

INKSTER CITY COUNCIL

October 16, 2017

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
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

FELICIA RUTLEDGE
CITY CLERK

BYRON NOLEN
MAYOR

TREASURER
DARIN CARRINGTON

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

Public Participation (limit to 3 minutes)

3. 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).
4. Adjournment

October 16, 2017
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Inkster Beautification Presentation – Toni Bailey

4. Public Hearing

5. Consent Agenda

- A. October 2, 2017 Regular City Council Meeting Minutes. **Pg. 1**
- B. TIFA Annual Report to receive and file. **Pg. 5**
- C. ZBA Annual Report to receive and file. **Pg. 36**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 38**

7. Previous Business

8. Ordinance(s)

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

9. New Business

- A. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 17-31) five (5) vacant commercial parcels: 1) Cherry Hill vacant lot (Property ID #44009020036000), 2) Cherry Hill vacant lot (Property ID #44009020040000), 3) Cherry Hill vacant lot (Property ID #44009020041000), 4) Cherry Hill vacant lot (Property ID #44009020042000) and 5) Cherry Hill vacant lot (Property ID #4400902004300) to Harlan Howard for the total amount of \$72,000.00. **Pg. 45**

B. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 17-18) two (2) vacant residential parcels located on the east side of Isabelle Street between Carlisle Street and Beech Street legally and is described as LOTS 719 and 720 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P79 WCR (Parcel ID: 44-009-02-0719-000) and LOTS 721 and 722 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P78 WCR (Parcel ID: 44-009-02-0721-000) in the total amount of \$1,500.00 to Springhill Baptist Church.

Pg. 54

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

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

October 2, 2017
Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, October 2, 2017.

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

- A. Agenda Discussion
- B. District Wide Advisory Meeting – Date Change

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to go into Executive Session 6:15 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to adjourn the closed Executive Session at 6:35 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:00 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 Pastor Nick Edwards

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Chisholm	Present
Councilwoman Mitchell	Present		

Approval of Agenda

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with the addition of item “A” under Previous Business and item “A” under New Business.
Resolution 10-17-236R - Motion carried.

Presentations/Discussion

- A. Team Cares Redevelopment Presentation
- B. Parks Presentation – Craig Lewis, Parks & Recreation Director
- C. Emergency Sewer Repair –Darin Carrington, Treasurer
- D. The Searcy's Presentation – Mayor and Council

Public Hearings

Consent Agenda

- A. September 18, 2017 Regular City Council Meeting Minutes.
- B. Allen Brother's & Attorney's PLLC Invoice \$ 26,600.00

**Moved by Councilmember Mitchell, Seconded by Councilmember Chisholm to approve the consent agenda.
Resolution 10-17-237R – Motion carried.**

Boards and Commission

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

**Moved by Councilmember Chisholm, Seconded by Councilmember Oden to appoint Timothy Williams to the Parks and Recreation Commission.
Resolution 10-17-238R – Motion carried.**

Nominations:

- 1. Opal Nolen – Parks & Recreation Commission
- 2. George Mitchell – Historical Commission

Previous Business

- A. District Wide Advisory Meeting – Date Change

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to change the City Wide District Meeting to an alternate date of October 30, 2017 at 6:00 p.m. at Inkster City Hall.
Resolution 10-17-239R – Motion carried.**

Ordinance(s)

- A. First Reading(s)

Second Reading(s)

- 1. A. **second** reading and **approval** on the reversion of the B-2, Thoroughfare Mixed-Use District conditional rezoning of two parcels back to R1-A, One-Family Residential District (Z 17-12). The parcels are located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300).

Moved by Councilmember Oden, Seconded by Councilmember Chisholm to approve a second reading and the approval on the reversion of the B-2, Thoroughfare Mixed-Use District conditional rezoning of two parcels back to

R1-A, One-Family Residential District (Z 17-12). The parcels are located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300).

Resolution 10-17-240R – Motion carried.

2. A **second** reading and **approval** of text amendments (TA 17-11) to the City's Zoning Ordinance pertaining to provisions for site plan and special land use reviews per the recommendations of the Planning Commission.

Moved by Councilmember Howard, Seconded by Councilmember Oden to approve a second reading and the approval of text amendments (TA 17-11) to the City's Zoning Ordinance pertaining to provisions for site plan and special land use reviews per the recommendations of the Planning Commission.

Resolution 10-17-241R – Motion carried.

New Business

A. Discussion/Action (City Council) To vote in accordance with the vote that was taken in closed session. (Vassar)

Moved by Councilmember Howard, Seconded by Mayor Pro-Tem Williams to approve the vote that was taken in closed session (Vassar).

Resolution 10-17-242R – Motion carried.

Public Participation

- **Senator David Knezek** – Provided a legislative update on Medical Marijuana, Auto Insurance and Ban the Box for felons.
- **Mary McClendon** – Announced that Wayne County had a balanced budget. Stated that Commissioner Glenn Anderson's office would be hosting Make a Senior Smile. She further stated that the Commissioner's office would be looking at the sidewalk on Inkster Road and the Halloween Hike on October 13, 2017.
- **Deborah Owens** – Thanked residents for assisting with the clean-up of the Recreation Complex. She stated that the Complex needed to have a contract with a professional cleaning company.
- **Shirley Shockley** – Stated that capital maintenance should be a part of the Parks and Recreation budget. Further stated she is glad to see that the Parkwood Park would be getting an update. She further asked if she could plant a tree in the park.
- **Rev. Williams** – Stated he needed assistance from the Police force regarding a complaint that was filed.
- **Paul Sidud** – Stated he had questions about a water bill that was placed on his taxes.
- **Gabe Henderson** – Announced the Good Fellows Pancake Breakfast. He stated the breakfast is to make sure that every child has a Christmas. He stated the event would be held on October 21, 2017 from 7:00 a.m. until 12 p.m. at the Booker Dozier Recreation Complex.
- **Ricky Larkin** – Stated he is a resident of Justine Street. He said that since the non-motorized bike path has been in the city there is heavy drug trafficking in his area. He further stated that there are two abandoned homes that the taxes are being paid but the drug users are now using the homes.
- **Octavia Smith** – Announced the Inkster Task Force 5K Run/Walk. She stated the event would take place on October 28th at the Inkster Valley Golf Course. She stated Western Wayne Family Services would be hosting free Zumba and Yoga.

- **Officer Lebo** – Announced Movie Night on October 13, 2017. She thanked St. Clemons Church for their donation of three hundred hotdogs. She further announced the Fish Fry on October 20, 2017. She said she participated in Ink Town Pedal Push.
- **Pastor Jean Overman** – Announced the NAACP Freedom Fund Dinner at 5:00 p.m. She stated she would be going over to Puerto Rico to assist on October 23, 2017. She asked if donations of battery and flashlights could be made.

City Clerk

- No comments.

City Treasurer

- No comments.

Mayor and Council

- **Councilwoman Mitchell** – Stated that District VI Advisory Meeting would be held at Graciecee. Invited residents to attend the DDA Strategic meetings. Announced the annual Senior Forum on October 26, 2017 and stated Eric Sabre would be the guest speaker.
- **Councilman Chisholm** – Announced that the Ink Town Pedal Push was a success. Stated they would meet again on Wednesday October 4, 2017. He said he would attend the funeral of Son Hargrave.
- **Mayor Pro-Tem Williams** – Announced the Inkster Citizens that Care Chicken and Waffle breakfast. He stated the proceeds go for the Coats for Kids. He invited everyone to shop Inkster.
- **Mayor Nolen** – Stated he attended the Legislative Black Caucus. He stated that Debbie Stabenow and Gary Peters promised to visit the city of Inkster.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Chisholm, Seconded by Councilmember Oden and carried, the Regular Council meeting of October 2, 2017 was adjourned at 9:27 p.m.



Felicia Rutledge, City Clerk
City of Inkster



**Inkster Tax Increment Finance
Authority/Economic Development
Corporation
2017 Annual Report**

Brittni Abiolu, Chairwoman

**26215 Trowbridge
Inkster, Michigan 48141**

I. Introduction

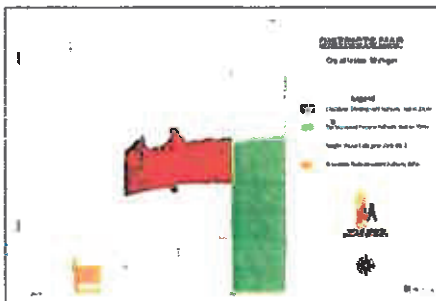
The Inkster Tax Increment Finance Authority/Economic Development Corporation operates under Act 450, commonly referred to as the Tax Increment Finance Authority (TIFA) Act. TIFA is currently governed by a 13-member board, which is appointed by the City Council. This Act provides communities with a unique tool to foster economic growth. The Act is intended to allow local officials the means of addressing needs to attract and enhance local economic development.

Mission

Inkster TIFA/EDC purpose is to alleviate and prevent conditions of unemployment, to assist and retain local industries and commercial enterprises, to strengthen and revitalize the economy of the City of Inkster, to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in the City of Inkster, and to encourage the location and expansion of commercial enterprises in the City of Inkster.

II. TIFA District

The Tax Increment Finance Authority is focused on promoting and investing in the eastern portion of the City of Inkster. The TIFA borders include Michigan Ave to the north, Beech Daly to the east, John Daly to the west and Annapolis to the south.



III. Inkster TIFA/EDC Board of Directors

- Brittni Abiolu, Chairwoman
- Mary Weislow, Vice-Chairperson
- Winnie Nwankwo, Secretary
- Akindele Akinyemi, Treasurer
- O. Rerhi Onomake
- Denis Weislow
- Charmaine Kennedy
- Connie Mitchell
- Avis Love

IV. Annual Treasurer Report

Currently, TIFA revenue is comprised of tax collection and general fund subsidies. Expenses are debt service payments. A budget amendment was made to allocate additional funds to cover the debt service payment. However, there was a 44% drop in revenue from the last fiscal period in TIFA.

- Transfer to JC Debt fund to support debt service payment of \$411,000.
- Cash funding debt service payments will require significant monthly inter-fund borrowings until the TIFA is made whole at settlement.
- Transfer from general Fund is \$477,000
- Currently, no other programming is budgeted in FY 2018.

V. Inkster Economic Development Corporation

The Inkster Economic Development Corporation serves as the Board of Directors for the TIFA Authority. However, there were discussions on developing more activates under the EDC. Such programs include the following:

- Entrepreneur Empowerment Program
- Cybersecurity Readiness and Workforce
- Joint Inkster Workforce Development Program with the Inkster Public Library.
- Partnership with the Michigan Talent Investment Agency
- The advent of an Immigration Task Force to develop Welcoming Inkster Program.
- Collaborating with the Inkster Downtown Development Authority and Local Business Advisory Committee to oversee the Inkster Downtown Development Corporation, the 501©3 component of the Inkster DDA to qualify for additional sponsorships and grants.
- EB-5 Investor Visa Program

VI. Inkster Economic Development Strategic Plan

Executive Summary:

In 2017, the Inkster Economic Development Corporation will begin to initiate a planning process focused on the broad economic development of Inkster, Michigan. Therefore, the Inkster EDC will help develop a steering committee with representatives from major industry sectors.

The group identified the following vision for what it would like the City of Inkster to look like in 2025: *Inkster will be known as a growing, thriving, international community with successful STEM and agricultural technology and small businesses, vibrant towns, and user-friendly public parks and forests. City of Inkster will be a regional leader in environmentally and socially sustainable growth. Its economy will include diverse types and sizes of businesses and wages will be increasing.* (More details are contained in the main plan).

In order to fulfill this vision, and based on an analysis of the strategic position of the county, City of Inkster will pursue a strategic direction summarized as follows: *Seek a growing population, an increase in visitors, and growth in median wages, business revenue, and profit by focusing on socially sustainable, clean energy¹ development and growth.* This strategic direction should be used as a guide or strategic filter as new opportunities arise throughout the plan's implementation period.

The strategic direction is made operational through the following six goals, which are in turn further defined by objectives and major actions included in the plan.

1. **Infrastructure and Facilities:** City of Inkster invests in infrastructure (roads, electric, telecommunication, water/sewer) and in community, business, and recreational facilities that facilitate sustainable growth.
2. **Workforce Development:** City of Inkster has a highly competent and well-educated workforce with the skills desired by existing, new, and relocating businesses.

¹ Clean Energy is energy that can be extracted, generated, and/or consumed without any significant negative impact to the environment. It encompasses renewable energy (a natural energy which does not have a limited supply i.e. geothermal, solar, wind, biomass), also often referred to as alternative energy.

3. **Business Start-Up and Support:** City of Inkster seeks to increase the number and diversity of growing, profitable businesses that are paying 'head of household' wages.
4. **Community Planning and Community Leadership:** City of Inkster implements community plans and policies which support sustainable business growth, preserve quality of life, and expand community leadership.
5. **Energy and Natural Resources:** City of Inkster supports responsible extraction and development of energy resources in the county and environmentally sustainable approaches to the recreational development of public lands, farmland, and waterways.
6. **Promotion and Marketing:** City of Inkster institutions promote "the City of Inkster experience" in order to increase people living in, visiting, and starting businesses in the county.

Introduction:

In 2017, the Inkster EDC will develop an economic development steering committee to analyze the resources and position of the city and identify concrete, strategic ideas that would result in the ongoing sustainable economic development of Inkster, Michigan. The Economic Development Steering Committee will consist of representatives from nine 'industry' sectors—retail, manufacturing, real estate and developers/contractors, tourism, agriculture and natural resources, workforce development, services and technology, health and civic, and government.

The plan is written for local leaders and institutions and provides a framework—it helps:

1. coordinate actions of major institutions around economic development priorities;
2. provide a filter for making decisions about new opportunities that arise for economic development;
3. assist in seeking grant funding; and
4. provide a framework for community accountability

It should be noted that the committee took a broad view of economic development, acknowledging that there are many inter-related and sometimes contradictory issues and principles that must be balanced in the approach to economic development. Consequently, the plan is broad in scope. In considering economic development, committee members recognized the following:

- Aspects of a high quality of life—i.e., natural beauty, access to the outdoors, low crime, excellent schools, and outstanding health care—can draw new residents, visitors, and business; therefore, it is important to consider quality of life concerns.
- The regulatory burden can increase costs for businesses and hurt competitiveness, at the same time regulations can protect workers and the environment. Economic development requires smart regulation.

- Infrastructure (roads, internet, electricity, and water/sewer) is often used as threshold criteria for new businesses and can be important in supporting an increase in population without negatively impacting the quality of life.
- A growing population can help drive economic growth; a growing population without forethought and planning could negatively impact quality of life.
- The workforce must have sufficient competency, education, and experience in order to expect higher wages; further, a lower unemployment rate (scarcity of labor) can help to drive up wages.
- Adequate and affordable childcare, housing, and transportation are critical to our urban labor market.

These inter-related and fluid factors contribute to conditions for a thriving successful community. Because these factors (among others) influence one another and are non-linear, there is always a challenge in writing a plan that must be read in a linear way. In this document we have tried to make cross references to other places where actions and ideas support one another, but there are undoubtedly other ways these objectives and actions could have been divided. Readers should consider the plan in its entirety.

The City of Inkster Economic Development Corporation has agreed to convene the steering committee a couple of times each year to review progress on the plan and make decisions about on-going priorities and other adjustments. In this way, the plan can be a 'living,' relevant document.

City of Inkster Economic Vision 2025

City of Inkster will be known as a growing, thriving, rural community with successful farms and businesses, vibrant towns, and user-friendly public parks and forests. City of Inkster will be a regional leader in environmentally and socially sustainable growth. Its economy will include diverse types and sizes of businesses, and wages will be increasing.

As a growing, thriving, regional community, City of Inkster will have:

- low unemployment and poverty rates;
- satisfying employment opportunities that support a good standard of living (head of household jobs often defined by 'self-sufficient wages');
- clean, safe, vibrant, and commercially-diverse towns and growth areas;
- excellent global schools and opportunities for life-long learning;
- quality housing affordable to various income levels;
- low residential and commercial vacancy rates;
- healthy, active population which is engaged in the community;
- well-maintained and used public lands and waterways, including a world class trail system;
- low crime rate;
- vibrant, growing, profitable, diverse businesses;

- locally grown and processed foods and products; and
- active and comprehensive recycling opportunities.

Please see Accountability and Measures section for more information on measures of success.

Principles and Beliefs:

This plan applies the following principles and beliefs to its vision and its approach:

Growth and Quality of Life. As an economic development strategic plan, this plan's success (or failure) is ultimately judged by whether there are a sufficient number of 'desirable' jobs providing a good standard of living in the county. However, growth in wages alone is not the only measure of successful development. Economic growth or growth in wages that resulted in a lower quality of life for most residents in the county would not be desired. Over time a lower quality of life would adversely affect the county's ability to attract new businesses and residents. Consequently, growth must be achieved in ways that honor important components of quality of life which include health, recreation, access to nature, sense of community, and time with family and friends.

Regionalism. Economic development requires a regional perspective in our partnerships and approaches. Commerce, businesses, workers, environmental pollution, and social discontent do not stop at state or county jurisdictional lines. We must understand and work within a broad, regional context and understand what productive role the county plays within this larger economic environment.

Partnership. Economic development requires a collaborative effort, including county agencies, citizen groups, and local employers, as well as state, regional, and national entities. Many other formal plans developed by governmental agencies, businesses, and community institutions are important to the success of this economic development plan. Where there is a particularly relevant connection, these other plans are mentioned explicitly as part of this plan. In general, it should be noted that the following local government plans are supported by this plan:

- **Health Department Strategic Plan**
- **Comprehensive Plan**
- **Workforce Housing Plan**
- **Heritage Plan**

Situation Analysis Summary

The Steering Committee (as well as participants in visioning sessions) examined strengths, weaknesses, and trends that provide opportunities or threaten economic progress. The summary of these key factors is found below.

Strengths:

1. The city is close in proximity to Detroit Metropolitan Airport (DTW) and Willow Run Airport. Further, there is good East-West Interstate highway access and potential for rail transport connecting City of Inkster to large population centers.
2. In general the city has excellent access roads and, vacant land for future development.
3. Community leadership is collaborative and works well both internally and with regional entities.

Weaknesses:

1. Inkster's business regulation environment is generally written for more urban areas by people with urban experiences. This can put the city at a competitive disadvantage in comparison to nearby Westland and Garden City.
2. The county has had a stagnant to declining population since the 1980s, which makes it particularly challenging to expand small, locally-oriented businesses.
3. Telecommunications infrastructure is far behind most of Western Wayne County. Cellular telephone service is spotty, and affordable, reliable broadband Internet access is not accessible in much of the county.
4. There is no central shopping district or mall with large numbers of shops.
5. The population is aging.
6. There is a need to engage younger residents in preparation to take on community leadership positions.
7. The county's adult educational attainment is the lowest in Inkster; fewer residents who remain in the county after age 25 have bachelors or higher degrees than in the rest of the region.
8. Incomes lag behind the rest of the region.

Trends Providing Opportunities:

1. Growing interest in active lifestyles across the country is a good fit with the city's recreational and outdoor opportunities.
2. Interests nationally in alternative and small-scale clean energy production as a means of supporting good paying jobs and transitioning the country from a dependence on fossil fuels.
3. Destination bike trails are located in close proximity to the county and are a natural fit to be further developed in Wayne County.
4. Western Wayne County continues to grow.
5. Increasingly, information and communication technology are making the ability to work from home or remote areas more 'normal' and open the possibility of more people living in City of Inkster whose jobs are outside of the area.
6. The baby-boomers will soon be retiring in larger numbers; many who live within driving distance to City of Inkster are purchasing vacation homes here. Consequently, City of Inkster could be well situated as a seasonal retirement destination.

Threats:

1. Ongoing income and economic disparities between full-time residents and those who are here or live here part-time could sow seeds of discontent. In turn, this unhappiness could lead to low customer service and 'turning off' those considering relocating here.

Strategic Direction

This plan envisions an interlocking and synergistic focus on the following:

- increasing the number of well-paying jobs;
- business growth and increased profitability;
- moderate population growth;
- leveraging of the county's natural resources and stewarding its public lands and waterways; and
- ongoing community leadership and regional engagement.

This synergy is driven by positioning the county as a regional leader in environmentally and socially sustainable growth and development. City of Inkster leaders recognize the critical role that the area's natural resources and beauty play in the ongoing economic development of the city. The city's incredible landscape and outdoor recreational

opportunities are important reasons why visitors and new residents come to the area. Further, the city has existing businesses with expertise in weatherizing homes, construction, manufacturing, and energy production, all of which can be leveraged with a focus on environmentally and socially-sustainable growth. By highlighting environmentally and socially-sustainable growth, this plan seeks to preserve important elements of quality of life.

The strategic direction proposed by this plan could be summarized as follows: *Seek a growing population, an increase in visitors, and growth in median wages, business revenue, and profit by focusing on socially sustainable, clean energy development and growth. This strategic direction should be used as a guide or strategic filter as new opportunities arise throughout the plan implementation time.*

Summary Goals and Objectives

A complete set of goals and objectives is located in the next section of this plan. This section summarizes the goals and topics covered by objectives.

City of Inkster will pursue its vision by applying its strategic direction in the pursuit of the following six goals, which are further defined with the objectives. Note that Wayne County in these goals refers to a range of partners throughout the community that will take an active role in pursuing the goal, including, but not limited to: county agencies, Wayne County Community College District, Inkster Chamber of Commerce, and the City of Inkster Downtown Development Authority.

1. **Infrastructure and Facilities:** City of Inkster invests in infrastructure (roads, electricity, telecommunication, water/sewer) and in community, business, and recreational facilities which facilitate sustainable growth.

This goal is further defined and will be met by objectives in the following areas:

1. Increasing non-satellite broadband Internet accessibility;
2. Developing facilities and infrastructure that enhance the county's arts, heritage, and recreation capacity;
3. Maintaining and developing transportation infrastructure;
4. Supporting processing, production, and sale of local agriculture products; and
5. Supporting 'public' transportation services.

2. **Workforce Development:** City of Inkster has a highly competent and well- educated workforce with the skills desired by existing, new, and relocating businesses.

This goal is further defined and will be met by objectives in the following areas:

1. Developing and offering certification courses for employees to advance;
2. Supporting lower income adults to help increase educational attainment of adults in the county;

3. Coordinating career coaching and training/education planning;
 4. Local businesses investing in training and staff development;
 5. Education or training for agriculture; and
 6. Reducing barriers to employment and maintaining employment.
- 3. Business Start-Up and Support:** City of Inkster seeks to increase the number and diversity of growing, profitable businesses that are paying higher wages.

This goal is further defined and will be met by objectives in the following areas:

1. Supporting leadership and management development in businesses;
 2. Enhancing capacity to support and attract high performing businesses;
 3. Providing opportunities to reduce operating costs;
 4. Encouraging buy local (business to business) arrangements; and
 5. Recognizing/highlighting environmentally sustainable business efforts.
- 4. Community Planning and Community Leadership:** City of Inkster implements community plans and policies which support sustainable business growth, preserve quality of life, and expand community leadership.

This goal is further defined and will be met by objectives in the following areas:

1. Championing the rural perspective on sustainable growth;
 2. Supporting workforce housing;
 3. Coordinating policy and county actions that enhance heritage, recreational, and cultural opportunities;
 4. Facilitating opportunities for business and community leadership to impact regulatory framework;
 5. Planning for infrastructure needs with a regional perspective;
 6. Supporting development of the next generation of community leaders; and
 7. Increasing the community capacity to provide and use community-level economic and social/demographic data.
- 5. Energy and Natural Resources:** City of Inkster supports responsible extraction and development of energy resources in the city and environmentally sustainable approaches to the recreational development of public lands, agricultural technology, and waterways.

This goal is further defined and will be met by objectives in the following areas:

1. Increasing clean energy businesses;
2. Creating a sustainable economic development fund;
3. Encouraging weatherization and the use of energy saving technologies;
4. Supporting a robust and comprehensive recycling program;
5. Maintaining excellent water quality; an accessing and using local and state-owned parks, forests, and other recreational facilities.

6. **Promotion and Marketing:** City of Inkster institutions promote “the City of Inkster experience” in order to increase people living in, visiting, and starting businesses in the county.

This goal is further defined and will be met by objectives in the following areas:

1. Increasing opportunities for Economic Development Corporation to pitch Inkster;
2. Creating and promoting the City of Inkster brand;
3. Promoting locally grown agriculture and locally produced goods;
4. Supporting the Inkster Chamber of Commerce in increasing visitors and potential residents;
5. Coordinating promotional messages; and
6. Promoting the county as a rural leader in sustainable development – energy in action.

Two times per year the Inkster Economic Development Corporation will convene the steering committee to review progress on the objectives and action items. As necessary, the committee will select additional action items to be worked on or prioritized. In this way, the plan will remain a living document, and action items that were not prioritized during the original planning process can receive attention.

VII. Detailed Goals, Objectives, Major Actions, and Responsible Institutions

Following are the goals, objectives, and major action items that the steering committee identified during the planning process. The committee also prioritized major action items. Criteria for prioritization included: importance of the action, likelihood that the action would have significant impact, and whether the action could be started (in a substantial way) within the next 24 months. These priority action items have been assigned to a community institution which will lead the work in this area. These details are found in the implementation notes which can be used to guide the steering committee’s review of progress.

Infrastructure and Facilities GOAL: Inkster will invest in infrastructure (roads, electricity, telecommunication, water/sewer) and in community, business, and recreational facilities which facilitate sustainable growth.

City of Inkster will pursue the above goal through the following objectives.

Objectives:

1. **Increase non-satellite, broadband Internet availability to at least 90% of the addresses in the city by 2020 (note that prices and speed available should not vary significantly based on location).**

In the next 18 months, the Inkster Economic Development Corporation will have made significant progress in the following major actions necessary to reach this objective:

- a. By the end of 2020, complete and implement a plan identifying the financing, technology, and approach, as well as mapping the areas to be covered by the plan, for meeting this objective.
- b. Create a committee to advise and support the broadband plan.

Note this work is receiving a significant boost from the recent funding for broadband access.

In addition, assuming available resources, Economic Development will:

- c. Participate in the federal and state policy debate about the provision of broadband in rural areas.

2. Develop infrastructure and facilities that enhance the county's arts, heritage, and recreation capacity.

In the next 18 months, the Inkster Chamber of Commerce (Chamber), the Inkster Downtown Development Authority, and the Inkster Planning Commission will actively work to:

- a. Create at least one Arts and Entertainment District, which includes a venue for the sale of local food, products, crafts, and restaurants.
- b. Seek at least one additional year-round indoor entertainment/recreational destination/attraction for residents and visitors.
- c. Update the feasibility study of a performing arts center. (Lawrence Technological University will include a review of this in its master facilities plan.)

3. Develop infrastructure and facilities that support agriculture in the City of Inkster, particularly local processing, production, and sale of locally grown agriculture products.

In the next 18 months, the Inkster Economic Development Corporation will:

- a. Research and recommend what type of government support or action would best support local processing.

In addition, assuming available resources and/or opportunities, Inkster EDC will:

- b. Research the feasibility of a grain drying facility.
- c. Research the feasibility of a structure for small-scale food processing.

Workforce Development GOAL: Inkster, Michigan has a low competent and not so well-educated workforce with the skills desired by existing, new, and relocating businesses. **competencies include: general and specific occupational knowledge, positive and customer-oriented attitude, recognized aptitude leading to appropriate career training, and the skills required for businesses operating in the "information age," such as keyboarding, standard software packages, and online communication and research.*

Objectives:

1. Offer certification courses and other targeted courses (including 'green technologies'), which result in employment or advancement by participants, through Wayne County Community College District.

In the next 18 months, Wayne County Community College District plans to substantially begin the following actions:

- a. Complete a workforce development study which identifies the following needs and suggests a framework for ongoing evaluation of new needs:
 - workforce development needs of local businesses;
 - 'foundational' learning objectives that any employee needs;
 - the market potential for courses which increase "green jobs" in the area and other needs; and
 - specifically considers ways to increase knowledge and skills of local contractors in 'green' building techniques.
- b. Create and regularly convene a workforce development advisory group (including Economic Development, Wayne County Community College District, Wayne RESA, the Department of Social Services, business leaders) which will provide input on new needs, evaluate effectiveness of results, and provide an opportunity to share information about new business prospects and their needs. This group could also help coordinate services among institutions.
- c. Institute a regional green construction training program.
- d. Host a one-day "Green" forum for residents – topic areas could include business sustainability, green building, and home/business energy efficiency.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will

- e. Provide training to help students pass utility company pre-employment tests for maintenance and construction.

Increase educational attainment rates in the county for those over 25 years of age with particular focus on improving education and training of existing residents over the age of 25 who currently do not have training certifications or higher education.

In the next 18 months, Inkster EDC will:

- a. Determine how to provide career coaching and training/education planning services to the public and agencies who work with families on self-sufficiency (particularly in order to assist young adults and families in finding motivation, identifying career paths, and developing training/educational plans).
- b. Publicize the CTTC and scholarship opportunities.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will

- c. Offer scholarships to Wayne County Community College District to pursue programs in high demand.
- d. Provide a limited number of scholarship slots to local businesses that apply; the businesses can offer the scholarships as tuition reimbursement to qualified employees.

2. Enhance coordination of career coaching and training/education planning for young adults, including exposure to community leadership roles.

In the next 18 months (assuming that the Leadership and Management Academy mentioned elsewhere in this plan has been created), Wayne County Community College District will:

- a. Complete a presentation to academy participants on potential community leadership roles and board opportunities and plan to continue making such presentations.
- b. Support a career and training collaborative that would coordinate career, technical training, and continuing education.
- c. Develop events/programs to advise local young people of local career possibilities.

In addition, assuming available resources and/or opportunities, Inkster EDC and Inkster Chamber of Commerce will:

- d. Develop school visits (student and teachers) to local businesses so students better understand local career opportunities and are introduced to the idea of opening their own business. Reinstate teacher visits to local businesses to help teachers better understand existing employment opportunities.
- e. Expand partnerships of Wayne County Community College District, University of Michigan-Dearborn, Lawrence Tech University, and other local schools so that they offer career-oriented programming.

- f. Encourage local public and nonprofit boards to invite young adults to serve on boards; (this may be done as part of the leadership and management academy).

3. Increase the number of local businesses that invest in ongoing training and staff development for the purpose of supporting increased wages and sustained career advancement.

In the next 18 months, the Inkster Economic Development Corporation will:

- a. Promote and incentivize the use of educational/staff development programs by local businesses.

In addition, assuming available resources and/or opportunities, Inkster institutions will:

- b. Provide information/coordination to local businesses in utilizing state and federal programs for tuition reimbursement, training grants, and possible tax credits/incentives.
- c. Create awards or other recognitions for businesses participating in tuition reimbursement or for investing in employees in other ways.
- d. Certify local facilitators in process improvement.
- e. Work with the business leaders' circle (see supporting business goal) to provide information/success stories about staff development to the broader business community.
- f. Conduct a feasibility analysis for a program where local businesses that rely on frontline staff pay those staff members who have completed "customer service" training a higher wage rate.

4. Provide educational or training events for local agriculture businesses.

In the next 18 months, the Michigan State University Extension Office will:

- a. Develop educational opportunities for agriculture businesses based on a needs assessment and a desire to encourage small-scale, local food processing.

In addition, assuming available resources and/or opportunities, Inkster EDC will:

- b. Support collaborative efforts, including engagement of Extension employees in workforce development discussions, between the MSU Extension Office and WCCCD.

Business Start-Up and Growth Goal: City of Inkster seeks to increase the number and diversity of growing, profitable businesses that are paying higher wages, including encouraging a range of businesses using sustainable practices.

Objectives:

- 1. Increase the number of growing and profitable businesses through leadership development and entrepreneur support (participating businesses will report growth in revenues and/or profits).**

In the next 18 months, the Development Corporation will:

- a. Develop and plan for a pilot of a Leadership and Management Academy in which businesses, nonprofits, and/or government departments would participate as institutions and send one or two people per year. This prestigious 12-month 'academy' would include: introduction to "process improvement" principles, touring of other (in or out of area) businesses, management and leadership skills training, and on-the-job leadership or change initiative. The target is 'up and coming' leaders and managers. The academy could also include forums for interacting with existing business leaders so that there are mechanisms developed for establishing mentoring relationships.
- b. Financially support training for local "process improvement" techniques/approaches.

In the next 18 months, business leaders will:

- c. Develop a Young Professionals Program where young professionals meet and get to know one another.

- 2. Enhance local capacity to support and attract high performing businesses by providing support services.**

In the next 18 months, WCCCD, Inkster DDA, and Inkster EDC will:

- a. Offer courses and consulting support to local businesses to improve their capacity to strategically analyze and increase access to market data.
- b. Develop a succession planning course for small businesses and farms (the MSU Extension Office is taking the lead with agricultural businesses).
- c. Hire a small business counselor.
- d. Explore SCORE or other programmatic ways to engage retired business executives in an ongoing 'mentoring' or coaching role.
- e. Promote and provide information on the Regional Micro-entrepreneur Assistance Program (RMAP).

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- f. Establish a small business support center.
- g. Develop a local “ask the business leader” blog or listserv.
- h. Maintain a database to respond to economic development opportunities.
- i. Identify existing local businesses that would be willing to meet with potential new businesses or relocating businesses.

3. Provide opportunities for local businesses to reduce operating costs through collaborative purchasing, learning efforts, and other means.

Assuming available resources and/or opportunities, City of Inkster institutions will:

- b. Identify a sponsoring agency to support and promote cooperative energy purchases (including providing negotiating support).
- c. Explore feasibility of offering health insurance through a cooperative for local businesses (i.e., rural health insurance cooperative through MD Rural Health Association).
- d. Establish an administrative back-end function for local nonprofits and small businesses, enabling them to share administrative support, bookkeeper, copier, website support, etc.
- e. Conduct a feasibility study for a multi-tenant facility (or facilities) for small-scale manufacturers and small businesses.

4. Develop a cadre of businesses which are committed to environmentally sustainable practices and which are recognized for these efforts.

In the next 18 months, the Chamber and Inkster EDC will partner with WCCCD to:

- a. Develop a “green business” certification program which educates businesses about a range of environmentally sustainable and cost effective practices and which supports and publicizes green certification.

b.

5. Promote and support “buy local” business-to-business initiatives that will help local businesses grow.

In the next 18 months, the Chamber will:

- a. Develop recommendations for “buy local” incentives which encourage businesses to purchase services and supplies locally.

Community Planning and Leadership GOAL: City of Inkster implements community plans and policies which support sustainable business growth, preserve quality of life, and expand community leadership.

Objectives:

- 1. Advocate for growth policies that include a rural perspective on sustainable growth at local, state, and national levels.**

In the next 18 months, the Planning Commission and Inkster EDC and Wayne County's EDC will:

- a. Produce or commission a white paper on smart growth/sustainable community frameworks and specific suggestions for policy revisions that will support sustainable rural growth and development.
- b. Increase awareness (public and community leadership) of Tax Increment Financing (TIF), bond offerings, Principal Shopping Districts (PSDs), or other tools for investment in economic development.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- c. Produce or commission a white paper on local and state policies used to encourage thriving, authentic (meaning reflective of local history and culture), diverse, and walkable town centers.
- d. Develop a specific plan to phase-in countywide zoning.
- e. Respond to policy changes that will impact Garrett County's competitiveness.
- f. Create an inventory of all Brownfield and/or redevelopment/abandoned properties in the county and propose a means of prioritizing and/or incentivizing their redevelopment (c.g., potentially waiving landfill fees for taking down these properties).

- 2. Develop policies which support the development of workforce housing particularly in targeted growth areas.**

In the next 18 months, Inkster EDC will:

- a. Adopt policies and procedures for operating a community land trust for owner-occupied workforce housing.

- b. Prepare and obtain approval for a planned residential development for a workforce housing community land trust.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- c. Create an annual reporting mechanism to detail progress on the workforce housing plan.

3. Provide opportunities and venues for business and community leadership to impact the regulatory framework so that it supports sustainable business development and growth.

In the next 18 months, the Development Corporation will:

- a. Establish and support a business leaders' circle which identifies regulations that inhibit growth or are particularly burdensome in rural communities; identify representative example stories that can become the talking points for these issues; then advocate with the appropriate agencies.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- b. Ensure the business leaders' circle hosts a regular forum with regulatory agency staff in an effort to discuss ideas for streamlining processes.
- c. Advocate for local businesses with local and state agencies as necessary.

4. Use public planning processes and county policy to create opportunities for the development of the “next generation” of community leaders.

Assuming available resources and/or opportunities, City of Inkster institutions will:

- a. Appoint young adults to public boards and/or commissions.
- b. Develop mechanisms for high school and WCCCD students to have a voice in and learn about local politics and community leadership.

5. Increase community capacity to provide and use current economic and social/demographic data.

In the next 18 months, the City of Inkster Economic Development Corporation will:

- a. Establish a set of community level indicators (such as those proposed in the indicators and measures section of this plan) and a plan for how to collect and publicize this information.

Energy and Natural Resources GOAL: City of Inkster supports environmentally sustainable approaches to the recreational development of public lands and waterways, and the responsible extraction and development of natural resources.

Objectives:

1. Increase clean energy businesses in the county as one element of supporting the city as a regional leader in sustainable development.

In the next 18 months, Inkster Economic Development Corporation will:

- a. Identify appropriate incentives that will encourage private development of a range of alternative, *small scale* power generation.
- b. Identify several pilot projects where the city could demonstrate clean, local energy production and use.
- c. Develop a recruitment strategy for attracting clean energy businesses.
- d. Develop a feasibility study and support business planning for a biomass producer in the county.
- e. Test methods of aggregating wind and other renewable energy credits generated by small scale producers at a community level to provide funds for additional community investments.

- 2. Utilize public revenue, which is generated by the development of local energy resources, to support economic development, including energy efficiency, and becoming a regional sustainable community leader.**

In the next 18 months, Inkster Economic Development Corporation will:

- a. Advocate for creating a local economic development fund for local tax credit for individuals and businesses using energy saving technologies, including weatherization.
 - loans for energy efficiency retrofits; and
 - loans for installation of small-scale clean energy production which could potentially be paid back by the difference in energy bills.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- b. Write and adopt a policy statement reflecting the sentiment that the development of natural resources in City of Inkster should benefit City of Inkster residents and the importance of public health and safety in the process.

- 3. Encourage public and private sector adoption of weatherization and energy saving technologies thereby creating financial savings that may be spent on wages and developing human resources.**

In the next 18 months, Inkster Economic Development Corporation will:

- a. Support a weatherization program for homes and commercial properties that is a leader at state and national levels.
 - b. Hire a City of Inkster Energy and Sustainability Manager to manage energy use in government buildings and support small-scale clean energy production.
- 4. Develop a robust and comprehensive recycling program consistent with the county's vision of becoming a rural sustainable community leader and which will help lengthen the life of the landfill and support new 'clean' businesses.**

In the next 18 months, General Services will:

- a. Evaluate the wide array of possible technologies and approaches for comprehensive recycling and include ideas for implementation in the solid waste plan for extending the life of the landfill.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- b. Link local industries/manufacturers to close waste loops and develop markets for by-products, leading to fewer materials being considered waste and reducing costs of the materials for buyers.

- 5. Maintain the number of acres of vacant lots in the city while supporting farmers' efforts to use environmentally sustainable practices, improve energy efficiency, and provide locally grown food products.**

In the next 18 months, the MSU Extension Office will:

- a. Develop mechanisms and policies that aggregate local produce products, and services to allow for easier institutional purchasing.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- b. Advocate for funding and policies that encourage local schools and county institutions to purchase local farm products and services.
- c. Advocate for the creation of a year-round farmer's market that would create a year-round outlet for goods.
- d. Support and educate farmers and others about the farmland preservation tax credits.

- 6. Monitor and maintain excellent water quality and quantity throughout the county.**

- 7. Facilitate the use, expansion, and access to local and state-owned parks, forests, and other recreational facilities in the county.**

In the next 18 months, Planning Commission, in consultation with Wayne County and MEDC, will:

- a. Develop specific recommendations for agreements to coordinate public access and multi-use recreational development of state-owned land (both parks and forests).

In addition, assuming available resources and/or opportunities, City of Inkster will:

- a. Coordinate access to culture, park, and recreational resources.
- b. Investigate revenue options dedicated to supporting farm preservation, recreation facilities, and countywide marketing.

Promotion and Marketing Goal: Promote “the Inkster experience” in order to increase people living in, visiting, and starting businesses in the county.

Objectives:

- 1. Increase the number of opportunities the City of Inkster Department of Economic Development has to pitch City of Inkster to new or expanding/relocating businesses.**

In the next 18 months, Economic Development will:

- a. Conduct a comparative industry growth study and analysis of the business base and identify opportunities for growth.
- b. Update/redesign its website.
- c. Complete an economic development marketing plan which identifies ways to work with and/or meet the needs of site selection consultants and highlights appropriate business incentives.

- 2. Develop and promote the City of Inkster brand that highlights the area’s authentic small town heritage and natural beauty, and utilize this brand to promote and distinguish City of Inkster as a great place to live, work, and play.**

In the next 18 months, the Chamber will lead efforts to:

- a. Ensure all major websites and campaigns have some cross-referencing to each other and reflect the “brand” theme consistently throughout all sectors.
- b. Develop the “Inkster” brand and message.
- c. Redesign Chamber displays to highlight the brand.

Economic Development will:

- a. Develop materials that can be used as a base for recruitment efforts of economic development or specific industries.
- 3. Support, promote, and help organize additional “shoulder season” events as a means of increasing the number of visitors and potential residents.**

In the next 18 months, the EDC will work with the Inkster Chamber of Commerce to:

- b. Hire an events' coordinator to develop new events and support existing events.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

- c. Develop economic development marketing pieces specifically targeted to people coming to events.
- d. Ensure that an element of promotion and presence at events is the message that you could live here—i.e., Internet available; skip the traffic- work from here.

4. Promote locally grown agriculture and locally produced goods.

In the next 18 months, Economic Development, in collaboration with the MSU Extension Office, will:

- a. Complete a marketing plan including messages using the "Inkster Made" emblem, media buys, signage, events, etc. to support local agriculture and 'niche'/craft manufacturing.
- b. Coordinate and provide support for outreach to urban markets for agriculture and locally produced goods.

In addition, assuming available resources and/or opportunities, City of Inkster institutions will:

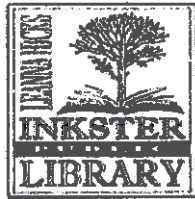
- c. Develop an annual event promoting food and other goods produced locally.
- d. Differentiate, develop, and promote agricultural tourism and eco-tourism.
- e. Develop a Chamber display on locally produced goods.
- f. Use the Fair as an opportunity to highlight locally produced goods and services.

5. Support the City of Inkster Chamber of Commerce in increasing the number of visitors and potential residents to the area through strong promotion and coordination.

In the next 18 months, the Chamber will:

- a. Update/redesign its website.
- b. Maintain a marketing plan, which provides the following information, for area visitors: target audiences, messages, and vehicles for reaching those audiences, the necessary ratio of number of people to see/read/view the measures of success.
- c. Promote a strategy which suggests ways of developing first time visitors into frequent visitors into second home owners into residents.

E. Inkster TIFA/EDC Key Partnerships



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BUDGET REPORT FOR CITY OF INKSTER
Fund: 247 TAX INCREMENT FINANCE AUTHORITY
Calculations as of 06/30/2017

CL NUMBER	DESCRIPTION	2015-16 ACTIVITY	2016-17 AMENDED BUDGET	2016-17 ACTIVITY THRU 06/30/17	2016-17 PROJECTED ACTIVITY	2017-18 REQUESTED BUDGET	2017-18 RECOMMENDED BUDGET
ESTIMATED REVENUES							
Dept 000							
247-000-999.101	TRANSFER IN GENERAL FUND	347,489	483,535	420,826	483,535	477,285	477,285
Totals for dept 000-		347,489	483,535	420,826	483,535	477,285	477,285
Dept 728-COMMUNITY DEVELOPMENT							
247-728-403.000	PROPERTY TAXES-CURRENT	338,888	187,000	187,149	187,000	178,360	178,360
247-728-411.000	WAYNE COUNTY DELINQUENT	(1,418)	(2,085)	(2,084)	(2,085)	(2,000)	(2,000)
Totals for dept 728-COMMUNITY DEVELOPMENT		337,470	184,915	185,065	184,915	176,360	176,360
TOTAL ESTIMATED REVENUES		684,959	668,450	605,891	668,450	653,645	653,645
APPROPRIATIONS							
Dept 728-COMMUNITY DEVELOPMENT							
247-728-965.101	ADMINISTRATIVE SERVICES - GENERAL	30,000	30,600	30,000	30,000	30,000	30,000
247-728-968.000	DEPRECIATION AND DEPLETION	398,162					
Totals for dept 728-COMMUNITY DEVELOPMENT		428,162	30,600	30,000	30,000	30,000	30,000
Dept 906-DEBT SERVICE							
247-906-991.000	PRINCIPAL	(175,000)	165,000		165,000	165,000	165,000
	FOOTNOTE AMOUNTS:						
	2001 ROAD IMPROVEMENT					100,000	100,000
	2006 CITY FACILITIES PROJECT					65,000	65,000
247-906-995.000	INTEREST EXPENSE	22,070	17,150	9,775	17,150	165,000	165,000
	FOOTNOTE AMOUNTS:					12,250	12,250
247-906-995.006	INTEREST 2006 ISSUANCE	40,200	37,310	19,410	37,310	34,270	34,270
	FOOTNOTE AMOUNTS:					34,270	34,270
247-906-995.100	2006 CITY FACILITIES PROJECT	(3,050)					
247-906-999.000	INTEREST EXPENSE-ACCUMULATED CHARGE	725	850	300	850	725	850
	PAYING AGENT FEE						
Totals for dept 906-DEBT SERVICE		(115,055)	220,310	29,485	220,310	212,245	212,370
Dept 999-INTER FUND TRANSFERS							
247-999-999.208	TRANSFER OUT PARKS & RECREATION	9,825					
247-999-999.347	TRANSFER OUT - JUSTICE CENTER BOND	418,039	418,140	251,716	418,140	411,275	411,275
247-999-999.402	TRANSFER OUT - JUSTICE CENTER CORR	178					
Totals for dept 999-INTER FUND TRANSFERS		428,042	418,140	251,716	418,140	411,275	411,275
TOTAL APPROPRIATIONS		741,149	668,450	311,201	668,450	653,520	653,645
NET OF REVENUES/APPROPRIATIONS - FUND 247		(56,190)		294,690		125	
BEGINNING FUND BALANCE		998,588	942,399	942,399	942,399	942,399	942,399
ENDING FUND BALANCE		942,398	942,399	1,237,089	942,399	942,524	942,399

BUDGET REPORT FOR CITY OF INKSTER
 Fund: 347 JUSTICE CENTER TEST SERVICE FUND
 Calculations as of 06/30/2017

GL NUMBER	DESCRIPTION	2015-16 ACTIVITY	2016-17 AMENDED BUDGET	2016-17 ACTIVITY THRU 06/30/17	2016-17 PROJECTED ACTIVITY	2017-18 REQUESTED BUDGET	2017-18 RECOMMENDED BUDGET
ESTIMATED REVENUES							
Dept 000							
347-000-304.247	FEDERAL SUBSIDY - JUSTICE CENTER I PROMOTE AMOUNTS-	224,043	221,260	109,820	221,260	215,240	215,240
347-000-699.247	BASED ON HISTORICAL TREND OF 2% DECREASE	418,039	418,140	251,716	418,140	411,275	411,275
347-000-699.403	TRANSFER IN TIFA	67,867	60,000	41,894	60,000	62,000	62,000
	TRANSFER IN COURT/JUSTICE CENTER F	709,949	699,400	403,430	699,400	688,515	688,515
	Totals for dept 000-						
		709,949	699,400	403,430	699,400	688,515	688,515
TOTAL ESTIMATED REVENUES							
APPROPRIATIONS							
Dept 000							
347-000-731.000	BANK FEES AND SVC CHARGES PROMOTE AMOUNTS:	750	700	750	700	750	750
347-000-991.000	AGENT FEES PRINCIPAL	175,000	175,000		175,000	175,000	175,000
347-000-995.000	TIFA - JUSTICE CENTER (BUILT AMERICA BONDS) INTEREST EXPENSE PROMOTE AMOUNTS:	534,200	523,700	261,830	523,700	512,765	512,765
	TIFA - JUSTICE CENTER (BUILT AMERICA BONDS)	709,950	699,400	262,600	699,400	688,515	688,515
	Totals for dept 000-	709,950	699,400	262,600	699,400	688,515	688,515
TOTAL APPROPRIATIONS							
		709,950	699,400	262,600	699,400	688,515	688,515
NET OF REVENUES/APPROPRIATIONS - FUND 347							
		(1)		140,830			
BEGINNING FUND BALANCE							
ENDING FUND BALANCE							
		(1)		140,830			

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BUDGET REPORT FOR CITY OF INKSTER
 Fund: 403 COURT/JUSTICE CENTER BLDG FUND
 Calculations as of 06/30/2017

CL NUMBER	DESCRIPTION	2015-16 ACTIVITY	2016-17 AMENDED BUDGET	2016-17 THRU 06/30/17 ACTIVITY	2016-17 PROJECTED ACTIVITY	2017-18 REQUESTED BUDGET	2017-18 RECOMMENDED BUDGET
ESTIMATED REVENUES							
Dept 000							
403-000-607.000	FEES	67,867	60,000	41,894	60,000	62,000	62,000
Totals for dept 000-		67,867	60,000	41,894	60,000	62,000	62,000
TOTAL ESTIMATED REVENUES							
		67,867	60,000	41,894	60,000	62,000	62,000
APPROPRIATIONS							
Dept 999-INTER FUND TRANSFERS							
403-999-999.347	TRANSFER OUT - JUSTICE CENTER BOM	67,867	60,000	41,894	60,000	62,000	62,000
Totals for dept 999-INTER FUND TRANSFERS		67,867	60,000	41,894	60,000	62,000	62,000
TOTAL APPROPRIATIONS							
		67,867	60,000	41,894	60,000	62,000	62,000
NET OF REVENUES/APPROPRIATIONS - FUND 403							
BEGINNING FUND BALANCE							
ENDING FUND BALANCE							

**TIFA
2016 - 2017
Attendance Report**

Members	9/8/16	12/8/16	2/9/17	4/13/17	Total Meetings Attended
Akindete Akinyemi	X	X	X	X	4 out of 4
Brittini Abiofu	X	X	X	X	4 out of 4
Herbert Johnson	A	X	X		2 out of 3
Byron Nolen	A	A	A		0 out of 3
Winnie Nwankwo	X	A	X	A	2 out of 4
Rehri Onomake	A	X	X	X	3 out of 4
Dennis Weislo	A	A	X	X	2 out of 4
Mary Weislo	X	X	X	X	4 out of 4
Avis Love				A	0 out of 1
Connie Mitchell				X	1 out of 1

Canceled Meetings: 10/13/2016 01/12/17 3/11/2017 5/11/2017
Recessed Meetings: 07/09/16 08/13/16
NO Quorum Meetings: 06/09/16 11/10/16

KEY: A = Absent
 X = Present
 Not a member of the Board

Submitted by: M. Jeannie Fields
 Director of Special Projects

Date: 6.8.2017

**CITY OF INKSTER
ZONING BOARD OF APPEALS
2016 ANNUAL ACTIVITY REPORT**

REVIEWS

CASE #	PROJECT LOCATION	VARIANCE REQUEST	ZBA REVIEW DATE	DISPOSITION
ZBA 16-01	Michigan Avenue and Huck Ct	Variance from Separation Distance Required for a Special Conditions Use	3/3/2016	Denial
ZBA 16-02	2736 Edsel	Variance from Front Yard Setback	3/3/2016	Approved

**CITY OF INKSTER
ZONING BOARD OF APPEALS
2016 ANNUAL ACTIVITY REPORT**

REVIEWS

CASE #	PROJECT LOCATION	VARIANCE REQUEST	ZBA REVIEW DATE	DISPOSITION
ZBA 16-01	Michigan Avenue and Huck Ct	Variance from Separation Distance Required for a Special Conditions Use	3/3/2016	Denial
ZBA 16-02	2736 Edsel	Variance from Front Yard Setback	3/3/2016	Approved

ATTENDANCE

MEETING DATES

**TOTAL
MEETINGS
ATTENDED**

Name **3/3/16**

James Cross	X	1 out of 1
Norma McDaniel	X	1 out of 1
Clarence Oden, Jr.	X	1 out of 1
Roosevelt Stubbs	X	1 out of 1
Ruth E. Williams	X	1 out of 1
Vanola Williams	X	1 out of 1
Richard Wooten	X	1 out of 1

Canceled Meetings	1/7/16	2/4/16	4/7/16	5/5/16
	6/2/16	7/27/16	8/4/16	9/1/16
	10/6/16	11/3/16	12/1/16	

KEY	X=Present	Submitted by:	M. Jeannie Fields
	A=Absent	Date:	Director of Special Projects
	Blank=Not active		10/5/17

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)

Rochelle Wells

Audrey Jean Searcy

Doris Horne

Henry Wade

Toni Bailey

Dorothy Gardner

Chuck Coleman

Gabe Henderson

Jean Liddell

Patricia Donald

Iris Love

Tenure

Exp. 02/16/17

Exp. 01/17/19

Exp. 02/16/17

Exp. 02/01/18

Exp. 07/07/19

Exp. 01/17/20

Exp. 02/01/18

Exp. 02/01/18

Exp. 05/15/19

Exp. 07/06/17

Exp. 01/17/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

William Miller

Gina Triplett (Alternate)

Lenoria Warmack

Celeste McDuffie

Clerk of the Board – Non Voting

Exp. 02/06/2018

Exp. 03/06/18

Exp. 01/17/18

Exp. 02/06/18

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Kathleen Gibbs

Gabe Henderson

Avis Love

Exp. 05/16/18

Exp. 02/06/19

Exp. 05/16/18

Exp. 03/16/17

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

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
 Troy Seaton Dist. 1
 Leon Houston Dist. 2
 Charmaine Kennedy Dist. 3
 Octavia Smith Dist. 4
 Thelma Jean Overman Dist. 5
 Sandra Watley **Mayoral**
 Steven Chisholm At-Large

Exp. 01/17/20
 Exp. 06/19/22
 Exp. 01/17/20
 Exp. 07/03/20
 Exp. 02/06/20
 Exp. 01/04/19
 Exp. 01/03/20
 Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden
 Vacant - (Employee Representative)
~~James White~~
 - (Commission Appointment)

Exp. 6/18/15
 Exp. 12/04/11

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Jim Wright (Building Contractor)
 Deborah Owens (General Member)
 Guy Borrusch General Member)
 Dorsey Williams (Contractor)
 James Garrett (Engineer)

Exp. 9/18 (1 Year Term)
 Exp. 9/19 (2 Year Term)
 Exp. 9/19 (2 Year Term)
 Exp. 9/20 (3 Year Term)
 Exp. 9/20 (3 Year Term)

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 Michelini		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
Connie R. Mitchell		Tenure
Martha Theis		Exp. 01/14/18
Vacant		
Cynthia Adams (Secretary)		Exp. 01/14/18
Brittini Abiolu (Vice Chair)		Exp. 05/18/19
Peter Cimeot		Exp. 01/21/18
Akindede Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		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
Akindede 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
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD

Indefinite Terms	4 Members	State Law and Ordinance 616
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Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteaud (Rep. of Detroit Edison)

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1]

4 Year Term

Council Member (most votes)

City Attorney

Tenure

City Clerk

Tenure

Catherine Morris (Mayor and Council appointee)

Vacant (Mayor and Council appointee)

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

Caroline Smith

Exp. 12/21

Mable Stroman

Exp. 12/21

Ellis Clifton

Exp. 12/21

DaSalla Scott

Exp. 01/22 (Resident Housing)

George Williams

Exp. 12/21

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

Theola Jones

Dist. 1

Exp. 02/06/19

Rhoda Littles

Dist. 2

Exp. 02/06/19

Ruth E. Williams

Dist. 3

Exp. 02/06/19

Vacant

Dist. 4

Vacant

Dist. 5

Jean Liddell

Dist. 6

Exp. 09/18/19

Vacant

LIBRARY BOARD

4 year term

Michael Wells

Exp. 2019

Akindede Akinyemi

Exp. 2019

DeAndra Crystal-Rikay Watley

Exp. 2019

Dosye A. Thompson

Exp. 2019

Emmereal Shawn Wells

Exp. 2019

Ruth E. Williams

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

Exp. 3/21/18

Curtistine Barge

Dist. 2

Exp. 1/20/18

Brittni Abiolu

Dist. 3

Exp. 3/7/18

Olubisi B. Ajetunmobi

Dist. 4

Exp. 1/20/18

Vacant

Dist. 5

Barbara Cooper

Dist. 6

Exp. 5/2/18

Marie Jenkins

Mayoral

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

Lenoria Warmack

Exp. 10/17/2023

Thelma Jean Overman

Exp. 10/17/2023

Debra Owens

Exp. 10/17/2023

Ann Gross

Exp. 12/5/2023

Ronald Johnson

Exp. 12/19/2023

George Williams

Exp. 12/19/2023

Aaron Sims

Exp. 01/03/2024

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

John White	Dist. 1	Exp. 03/20/19
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
Connie R. Mitchell	Dist. 6	Exp. 09/05/19
Tonia Williams	Mayoral	Exp. 02/20/19
Shirley Hankerson	Mayoral	Exp. 05/01/19
Ned Sanders	Council	Exp. 07/07/19
Timothy Williams	?	Exp. 10/2/21

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)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Mack Willis	Exp. 2/20
James Garrett	Exp. 09/20
William Ratliff (Vice-Chair)	Exp. 04/19
Lynette Cain (Secretary)	Exp. 05/19
Steven Chisholm (Chair)	Exp. 04/19

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	Police Rep	
Jason Kaye	Fire Rep	
Sandra K. Watley	City Council Rep	Exp. 12/18
Velma Overman	Board of Trustee Rep	

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

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: October 10, 2017

From: M. Jeannie Fields *MJF*
Director of Special Projects

Date for Council Consideration: October 16, 2017

ACTION REQUESTED: Consider approval of an offer to purchase (Case # LD 17-31) five (5) vacant commercial parcels: 1) Cherry Hill vacant lot (Property ID #44009020036000), 2) Cherry Hill vacant lot (Property ID #44009020040000), 3) Cherry Hill vacant lot (Property ID #44009020041000), 4) Cherry Hill vacant lot (Property ID #44009020042000) and 5) Cherry Hill vacant lot (Property ID #44009020043000) to Harlan Howard for the total amount of \$72,000.00.

Current Action X Emergency _____ Future _____

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

Mayor's Approval

BACKGROUND INFORMATION

Harlan Howard made an application to purchase five (5) vacant commercial parcels located on the north side of Cherry Street between Middlebelt Road and Harrison Street legally described as follows:

- 1) 25N36 37 38 39 LOTS 36 THROUGH 39 INCLUSIVE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020036000),
- 2) 25N40 LOT 40 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020040000),
- 3) 25N41 LOT 41 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020041000),
- 4) 25N42 LOT 42 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020042000), and
- 5) 25N43 LOT 43 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020043000).

The intended use for the site is medical marijuana cultivation, processing and testing. The total acreage for all parcels is approximately 6.5 acres.

SCOPE OF SERVICES

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

JUSTIFICATION

The five (5) vacant commercial parcels are located in the M-1 Light Industrial District. The parcels are vacant and this purchase has the opportunity to establish an additional tax base for the City.

PROJECT OR IMPROVEMENT TASKS

1. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
2. Improve and promote the image of Inkster.

COSTS

The applicant has deposited \$1,000.00 for the parcels and is offering a total purchase price of \$72,000.00. This offer aligns with the City's recent sale of parcels in this zoning district. Comps are also attached.

RESOLUTION

Authorization is hereby given for the sale of five (5) vacant commercial parcels legally described as follows:

- 1) 25N36 37 38 39 LOTS 36 THROUGH 39 INCLUSIVE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020036000),
- 2) 25N40 LOT 40 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020040000),
- 3) 25N41 LOT 41 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020041000),
- 4) 25N42 LOT 42 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44009020042000), and
- 5) 25N43 LOT 43 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #4400902004300)

in the total amount of \$72,000.00 to Harlan Howard subject to the following conditions:

Complete closing on the properties as identified in the Purchase Agreement, per the within 30 days by paying the balance of the price of sale (\$71,000.00), paying the cost of recording each deed, entering into a purchase agreement, and executing property transfer affidavits.

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

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received \$1,000.⁰⁰
Date Received 10/3/17
Case # 17-31

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name HARLAN HOWARD

Applicant's Address _____

Applicant's Phone Number: _____

Proposed Owner's Name (as indicated on deed): TBD

PROPERTY INFORMATION - Purchase Offer \$ 72,000.⁰⁰

Property Location: on North side of Cherry Street/Avenue
Between Middlebelt Street/Avenue and Harrison Street/Avenue

Tax ID, Legal Description, and Address if Structure 44009020036000,

44009020040000, 44009020041000, 44009020042000

44009020043000

Parcel Size: Please see attached addendum
(Width) _____ X (Length) _____ Current Zoning _____

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

Summary of Proposed Use: MEDICAL MARIJUANA
Use additional sheets as needed

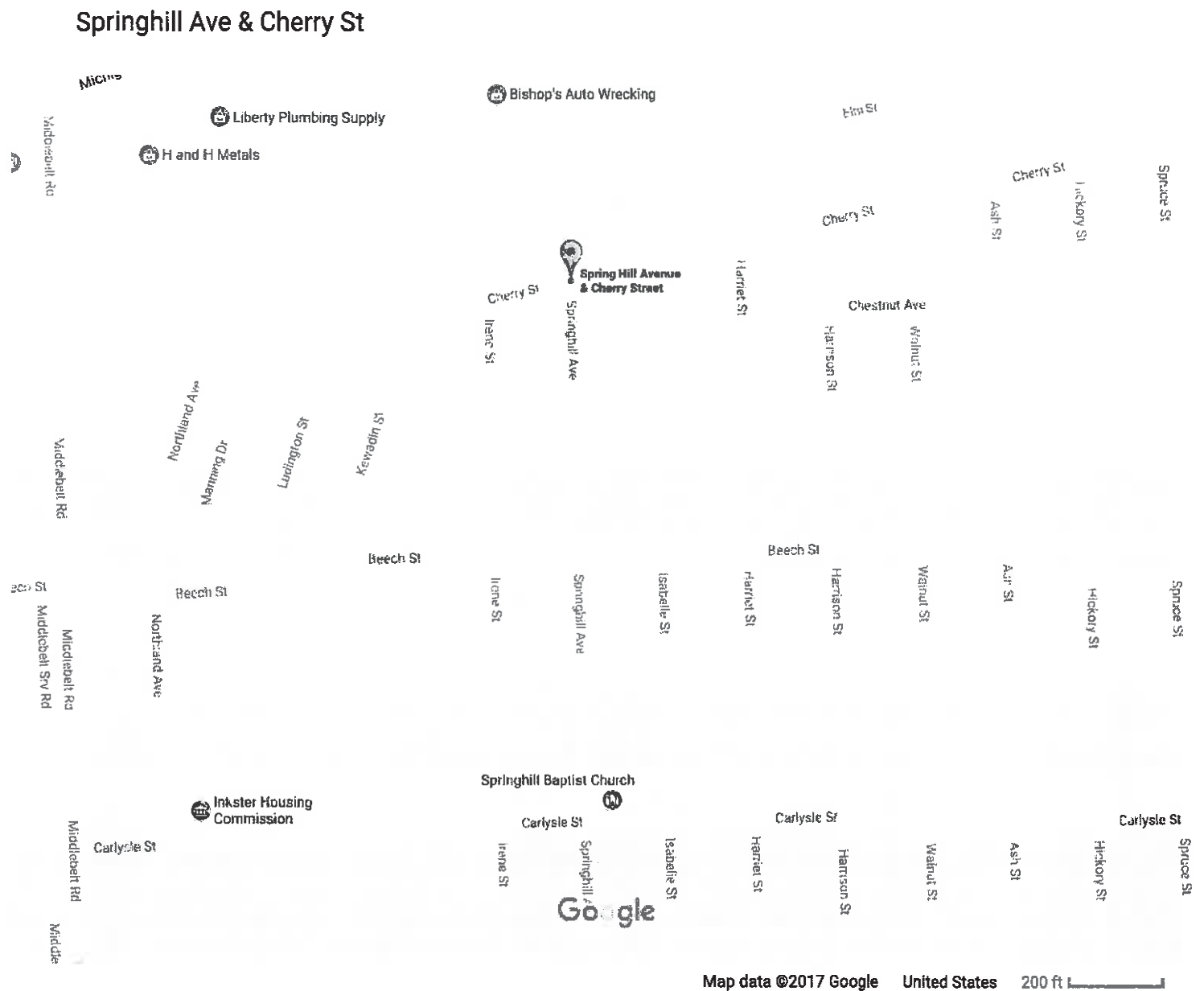
I understand and accept as evidenced by the good-faith deposit of \$ 1,000.⁰⁰ for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Applicant's Signature [Signature]

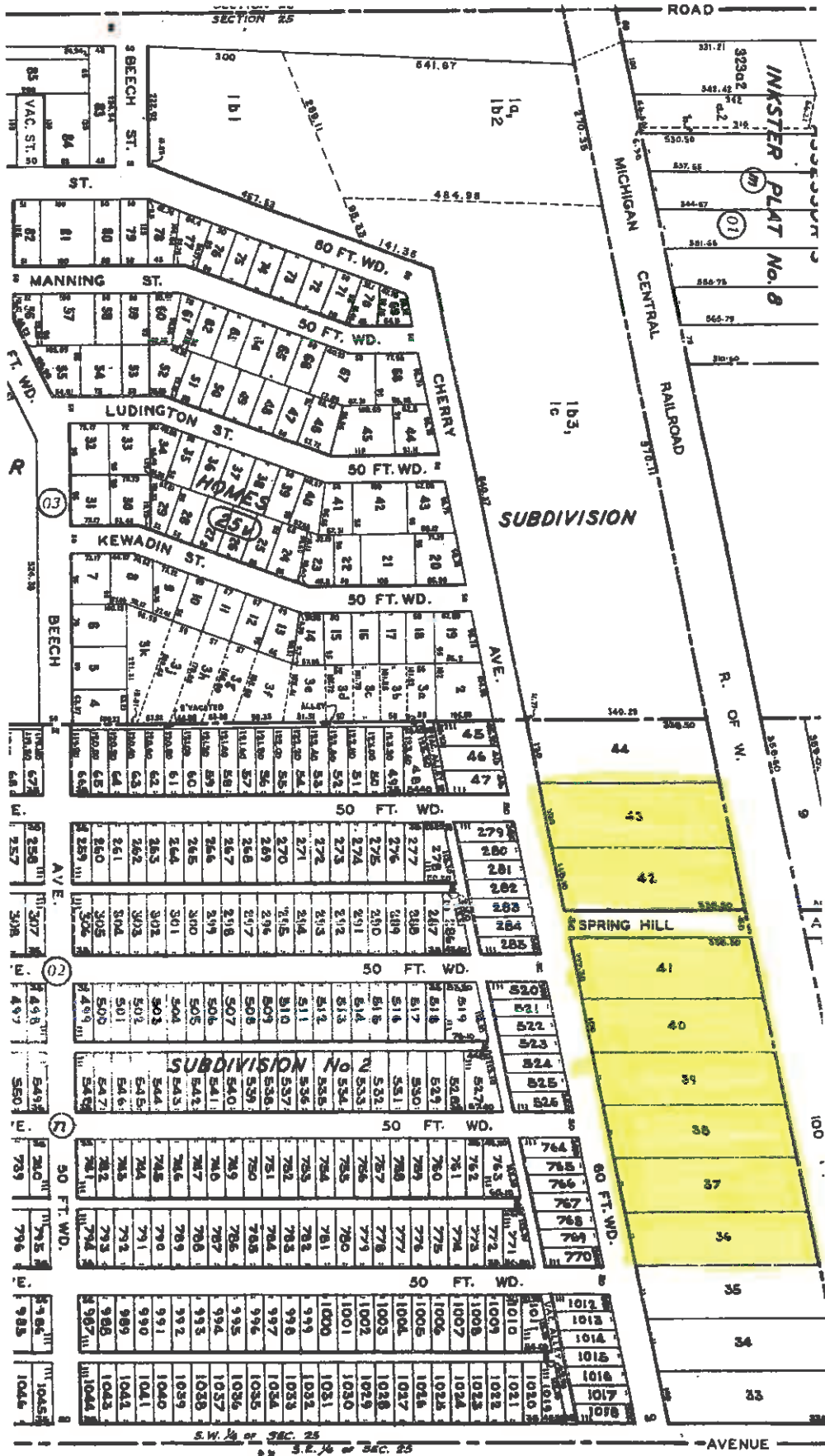
Date 9/24/17

Broker's Name [Signature]





Middlebelt Rd



Hamson St.
P50

4237 Wayne Rd

SOLD

Wayne, MI 48184

Wayne County

Recorded Buyer: Ahmad, Ammer
20345 Inkster Rd
Brownsown, MI 48174
(734) 795-6520
True Buyer: Ahmad, Ammer

Recorded Seller: Bka Rentals
36745 Glenwood Rd
Wayne, MI 48184
(734) 722-4317
True Seller: Bka Rentals



Sale Date: 06/30/2015 (2112 days on mkt) Land Area: 1.28 AC (55,757 SF)
Sale Price: \$17,000 - Confirmed Lot Dimensions: Irregular
\$/AC Land Gross: \$13,281.25 (\$0.30/SF) Proposed Use: Commercial ...
Density: - Zoning: B-1
Topography: Sloping Sale Conditions: -
Parcel No: -
Financing: Down payment of \$17,000 (100.0%)
Comp ID: 3478670 - Research Status: Confirmed

Ecorse Rd - Romulus Corporate Center

SOLD

Romulus, MI 48174

Wayne County

Recorded Buyer: Kojalan Venoy Wick Acquisition
39400 Woodward
Bloomfield Hills, MI 48304
True Buyer: Kojalan Properties, Inc.

Recorded Seller: Venoy Wick Development
Associates, LLC
1271 Avenue of the Americas
New York, NY 10020
True Seller: Lehman Brothers Holdings, Inc.



Sale Date: 03/24/2015 (781 days on mkt) Land Area: 148.77 AC (6,480,421 SF)
Sale Price: \$500,000 - Confirmed Lot Dimensions: -
\$/AC Land Gross: \$3,360.89 (\$0.08/SF) Proposed Use: Commercial ...
Density: - Zoning: -
Topography: Level Sale Conditions: -
Parcel No: 80-038-89-0001-000, 80-038-89-0002-701, 80-038-89-0004-703
Financing: -
Comp ID: 3260431 - Research Status: Confirmed

24101 Ecorse Rd - Vacant Land

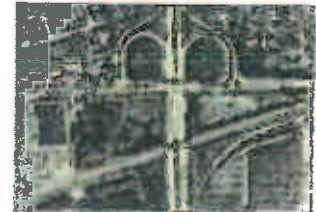
SOLD

Taylor, MI 48180

Wayne County

Recorded Buyer: McKenne Development LLC
1405 Stone Hollow Dr
Bountiful, UT 84010
(801) 647-5872
True Buyer: Walker International Capital

Recorded Seller: Helen Charney
23230 Wick Rd
Taylor, MI 48180
(313) 281-3909
True Seller: Helen Charney



Sale Date: 06/06/2014 (336 days on mkt) Land Area: 3.70 AC (161,172 SF)
Sale Price: \$125,000 - Confirmed Lot Dimensions: -
\$/AC Land Gross: \$33,783.78 (\$0.78/SF) Proposed Use: Industrial
Density: - Zoning: L-1
Topography: Level Sale Conditions: -
Parcel No: 60-021-01-0001-003, 60-021-01-0006-001, 60-021-01-0007-001, 60-021-01-0008-001 [Partial List]
Financing: -
Comp ID: 3043529 - Research Status: Confirmed

3 Comps per Page

4 Lorman Road @Central

SOLD

Romulus, MI 48174

Wayne County

Recorded Buyer: New Malwa Express Inc.
28800 Highland Rd
Romulus, MI 48174
True Buyer: Singh Gursewak

Recorded Seller: Koza Majid
31482 Glendale St
Livonia, MI 48150
True Seller: Oxford Crossing LLC



Sale Date: 05/19/2014 (2246 days on mkt)
Sale Price: \$135,000 - Confirmed
\$/AC Land Gross: \$28,601.66 (\$0.86/SF)
Land Area: 4.72 AC (205,603 SF)
Lot Dimensions: 450x422
Proposed Use: Industrial

Density: -
Topography: Level
Zoning: MT-2
Sale Conditions: Land Contract

Parcel No: 80-051-01-0120-000, 80-051-01-0121-000, 80-051-01-0122-000, 80-051-01-0123-000 [Partial List]
Financing: Down payment of \$40,000 (29.6%)
Comp ID: 3040480 - Research Status: Confirmed

5 Van Born Rd

SOLD

Romulus, MI 48174

Wayne County

Recorded Buyer: R.S.P. Express, Inc.
42305 Jennings Ct
Canton, MI 48188
True Buyer: Maria Pop

Recorded Seller: 28075 VBR, LLC
34900 Michigan Ave
Wayne, MI 48184
True Seller: David Zuckerman



Sale Date: 04/29/2014 (922 days on mkt)
Sale Price: \$225,000 - Full Value
\$/AC Land Gross: \$14,106.58 (\$0.32/SF)
Land Area: 15.95 AC (694,782 SF)
Lot Dimensions: -
Proposed Use: Industrial

Density: -
Topography: Level
Zoning: MT
Sale Conditions: -

Parcel No: 80-001-89-0014-705
Financing: -
Comp ID: 3014646 - Research Status: Full Value

6 2740 Beech Daly Rd

SOLD

Inkster, MI 48141

Wayne County

True Buyer: Auto Tech Clinic
24100-24126 Michigan Ave
Dearborn, MI 48124
(313) 277-7200
Sam Beydoun

Recorded Seller: Pestotnik, Edward
31580 Barton St
Garden City, MI 48135

True Seller: Pestotnik, Edward

Image Coming Soon

Sale Date: 04/11/2014
Sale Price: \$20,000 - Confirmed
\$/AC Land Gross: \$6,666.67 (\$0.16/SF)
Land Area: 3 AC (130,680 SF)
Lot Dimensions: -
Proposed Use: Commercial ...

Density: -
Topography: -
Zoning: LI
Sale Conditions: -

Parcel No: 44-020-01-0008-004
Financing: -
Comp ID: 3002930 - Research Status: Confirmed

CBRE

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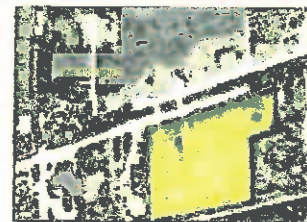
8/10/2016

Page 3

Michigan Ave @ Henry Ruff - Vacant Land**SOLD****Inkster, MI 48141****Wayne County**

Recorded Buyer: Laura Enterprises, LLC
28131 Michigan
Inkster, MI 48141

Recorded Seller: Inkster Grand Concrete, LLC
40500 Ann Arbor Rd E
Plymouth, MI 48170
True Seller: Koenig Fuel & Supply



Sale Date: 10/24/2013 (184 days on mkt) **Land Area:** 10.33 AC (449,975 SF)
Sale Price: \$750,000 - Full Value **Lot Dimensions:** 815x570
S/AC Land Gross: \$72,804.07 (\$1.87/SF) **Proposed Use:** Retail

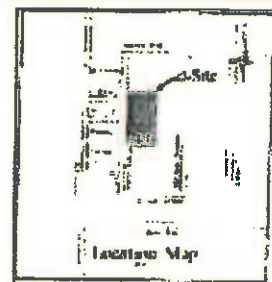
Density: - **Zoning:** B3
Topography: Level **Sale Conditions:** -

Parcel No: 44-005-02-0001-001, 44-008-02-0002-001, 44-008-89-0001-000
Financing: -
Comp ID: 2892817 - Research Status: Full Value

Irene Ave**SOLD****Westland, MI 48186****Wayne County**

Recorded Buyer: Lesinski Gardens LLC
210 Robindele Ave
Dearborn, MI 48128
(313) 358-8889

Recorded Seller: Bayfield of Aspen Glen, Inc.
54255 Foss Rd
Macomb Township, MI 48042
(588) 508-3622
True Seller: Bayfield of Aspen Glen, Inc.



Sale Date: 06/12/2013 (2379 days on mkt) **Land Area:** 15 AC (653,400 SF)
Sale Price: \$75,000 - Full Value **Lot Dimensions:** -
S/AC Land Gross: \$5,000.00 (\$0.11/SF) **Proposed Use:** MultiFamily

Density: - **Zoning:** Residential
Topography: - **Sale Conditions:** -

Parcel No: 55-083-59-0028-000
Financing: Down payment of \$75,000 (100.0%)
Comp ID: 2810223 - Research Status: Full Value

Smith Rd**SOLD****Romulus, MI 48174****Wayne County**

Recorded Buyer: Crown Enterprises, Inc.
12225 A Stephens Rd
Warren, MI 48089
(586) 487-1711

Recorded Seller: Romulus Schools Fomer Gordonier School
36540 Grant St
Romulus, MI 48174
(734) 532-1800
True Seller: Romulus Schools Fomer Gordonier School



Sale Date: 05/14/2013 (355 days on mkt) **Land Area:** 8.38 AC (365,033 SF)
Sale Price: \$189,800 - Confirmed **Lot Dimensions:** -
S/AC Land Gross: \$21,479.71 (\$0.49/SF) **Proposed Use:** Commercial ...

Density: - **Zoning:** M-1
Topography: Level **Sale Conditions:** -

Parcel No: 86-041-99-0004-000
Financing: -
Comp ID: 2745781 - Research Status: Confirmed

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: October 10, 2017

From: M. Jeannie Fields *197*
Director of Special Projects

Date for Council Consideration: October 16, 2017

ACTION REQUESTED: Consider approval of an offer to purchase (Case # LD 17-18) two (2) vacant residential parcels located on the east side of Isabelle Street between Carlisle Street and Beech Street legally and is described as LOTS 719 and 720 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P79 WCR (Parcel ID: 44-009-02-0719-000) and LOTS 721 and 722 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P78 WCR (Parcel ID: 44-009-02-0721-000) in the total amount of \$1,500.00 to Springhill Baptist Church.

Current Action X Emergency Future

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

Mayor's Approval *Byron H. Nolen*

BACKGROUND INFORMATION

Springhill Baptist Church has made application to purchase two (2) vacant residential parcels located on the east side of Isabelle Street between Carlisle Street and Beech Street legally described as LOTS 719 and 720 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P79 WCR (Property ID #44-009-02-0719-000) and the adjacent parcel legally described as LOTS 721 and 722 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P9 WCR (Property ID #44-009-02-0721-000). Springhill Baptist Church is located on the west side of Isabelle and spans to the next street - Springhill. The proposed use for the parcel is a future parking lot which will abide by zoning and building standards.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R-1B One Family Residential zoning district. The intended use for the properties is an authorized use. The applicant is offering to purchase the subject properties for a total price of \$1,500.00 (\$750.00 per parcel).

PROJECT OR IMPROVEMENT TASK

1. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
2. Improve and promote the image of Inkster.

COST

The applicant has deposited \$1,200.00 for the parcels and is offering the total purchase price of \$1,500.00 for the parcel.

RESOLUTION

Authorization is hereby given for the sale of two (2) vacant residential parcels which are located on the east side of Isabelle Street between Carlisle Street and Beech Street and is legally described as LOTS 719 and 720 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P79 WCR (Property ID #44-009-02-0719-000) and LOTS 721 and 722 DEARBORN ACRES SUB. NO. 2 T2S R9E, L33 P9 WCR (Property ID #44-009-02-0721-000) in the total amount of \$1,500.00 to Springhill Baptist Church, subject to the following conditions:

Complete closing on the parcel within thirty (30) days by paying the balance of the price of the sale (\$300), paying the cost of recording the deeds (\$18), entering into a purchase agreement, and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received 8/10/17
Date Received 8/9/17
Case # 17-18

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Springhill Baptist Church

Applicant's Address 200 Spring Hill, Inkster, MI 48141

Applicant's Phone Number: _____

Proposed Owner's Name (as indicated on deed): Springhill Baptist Church, An Ecclesiastical Corporation

PROPERTY INFORMATION -- Purchase Offer \$ 750.00

Property Location: on E side of Isabelle Street/Avenue

Between Carlisle Street/Avenue and Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure _____

Lots 719 and 720 DEARBORN ACRES SUB. NO. 2 T2S R9E L33 P79 WCR

Parcel Size: 70.00 (Width) X (Length) 111.00 Current Zoning _____

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

Summary of Proposed Use: Future Parking Lot
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 600.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Wallace L. Bryant
title
Walter H. Thayer
Applicant's Signature

5-10-17
Date

Tom J. Hallen
Broker's Name



Deposit/Administrative Fee Received 8/10/17
Date Received 8/9/17
Case # 17-18

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Springhill Baptist Church

Applicant's Address _____

Applicant's Phone Number: _____

Proposed Owner's Name (as indicated on deed): Springhill Baptist Church, An Ecclesiastical Corporation

PROPERTY INFORMATION -- Purchase Offer \$ 750.00

Property Location: on E side of Isabelle Street/Avenue

Between Carlyle Street/Avenue and Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure _____

Lots 721 and 722 DEARBORN ACRES SUB. NO. 2 T2S R9E L33 P79 WCR

Parcel Size: 70.00 (Width) X (Length) 111.00 Current Zoning _____

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

Summary of Proposed Use: Future Parking Lot
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 600 .00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Walter J. Breyer
title

Dorothy A. Thoms
Applicant's Signature

5-10-17
Date

Erin J. Sullivan
Broker's Name

Google Maps 3641 Isabelle St



Image capture: Aug 2011 © 2017 Google United States

Inkster, Michigan

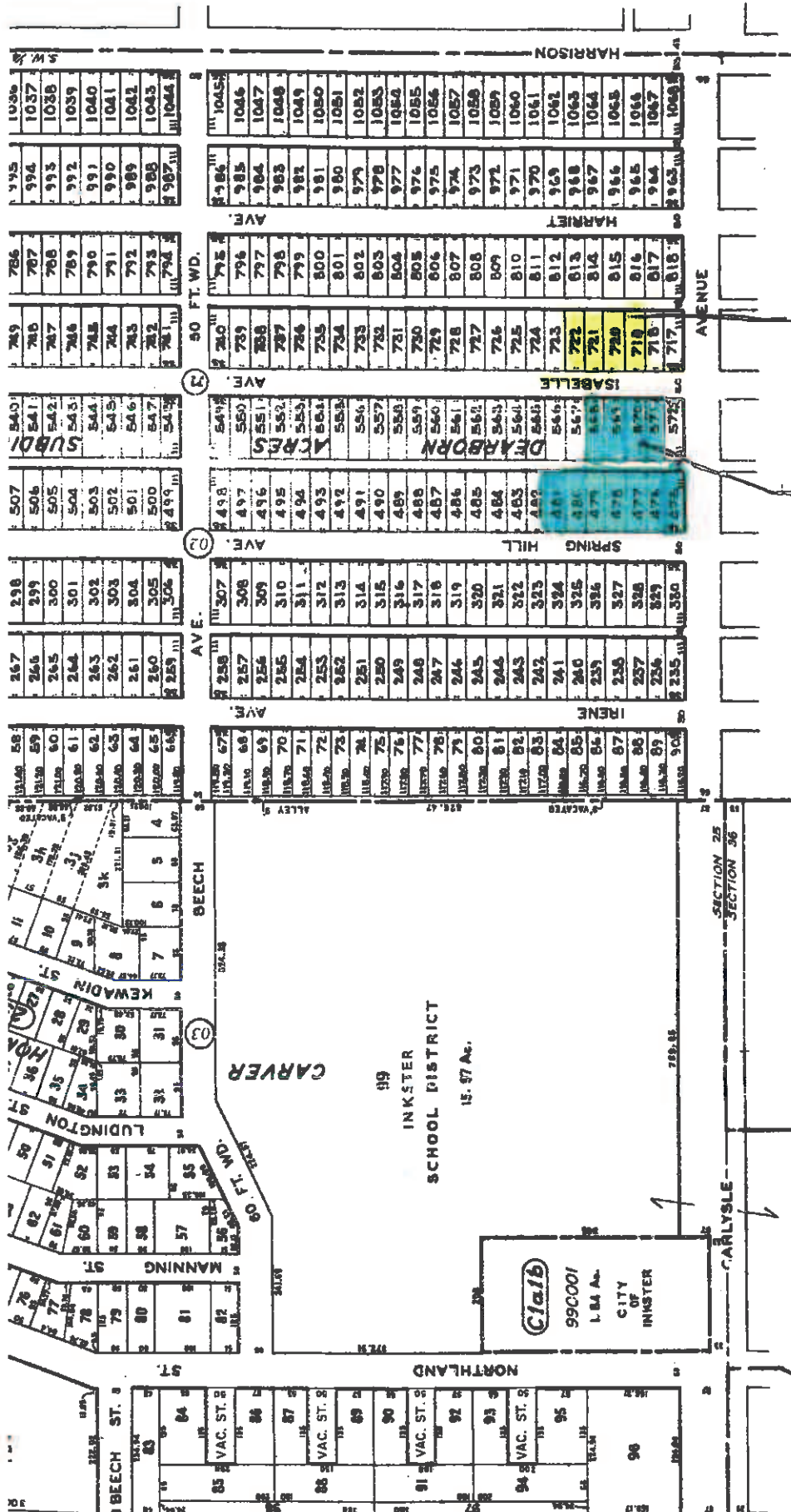


Street View - Aug 2011



Google Maps 3655 Springhill Ave





future parking lot

currently owned by church