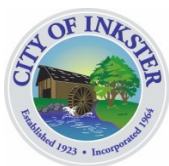


1. Agenda

Documents: [09-21 15 AGENDA.PDF](#)

2. Packet

Documents: [09-21 15 PACKET.PDF](#)



INKSTER CITY COUNCIL

September 21, 2015
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

MARK STUHLBREHER
INTERIM, 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 Discussion
3. Public Hearing
4. Public Participation (limit to 3 minutes)
5. 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).
6. Adjournment

September 21, 2015
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. Boxing Club Appreciation – Parks and Recreation

4. Public Hearing

- A. A Public hearing on an amendment to the City of Inkster Code of Ordinance to allow Medical Marijuana Business License for Provisioning and Cultivation centers and an update to the fee schedule. **Pg. 1**

5. Consent Agenda

- A. September 8, 2015 Regular City Council Meeting Minutes. **Pg. 24**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 28**

7. Previous Business

8. Ordinance(s)

- A. First Reading(s)

- 1. A first reading on an amendment to the Inkster Code of Ordinance to allow Medical Marijuana Business License for Provisioning and Cultivation centers and an update to the fee schedule. **(See Pgs. 1-23)**

B. Second Reading(s)

1. A **second** reading and **approval** on an amendment to the Zoning Ordinance to allow Second Hand Stores in the B-2 Thoroughfare Mixed Use District per the Planning Commission recommendation. **Pg. 35**

9. New Business

A. Discussion/Action: (Jeannie Fields) Consider approval to enter into a Program Related Services Agreement with National Faith Homebuyers to administer a Down Payment Assistance Program utilizing Wayne County 2011 Home Funds in the amount of \$26,663.00. **Pg. 43**

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

Felicia Rutledge

City Clerk

There will be two types of medical marijuana licenses offered; Provisioning Center and Cultivation Center:

Provisioning Center

A facility, including a membership club where primary caregivers who are legally registered by the Michigan Department of Licensing and Regulatory Affairs (LARA) may lawfully assist qualifying patients to whom the primary caregiver is connected through the state registration process and who are also legally registered by LARA.

Cultivation Center

A facility for the cultivation and processing of medical marijuana into a usable form by the primary caregivers who are legally registered by the Michigan Department of Licensing and Regulatory Affairs (LARA).

The Administration recommendation is to cap the number of Provisioning Centers to three (3) and the Cultivation Centers to two (2). The team concurred that the amount for fees for the license needed to be comparable with surrounding cities and reflect the time to process the license. An adjustment to the current fee schedule will need to be made to reflect the recommended fee structure. (see below)

	Cultivation Center	Provisioning Center
Initial Fee	\$10k	\$5k
Annual Renewal Fee	\$10k	\$5k

The Ordinance also includes a stage one appeal process to the City Manager and a stage 2 process to the City Council.

SCOPE OF SERVICES

September 21, 2015 a public hearing and consideration of a first reading is to be offered for the medical marijuana business license to move to the next steps. The next step on October 5, 2015 a second reading of the medical marijuana business license will be brought before city council for consideration. After and if approved, the City Clerk's office will begin accepting medical marijuana applications on November 5, 2015 between the hours of 8:30 a.m. and 11:30 a.m.

JUSTIFICATION

The intent of the business license for Medical Marijuana Provisioning and Cultivation Centers Ordinance is to provide regulation and fees in a manner that protects the public health, safety and welfare, mitigates potential impacts on surrounding persons and properties and that conforms with the Michigan Medical Marijuana Act and local zoning code.

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

The cost associated with the Medical Marijuana Provisioning and Cultivation Centers Business License will generate 35K yearly if all applicable Medical Marijuana business licenses are granted.

PROJECT TIME TABLE

The second reading of the Medical Marijuana Business License Ordinance will be at the October 5, 2015 meeting, thus the ordinance will take effect in 30 days and the city will begin accepting applications November 5, 2015 from 8:30 a.m. until 11:30 a.m.

RESOLUTION

Authorization is hereby given to approve a first reading of the Medical Marijuana Business License Ordinance for Provisioning and Cultivation Centers.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

DRAFT
ORDINANCE 856
CHAPTER _____

Section 1: Purpose

- A. The purpose of this Chapter is to establish standards and procedures for the issuance, renewal and/or revocation of licenses for a Medical Marijuana Facility (Provisioning Center and/or Cultivation Facility) in order to:
1. Serve and protect the health, safety and welfare of the general public;
 2. Establish a set of rules and regulations which are fair and equitable for those interested in establishing a Medical Marijuana Facility;
 3. To provide reasonable regulation pursuant to the City's general police power granted to cities by the Michigan Constitution of 1963 and the Home Rule City Act, MCL § 117.1 et seq., as amended.
- B. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of the Code of Inkster, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the Code of Inkster and State and Federal laws. The provisions provided herein do not protect users, caregivers or the owners/operators of a Medical Marijuana Facility where the medical use of marijuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Control Substances Act.

Section 2: Adoption of State Rules and Regulations.

All activities related to medical marijuana shall be in compliance with the General Rules of the Michigan Department of Community Health and the Michigan Medical Marijuana Act, Initiated Law 1 of 2008, MCL § 333.26421 et seq.

Section 3: License Required for the Operation of a Medical Marijuana Facility

- A. Each operator of a Medical Marijuana Facility shall apply for a license with the Inkster City Clerk ("Clerk"). An annual fee schedule for the initial license and annual renewal fees shall be set by City Council and such fees shall be reasonably calculated to reimburse the City for the costs associated with the enforcement of this ordinance and the continued regulation of establishments licensed hereunder.
- B. Any Medical Marijuana Facility opened prior to the adoption of this ordinance must file for a license immediately following adoption of this ordinance. Licenses will only be issued to businesses who have obtained City approval.

- C. The City will accept applications on November 5, 2015 from 8:30 a.m. through 12:00 p.m., and/or until fifteen (15) Medical Marijuana Facility applications have been received (whichever occurs first).
- D. Licenses are non-transferrable and shall only apply to the person/entity listed on the license at the address listed on the application.
- E. Licenses shall expire at the end of each calendar year on December 31st.
- F. Applications to renew a license to operate a Medical Marijuana Facility shall be filed at least 30 days prior to the date of expiration. Such renewal shall be annual and shall be accompanied by the annual fee and any other fee(s) required under this Chapter. All provisions and requirements of this Chapter apply to renewals in the same manner as the original application.
- G. The license requirements set forth in this Chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other Federal, State or local law.
- H. The issuance of any license pursuant to this Chapter does not create an exception, defense or immunity to any person in regard to any potential criminal liability the person may have for production, distribution or possession of marijuana, possession of drug paraphernalia or presence in a place where drugs are being used, stored or kept.
- I. Applications for a license required by this Chapter shall be made with forms provided by the Clerk, which shall be signed and verified under oath by the applicant, if an individual, or by the authorized agent for any firm, partnership, association, corporation, company or organization and shall set forth and/or provide at a minimum, the following information and documentation:
 - 1. If the applicant is an individual he/she must provide their: name, address and telephone number, master driving record and criminal complaint history (CCH). If the individual intends to operate an unincorporated individual proprietorship, they must also obtain a general business license as provided for under the Inkster City Code;
 - 2. If the applicant is a partnership, or an employee, it must provide: the name of the organization and each partner, residential and business address and telephone number of each partner and the business, and each partner's CCH and master driving record, along with a copy of the partnership's City of Inkster business license;
 - 3. If the applicant is a corporation, it must provide: the name of the organization, date of organization and certificate of good standing from the state under which the corporation was organized, a copy of the corporation's City of Inkster business license, the names of the principal officers, directors and local

representatives of their organization, their residential and business addresses, telephone numbers, their CCH and master driving record;

4. The length of time for which the right to do business as a Medical Marijuana Facility is sought;
5. A recent color photograph of the applicant or the agent for the applicant who is to do the actual assessments and/or certification for the Medical Marijuana Facility. The photograph shall be two inches by two inches showing head and shoulders of applicant or agent and shall be supplied by the applicant or agent;
6. A brief description of the product, products or services involved at the Medical Marijuana Facility;
7. The name, address and telephone number of the organization's registered agent or the party that has the full power and authority to accept service of process for and on behalf of applicant in respect to any matters connected with or arising out of the business transacted under said license with full acknowledgement that service on said agent shall be valid when personally served on him/her.
8. The location and mailing address and all telephone numbers where the Medical Marijuana Facility will be located.
9. The operator of the Medical Marijuana Facility shall be required to submit proof, in a form acceptable to the Clerk, of ownership of the property where the Medical Marijuana Facility is to be operated. If the location/property/premises of the Medical Marijuana Facility to be licensed hereunder is not owned by the operator of the Medical Marijuana Facility, the operator shall submit alternate written proof in a form acceptable to the Clerk that the titled owner of the location/property/premises to be licensed has given notarized written consent to the operator to use the premises for the licensed use.
10. A copy of approvals from the City Planning and Building Department including: Special Conditions Use, Site Plan and Building Permits.
11. A copy of the certificate of occupancy from the City for the location of the Medical Marijuana Facility.
12. Proof that all fees imposed hereunder have been paid in full and that the applicant is not otherwise indebted to the City or in default of any other provision of the Inkster City Code.
13. A signed release from the applicant permitting the police department to perform a criminal background check to ascertain whether the applicant and operator named on the application have been convicted of a felony.

14. A binding release of liability and agreement to hold harmless the City of Inkster from any liability arising out of the operation of the Medical Marijuana Facility.
 15. Proof of insurance providing coverage for fire and loss liability and claims arising out of conditions, activities, structures and facilities maintained in relation to the Medical Marijuana Facility, in an amount of no less than one million dollars umbrella coverage.
 16. A copy of the applicant's computerized criminal history (CCH).
 17. A History of the applicant's ordinance and state law license and permit revocation and ordinance violations.
- J. The Clerk may not issue a license under this Chapter until the applicant has completed the application, provided all the information and documentation required herein and paid all fees.

Section 4: Definitions and Legislative Findings and Intent

- A. Any term set forth herein shall have the meaning assigned to it by §10.05 of the Inkster City Code. The legislative findings and intent of this Chapter shall be identical to those set forth in §10.02 of the Inkster City Code.
- B. Provisioning Center is defined as – a commercial entity that acquires, possesses, delivers, transfers, or transports medical marijuana and sells, supplies, or provides to registered qualifying patients, directly or through the patients' registered primary caregiver, to the extent that is authorized by State of Michigan regulations. Provisioning center includes any commercial property where medical marijuana is sold to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver in accordance with State of Michigan regulations is excluded from this definition.
- C. Cultivation Facility is defined as – a facility for the cultivation, manufacturing, and processing of medical marijuana into a usable form by primary caregivers who are legally registered by the Michigan Department of Community Health (MDCH) in accordance with the Michigan Medical Marijuana Act, as amended. Consistent with a manufacturing and wholesaling facility, primary caregivers who are legally registered by the MDCH may lawfully assist qualifying patients who are also legally registered by the MDCH with the medical use of marijuana in accordance with the Michigan Medical Marijuana Act, as amended.

Section 5: Issuance of License

- A. The Clerk shall issue a license hereunder to the applicant unless the Clerk finds a reason for denial, as stated in subsection C, below. The license shall be for no more than one (1) year in length.
- B. There shall not be more than two (2) Cultivation Facility and three (3) Provisioning Center licenses issued by the City at any given time.
- C. The standards for denial of a license are as follows:
 - 1. The application is not completely filled out or information is not provided as required by the prior Sections herein.
 - 2. The applicant's CCH shows a conviction or convictions for activities that pose a threat or a danger to the residents of the City should a license be granted including, but not limited to: drunk driving, disturbing the peace, assault and battery, domestic violence, theft, dishonesty or deception, fraud, criminal sexual conduct, felonious assault, murder, and violations of the Controlled Substance Act.
 - 3. Verification of any of the information required by Section (3) shows the information provided by the applicant to be fraudulent, a misrepresentation, or a false statement.
 - 4. An investigation through the City Police Department or any other law enforcement agency that shows a pattern and history of conduct which would justify a revocation of the applicant's permit under Section (8).
 - 5. The applicant or any of the proposed employees/partners/members of the applicant have a habitual history of business license/permit violations, revocations, or a habitual history of ordinance violations.
 - 6. Failure to pay the nonrefundable licensing application fee herein or the application fee.
 - 7. No license shall be issued to any applicant until such applicant shall have obtained the age of twenty-one (21) years.
 - 8. The applicant's Medical Marijuana Facility license has previously been revoked.
 - 9. The building/premises where the Medical Marijuana Facility is to be located is in violation of any City building, fire, electrical or health codes.
 - 10. The applicant and/or business has outstanding taxes, fines, fees or liens owed to the City.

11. Failure to comply with the Inkster Zoning Ordinance or any other Inkster City Codes.
12. Any other competent, material and substantial evidence indicating the applicant or any of the applicant's proposed employees/partners/members pose an apparent danger to the health, safety and welfare of the people of the City and/or the activity proposed to be permitted constitutes an apparent danger to the health, safety and welfare of the people of the City.
13. The designated maximum number of licenses: (2 Cultivation and 3 Provisioning) have already been granted by the City.

Section 6: Appeal of Clerk's Denial

- A. Any applicant for a license to operate a Medical Marijuana Facility under this Chapter may appeal the clerk's denial of the license to the City Manager, provided however that:
 1. the applicant has paid all permitting, licensing and application fees related to the operation of a Medical Marijuana Facility pursuant to Section 7, below;
 2. Within seven days of the applicant's receipt of the clerk's denial, the applicant made a written objection of the Clerk's denial to the City Manager that;
 - i. Has a valid and verifiable date of service of process;
 - ii. Sets forth with particularity the grounds on which the objection is based;
 - iii. Seeks consideration of the appeal to the City Manager.
- B. Should the City Manager deny the applicant's Appeal, the Applicant may appeal to the City Council and the Council shall:
 1. Allow the applicant or its representative an opportunity to speak and present any affidavits and documentary evidence in support of the appeal so long as the presentation shall be reasonably limited in time;
 2. Sustain the Clerk's determination unless it finds the Clerk's denial of the license to have been an abuse of discretion hereunder;
 3. Issue a formal written Resolution deciding the appeal within 30 days of the hearing set forth herein;
- C. The Mayor shall preside over any appellate hearing and employ a relaxed evidentiary standard for the admission of evidence.

Section 7: Fees

A. The City shall assess fees as follows:

1. Each applicant for a license to operate a Medical Marijuana Facility shall pay an application fee which shall be fixed annually by resolution of the Inkster City Council as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.
2. In addition and the same manner, Inkster City Council shall impose an annual licensing fee by resolution as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.

Section 8: Non-renewal or Revocation

The City may choose not to renew or to revoke a license based on any of the following:

1. Failure to meet or maintain the conditions and requirements established by this Chapter or any related provisions of Inkster City Code or State, Federal or local laws.
2. One or more violations of any City ordinance on the premises;
3. Nuisance or blight violations on the premises;
4. A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or
5. Nonpayment of real or personal property taxes, fines, fees or liens owed to the City;
6. Any fraud, misrepresentation, or false statement contained in the application for a license;
7. Any fraud misrepresentation, or false statement made in connection with services and / or merchandise;
8. Conviction of the licensee of a felony;
9. Conducting business in an unlawful manner or in such a manner as to constitute a breach of peace.

Section 9: Civil Forfeiture

Any marijuana or drug paraphernalia used, sold or possessed with intent to sell in violation of this Chapter shall be seized and forfeited to the City of Inkster along with any proceeds received from any such illegal sales.

Section 10: Criminal Penalty

Any violations of this Chapter shall be punishable in accordance with §10.99 of the Inkster Code of Ordinances.

Section 11: Repealer

Any section of the Inkster City Code that is in conflict with this Chapter is hereby repealed.

Section 12: Severability

If any word, clause, sentence, paragraph or provision of this Chapter is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph or provision so designated shall be deemed severable and the remaining provisions of the Chapter shall be deemed fully enforceable.

Section 13: License Not Transferable

Any license granted hereunder may not be sold or otherwise transferred from the person or entity that made the application to any other person or entity.

Section 14: Effective Date.

The terms and provisions of this Chapter shall take effect after its passage, approval and publication in accordance with the law.

Section 15: Hours of Operation.

Permissible hours of operation for a Medical Marijuana Facility shall be:

Monday – Friday: 9am through 9pm

Saturdays: 9am through 6pm

Sundays: 10am through 6pm



Medical Marijuana License Informational Sheet

- Applicants **MUST** go thru the Planning Department to obtain a Special Conditions Use Permit (SCU) and Site Plan Review.*(this process includes City Council Approval)
- Applicants **MUST** receive a Certificate of Occupancy from the Building Department.
- Transaction can occur between caregiver and their registered patients only.
- There must be a bonafide relationship between patient and caregiver per the changes to the state act (2013).
- Each caregiver at a provisioning center must have a separate locked area for the storage of their product.
- All medical marijuana and related products must be labeled to indicate weight in grams or ounces.
- No growing is allowed at a provisioning center (includes clones) per City ordinance.
- No consumption is allowed in a provisioning center per City ordinance.
- The amount of usable medical marijuana on site (in any form) cannot exceed the number of caregivers/patients on site at any time.
- The log and/or database of medical marijuana transactions must be available for review by City inspectors at any time.
- Fifteen (15) applications will be accepted for provisioning centers; seven (7) applications will be accepted for cultivation centers. Of those applications five (5) provisioning centers and three (3) cultivation centers will be advanced to the Planning department for Special Conditions Use and Site Plan Review. Three (3) provisioning center and two (2) cultivation center applicants will be issued a Certificate of Occupancy for a final issuance of Medical Marijuana License (provisioning, cultivation center)

All Medical Marijuana licenses are non-transferrable.

The approval of the above use and occupancy is limited to those items described, and that further change, expansion or addition from the approved use is expressly prohibited without approval. All licensed medical marijuana provisioning centers and cultivation center shall have a sign measuring at least 11 x 17 inches installed and maintained in a conspicuous location visible

to all persons entering the premises located inside the building that reads as follows:
THE MICHIGAN MEDICAL MARIHUANA ACT ACKNOWLEDGES THAT "FEDERAL LAW CURRENTLY
PROHIBITS ANY USE OF MARIHUANA EXCEPT UNDER VERY LIMITED CIRCUMSTANCES." SEE
MCL 333.26422(c). IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONSULT WITH
YOUR ATTORNEY.

Applicant/Operator's signature

Date

DRAFT



MEDICAL MARIJUANA LICENSE APPLICATION

CITY OF INKSTER'S CLERK'S OFFICE
26215 TROWBRIDGE INKSTER, MI. 48141

Office (313) 563-9770

www.cityofinkster.com

**All required information must be submitted at the time of application.
Attach additional pages when necessary.**

Refundable less a 20% administration fee - Subject to change by City Council without notice.

Provisioning Centers - \$5,000 – Initial License Fee Annual Renewal Fee - \$5,000

Cultivation Center - \$ 10,000 – Initial License Fee Annual Renewal Fee - \$10,000

Type of application

- ☐ Provisioning Center
☐ Cultivation Center (Growing/Manufacturing)

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BUSINESS INFORMATION		
Business Name:	Phone:	
Business Address:		
City:	State:	Zip:
Business Mailing Address (if different):		
City:	State:	Zip:
Square footage to be occupied:	Number of Employees:	
Hours of Operation:		
Number of Registered Qualifying Patients (estimate if first year):		
Number of Registered Qualifying Caregivers (estimate if first year):		
Business type: (check all that apply) ☐ Sole Proprietorship ☐ Corporation (including LLC) ☐ Partnership ☐ S Corporation ☐ Trust		

☐ Non-Profit Organization

If business type is anything other than a sole proprietorship, attach the following:

☐ Attachment A - Articles of Incorporation

DRAFT

List below all officers, directors, officers, and shareholders including their home addresses. If the business is a partnership, list the names and home addresses of each of the partners. If necessary, provide additional information on a separate sheet.

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Name	Home Address, City, State & Zip Code	DOB	Position

APPLICANT INFORMATION: Highest level official or employee of business/cooperatively such as Board President, Chief Executive Officer, Executive Director or comparable position.

Applicant Name: _____ Date of Birth: _____

Applicant Address: _____

City: _____ State: _____ Zip: _____

☐ Attachment B - Provide state or federally issued photo identification.

OPERATOR INFORMATION: If different than the applicant, list the individual(s) responsible for day to day operations.

Operator Name: _____ Date of Birth: _____

Applicant Address: _____

City: _____ State: _____ Zip: _____

Operator Name: _____ Date of Birth: _____

Applicant Address: _____

City: _____ State: _____ Zip: _____

☐ Attachment C - Provide state or federally issued photo identification.

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LICENSE INFORMATION

Has the applicant and/or operator been denied an application for a medical marijuana dispensary growing facility or other related business from any jurisdiction?

☐ Yes ☐ No

If yes state when, where and why: _____

Has the applicant had a medical dispensary/grow facility license suspended or revoked by any jurisdiction?

☐ Yes ☐ No

If yes state when, where and why: _____

If yes, what was the next business activity or occupation of the occupant subsequent to such action of suspension or revocation? _____

Has the applicant or operator ever been convicted of a felony or controlled substances violations(s) in a federal, state, or other court? ☐ Yes ☐ No

If yes, please provide the following: (if necessary, provide additional information on a separate sheet): **Provide ICHAT for each caregiver.**

Name and Location of Court	Conviction Charge	Sentence	Date of Sentencing	Last date of incarceration/parole/probation

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PROPERTY OWNER INFORMATION

Owner Name: _____

Home Address: _____

Home Phone: _____

City: _____

State: _____

Zip: _____

Does the Applicant have legal possession of the premises from the date that this license will be issued by virtue of ownership, lease or other arrangement?

☐ Ownership ☐ Lease ☐ Other: (explain in detail)

- ☐ Attachment D - Provide proof of ownership or copy of the lease
- ☐ Attachment E - If premises are leased, attach written permission from the owner of the premises for the use specified in this application.

FACILITY INFORMATION

Does applicant have alarm system in place? ☐ Yes ☐ No

If yes, name of alarm company, contact name and number: _____

Does the applicant propose to have retail sales other merchandise on site?

☐ Yes ☐ No

If yes, what items will be sold? _____

- ☐ Attachment F - Proof of insurance for fire damage in the amount of the value of the premises and liability insurance with the minimum limits of \$500,000
- ☐ Attachment G - Proof that all employees are over the age of 21
- ☐ Attachment H - Describe the storage facilities of all medical marijuana on site.
- ☐ Attachment I - Describe the security plan for this facility included, but not limited to, any lighting, alarms, barriers, recording/monitoring devices, and/or security guard arrangements.

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Additional attachments:

- ☐ **Attachment J** - Describe the process for tracking medical marijuana quantities and inventory controls including medical marijuana products received from outside sources, as well as caregivers/patients on the premises.
- ☐ **Attachment K** - Area map, drawn to scale, indicating within a radius of one thousand feet (1,000) from the boundaries of the proposed dispensary location, the proximity of the site to any school and existing dispensaries and/or growing/manufacturing facilities.
- ☐ **Attachment L – Provisioning Center applications only:** Provide a description of the products and services to be provided by the provisioning center, including retail sales and any related accommodations or facilities.
- ☐ **Attachment M – Cultivation Center applications only:** Include proof that all participating caregivers (up to 5) have been legally registered by the Michigan Department of Licensing and Affairs (LARA) in accordance with the Michigan Medical Marijuana Act, as amended.

Oath of Application

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the City of Inkster Municipal Code and all Rules and Regulations which govern my Provisioning Centers and Cultivation Centers License Application as well as those of the State of Michigan.

Authorized Signature	Title	Date
----------------------	-------	------

Authorization of Criminal Background Check

I hereby allow the City of Inkster Police Department to perform a criminal background check based on information gathered from this application form.

Applicant's Printed Name	Title	Date
Applicant's Signature	Title	Date

Operator's Printed Name	Title	Date
Operator's Signature		

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

Subscribed and sworn to before me a Notary Public on this ____ day of _____, 20__, by the above named _____, who has appeared before me and presented photo identification and sworn that they have read the foregoing and says it is true to the best of his/her knowledge.

_____, Notary Public
Wayne County, Michigan
My commission expires: _____

Release of Liability, Indemnification and Waiver

This Application or the granting of a license hereunder is not intended to grant, nor shall it be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with State or Federal law. Also, since Federal law is not affected by the State Act (Michigan Medical Marihuana Act, Initiated Law 1 of 2008), nothing in this license application, the granting of a license hereunder, or any City of Inkster ordinance, policy or rule, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law. The State Act, this license application or the issuance of a city license does not protect users, caregivers or the owners of properties on which the medical use of marijuana is occurring from Federal Prosecution, or from having their property seized by Federal authorities under the Federal Controlled Substances Act.

Upon issuance and acceptance of a Medical Marijuana License and/or renewal, the undersigned individually and on behalf of _____, as its duly authorized agent, hereby unconditionally and irrevocably waives, discharges, and releases the City of Inkster its agents, employees and officials from any and all claims damages and liability in any way arising out of or related to the licensed premises including, but not limited to, issuance of a license to licensee and any and all acts, omissions damages or injuries to any person or property resulting from any act, omission, condition, occurrence or criminal act occurring upon or in relation to the licensed premises, and to indemnify, defend, and hold harmless the City of Inkster including its agents, employees and officials to the fullest extent permitted by law and equity for any and all claims, damages, injuries or liabilities at law or equity in any way arising out of or related to any acts, omissions, activities, conditions or occurrences or incidents in any way related to the licensed premises.

Additionally, the applicant hereby agrees to not violate any of the laws of the State of Michigan or the ordinances of the City of Inkster in conducting the business in which the license will be used, and that a violation on the premises may be cause for objecting to renewal of the license, or for requesting revocation of the license. As well, the applicant agrees to make the premises open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises. The applicant agrees to quarterly inspections by the City Official's designee to confirm the dispensary or growing/manufacturing is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.

Authorized Signature	Title	Date

For Department Use Only

City Clerk Application Date Received _____ Complete/Incomplete

Planning/Zoning Approved/Not Approved Date: _____

Building Department Approval: _____ Signed by: _____

Police Department Approval: _____ Signed by: _____

Fire Department Approval: _____ Signed by: _____

Treasurer's Approval: _____ Signed by: _____

Assessor's Approval: _____ Signed by: _____

City Attorney's Approval: _____ Signed by: _____

City Clerk: _____ Final Approval _____ Date _____



City of Inkster

Office of the City Clerk

26215 Trowbridge Inkster, MI. 48141

Phone: (313) 5639770 Fax: (734) 487-8742

www.cityofinkster.com

Medical Marijuana Dispensary License

Address:

License No.:

Business Name:

Date Issued:

License Expires: December 31, 2016

The renewal process for Medical Marijuana Dispensary licenses begins **December 31st, 2016.**

License is non-transferrable and may not be sold or assigned

This license is granted pursuant to City of Inkster Ordinance No. _____ and is only evidence that the licensee has applied for a license under said ordinance and met the minimum standards required.

The granting and issuance of this license does not legalize any act prohibited by State or Federal law is not intended to grant, nor shall it be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with City Ordinance, State law or rules. Also, since Federal law is not affected by State law or rules, nothing in this license, or in any companion regulatory provision adopted in any provision of the Code of Ordinances of the City of Inkster, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under State or Federal law. State law and the City Code do not protect users, caregivers or the owners of properties on which the medical use of marijuana is occurring from State or Federal Prosecution, or from having their property seized by State or Federal authorities under the Federal Controlled Substances Act, or any provision of State law.

If the requirements of **Chapter ????** of the City of Inkster Code are not complied with, the City may revoke any license granted and/or initiate prosecution for a civil infraction violation. A person or organization who has been issued a permit shall submit it for examination upon demand by any City official or police officer.

Felicia Rutledge, City Clerk

September 8, 2015
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, September 8, 2015

Prior to the Regular Council Meeting: City Council members discussed:

- The agenda.

Call Meeting to Order

Mayor Pro-Tem Hendricks called the meeting to order at 7:30 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Rev. Clyde Franklin of Northwest Church of Christ.

Roll Call

Mayor Hampton	Exc. Absence	Councilwoman Howard	Exc. Absence
Councilman Moner	Present	Councilman Williams	Present
Mayor Pro Tem Hendricks	Present	Councilman Canty	Present
Councilman Shaw	Present		

***A Quorum was present**

Approval of Agenda

**Moved by Councilmember Moner, Seconded by Councilmember Williams
to approve the agenda.
Resolution 09-15-168R - Motion carried.**

Presentations/Discussion

- A. Senior Olympic Recognition/Presentation – Denise Champagne
- B. Wayne County Commissioner Richard LeBlanc's Office – Mary McClendon

Public Hearings

- A. A public hearing on an amendment to the Zoning Ordinance to allow Second Hand Stores in the B-2 Thoroughfare Mixed Use District per the Planning Commission's recommendation.

- No public comment.

Inkster City Council Meeting
September 8, 2015

**Moved by Councilmember Moner, Seconded by Councilmember Williams
to OPEN the public hearing.
Resolution 09-15-169R - Motion carried.**

**Moved by Councilmember Moner, Seconded by Councilmember Canty
to CLOSE the public hearing.
Resolution 09-15-170R - Motion carried**

Consent Agenda

- A. August 17, 2015 Regular City Council Meeting Minutes.
- B. August 31, 2015 Special City Council Meeting Minutes.
- C. Allen Brother's PLLC Invoice \$34,599.34

**Moved by Councilmember Moner, Seconded by Councilmember Canty
Resolution 09-15-171R – Motion carried.**

Boards and Commission

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

Previous Business

Ordinance(s)

- A. First Reading(s)
 - 1. A first reading on an amendment to the Zoning Ordinance to allow Second Hand Stores in the B-2 Thoroughfare Mixed Use District per the Planning Commission's recommendation.

**Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 09-15-172R – Motion carried.**

- B. Second Reading(s)

New Business

- A. Discussion/Action: (Jerome Bivins) Consider authorizing Administration to adopt the attached Resolution to establish a request for funding from the Michigan Department of Transportation (MDOT) for the Greenway Phase II Project.

**Moved by Councilmember Moner, Seconded by Councilmember Canty
Resolution 09-15-173R – Motion carried.
NAY: (Shaw)**

- B. Discussion/Action: (John Adams) Consider authorization to transfer blighted city owned residential properties to the Michigan Land Bank (MLB) for demolition under the Hardest Hit Grant with MSDHA.

**Moved by Councilmember Shaw, Seconded by Councilmember Moner
Resolution 09-15-174R – Motion carried.**

Public Participation

- **NiGayle J Muhammad** – Invited all to join the Inkster local organizing committee for the 20th Anniversary of the Million Man March. She stated that meetings are held every Wednesday at St. Clements Episcopal Church at 6:00 p.m. Further stated a Town Hall meeting will be hosted on September 17, 2015 at 6:00 p.m.
- **Michael Wells** – Thanked Mr. Bivins for cutting the grass at the library. He stated the reading rally was a huge success. He announced upcoming events for the library. He asked that residents not put trash in the recycle bin.
- **Daisy Truss** – Announced upcoming events for the Family Literacy Program.
- **Willie Johnson** – Stated homes on Duran Street in the needed to be demolished. He stated there is still dumping on Cherry Street.
- **Dorothy Gardner** – Announced the Senior Picnic on Friday September 11, 2015 from 11:30 a.m. until 2:30 p.m.
- **Earl Truss** – Asked to have an explanation how the City Treasurer became the City Manager. He further asked were there any conflicts of interest.
- **George Williams** – Had a complaint about a home that is located behind his house. He stated the home has skunks, raccoons and cats.
- **Sandra Watley** – Apologized to the residents for her comments at the last city council meeting. She stated that ICAN will be hosting an informational session on how to read your water meter and dispute a water bill.

Mayor and Council Communication

- **Councilman Moner** – Gave tribute to Veteran Roosevelt Stubbs, Vietnam Veteran and thanked him for his service. He additionally stated that recycling would take place on the second Saturday behind the old Inkster Pharmacy.
- **Councilman Williams** – Asked administration about grass cutting by the old Inkster High school and tall bushes being cut at the trailer park on Harrison and Michigan Ave. He stated that Ms. Lee did not get a response from the last council meeting. He announced that ICARE will be hosting a chicken and waffle event for a coat drive for children and the tickets are ten dollars. He stated he attended a NAN meeting and there are rumors going around that the city of Inkster is going to be dissolved. He additionally said that District 1 is in the Inkster school district for purposes of the Homestead Millage. He invited residents to shop Inkster.
- **Councilman Canty** – Stated that the city of Inkster is incorporated and it can't be dissolved unless the people choose to have it dissolved. He additionally stated that his term is up on Nankin Transit in October and the council needs to replace him. He thanked Michael Wells for ZENO a web based magazine service that is offered at the library. Lastly he stated that there are a lot of police killings going on nationwide and he asked that people be aware of police officers that go out and risk their lives for residents.
- **Councilman Shaw** – Asked administration about the brush on Avondale and Allen, MISHDA Multi-family development behind Stratford place, why Code Enforcement is not moving over to the Police Department.
- **Mayor Pro-Tem Hendricks** – Commented regarding the Trahey lawsuit and stated that at the beginning of the lawsuit he wanted residents to know we are all in this together and that with the appeal process we are all in this together. He further asked city administration to have compassion on the residents when making a decision on what to do about the appeal.
- **County Commissioner Richard LeBlanc** – Stated the county budget was submitted late and that each department was asked to cut by five percent. He further stated the county would be entering a consent agreement within the next two weeks.

City Clerk

- Reiterated she would contact the State about District 1 as part of the Inkster school district.

City Manager

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Canty, Seconded by Councilmember Moner and carried, the Regular Council meeting of September 8, 2015 was adjourned at 9:00 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

Denise Champagne, Project Dir.

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 06/02/16

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 03/07/15

Toni Bailey

Exp. 07/06/17

Dorothy Gardner

Exp. 06/16/16

Chuck Coleman

Exp. 04/04/15

Gabe Henderson

Exp. 04/04/15

June Patterson

Exp. 12/1/16

Patricia Donald

Exp. 07/06/17

Jessie Shelby

Exp. 08/03/17

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

Clerk of the Board – Non Voting

William S. Miller

Exp. 06/02/15

Ned Sanders (Alternate)

Exp. 02/03/16

Lenoria Warmack

Exp. 02/16/16

Celeste McDuffie

Exp. 02/03/16

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 04/26/16

Enoch Jackson

Exp. 04/26/14

Joe Burton

Exp. 04/26/14

Rev. George Williams (T)

Exp. 04/26/16

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. 05/19/16

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
Avis Love	Exp. 03/16/17

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

3 Year Term	5 Members	State Law and Resolution 74-1-39
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
Timothy Williams Ex-Official		Exp. 11/16/12
Danny Van Schoieack 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 Collier 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
Clarence Oden		Exp. 6/18/15
Vacant - (Employee Representative)		
James White		Exp. 12/04/11
- (Commission Appointment)		

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Henry Wade		Exp. 12/17
- (Licensed Plumber)		
Stephen Lawrence		Exp. 12/17
Tiara Jones		Exp. 10/17
Kenyatta Mason		Exp. 10/17
- (Licensed Electrician)		
Marcus Hendricks –		Exp. 12/17
- (Licensed Electrician)		
- Building Inspector		
- (Licensed Engineer/Inspector)		

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		Exp. 10/06/18
Cynthia Adams		Exp. 01/14/18
Brittini Abiolu		Exp. 05/18/19
Peter Cimeot (Treasurer)		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake (Secretary)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19

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
Winnie Nwankwo		Exp. 05/18/21
Akindele Akinyemi		Exp. 05/18/21
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)		

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 10/06/16
Deborah Owens	Dist. 2	Exp. 03/25/16
Shelby Johnson	Dist. 3	Exp. 09/15/16
Vernell Massey	Dist. 4	Exp. 12/01/16
Lenardo Gambrio	Dist. 5	Exp. 10/15/16
James Richardson IV	Dist. 6	Exp. 09/15/16
Tonia Williams	Mayoral	Exp. 02/16/17
Sheila Garland	Mayoral	Exp. 02/16/17
Yolanda Lockett	Council	Exp. 01/20/17

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)	Exp. 10/15
Robert Thomas	Exp. 10/15
Emmereal Wells	Exp. 04/18
James Garrett	Exp. 08/17
April Walton (Secretary)	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/17
Richard Wooten (Vice Chairman)	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term

5 Members

Charter

Rev. Leon Crawford	Mayoral	Exp. 01/17
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 01/17
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

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

Mark Stuhldreher, Treasurer

Tenure

M. Jeannie Fields, Community Dev. Mgr.

Tenure

Tonia C. Williams (C)

Exp. 10/06/16

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]

Veima 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

Glaysia Wright

Chris Yatooma

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Mark Stuhldreher – Treasurer/Interim City Manager

Date: September 11, 2015

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

Date for Council Consideration: Sept 21, 2015

ACTION REQUESTED: Council to offer a second reading and approval on an amendment to the Zoning Ordinance to allow Second Hand Stores in the B-2 Thoroughfare Mixed Use District per the Planning Commission recommendation.

Current Action X Emergency Future

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

Treasurer's Approval *MDS*

BACKGROUND INFORMATION

On July 27, 2015, the Planning Commission held a Public Hearing to receive public input and review a request for a text amendment to allow second hand stores in the B-2 Thoroughfare Mixed Use District. Przemyslaw Bednarowicz is the applicant.

The Planning Commission reviewed and approved the proposed Zoning Ordinance Amendment to allow second hand stores in the B-2 District. The review letter from McKenna Associates and a copy of the meeting minutes are attached.

A first reading of the proposed amendment was held during the Council meeting held September 8, 2015. A second reading is required.

SCOPE OF SERVICES

N/A

JUSTIFICATION

See McKenna Associates letter dated 7.9.15 for review considerations and recommendation.

PROJECT OR IMPROVEMENT TASKS

1. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.

COSTS

N/A

PROJECT TIME TABLE

After Council approval, the proposed ordinance amendment will be published and posted and become effective after thirty (30) days. The applicant would then apply for special conditions use and site plan approval.

RESOLUTION

Resolved by _____ Seconded by _____
that the City of Inkster Council hereby approves an amendment to the Zoning Ordinance to allow
Second Hand Stores in the B-2 Thoroughfare Mixed Use District per the Planning Commission
recommendation.

Yes:

No:

Absent: *



PLANNING COMMISSION
PETITION FOR REZONING

Filing Fee

Case # 15-13 & TA

\$1,700.00 + \$350.00 Public Hearing Fee = \$2,050.00

Date Filed 6.18.15

TO THE INKSTER CITY PLANNING COMMISSION:

The undersigned respectfully petition(s) Planning Commission to amend the Inkster Code of Ordinance, Section 155.032—Zoning Map, as amended and change the zoning map as hereinafter requested, and in support of this petition, the following facts are shown:

PROPERTY IDENTIFICATION

Property ID#: 44-002-01-0624-001 Legal Description (please provide exact legal description): Lot 624, 625 and 626, except the East 17 ft, GRANDVIEW GARDENS SUBDIVISION NO. 1, as recorded in Liber 47, page 45 of PLATS, WAYNE COUNTY RECORDS

(If more than one property, attach additional sheets as needed).

Street Address: 710 MIDDLEBELT
The property is located on the WEST side of MIDDLEBELT Street, between BIRCHWOOD Street and GRANDVIEW Street. It has frontage of 116.04 feet, a depth of 123 feet, and comprises 0.28 acres.

Property owner:
PRZEMYSŁAW BEDNAROWICZ
Address: 1049 COLONIAL DR Telephone #: 248-346-3851
(Proof of ownership must be attached)

NATURE OF PETITION

Current Zoning: B2 Requested Zoning: special conditions use in B-2 Proposed Use: allow to open second hand store in B-2 zone

Please provide a diagram or drawing indicating the property to be rezoned.

AFFIDAVIT OF PETITIONER

STATE OF MICHIGAN }
COUNTY OF WAYNE } ss

The undersigned Petitioner, being duly sworn, deposes and says that the statements and information herewith submitted are true and correct to the best of his/her knowledge, information, and belief; further, that she/he is authorized to submit this petition.

Printed Name of Petitioner PRZEMYSŁAW BEDNAROWICZ
Signature of Petitioner [Signature]
Interest in Property OWNER
Firm _____ Address 710 MIDDLEBELT
Phone 248-346-3851

Subscribed and sworn to before me this 18th day of June, 2015.

[Signature]
Notary Public, Wayne County, Michigan

My Commission Expires: 6-1-18

KIM A. SLEDGE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jun 1, 2018
ACTING IN COUNTY OF WAYNE

FOR OFFICE USE ONLY

DATE SUBMITTED:

6.18.15

CASE NUMBER:

15-13 (TA)

**CITY OF INKSTER'S
APPLICATION TO AMEND THE ZONING ORDINANCE**

APPLICANT NAME PRZEMYSLAW BEDNAROWICZ

ADDRESS 1049 COLONIAL DR INKSTER MI 48141
NUMBER STREET CITY STATE ZIP

TELEPHONE NUMBERS () (248) 346-3851 ()
DIRECT PAGE CELL FAX

PLEASE PROVIDE THE FOLLOWING INFORMATION ALONG WITH FEES.

1. A narrative that explains the proposed amendment and why it is necessary.
Allow less fortunate people to buy necessity and luxury goods at lower price.
2. An analysis of how the proposed amendment conforms to and supports the principles found within the zoning ordinance and master plan.
Better serves the needs of the city.
3. A statement of the perceived effects of the proposed change would have on the City's ability to deliver services (staffing, enforcement, added inspections, studies required, etc.). What additional costs, if any, the City or its taxpayers will incur and how will these costs be addressed?
NO EXTRA COST
4. Explain how the proposed text amendment would serve the interests of the public as a whole, including health, safety, or welfare.
Improve the quality of life by providing inexpensive items in a walking distance in residential area.
5. A draft of the proposed text change(s) to the existing ordinance.
Please allow special conditions use in B-2 district to benefit the city and its residents.

MEMORANDUM

TO: Inkster Planning Commission
ATTN: Jeannie Fields, Community Development Manager
CC: Richard Marsh, City Manager
David Jones, City Attorney
FROM: Paul Lippens AICP, Principal Planner

SUBJECT: Proposed Zoning Ordinance Amendment – Second Hand Stores in B-2

APPLICANT: Przemyslaw Bednarowicz, dated 6/18/15

DATE: July 9, 2015

BACKGROUND

We have reviewed the above application for a text amendment to permit second hand stores, subject to special conditions approval, in the B-2 Thoroughfare Mixed-Use District. The applicant owns a property located at 710 Middlebelt Avenue and proposes to open a second hand store at the location. The Master Plan designates the site, and the commercial section of Middlebelt between Palmer and Birchwood, as Neighborhood Commercial in the Future Land Use Plan and this designation generally corresponds to the B-2 District.

REVIEW CONSIDERATIONS

The following items are pertinent to the consideration of the proposed text amendment to permit commercial warehouse and wholesale operations subject to special conditions in the B-3 District.

1. Current Permitted Uses in B-2.

The Intent of the B-2 Thoroughfare Mixed-Use District is to provide locations for a mixed use environment of business and higher density residential uses and also to balance both the convenience and comparison shopping needs of neighboring residents.

Representative principal uses permitted in B-2 include: retail establishments, private clubs, restaurants, banks, professional offices, public buildings, design studios, beauty shops, townhomes, multifamily dwellings, and mortuaries.

Representative uses permitted subject to special conditions in B-2 include: bowling alleys, public utilities, automobile services stations (when developed as a part of a shopping center), senior housing, drive-through restaurants, mixed use business and residential buildings, theaters, and tattoo parlors.

2. Requested Permitted Uses in B-32.

The applicant request that second hand stores be added to the uses permitted subject to special conditions within the B-2 Thoroughfare Mixed-Use District

3. Consistency with the Master Plan

The area of the City Zoned B-2 generally corresponds to the area that is designated Neighborhood Commercial in the Master Plan.

The Neighborhood Commercial designation represents retail businesses that provide day-to-day services to adjacent neighborhoods and the local community within a 1-mile radius. Specialty shops and similar retail sales and services are included in this category. While the Master Plan does not specifically provide guidance on second hand stores, they are similar to the preceding uses. Further, requiring special conditions review of proposed second hand uses will provide an opportunity to review each potential use for consistency with Master Plan goals as well as the potential impacts and benefits.

We find that adding second hand stores as a permitted use subject to special conditions approval is consistent with the Master Plan.

4. Market Trends and Demand.

The applicant's proposal to use the site as a second hand store is indicative that there is a demand for the use in the district. Adding second hand stores to the B-2 district will provide an opportunity for the local reuse of goods and support a more active retail environment.

5. Traffic Impact.

Middlebelt Road and other areas zoned B-2 are already planned for retail uses. We do not foresee that the addition of second hand stores to the B-2 District will result in significant traffic impacts.

RECOMMENDATION

The information in this review demonstrates that adding second hand stores, subject to special conditions, in the B-2 Thoroughfare Mixed Use District is appropriate. Based on the findings presented herein, we respectfully recommend the Planning Commission recommend approval of the following text amendments to City Council.

Proposed Zoning Ordinance Provisions

(Text proposed to be removed: strikethrough; New text: underlined)

§ 155.046 B-2, THOROUGHFARE MIXED USE DISTRICT.

(D) **Uses Permitted Subject to Special Conditions**

(19) **Second Hand Stores**

**CITY OF INKSTER
PLANNING COMMISSION**

REGULAR MEETING

A regular meeting of the Inkster Planning Commission was held on **Monday, July 27, 2015**, in the Inkster Council Chambers located at 26215 Trowbridge, Inkster, Michigan, 48141.

A quorum was reached. Chairman Brown called the meeting to order at 6:24 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten, Secretary Walton and Commissioners Davis and Thomas

Absent: Commissioners Garrett, Hampton, Hendricks and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna Associates
Przemyslaw Bednarowicz, Applicant
Mrs. Przemyslaw Bednarowicz, Applicant's wife

No public was in attendance.

II. ADOPTION OF AGENDA

MOVED by Wooten, Seconded by Davis to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF May 26, 2015 and June 22, 2015

MOVED by Wooten, Seconded by Thomas to adopt the minutes of May 26, 2015 and June 22, 2015 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

Public Hearing to receive input and review proposed Zoning Ordinance Amendment to permit a second hand store, subject to special conditions use, in the B-2 Thoroughfare Mixed Use District. Przemyslaw Bednarowicz is the applicant.

MOVED by Wooten, Seconded by Thomas to open the public hearing. **MOTION CARRIED unanimously.**

An overview of the case was given by Paul Lippens. He recommended approval of the proposed text amendment per his planning letter. The applicant spoke about his plans for the site.

MOVED by Thomas, Seconded by Wooten to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Thomas, Seconded by Davis to accept the recommendation of the planning consultant. **MOTION CARRIED unanimously.**

The next step in the process is to schedule a public hearing and 1st reading at a City Council meeting followed by a 2nd reading at a subsequent Council meeting. City Council makes the final decision.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

Announcement made by Chairman Brown – Jeannie Fields will be leaving the City of Inkster. Her last day is September 1, 2015.

VIII. ADJOURNMENT – 6:32 p.m.

MOVED by Davis, Seconded by Wooten to adjourn the Planning Commission meeting held on Monday, July 27, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,

Sam Brown, Chairman

April Walton, Secretary



M. Jeannie Fields
Community Development Manager

REQUEST FOR COUNCIL ACTION

To: Mark Stuhldreher-Treasurer/Interim City Manager

Date: Sept 15, 2015

From: M. Jeannie Fields 

Date for Council Consideration: Sept 21, 2015

Community Development Manager

ACTION REQUESTED: Consider approval to enter into a Program Related Services Agreement with National Faith Homebuyers to administer a Down Payment Assistance Program utilizing Wayne County 2011 Home Funds in the amount of \$26,663.00.

Current Action ☒ Emergency ☐ Future ☐

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

Treasurer's Approval 

BACKGROUND INFORMATION

On May 7, 2012, Council gave authorization to accept a Sub-recipient Agreement between the Charter County of Wayne and the City of Inkster in the amount of \$26,663.00 for the Wayne County 2011 Homeowner Rehabilitation Loan and Housing Rehabilitation Program (HOME Program). Instead of allocating funds for CDBG housing rehab that year, the County placed those rehab funds into the HOME grant. These funds could be used for Down Payment Assistance (DPA) or housing rehabilitation of one (1) property to bring it fully up to code (this is the requirement under the HOME program guidelines). A property was identified for the program but due to the repairs being too extensive, the cost exceeded the grant amount. Previous requests for rehab assistance were for single repair items such as a roof which could be fulfilled via traditional CDBG housing rehab funding. The HOME grant expires June 30, 2016.

Recently a request was made by Home Renewal Systems to provide Down Payment Assistance for a homebuyer interested in a property on Magnolia. They were instructed that no funds existed at the County to assist the homebuyer and in turn were referred to the city. Staff contacted the County regarding the request and the County suggested the City enter into a contract with National Faith Homebuyers to implement the program on our behalf. National Faith Homebuyers administers the County's DPA funds (since 2001) as well as other communities (Ex: Westland for the last five years). Additional information regarding National Faith Homebuyers is attached including the process for obtaining DPA funds.

SCOPE OF SERVICES

See page 1 of the agreement.

JUSTIFICATION

Promote neighborhood stability through activities that include housing rehabilitation and development, property redevelopment, infrastructure improvements, code enforcement, environmental clean-up, and elimination of blight.

PROJECT OR IMPROVEMENT TASKS

Improve and promote the image of Inkster.

COSTS

None. All associated costs are reimbursable through the HOME grant.

PROJECT TIME TABLE

Upon approval until grant ends (June 30, 2016).

RESOLUTION

Authorization is hereby given to enter into a Program Related Services Agreement with National Faith Homebuyers to administer a Down Payment Assistance Program utilizing Wayne County 2011 Home Funds in the amount of \$26,663.00.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

CITY OF INKSTER & NATIONAL FAITH HOMEBUYERS PROGRAM RELATED SERVICES AGREEMENT

This Agreement (this "Agreement") is made this 2nd day of September, 2015, by and between the City of Inkster (the "Client") and National Faith Homebuyers ("NFH").

WHEREAS, the City of Inkster has established funding to support a Down Payment Assistance Program to support a Homebuyer's Down Payment Assistance Program for households buying homes within the City.

WHEREAS, the Homebuyer's Down Payment Assistance Program funding source requires complex program compliance, documentation, household counseling and extensive reporting requirements,

WHEREAS, NFH has successfully managed publicly funded Down Payment Assistance programs for more than fifteen years for various counties and cities meeting all household counseling, household education, program compliance and reporting requirements

NOW THEREFORE, the parties agree as follows:

I. SCOPE OF SERVICES

A. Processing Files. NFH shall process files from households to document compliance with HUD guidelines for Program eligibility requirements based on guidelines provided by the City of Inkster.

B. Counseling and Educational Services. NFH shall make available to each subject household its HUD Certified counseling and education services as requested, subject to the reasonable cooperation of the household.

C. Record Keeping. NFH shall maintain financial and other records that adequately show the use of the grant funds exclusively for the purposes of the grant. NFH shall maintain such records for at least two (2) years after the end of the Program Period. The Client shall have the right, upon reasonable notice, to audit at any time up to two (2) years after the end of the Program Period, Grantee's records relating to the processing of files.

II. Fees

NFH will receive one thousand dollars for each file processed. Payment will be due upon delivery and approval of the files.

III. Miscellaneous

A. HUD Approved Counseling Agency. NFH assures Client that it is a 501 (c) (3) HUD Certified Counseling Agency qualified to manage Down Payment Assistance Programs.

B. Acknowledgments. The Program approved by the Client will be announced by the Client through various communication vehicles. NFH hereby grants Client the non-exclusive, non-transferable right to use NFH's trademarks and/or service marks in connection with these communications. Client will provide any such materials for review and approval prior to distribution.

C. Disclaimer. [Deliberately Omitted]

D. Amendment. This Agreement may not be modified or amended except by a written instrument signed by both parties to this Agreement.

E. Entire Understanding. This Agreement and its Exhibits contain the entire understanding with respect to the subject matter of this Agreement and supersede all agreements or understandings, written or oral, prior to the execution of this Agreement.

F. Paragraph Headings. The paragraph headings contained in this Agreement are included solely for the convenience of reference of the parties and shall not in any way affect the meaning or interpretation of any of the provisions of this Agreement.

G. Counterparts. This Agreement may be executed in several counterparts, with each counterpart deemed to be an original document and with all counterparts deemed to be one and the same instrument.

H. Indemnification. Client agrees to hold NFH harmless in the event that any dispute arises from the Program as long as NFH adhered to the program guidelines as provided by the Client or in the event of a waiver of a requirement or condition that the waiver was authorized by the Client.

I. Governing Law. The parties agree that this Agreement shall be governed by the laws of the State of Michigan.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, City of Inkster and National Faith Homebuyers have caused this Agreement to be executed, effective as of the day and year first written above.

City of Inkster

By: _____
Printed _____
Name: _____
Title: _____
Date: _____

National Faith Homebuyers

By: _____
Printed _____
Name: _____
Title: _____
Date: _____

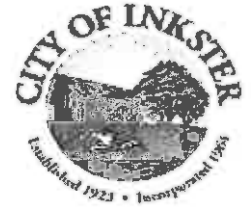


City of Inkster

Down Payment Assistance Document Checklist

- ☐ Summary of Request for Household Eligibility
- ☐ Outline of Transaction
- ☐ Income Determination
- ☐ Copy of Photo Identification
- ☐ Social Security Cards for **ALL** Household Members
- ☐ 90 Days of Paystubs for Household
- ☐ Federal Income Tax Returns with W2's (prior tax year)
- ☐ 90 Days Asset(s) for Household
- ☐ Homebuyers Education Certificate
- ☐ HUD Conflict of Interest
- ☐ HUD Notification to Seller
- ☐ Good Faith Estimate
- ☐ Title Insurance Policy
- ☐ Uniform Residential Appraisal Report
- ☐ Fully Executed Purchase Agreement
- ☐ Copy of Earnest Deposit Check
- ☐ Draft HUD-1
- ☐ Documentation of Review of Flood Insurance Rate Map
 - (Documentation of Insurance if required)
- ☐ Lead Disclosure(s)
- ☐ Copy of Photo Identification

Homebuyer Assistance OUTLINE OF TRANSACTION



Date: _____
 Homebuyer Name(s): _____
 Property Address: _____
 City: _____
 Zip: _____
 HOME _____
 NSP FUNDS _____

TOTAL FOR HOME/NSP FUNDS FOR HOMEBUYER DOWN-PAYMENT ASSISTANCE	\$	
HOME/NSP FUNDS FOR HOMEBUYER DOWN-PAYMENT COUNSELING FEE:	\$	
HOME/NSP WEATHERIZATION MINOR REPAIR FEE:	\$	
OWNER CASH CONTRIBUTION:	+ \$	
Public Funds other than <u>City of Inkster</u> HOME/NSP Funds:	+ \$	
LOAN AMOUNT	+ \$	
Interest Rate: _____ %	Ammoritization Period: _____	Years
FHA Insured: _____		
Private Grants	+ \$	
Total Estimated Cost	= \$	

Initial Purchase Price \$ _____
 504 Accessible? _____ Number of Bedrooms: _____

% of Median Income:			
	0% to 30%		30% to 50%
	50% to 60%		60% to 80%

Ethnic Background

Hispanic ☐ Not Hispanic ☐

Race

Size of Household Persons

White Asian Asian & White Black/African American Black/African American & White Asian/Pacific Islander American Indian/Alaskan Native American Indian/Alaskan Native & White Native Hawaiian/Other Pacific Islander American Indian/Alaskan Native & Black/African American Other Multi-Racial	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Head of Household</th></tr> </thead> <tbody> <tr> <td>Single/Non-Elderly</td><td>☐</td></tr> <tr> <td>Elderly</td><td>☐</td></tr> <tr> <td>Related/Single Parent</td><td>☐</td></tr> <tr> <td>Related/Two Parents</td><td>☐</td></tr> <tr> <td>Other</td><td>☐</td></tr> </tbody> </table>	Head of Household		Single/Non-Elderly	☐	Elderly	☐	Related/Single Parent	☐	Related/Two Parents	☐	Other	☐
Head of Household														
Single/Non-Elderly	☐													
Elderly	☐													
Related/Single Parent	☐													
Related/Two Parents	☐													
Other	☐													



HOME BUYERS

ADVANCES KNOWLEDGE DEVELOPS COMMUNITIES EMPOWERS FAMILIES

National Faith Homebuyers' mission is to assist anyone that desires home ownership, especially targeting low to moderate income families and Veterans and their families. National Faith HomeBuyers encourages families to take ownership of their lives and adopt financially responsible behavior, while becoming independent of governmental assistance.

We are the premier home ownership and (small business development or foreclosure prevention) agency in greater Detroit. We are proud to work here and our customers are eager to use our services. We have the flexibility to respond quickly and effectively to the changing people's lives and to meet

customer needs. The latest technologies help us to integrate our different services and make them more accessible to customers. As a true learning organization, we draw on: the expertise of our staff, what our customers tell us, and the lessons we have learned together. To provide the most comprehensive services and products we also build and sustain collaborations with other excellent organizations in the private and non-profit sectors. As a non-profit, we have adapted and thrived in a competitive funding environment including both for-profits and non-profits.

To provide quality services in a fiscally responsible manner, provide excellent customer service, respond immediately to all concerns, build strong collaborations and leverage resources.

INTEGRATED PROGRAM DELIVERY

National Faith's collaborative alliance of people, systems, business structures and practices into a process that connects the talents, determination and insights of participants to optimize results, increase value to the owner, and maximize efficiency through all phases of homeownership.

National Faith pledges to provide integrated project delivery, organized services, productive groups and one-on-one meetings, and the commitment to assisting the customer with positive outcomes.



Orientation



Homebuyer Education



1:1 counseling



Credit
Counseling



Home Ownership

FINANCIAL

2011
2012
2013
2014

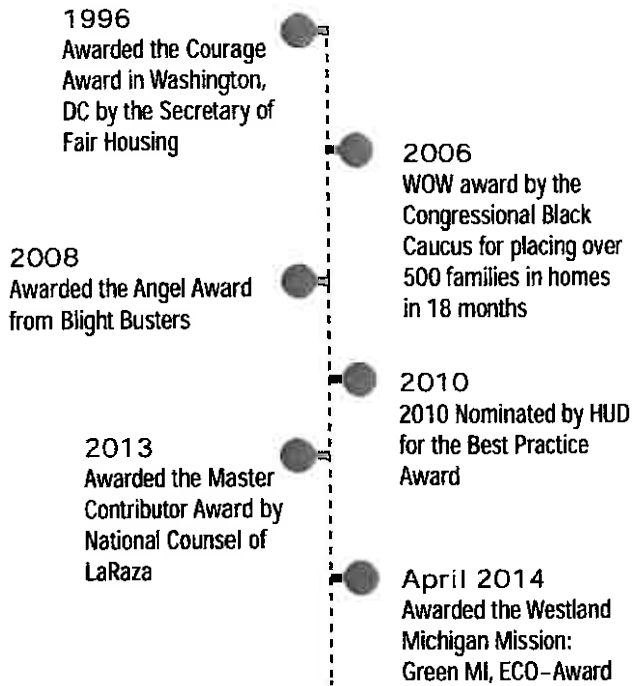
\$595,876.00

\$ 1,781,573.00

\$1,902,254.00

\$2,380,978.00

ADVANCES KNOWLEDGE DEVELOPS COMMUNITIES EMPOWERS FAMILIES



\$1,030,000
Annual down payment assistance able to secure for homebuyers



192 HOMES
People closed on in one year, about 16 per month



105
Homes assisted on foreclosure prevention



500
Calls per day



350 / PER WEEK
Hits on website



80 MONTHLY
Individuals attending homebuyer education classes



120 MONTHLY
Individuals attending Orientations



180 ANNUALLY
Taking homebuyer evaluation through our on-line portal

4

Housing counseling staff

2

Foreclosure counselors

6

Counselors who have adopted, endorsed and promote the National Industry Standards

MARCH, 2015

Opened branch in Houston, Texas

PLAN TO OPEN ADDITIONAL BRANCHES

of National Faith Homebuyers throughout the United States

- Data-driven outcomes & performance measures
- Electronic engagement and communications
- Web-based programming and learning platforms

How we got our start

Dina has spent the last eighteen years as the Executive Director of National Faith HomeBuyers. The program was designed to help people like herself – those who wanted to buy a home but needed help getting it. The program ran successfully in Ann Arbor, but soon began to outgrow its small borders. In 2001, Dina took her successful model into the City of Detroit, and Wayne County, and Faith Community HomeBuyers was born. Since 2001, Faith Community has counseled in excess of 7,000 families, leading to more than 1,000 first time home purchases.

The non-profit 501(c)(3) agency offers; financial literacy, credit education, homeowner workshops, housing counseling, downpayment assistance, wealth building seminars, and a variety of other programs and services.

In an effort to make homeownership a national crusade, The Washtenaw HomeBuyers Program has become National Faith HomeBuyers. The mission of National Faith HomeBuyers is to assist anyone that desires homeownership. National Faith HomeBuyers encourage families to take ownership of their lives and adopt a financially responsible behavior. Families are encouraged to become independent of governmental assistance. National Faith HomeBuyers is MSHDA, Freddie Mac, and HUD certified.

At National Faith HomeBuyers we are improving neighborhoods, one house at a time.

Our Mission

Our Mission is to assist our clients in realizing the American Dream of homeownership. Our program provides individuals and families with resources, knowledge, and financial assistance to become home owners. We will also assist home owners to prevent and/or avoid foreclosure.

Services

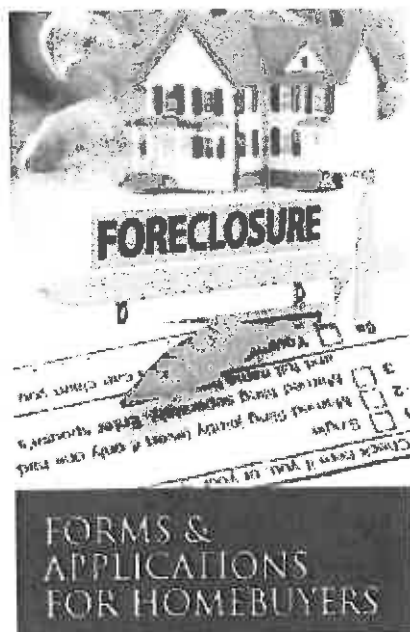
Some of our services have changed. We now offer...

- Downpayment Assistance
- Prevention Workshops – These can be found on our event calendar
- Foreclosure – alternatives and advice.
- Homebuyer Process – National Faith Homebuyers will take you through how to purchase a home step-by-step

- **Forms and Applications** – You will find all the forms you will need. Credit report, Application Check Lists, and much more.

NEW PROGRAMS

- **Homeownership Opportunities Program (HOP)** – HOP helps first-time homebuyers who are at or below 80% of area median income (AMI) with down payment and closing costs and improves their eligibility for mortgage financing...[READ MORE](#)
- **MSHDA – Down Payment Assistance** – Down Payment Assistance (DPA) may be available from MSHDA to help you purchase your home. It is a second mortgage that must be used in conjunction with MSHDA's MI First Home or MSHDA's MI Next Home first mortgage.
- **MSHDA program – LENDERS LIST**



OUR SERVICES

- DOWN PAYMENT PROGRAM
 - CONTACT-DOWNPAYMENT PROGRAM
- HOME BUYER PROCESS
- PREVENTION WORKSHOPS
- FORECLOSURE
- FORMS & APPLICATIONS



HOMEBUYER EDUCATION CLASSES

Please do not schedule an appointment if you have not been to an Information Session and a Fast Track.

**Children Under the age of 18 Will Not Be Admitted to Information Sessions, Fast Tracks and/or Other Workshops conducted by National Faith Homebuyers. We are sorry for any inconvenience this may cause.*

Book Your Appointment Today!



2015
*Program
Schedule*

RECENT POSTS

How The Down Payment Assistance Program Works?



As a rule of thumb most financial institutions provide 3.0% down payment mortgages. A typical loan also includes several thousand dollars in closing costs such as origination fees, appraisals, inspections, allocation of taxes, and so on. If you buy a house selling for \$100,000, the down payment would be \$3,000, but with the additional fees and costs, the total funds needed to purchase a home could be as much as \$6,000. Therefore, as part of the program each potential home buyer must provide \$1,000 of their own money. The Wayne County program provides a fixed \$7,500 loan for existing houses. This loan is forgivable after five (5) years at 0% interest.

The head(s) of the household will sign both a second mortgage payable to Wayne County and a Promissory Note. A prospective home buyer must not have owned any other residential property at the time of application, and may not have owned a home within the last 3 year

CLICK ON THE TABS BELOW TO SEE REQUIREMENTS

[Income Requirements](#)

[How About The House?](#)

[Home Buyer Education Required!!](#)

[2015 Income Requirements](#)

[Income Requirements](#)

[Income Requirements](#)

The maximum income limits for the First Time Home Buyer Programs is 80% of Wayne County's Area Median Household Income. Household income includes the sum of the incomes of all household members. You can find the current income levels at the bottom of this page.

[How About The House?](#)

How About The House?

The down payment assistance can only be used on houses that meet the federal Housing Quality Standards (HQS). In essence, the home must meet city building codes and must not have any cracked or peeling paint or fragmented asbestos. After selecting a home, the potential home buyer will need to hire a certified inspector to verify that the house meets these standards. The use of housing inspectors is always a sensible part of any home purchase. Buying a home is a big investment. We will provide you a list of certified inspectors. The cost is included as part of the owner's financial commitment to the purchase of the home. The home must be certified as meeting Housing Quality Standards in order for home buying assistance to be approved.

Home Buyer Education Required!!

Home Buyer Education Required!!

The prospective home buyers must complete the home buyer educational program provided by National Faith Homebuyer (or another course approved by National Faith Homebuyers). The purchase of a home is generally the largest investment most families will make in their lives. We need the prospective home buyer to be a successful homeowner. National Faith's program is set up to help the home buyer create wealth through homeownership by building communities.....one family at a time!

2015 Income Requirements

2015 Income Requirements

The maximum income limits for the First Time HomeBuyer Program are determined on a city by city basis. Please see the chart below for the list of median income levels in the 30%, 50% and 80% ranges – based on family size. Household income includes the sum of the incomes of all household members. Please feel free to contact National Faith HomeBuyers for more information. The current household income criteria are:

home buyer create wealth through homeownership by building communities.....one family at a time!

2015 Income Requirements

2015 Income Requirements

The maximum income limits for the First Time HomeBuyer Program are determined on a city by city basis. Please see the chart below for the list of median income levels in the 30%, 50% and 80% ranges – based on family size. Household income includes the sum of the incomes of all household members. Please feel free to contact National Faith HomeBuyers for more information. The current household income criteria are:

FY 2015 Income Limits Summary

FY 2015 Income Limits Summary

City of Westland, Michigan										
FY 2015 Income Limit Area	Median Income	FY 2015 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Wayne County	\$67,700	<u>Very Low (30%) Income Limits</u>	\$14,250	\$16,250	\$20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$40,890
		<u>Extremely Low (50%) Income Limits</u>	\$23,700	\$27,100	\$30,500	\$33,850	\$36,600	\$39,300	\$42,000	\$44,700
		<u>Low (80%) Income Limits</u>	\$37,950	\$43,350	\$48,750	\$54,150	\$58,500	\$62,850	\$67,150	\$71,500
		<u>Low (120%) Income Limits</u>	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

NOTE: Wayne County is part of the Detroit-Warren-Livonia, MI HUD Metro FMR Area. The Detroit-Warren-Livonia, MI HUD Metro FMR Area contains the following areas: Lapeer County, MI ; Macomb County, MI ; Oakland County, MI ; St. Clair County, MI ; and Wayne County, MI .
Income Limit areas are based on FY 2014 Fair Market Rent (FMR) areas.
THIS CHART MAY CHANGE ON AN ANNUAL BASIS – Updated 3/5/2015



ALREADY MORTGAGE QUALIFIED? LOOKING TO BECOME MORTGAGE QUALIFIED?

Leave us with your contact information and let us to see how we can assist you to get into a home for a very low down payment. Please indicate what City/Area you would prefer to live, and what you can afford monthly, and let us see what we can do for you.



 CONTACT ME FOR MORE INFORMATION