGENCY DESIGNATED. Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, the Building Official of the City of Inkster is hereby designated as the enforcing agency to discharge the responsibility of the City of Inkster under Act 230, of the Public Acts of 1972, as amended, State of Michigan. The City of Inkster assumes responsibility for the administration and enforcement of said Act through out the corporate limits of the community adopting this ordinance.

Section 2. CODE APPENDIX ENFORCED. Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within the jurisdiction of the community adopting this ordinance.

Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled "Wayne County, Michigan (All Jurisdictions)" and dated 12/3/2013 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26163C; 0241E dated 2/2/2012 and panel numbers 0240F and 0243F dated 12/3/2013 are adopted by reference for the purposes of administration of the

Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

Section 4. REPEALS. All ordinances inconsistent with the provisions of this ordinance are hereby repealed.

Section 5. PUBLICATION. This ordinance shall be effective after legal publication and in accordance with the provisions of the Act governing same.

Introduced 21st of January, 2014.

This ordinance duly adopted on February 3, 2014 at a regular meeting of the Inkster City Council and will become effective as soon thereafter as permitted by law.

Signed on February 3, 2014 by _____ (Signature), Felicia Rutledge, Clerk of the City of Inkster.

Attested on _____ (Date) by _____ (Signature),
____Hilliard L. Hampton, II _____ (Printed/Typed Name)
____Mayor_____ Title: Chair, Mayor, Supervisor, or President of the
____City_____ (County, City, Village, or Township) of
____Inkster_____ (Name of Unit of Government).

JOINS PANEL 0240



NATIONAL FLOOD INSURANCE PROGRAM

NEIP

PANEL 0241E

FIRM

FLOOD INSURANCE RATE MAP

WAYNE COUNTY,
MICHIGAN
(ALL JURISDICTIONS)

PANEL 241 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
DEARBORN	1	1	1
DEARBORN HEIGHTS	2	2	2
DEARBORN PARK	3	3	3
DEARBORN TOWNSHIP	4	4	4
DEARBORN CITY	5	5	5
DEARBORN TOWNSHIP	6	6	6
DEARBORN CITY	7	7	7
DEARBORN TOWNSHIP	8	8	8
DEARBORN CITY	9	9	9
DEARBORN TOWNSHIP	10	10	10

Notice to User: The Map Number shown above should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
26163C0241E
EFFECTIVE DATE
FEBRUARY 2, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



MAP SCALE 1" = 500'

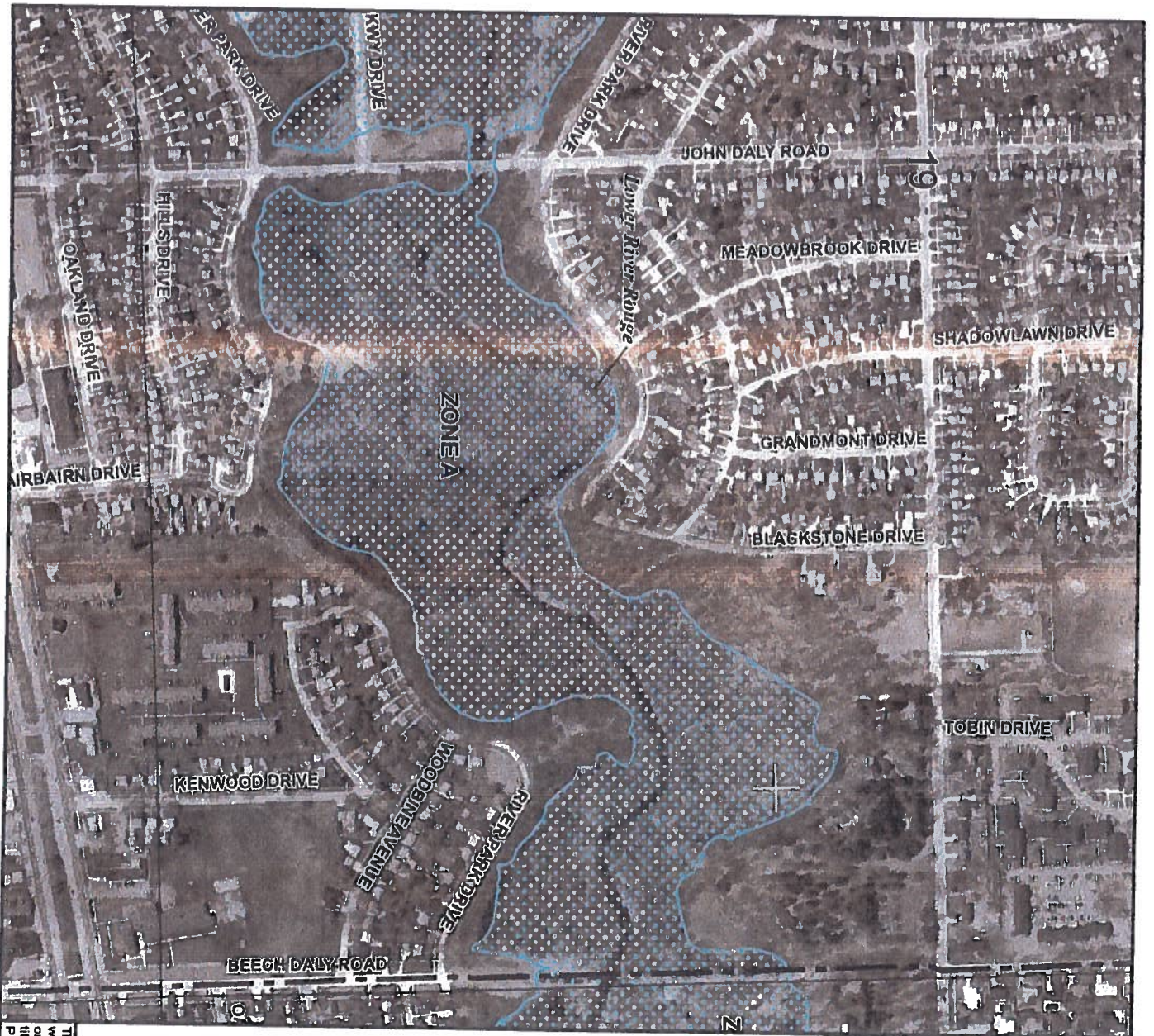
0 500 1000

FEET

METERS

0241E

1073



MAP SCALE 1" = 500'



METERS

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**WAYNE COUNTY,
MICHIGAN**

(ALL JURISDICTIONS)

PANEL 241 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

PANEL 0241E

NOTICE TO USER: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
26163C0241E

EFFECTIVE DATE
FEBRUARY 2, 2012



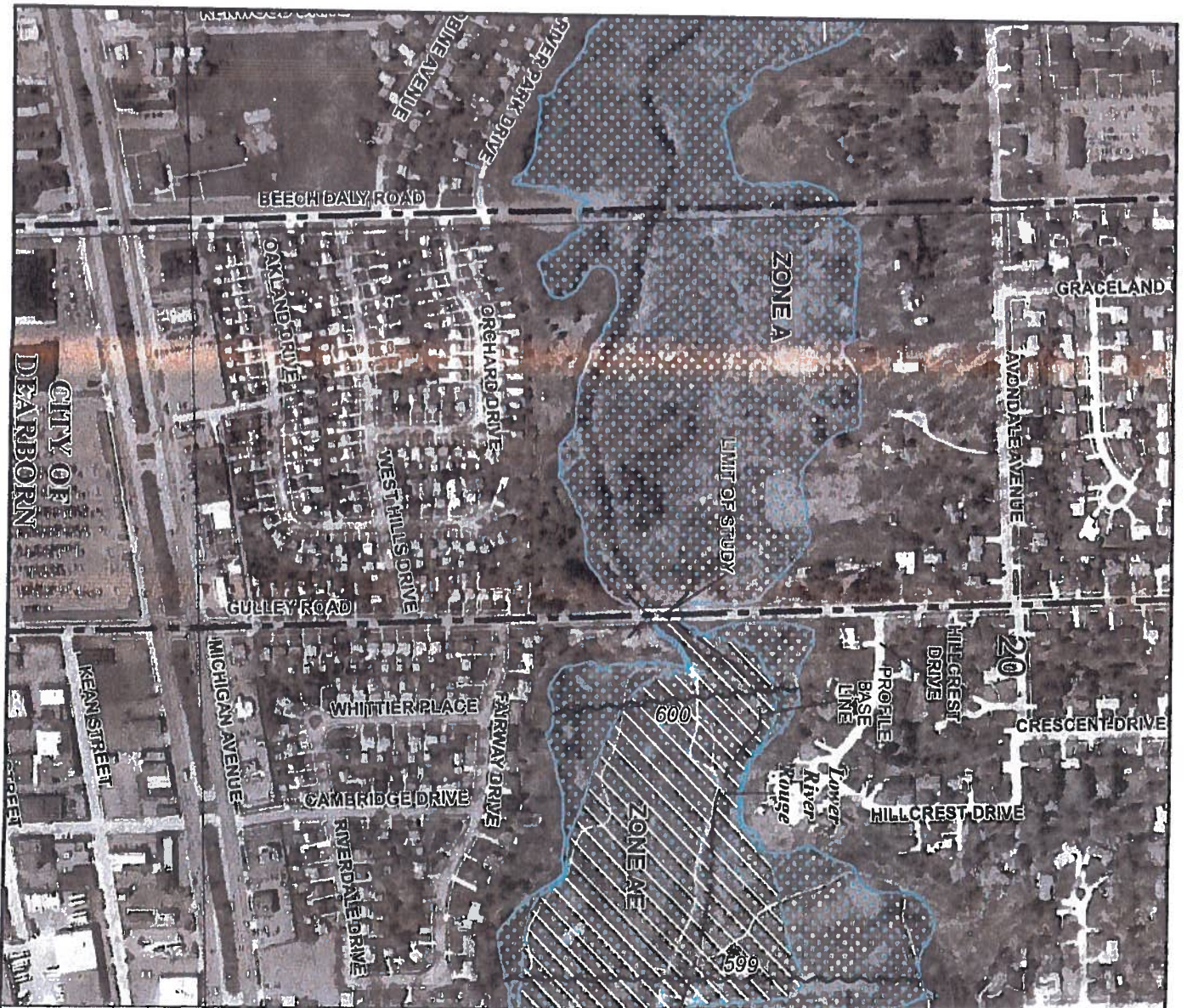
Federal Emergency Management Agency

COMMUNITY DESCRIPTIVE NAME DESCRIPTIVE NAME DESCRIPTIVE NAME DESCRIPTIVE NAME DESCRIPTIVE NAME	NUMBER NUMBER NUMBER NUMBER NUMBER	PANEL PANEL PANEL PANEL PANEL	SUFFIX SUFFIX SUFFIX SUFFIX SUFFIX
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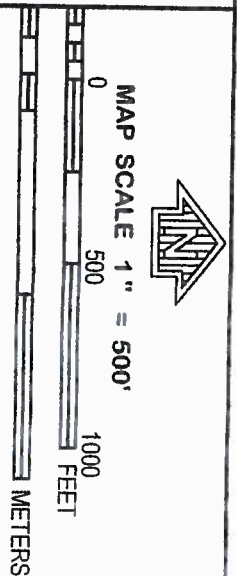
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov

2 of 2

0241 E



EL 0242



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**WAYNE COUNTY,
MICHIGAN**

(ALL JURISDICTIONS)

PANEL 241 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

PANEL 0241E

NOTICE TO USER: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

COMMUNITY	NUMBER	PANEL	SUFFIX
0241	241	241	E
0242	242	242	E
0243	243	243	E
0244	244	244	E
0245	245	245	E
0246	246	246	E
0247	247	247	E
0248	248	248	E
0249	249	249	E
0250	250	250	E

MAP NUMBER
26163C0241E

EFFECTIVE DATE
FEBRUARY 2, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MR On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

3 of 5
 0241 E



MAP SCALE 1" = 1000'

0 1000 2000

FEET

METERS

NFIP

PANEL 0240F

FIRM

FLOOD INSURANCE RATE MAP

WAYNE COUNTY,
MICHIGAN
(ALL JURISDICTIONS)

PANEL 240 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY
GARDEN CITY, MI
INTER CITY OF
WAYNE CO. OF
WESTLAND, CT. OF

NUMBER 240 OF 575

DATE 12/31/03



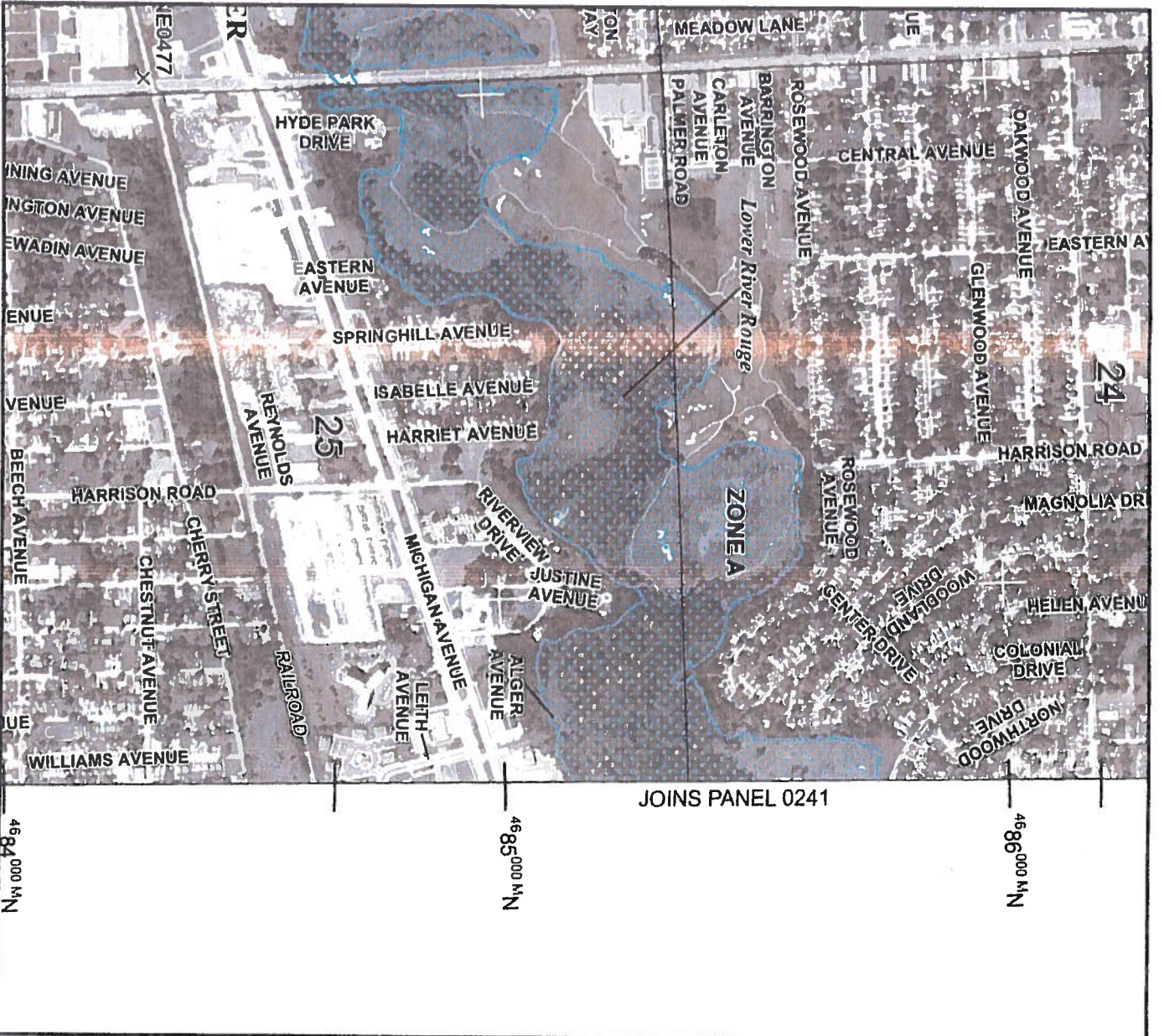
Federal Emergency Management Agency

MAP NUMBER
26163C0240F
MAP REVISED
DECEMBER 3, 2013

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1 of 2

0240 F



JOINS PANEL 0241

46 84 000 M N

46 86 000 M N

46 86 000 M N

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

WAYNE COUNTY, MICHIGAN

(ALL JURISDICTIONS)

PANEL 240 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
CLARK COUNTY, MI	240	240	1
CLARK COUNTY, MI	240	240	2
CLARK COUNTY, MI	240	240	3
CLARK COUNTY, MI	240	240	4
CLARK COUNTY, MI	240	240	5
CLARK COUNTY, MI	240	240	6
CLARK COUNTY, MI	240	240	7
CLARK COUNTY, MI	240	240	8
CLARK COUNTY, MI	240	240	9
CLARK COUNTY, MI	240	240	10
CLARK COUNTY, MI	240	240	11
CLARK COUNTY, MI	240	240	12
CLARK COUNTY, MI	240	240	13
CLARK COUNTY, MI	240	240	14
CLARK COUNTY, MI	240	240	15
CLARK COUNTY, MI	240	240	16
CLARK COUNTY, MI	240	240	17
CLARK COUNTY, MI	240	240	18
CLARK COUNTY, MI	240	240	19
CLARK COUNTY, MI	240	240	20
CLARK COUNTY, MI	240	240	21
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CLARK COUNTY, MI	240	240	93
CLARK COUNTY, MI	240	240	94
CLARK COUNTY, MI	240	240	95
CLARK COUNTY, MI	240	240	96
CLARK COUNTY, MI	240	240	97
CLARK COUNTY, MI	240	240	98
CLARK COUNTY, MI	240	240	99
CLARK COUNTY, MI	240	240	100

MAP NUMBER 26163C0240F

MAP REVISED DECEMBER 3, 2013

Federal Emergency Management Agency

MAP SCALE 1" = 1000'

0 1000 2000 FEET

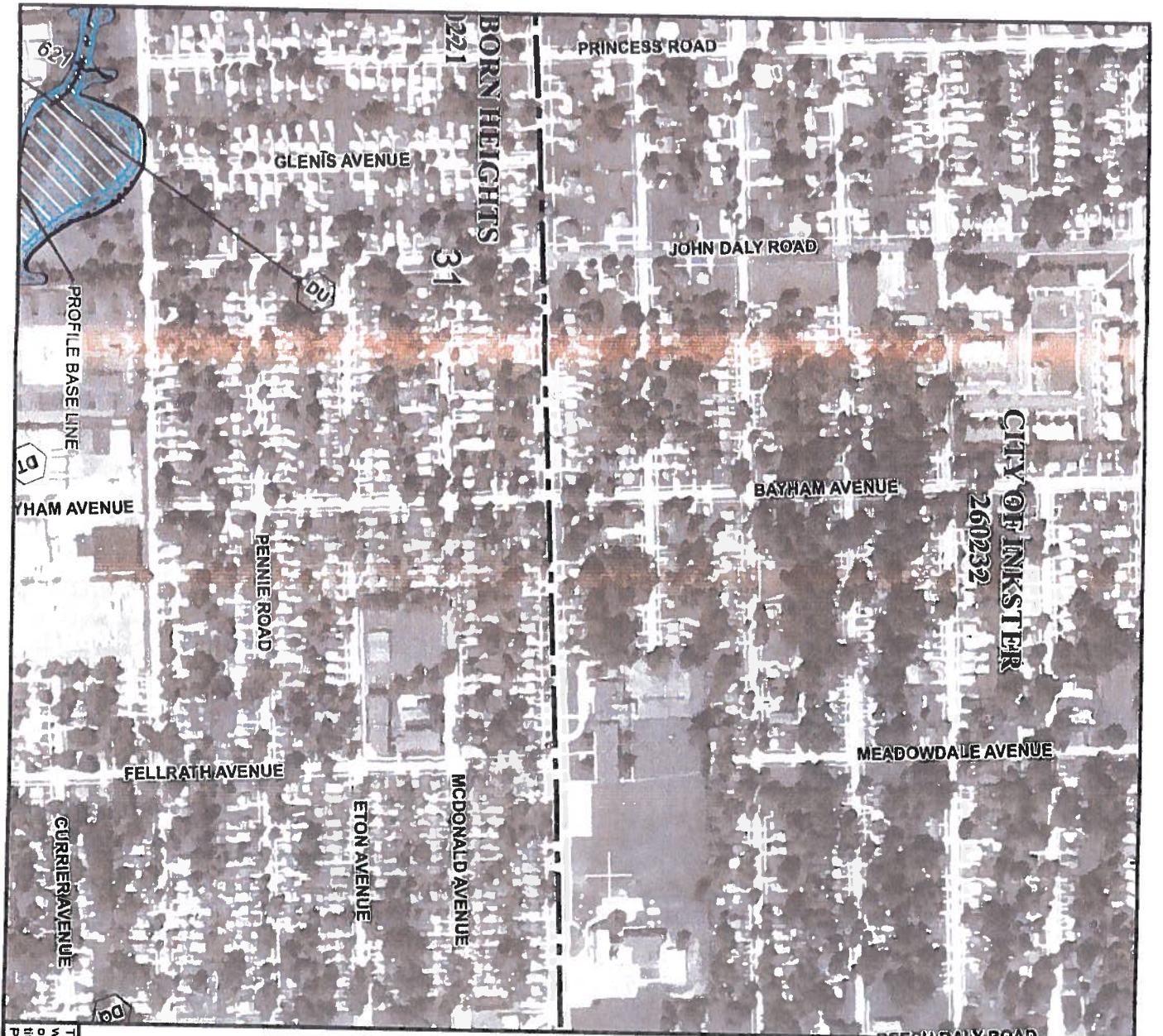
0 1000 2000 METERS

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

20f2

0240 F

22





MAP SCALE 1" = 500'

0 500 1000

FEET

METERS

NFIP

PANEL 0243F

FIRM

FLOOD INSURANCE RATE MAP

WAYNE COUNTY,
MICHIGAN
(ALL JURISDICTIONS)

PANEL 243 OF 575
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	DATE	NUMBER	PANEL	SHEET
DEARBORN HEIGHTS	10-15	26163C	0243F	1
FOSTER CITY OF	10-15	26163C	0243F	1
TOLLEYS CITY OF	10-15	26163C	0243F	1
WESTLAND CITY OF	10-15	26163C	0243F	1

Notes to User: The Map Number shown below should be used in conjunction with the map index. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
26163C0243F

MAP REVISED
DECEMBER 3, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1 of 1

0243 F

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: January 23, 2014

From: M. Jeannie Fields, Manager *MOJ*
Community Development

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Consider authorizing the auctioning of City-owned properties commonly known as Dearborn Acres Sub 1 and Industrial Acres.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # ☐ No ☐ N/A ☒

Treasurer's Approval _____

BACKGROUND INFORMATION

The City of Inkster has obtained hundreds of properties through the property foreclosure process via Wayne County. As a result, the City needs to find fiscally responsible ways in which to dispose of these properties and to find ways to make them productive again while getting them back on the tax roles. Over the past several years, staff has been actively managing these properties at great expense in both time and money. Although we have an agreement with local real estate agents to facilitate the sale of these assets and we have had a reasonable degree of success, there are simply more properties than staff can manage and the number of properties being sold is not nearly enough to reduce the number to a point where City staff could manage them.

As staff pursues ways to reduce cost to the organization and to increase revenues, we recognize that a multi-faceted approach to property disposition needs to be employed. As a result, staff is proposing that City Council authorize the continued sale of City properties along with auctioning certain properties that lend themselves to these methods.

SCOPE OF SERVICES

It is anticipated that staff will prepare and set for auction those properties commonly referred to as Dearborn Acres Sub 1 (located on Cherry, south of the Railroad tracks, between Inkster and Middlebelt) and Industrial Acres (located on the east side of Henry Ruff south of the Railroad tracks (see attached maps).

JUSTIFICATION

The City is in need of raising revenues to offset recent financial impacts associated with the lagging economy. In addition, it is important to eliminate the need for on-going maintenance of such a large number of City-owned properties which result in actual costs as well as a great deal of staff time being dedicated to upkeep.

PROJECT OR IMPROVEMENT TASKS

Which of the Five (5) Council Goals does this request meet?

3. Diversify the City tax base.

COSTS

No costs are associated with the preparation for an auction.

PROJECT TIME TABLE

It is anticipated that the auction process will likely take sixty (60) – ninety (90) days. Council will be updated as this effort progresses.

RESOLUTION

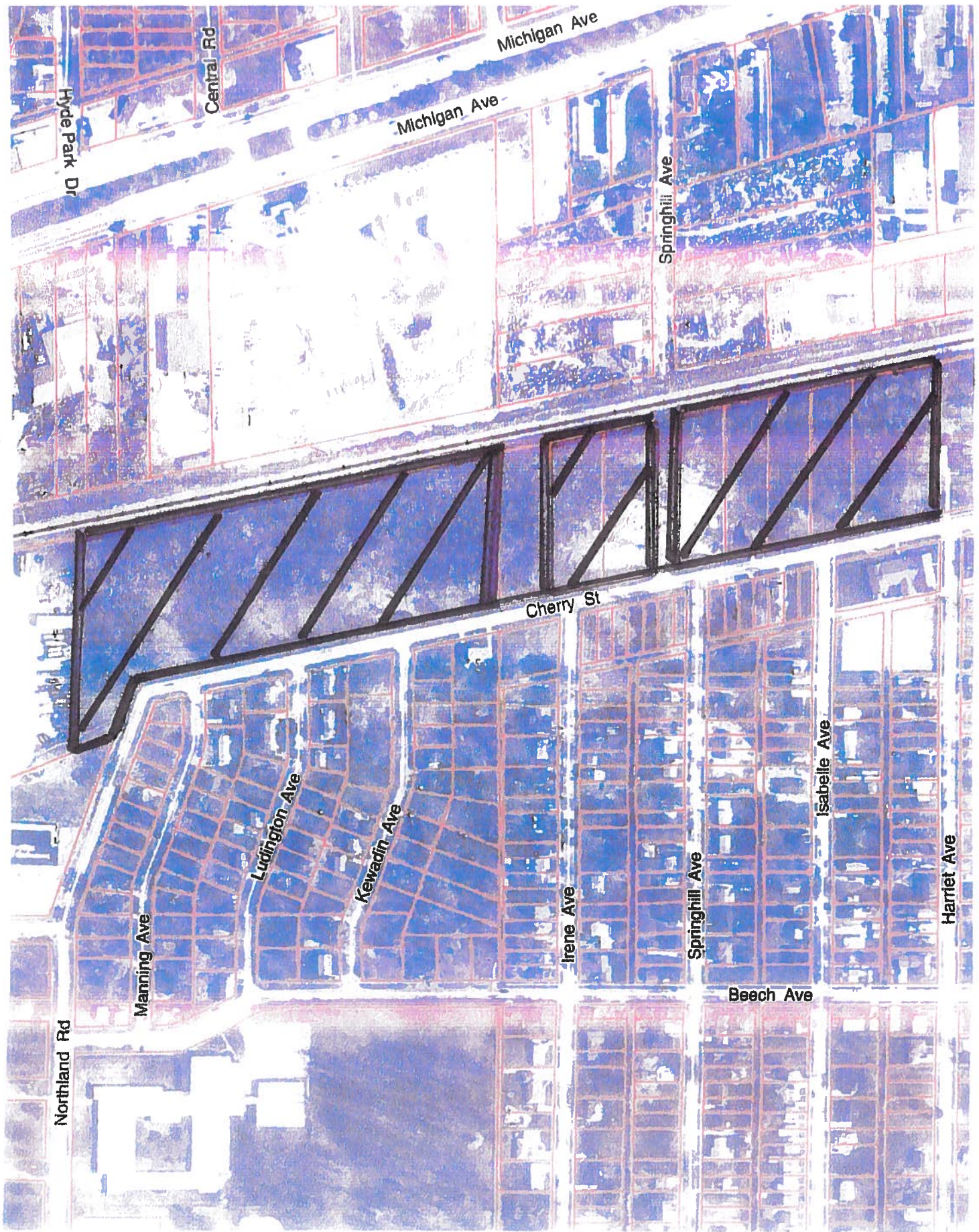
Resolved by _____, Seconded by _____, that the Inkster City Council hereby authorizes staff to begin to assemble properties for auction for the disposition of certain City-owned properties commonly known as Dearborn Acres Sub 1 and Industrial Acres per the attached maps.

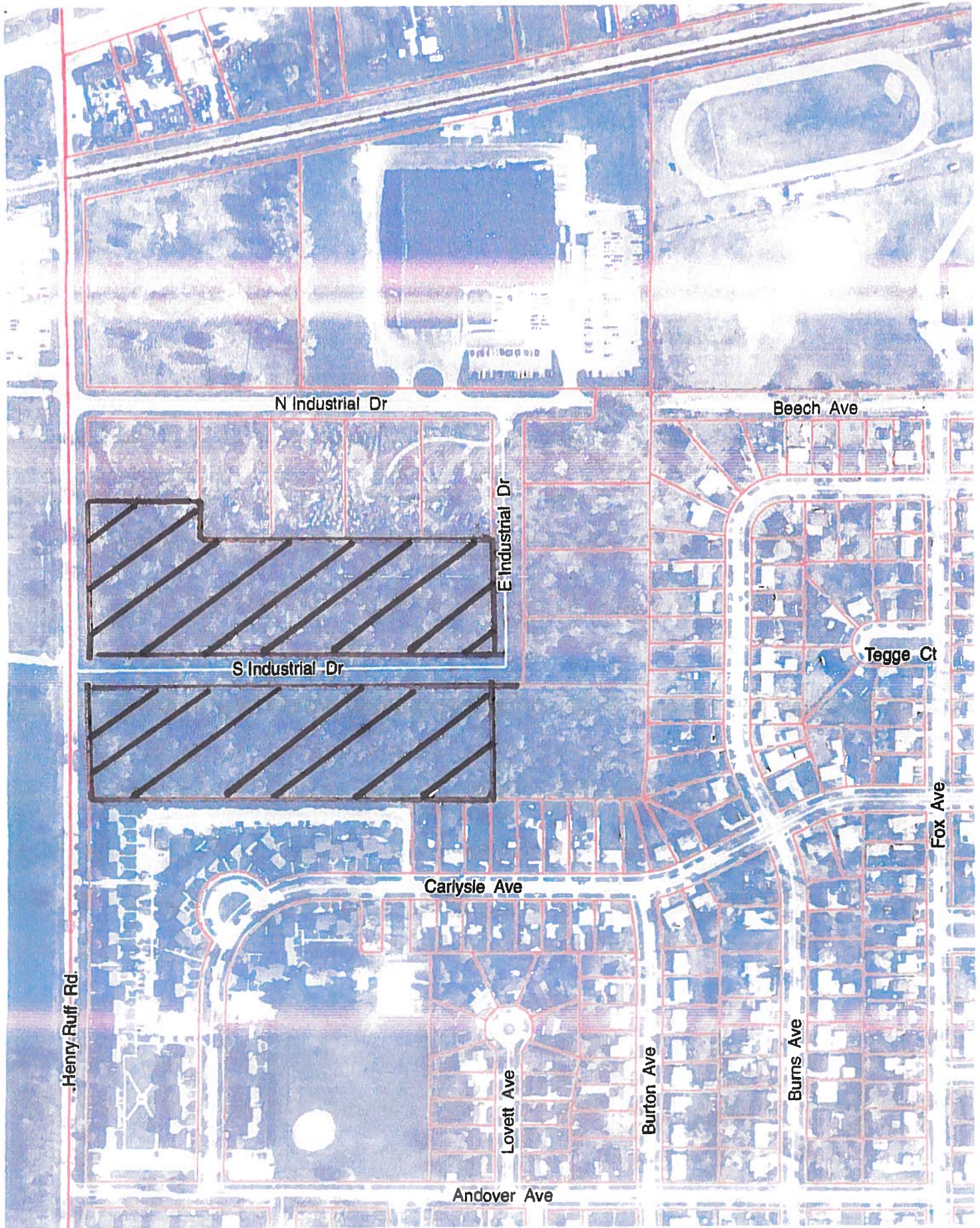
Yes:

No:

Absent:

Attachments: Maps





REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: January 23, 2014

From: M. Jeannie Fields *mf*
Community Development Manager

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD13-17) 4164 Harriet and adjoining vacant lot (commonly known as 4172 Harriet) which are located on the west side of Harriet between Pine and Andover and are legally described as Lots 863 and 864 Dearborn Acres Sub No. 2 T2S R9E L33 P79 WCR (Property ID #009-02-0863-000 and 009-02-0864-000) in the total amount of \$1,750 to Melvin Steed.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A X

Treasurer's Approval N/A

BACKGROUND INFORMATION

On January 11, 2011 and December 31, 2008 respectively, Wayne County deeded property commonly known as 4164 Harriet and Lot 864 (commonly known as 4172 Harriet) to the City of Inkster as foreclosed property.

Melvin Steed made application to purchase a single-family home located at 4164 Harriet (\$1,500) and the adjoining lot (commonly known as 4172 Harriet - \$250) which are located on the west side of Harriet between Pine and Andover and are legally described as Lots 863 and 864 Dearborn Acres Sub No. 2 T2S R9E L33 P79 WCR (Property ID #009-02-0863-000 and 009-02-0864-000). The property is situated near the end of the block between Pine (close to) and Andover (see attached maps). This is a condemned structure (see attached). It is being purchased for rental property with the vacant lot serving as additional space next to the property. No funds are due to the city by the applicant.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION

The property is located in the R-1(B) zoning district (one family residential). The applicant is offering to purchase the subject properties for a total price of \$1,750 (4164 Harriet - \$1,500; Vacant Lot - \$250). A Comparative Analysis was performed for 4164 Harriet (see attached). Housing sales average \$1,800. This property was condemned in September 2008 due to unsanitary and filthy conditions and lack of required utilities.

The R-1B district requires 60 feet of frontage for a "buildable" lot. Parcel #009-02-0864-000 is 35 feet wide and is non-buildable.

Based on the goal to place property back on the tax rolls and the number of repairs to be made to the property, the amount offered is reasonable. Staff is recommending sell of the property for a total price of \$1,750.

PROJECT OR IMPROVEMENT TASK

Which of the Five (5) Council Goals does this request meet?

1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

COST

The applicant has deposited \$600 for 4164 Harriet and \$100 for the vacant lot and is offering the purchase price of \$1,500 for 4164 Harriet and \$250 for the vacant lot for a total purchase price of \$1,750.

RESOLUTION

Authorization is hereby given for the sale of 4164 Harriet and adjoining vacant lot (commonly known as 4172 Harriet) which are located on the west side of Harriet between Pine and Andover and are legally described as Lots 863 and 864 Dearborn Acres Sub No. 2 T2S R9E L33 P79 WCR (Property ID #009-02-0863-000 and 009-02-0864-000) in the total amount of \$1,750 to Melvin Steed subject to the following conditions:

- Obtain a Certificate of Occupancy prior to moving someone into the property.
- Complete closing on the property within 30 days by paying the cost of recording the deed (\$18), entering into a purchase agreement, and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received
Date Received 11/27/13
Case # 15 13 17

11/27/13

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Melvin Reed
Applicant's Address 3626 FAIRMOUNT INKSTER, MI 48141
Applicant's Phone Number: 734 781 9981
Proposed Owner's Name (as indicated on deed) Melvin Reed A Single Male

PROPERTY INFORMATION -- Purchase Offer \$ 15000

Property Location on W side of Harriet Street/Avenue
Between Pine Street/Avenue and ANDOVER Street/Avenue

Tax ID, Legal Description, and Address of Structure 100902503000

100902503000 LOT 263 WINDHAM ACRES SUB NO. 2725
R/W 1.33 PM W/R Currently known as 4604 Harriet

Parcel Size 25 (Width) 111 X (Length) 3211 Current Zoning R-1

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: Residential Property
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 1500 .00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

Applicant's Signature Melvin Reed Date 11/26/2013

Broker's Name Stephanie [Signature]



Deposit/Administrative Fee Received 11/27/13
Date Received 11/27/13
Case # LD 13-17

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Melvin Reed
Applicant's Address 3626 FARNUM ST. Inkster, MI 48140
Applicant's Phone Number: 734 229-4487
Proposed Owner's Name (as indicated on deed): Melvin Reed A Single MAN

PROPERTY INFORMATION -- Purchase Offer \$ 250

Property Location: on West side of Harriet Street/Avenue
Between Ink Street/Avenue and Miller Street/Avenue

Tax ID, Legal Description, and Address if Structure 4100000000000000

3626 FARNUM ST. INKSTER, MI 48140
498-133-174 WCR (currently FARNUM ST. 498-133-174)

Parcel Size: 25 (Width) 111 X (Length) 32X111 Current Zoning Residential

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: for additional space to property
Use additional sheets as needed
7104 Harriet

I understand and accept as evidenced by the good-faith deposit of \$ 100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

Applicant's Signature Melvin Reed

Date 11/26/2013

Broker's Name [Signature]



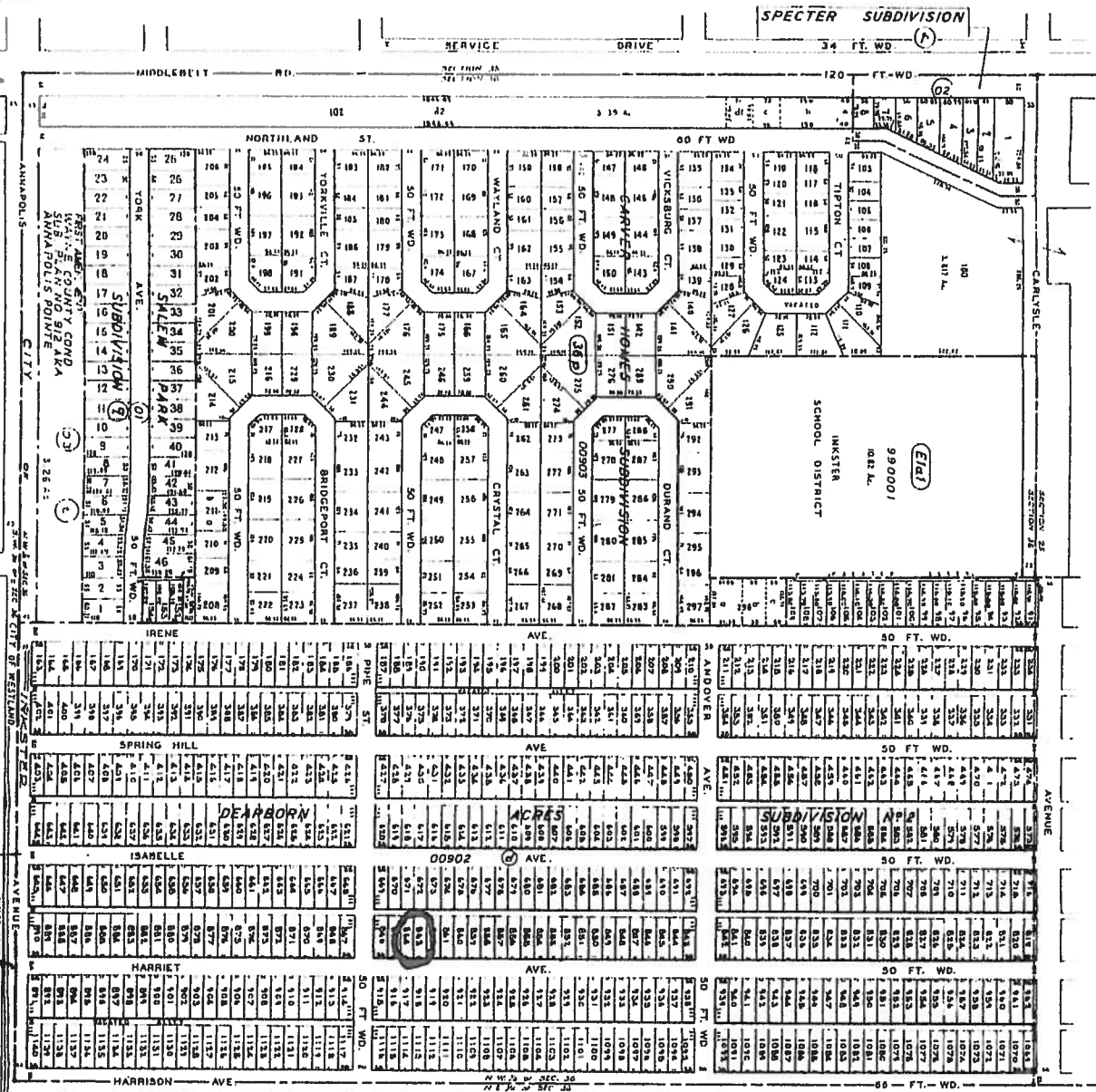
MIDDLEBELT

ISABELLE
HARRIET

PINE

ANDOVER

CARYSLE



CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

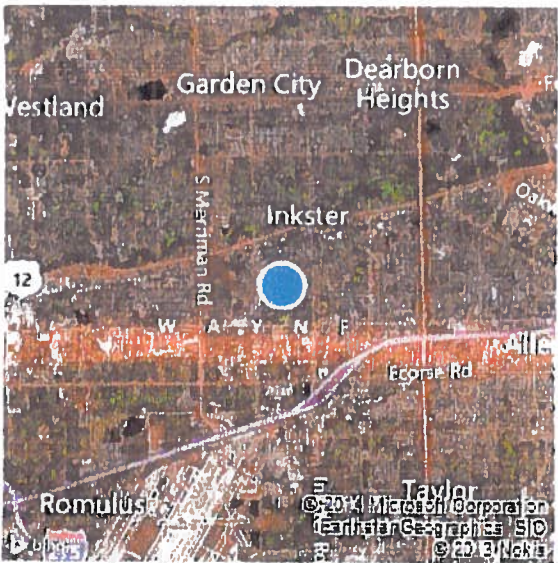
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION
2008 COUNTY OF WAYNE, STATE OF MICHIGAN



4164 Harriet St, Inkster, MI 48141

My Notes

[m.bing.com](#) | [Get the app](#)
Get the app to view this map on your phone.





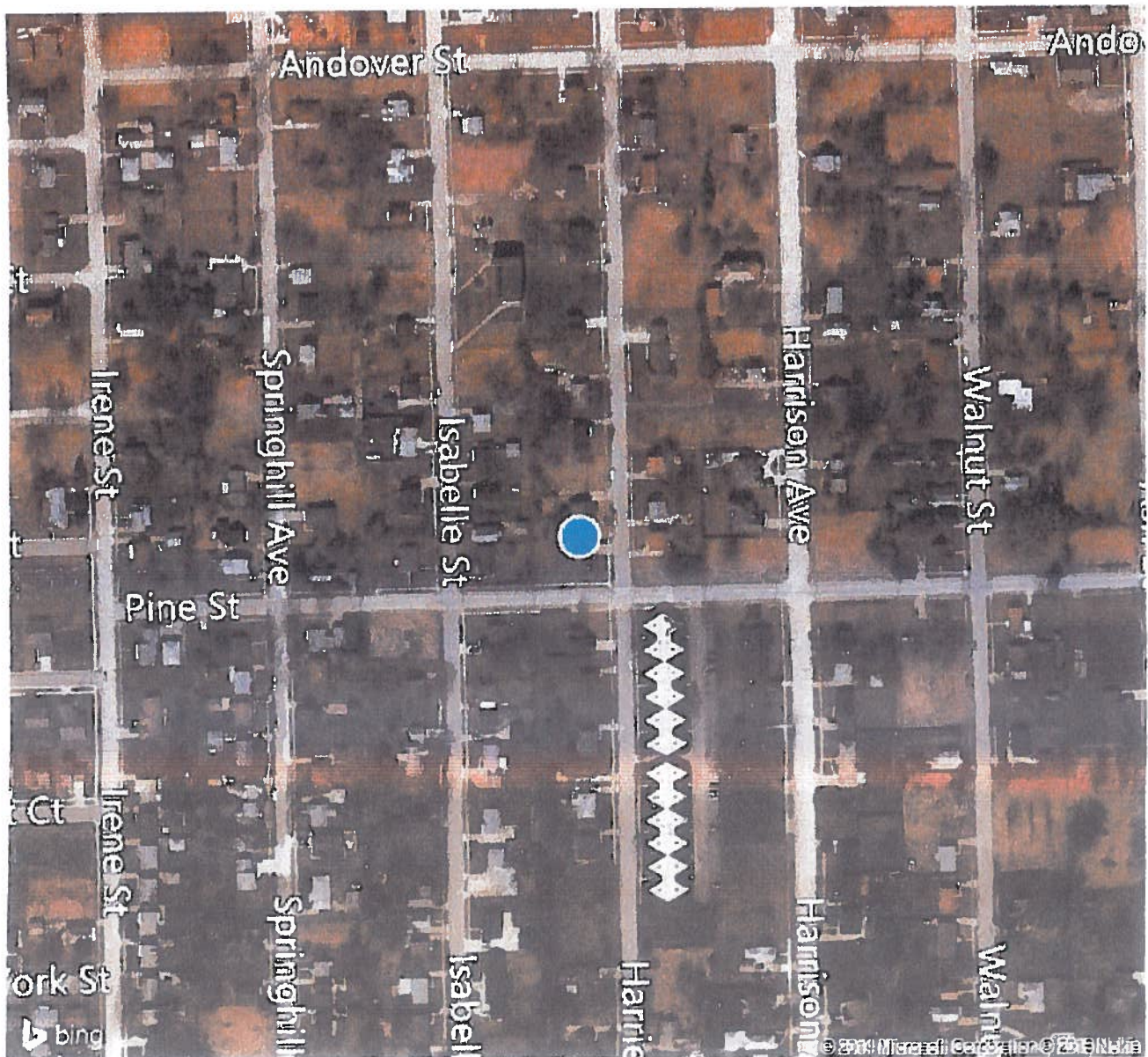
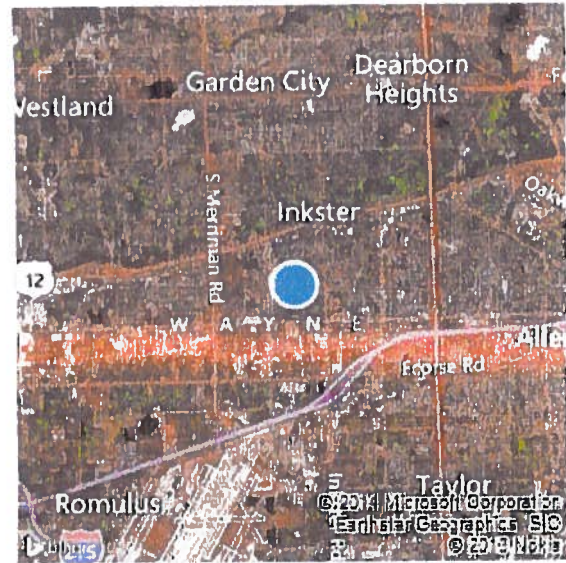
4172 Harriet St, Inkster, MI 48141

My Notes



m.bing.com

regallegre.transitconnect.ams@att.net





SPECIAL INSPECTION

CITY OF INKSTER
DEPARTMENT OF PUBLIC SERVICES
STRUCTURAL/SAFETY DIVISION

ON SITE INSPECTION REPORT

DATE: 1/27/14 DATE OF INSPECTION: HARDER
ADDRESS: 4164 HARRIET PHONE: _____

RECOMMEND CONDEMNATION
UNSAFE STRUCTURE
UNFIT FOR HUMAN OCCUPANCY

SECOND FLOOR AND REAR ADDITION
BUILT IS SUB STANDARD CONSTRUCTION
SHOULD NOT BE RENOVATED BUT
DEMOLISHED

G. Harder



Comparative Market Analysis

4164 Harriet Street

Inkster, 48141

Sunday, January 12, 2014

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Bds	Bths Full	Ttl Sqft	Lot Sz	Sold Date	\$\$/Sqft	CDOM	ADOM
4164 Harriet Street		3	2	1,000	0				
3806 Ash Street	\$1,200	3	1	1,000		03/05/2013	\$1.20	160	160
1870 Lexington Parkway	\$1,500	3	1	1,045		02/18/2013	\$1.44	83	83
3005 Henry Street	\$2,000	3	1	755		08/28/2013	\$2.65	12	12
2233 Spring Hill Avenue	\$2,500	3	1	924		09/20/2013	\$2.71	122	122
Averages:	\$1,800	3.0	1.0	931			\$2.00	94	94

	Low	Median	Average	High	Count
Comparable Price	\$1,200	\$1,750	\$1,800	\$2,500	4
Adjusted Comparable Price	\$1,200	\$1,750	\$1,800	\$2,500	4

On Average, the 'Sold' status comparable listings sold in 94 days for \$1,800

7





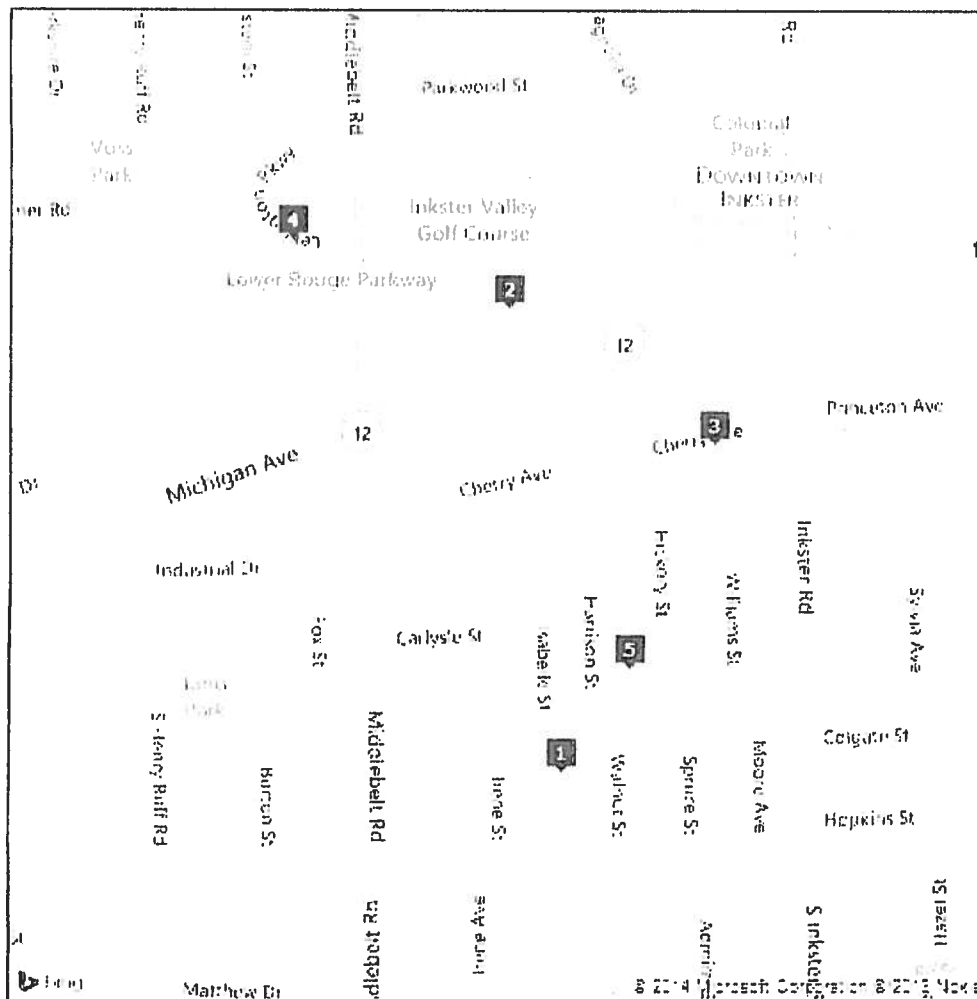
Comparative Market Analysis

4164 Harriet Street
Inkster, 48141

Sunday, January 12, 2014

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 4164 Harriet Street
- 2 2233 Spring Hill Avenue
- 3 3005 Henry Street
- 4 1870 Lexington Parkway
- 5 3806 Ash Street



REQUEST FOR COUNCIL ACTION

To: Richard Marsh – City Manager

Date: January 23, 2014

From: M. Jeannie Fields 
Community Development Manager

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Approval to hold a public hearing on February 17, 2014 and March 3, 2014 at 7:30 pm in City Council Chambers located at 26215 Trowbridge for the Wayne County 2014-2015 Community Development Block Grant (CDBG) application.

Current Action X Emergency Future

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____

Treasurer's Approval _____ N/A _____

BACKGROUND INFORMATION

Wayne County has set an application deadline of March 17, 2014 for the 2014 Grant Year CDBG application. The goal of the Public Hearing is to receive comments from the public regarding program activities based on the estimated block grant allocation of \$220,347. This estimated amount was obtained through the County's use of a formula that focuses on Low to Moderate Income (LMI) populations/community and includes a weight for population based on the newly released population data. Proposed activities will be provided at the Public Hearing. Two public hearings are now required by the County.

SCOPE OF SERVICES

HUD National Objectives under the Community Development Block Grant (CDBG) include the following: 1) Benefiting low and moderate income persons; 2) Preventing or eliminating slums and blight; and 3) Meeting an urgent need under a state of emergency. Inkster's activities are directed toward HUD Objectives #1 and #2.

JUSTIFICATION

Federal guidelines require a Public Hearing and publication of such prior to receipt of funds.

PROJECT OR IMPROVEMENT TASKS

This annual request addresses City Council's goal to improve and promote the image of Inkster to improve the safety and quality of life within our neighborhoods.

COSTS

None. All costs associated with notification and publication of the public hearing is paid by the grant.

PROJECT TIME TABLE

The grant covers the period of July 1, 2014 – December 31, 2015.

RESOLUTION

Authorization is hereby given to hold a public hearing on February 17, 2014 and March 3, 2014 at 7:30 pm in City Council Chambers located at 26215 Trowbridge for the Wayne County 2014-2015 Community Development Block Grant (CDBG) application.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: January 23, 2014

From: Jerome Bivins, Deputy Director

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Consider approving the entering of Request for Proposal (RFP) for cutting and maintaining grass on State Trunkline (Michigan Avenue) on the Michigan Inter-Government Trade Network (MITN).

Current Action _____ Emergency _____ Future X _____

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____

Treasurer's Approval ADS

BACKGROUND:

Grass cutting season will soon be upon the City. Due to reduction in staff; DPS employees will not be able to continue cutting and maintaining Michigan Avenue as we have done in the past. As you know, last year was a challenge for the department to cut and maintain Michigan Avenue on the three occasions these tasks were performed. We reached out to the State of Michigan to inform them that we would be unable to continue cutting and maintaining the Michigan Avenue Corridor. They advised the City to go out for bids and to select a company based on the bids we receive. They further advised they would reimburse the City for services we provide in assisting and maintaining Michigan Avenue. Last year, the City was reimbursed by the State of Michigan for cutting and maintaining Michigan Avenue. Therefore Administration is ask Mayor and Council's approval to send out the Request for .Proposal

SCOPE OF SERVICES:

To send out the Request for Proposal to on MITM for cutting and maintaining grass for the State Trunkline (Michigan Avenue)

JUSTIFICATION:

Due to the recent layoffs, a RFP is necessary to provide the proper care for Michigan Avenue.

PROJECT IMPROVEMENTS:

1. The Michigan Avenue Corridor and the area covered by the DDA
2. Improve and promote the image of Inkster

COSTS:

No cost at this time

PROJECT TIME TABLE:

One year with option of three (3) additional years.

RESOLUTION:

Authorization is hereby given to enter the Request for Proposal (RFP) for cutting and maintaining the grass on State Trunkline (Michigan Avenue) on the Michigan Inter-Governmental Trade Network (MITN).

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

February 3, 2014

**REQUESTED BIDS BY THE CITY OF INKSTER FOR TURF MAINTENANCE
SERVICES OF STATE TRUNKLINE MAINTENANCE**

Bids must conform to the attached specifications. All bids must be in the hands of the Inkster City Clerk's office by 11:00 Eastern Savings Time on Tuesday, March 4, 2014. At that time, bids will be publicly opened and read.

All bids must be mailed or hand delivered to following address:

City of Inkster City Hall
26215 Trowbridge
Inkster, Mi. 48141
Attention: City Clerk

The envelope must be sealed and labeled **"STATE TRUNKLINE MAINTENANCE"**

The City of Inkster Council reserves the right to accept or reject, completely or in part, any or all bids and to waive any irregularity in the best interest of the City Inkster.

If you have any question regarding specifications, call Jerome Bivins, Inkster DPS at (313) 563-9774.

CITY OF INKSTER
STATE TRUNKLINE MAINTENANCE

INSTRUCTIONS TO BIDS

The City of Inkster, Michigan as owner will receive sealed bids, until **11:00 A.M.; Tuesday March 4, 2014 at the City clerks Office at the Inkster City Hall, 26215 Trowbridge, Inkster, Michigan, 48141**, at which time said proposals would be opened and publicly read.

Proposals shall be for items as specified on the attached Specifications and Proposal Form. A manufacturer Specification Sheet for each model or style of items to be supplied shall accompany the bid.

BRAND NAME: If and wherever, in the Specifications a brand name; make; name of any manufacturer; trade name, or vendor catalog number is mentioned it is for establishing a grade or quality of material only. However, if a product other than that specified is bid, it is the vendor's responsibility to name such a product within his bid and to prove to the City that said product is equal to that specified. Evidenced in the form of samples may be requested if brand is other than specified. Such samples are to be furnished after the date of bid opening only upon request of the City. If samples should be requested, such samples must be received by the City no later than (7) days after formal request is made.

Proposal shall be address to Felicia Rutledge, Clerk, City of Inkster, 26215 Trowbridge, Inkster, Michigan, 48141, in a sealed envelope for each proposal, marked "Bid for (name of item being bid)". Such proposals shall be submitted in strict accordance with the City of Inkster Specifications are to be stated in the bids.

Each proposal must be submitted in duplicate on forms furnished on-line at the MITN site, on: www.govbids.com.

The City of Inkster reserves the right to reject or accept any or all proposals, in whole or in part, and waive any irregularities or formalities therein.

CITY OF INKSTER
STATE TRUNKLINE MAINTENANCE

INSTRUCTIONS TO BIDDERS

PLEASE TAKE SPECIAL NOTE OF THE FOLLOWING PARAGRAPH

AT THE OF OPENING ANY BID THAT DOES NOT MEET THE REQUIREMENT OF THE ABOVE PARAGRAPH WILL NOT BE READ BY CITY CLERK, OR TABULATE BY THE PURCHASING DIVISION. THE CLERK MARKED WILL RETURN THESE BIDS TO THE BIDDER, "DOES NOT MEET BID SPECIFICATIONS."

CITY OF INKSTER

REQUEST FOR BIDS STATE TRUNKLINE MAINTENANCE

The City of Inkster Department of Public Service is seeking bid for qualified turf maintenance contractors to provide turf maintenance requirements as specified.

Qualified contractors must have a working knowledge of refined turf maintenance as well as providing all equipment, labor, materials, and services as specified.

OBJECTIVE

The objective of this bid is to provide the City of Inkster with ability to utilize contractual services for seasonal turf maintenance requirements of areas described herein. Areas adjacent to residential neighborhoods and business districts located this high vehicular traffic within the City of Inkster.

SCOPE

The scope of work for this proposal shall include, but not limited to, the following major areas:

All turf areas outlined in these specifications will require the removal of winter accumulated debris prior to the first cutting. All leaves must be removed by contractor and taken off-site during fall clean-ups, the mulching of leaves will not be acceptable.

Turf areas described in this bid are located on State of Michigan (MDOT). IT is the intention of the this contract to provide the City of Inkster with ability to authorize the maintenance services being provided by State (MDOT) and Wayne County authorities.

Turf areas are to be mowed to 3" to 3-1/2" uniform height with refined mowing equipment (NO FLAIL TYPE MOWERS) and all areas must be cleared of debris; paper, trash, etc. and removed by the contractor. Grass clippings cannot be left in windrows, blown onto mulched tree bases or shrub bed areas, or left on walks, curb lines, or street areas.

All median turf areas must have an established defined edge along all curb areas and walk edges and must be maintained to include seasonal growth of grass and weeds at the base of all curb areas.

All work performed shall be authorized by the City of Inkster's Director of Public Service or an authorized representative, with specific dates of service provided as a supplemental service and in addition to State and County services and schedule.

MAJOR STATE (MDOT)

AREAS DESIGNATED FOR ENHANCED SERVICES:

MICHIGAN AVENUE

Work shall include all labor, materials, equipment, and services to maintain in a superior condition the turf areas described. The areas shall be maintain with a crisp, broom clean appearance, with all turf, curb, and walk areas trimmed to neat, maintained edge. The areas will require the removal of all paper, trash, twigs, and other undesirable materials from all turf areas and must be disposed by the contractor.

Mowing season shall be from April through November. All turf-mowing cycles as outline in the bid must be completed within three (3) consecutive workdays. Weather and growing conditions shall determine the frequency of the work. The City shall notify the contractor of any variation in cutting schedules.

Mowing height shall be 3" to 3-1/2" for all general turf areas. This standard included all sidewalks and curb turf edges, borders, rounds in lawn trees and all shrub bed areas.

Curb lanes and walks shall be kept free from grass clippings and debris.

PERSONNEL: On-site supervision (Foreman) with the ability to respond, make decisions, and stay in communication with the Department of Public Service by use of cell phones or pagers.

Licensed pesticide applicators and technicians for all required herbicide applications.

Personnel must be readily identified as employees of the company i.e. Uniforms, shirts, hats, etc.

The contractor and employees of it are expected to respond to the public in a respectable and courteous manner.

EQUIPMENT: All work shall be performed in a professional manner using quality equipment and materials, all which must be maintained and operated with the highest standards as well as meeting all MOSHA regulations.

SCHEDULE: Provide cutting schedule daily by fax or drop off to Department of Public Service of all work being performed prior to start time.

Work shall not start before 7 a.m. and shall end no later than 8: p.m. Monday through Saturday. Work on Sunday and national holidays shall be prohibited.

This bid is viewed to be an extension of the City of Inkster, Department of Public Service and shall be subject to field inspection by a representative from the Department of Public Service.

NO SUBCONTRACTING WILL BE ALLOW

- 1) MINIMUM QUALIFICATIONS:** Respondents (specifically, the business that will be contractually bound under the contract with the City of Inkster) will be deemed nonresponsive and rejected without any further evaluation if they, as a business, do not meet the following qualifications:
- a) The Respondent must have Five year's of experience working for municipal/governmental agencies and in the size and scope of this contract.
 - b) The Respondent must have proper equipment (a site visit may occur) to provide these services. Equipment may be either owned or leased. Equipment must be of professional quality and meet MIOSHA regulations and displaying company's name on vehicles.
 - c) The Respondent must have staff with proper licenses, etc.

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: January 27, 2014

From: M. Jeannie Fields, Manager
Community Development

Date for Council Consideration: February 3, 2014

ACTION REQUESTED: Consider authorizing issuance of a Request for Proposals to solicit proposal for acquisition and development of Annapolis Pointe located near the northeast corner of Annapolis and Middlebelt.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # ☐ No ☐ N/A ☒

Treasurer's Approval MDS

BACKGROUND INFORMATION

Annapolis Pointe is located in the vicinity of the northeast corner of Annapolis and Middlebelt and has a PUD zoning designation. The PUD was approved in 2003 and consisted of 160 single-family residential units. To date, 45 of the units have been developed or are otherwise owned by private homeowners. The remaining parcels have been foreclosed upon and are or will be owned by the City of Inkster. In order to facilitate some type of development of the properties, staff is requesting authorization to solicit proposals for development and acquisition by issuing an RFP.

SCOPE OF SERVICES

The RFP would be issued for three weeks, be reviewed by City staff and proposals presented to the City Council with a recommendation from staff.

JUSTIFICATION

This RFP will provide an opportunity for the City to facilitate development of a very important City-owned property known as Annapolis Pointe.

PROJECT OR IMPROVEMENT TASKS

Which of the Five (5) Council Goals does this request meet?

1. Enhance public safety.
2. Diversify the City tax base.

COSTS

No costs are associated with the issuance of this RFP.

PROJECT TIME TABLE

Responses will be received within three weeks from the date of issuance of the RFP.

RESOLUTION

Resolved by _____, Seconded by _____, that
the Inkster City Council hereby authorizes issuance of a Request For Proposals for
development and acquisition of the City-owned properties located in Annapolis Pointe.

Yes:

No:

Absent:

Attachment: RFP

CITY OF INKSTER REQUEST FOR PROPOSAL

THIS IS NOT AN ORDER

Address Reply To: City of Inkster
City Manager
ATTN: **Richard Marsh**
26215 Trowbridge St
Inkster, MI 48141
Telephone #: (313) 563-4232

Date Sent: **Thursday, February 6, 2014**

Reply Must Be Received By: **Monday, March 3, 2014 by 4:00 pm**

GENERAL INFORMATION

The City of Inkster is soliciting proposals from qualified developers to acquire and provide comprehensive master development services for development of the site of Annapolis Pointe located generally at the northeast corner of Middlebelt and Annapolis in Inkster, Michigan.

The project subject to this request is an approximate 12 acre site shown in the area of the attached map (Attachment A). The property is owned by the City of Inkster and is currently vacant with road and utility improvements in place. A number of single-family units were developed by Annapolis Pointe, L.L.C (Crosswinds Communities), but the project was never completed due to the economic downturn.

All proposers should review Attachment B – City of Inkster Code of Ordinances
§ 155.152 Planned Unit Development

[http://amlegal.com/nxt/gateway.dll?f=jumplink\\$jumplink_x=Advanced\\$jumplink_vpc=first\\$jumplink_xsl=querylink.xsl\\$jumplink_sel=title:path,content-type:home-title:item-bookmark\\$jumplink_d=michigan\(inkster_mi\)\\$jumplink_q=\[field folio-destination-name:'155.152'\]\\$jumplink_md=target-id=JD_155.152](http://amlegal.com/nxt/gateway.dll?f=jumplink$jumplink_x=Advanced$jumplink_vpc=first$jumplink_xsl=querylink.xsl$jumplink_sel=title:path,content-type:home-title:item-bookmark$jumplink_d=michigan(inkster_mi)$jumplink_q=[field folio-destination-name:'155.152']$jumplink_md=target-id=JD_155.152) and Attachment C – City of Inkster

Master Plan at

http://www.cityofinkster.com/Services/PlanningandCommunityDevelopment/MasterPlan_090511.pdf

before considering the effort to prepare a proposal. Interested parties should be able to incorporate all the requirements in Attachments B & C and shall provide experience in designing and developing such projects within the past two years.

BID INVITATION

The City of Inkster, Inkster, MI invites you to submit a proposal and quote for acquisition and comprehensive master development services for development of the site of the Annapolis Pointe site for a proposed residential development project. The following elements should be incorporated into the design of the project:

- The proposed new development should serve to support and compliment the existing single-family residential development in and around the area.
- The design should reinforce its relationship with the surrounding neighborhoods.
- The project should be a quality location that welcomes people and provides a safe and inviting community for residents choosing to reside in the area.
- Buildings should be designed in such a fashion to ensure they are of the highest quality possible while reflecting the market and community interests.

SCOPE OF WORK

The scope of services will include, but is not limited to the following:

Designing, financing and constructing. The development team should have extensive architectural, urban planning, and redevelopment design experience, especially within a residential area. The successful team will need to review and evaluate current and historic market trends and develop a defined development plan. The team's proposal should also be consistent with the City of Inkster's Master Plan and PUD Ordinance. The team will be required to produce construction documents and obtain all necessary approvals.

The proposal should provide for a residential development that preserves or enhances the areas residential pedestrian character and maintains an appropriate building scale relative to existing adjacent buildings. It is a long-term goal of the City to develop a successful residential project at this location. It is imperative that proposals consider the vision statements defined in earlier noted planning documents and incorporate well thought out design and use scenarios necessary to ensure sustainability of any new development.

SUBMISSION REQUIREMENTS

The City seeks responses from interested firms to acquire and provide comprehensive design and development services in conjunction with this project. The proposal must provide evidence of the qualifications of all team members, references for similar projects in the geographic region, a recommended concept, and a preliminary completion schedule. All submittal materials should be in a spiral- or comb-bound booklet. The bound document shall be 8 ½" x 11" format. Tabbed dividers should separate and identify the response items as described and titled as indicated. Submittals should be limited to the sections and items identified. Provide three (3) copies of this bound submittal and (1) electronic copy on a compact disk in Adobe .pdf format by 4:00 p.m. on March 3, 2014. The electronic copy should be saved as one single document.

The proposals should include:

* A statement of the qualifications and experience of the developer, which includes specific reference to development experience and/or projects similar in use and scope to the development opportunity described in this RFP.

* All key individuals involved with the development entity should be identified and their resumes submitted. Note that this includes the experience and quality of the architects and engineers of the development team.

* A brief statement demonstrating that the development team understands the property owners' objectives.

* A description of the proposed uses and scale of development for each opportunity. For each proposed use, material should be included indicating the anticipated targeted market segments and an understanding of that market in Inkster. This description should include the expected magnitude of investment required to achieve this scale of development.

* Sketches of the concept plan that the developer proposes. The intention is to understand the basic nature of the type and form of development.

* References from other cities and clients concerning the development team's performance in comparable urban situations.

* A financial bid for City of Inkster owned property with supporting justification.

SUBMITTAL DEADLINE:

March 3, 2014 @ 4:00 PM

All submittals must be delivered or mailed to the City of Inkster offices. The address and contact information is provided at the end of this RFP.

SELECTION PROCESS

Staff will review all submitted proposals and select firms to be granted an interview. In evaluating the proposals, staff will consider the following factors in its decision-making:

* The relevance and quality of the development team's prior experience.

* The offer for the City assets, the subject properties and structures.

* Demonstration of Developer's ability to provide equity and obtain construction and permanent financing. Developer should demonstrate the following:

a. Developer is financially sound and any existing adverse information, such as litigation, disputes, claims, etc., does not exist, has been resolved, or will not negatively impact this project.

b. Developer possesses the financial capability, bonding capacity, and institutional relationships necessary to obtain financing for a project of this size and scope.

c. Developer has identified sufficient sources of equity to be used for a project of this size and scope.

* The likely impact of the proposed development on the overall development of the City of Inkster.

* The economic impact of the proposed development on the local tax base.

* The extent to which the proposed development will meet the objectives of the City's planning documents.

* Any likely demands on the City to accommodate needs articulated by the developer.

* Promoting the placemaking and walkability values as defined in our plans.

* The quality, creativity and reasonableness of the general plan proposal, and the responsiveness of the proposal to the design and planning conditions of this RFP.

* The demonstrated current financial capability of the developer to complete projects of this magnitude.

* The proposed uses and magnitude of investment.

The selection of an acceptable development team shall be at the sole discretion of the City.

Contact Information

Individuals responding to this solicitation should send all correspondence and direct all inquiries regarding this specific project to:

City of Inkster
City Manager
ATTN: **Richard Marsh**
26215 Trowbridge St
Inkster, MI 48141
Telephone #: (313) 563-4232
Email: rmarsh@cityofinkster.com

Helpful Links

City Planning

<http://www.cityofinkster.com/Services/PlanningandCommunityDevelopment/Overview-CommunityDevelopment.asp>

City Master Plan

http://www.cityofinkster.com/Services/PlanningandCommunityDevelopment/MasterPlan_090511.pdf

Zoning Map

<http://www.cityofinkster.com/Reference/Maps/ZoningMap/Map-Zoning.pdf>

This RFP in no manner obligates the City to the eventual purchase of any products or services described, implied, or which may be proposed, and may be terminated by the City without penalty or obligation at any time.

Expenses for developing and presenting responses to this RFP shall be the entire responsibility of the consultant and shall not be chargeable to the City. All supporting documentation and manuals submitted with this proposal will become the property of the City.

Conflicts of Interest. The Contractor affirms that to the best of its knowledge there exists no actual or potential conflict-of-interest between the Contractor's family, business, or financial interests and providing the Services. The Contractor will not attempt to influence any City employee by the direct or indirect offer of anything of value. The Contractor also warrants that no officer or employee of the City has or will have a direct or indirect personal financial interest in the Agreement. The Contractor also affirms that neither the Contractor nor any of its employees has paid or agreed to pay any person, other than bona fide employees and consultants working solely for the Contractor, any fee, commission, percentage, brokerage fee, gift or any other consideration contingent upon or resulting from the execution of an Agreement.

In the event of change in either Contractor's interests or Services under this Agreement, the Contractor will inform the City regarding all possible conflicts-of interest which may arise as a result of such change. The Contractor agrees that conflicts-of-interest will be resolved to the City's satisfaction or the City may terminate the Agreement.

Interviews may be conducted if necessary. A selection committee will be evaluating the proposals based on your response. The final selection will be made after a full evaluation and the selected company will enter into contract negotiations with the City.

Prepared by Mark D. Lloyd, Giffels Webster

