

1. Agenda

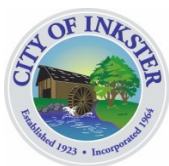
Documents:

[AGENDA 8-1-16.PDF](#)

2. Packet

Documents:

[8-1-16 PACKET.PDF](#)



INKSTER CITY COUNCIL

August 1, 2016
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Byron Nolen
Mayor Pro Tem – Timothy Williams, District I

Council Members:

Clarence Oden, Jr., District II
Sandra K. Watley., District III
Jewell Jones, District IV
Kim Howard, District V
DeAtriss Richardson, District VI

FELICIA RUTLEDGE
CITY CLERK

DARIN CARRINGTON
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
 - B. Reinvent Inkster – Jeannie Fields **(see Pg. 53)**
3. Public Participation (limit to 3 minutes)
4. 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).
5. Adjournment

August 1, 2016
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. NLC Service Line Provider – Mike Chambers
- B. Safety on Wheels– Police Chief, William Riley
- C. Clean Up – Fire Chief, Chuck Hubbard

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4. Public Hearing

5. Consent Agenda

- A. July 18, 2016 Regular City Council Meeting Minutes.

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6. Boards and Commissions

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

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7. Previous Business

8. Ordinance(s)

- A. First Reading(s)
- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Chuck Hubbard) Consideration approval to purchase one rescue truck with government pricing through Mercy Sales Inc. by leasing for five (5) years at a total cost of \$165,579.00 with 20% down and a payment of \$28,176.49 per year, due each December.

Pg. 13

B. Discussion/Action: (Chuck Hubbard) Consider approval for the purchase of a new set of Hurst Hydraulic Spreaders pricing through Apollo Fire Equipment for a total cost of \$11,500.00. **Pg. 21**

C. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 16-17) to allow a retail store and office space for a graphic design related business in the Town Center District (TCD) per the recommendation of the Planning Commission. The applicant is LaShawn Todd. **Pg. 26**

D. Discussion/Action: (Jeannie Fields) Consider adoption of the ReInvent Inkster Strategic Action Plan per the recommendation of the ReInvent Inkster Steering Committee. **Pg. 53**

E. Discussion/Action: (Jeannie Fields) Consider approval of the acquisition of twenty two (22) properties under the First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County and transfer of the properties along with two (2) city-owned properties to the Michigan Land Bank Fast Track Authority for demolition under the Help for the Hardest Hit Blight Elimination Program. **Pg. 87**

F. Discussion/Action: (City Council) Consider approval of the acquisition of twelve (12) properties under the First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County to sell to Renaissance Community Development, LLC. in the amount of \$12,000.00.

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Manager

13. Mayor and Council Communication

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

Safety on Wheels!

If an Inkster Police Officer catches you
wearing your safety helmet,
you will be presented with a **TICKET** for a
FREE small ice-cream cone
at Inkster Dairy Queen

REMEMBER TO BE SAFE AND WEAR YOUR SAFETY HELMET



Inkster Dairy Queen

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Inkster Police Department



**City of Inkster
Commission on Aging**

July 18, 2016

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 Monday, July 18, 2016.

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

- A. The agenda.
- B. Greenway Project Update – Jerome Bivins
- C. Civic Center Proposal – Library Commission
- D. Commission on Aging – Denise Champagne

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 7:07 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

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

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to adjourn the closed Executive Session at 7:35 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:40 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 Reverend George Williams.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Jones	Absent
Councilwoman Richardson	Present		

Approval of Agenda

Moved by Councilmember Oden, Seconded by Councilmember Richardson to approve the agenda with added items "C", "D" and "E".

Resolution 7-16-184R - Motion carried.

Presentations/Discussion

- Thunder Boys 10U AAU Team
- Inkster Karate Club
- Commissioner Glenn Anderson – Mary McClendon

Public Hearings

Consent Agenda

- A. July 5, 2016 Regular City Council Meeting Minutes.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the Consent Agenda.
Resolution 7-16-185R – Motion carried.**

Boards and Commission

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

**Moved by Councilmember Howard, Seconded by Councilmember Oden to appoint Mayor Pro-Tem Timothy Williams to the Planning Commission
Resolution 7-16-186R – Motion carried.
NAY: Richardson**

Previous Business

Ordinance(s)

- A. First Reading(s)
- B. Second Reading(s)

New Business

- A. Discussion/Action: (Denise Champagne) Consideration and approval of the Multi Year (MYP) 2017-2019 Senior Alliance, Inc. resolution as recommended by the Commission on Aging along with inclusion of their comments and concerns noted in their resolution.

**Moved by Councilmember Richardson, Seconded by Councilmember Howard to approve the Multi Year 2017-2019 Senior Alliance, Inc. resolution as recommended by the Commission on Aging along with inclusion of their comments and concerns noted in their resolution.
Resolution 7-16-187R – Motion carried.**

- B. Discussion/Action (Jeannie Fields) Consideration and approval of the July 10, 2016 through June 30 ,2021 Charter County of Wayne Contract for Community Development Block Grant (CDBG) funding in the amount of \$240,530.00 for the HUD Funding Program Year 2016 (July 10, 2016-December 31, 2017).

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember to approve the Charter County of Wayne Contract for Community Development Block Grant (CDBG) funding in the amount of \$240,530.00 for HUD Funding Program Year 2016 (July 10, 2016-December 31, 2017). Resolution 7-16-188R – Motion carried.

- C. Discussion/Action: (City Council) To approve a street closure on July 30, 2016 from 2 p.m. until 10:00 p.m. on Hopkins street between Sylvia and Princess for a Family and Friends Block Party.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve a street closure on Hopkins Street on July 30, 2016 from 2:00 p.m. until 10:00 p.m. for a Family and Friends Block Party. Resolution 7-16-189R – Motion carried

- D. Discussion/Action: (City Council) To vote in accordance with the vote that was taken in closed session (Van Silica)

Moved by Councilmember Richardson, Seconded by Councilmember Oden to vote in accordance with the vote taken in closed session (Van Silica) Resolution 7-16-190R – Motion carried

- E. Discussion/Action: (City Council) To vote in accordance with the vote that was taken in closed session (Inkster Lodge, LLC.)

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to vote in accordance with the vote taken in closed session (Inkster Lodge, LLC) Resolution 7-16-191R – Motion carried

Public Participation

- **Toni Bailey** – Announced the July 30, 2016 Spring Clean.
- **Juanita Davis** – Asked about the tax levies. Additionally she asked when the full time Code Enforcement Officer would return.
- **Mr. Myrick** – Had concerns about his property being foreclosed.
- **Larry Motley** – Stated the Inkster Charter Commission meetings should be null and void because they were not televised. Further he stated he did not know when the Charter Commission meetings were held.
- **Gabe Henderson** – Thanked residents that participated in the Inkster Goodfellows Spaghetti and Fish Fundraiser. He had further questions regarding Parkwood Park.
- **Jessie Shelby** – Asked how many new schools would be opening in Inkster. She further asked if the city paid the school taxes.
- **Opal Nolen** – Announced a fundraiser trip to Fire Keepers Casino.
- **Michael Wells** – Provided Library Board meeting dates and times. He further announced Library Board programs.
- **Rev. Sherod** – Reminded residents to vote for Judge Candidate Tracy Green and State Representative candidate, Jewell Jones.

City Clerk

ANNOUNCED:

The August 30TH Special 11TH House District Election has been cancelled.

1. The August 30th, 2016 Special Election was being held for the remainder 2 month term of State Representative Julie Plawecki.
2. This election will be placed on the November 8th, 2016 ballot because there is only one (1) candidate from each party. Thus, the August 30th Special Primary Election is eliminated.
Councilman Jewell Jones was selected to have his name appear on the August 2ND Ballot as a candidate for the two (2) year term of State Representative Julie Plawecki. To all persons that received their AV Ballots with Representative Plawecki's name, please contact the Clerk's Office 313-563-9770 or stop by to request another ballot with the corrected name of Jewell Jones. You will not automatically receive a new ballot you have to request a new ballot.

City Manager

- Announced the Crime Prevention Community Summit on July 27, 2016 at 6:00 p.m.

Mayor and Council

- **Councilwoman Richardson** – Stated mattresses were dumped on South River Park Drive. She further stated she had an event at the Recreation Complex and the floor in the room they occupied was sticky and dirty. Lastly she said that she is receiving calls regarding the disbursement of the Charter. She said the Charter Commission is governed by the Open Meetings Act and the proposed charter should be posted along with the minutes.
- **Councilman Oden** – Stated that the Parks and Recreation has not had any meetings for the past two or three months. He asked who cancels the meetings for Parks and Recreation. He further asked when the positions for DPS be hired. He stated there is high grass on Middlebelt and Beech Daly. He asked about an Ordinance for basketball rims in the street.
- **Mayor Pro-Tem Williams** – Stated that on Pine, West of Middlebelt, no cone is in the road and he is afraid that someone will drive and bust a tire and/or get hurt. Additionally he asked that on Pine Street, East of Farnum if DTE can come out and trim the trees they are in the phone lines. He encouraged residents to shop Inkster.
- **Mayor Nolen** – Stated the city had a bad storm on July 8, 2016. He stated that he was impressed how quickly Department of Public Works sprang into action to help assist with picking up trees. He stated that the Charter is no secret document and that the Charter Attorney advised that the charter is a proposed draft and that changes can be made by the Attorney General's office. He announced lunch with the Mayor on Thursday and stated that Special Guest would be attending.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made
By Councilmember Richardson, Seconded by Councilmember Oden and carried,
the Regular Council meeting of July 18, 2016 was adjourned at 9:03 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.
- (Ex-Officio Member)

Tenure

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 06/02/16

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 02/01/18

Toni Bailey

Exp. 07/06/17

Dorothy Gardner

Exp. 06/16/16

Chuck Coleman

Exp. 02/01/18

Gabe Henderson

Exp. 02/01/18

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 Miller

Exp. 01/19/17

Peggy Jordan

Exp. 01/19/17

Lenoria Warmack

Exp. 01/04/17

Celeste McDuffie

Exp. 01/04/17

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 05/16/18

Vacant

Vacant

Gabe Henderson

Exp. 05/16/18

Vacant

Vacant

Vacant

Vacant

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Vacant

Vacant

Vacant

Vacant

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
Hersey Bryant, (C)
Horace Wells

Exp. 12/31/05
Exp. 12/31/00
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 Schoiack~~ Dist. 1

Exp. 12/01/11

Vacant Dist. 2

Vacant Dist. 3

Alfreda Flowers Dist. 4

Exp. 06/04/15

Vacant Dist. 5

Franklin Minor Dist. 6

Exp. 01/04/19

~~George Collier~~ Mayoral

Exp. 03/16/12

~~Carmen Mitchell~~ At-Large

Exp. 02/18/11

CANVASSERS BOARD

[MEETINGS: As Required] **INACTIVE DUE TO STATE STATUE**

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)		
- Tom Michellini		Exp. 04/19
- 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
Byron Nolen		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
Byron Nolen		Tenure
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)		

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

Montel Armstrong
 William Acklin
 Ernest Hendricks
 James Orr
 Ernestine Williams
 Deborah Walker

Tenure
 Exp. 03/17
 Exp. 03/19
 Exp. 09/20
 Exp. 03/19
 Exp. 10/19

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
 Akindele Akinyemi
 DeAndra Crystal-Rikay Watley
 Dosye A. Thompson
 Emmereal Shawn Wells
 Ruth E. Williams

Exp. 2019
 Exp. 2019
 Exp. 2019
 Exp. 2019
 Exp. 2019
 Exp. 2019

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

Nell Harrison Dist. 1
 Curtistine Barge Dist. 2
 Brittini Abiolu Dist. 3
 Olubisi B. Ajetunmobi Dist. 4
 Vacant Dist. 5
 Barbara Cooper Dist. 6
 Marie Jenkins **Mayoral**

Exp. 3/21/18
 Exp. 1/20/18
 Exp. 3/7/18
 Exp. 1/20/18

 Exp. 5/2/18
 Exp. 1/20/18

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. 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
Dr. Lydon Jones	Mayoral	Exp. 12/21/17
Yolanda Lockett	Council	Exp. 01/20/17

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Tiwain Smith	Mayoral	Exp. 3/7/18

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 (Council appointee) (Chairman)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Emmereal Wells	Exp. 04/18
James Garrett	Exp. 08/17
William Ratliff	Exp. 0419
Lynette Cain	Exp. 05/19
Steven Chisholm	Exp. 0419

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

Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/17
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard Hampton, II		Exp. 12/17
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
Marcus Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

REQUEST FOR COUNCIL ACTION

To: Jeannie Fields, Acting City Manager *JF* Date: 07-11-2016

From: Chief Chuck Hubbard *CH* Date for Council Consideration: 07-18-2016

ACTION REQUESTED: Consider approval of a purchase one rescue with government pricing through Mercy Sales Incorporated by leasing for 5 years at a total cost of \$165,579.00 with 20% down and a payment of \$28,176.49 per year due each December.

Current Action *approval required* Emergency Future

Funds Budgeted: If Yes XXX Account # 101-337-990.000 No N/A

Treasurer's Approval *Daniel C. Smith*

BACKGROUND:

The City of Inkster currently has a seven year old rescue whose typical life span is 5 years that needs to be upgraded to continue the level of EMS service that the department delivers to our residents. Our current Rescue runs on more than 5000 calls per year and has accrued approximately \$13,000.00 in repairs over the last fiscal. We have had to borrow rescue trucks from other fire agency's several times due to ours being inoperable. This has caused the city to loose several thousands of dollars in revenue and has put a strain on our mutual aid agreement with neighboring departments.

SCOPE OF SERVICES:

To lease/ purchase a 2016 Marque rescue under a national government bid.

JUSTIFICATION:

From a Risk Management perspective it makes sense to create a less hazardous environment for our staff when feasible, by providing our emergency responders the best equipment possible with the limited dollars we have. The benefit would be felt along three points of light, first by our emergency responders in the field providing a higher level of service. The second would be to the fire department budget by keeping our maintenance cost down and the final long term benefit would be that the general fund would continue with a positive revenue

stream. This is a sole purchase item through a national government bid utilized by other departments some of which we work with on a daily basis. Please see attachment A for a detailed summary of why this vendor has been selected. This vendor also offers each department the opportunity to get a rebate based on the number of ambulances purchased in a given year (see attachment B). It is imperative that our trucks have similar capabilities and design structure because we utilize each other's equipment and third party maintenance facility. The item is budgeted in the 2017 budget year.

PROJECT IMPROVEMENTS:

1. Enhance Public Safety.
2. Improve and promote the image of Inkster, its citizens, and its firefighters.

COSTS:

The cost will be a 20% down \$33,115.00 with an annual payment of \$28,176.49 for 5 years.

PROJECT TIME TABLE:

The vehicle will be ready in August for delivery to our department and immediately placed into service when the radios are installed.

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:





June 22, 2016

RE – CITY OF INKSTER, MI

REV Financial Services is pleased to present the following proposal for the transaction described below:

LESSEE: CITY OF INKSTER, MI
EQUIPMENT: 1 MARQUE TYPE III AMBULANCE(S) E-450 \$165,579.00
EXPIRATION: INDEXED TO 5 YEAR SWAPS

**LEASE
QUOTE:**

Amount	Rate	Payments	Payment Factor	Residual	Term	Adv. / Arr.
\$165,579.00	2.67%	\$28,176.49	.26461561	NONE	5 YR ANNUAL	Arrears

LEASE: This is a tax-exempt, municipal government lease with the title to the property passing to Lessee. This is a net lease under which, all costs, including insurance, maintenance and taxes, are paid by Lessee for the term of the lease.

NOTES: \$33,115.00 DOWN PAYMENT (20%). \$400.00 doc fee at closing. This proposal assumes a loan start date of 7/22/2016 with the first annual payment due on 12/1/2016. Subject to municipal underwriting.

APPROVAL: This proposal, until credit approved, serves as a quotation, not a commitment by Lessor to provide credit or property. Lessor acceptance of this Proposal is subject to credit; collateral and essential use review and approval by Lessor. The interest rate quoted herein assumes that the interest component of the Payments is exempt from federal income tax. Lessor will provide a taxable financing proposal if it is determined that the financing will not qualify for tax-exempt interest rates. The financing contemplated by this proposal is subject to the execution and delivery of all appropriate documents (in form and substance satisfactory to Lessor), including without limitation, to the extent applicable, the Master Lease Agreement, any Schedule, financing statements, legal opinion or other documents or agreements reasonably required by Lessor. The quoted interest rate assumes the Lessee designates the Lease as "bank-qualified" pursuant to Section 265(b) of the Code.

Thank you for the opportunity to present this proposal. If you have any questions, please contact me at my number or e-mail address below.

Sincerely,

Mike Schober
Regional Sales Manager
M (682) 218-6294
michael.schober@revgroup.com



www.REVgroup.com

**REPORT FROM THE CITY MANAGER TO CITY COUNCIL
March 14, 2016**

**SUBJECT: AWARD OF PROPOSAL FOR TYPES I & III AMBULANCES, RELATED EQUIPMENT
 AND SERVICES**

ADMINISTRATIVE SUMMARY

- Requests for Proposal were advertised, available on the MITN e-procurement site, and publicly opened on Tuesday, December 8, 2015, for Type I & III Ambulances. Notification was sent to over one-hundred (100) firms with five (5) companies responding, providing six (6) options. The request for proposals (RFP's) received were from Emergency Vehicles Plus representing Wheeled Coach, Halt Fire representing PL Custom Vehicles, Horton Emergency Vehicles; Mercy Sales representing Excellence Ambulance, and Marque Ambulance and Rolland Specialty Vehicles representing American Emergency Vehicles.
- The RFP was a cooperative effort between the Cities of Farmington Hills, Rochester Hills, Warren, and the Townships of Northville and Commerce. The City of Farmington Hills acted as lead agency for the RFP. The proposal was developed with the intent to create a comprehensive agreement for new ambulances, parts, service, training, and owned ambulance refurbishment. The expected initial purchase from the named agencies is eighteen (18) vehicles. In addition, once an award is made, will be extendable to all members of the MITN Purchasing Cooperative (150+ agencies). In fact, the City of Walled Lake is anxiously awaiting award so they can order vehicles.
- Specifications require the awarded firm to provide a comprehensive product offering of vehicles, equipment, parts, accessories, and related services for both Type I & Type III Ambulances. The agreement will be for three (3) years with an option to renew for three (3) additional one-year terms. Respondents were asked to provide a pricing scheme that would allow each agency to build vehicles that meet their individual needs and would accommodate changes and updates to vehicle standards, component parts, technology, truck build costs, and changes in trade-in values.
- Each response was evaluated by the participating agencies on qualifications including experience, references, ability to supply multiple vehicles in a timely manner, customer service approach including warranty and after-warranty work, pricing scheme for vehicles, accessories, parts, and value added items such as training, employee certification, and rebates. Upon review, two (2) vendors were short listed and the committee interviewed and reviewed equipment with both vendors (Mercy Sales representing Marque Ambulance and Rolland Specialty Vehicles representing American Emergency Vehicles). Upon completion of the interview and equipment review, the committee unanimously recommended Mercy Sales representing Marque Ambulance for award. The committee made up of staff from Fire, Vehicle Maintenance, and Purchasing from all the agencies is recommending the City enter into an agreement with Mercy Sales Representing Marque Ambulance. Mercury Sales has extensive experience in building both types of vehicles. They have local representation to assist with any issues that arise and they have two (2) service centers in Michigan plus mobile technicians able to provide on-site service. The example truck pricing offered by Mercy Sales was very competitive (see tabulation below). Their pricing scheme going forward includes volume discounted, firm fixed pricing which will be updated and confirmed yearly based on State/County government pricing. In addition, Mercy Sales representing Marque Ambulance has excellent references and offer valuable extras including technician certification training and yearly rebates based on MITN Cooperative Volume, and like vehicle volume. The committee is confident Mercy Sales representing Marque Ambulance understands the full scope of the agreement and will provide quality vehicles and excellent customer service.

TOTAL PRICING EXAMPLE TRUCKS

FIRM NAME(S)	TYPE I- EACH	TYPE III EACH	TOTAL
EMERGENCY VEHICLES PLUS REPRESENTING WHEELED COACH	\$214,649.00	\$151,417.00	\$366,066.00
HALT FIRE RPERESENTING PL CUSTOM	\$279,410.00	\$198,381.00	\$477,791.00
HORTON EMERGENCY VEHICLES	\$260,207.00	\$170,804.00	\$431,011.00
MERCY SALES REPRESENTING EXCELLANCE	\$268,696.36	\$187,491.81	\$456,188.17
MERCY SALES REPRESENTING MARQUE	\$225,610.00	\$151,568.00	\$377,178.00
ROLLAND SPECIALTY VEHICLES REPRESENTING AEV	\$256,446.69	\$190,671.69	\$447,118.38
ROLLAND SPECIALTY VEHICLES REPRESENTING AEV	\$256,446.69	\$151,796.69	\$408,243.38
<i>Requested Correction of total Bid-per email notification of mistake</i>			

- The above pricing for each agency is based on firm fixed pricing but tailored to each agency's needs. The Farmington Hills Fire Department worked with DPW staff and Mercy Sales to determine the best vehicles to meet our current operational and staffing model. The recommendation is for our Fire Department to standardize all of our ambulances to Type I Medium Duty Vehicles with enhanced GVWR rating and no added fire suppression equipment. Moving to one type of ambulance will allow better rotation of units, standardized Fire Fighter training, and standardized unit maintenance.
- Funding for this purchase is available in the 2015/16 and 2016/17 CIP. As part of the Mercy Sales proposal, an additional rebate is given if the City orders six (6) or more like vehicles at one time. The recommendation below requests City Council award four (4) vehicles in the 2015/16 Budget and two (2) vehicles in the 2016/17 budget with the understanding that if the budget for the two (2) trucks does not get approved in June, the two (2) vehicles will be cancelled and the rebate will be negated. The price per vehicle for Type I Ambulances meeting our requirements is \$228,608 per truck for a total request of \$1,371,648. Please note this pricing does not include end of year Cooperative Volume Rebates, nor does it include trade-in dollars from existing vehicles. The final trade-in numbers will be determined by Mercy Sales once mileage and condition is confirmed when they are turned in. The estimated trade in is \$8,000-\$10,000 per vehicle.

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to enter in agreement with Mercy Sales representing Marque Ambulances for Type I & III Ambulances & Related Equipment for a period of (3) years with optional renewal for three (3) additional one (1) year periods through mutual consent under the same terms & conditions.

In addition, it is recommended that City Council authorize the City Manager to issue a purchase order for six (6) Type I ambulances for a total of \$1,371,648; four (4) from the fiscal year 2015/16 Capital Fund and two (2) from the fiscal year 2016/17 Capital fund with the understanding that if City Council does not approve the 2016/17 Capital Budget the two (2) vehicles will be cancelled.

Prepared by: Michael Lasley, Director of Central Services
 Reviewed by: Jon Unruh, Fire Chief
 Approved by: Dave Boyer, City Manager

711 DOCUMENT

mercysales **incorporated**

December 8, 2015

Farmington Hills Bid Consortium

31555 Eleven Mile Road

Farmington Hills Mi. 48336

Dear Consortium Members,

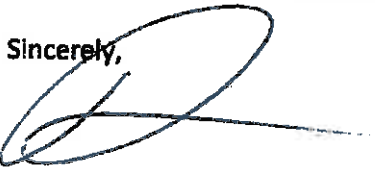
Mercy Sales, Inc. is excited for the opportunity to submit our proposal to Farmington Hills Bid Consortium. We believe you will find our proposal will provide your members with high quality ambulances and equipment from reliable vendors and manufacturers, at reasonable prices, that meet your employee and patient needs. The proposal also demonstrates our desire to partner and create a long term mutually beneficial relationship by providing additional discounts, identified in our attached rebate schedule, based on the annual purchasing volume of the consortium.

Mercy Sales, Inc has been a long term provider of ambulances in the Michigan and Indiana markets since 1994. We have established relationships with Excellence and Marque manufacturers for new and refurbished ambulances which are included in this proposal. Additionally, we have relationships with Ferno, Stryker and a local graphics company Graphik Concepts (Located in Farmington Hills, Mi.) which will provide you with access to attractive pricing while providing a professional look to your ambulance.

Mercy Sales understands that with the rising costs in healthcare and decreasing tax revenues the cost of equipment and supplies to provide the high quality products and services to the communities served is an extreme challenge. Mercy Sales has included in this proposal significant discounts in all the products. Additionally, we have additional rebates that depending on the volume of vehicles purchase will result in additional savings to each vehicle purchased.

We pride ourselves in delivering the highest quality products according to customer specifications and stand behind them with our dedicated and experienced service. Mercy Sales Inc. is excited in the possibility to establish ourselves as the provider for the Farmington Hills Bid Consortium. Thank you for the opportunity to provide a proposal for your new ambulances. If you should have any questions or require additional information, please contact me immediately (989) 798-4247 or email me at athompson@mercysales.com.

Sincerely,



Anthony V. Thompson

Sales Representative

mercysales, incorporated • 834 south washington avenue • saginaw, michigan • 48601
www.mercysales.com

mercysales **incorporated**

Consortium Rebate Schedule(Contract Year)

<u>Number of Ambulances Ordered per contract year</u>	<u>Rebate/Ambulance</u>
0-5	\$0.00
6-10	\$1,250.00
11-15	\$1,875.00
16+	\$2,000.00

*Contract year means orders must be placed within 9 months from contract award date renewing annually on award date.

Example: Contract awarded January 16, 2015 order cutoff to retain that years rebate September 16, 2016.

Reconciliation of all contract year rebates to be completed within 90 days of contract year end.

Rebates will be reviewed on yearly basis based on volume of consortium

*Rebates can be given in lump sum to consortium to distribute or to individual entities per written discretion of consortium.

*Any Rebates available for chassis not purchased from Michigan contract pricing for Ford or Gm and or any other OEM chassis provider will be documented and passed along as additional Discount to purchaser.

*Additional discounts may be available for identical multiple truck orders based on options and ordered to be built at same time.

REQUEST FOR COUNCIL ACTION

To: Darrin Carrington; City Manager

Date: July 25, 2016

From: Fire Chief Chuck Hubbard

Date for Council Consideration: 08-1-2016

ACTION REQUESTED: Consider approval for the purchase of a new set of Hurst Hydraulic Spreaders pricing through Apollo Fire Equipment for a total cost of \$11,500.00.

Current Action *approval required*

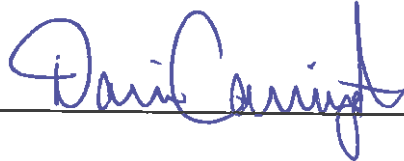
Emergency

Future

Funds Budgeted: If Yes X Account # 101-337-970.000 No XXX

N/A

Treasurer's Approval



BACKGROUND:

Our current set of Jaws (Hydraulic Spreaders) is 18 years old and requires a heavy hydraulic power pack to operate. They have also become a maintenance concern thereby putting a strain on our budget and could cause a safety issue for the citizens as well as the firefighters. Also they are not as efficient when in operation due to vehicles being constructed with higher strength metals. Therefore a request was made during the budget process to upgrade to the latest set of Jaws on the market which are now battery operated and twice as powerful as our current set.

SCOPE OF SERVICES

To purchase a set of eHurst spreaders from Apollo Fire Equipment sales.

JUSTIFICATION:

There are only two manufacturers of this specialized tool in the country eHurst and Genesis. EHurst has established themselves as the industry leader for this life saving equipment. Their Jaws of Life (Extrication Devices) are far superior to the other manufacturer per our industry standards. The purchase itself will come from our regional vendor Apollo Fire Equipment Sales and therefore we would consider them a sole source. The city of Inkster Fire Department services an eight lane thoroughfare that runs right past our station and we responded to more than 60 Motor Vehicle Accidents in 2015. Our staff and citizens deserve to have the best lifesaving equipment we can offer them and this is the right product to keep pace with the 21st century. This item is budgeted in the 2017 budget year.

PROJECT IMPROVEMENTS:

1. Enhance public safety
2. Improve and promote the image of Inkster, its citizens, and its firefighters.

COST

The cost will be \$11,500.00

RESOLUTION:

Authorization is hereby given to:

Resolved by:

Seconded by:

Yes:

No:

Absent:



SP 300E2 SPREADER

part #: 271080000

Bends metal. Removes hassles.

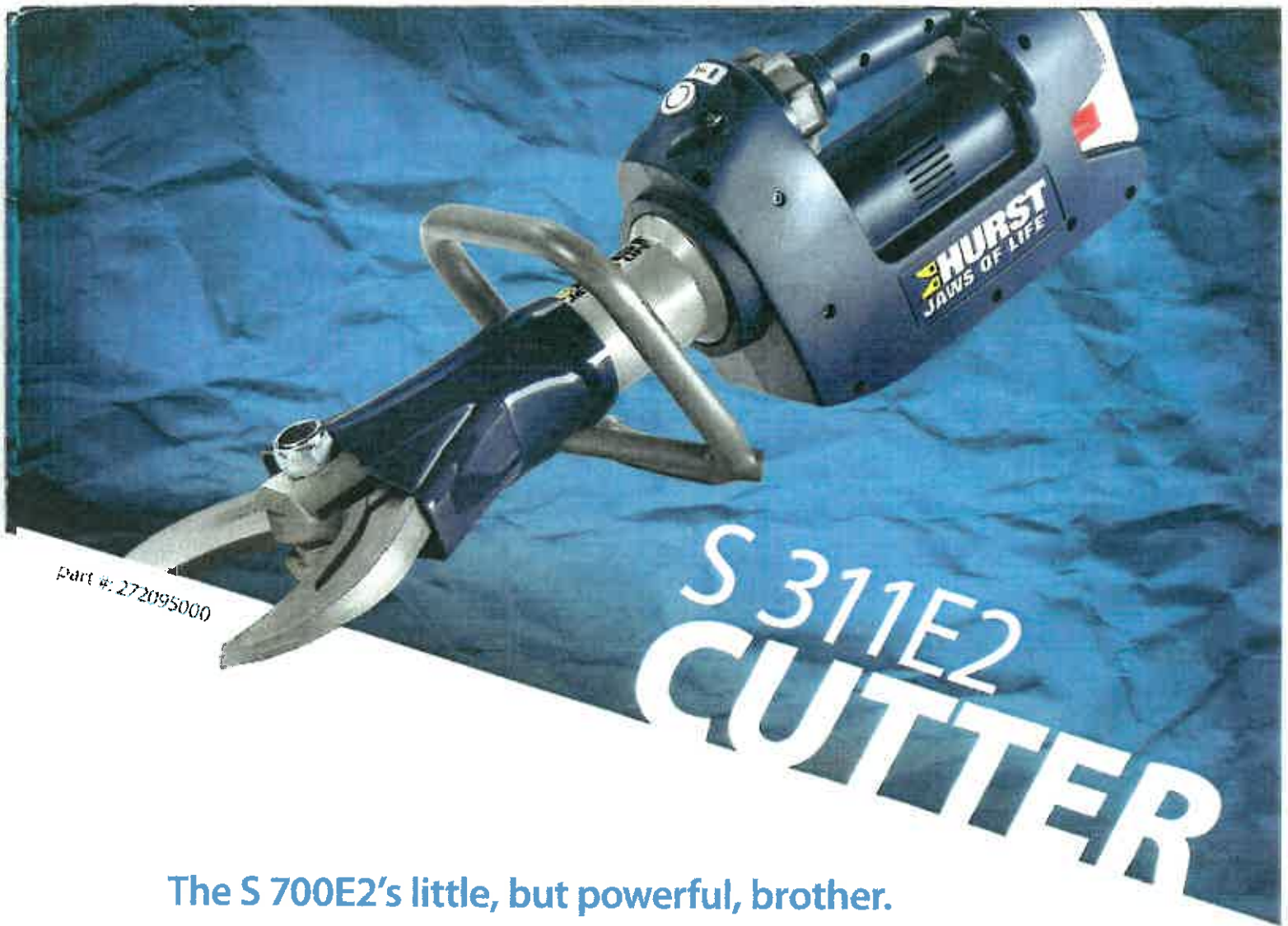
With no hoses, no power unit and no setup time this newly designed spreader is lighter, smaller and lets nothing get in your way. Its "diamond" surface tips not only have excellent grip but are designed extremely flat to penetrate the narrowest gaps. This tool is quite frankly the perfect combination of strength, spreading distance and speed – helping it blow past the competition.

Features and Benefits:

- Newly designed hydraulic pump provides weight reduction
- Max spreading force has increased by 14.4 percent
- Perfect for confined space, structural collapse
- Diamond tip, standard
- Ergonomically designed star-grip permits tool actuation from almost any gripping position
- Each tool comes with two batteries and one charger
- If needed, you can plug it in for limitless power with a 110v adaptor

Technical Specifications:

- Length: 34.7 in / 881 mm
- Width: 14.0 in / 355 mm
- Height: 10.3 in / 262 mm
- Weight: 43.9 lbs / 19.9 kg
- Max. Spreading Distance: 23.9 in / 608 mm
- Max. Spreading Force: 32,600 lbs / 145 kN
- Max. Pulling Force: 6,300 lbs / 28 kN
- NFPA HSF: 9,000 lbs / 40 kN
- NFPA LSF: 7,400 lbs / 33 kN
- NFPA HPF: 4,720 lbs / 21 kN
- NFPA LPF: 4,050 lbs / 18 kN
- NFPA 1936 2010 Compliant: Yes
- Chain Set: KSV 11 Part # 81-67-20



The S 700E2's little, but powerful, brother.

It may be the 700's little brother but it doesn't lack for power. This tool is the perfect extrication cutter and is the most convenient tool for getting to the action. Nearly four pounds lighter than its predecessor, this tool moves quickly at the scene -- and past the competition.

Features and Benefits:

- Smaller and lighter than its predecessor
- Standard extrication cutter
- Ergonomically designed star-grip permits tool actuation from almost any gripping position
- Curved blade geometry pulls materials to the back of the blade area for fast, clean action
- Each tool comes with two batteries and one charger
- If needed, you can plug it in for limitless power with the eDRAULIC 110v adaptor

Technical Specifications:

- Length: 33.4 in / 847 mm
- Width: 8.9 in / 225 mm
- Height: 10.3 in / 262 mm
- Weight: 39.0 lbs / 17.7 kg
- Cutter Opening: 5.9 in / 150 mm
- NFPA Cutter Rating: A7/B8/C6/D7/E7
- NFPA 1936 2010 Compliant: Yes

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: July 26, 2016

From: M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development

Date for Council Consideration: Aug 1, 2016

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 16-17) to allow a retail store and office space for a graphic design related business in the Town Center District (TCD) per the recommendation of the Planning Commission. The applicant is LaShawn Todd.

Current Action X

Emergency

Future

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

Treasurer's Approval n/a

BACKGROUND INFORMATION

On May 16, 2016, the Council authorized an agreement letter for the applicant to utilize two parking spaces at the Ice Arena located at 26311 S. River Park Drive as overflow parking for the business. If the property is sold, the agreement for the parking spaces will terminate.

On Monday, July 25, 2016, the Planning Commission held a public hearing and reviewed and approved the Special Conditions Use (SCU 16-17) and associated Site Plan (SP 16-18) to allow a retail store and office space for a graphic design related business in the Town Center District (TCD) (east of Inkster Road) with no conditions. The site plan approval included removal of a tree on Michigan Ave and a 50% reduction in the number of parking spaces (from 12 to 6). Draft meeting minutes are attached. The applicant is LaShawn Todd.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates letter dated 7.24.16, the business will be desirable and potentially attract more tenants and entrepreneurs to the area. Additionally, adding a retail and office use in this area should enhance the City. The planner recommended approval of the Special Conditions Use and Site Plan subject to conditions. A copy of this letter is attached with comments from the Development Review Team.

An aerial, plot plan and zoning map is attached for review. A copy of the site plan is available for review upon request.

PROJECT OR IMPROVEMENT TASKS

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
3. Improve and promote the image of Inkster.

COSTS

All costs are incurred by the petitioner and must be paid in full prior to final site plan approval.

PROJECT TIME TABLE

Upon approval by City Council and final site plan approval, the applicant may go to the Building Department to apply for permits to obtain a Certificate of Occupancy and subsequently a Business License to begin operation.

RESOLUTION

Resolved by _____

Seconded by _____

To approve a Special Conditions Use (SCU 16-17) to allow a retail store and office space for a graphic design related business in the Town Center District (TCD) per the recommendation of the Planning Commission.

Yes:

No:

Absent:



PLANNING COMMISSION PETITION
FOR
SPECIAL CONDITIONS / REGULATED LAND USE

Filing Fee SCU / RLU = \$1,450.00 plus \$6 an acre
Required Public Hearing = \$350.00

Case # 16-17 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 3.23.16

The undersigned respectfully petition(s) Planning Commission to permit a Special Conditions / Regulated Land Use as hereinafter requested, and in support of this petition, the following facts are shown:

PROPERTY IDENTIFICATION

Street Address: 27214 Michigan Ave Inkster, MI. 48141

The property is located on the North side of Michigan Ave. Street, Between Beech Daly Street and Inkster Rd. Street.

It has frontage of 35 feet, a depth of 85 feet, and comprises of 0 acres.

Legal Description: Lots 146 and 147 Westwood hills Sub

Property Owner LaShawn Todd

Address: 3628 Tegge Ct. Inkster, MI. 48141

Phone: 313-463-0356 Fax 734-595-7841

☒ Yes, I do authorize representatives of the City of Inkster to access the property for the (initial) purpose of site investigation associated with this application.

- PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Mixed-Use

- Attach a statement indicating why the change of use requested is necessary for the preservation of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons in the vicinity.

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 s/he is authorized to submit this Petition.

LaShawn Todd
Signature of Petitioner

LaShawn Todd
Printed Name of Petitioner

Date

Owner
Title of Petitioner

313-463-0356 734-595-7841 Ldquallstodd@yahoo.com

Petitioner Telephone Number Petitioner Fax Number Petitioner E-Mail Address

Company's Name Q. and A. Enterprises LLC

Company's Address 27214 Michigan Ave.

- PROOF OF REPRESENTATION MUST BE ATTACHED TO THIS APPLICATION IF THE PETITIONER IS NOT THE OWNER OF PROPERTY REQUESTING REVIEW.

Subscribed and sworn to before me this 21st day of March 2016

My Commission Expires: January 3, 2018

Teheia M. Thomas
Notary Public, Wayne County, Michigan



PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 16-18 (SP)

Date Filed 3-23-16

TO THE INKSTER CITY PLANNING COMMISSION:

The undersigned respectfully petition(s) Planning Commission for site plan review as provided for by the Inkster, Michigan Code of Ordinance and in support of this Petition, the following facts are shown:

PROPERTY IDENTIFICATION

Street Address: 27214 Michigan Ave The property is located on the North side of Michigan Ave Street, between Beech Daly Street and Inkster Rd. Street. It has frontage of 35 feet, a depth of 85 feet, and comprises 0 acres.

Legal Description: Lots 146 and 147 Westwood hills Sub

PARCEL ID: 44-018-03-0146-000

ZONING - This property is currently zoned Commercial/Office

Property Owner: LaShawn Todd

Address: 3628 Tegge Ct. Inkster, MI, 48141 Phone: 313-463-6356 Fax: 734-595-7841

- ☒ Yes, I do authorize representatives of the City of Inkster to access the property for the purpose of site (initial) investigation associated with this application.
- ☒ Yes, I do understand that all building, electrical, plumbing, and fire codes must be met prior to occupancy.
- L.T.
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Private Office space / Retail Display

Clearly describe the proposed project - do not write "refer to plans": Building will be used as a mixed-use property. There will be both private offices and a retail space for a graphic design business.

- ALL BUILDING MATERIALS MUST BE LABELED WITH PROJECT NAME OR CASE NUMBER & SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH SITE PLANS.

Eight (8) SETS OF SITE PLANS FOR COMMERCIAL DEVELOPMENT AND FOR RESIDENTIAL DEVELOPMENT, DRAWN AT A SUITABLE ENGINEERING SCALE SHOWING:

- Subject parcel
- Intended layout and landscaping plan
- All adjacent and abutting property lines, public rights of ways, zoning, and buildings within a radius of one hundred (100) feet
- Building floor plan and all building elevations.
- Storm, water, and sanitary sewers.

ALL PRINTS MUST BE FOLDED.

SITE PLAN REVIEW FEES:

Commercial - less than an acre..... \$1,750
Commercial - an acre or more \$1,800 + \$50 per acre
Residential - less than an acre \$1,450 plus \$6 per unit
Residential - an acre or more \$1,500 + \$6 per unit

Applicant is responsible for contract engineering and planning fees. Deposit required at time of application.

PLEASE NOTE - Partial acres are rounded off. On plans resubmitted for review, 1/2 of the original fee. *ALL REVISIONS MUST BE BUBBLED ON RESUBMITTED PLANS. AN 8.5"X11" SITE PLAN OF FINAL ADMINISTRATIVELY APPROVED PLAN MUST BE PROVIDED FOR PLANNING COMMISSION MEETING. ALSO, A DIGITAL COPY OF FINAL PLAN ON CD-ROM SHALL BE PROVIDED.

AFFIDAVIT OF PETITIONER

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 s/he is authorized to submit this Petition.

Printed Name of Petitioner: LaShawn Todd
Signature of Petitioner: LaShawn Todd
Interest in Property: Owner
Firm: LaShawn Enterprises LLC Address: 3628 Tegge Ct. Inkster MI 48141 Phone: 313-463-6356
Fax: 734-595-7841 E-Mail Address: lshawn.todd@yahoo.com

Subscribed and sworn to before me this 21st day of March, 2016.

Felicia M. Thomas
Notary Public, Wayne County, Michigan

My Commission Expires: January 3, 2023

June
July 24, 2016

Jeannie Fields, Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: 16-17 (SCU #2) Proposed Retail and Office
Location: 27214 Michigan Avenue
Zoning: TCD, Town Center District
Applicant(s): LaShawn Todd

Dear Ms. Fields:

At your request, we have reviewed the above referenced application dated 3/23/16 for a special conditions use for a mixed use retail and office graphic design business located at 27214 Michigan Avenue and offer the following comments for your consideration.

COMMENTS:

1. **Special Conditional Use Permit Requirements (\$155.289).** The following standards are applicable to all conditional use permit applications:
 - a. **Will be harmonious and in accordance with the goals, policies and actions of the Master Plan.**
The site is planned for Town Center land uses. This designation is intended to provide a "city identity" and includes a mixture of retail, office, residential and public uses. The application indicated that the intent for the business is for retail and office, with a graphic design component. A use statement has been provided and the use is consistent with the desirable uses of the TCD district.

The site is on the north side of Michigan Avenue, east of Inkster Road, in the part of the Town Center area referred to as the Community Core. The Master Plan calls for buildings in this area to be a minimum of two stories in height. The proposed business will occupy an existing building that, while only one story, is consistent with the walkable scale and building massing intended for the district.
 - b. **Will be designed constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The building appears to be well-maintained and the brick façade and awning are consistent with the color palette desired for the TCD district. The awning will be repainted and the color choices presented are consistent with the Zoning Ordinance standards.
 - c. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the City as a whole.** The proposed changes will be a visual, physical, and economic improvement to the site. The addition of an active use to a currently vacant space should add value to the surrounding neighborhoods and the district, provided the retail activity and office uses are consistent with the intent of the district.
 - d. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The capacity of the City's infrastructure and services appears to be sufficient

to accommodate the business; however, the City Engineer must review the utilities, water and sanitary sewer leads to be added to the site plan for review. *This finding subject to the approval of the City Engineer.*

- e. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses, which may relate to traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site and its proposed use should not detract from the orderly function of business and residential uses in the surrounding areas.
- f. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The adjacent lots are all zoned TCD. There is some vacancy in the TCD district and in the Town Center retail development. Adding this business will be desirable and potentially attract more tenants and entrepreneurs to the area.
- g. **Will not impose additional service demands upon the City or its anticipated future resources.** We are not aware of any additional service demands upon the City that would result from the proposed use.
- h. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** Adding a retail and office use in this area should enhance the City and not create additional public costs.
- i. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all specific standards as established for said use by this Ordinance.** This finding can be made if the lighting note is added to the plan and planning commission approves a 50% reduction to the required parking.

RECOMMENDATION

At this time, we recommend that Planning Commission schedule a Public Hearing and recommend that City Council approve a Special Conditions Use for a Graphic Design Office at 27214 Michigan Avenue. With the following conditions:

- 1. Required revisions are made to the site plan, as noted.
- 2. The results of the Public Hearing are consistent with the findings noted in this letter.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner

July 20, 2016

Jeannie Fields, Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: 16-18 (SPR #3) Proposed Retail and Office
Location: 27214 Michigan Avenue
Zoning: TCD, Town Center District
Applicant(s): LaShawn Todd

Dear Ms. Fields:

At your request, we have reviewed the above referenced application for site plan approval and offer the following comments for your consideration.

DESCRIPTION OF THE SITE

The applicant proposes to occupy the .07 acres of land located at 27214 Michigan Avenue for retail store and office space for a graphic design related business. The legal description of associated parcels included in the site is printed on the site plan. The subject site is currently vacant and the proposed use will remodel an existing approximately 2700 s. f. building on the site.

Per your request we have reviewed the site plan application dated March 17, 2016 for compliance with Inkster Zoning Ordinance regulations and sound planning and zoning principles and offer the following comments for your consideration.

The following chart provides information of current land use, zoning, and future land use.

	Existing Land Uses	Current Zoning	Future Land Use Designation
Subject Site	Vacant and Commercial - Proposed for private office/retail/graphics design	TCD, Town Center District	Town Center
North	Alley and City lots	TCD, Town Center District	Town Center
South	Michigan Ave.	TCD, Town Center District	Town Center
East	Vacant and Commercial	TCD, Town Center District	Town Center
West	Vacant and Commercial	TCD, Town Center District	Town Center

REVIEW COMMENTS

1. **Zoning and Use (\$155.049).** All development in the TCD District must comply with the following:

a. Submission Requirements

- i. A recent "as built" survey, copies of all property restrictions hindering, a site plan, buildings and development elevations, floor plans, a landscape plan, soil studies, signage plans, sight lines and public access connections to the river corridor, where

applicable, and pedestrian connections. Additionally, Planning Commission has the authority to waive the following additional requirements if they are not necessary for project evaluation: a development timetable, developer financials, a traffic study, parking studies.

The applicant has provided a site plan with the required information, including parking, lighting, waste management, building details, and landscaping

Additionally, the applicant has not submitted a development timetable, developer financials, and a traffic study. We recommend the Planning Commission waive the TCD District submission requirements for a development timetable, developer financials, and a traffic study. Due to the scope of the project and location on a major corridor it is our opinion this information is not necessary for project evaluation.

- b. Standards and Requirements for Review and Approval in the TCD District.** The Planning Commission shall make conclusions for a proposed development application based on the following standards and requirements:

- i. All proposed uses shall promote and be consistent with the spirit and specific intent and purposes of the City of Inkster Town Center District and master plan.**

Retail sales and office uses are appropriate and encouraged uses TCD district. A graphic design use is also consistent with the district. A detailed use statement has been provided.

- ii. The application proposal shall set forth specific written descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design elements which affect the impact of this project with adjacent properties, to other developments in the District, to the overall plans and goals of the District and to future users and inhabitants of the development. Standards of Section 155.061, Schedule of Regulations are not specifically required except as contained in the proposal approved by the Commission, or in any specified condition that has been made subject in the Commission's resolution of approval. However, the requirements of Section 155.071 through Section 155.081 General Development Standards must be adhered to.**

Additional comments follow but the requirements of Section 155.071 through Section 155.081 have been met by the site plan submittal.

- iii. Signs must meet the requirements of this ordinance and shall be limited in size and numbers to avoid visual clutter associated with overall effect of multiple signs. Billboards are expressly prohibited.**

The existing awning will be repainted and new lettering is proposed. The color scheme appears to be consistent with the district regulations. We recommend flat solid block lettering be used. The sign area is listed as 12"X48." It may cover up to 25% of the awning, including all logos. The final sign must comply with City regulations.

- iv. **Proposed uses shall encourage pedestrian usage and encourage business patrons to remain in the district for an extended time period. Businesses that cater to transient vehicular traffic such as drive-in or drive-through facilities, auto service stations or centers or similar uses shall not generally be approved. The Planning Commission may approve such transient automobile dependent use, if in its judgment, such use is needed for the viability of the district.**

The proposed use appears to be consistent with pedestrian oriented retail and should help to activate the pedestrian frontage on the north side of Michigan Avenue west of Inkster Road.

- v. **The proposed use(s) must not exceed the capacity of the existing and available public services, including utilities and public roads. However, the development proposal can contain adequate plans for providing needed services or evidence that such services will be available by the date the project is completed. This plan must meet Planning Commission's satisfaction.**

We believe this standard is met.

- vi. **The project and its uses must be in compliance with all applicable federal, state and local laws and regulations.**

We believe this standard is met.

2. **Architectural Features (§155.072).** The subject site is located in the TCD District. It is the intent of this district is to provide a vibrant mixed-use civic center with buildings that are pedestrian-friendly and that have architectural scale and character that are consistent with the vision for this area of the City. A note on the plan indicates that building facades will be repaired, maintained and/or repainted as needed. The building is a brick with a central monument/rood sign two doors, and four small windows. The façade appears to be in relatively good condition and a maintenance note is provided. The awning is proposed to be repainted and ochre color with white and evergreen accents. The building appears to comply with the exterior color standards of section 155.072(F).
3. **Landscaping (§155.073).** One crabapple, is proposed for the in the lawn area in front of the building to comply with the City's street tree requirement.
4. **Waste Receptacle (§155.075).** The site plan notes that republic will be used for trash removal and that dumpster access will be shared with the "Hydro Hut" and a letter of the agreement has been provided.
5. **Exterior Lighting (§155.076).** Per Sections §155.076 and Section §155.164(D), the light fixtures must be placed and shielded so that illumination levels do no exceed 0.1 foot-candles along lot lines that abut a residential zone and 0.3 foot-candles along any other lot line, or 20 foot-candles anywhere on the site. There are street lights along Michigan Avenue. The plan notes the location of the wall mounted fixtures on the front and back of the building but does not note illumination levels. A note on the site plan states that the mounted lamps will be shielded and downward facing and comply with the City's illumination levels.

6. **Off-Street Parking and Loading (§155.077 - 155.079).** 6 parking spaces are provided including 1 ADA (van accessible) space and 2 City owned spaces that have been approved for use by the business. The building is 2,915 s. f. and the requirement for offices is 1 space per 250 s. f. 12 spaces are required, however, in the TCD district Planning Commission is permitted to reduce the parking requirement by 50%. We recommend Planning Commission reduce the parking requirement for this use to 6 spaces.
7. **Drainage, soil control, sedimentation, utilities.** We understand that no changes proposed to utility or site drainage and the building leads appear to be shown on the site plan; however, the information is not legible at the submitted scale and print quality. We defer to the City engineer on utility and drainage requirements.
8. **Comments from Other Departments.** All applicable City departments should review the revised site plan to identify any remaining issues.

RECOMMENDATION

At this time, we recommend that Planning Commission approve the site plan with the following required revisions:

Our recommendation is contingent on the following:

1. Planning commission approves a 50% reduction in the parking requirement to six total spaces.
2. Comments from other City Departments have been adequately addressed.

If you have any questions please do not hesitate to contact us.

Respectfully submitted,

McKENNA ASSOCIATES


Paul Lippens, AICP
Principal Planner



Alfred Benesch & Company
615 Griswold, Suite 60C
Detroit, MI 48226
www.benesch.com
P 313-963-0612
F 313-963-2156

June 30, 2016

City of Inkster
Department of Public Services
26900 Princeton
Inkster, MI 48141

Attn: Jerome Bivins, Department of Public Services Deputy Director
Regarding: 16-18 (SP)/SCU/RLU 16-17
27214 Michigan Avenue Graphic Art Retail
Site Plan 2nd Review

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated March, 2016 received June 24, 2016 for the above referenced project. Comments for the applicant are summarized below:

1. Note that preliminary plans may be prepared by a land surveyor but final plans must be prepared and signed by a professional engineer licensed in the state of Michigan (per City of Inkster Site Plan Approval Guidelines, page 4).
2. Show the easement for the 48-inch sewer located under the building.
3. Show and label the Wayne County Interceptor Sewer and the 36-inch diameter water main in Michigan Avenue. Existing public utility information was provided to the applicant's engineer.
4. Show water lead from the existing building to the existing utility.

Please call me at 313-234-0349 if you have any questions.

Sincerely,

Alfred Benesch & Company

A handwritten signature in black ink that reads "Carrie Loya-Smalley".

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Jeannie Fields, Community Development Manager
Eric Tucker, P.E., Project Manager
File: 8-140008

Jeannie Fields

From: John D. Adams <JAdams@ww-fa.com>
Sent: Wednesday, May 04, 2016 4:49 PM
To: Jeannie Fields
Subject: Re: Questions regarding Site Plan

Yes the alley can be used as a fire lane and no spots have to be adjusted

Yours in Life Safety,
John Adams

Jeannie Fields

From: William Riley
Sent: Thursday, April 14, 2016 4:42 PM
To: Jeannie Fields
Subject: RE: Site Plan Review Letters

Ms. Fields

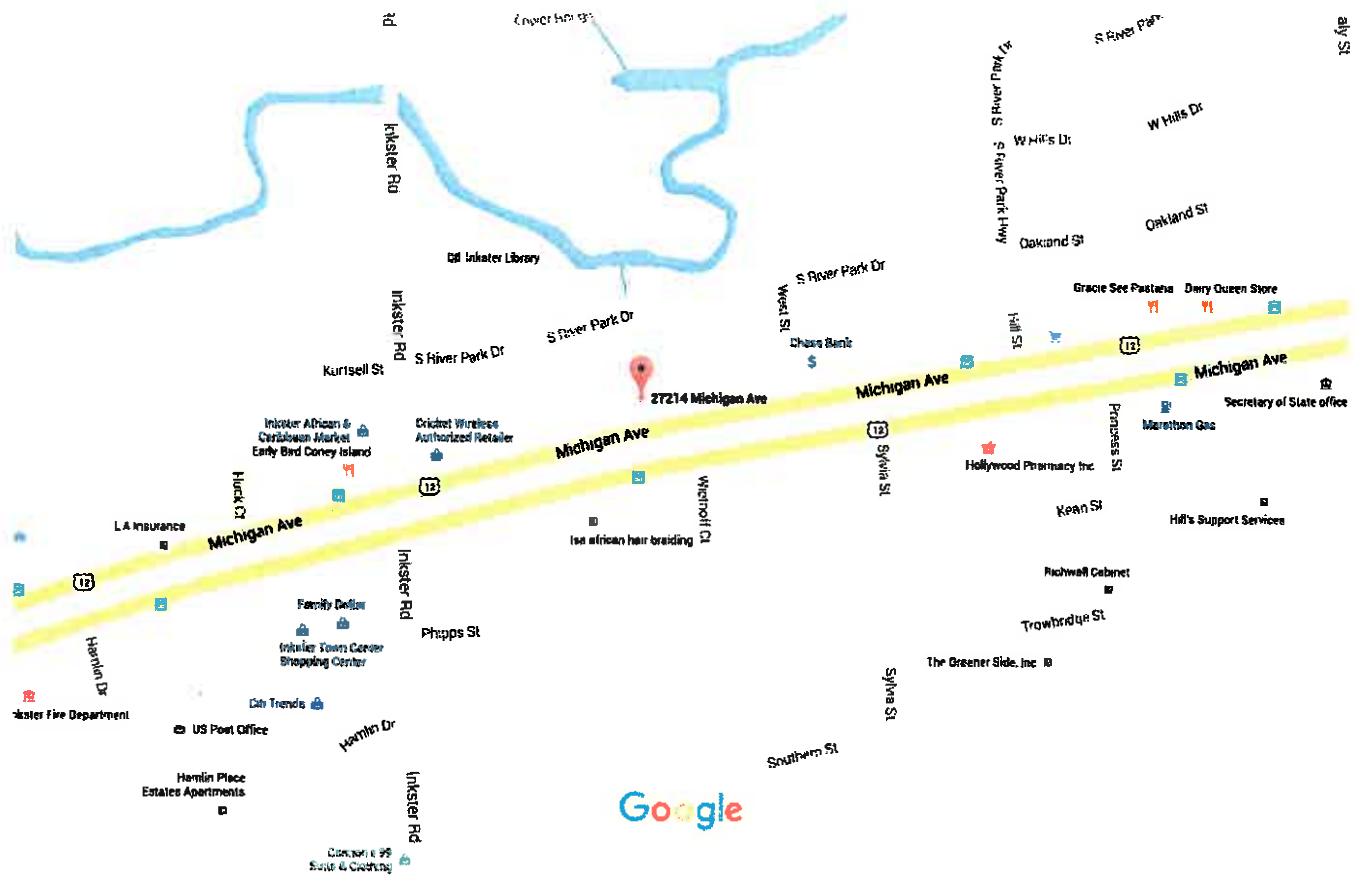
In reference to the review of the following site plans I have no issue for:

27214 Michigan
27480 Michigan

Both areas appeared to have adequate lighting. I saw no significant security risks for the staff or general public at this point.

Chief William T. Riley III
Inkster Police Department
"Team Inkster"

Google Maps



Map data ©2016 Google 200 ft



27214 Michigan Ave
Inkster, MI 48141



21214 Michigan Avenue

ZONING MAP

City of Inkster, Michigan

Districts

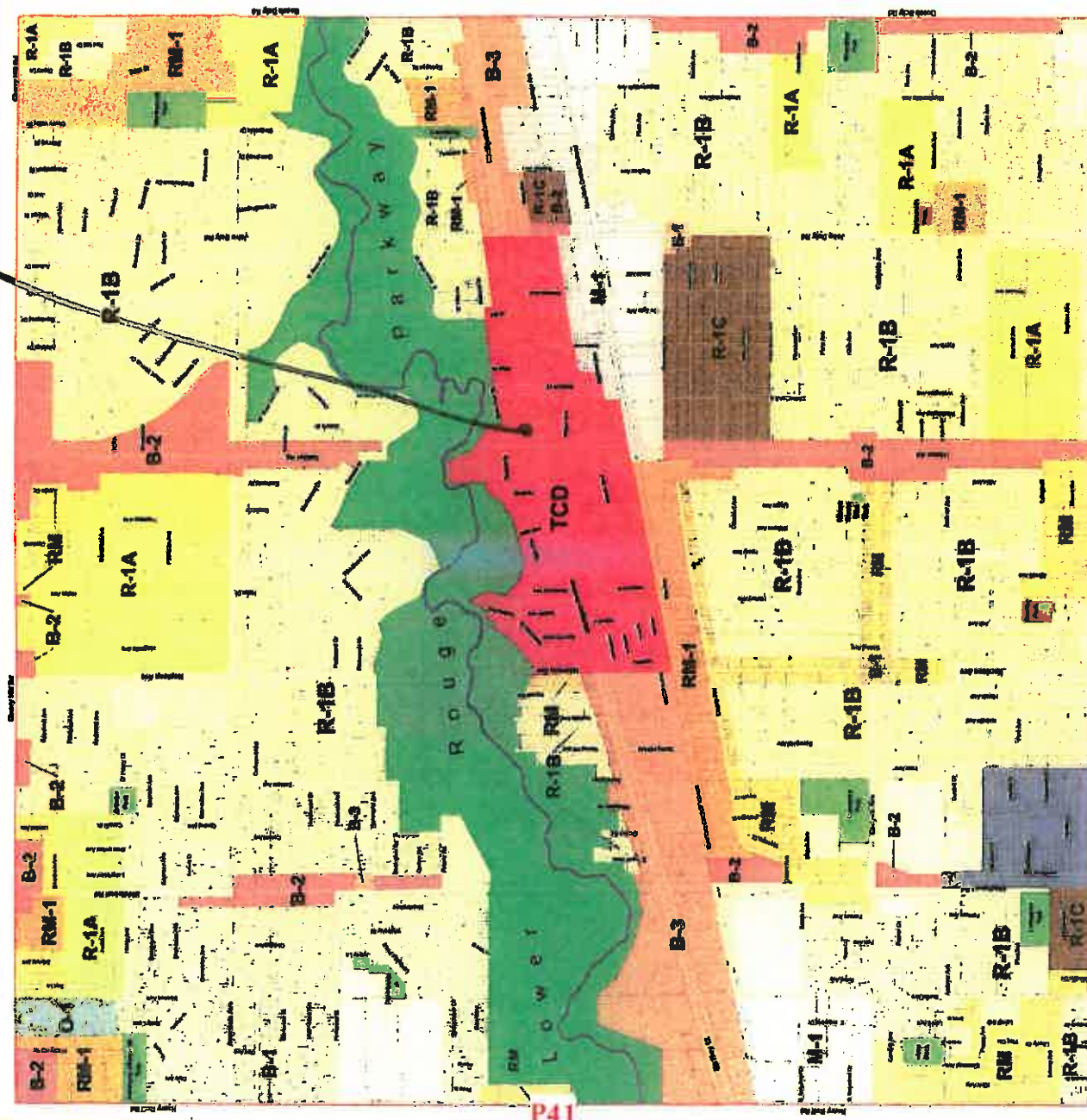
- R-1A One Family Residential District
- R-1B One Family Residential District
- R-1C One Family Residential District
- RM Restricted Multiple Dwelling District (Low Rise)
- RM-1 Multiple Family Residential District (Low Rise)
- O-1 Office District
- B-1 Local Business District
- B-2 Thoroughfare Mixed-Use District
- B-3 General Business District
- M-1 Light Industrial District
- TCD Town Center District
- Planned Unit Development (PUD)
- Parks and Open Space
- Rouge River Parkway

MADE MAP BY THE ENGINEER, INKSTER, MICHIGAN



CITY OF INKSTER
INKSTER, MICHIGAN

WADE TRIM
20000 Woodward Road, Suite 100, Inkster, MI 48140
734.974.1111



ADDITIONAL INFORMATION



**Resolution No. 5-16-132R
May 16, 2016**

RESOLVED BY THE COUNCIL OF THE CITY OF INKSTER:

WHEREAS, The Inkster City Council approves authorizing an agreement letter for the use of two (2) spaces at the Ice Arena located at 26311 S. River Park Drive as overflow parking for the business located at 27214 Michigan Ave. The request is being made by Q & D Enterprises, LLC. Subject to the property being sold, the agreement for two parking spaces will terminate.

MOVED BY: Councilmember Oden

SECONDED BY: Mayor Pro-Tem Williams

YEAS: 7 NAYS: ABSENT: VOTE: Motion carried.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a Regular City Council meeting held on May 16, 2016 and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 268, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Felicia Rutledge
City Clerk
Inkster, Michigan

Detailed use Statement

Proposed Business Proprietors:

LaShawn Todd
3628 Tegge Ct
Inkster, MI 48141
313-463-0356

Jacquais Dukes
8154 Huntington Dr
Westland, MI 48185
734-516-7004

Name and Description of Proposed Business:

All Things Graphic & More

Our business combines a variety of Graphic Design and Art to potential Garment, Paper, digital Clients.

"If we can design it, We can print it", is our moto.

Our services range from designing and printing of obituaries, business cards, flyers, brochures, menus, invitations: wedding , party, corporate, etc.... annoucements, candy graphics, branding, t- shirts, team wear, uniforms, caps, jackets, sweats, sports wear, poly, cotton and more, custom graphics and logos, marketing materials such as envelopes, flyers, banners, posters, post cards, corporate wear, etc.... Most of our business is generated through the web, phone, email and word of mouth. With the expansion of the business, we will be able to service clients on site for personal consultations on selection of materials, such as colors, and paper choices for printing of designs or layouts of their choices.

Proposed Use of Structure on site:

Office areas will be used as offices/design station areas for both designers to design for potential Clients. The Work station area will be used to produce the items purchased from potential clients. Example: Customer purchases 250 obituaries. They will be designed and laid out by a designer on hand, then take to the workstation area to be printed and prepped for customer pickup or delivery. The Conference room/ office areas is designated for customers who would like privacy when placing orders, training, and team/project meetings. Example: Customer comes in and want to purchase wedding invitations. This area will be used to layout the style and types of invitation samples we can design for them. In this area, the client will be able to bring others to help with choosing the perfect invitation for their special day. The main entry room/ display room, will hold/display past and present projects that we have done or will do. The customer or visitor interested in certain projects or items will be able to look around and see sample works of past projects. This will help them with deciding on certain styles and colors they may have in mind for their projects. This area will also be available for customers to pickup completed projects from the counter area.

Square Footage:
Approximately 2900 sq ft. of space.

Number of Employees:
Both Owners of the operation will run the operation until business picks up. We will expect to train and hire 2 more designers within the next year.

Hours of Operation:
Monday - Thursday 9am to 6pm
Friday - Saturday 10am to 5pm
Sunday - Closed

*There are no Trucks being housed at this business

Proposed Plans to Renovate or make improvements:

Please see attached document..

Detailed use Statement'

Continued

Proposed Business Proprietors:

LaShawn Todd
3628 Tegge Ct
Inkster, MI 48141
313-463-0356

Jacquais Dukes
8154 Huntington Dr
Westland, MI 48185
734-516-7004

Proposed Plans to Renovate or make improvements:

Improvements and Construction Activities

Interior of Building:

1. Painting of walls
2. Update flooring
3. Clean up of property
4. Sanitize counter, desk, shelves, etc....
5. Replace both front doors

Exterior of Building:

1. Signs- Existing awnings, front and rear, will remain. We will not replace them. I will repaint the existing awning and add my detailed lettering for the new business on the awning, including the buildings address on the front and rear awnings.
2. Replace light bulbs in the light fixtures under the awning for better security in the rear
3. Replace Rear entry door glass that has been vandalized.

Landscape Plans and Maintenance Schedule

1. Plan to plant a Crabapple tree in front of building (If permitted)
2. Existing grass will be maintained weekly for trimming and daily trash / rubbish cleanup around property.

Lighting Plan

1. There is existing lighting on the outside rear of structure. The bulbs will be replaced in the lights under the awning in the rear for better lighting source.

Property Owner: LaShawn Todd
Address: 3628 Tegge Ct
Inkster, MI 48141
Phone: 313-463-0356
Address of property: 27214 Michigan Ave, Inkster, MI 48141
Property I.D.: 44 081 03 0146 000

Improvements and Construction Activities

Interior of Building:

1. Painting of walls
2. Update flooring
3. Clean up of property
4. Sanitize counter, desk, shelves, etc....
5. Replace both front doors

Exterior of Building:

1. Signs- **no additional signage**, I will repaint the existing awning and add my detailed business lettering on the awning measuring approximately 18 x 48 inches, including the buildings address on the front and rear awnings.
2. Replace light bulbs in light fixture under the rear awning for better security
3. Replace Rear entry door glass that has been vandalized.

Landscape Plans and Maintenance Schedule

1. Plan to plant a Crabapple tree in front of building (If permitted)
2. Existing grass will be maintained weekly for trimming and daily trash / rubbish cleanup around property.

Lighting Plan

1. There is existing lighting on the outside rear of structure. The bulbs will be replaced under the awning in the rear for better lighting source.
- 2.

Existing Parking

There are currently 4 spaces available for parking in the rear of the building. The first space, to the left of the buildings entrance, in the rear, will be designated as an ADA space. Just right of that space will be a designated fire lane and the other two spaces will be for customer parking. I've written to the city of Inkster to request permission to park in a lot north of my building for additional parking. I will provide a letter once approved.

Location of Trash Receptacles

(I'm obtaining trash and recycle recepticals from Republic Services. Both Recepticals will be stored inside, in my storage room nearest the west rear entrance door. I'm also getting permission from a local business that owns a dump to have permission to use their dumpster if needed. Will provide you with a letter of permission once I acquire it.)

Expected date of Completion of Work

At least 4 weeks to complete



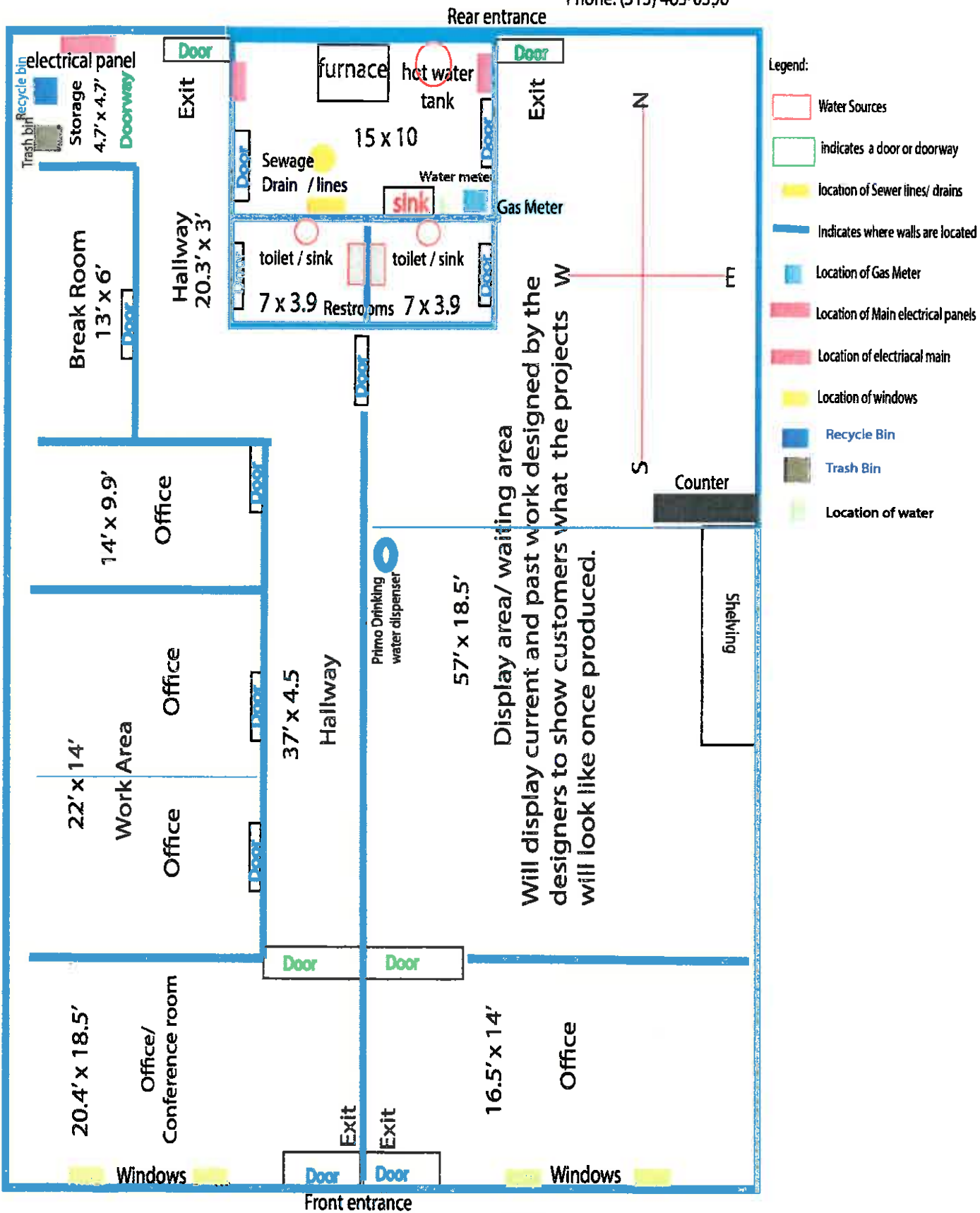
Possible new awning color and sign lettering layout for new business.

Possibly a 12 x 48 inch sign layout on existing awning with address listed in white for the front and rear of building.

*All
Things Graphic
& More*

All Things Graphic & More
27214 Michigan Ave
Inkster, Michigan 48141
Property I.D. 44 081 03 0146 000
Property Owner: LaShawn Todd
Address: 3628 Tegge Ct
Inkster, Michigan 48141
Phone: (313) 463-0356

Interior Floor Plan



**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, July 25, 2016**, in the Inkster Council Chambers, located at 26215 Trowbridge, Inkster, Michigan, 48141.

A quorum was reached. Vice Chairman Garrett called the meeting to order at 6:03 p.m.

I. ROLL CALL

Present: Vice Chairman Garrett, Secretary Chisholm, Commissioners Cain, Davis, Nolen and Williams

Absent: Chairman Hendricks and Commissioners Ratliff and Wells

Others in attendance: Darin Carrington, City Manager
M. Jeannie Fields, Planning, Bldg & Economic Dev. Deputy Director
Mike Deem, McKenna Associates
LaShawn Todd, Applicant

Public in Attendance: Yvette Brock, New Step CAC

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Chisholm to adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES of June 13, 2016

MOVED by Williams, Seconded by Nolen to adopt the Minutes of June 13, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #16-17 (SCU)/16-18 (SP) 27214 Michigan Avenue**
Public hearing to receive public input and review Special Conditions Use (SCU) requirements and associated review of Site Plan (SP) requirements for a mixed use retail and office graphic design business in the Town Center District (TCD). LaShawn Todd is the applicant.

MOVED by Chisholm, Seconded by Nolen to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case to include recommendation of the special conditions use and site plan with conditions.

Commission:

- Where is parking? Parking is located behind the building.
- A recommendation was made to remove the requirement for planting a tree on Michigan.
- Why wave the submittal of a development time table. This is a requirement for new construction.
- Is the reduction of spaces typical in the TCD? Yes.

Public

No comments were made.

The applicant introduced herself to the Commission. She is expanding her home based business. It will basically be a showroom. Two employees (applicant and son) will be on site. She will train two additional employees in the future. The applicant will hold a grand opening.

MOVED by Nolen, Seconded by Williams to close the Public Hearing. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Williams to recommend approval of the Special Conditions Use to City Council. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Davis to recommend approval of the Site Plan to include the following:

- Remove the requirement to plant the tree on Michigan.
- Reduce the parking requirement by 50% to six spots.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Master Plan/Zoning Ordinance Update

Mike Deem presented information from the packet provided to the Planning Commission.

A question was posed related to Planning Commission input into the document. A public hearing will be held and the document will be sent to other communities. There will be at least two more chances for the Commission to weigh in. McKenna will be conducting interviews in the next two weeks with stakeholders. The zoning ordinance will be the second part of process. A computer based survey is available for community input. The link will be disseminated.

The following was discussed (see memo dated 7.14.16 for a full listing):

- Pop-up retail.
- Planning Commission will be allowed to grant waivers for walls.
- Planning Commission will be able to waive tree requirements. (A tree list will be provided).
- Parking requirements reduction is being proposed. Additional methods to grant waivers are being proposed.

- Add a preferred class of non-conforming uses section that will allow the City to treat certain properties as conforming sites.
- The planner is looking at flexibility in the code for the Planning Commission while still maintaining control.

This was a first pass thru of ordinance. The commissioners were asked to reach out with new suggestions.

Suggestions:

- Look at how to protect development on Inkster Road and Middlebelt without making it part of the TCD.
- Look at extending the TCD on Michigan.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS BUSINESS

- Include Manning, Ludington and Kewadin on the provided map in the yellow area as an identified neighborhood.
- Community Garden – Did Sister Stella Mohammad get back in touch with the planning department? No, but it was stated that she will not do the garden this year but she will next year.
- Code Enforcement is responsible for enforcing the clothing drop-off containers clean-up in the Business District. A complaint was made regarding their appearance and the number. A question was raised as to how we reduce the number of them as well. A suggestion was made to get them off of Michigan.
- The former Funeral Home at Inkster Road and Andover Corner has an auto repair sign. Pictures will be provided.

VIII. ADJOURNMENT – 6:49 p.m.

MOVED by Nolen, Seconded by Chisholm to adjourn the Planning Commission Meeting held on July 25, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,

James Garrett, Vice Chairman

Steven Chisholm, Secretary

M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

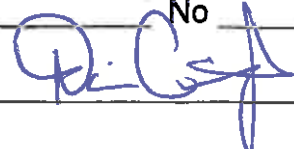
Date: July 26, 2016

From: M. Jeannie Fields, Deputy Director  Date for Council Consideration: Aug 1, 2016
Planning, Building & Economic Development

ACTION REQUESTED: Consider adoption of the ReInvent Inkster Strategic Action Plan per the recommendation of the ReInvent Inkster Steering Committee.

Current Action ☒ Emergency ☐ Future ☐

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

Treasurer's Approval ☐ n/a 

BACKGROUND INFORMATION

Launched on March 28, 2013, at the State of the City Address by former Mayor Hilliard Hampton, "ReInvent Inkster" is a results-oriented 12-18 month process to identify realistic Inkster-based solutions to improve the City's opportunities for economic recovery. As a result of the process, the Steering Committee, comprised of community stakeholders, Michigan State University Extension representatives and staff, developed a shared economic and community action plan to identify strategies to:

- Diversify and grow the tax base to increase prosperity for the city, residents and businesses
- Create a strong and vibrant community based on the city's many assets
- Develop a shared vision that builds on Inkster's rich history
- Facilitate development of a sustainable Inkster
- Ensure residents receive value and are valued

During the process, community meetings and focus group sessions were held to obtain community feedback. Additionally, a week long Charrette was held to pull all the data together, report out on the findings and solicit additional community feedback. The plan was presented in early 2015 but needed additional information for the final draft. Michigan State University Extension staff has been instrumental in collecting the data and pulling the final plan together with feedback from the Steering Committee.

The Steering Committee is recommending adoption of the draft document for implementation by the community, stakeholders, city administration and elected officials. Concepts from the document are also intended to be incorporated into the Master Plan which is currently being updated.

SCOPE OF SERVICES

N/A

JUSTIFICATION

In order to assist the City in addressing many issues facing the City, a comprehensive and collaborative effort with a wide range of stakeholders was undertaken to further enhance the possibilities of economic recovery and community revitalization while gaining even greater efficiencies in service delivery.

PROJECT OR IMPROVEMENT TASKS

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
3. Improve and promote the image of Inkster.

COSTS

There are no costs associated with adoption of the plan.

PROJECT TIME TABLE

Upon approval by City Council.

RESOLUTION

Authorization is hereby given to adopt the Reinvent Inkster Strategic Action Plan per the recommendation of the Reinvent Inkster Steering Committee.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

ReInvent Inkster

Strategic Action Plan

Updated July 19, 2016

ReInvent Inkster

Strategic Action Plan

January 1, 2015

Prepared by
Michigan State University Extension
Glenn Pape
Terry Gibb
Richard Wooten
Crystal Wilson

Acknowledgements

We would like to acknowledge and thank the following for the effort and support they gave to the ReInvent Inkster process:

Inkster's past and current Mayor and City Council
ReInvent Inkster Steering Committee
Inkster City Manager and Community Development Staff
Inkster residents
Michigan State University Extension

History and Introduction

Inkster was incorporated as a city in 1964 and is an inner ring suburban community. It is bounded by Annapolis (South), Henry Ruff (West), Cherry Hill (North) and Beech Daly (East). Located in central Wayne County, it is approximately eight miles west of Detroit with land area of 6.28 square miles. Inkster is the hometown of many American notables. Talented musicians, singers, athletes and scientists were born and raised in the city which served as a nurturing community offering everyone the opportunity to excel and follow their dreams. Among those most renowned are:

- Earl Jones, Bronze medal winner in the 1984 Olympics
- Marcus Fizer, profession basketball player
- Wade Flemons, noted R&B singer, musician and songwriter who wrote “Stand by Me” recorded by the Platters. He was also an early member of the Earth, Wind and Fire group
- Keshawn Martin, professional football player
- The Marvelettes, an all-girl singing group from at Inkster High School that recorded the first Motown #1 hit single in 1961
- Jeralean Talley, super-centenarian; the world’s oldest living person until her death at age 116.
- Tyrone Wheatley, professional football player
- Congressman Vern Buchanan grew up in Inkster and graduated from Inkster High School
- J’Leon Love, professional boxer
- Dr. Woodrow Whitlow, Jr., Director of the National Aeronautics Space Administration at the John H. Glenn Research Center at Lewis field, Cleveland, Ohio

Inkster is primarily a “bedroom” community with some light industrial and commercial development. Inkster is mostly developed, with some significant open space remaining along the Lower Rouge River. Michigan Avenue, a major east/west highway, bisects the City into a northern half and a southern half. While it is experiencing some infrastructure development, including some sanitary and storm sewer construction and multi-residential units, Inkster still suffers from high levels of property vacancy and low levels of employment.

The city of Inkster is a financially distressed community. It operated under a consent agreement with the state of Michigan from 2012 to 2016 coming out of a five year plan in just four years.

The city of Inkster sits at a crossroads. It can continue to wait for economic recovery to begin and follow the same path as before. Or can position itself to succeed going forward by implementing strategies to reduce impacts from future economic downturns.



ReInvent Inkster Strategic Planning Process and Steering Committee

The ReInvent Inkster steering committee was formed to begin the work of addressing many issues in Inkster. Its objective was to enhance the possibilities of economic recovery and community revitalization. Launched in March, 2013 at former Mayor Hampton's State of the City Address, "ReInvent Inkster" is a results-oriented 12-18 month process to identify realistic Inkster-based solutions to improve the City's opportunities for economic recovery. By gaining better insight into the community's needs, we can obtain greater efficiencies in providing City services that add value to our citizens.

Michigan State University Extension (MSUE) worked with the Steering Committee to identify key stakeholders to assist with organizing, and facilitating community and stakeholder educational meetings, nine (9) focus group listening sessions and a four-day charrette process.

As a result of this process, we developed a shared economic and community action plan that is the right fit for Inkster and will move Inkster forward. In addition, the plan identifies strategies to:

- Diversify and grow the tax base to increase prosperity for the city, residents and businesses
- Create a strong and vibrant community based on the city's many assets
- Develop a shared vision that builds on Inkster's rich history
- Facilitate development of a sustainable Inkster
- Ensure residents receive value and are valued.

A *Strategic Growth Plan* incorporates economic development with community development to create a short term (three years) plan to direct activities to implement the community master plan. There are several different methods for creating a plan.

The process of completing a New Economy strategic growth plan for ReInvent Inkster moved through the following steps:

1. Develop public engagement framework
2. Stakeholder Identification
3. Stakeholder education and coordination with key stakeholders in adjoining communities and other regional entities
4. Asset Identification through mapping workshops
5. Vision and objectives setting
6. Technical analysis of assets
7. Strategic focus areas development and analysis
8. Initiative development
9. Prioritization
10. Plan preparation, vetting and adoption

The process is not necessarily linear. Asset identification and analysis are mostly a continuous process. Public engagement is important throughout the process. The success of this plan will depend on creating a common vision and strategies with broad support and key stakeholder groups taking ownership for moving forward. Communities that tie strategies and vision to community assets will be successful in moving forward to grow and prosper.

This plan is designed to build on the work done by the community with previous planning projects (such as the Michigan Avenue corridor study commissioned by the Michigan Department of Transportation (MDOT), the Downtown Design guidelines adopted by the Downtown Development Authority) and to act as an implementation plan for the Inkster Master Plan.

Stakeholder Identification

The most critical requirement to the success of strategic growth plans is getting and keeping all the key stakeholders at the table. If everyone is not at the table, the plan will be incomplete. If everyone is not there, discussion about a common vision and key strategies will not be broad-based enough, and without that there will be an inadequate consensus and commitment to implementation by all the major stakeholders. In addition, key stakeholders serve as gatekeepers to the community and can endorse or block projects. They need to be at the table from the beginning. The Reinvent Inkster steering committee engaged in a stakeholder identification process to ensure participation of the varied viewpoints of the residents and business owners within the community. The Reinvent Inkster Steering committee developed a comprehensive list of potential citizens, business leaders, organizations and agencies, government officials (state and local) and other institutions involved or doing business in the city. Contact information for each of the names on the list was acquired and each was sent an invitation to participate at all phases of the project.

Community and Stakeholder Education

Two stakeholder education sessions were held. The purpose of these sessions was to brief the community on the project and share information from the research and analysis done by the team to this point. Economic changes in employment and industry, changes in demographics and market preferences were discussed. The concept of placemaking as an economic and community development tool was introduced.

People's attitudes about where they want to live, work, shop and play are changing. According to the National Association of Realtors (NAR) "2013 Community Preference Survey," 60 percent of respondents favor a neighborhood with a mix of houses, stores and other businesses that are within walking distance, rather than neighborhoods that require driving between home, work and recreation.

Respondents indicated that while the size of a home or yard does matter, most are willing to compromise on size for a preferred neighborhood and less commuting. For example, 55 percent of respondents were

willing to forgo a home with a larger yard if it meant they could live within walking distance of schools, stores and restaurants.

Focus Group Listening Sessions

Nine focus groups listening sessions were held throughout the community in the spring of 2014, looking at issues, assets and barriers. The intent of these sessions was to get resident and stakeholder responses to a set of questions. No names are attached to any comments. The information gathered in these group session helped inform the planning process but the source of the information remained anonymous. The responses helped the charrette team shape the areas of analysis and strategic focus areas within the plan. The same five questions were asked at each focus group:

1. What is the outside perception of Inkster?
2. What is the largest problem facing the city of Inkster?
3. What makes Inkster unique and special?
4. What is stopping Inkster from getting better?
5. What is the economic purpose of Inkster? (its role in the region)

The negative assets or barriers to making Inkster a vibrant prosperous place to live were many and varied. Five were consistently identified as the most important to overcome and these helped shape the strategic focus areas.

- Crime
- Council & Staff
- Apathy
- Poverty
- Lack of Leadership



ReInvent Inkster Charrette

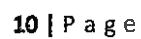
In preparation for the charrette, several design and economic analyses were performed. Initial economic analysis looked at jobs density and employment sectors, wages, housing costs and vacancy rates, potential residents, and regional employment nodes. A commercial zoning analysis was performed looking at supply of commercial parcels within the city. A pedestrian based neighborhood analysis was completed resulting in 17 walkable neighborhoods being identified. Each of these neighborhoods has differing assets and needs which were addressed during the charrette.



The charrette process is based on public input, feedback loops and application of technical expertise. The charrette began with a public input session the first evening with 49 people in attendance. Participants worked through a series of exercises to develop a vision, identify assets and develop action items to move Inkster forward.



(As identified by residents during Charrette process August 25 to 29, 2014)

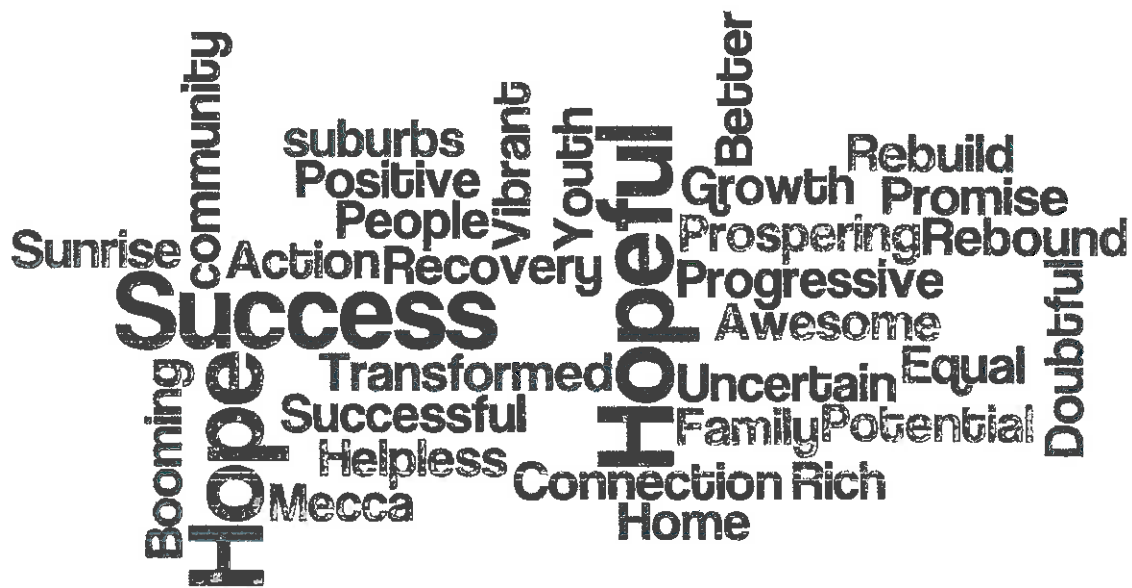


Vision

Inkster will be a thriving community with a strong commercial downtown. There will be a mix of uses such as retail, restaurants and housing. The downtown will be linked to its strong neighborhoods by walking, biking, and a bus network. The center will be linked to nearby job centers by transit serving the Michigan Avenue corridor. Neighborhoods will be anchored by quality housing and supported by neighborhood parks and commercial nodes. The neighborhoods will be walkable and bikeable to allow residents to meet daily needs without getting in a car. Quality schools and recreation activities will serve all residents.

Inkster Tomorrow

(As identified by residents during Charrette process August 25 to 29, 2014)



Goals

In the next 10 years (long term), Inkster is collectively going to work to accomplish the following feasible, measurable goals:

1. Double the tax base of Inkster (8% per year average increase).
2. Increase the total number of jobs in Inkster by 150% (from 2490 to 3735 or 10.5% per year average increase).
3. Increase the population of Inkster by 50% (4.5% per year average increase).
4. Hold budget increases for the city to less than 3% annually, an increase of just 30% over the next decade.

These goals were developed based on information gathered at citizen and business focus groups, the multi-day charrette and other community stakeholders as well as outside experts that the data was shared with. These goals were determined to be the most practical actions to prevent the City of Inkster from slipping back into another fiscal challenge in the future. This is the only path to solvency. Inkster needs to grow the tax base, population and total jobs using the resources they have while not adding to the long-term liabilities.



Strategic Focus Areas

Grow jobs locally & Attract jobs because of place

A robust, focused, and dependable business development effort is essential to assist existing businesses and maintain existing jobs; to grow new jobs by accelerating business growth; and to attract new businesses and jobs to the region. A set of targeted business services designed to *Assist* existing businesses, *Accelerate* the growth of emergent businesses, and *Attract* new businesses will be developed.

This is the work of those organizations focused specifically on business. (A³)

Fix City Practices and Procedures

We must improve the delivery and impact of government services by focusing on quality delivery of service and making them more anticipatory, more responsive, more efficient, more cost effective and more collaborative. Staff needs to be up to date on best practices and procedures. City services need to be delivered in an accessible manner to residents and visitors.

Reclaim Michigan Avenue as a place for pedestrians and transit

Today, Michigan Avenue (US-12) is a major arterial passing through the City of Inkster with an average annual daily traffic of approximately 33,000 vehicles. Several public hearings for the City of Inkster's master plan update and Michigan Department of Transportation's (MDOT) *US-12 (Michigan Avenue US-12) Conceptual Corridor Study* were held to determine the future of Michigan Avenue (US-12) within city limits. In summary, the consensus from the public was a desire for a pedestrian friendly environment with on-street parking, bicycle facilities, improved pedestrian crossings and updated streetscape elements. On the land use side, citizens are looking for mixed-use retail and office with restaurants, public spaces and entertainment venues supported by higher density residential.

Improvements include non-motorized connection of commercial spaces, improving local retail options within the city, mixed-use development around key nodes, and widening the range of food, entertainment and cultural opportunities throughout the Corridor. They also include ensuring that the infrastructure is in place for rapid social networking and free exchange of ideas and communication. Improving the quality of key activity nodes in the city along the corridor is also important.

Create value in existing neighborhoods

The first step for creating value is providing people with options. It is imperative to protect and strengthen the physical and social fabric of residential neighborhoods in an effort to maintain and enhance the overall quality of life. The city also must provide residents with options on how they get around in the community, how they use parks, the type of housing available and what activities can be enjoyed in the neighborhood.

Connect neighborhoods to the center

An essential part of making traditional neighborhoods (the places where we have the greatest public investment in infrastructure) more attractive to rehabilitation and infill development is to physically reconnect them to destinations like businesses, parks, gathering spots and other neighborhoods. These kinds of improvements include connecting key nodes of cultural, entertainment, and networking opportunities with an easy way to travel between them, such as a timely bus route, bike trails, or pedestrian walkways.

Create Place in Inkster

Reinvent Inkster is all about creating unique and vibrant places to enhance our quality of life and attracting people and businesses. Collectively, a city comprises dozens of unique places. However, if a city wants to strategically improve its economic conditions, it should start by targeting a smaller set of places in the city that could benefit from improvement aimed at making them more attractive for employees, tourists, business owners, and young knowledge workers. The resulting improvements to place will be attractive to citizens of all ages.

Action Items

Action items were developed to advance the outcomes within each of the strategic focus areas. These are intended to be achievable tasks and will be addressed in detail in the next section.

Reclaim Michigan Avenue as a place for pedestrians and transit

1. Get the Built Form Right
 - a. Wide sidewalk
 - b. Buildings placed at the sidewalk
 - c. Mixed use buildings
2. Create Nodes of activity
 - a. Focus on a few places
 - b. Start small and grow to fill
3. Create points of interest
 - a. Artwork
 - b. Median improvements
4. Welcome to Downtown Inkster Signage

Grow jobs locally & Attract jobs because of place

1. Pop Up Retail
 - a. Temporary retail to occupy empty buildings
 - b. After six months get permits
2. Assist, Accelerate and Attract businesses (A³)

Create more value in existing neighborhoods

1. Establish neighborhood commercial nodes
 - a. Walk to store
 - b. Meet Daily Needs
 - c. No Need to drive to Westland or Dearborn
2. Add parks to neighborhoods
 - a. Pocket Park In Each Neighborhood
 - i. Playground equipment
 - ii. Benches
 - iii. Bike rack
 - b. "Adopt" A Park
3. Fix the vacancies within the neighborhoods
 - a. Pocket Parks
 - b. Incentive process to sell and occupy within 9 months
 - c. Mow Next Door
 - d. Create Neighborhood Clean Crews (to mow, maintain vacant properties)

Connect neighborhoods to the center

1. Complete the sidewalk network
 - a. Have sidewalks on all streets, BOTH SIDES
 - b. Wide sidewalks for retail
 - c. Maintain and clear path
2. Enhance pedestrian network with crosswalks
 - a. Crosswalks at every intersection
 - b. If more than ¼ mile add mid-block crossing
 - c. Make them colorful
3. Bicycle infrastructure throughout city
 - a. Bike Lanes
 - b. Bike Parking (including racks)
 - c. Shared lanes
4. Enhance transit opportunities
 - a. Serve more than Middle Belt and Michigan
 - b. Fixed service connecting nodes and neighborhoods
 - c. Dedicated smaller bus for city route

Fix city practices and procedures

1. Lead by example
 - a. Maintenance and Beautification
 - b. Positive messages
 - c. Embrace Change
 - d. Share the Vision
2. Make it easy to do business with the city
 - a. Easy To Open A Business
 - b. Easy To Get A Permit
 - c. Respond Quickly
3. Provide training to enhance city services
 - a. Public Engagement
 - b. Planning Commission
 - c. Zoning Administration
 - d. Leadership and community development
 - e. staff training

Create Place in Inkster

1. Farmers Market located in a prominent space within the Town Center District
 - a. provide an opportunity for residents to access locally grown food
 - b. create an activity bringing people into downtown Inkster

2. Most Improved Block Competitions
 - a. create a sense of civic pride in neighborhoods
 - b. reward improvements in neighborhoods
3. Annual parade
4. Neighborhood festivals
 - a. create an opportunity to create social capital
 - b. cement identity of neighborhoods with residents
5. Inkster Summer Jazz Festival

Discussion of Action Items (as outlined above)

Reclaim Michigan Avenue as a place for pedestrians and transit

1. Get the Built Form Right

Inkster needs to create codes and ordinances that direct infill and redevelopment. Modifying the existing zoning for the Town Center District to operate on form based coding principles will allow for a pedestrian friendly environment to emerge. The urban pattern of people focused buildings is the pattern that results in a sustainable node or center. The combination of on-street parking and urban buildings carefully screen or fully hide off-street parking. Off-street parking is placed in the interior courts or in the well landscaped gardens to the side or rear of the building. Thriving downtowns or pleasant villages rarely require off-street parking minimums. In many cases today, municipalities prescribe a maximum number of spaces that are allowed, which makes better use of limited space. The DDA Design guidelines should be adopted and coded into the zoning ordinance.

2. Create Nodes of activity

Inkster is currently over capacity for retail zoning. A targeted approach for infill redevelopment is needed. The Michigan Avenue corridor is too long to target the entire length. Targeting key intersections at Inkster Rd and John Daly Rd will allow for pioneer developments to be sustainable and allow these nodes to gradually fill the corridor through the Town Center District.

3. Create points of interest

The median of Michigan Avenue can help to create visual interest in those areas targeted for intensification. Installation of additional landscaping, artwork and other pieces of interest will help to define the “place” of downtown Inkster

4. Welcome to Downtown Inkster Signage

Inkster currently has welcome signs in the median of Michigan Avenue at the entries to the city. Unfortunately these are located in areas that are not targeted as areas of intense mixed use development that would create a downtown. Signage would assist in creating a brand awareness of the mixed use district identified in the master plan and zoning ordinance

Grow jobs locally & Attract jobs because of place

1. Pop Up Retail

“Tactical Urbanism” companies looking to generate brand awareness first utilized the pop-up retail tactic. These first efforts made temporary use of vacant retail spaces by creating an event-like atmosphere for a limited time—sometimes even just one day. For retailers, the focus is generally on marketing or proof-of-concept, rather than producing sales.

Companies, large and small, property owners, artists and community organizations quickly adopted and calibrated the concept for a wide range of purposes. Main streets with vacant store fronts, oversized parking lots, and underutilized public spaces are increasingly being used as local incubators for a seemingly endless number of temporary to permanent commercial and community uses.

In this way, the pop-up trend reflects the new economy where aligning the interests of property owners and local entrepreneurs is happening in a more nimble and creative way.

Finally, the interest and public exposure pop-ups generate by way of their temporary nature provide a powerful tool for sparking long-term change. Successful pop-up stores often earn the right to stay, creating a win-win for the property owner, occupant and neighborhood

Inkster has a large quantity of vacant retail spaces. A process needs to be created to allow for this type of temporary use with the intent of incentivizing the transition from temporary to long term for those entrepreneurs.

2. Assist, Accelerate and Attract businesses

A robust, focused and dependable city business development effort is absolutely essential to assist existing businesses and maintain existing jobs, grow new jobs by accelerating business growth, and attract new businesses and jobs to the community.

In order to succeed in the New Economy, we need a set of targeted business services designed toward this end. This is the work of those organizations focused specifically on business, such as chambers of commerce, incubators, small business assistance centers. Entrepreneurs have led the United States out of every recession in the last hundred years. Consider that in 2007 — just seven years ago — companies less than five years old created nearly two-thirds of the new jobs.

It is critical to the future of this community that we nurture an entrepreneurial culture and support small-business entry and expansion efforts. There are numerous organizations that provide services and programs to support economic diversification and job growth. However, because service and program providers are dispersed by nature, it's difficult for entrepreneurs to locate what they need. An information center for assistance in connecting these services is necessary.

Create more value in existing neighborhoods

1. Create commercial nodes to serve neighborhoods

Inkster currently has commercial activity running along the north - south mile roads separating neighborhoods. Instead of isolating uses from one another, planning true neighborhoods places emphasis on creating quality environments that are not left behind for the newest area next door. Accommodating growth for a diverse array of lifestyles, incomes and needs provides marketable and viable choices that will retain a sense of belonging and identity. An appropriate mix of uses, housing types, and strong design are the backbone of developing livable and sustainable neighborhoods. Each neighborhood should have a balanced mix of uses. Ideally there is a mix of large dwellings, small

dwellings and attached dwellings as well as a mix of income types. Civic spaces and parks are distributed throughout. Retail is present as neighborhood commercial areas outside of the main commercial core or center.

Inkster has an established neighborhood pattern of solid housing patterns and commercial activity along the dividing roads between neighborhoods. Commercial nodes need to be reinforced and infill development focused at these areas as a walkable anchor for the neighborhoods. Initial targets for intensification would be at the intersections of Middlebelt Road and Avondale St., Inkster Rd and Avondale St., Inkster Rd and Carlisle Street.

2. Add parks to neighborhoods.

Parks are one anchor of neighborhoods along with neighborhood retail. Adding parks to neighborhoods without them or providing more accessible parks in those areas with large parks that serve regional recreation needs would increase the value of neighborhoods. Research and best practices show there should be a pocket park within a quick walk of every residence within a neighborhood. These parks can be small and focused on play equipment for young children. These spaces should also contain places to sit such as benches and bicycle racks for parking of a bicycle.

These parks will need to be maintained at a level necessary for use by small children. Given current budget situations, other means of maintaining these parks is necessary. Creating an "Adopt a Park" system encouraging neighborhood groups to maintain and monitor the parks is important. Without a sense of ownership by the neighborhood, parks will not be used, monitored or maintained by the residents.

3. Neighborhood vacancies are a large issue facing Inkster



Currently there is an approximate 15% vacancy rate in housing throughout Inkster. This is comprised of vacant lots and vacant structures and varies from neighborhood to neighborhood with those in the northeast having the lowest vacancy rate. There are several strategies to fix these issues.

The first proposal to address vacant lots is conversion. Several neighborhoods were identified as needing additional parks. Vacant lots could be converted to pocket parks in those areas of need. This eliminates some of the vacant land. Maintenance of these vacant parcels can be addressed by two initiatives; Mow Next Door and Neighborhood Clean Crews to mow and maintain vacant parcels. Keeping vacant parcels mowed and clean adds value to the neighborhoods.



Finally the city needs to reinvent its means of disposing of tax reverted properties. An incentive process to move properties from city ownership to sold, up to code and occupied properties, rather than tax sales resulting in parcels remaining vacant and for sale is needed. Whether this is moving to a land bank process or the city changing its processes to eliminate the constant churn of vacant properties, changes to the system must be made.

Increasing occupancy rates in housing leads to more individuals in neighborhoods which leads to more residential observations of the street. This observation of the street leads to declining criminal activity within neighborhoods.

Connect neighborhoods to the center

To have both vibrant neighborhoods and city center, they each need to be connected by more than automobiles. Mobility options need to include pedestrian, bicycle and transit networks that connect neighborhoods to the center.

1. Complete the sidewalk network

To connect the neighborhoods to the center, to commercial nodes adjacent to the neighborhoods and to other destinations requires a complete sidewalk system. This requires sidewalks on both sides of all streets. Sidewalks must be in good condition and maintained with a clear overhead. In retail areas, sidewalks need to be of an appropriate size with a minimum width of eight feet. This will require a sidewalk inventory and inclusion of the sidewalk completion plan in the Capital Improvements Plan.

Currently the city has numerous gaps in the sidewalk network as illustrated by the image to the right.

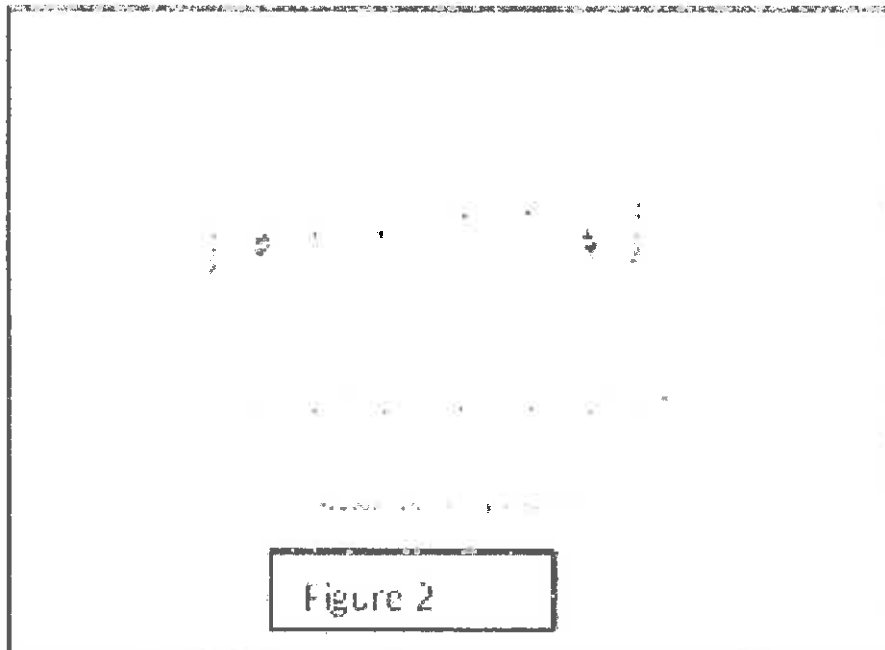
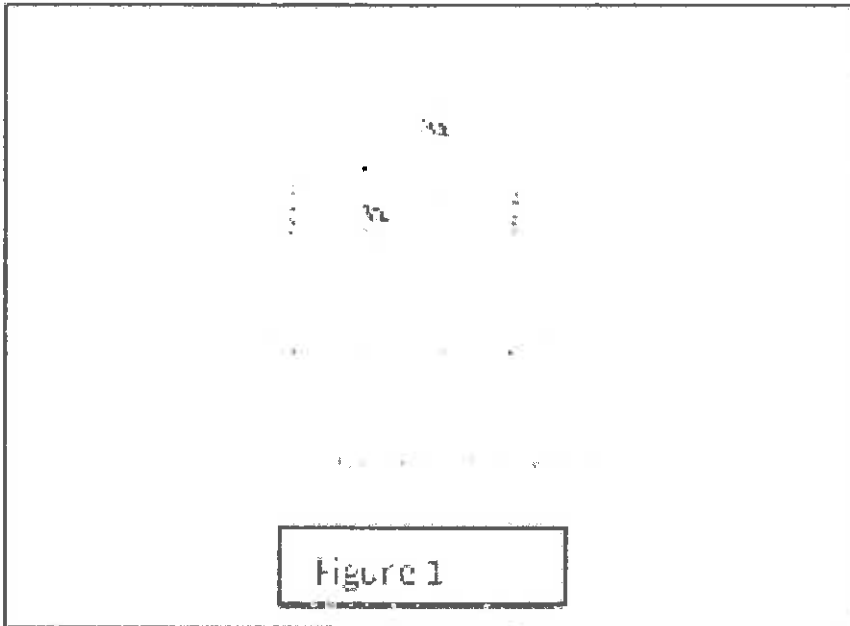
2. Enhance pedestrian network with crosswalks

These sidewalks have to be provided with clear connectivity at intersections. Crosswalks need to be installed and maintained at every intersection. On blocks that are longer than one quarter mile in length a mid-block crossing should be installed. These crosswalks can be traditional in design but more colorful or innovative in nature.

3. Bicycle infrastructure throughout city.

Bicycle infrastructure needs to be installed throughout the city. This would include bike lane installation on major roads. Shared lane markings would be installed on minor roads. Bicycle parking needs to be provided at city owned destinations including the Dozier Recreation complex, other parks and in commercial areas. This allows for people to access these destinations from farther distances than walking and allows them to secure their bicycle. Racks should be unique, colorful to add to design of area.

Streets need to be reconfigured to incorporate bicycle lanes and shared spaces. By doing this it also slows down vehicle speeds on these streets. The City can take action on its streets and begin a dialogue with the Wayne County Road Commission regarding county roads. City streets that need to be addressed are Avondale, Carlisle, Harrison and John Daly. These streets should be restriped within the existing pavement areas to reflect figure 1 on the following page. The major north south routes, Inkster Road and Middlebelt Road should be reconfigured within the existing pavement as shown in figure 2. This will require cooperation of the Wayne County Road Commission.



4. Enhance transit opportunities.

Current transit service focuses on Michigan Avenue and Middlebelt Road. Inkster has a high population of residents who do not have access to a vehicle for daily needs. Transit opportunities for residents away from these corridors need to be increased. At a minimum, exploring bus service on Inkster Road to meet the needs of residents is a first step. Fixed, dedicated routes connecting the neighborhood nodes with service stops on Michigan Avenue would allow residents to use bus service along that

corridor to get to job centers in Dearborn, Detroit and Ann Arbor. A smaller bus on this dedicated route would serve until transit demand would require a larger full size bus.

Fix city practices and procedures

1. Lead by example.

Transformative change requires leadership and example. If the City wishes to improve it must demonstrate the change it wants to see. In other words, city officials need to lead by example. The city must commit to regular maintenance of city facilities and property. Parks and parking lots need to be mowed and weeded; lighting kept in good repair and damaged equipment repaired.

In addition to improving the physical image of the city, leadership needs to focus on positive messages. The public perception of Inkster is often fueled by negative messages. Regular positive messages about the actions and events in Inkster can shift these perceptions. The city currently maintains a website with this information but needs to establish a means of pushing messages through social media. Digital list serves for email, digital newsletters, pages on services such as Facebook allow for the city to push positive messages and information. A social media presence would allow the city to engage residents on a more personal level and create opportunities to promote events, gather input and manage perceptions.

Change is hard. People resist being forced to change. But if Inkster is going to halt its decline and shift to a path toward prosperity, Council and staff need to focus on embracing change and demonstrate a willingness to look at how things are done and how changes can be made to improve.

The vision developed based on the input from the charrette and focus groups represents the view from stakeholders of what needs to be accomplished for Inkster to thrive. City officials need to embrace and share this vision. The vision drives several of the elements in the plan.

2. Make it easy to do business with the city

Interactions with the city need to be easy, quick and convenient for the client. Customers need to be served quickly and efficiently. The New Economy demands consideration, involvement and coordination of the full range of city services, rather than the current compartmentalization that goes on. Services must be anticipatory, responsive, efficient, cost-effective and collaborative.

Interactions need to be streamlined into a “one stop” process. Customers should not be shuttled from one counter to another to transact with the city. Permit forms should be available at all transactions and staff cross trained to answer basic questions.

Currently city offices are open Monday – Thursday 8:30am - 11:30am and 1:00pm - 4:00pm. This precludes individuals employed during the day from utilizing city services at city hall. Extended evening or lunchtime hours should be considered as a means of serving the public.

Performance standards should be set in place regarding permit or application processing. These standards should be communicated to the applicant at time of submission and monitored for compliance.

3. Provide training to enhance city services.

A high functioning city needs staff that is current on best practices within their field. The expectation for a government official to know their job and perform their job accordingly is basic. But often when volunteers are appointed to their local planning commission or zoning board of appeals, that practice does not always happen. The lack of training and continuing education by those volunteers can be problematic. Having a training and continuing education program can be viewed as the most important and effective way for local governments to avoid lawsuits in planning and zoning issues. If one is a building inspector, tax assessor, or police officer, training is mandated. But many officials and volunteers making decisions about economic development and a community's future, which can easily run afoul of someone's private property rights and other constitutional issues, are not required to have any training in Michigan. With the city council reviewing special use permits and site plans, they should also attend continuing education programs on planning and zoning. It is important that a "critical mass" (quorum or majority) have the background and training to be able to effectively do their jobs and to mentor new members who have not yet had training

Similarly, leadership skills and public engagement training would address the concerns of the focus group participants regarding lack of leadership skills and concerns about council and staff.

There are many training opportunities in Michigan. Common sources of training include:

- Michigan Association of Planning
- MSU Extension Government and Public Policy Team including Citizen Planner
- Michigan Municipal League

Create Place in Inkster

Placemaking is all about creating unique and vibrant places to enhance our quality of life and to attract talent and businesses. Collectively, a metropolitan area comprises dozens of unique places.

However, if a region wants to strategically improve its economic conditions, it should start by targeting a smaller set of places in the region that could benefit from improvement aimed at making them more attractive for employees, tourists, business owners, and young knowledge workers. The resulting improvements to place will be attractive to citizens of all ages.

These kinds of improvements include connecting key nodes of cultural, entertainment, and networking opportunities with an easy way to travel between them, such as a timely bus route, bike trails, or pedestrian walkways. Improvements include non-motorized connection of green spaces, improving local food options within a region, mixed-use development around key nodes, and widening the range of food, entertainment, and cultural opportunities throughout the region. They also include ensuring that the infrastructure is in place for rapid social networking and free exchange of ideas and communication. Improving the quality of key activity nodes in the region and implementing placemaking and related strategies will require a large coordinated effort.

Quality of place is an important consideration in deciding where to locate a business or personal residence. The quality of K-12 and post-secondary educational systems, public infrastructure, and transportation connections are essential requirements for many businesses and residents. Amenity-rich

areas that provide a diversity of cultural, entertainment, natural, and outdoor recreation resources can assist business recruitment and retention efforts and be a key factor in encouraging business start-ups as well as attracting and retaining knowledge workers. These assets help create a positive image, contribute to a city's ability to attract tourists and conventions, and create small-business opportunities

Technology means that smart people and high-growth companies can make money anywhere in the world. They can and will locate in communities that offer them a great quality of life. These people and businesses value connected, safe, convenient and healthy places to live and work.

Connectedness is desired both in terms of infrastructure — from information technology to transportation — and with other people in the community.

Placemaking creates unique and vibrant places to enhance quality of life, as well as attract and retain talent and businesses. One of the weapons in a community's arsenal to improve its economic condition is to make it attractive for employees, tourists, business owners and young knowledge workers. The result will be a place attractive to residents of all ages. The following action items begin this process of creating place.

1. Farmers Market located in a prominent space within the Town Center District.



A market of this nature provides an opportunity for residents to access locally grown food during the growing season. Along with providing access to food it creates an activity bringing people into downtown Inkster. The market would need to be located in a highly visible area that is served by transit. The market needs to be scheduled on a weekend to maximize impact. There are several possible location for a market along the Michigan Avenue corridor.

2. Most Improved Block Competitions.

The goal of this program would be to create a sense of civic pride in neighborhoods and reward improvements in neighborhoods. It also serves as a mechanism to create value in neighborhoods.

3. Annual parade

Civic events such as a parade bring residents into the central business district and help to create civic pride

4. Neighborhood festivals

Events such as this create an opportunity to create social capital and cement identity of neighborhoods with residents. It also allows residents an opportunity to become familiar with and recognize neighbors. This creates a greater awareness of who lives and belongs in the neighborhood improving safety within the neighborhoods.

5. Inkster Summer Jazz Festival

Reintroducing this festival is an opportunity to bring residents and non-residents together and create a positive image of Inkster. When located in a business district, it also will benefit local businesses.

Marketing Inkster

A city can be the most wonderful place in the world, but if no one knows it, the city will not prosper. Successful communities tell their story through powerful experiences and effective marketing. Branding creates value for the community's products for international buyers, as well as creating the sense of identity needed to spur collaboration.

Developing a competitive identity does more for a city than simple marketing. Branding requires many of the same steps needed for region-building, strategic planning and regional investment alignment. Branding includes developing common goals and creating a common vision — who we are, and what we represent to the world — as well as discovering community strengths.

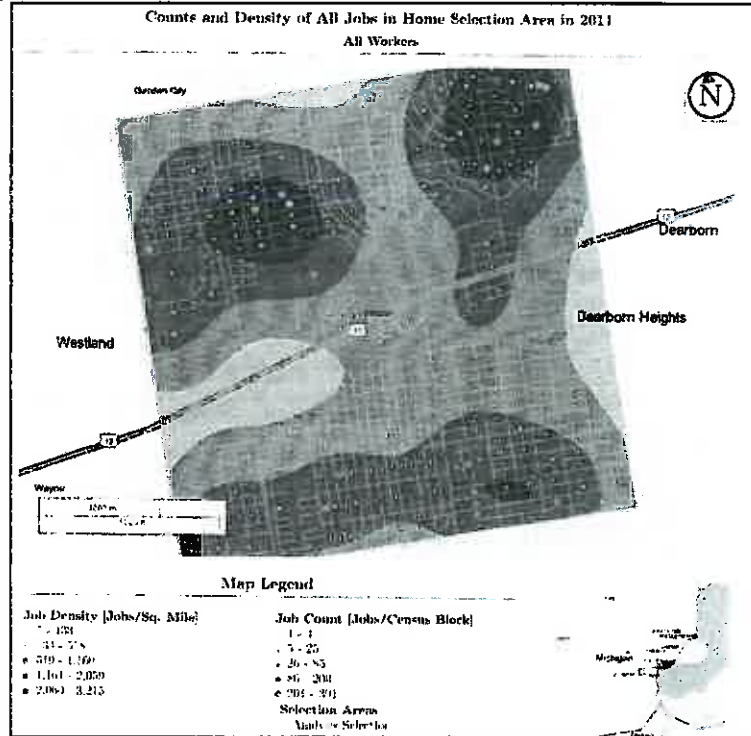
Success projects positive images to residents and outsiders alike, which create a buzz that retains and attracts talented workers. A community's brand represents the stories residents tell about themselves, stories that create a shared understanding of the area's identity and its economic potential.

Successful community leadership requires the skills of telling engaging stories and compelling narratives linking a city's past strengths to its future opportunities.

Current Employment Scenario in Inkster

Inkster is a community commonly referred to as a bedroom community. According to 2011 census data there are 2490 employed within the city and 9,838 residents who are employed within the region. More workers leave the city each day for employment than enter. An analysis of the city shows where those who are employed live in Inkster. It clearly indicates three nodes of employee density within the city. These delineate neighborhoods that can be targeted first to demonstrate change. They have the highest occupancy rates.

Census data shows several employment nodes within the city, anchored in industrial and retail areas.



OnTheMap

http://on.themap.com/inkster

OnTheMap

Home Base Map Selection Results

Work Area Profile Analysis

Enter your own location

Display Settings

Chosen Area: Total

Year: 2011

Map Controls

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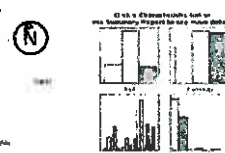
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LEHD Home Map and Documentation Report Text-Only



Total Primary Jobs

2011

Total Primary Jobs

Count Share

1,490 100%

Work Area

View on Map Chart

Age 18 to 24

Age 25 to 34

Age 35 to 44

Age 45 to 54

Age 55 to 64

Age 65 to 74

Age 75 to 84

Age 85 to 94

Age 95 to 104

Age 105 to 114

Age 115 to 124

Age 125 to 134

Age 135 to 144

Age 145 to 154

Age 155 to 164

Age 165 to 174

Age 175 to 184

Age 185 to 194

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Age 515 to 524

Age 525 to 534

Age 535 to 544

Age 545 to 554

Age 555 to 564

Age 565 to 574

Age 575 to 584

Age 585 to 594

Age 595 to 604

Age 605 to 614

Age 615 to 624

Age 625 to 634

Age 635 to 644

Age 645 to 654

Age 655 to 664

Age 665 to 674

Age 675 to 684

Age 685 to 694

Age 695 to 704

Age 705 to 714

Age 715 to 724

Age 725 to 734

Age 735 to 744

Age 745 to 754

Age 755 to 764

Age 765 to 774

Age 775 to 784

Age 785 to 794

Age 795 to 804

Age 805 to 814

Age 815 to 824

Age 825 to 834

Age 835 to 844

Age 845 to 854

Age 855 to 864

Age 865 to 874

Age 875 to 884

Age 885 to 894

Age 895 to 904

Age 905 to 914

Age 915 to 924

Age 925 to 934

Age 935 to 944

Age 945 to 954

Age 955 to 964

Age 965 to 974

Age 975 to 984

Age 985 to 994

Age 995 to 1004

Age 1005 to 1014

Age 1015 to 1024

Age 1025 to 1034

Age 1035 to 1044

Age 1045 to 1054

Age 1055 to 1064

Age 1065 to 1074

Age 1075 to 1084

Age 1085 to 1094

Age 1095 to 1104

Age 1105 to 1114

Age 1115 to 1124

Age 1125 to 1134

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Age 1265 to 1274

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Age 1785 to 1794

Age 1795 to 1804

Age 1805 to 1814

Age 1815 to 1824

Age 1825 to 1834

Age 1835 to 1844

Age 1845 to 1854

Age 1855 to 1864

Age 1865 to 1874

Age 1875 to 1884

Age 1885 to 1894

Age 1895 to 1904

Age 1905 to 1914

Age 1915 to 1924

Age 1925 to 1934

Age 1935 to 1944

Age 1945 to 1954

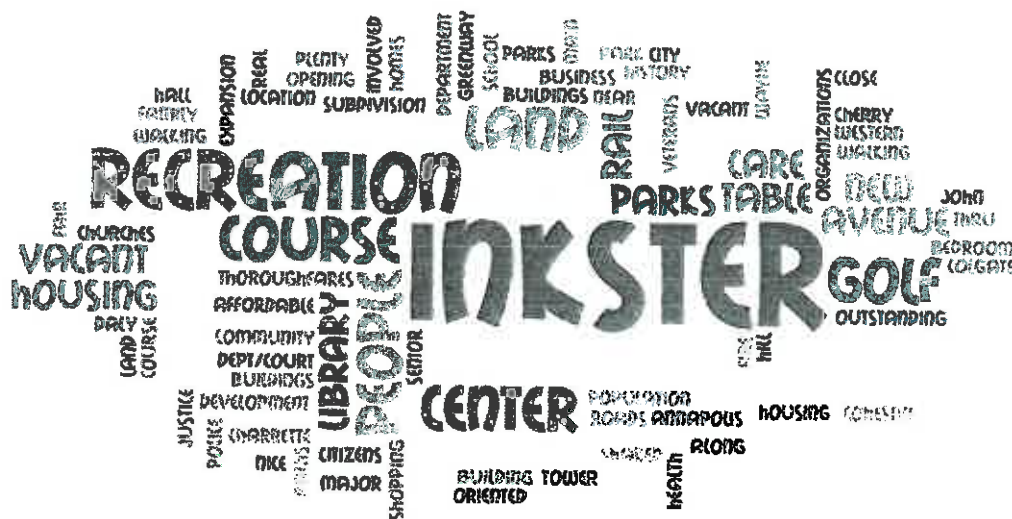
Age 1955 to 1964

Conclusions

Inkster has the base urban form to be a sustainable inner ring suburb. The neighborhood street grid provides an anchor for the infill redevelopment of neighborhoods. The major corridors have potential for redevelopment into commercial nodes and housing along the corridors. The Town Center District has the potential to be a viable mixed use commercial district if Michigan Ave changes detailed in the corridor study can be implemented. Existing industrial parcels can be repurposed with a redevelopment ready approach by the community. Development of a public engagement framework to involve the residents in future planning and development initiatives will help move the action items detailed in this plan forward, making Inkster a city attractive to new population and talented workers.

Assets to build on

(As identified by Inkster residents during Charrette Aug 25 – 29, 2014)



Attachments

- 1. Prioritized Action List**
- 2. Focus Group Findings (excerpts)**

Attachment #1

ReInvent Inkster Prioritized¹ Action List

Council/Staff Actions	Community Actions
1. Positive Messaging	1. Positive Messaging
2. Maintenance & Beautification	2. Mow Next Door
3. Share the Vision	3. Adopt-a- Park
4. Embrace Change	4. Neighborhood Clean Crews
5. Leadership Training	5. Identifying Bike Parking & Bike Lanes
6. Attract and Retain Business (i.e., Pop-Up Retail)	6. Annual Parade
7. Boards, Commissions & Staff Training	7. Most Improved Block Competitions
8. Quick Responses: Safety, Customer Service, Communications, Permits	8. Farmers Market
9. Artwork on Michigan Avenue	9. Neighborhood Festivals & Events
10. Downtown Development with Placemaking principles	10. Inkster Jazz Fest
11. Increased Local & Regional Transit	11. Leadership & Community Training
12. Commercial Code Enforcement	12. Create Sense of Place
	13. Citywide Art Initiative

1. Prioritized by the ReInvent Inkster Steering Committeemembers based on public input. Each member ranked the items and they were prioritized based on the each item's number of first, second, etc. rankings. Each item also was identified as being either a city (official or staff) action or community (residents) action item.

Attachment #2

The City of Inkster's Focus Group Meetings Findings

As part of the fiscal training and strategic planning process, Michigan State University Extension (MSUE) prepared questions related to Inkster's neighborhoods, community issues and perceptions of Inkster. Listed below are the questions and the responses from residents and businesses collected during the nine focus groups in Inkster, Michigan. Multiple, similar responses are listed once. **Responses are in alphabetical order, not ranked by order of importance.**

What makes Inkster unique and special? (partial list)

Churches
Marvelettes
Recreation Center
Sense of family

What is the Largest Problem Facing Inkster?

Blight
Business environment
Children dispersed into four school districts
City inundated with sex offenders and felons
City works against community groups
Confused community – no identity
Corruption within the city government
Crime
Different treatments from city of permits/zoning
Dumping ground for "others" and no support provided
Emergency shelters
Entitlement mentality
High taxes and high water bills
Housing
Infrastructure/roads
Lack of Leadership
Lack of money
Lack of vision
Malaise, apathy, hopelessness
Not cutting grass on vacant properties and public housing
Not going after resources
Political system seemed hell bent on destruction of Inkster
Poor city leadership
Residents – apathy – complacent
Safety

Smart meters
Years of mismanagement

What is stopping Inkster from getting better?

"Always been that way" attitude
Citizen attitude
City not progressive
City pride
Decision makers don't listen to youth
Don't vote on issues
Gang violence
Inkster does not have effective voluntary leadership
Involvement beyond same old/same old
Lack of leadership
Lack of ownership
Lack of youth leadership – no school district focus
Media
Need more community leadership
 -Outside assistance cutoff
 -Lansing
 -Lack of representation
People of Inkster
Residents "enabled" in past
Residents complain but don't act
Revenue sharing-lack of
Rumors-negative perceptions
Schools
Self-perception low
Stereotypes
Uneducated voters

What is the Outside Perception of Inkster?

A bunch of poor GM/Ford/Chrysler/Dow workers
Bad schools
Blight
DHS/SSA Office – poor and welfare
Drug infested
Gang violence
Inkster: Where you get beaten or killed
Kids are thugs
Lack of retail
Little Saigon
Lumped in with Detroit, Flint
No city government, no police no rules
No community services

No economic base
No good black people.
Poverty
Put it in Inkster if we won't want it.
Rent City
Residents don't care
Slum lord heaven
Stereotyped, racial bias
Too much public housing
Trashy community
Uneducated
Violence, robbery

Parks and Recreation Survey Data

In addition to the focus groups held as part of the MSUE financial training and strategic planning process, a separate parks and recreation survey was developed and completed in Inkster. This process included several 1:1 meetings with community stakeholders focusing on key concerns about youth services and programming within the city. Their input and ideas were taken into consideration as Dr. Nelson and MSUE worked to develop a new Parks and Recreation Plan.

What is stopping Inkster from getting better?

Lack of a plan
Lack of community buy-in
Silos
Residents
Inflight (air traffic)
Lack of visionary leadership
Missing catalyst or spark
Money
Denial and lack of responsibility

What is the one most important action Inkster can take to improve recreational opportunities for your household?

Quality parks and recreation facilities in Inkster
Lacking bike/walking trails
Youth activities needed
Empty, poorly maintained parks and facilities (e.g. bathrooms, drinking fountains)
Wheatley Park
Programs for all age groups from youth to seniors
Need updated and modernized recreation center and pool
South side recreation facility is needed
Need transportation to Dozier Recreation Center
Youth not encouraged to take leadership roles or offer their opinions

Job training

What is the one most important action the City of Inkster can take to improve recreational opportunities?

Want pool back

Recreation Center reopening 7/17

Need more opportunities, period.

Jazz Festival

Parade

Parks: - Clean-up and reopen

Update restrooms and play equipment

There is no maintenance at any of the parks

Need safety in parks

More commitment from parents/guardians to continue Park and Recreation programming

Commitment from community to participate in programs

Trust that will happen and continue

Need P & R dollars – grants?

Introduce new recreation activities

Offer activities for all skills, ages, abilities

Year round activities

Develop calendar, and pop up activities on regular basis

Social activities needed

- Girl and boy scouts/clubs

Are there good parks in your neighborhood?

Lemoyne Park

Wheatley Park

Parks need upkeep

Nothing to do at neighborhood parks.

Some good parks

Historical cemeteries

No quality parks in walking distance

Tyrone Wheatley Park

No functioning recreation facility

Recreation Center closed

Lemoyne Park is best

Wheatley Park used by kids but no trash cans

Parks not maintained

No programming

Youth Park jobs lacking/ending

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: July 27, 2016

From: M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development

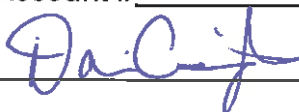
Date for Council Consideration: Aug 1, 2016

ACTION REQUESTED: Consider approval of the acquisition of twenty two (22) properties under the First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County and transfer of the properties along with two (2) city-owned properties to the Michigan Land Bank Fast Track Authority for demolition under the Help for Hardest Hit Blight Elimination Program.

Current Action ☒ Emergency ☐ Future ☐

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

Treasurer's Approval



BACKGROUND INFORMATION

In partnership with the Michigan Land Bank Fast Track Authority, the City was awarded \$2,250,000 in funding for demolition under the Help for Hardest Hit Blight Elimination Program. Approximately eighty (80) properties have been identified to date for demolition under the program. Approximately ninety (90) to one hundred (100) properties were expected to be demolished under the program. The Michigan Land Bank Fast Track Authority has requested an additional twenty (20) to twenty five (25) properties for the program.

The Wayne County Treasurer's Office forecloses on property for unpaid taxes on an annual basis and offers communities the opportunity to purchase the property under the First Right of Refusal prior to the property going to the County auction (letter attached). The property may be purchased for the amount of unpaid taxes. It has not been past practice to purchase properties under the First Right of Refusal due to the cost. If the properties are not purchased at the auction, the property is offered to the City at no cost.

SCOPE OF SERVICES

Purchase twenty two (22) properties under the Wayne County Treasurer's First Right of Refusal of Tax Foreclosed Property (list attached). Transfer the twenty two (22) properties to the Michigan Land Bank Fast Track Authority for demolition. Transfer two (2) city-owned properties (545 Longfellow and 3637 Spruce) to the Michigan Land Bank Fast Track Authority for demolition.

JUSTIFICATION

Blight is an on-going problem in the City and its elimination is a priority. Demolition of blighted structures that are unsafe and dangerous will assist with blight elimination and enhance public safety.

Acquisition for demolition is an allowable cost under the Help for Hardest Hit Blight Elimination Program that will end this year. Acquisition of these properties will assist in utilizing the grant funds prior to the end of the program.

PROJECT OR IMPROVEMENT TASKS

Improve and promote the image of Inkster.

COSTS

The total cost of acquisition is \$58,853.66 (this amount does not include any processing fees that may be applicable). All costs incurred will be reimbursed by the Michigan Land Bank Fast Track Authority (see attached letter). Acquisition of blighted property is an eligible expense under the Help for Hardest Hit Blight Elimination Program (see the attached agreement).

PROJECT TIME TABLE

Upon approval by City Council, the tax foreclosed property will be acquired from the Wayne County Treasurer's office. The deadline for payment is August 17, 2016. After receipt of the Quit Claim Deeds from the County, all properties (tax foreclosed acquisitions and city owned) will be transferred over the Michigan Land Bank Fast Track Authority. All demolitions under the program are expected to be complete prior to Dec 31, 2016.

RESOLUTION

Resolved by _____ Seconded by _____

To approve the acquisition of twenty two (22) properties under the First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County and transfer of the properties along with two (2) city-owned properties to the Michigan Land Bank Fast Track Authority for demolition under the Help for Hardest Hit Blight Elimination Program.

Yes:

No:

Absent:



ERIC R. SABREE
WAYNE COUNTY TREASURER

CHRISTA J. MCLELLAN
Deputy Treasurer/Finance

KIM L. HOMAN
Deputy Treasurer/Land Management

July 12, 2016

City of Inkster Clerk
Attn: Felicia Rutledge, Clerk
26215 Trowbridge
Inkster, MI 48141

VIA E MAIL

RE: First Right of Refusal to Purchase Tax Foreclosed Property in Wayne County

Dear Ms. Rutledge:

Enclosed for your consideration is a list of the properties within your community that were foreclosed upon by the Wayne County Treasurer (the "List"), as the foreclosing governmental unit, pursuant to Mich. Public Act 123 of 1999, MCL 211.78 et. seq. as amended, due to unpaid 2013 and/or prior year's delinquent taxes.

Pursuant to MCL 211.78m (1), a city, village, or township may purchase foreclosed property located within its community if the State of Michigan fails to exercise its right of first refusal. MCL 211.78m(1) states, in part, "If this state elects not to purchase the property under its right of first refusal, a city, village, or township may purchase for a public purpose any property located within that city, village, or township . . . by payment . . . of the minimum bid. If the city, village, or township does not purchase that property, the county in which that property is located may purchase that property under this section by payment to the foreclosing governmental unit of the minimum bid ". The same section goes on to state that "If property purchased by a city, village, township, or county under this subsection is subsequently sold for an amount in excess of the minimum bid and all costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the delinquent tax property sales proceeds account... . Upon the request of the foreclosing governmental unit, a city, village, township, or county that purchased property under this subsection shall provide to the foreclosing governmental unit without cost information regarding any subsequent sale or transfer of the property."

400 Monroe · 5th Floor · Detroit, Michigan 48226
www.treasurer.waynecounty.com

Accordingly, subject to the State of Michigan's exercise of its right of first refusal, your community has the right to purchase, for a public purpose, any of the properties on the List for the amount of the "minimum bid." The "minimum bid" is the minimum amount established by the foreclosing governmental unit. By way of illustration and not limitation, the minimum bid includes all delinquent taxes, interest, penalties and fees due on the property, plus the costs associated with the preparation and administration of the auction sale and costs of recording the deed. The minimum bid amount for each parcel is stated on the List.

If you are aware of any foreclosed properties that are in need of demolition, or if there are contiguous properties that should be all bundled together in the upcoming auction, or if there are if there are any special circumstances that should be addressed with any properties, please let us know."

Your request to purchase foreclosed property within your community must be received no later than **July 29, 2016**. All requests must be in writing and identify each property to be purchased by its property identification number.

Your request must be mailed, via certified mail to the Wayne County Treasurer, Land Management Division, and Attention: Brian Gibson, 400 Monroe – Suite 520, Detroit, MI 48226, or via e mail to: bgibson@waynecounty.com. Receipt of the request will be confirmed in writing. Payments must be received by **August 17, 2016**. If timely payment is not received, the selected property may be offered back to the taxpayer or sold at a public auction.

You are advised to review the parcel identification numbers on the List with your current tax rolls to determine if any parcel has been combined, split, or assigned a new parcel identification number subsequent to the information being received by our office for the tax years in question. In the event you are unable to reconcile a parcel identification number provided in the List with your current tax rolls, you must immediately advise the Wayne County Treasurer in writing of the current or corrected identification number and the status of the property, and the name and address of persons shown on your current tax rolls as possessing an interest in the subject property.

Page 3 of 3
First Right of Refusal

The Wayne County Treasurer reserves the right to remove any property from the List, and to cancel any sale, at any time, for any reason, prior to the issuance of a deed. In the event that the State exercises its right of first refusal to purchase a property selected by your community, or if the Treasurer either removed a selected property from the List or cancelled the sale of a selected property the payment received from your community for the subject property will be refunded.

If you have questions or need additional information, please contact Brian Gibson at (313)224-5962.

Sincerely,



ERIC R. SABREE
Wayne County Treasurer

Brian Gibson
Land Management

(313) 224-5962 Phone
(313) 967-3628 Fax
Bgibson@waynecounty.com
www.treasurer.waynecounty.com

Enclosure

ERS: bg

Demo List Consideration - Foreclosed Property List FROR 2016

1	26120 Andover	2802.11
2	28617 Cherry	2447.42
3	26192 Colgate	1783.85
4	26644 Florence	2773.29
5	28632 Glenwood	2740.24
6	2644 Harrison	2118.61
7	3245 Irene	2891.44
8	3685 Isabelle	2793.00
9	26884 Kitch	3063.48
10	25915 Lehigh	2555.28
11	3307 Ludington	1721.97
12	27045 New York	2805.83
13	26057 Norfolk	3206.46
14	26630 Ross	2464.09
15	3608 Spruce	2216.04
16	26121 Stanford	2773.29
17	26208 Stanford	2860.78
18	26652 Trowbridge	1847.16
19	26730 Trowbridge	2455.31
20	26291 W. Hills	3025.88
21	26311 W. Hills	3616.71
22	4160 Williams	3891.42
		58853.66

Demo List Consideration - City Owned Property

1	545 Longfellow	city owned
2	3637 Spruce	city owned



State of Michigan
LAND BANK FAST TRACK AUTHORITY

July 27, 2016

Jeannie Fields, Deputy Director
Planning, Building & Economic Development
City of Inkster
26215 Trowbridge
Inkster, MI 48414

Reference: Acquisition of addition properties

Dear Ms. Fields,

Through our collaboration on the Hardest Hit Funding program for demolition in Inkster, Michigan, we are continuing to seek acquisition methods for the final 20-25 properties to wrap up your grant. We are excited to learn of an opportunity through the County Treasurer's first right of refusal offer to acquire 22 excellent candidates for demolition.

As we discussed, once the City of Inkers exercises its option to purchase these 22 properties, Michigan Land Bank will then acquire from Inkster those same properties for the amount Inkster paid for them. Acquisition in this manner is an acceptable use of Hardest Hit Funding and we have done so for several of our other collaborative communities.

I look forward to moving forward on the demolition of the additional properties. Thank you for your collaborative efforts on behalf of this project and it has been a delight working with you.

Sincerely,

A handwritten signature in black ink that reads "Linda Horak".

Linda Horak
Property Analyst

Michigan Homeowner Assistance Nonprofit Housing Corporation
Help for the Hardest Hit Blight Program
Blight Partner Participation Agreement

This Blight Partner Participation Agreement (Agreement) is made this 12th day of January, 2015 by and among the Michigan Homeowner Assistance Nonprofit Housing Corporation ("MHA"), the Michigan State Housing Development Authority (the "Authority") and the Michigan Land Bank Fast Track Authority ("Blight Partner"):

RECITALS:

WHEREAS, Blight Partner is duly qualified to engage in the process of blight removal and demolition oversight/services; and

WHEREAS, Blight Partner desires to participate in the H4HH Blight Elimination Program; and

WHEREAS, Blight Partner understands that participation in the H4HH Blight Elimination Program is voluntary and is distinct from MHA's foreclosure prevention programs; and

WHEREAS, Blight Partner, the Authority and MHA desire to enter into this agreement to set forth certain premises and mutual covenants;

MHA and Blight Partner confirm their mutual agreement on the following principles relating to the MHA's Help for Hardest Hit Program (H4HH Program) and agree as follows:

1. **Application Process:** Blight Partner will access the H4HH Program through the MATT system, through <https://www.mshda-opal.org>, by entering individual property site data to begin the process.
2. **Eligible Properties:** Demolition funds are specifically approved for the cities of Detroit, Flint, Grand Rapids, Pontiac, Saginaw, Ecorse, Highland Park, River Rouge, Ironwood, Muskegon Heights, Inkster, Jackson, Hamtramck, Port Huron, Adrian and Lansing. (the "Cities"). MHA may authorize Blight Partner to demolish properties in immediately adjacent neighborhoods to the approved designated cities if it determines that the activity will promote increased values of remaining property and promote positive growth. Blight Partner must obtain MHA approval prior to taking any action regarding a specific property.
3. **Selection/Qualification of Property:** MHA and MSHDA will review and approve strategic plans for each City. Blight Partner may only request funding for demolition of properties located in the areas in the attached Exhibit A. In addition, MHA staff will review each entry in MATT system to confirm structures are residential 1-4 or multi-family 4+.

4. **Point of Contact:** MHA shall provide a list of key contacts to Blight Partner, and Blight Partner agrees to provide a primary and secondary point of contact to MHA.
5. **Collateral Documents:** At the time Blight Partner submits the documentation described in 6, below, Blight Partner will execute a Demand Note in favor of the Authority in the amount of the total costs for the demolition, as described in 7, below, as supplemented by MHA's Blight Elimination manual (the "Manual"), a Note in favor of MHA in the same amount and a Mortgage in favor of MHA securing MHA's Note. The MHA Note will repay in full the Authority Demand Note, which will be deemed cancelled upon execution of the MHA Note. The MHA Note will be a 0% non-amortizing loan, forgivable over a 5 year term at 20% per year, as long as the covenants contained in the MHA Note and Mortgage are met; the outstanding balance of loan will be due on sale or transfer of the affected property. Upon completion of all demolition activities and MHA's receipt of required supporting documentation, MHA will reimburse Blight Partner for all eligible costs, as described in the Manual.
6. **File Documentation Requirements:** All individual property files must contain: acquisition information (if applicable) including deed, title insurance or equivalent; environmental survey and compliance inspections; proof of abatement (if necessary); proof utility cuts with costs; and completion of demolition with permits; and any other relevant information regarding the property.
7. **Subcontractors:** Blight Partner acknowledges that Blight Partner has sole discretion regarding any subcontractors that Blight Partner utilizes in carrying out the terms of this Agreement. Blight Partner covenants that it will assure that any and all subcontractors will be properly licensed (if necessary) and both Blight Partner and any subcontractors will comply with all applicable statutes, rules, regulations and ordinances. In addition, all subcontractors must meet any and all Authority requirements.
8. **Property Assistance:** Maximum loan amount is \$25,000 per property which includes payment of acquisition cost; demolition (inspections, asbestos or lead-paint abatement (if necessary) deconstruction, removal, permits, grading and greening, and maintenance costs of \$ 750 for a period to run concurrently with the terms of the lien. The total of \$ 2,250,000 has been awarded to Inkster.
9. **ACH Payments:** Blight Partner shall promptly provide ACH transmission information to MHA. MHA will make all payments via this method.
10. **Expiration of Agreement and Funding:** This agreement will terminate, and all funds allocated for blight elimination must be totally expended, 18 months from the date of contract execution.
11. **Status as Independent Contractors:** Notwithstanding the characterization of Blight Partner as "Blight Partner," nothing in this agreement shall create a partnership, agency or other relationship among the parties other than that of independent contractors.

12. **Termination:** Any party may terminate the agreement without cause on 30 days written notice. Either party may terminate immediately upon material breach by another party.

Accepted and agreed to by:

Blight Partner: Michigan Land Bank Fast Track Authority

By: Wayne Workman

Print: Wayne Workman, Acting Executive Director
Michigan State Housing Development Authority
Pursuant to Executive Order 2014-8 dated May 22, 2014

Date: 01/12/2015

Address: 735 E. Michigan Avenue Lansing, MI

Michigan Homeowner Assistance Nonprofit Housing Corporation

By: Mary Joerle

Its: President

Date: 1/22/15

Michigan State Housing Development Authority

By: Christine L. A.

Its: Chief Housing Investment Officer

Date: 1/22/15