



INKSTER CITY COUNCIL

February 19, 2018
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

February 19, 2018
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. ICAN Presentation – Councilwoman Sandra K. Watley

4. Public Hearing

- A. A public hearing to apply for Wayne County 2018-2019 Community Development Block Grant (CDBG) funding in the amount of \$216,477.00 **Pg. 1**

5. Consent Agenda

- A. February 5, 2018 Regular City Council Meeting Minutes. **Pg. 25**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 31**

7. Previous Business

- A. Consider approval of an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlisle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$500.00 to Bobby Wallace. **(REMOVE FROM THE TABLE)** **Pg. 39**

8. Ordinance(s)

A. First Reading(s)

1. A first reading of a map amendment (Z 18-06) to the City's Zoning Map to rezone 65 parcels along Dunning and Plum Streets from R-1B, One –Family Residential zoning to M-1, Light Industrial zoning. **Pg. 45**

2. A first reading of text amendments (TA 18-05) to the City's Zoning Ordinance pertaining to security camera and buffer distance requirements medical marijuana facilities per the recommendations of the Planning Commission.

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B. Second Reading(s)

1. A **second** reading and **approval** for amendments to the Inkster Code of Ordinances being sections 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance. **Pg. 70**

9. New Business

- A. Discussion/Action: (Sharde Fleming) Consideration and approval of an offer to purchase (Case #17-40) eighteen (18) residential properties: 1) **3265 Ludington** (Property I.D.# 44 009 03 0039 000); 2) **3280 Ludington** (Property I.D.# 44 009 03 0048 000); 3) **4133 Wayland** (Property I.D.# 44 009 03 0163 000); 4) **3555 Spruce** (Property I.D.# 44 010 05 0018 000); 5) **4346 Allen** (Property I.D.# 44 014 02 0130 000); 6) **4329 Moore** (Property I.D.# 44 014 02 0133 000); 7) **26142 Stanford** (Property I.D.# 44 024 02 0323 000); 8) **26200 Stanford** (Property I.D.# 44 024 03 0338 000); 9) **26158 Stanford** (Property I.D.# 44 024 03 0340 000); 10) **26715 Ross** (Property I.D.# 44 025 01 0116 002); 11) **29667 Glenwood** (Property I.D.# 44 002 01 0370 000); 12) **30234 Glenwood** (Property I.D.# 44 002 02 0782 000); 13) **28444 Oakwood** (Property I.D.# 44 005 02 0025 000); 14) **28707 Glenwood** (Property I.D.# 44 005 03 0008 000); 15) **28661 Glenwood** (Property I.D.# 44 005 03 0009 000); 16) **3650 Isabelle** (Property I.D.# 44 009 02 0566 002); 17) **3712 Isabelle** (Property I.D.# 44 009 02 0574 000); and 18) **3836 Robinson** (Property I.D.# 44 025 04 1065 000) in the total amount of \$18.00 (\$1.00 per house) to Platinum Real Estate Holding LLC (Anthony Rea). **Pg. 80**

- B. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case # LD17-13) one residential parcel of land located on the north side of Norfolk St. between Sylvia St. and Princess Ave., formerly known as 26942 Norfolk and is legally described as 30J734 LOT 734 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0734 000) in the total amount of \$250.00 to Global Breakthrough LLC (Ekpenyong David Ita Ekpenyong). **Pg. 119**

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

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 14, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Public Hearing to apply for Wayne County 2018-2019 Community Development Block Grant (CDBG) funding in the amount of \$216,477.00.

Current Action X Emergency Future

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

Mayor's Approval _____

BACKGROUND INFORMATION

The Community Development Block Grant (CDBG) Program, enacted in 1974 through the Housing and Community Development Act of 1974, is one of the longest-running programs of the U.S. Department of Housing and Urban Development (HUD). It funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. The CDBG program provides annual grants on a formula basis to 1,209 general units of local government and States. The City obtains its funds from Wayne County. There are approximately 34 Wayne County communities that receive CDBG funding from the County.

Proposed CDBG activities must be consistent with broad national priorities for CDBG:

1. Activities that benefit low and moderate income people;
2. The prevention or elimination of slums or blight; or
3. Other community development activities to address an urgent threat to health or safety.

CDBG funds may be used for community development activities (such as real estate acquisition, relocation, demolition, rehabilitation of housing and commercial buildings), construction of public facilities and improvements (such as water, sewer, and other utilities, street paving, and sidewalks), construction and maintenance of neighborhood centers, public services (such as senior services and blight elimination) and economic development and job creation/retention activities.

The estimated amount of funding available is based on the Fiscal Year 2018 – 2019 allocation of \$240,530.00 less 10% to fund Demonstration Projects (216,447.00). The final funding amounts will be determined after the County receives their funding allocation from HUD. Proposed activities will be provided at the Public Hearing.

SCOPE OF SERVICES

HUD National Objectives under the Community Development Block Grant (CDBG) include the following:

1. Benefiting low and moderate income persons;
2. Preventing or eliminating slums and blight; and
3. Meeting an urgent need under a state of emergency. Inkster's activities will be directed toward HUD Objectives #1 and #2.

JUSTIFICATION

Continue to seek alternate funding sources to address city needs. Federal guidelines require a Public Hearing and publication of public hearing in order to be eligible for receipt of the funds.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

None. All costs associated with the grant are paid by the grant.

PROJECT TIME TABLE

The grant covers the period of July 1, 2018 – December 31, 2019.

RESOLUTION

Authorization is hereby given to apply for Wayne County 2018-2019 Community Development Block Grant (CDBG) funding in the amount of \$216,447.00

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**Wayne County Health, Veteran & Community Wellness
Community Development Block Grant (CDBG) Program
2018 Grant Year Application**

Submit Electronically to, voucher@waynecounty.com

Verification of Public Hearing is Due By:

Please complete the application in full. Use "0" or "N/A" instead of leaving a space blank. For additional assistance, please contact the Wayne County Community Wellness (CDBG) office at (313) 224-6418

Community Name: City of Inkster **Contact Person:** Sharde Fleming

TAX ID No.: 38-6007226 **Contact Number:** 313.563.9764

FUNDING

Estimated 2018 CDBG Allocation	\$216,477
Estimated 2018 CDBG Program Income	\$0
Total Estimated 2018 Funding	\$216,477

ACTIVITIES

*The Wayne County CDBG Program allows up to **three (3)** activities in addition to Planning and Administration. Wayne County will not approve more than three (3) Public Service, Economic Development or Infrastructure Improvement projects. Total public service activities may not exceed fifteen percent (15%) of the CDBG Allocation and total Planning/Administration may not exceed ten percent (10%) of the CDBG Allocation.*

Communities can elect to have Wayne County retain Demolition or Housing rehabilitation funding to facilitate on the communities behalf through a subcontractor. Please specify in the appropriate category if you would like to retain Housing Rehabilitation and/or Demolition funds or if you elect Wayne County to retain those funds. If you elect to have Wayne County retain funding for Demolition, please specify each address and attach documentation showing that there is site control. If you elect to have Wayne County retain Housing Rehabilitation and/or Demolition funds, Wayne County will be responsible for Program Income and deed recordation.

		Contract Amount	Wayne County to Retain for Administration of the program	Estimated PI Costs	Total CDBG Costs
1	Code Enforcement	\$21,000	\$0	\$0	\$21,000
2	Housing Rehabilitation	\$75,000	\$0	\$0	\$75,000
3	Public Services	\$48,006	\$0	\$0	\$48,006
4	Demolition	\$40,000	\$0	\$0	\$40,000
5	Administration*	\$32,471	\$0	\$0	\$32,471
6	Planning*	\$0	\$0	\$0	\$0
	Total Estimated 2018 Costs	\$216,477	\$0	\$0	\$216,477

***Combined total of Administration and Planning cannot exceed 10% of your total allocation**

Grantee Name: City of Inkster

2018 CDBG Grant Year

If additional funds are granted, please identify which activity that funds should be awarded to:

Demolition

PROGRAM INCOME

Program Income includes but is not limited to the following: CDBG loan repayments, proceeds from a CDBG-assisted property or equipment sale, and gross income from the use of property improved or built with CDBG less costs incidental to the generation of the income.

Revolving Funds may be established to carry out specific activities that, in turn, generate payments to carry out the same activities. Revolving funds must be maintained in an interest-bearing account and the earned interest remitted to HUD soon after the end of the CDBG grant year on June 30.

All program income must be expended first, unless identified for a specific project that has been approved by Wayne County.

If you are electing to have Wayne County retain Demolition or Housing Rehabilitation funds to facilitate within your participating area, Wayne County will be responsible for all program income and deed recordation.

How will program income be treated if it is received (anticipated or not – select one)?

☐ Returned to Wayne County

☐ Retained in Revolving Fund(s) - specify the CDBG activity/activities:

☒ Retained in a separate interest-bearing account to pay the next incurred CDBG cost.

PUBLIC PARTICIPATION CHECKLIST

The U.S. Department of Housing and Urban Development (HUD) requires that the public is given opportunities to participate in planning activities to be funded by CDBG. Please include documentation of the following.

☒ Notice of Public Hearing # 1 Date of Notice: February 1st / February 8, 2018
**Publishing on February 1st did not align with City of Inkster's 15 day notice ordinance. The Notice must be published 10 days prior to the public hearing. Attach a copy of Public Notice or Affidavit of Publication.*

☒ Notice of Public Hearing # 2 Date of Notice: February 15, 2018
The Notice must be published 10 days prior to the public hearing. Attach a copy of Public Notice or Affidavit of Publication.

☒ Proposed Statement Notice Date of Notice: February 8th / February 15, 2018
The Proposed Statement must identify all the proposed funding and activity information including dollar amounts. Attach a copy.

☒ Public Hearing Date of Hearing: February 19th / March 5, 2018
Attach a copy of the public hearing minutes and a summary of the comments received and responses given.

Grantee Name: City of Inkster

2018 CDBG Grant Year



Final Statement Notice

Date of Notice: March 8, 2018

The Final Statement Notice must identify all the funding and activity information including dollar amounts reported earlier in this application. Attach a copy of the notice and a summary of the comments received and responses given.

Was the Final Statement Notice published after the activities were given final approval by your council or board? ☒ Yes ☐ No

Sharde Fleming, Director of Special Projects

Authorized Signor Name/Title:

2/13/18

Date

Grantee Name: City of Inkster

2018 CDBG Grant Year

1 ACTIVITY

Project Name: Code Enforcement

Matrix Code (Please see Matrix Chart handout): 15

CDBG Allocation Amount: \$216, 477

Estimated CDBG Program Income (Revolving Funds): 0

Other Funds: \$ 0 **Identify:** _____

Total Activity Budget: \$75,000 _____

As a reminder, CDBG is not eligible for maintenance of public facilities. The purchase of equipment, fixtures, motor vehicles, furnishings, or other property that is not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase such items when necessary for use in the administration of activities assisted with CDBG funds or when such items constitute all or part of a public service.

Activity Description and Outcome Statement (please give accurate proposed description of project and quantify the proposed outcome)

Provide enforcement of city-wide ordinances (via issuing approximately 1,500 violation notices and/or tickets) to improve neighborhoods and the overall community by helping to make the community livable by eliminating blighted conditions.

Housing Rehabilitation:

If choosing Housing Rehabilitation as a project, please check one of the following options:

Please only choose one option:

☐ Wayne County Housing Rehabilitation Program (elect Wayne County to retain Housing Rehabilitation funds to facilitate Housing Rehabilitation within your community)

☐ Community Wide Housing Rehabilitation Program (retain funds to facilitate Housing Rehabilitation within your community)

Please only choose one option:

☐ Housing Rehabilitation Forgivable Grant _____

☐ Housing Rehabilitation Loan with Affordability Period (please identify the affordability period)
➤ Affordability Period _____

☐ Lien in Perpetuity _____

Demolition:

If choosing Demolition as a project, please check one of the following options:

Please only choose one option:

☐ Wayne County will retain Demolition funds (elect Wayne County to retain Demolition funds to facilitate Demolition within your community)

☐ Community Demolition Program (retain funds to facilitate Demolition within your community)

National Objective:

Specify one objective. Be sure to use the same objective in the Accomplishment Report for each activity. **Please attach the Low to Moderate Income Map for your community.**

X LMA (Low and Moderate Income Area) Benefit

Grantee Name: City of Inkster

2018 CDBG Grant Year

Examples: Parks, Neighborhood Centers, and General Public Improvements
 The target area must consist of block groups that are 51% Low/Mod Income.

Census Tract(s)	Block Group(s)	Low/Mod %
<u>5701</u>	<u>1</u>	<u>city wide over 51% LMI</u>
<u>5702</u>	<u>3</u>	
<u>5704</u>	<u>1, 2, 3, 4, 5</u>	
<u>5705</u>	<u>1, 2, 3,</u>	
<u>5706</u>	<u>1, 2</u>	
<u>5708</u>	<u>1, 2, 3</u>	
<u>5709</u>	<u>1, 2, 3</u>	
<u>5710</u>	<u>1, 3, 4</u>	

LMC (Low and Moderate Income Limited Clientele) Benefit

Examples: Public Services, Removal of Architectural Barriers for the Disabled
 Specify **only one** primary group of persons to benefit.

- | | |
|---|---|
| ☐ Severely Disabled Adults | ☐ Homeless |
| ☐ Illiterate Adults | ☐ Battered Spouses |
| ☐ Abused Children | ☐ Elderly |
| ☐ Migrant Farm Workers | ☐ Persons Living with AIDS |
| ☐ Persons with Documented Low/Mod Income | |

LMH (Low and Moderate Income Housing) Benefit

Examples: Housing Rehabilitation, Homebuyer Assistance

SBA (Slum and Blight Area) Benefit

Attach a board or council resolution approving a slum and blight designation.

Percentage of Deteriorated Buildings in the Area _____%

SBS (Slum and Blight Spot) Benefit

LMJ (Low and Moderate Income Job) Benefit

Activities designed to create or retain permanent jobs of which at least 51% involve employment of low/mod persons

Other _____

Location and Target Area:

Attach a street map identifying the location and target area.

List the location address or cross streets of the activity. For a public service activity, list the office address. If project is community-wide, specify the qualifying census tracts and block groups with LMI percentages above.

Please identify the target area with cross streets: city-wide

Eligible Activity: Check the one that primarily describes the activity.

- | | |
|---|--|
| ☐ Acquisition | ☐ Disposition |
| ☐ Public Facilities and Improvements | ☐ Clearance Activities |
| ☐ Public Services | ☐ Interim Assistance |
| ☐ Relocation | ☐ Housing Services |
| ☐ Privately Owned Utilities | ☐ Homeownership Assistance |
| ☐ Housing Rehabilitation | ☒ Code Enforcement |
| ☐ Historic Preservation | ☐ Fair Housing |
| ☐ Section 108 Loan Repayments | ☐ Other _____ |

Performance Measures

Grantees must consider how HUD's performance measures system may impact their administrative practices and implement any changes needed to collect and report the data. As part of HUD's system, please create an Outcome Statement as follows:

Objectives: Please select the one that most describes the purpose.

- ☒ Enhance Suitable Living Environment Through New/Improved Accessibility: Activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
- ☐ Create Decent Housing with New/Improved Availability: Housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (such as would be captured under Suitable Living Environment).
- ☐ Promote Economic Opportunity Through New/Improved Sustainability: Activities related to economic development, commercial revitalization, or job creation.

Outcomes: Please select the one that most applies.

- ☐ Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate- income people, including persons with disabilities.
- ☐ Affordability: Activities that provide affordability in a variety of ways in the lives of low- and moderate- income people. It can include the creations or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- ☒ Sustainability: Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to low- and moderate income persons or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

Outputs: Please select and quantify the one that most applies.

- | | |
|---|--|
| ☐ No. of Households Assisted | ☐ No. of Persons Stabilized |
| ☐ No. of New Businesses Assisted | ☐ Acres of Brownfields Remediated |
| ☐ No. of Jobs Created/Retained | ☐ Amount of Money Leveraged |
| ☐ No. of Units made 504-Accessible | ☐ No. of Affordable Units |
| ☐ No. of Years of Affordability Guaranteed | ☐ No. of Housing Units for HIV/AIDS |
| ☐ No. of Jobs with Health Care Benefits | ☐ No. of Units for Chronically Homeless |
| ☐ No. of Units Meeting Energy Star Standards | ☐ No. of Units Made Lead Safe |
| <u>1,250</u> Other, please indicate Enforcement of city ordinances to improve the quality of life _____ | |

Other Information:

- | | | |
|--|------------------------------|--|
| Does the activity prevent homelessness? | ☐ Yes | ☒ No |
| Does the activity help those with HIV/AIDS? | ☐ Yes | ☒ No |
| Does the activity primarily help the disabled? | ☐ Yes | ☒ No |
| Does the activity primarily help the elderly? | ☐ Yes | ☒ No |

Grantee Name: City of Inkster

2018 CDBG Grant Year

Is the activity expected to generate program income? ☐ Yes ☒ No

Is this activity being carried out by the grantee (either directly and/or through contractors)?
Yes ☒ No ☐

If Yes, Enter "X" in the appropriate category.

Activity is being carried out by the grantee through:

- ☒ Grantee employees
☐ Contractors
☐ Grantee employees and contractors

If No, Enter "X" by the appropriate category:

Activity is being carried out by:

- ☐ A subrecipient only
☐ A HUD-designated Community Based Development Organization (CBDO) only
☐ A HUD-designated CDBO acting as a subrecipient
☐ Another public agency _____

Enter "X" by the appropriate subrecipient designation:

☐ Non-profit organization

OR

☐ For-profit authorized under 570.201 (o) for economic development activities

Enter "X" by all that apply:

Subrecipient is:

- ☐ A faith-based organization
☐ An institution of higher education

2 ACTIVITY

Project Name: Housing Rehabilitation

Matrix Code (Please see Matrix Chart handout): 14A

CDBG Allocation Amount: \$216,477

Estimated CDBG Program Income (Revolving Funds): 0

Other Funds: \$ 0 **Identify:** _____

Total Activity Budget: \$40,000 _____

As a reminder, CDBG is not eligible for maintenance of public facilities. The purchase of equipment, fixtures, motor vehicles, furnishings, or other property that is not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase such items when necessary for use in the administration of activities assisted with CDBG funds or when such items constitute all or part of a public service.

Activity Description and Outcome Statement (please give accurate proposed description of project and quantify the proposed outcome)

Approximately four households of low to moderate income persons will be improved via housing rehabilitation to enhance the living environment of the household.

Housing Rehabilitation:

If choosing Housing Rehabilitation as a project, please check one of the following options:

Please only choose one option:

- ☐ Wayne County Housing Rehabilitation Program (elect Wayne County to retain Housing Rehabilitation funds to facilitate Housing Rehabilitation within your community)
- ☒ Community Wide Housing Rehabilitation Program (retain funds to facilitate Housing Rehabilitation within your community)

Please only choose one option:

- ☐ Housing Rehabilitation Forgivable Grant _____
- ☒ Housing Rehabilitation Loan with Affordability Period (please identify the affordability period)
- Affordability Period 5 years _____
- ☐ Lien in Perpetuity _____

Demolition:

If choosing Demolition as a project, please check one of the following options:

Please only choose one option:

- ☐ Wayne County will retain Demolition funds (elect Wayne County to retain Demolition funds to facilitate Demolition within your community)
- ☐ Community Demolition Program (retain funds to facilitate Demolition within your community)

National Objective:

Grantee Name: City of Inkster

2018 CDBG Grant Year

Specify one objective. Be sure to use the same objective in the Accomplishment Report for each activity. **Please attach the Low to Moderate Income Map for your community.**

_____ LMA (Low and Moderate Income Area) Benefit

Examples: Parks, Neighborhood Centers, and General Public Improvements

The target area must consist of block groups that are 51% Low/Mod Income.

Census Tract(s)	Block Group(s)	Low/Mod %
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

_____ LMC (Low and Moderate Income Limited Clientele) Benefit

Examples: Public Services, Removal of Architectural Barriers for the Disabled

Specify **only one** primary group of persons to benefit.

- | | |
|--|--------------------------------|
| _____ Severely Disabled Adults | _____ Homeless |
| _____ Illiterate Adults | _____ Battered Spouses |
| _____ Abused Children | _____ Elderly |
| _____ Migrant Farm Workers | _____ Persons Living with AIDS |
| _____ Persons with Documented Low/Mod Income | |

 X LMH (Low and Moderate Income Housing) Benefit

Examples: Housing Rehabilitation, Homebuyer Assistance

_____ SBA (Slum and Blight Area) Benefit

Attach a board or council resolution approving a slum and blight designation.

Percentage of Deteriorated Buildings in the Area _____%

_____ SBS (Slum and Blight Spot) Benefit

_____ LMJ (Low and Moderate Income Job) Benefit

Activities designed to create or retain permanent jobs of which at least 51% involve employment of low/mod persons

_____ Other _____

Location and Target Area:

Attach a street map identifying the location and target area.

List the location address or cross streets of the activity. For a public service activity, list the office address. If project is community-wide, specify the qualifying census tracts and block groups with LMI percentages above.

Please identify the target area with cross streets: City-wide

Eligible Activity: Check the one that primarily describes the activity.

- | | |
|---|---|
| ☐ Acquisition | ☐ Disposition |
| ☐ Public Facilities and Improvements | ☐ Clearance Activities |
| ☐ Public Services | ☐ Interim Assistance |
| ☐ Relocation | ☐ Housing Services |
| ☐ Privately Owned Utilities | ☐ Homeownership Assistance |
| ☒ Housing Rehabilitation | ☐ Code Enforcement |
| ☐ Historic Preservation | ☐ Fair Housing |
| ☐ Section 108 Loan Repayments | ☐ Other _____ |

Performance Measures

Grantees must consider how HUD's performance measures system may impact their administrative practices and implement any changes needed to collect and report the data. As part of HUD's system, please create an Outcome Statement as follows:

Objectives: Please select the one that most describes the purpose.

- ☒ Enhance Suitable Living Environment Through New/Improved Accessibility: Activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
- ☐ Create Decent Housing with New/Improved Availability: Housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (such as would be captured under Suitable Living Environment).
- ☐ Promote Economic Opportunity Through New/Improved Sustainability: Activities related to economic development, commercial revitalization, or job creation.

Outcomes: Please select the one that most applies.

- ☐ Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate- income people, including persons with disabilities.
- ☐ Affordability: Activities that provide affordability in a variety of ways in the lives of low- and moderate- income people. It can include the creations or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- ☒ Sustainability: Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to low- and moderate income persons or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

Outputs: Please select and quantify the one that most applies.

- | | |
|---|--|
| ☒ 4 No. of Households Assisted | ☐ No. of Persons Stabilized |
| ☐ No. of New Businesses Assisted | ☐ Acres of Brownfields Remediated |
| ☐ No. of Jobs Created/Retained | ☐ Amount of Money Leveraged |
| ☐ No. of Units made 504-Accessible | ☐ No. of Affordable Units |
| ☐ No. of Years of Affordability Guaranteed | ☐ No. of Housing Units for HIV/AIDS |
| ☐ No. of Jobs with Health Care Benefits | ☐ No. of Units for Chronically Homeless |
| ☐ No. of Units Meeting Energy Star Standards | ☐ No. of Units Made Lead Safe |
| ☐ Other, please indicate _____ | |

Other Information:

Does the activity prevent homelessness?

☐ Yes

☒ No

Does the activity help those with HIV/AIDS?

☐ Yes

☒ No

Grantee Name: City of Inkster

2018 CDBG Grant Year

☒ No☒ No☐ No

Yes X No

X Grantee employees and contractors

Another public agency _____

_____ For-profit authorized under 570.201 (o) for economic development activities

 An institution of higher education

3 ACTIVITY

Project Name: Public Services (Neighborhood Clean Up)

Matrix Code (Please see Matrix Chart handout): 05V

CDBG Allocation Amount: \$216,477

Estimated CDBG Program Income (Revolving Funds): 0

Other Funds: \$ 0 **Identify:** _____

Total Activity Budget: 32,741

As a reminder, CDBG is not eligible for maintenance of public facilities. The purchase of equipment, fixtures, motor vehicles, furnishings, or other property that is not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase such items when necessary for use in the administration of activities assisted with CDBG funds or when such items constitute all or part of a public service.

Activity Description and Outcome Statement (please give accurate proposed description of project and quantify the proposed outcome)

Approximately 200 properties will be abated (grass cutting/debris removal) to improve neighborhoods and the overall community by helping to make the community livable by eliminating blighted and dangerous conditions and improve the overall quality of life.

Housing Rehabilitation:

If choosing Housing Rehabilitation as a project, please check one of the following options:

Please only choose one option:

- ☐ Wayne County Housing Rehabilitation Program (elect Wayne County to retain Housing Rehabilitation funds to facilitate Housing Rehabilitation within your community)
- ☐ Community Wide Housing Rehabilitation Program (retain funds to facilitate Housing Rehabilitation within your community)

Please only choose one option:

- ☐ Housing Rehabilitation Forgivable Grant _____
- ☐ Housing Rehabilitation Loan with Affordability Period (please identify the affordability period)
- Affordability Period _____
- ☐ Lien in Perpetuity _____

Demolition:

If choosing Demolition as a project, please check one of the following options:

Please only choose one option:

- ☐ Wayne County will retain Demolition funds (elect Wayne County to retain Demolition funds to facilitate Demolition within your community)
- ☐ Community Demolition Program (retain funds to facilitate Demolition within your community)

National Objective:

Grantee Name: City of Inkster

2018 CDBG Grant Year

Specify one objective. Be sure to use the same objective in the Accomplishment Report for each activity. **Please attach the Low to Moderate Income Map for your community.**

 X LMA (Low and Moderate Income Area) Benefit

Examples: Parks, Neighborhood Centers, and General Public Improvements

The target area must consist of block groups that are 51% Low/Mod Income.

Census Tract(s)	Block Group(s)	Low/Mod %
<u>5701</u>	<u>1</u>	<u>city wide over 51% LMI</u>
<u>5702</u>	<u>3</u>	
<u>5704</u>	<u>1, 2, 3, 4, 5</u>	
<u>5705</u>	<u>1, 2, 3,</u>	
<u>5706</u>	<u>1, 2</u>	
<u>5708</u>	<u>1, 2, 3</u>	
<u>5709</u>	<u>1, 2, 3</u>	
<u>5710</u>	<u>1, 3, 4</u>	

 LMC (Low and Moderate Income Limited Clientele) Benefit

Examples: Public Services, Removal of Architectural Barriers for the Disabled

Specify **only one** primary group of persons to benefit.

<u> </u> Severely Disabled Adults	<u> </u> Homeless
<u> </u> Illiterate Adults	<u> </u> Battered Spouses
<u> </u> Abused Children	<u> </u> Elderly
<u> </u> Migrant Farm Workers	<u> </u> Persons Living with AIDS
<u> </u> Persons with Documented Low/Mod Income	

 LMH (Low and Moderate Income Housing) Benefit

Examples: Housing Rehabilitation, Homebuyer Assistance

 SBA (Slum and Blight Area) Benefit

Attach a board or council resolution approving a slum and blight designation.

Percentage of Deteriorated Buildings in the Area _____%

 SBS (Slum and Blight Spot) Benefit

 LMJ (Low and Moderate Income Job) Benefit

Activities designed to create or retain permanent jobs of which at least 51% involve employment of low/mod persons

 Other _____

Location and Target Area:

Attach a street map identifying the location and target area.

List the location address or cross streets of the activity. For a public service activity, list the office address. If project is community-wide, specify the qualifying census tracts and block groups with LMI percentages above.

Please identify the target area with cross streets: city-wide

Grantee Name: City of Inkster

2018 CDBG Grant Year

Eligible Activity: Check the one that primarily describes the activity.

- | | |
|---|---|
| ☐ Acquisition | ☐ Disposition |
| ☐ Public Facilities and Improvements | ☐ Clearance Activities |
| ☒ Public Services | ☐ Interim Assistance |
| ☐ Relocation | ☐ Housing Services |
| ☐ Privately Owned Utilities | ☐ Homeownership Assistance |
| ☐ Housing Rehabilitation | ☐ Code Enforcement |
| ☐ Historic Preservation | ☐ Fair Housing |
| ☐ Section 108 Loan Repayments | ☐ Other _____ |

Performance Measures

Grantees must consider how HUD's performance measures system may impact their administrative practices and implement any changes needed to collect and report the data. As part of HUD's system, please create an Outcome Statement as follows:

Objectives: Please select the one that most describes the purpose.

- ☒ Enhance Suitable Living Environment Through New/Improved Accessibility: Activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
- ☐ Create Decent Housing with New/Improved Availability: Housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (such as would be captured under Suitable Living Environment).
- ☐ Promote Economic Opportunity Through New/Improved Sustainability: Activities related to economic development, commercial revitalization, or job creation.

Outcomes: Please select the one that most applies.

- ☐ Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate- income people, including persons with disabilities.
- ☐ Affordability: Activities that provide affordability in a variety of ways in the lives of low- and moderate- income people. It can include the creations or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- ☒ Sustainability: Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to low- and moderate income persons or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

Outputs: Please select and quantify the one that most applies.

- | | |
|---|--|
| ☐ No. of Households Assisted | ☐ No. of Persons Stabilized |
| ☐ No. of New Businesses Assisted | ☐ Acres of Brownfields Remediated |
| ☐ No. of Jobs Created/Retained | ☐ Amount of Money Leveraged |
| ☐ No. of Units made 504-Accessible | ☐ No. of Affordable Units |
| ☐ No. of Years of Affordability Guaranteed | ☐ No. of Housing Units for HIV/AIDS |
| ☐ No. of Jobs with Health Care Benefits | ☐ No. of Units for Chronically Homeless |
| ☐ No. of Units Meeting Energy Star Standards | ☐ No. of Units Made Lead Safe |
| ☒ 200 Other, please indicate Blighted areas abated or hazardous condition removed _____ | |

Other Information:

Grantee Name: City of Inkster

2018 CDBG Grant Year

4 ACTIVITY

Project Name: Demolition

Matrix Code (Please see Matrix Chart handout): 04

CDBG Allocation Amount: \$216,477

Estimated CDBG Program Income (Revolving Funds): 0

Other Funds: \$ 0 **Identify:** _____

Total Activity Budget: \$48,006

As a reminder, CDBG is not eligible for maintenance of public facilities. The purchase of equipment, fixtures, motor vehicles, furnishings, or other property that is not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase such items when necessary for use in the administration of activities assisted with CDBG funds or when such items constitute all or part of a public service.

Activity Description and Outcome Statement (please give accurate proposed description of project and quantify the proposed outcome)

Activities lead to the demolition of three dilapidated structures to eliminate slums and blight. Costs include direct demolition expenses as well as other expenses such as environmental abatement costs.

Housing Rehabilitation:

If choosing Housing Rehabilitation as a project, please check one of the following options:

Please only choose one option:

☐ Wayne County Housing Rehabilitation Program (elect Wayne County to retain Housing Rehabilitation funds to facilitate Housing Rehabilitation within your community)

☐ Community Wide Housing Rehabilitation Program (retain funds to facilitate Housing Rehabilitation within your community)

Please only choose one option:

☐ Housing Rehabilitation Forgivable Grant _____

☐ Housing Rehabilitation Loan with Affordability Period (please identify the affordability period)

➤ Affordability Period _____

☐ Lien in Perpetuity _____

Demolition:

If choosing Demolition as a project, please check one of the following options:

Please only choose one option:

☐ Wayne County will retain Demolition funds (elect Wayne County to retain Demolition funds to facilitate Demolition within your community)

☒ Community Demolition Program (retain funds to facilitate Demolition within your community)

National Objective:

Specify one objective. Be sure to use the same objective in the Accomplishment Report for each activity. **Please attach the Low to Moderate Income Map for your community.**

Grantee Name: City of Inkster

2018 CDBG Grant Year

____ LMA (Low and Moderate Income Area) Benefit
Examples: Parks, Neighborhood Centers, and General Public Improvements
The target area must consist of block groups that are 51% Low/Mod Income.

Census Tract(s)	Block Group(s)	Low/Mod %

____ LMC (Low and Moderate Income Limited Clientele) Benefit
Examples: Public Services, Removal of Architectural Barriers for the Disabled
Specify **only one** primary group of persons to benefit.

____ Severely Disabled Adults	____ Homeless
____ Illiterate Adults	____ Battered Spouses
____ Abused Children	____ Elderly
____ Migrant Farm Workers	____ Persons Living with AIDS
____ Persons with Documented Low/Mod Income	

____ LMH (Low and Moderate Income Housing) Benefit
Examples: Housing Rehabilitation, Homebuyer Assistance

____ SBA (Slum and Blight Area) Benefit
Attach a board or council resolution approving a slum and blight designation.
Percentage of Deteriorated Buildings in the Area _____%

X SBS (Slum and Blight Spot) Benefit

____ LMJ (Low and Moderate Income Job) Benefit
Activities designed to create or retain permanent jobs of which at least 51% involve employment of low/mod persons

____ Other _____

Location and Target Area:

Attach a street map identifying the location and target area.

List the location address or cross streets of the activity. For a public service activity, list the office address. If project is community-wide, specify the qualifying census tracts and block groups with LMI percentages above.

Please identify the target area with cross streets: city-wide

Eligible Activity: Check the one that primarily describes the activity.

____ Acquisition	____ Disposition
____ Public Facilities and Improvements	<u> X </u> Clearance Activities
____ Public Services	____ Interim Assistance

Grantee Name: City of Inkster 2018 CDBG Grant Year

☐ Relocation
☐ Privately Owned Utilities
☐ Housing Rehabilitation
☐ Historic Preservation
☐ Section 108 Loan Repayments

☐ Housing Services
☐ Homeownership Assistance
☐ Code Enforcement
☐ Fair Housing
☐ Other _____

Performance Measures

Grantees must consider how HUD's performance measures system may impact their administrative practices and implement any changes needed to collect and report the data. As part of HUD's system, please create an Outcome Statement as follows:

Objectives: Please select the one that most describes the purpose.

- ☒ Enhance Suitable Living Environment Through New/Improved Accessibility: Activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
☐ Create Decent Housing with New/Improved Availability: Housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (such as would be captured under Suitable Living Environment).
☐ Promote Economic Opportunity Through New/Improved Sustainability: Activities related to economic development, commercial revitalization, or job creation.

Outcomes: Please select the one that most applies.

- ☐ Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate- income people, including persons with disabilities.
☐ Affordability: Activities that provide affordability in a variety of ways in the lives of low- and moderate- income people. It can include the creations or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
☒ Sustainability: Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to low- and moderate income persons or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

Outputs: Please select and quantify the one that most applies.

- | | |
|--|--|
| ☐ No. of Households Assisted | ☐ No. of Persons Stabilized |
| ☐ No. of New Businesses Assisted | ☐ Acres of Brownfields Remediated |
| ☐ No. of Jobs Created/Retained | ☐ Amount of Money Leveraged |
| ☐ No. of Units made 504-Accessible | ☐ No. of Affordable Units |
| ☐ No. of Years of Affordability Guaranteed | ☐ No. of Housing Units for HIV/AIDS |
| ☐ No. of Jobs with Health Care Benefits | ☐ No. of Units for Chronically Homeless |
| ☐ No. of Units Meeting Energy Star Standards | ☐ No. of Units Made Lead Safe |
| ☒ 3 Other, please indicate Commercial buildings demolished _____ | |

Other Information:

- | | | |
|--|------------------------------|--|
| Does the activity prevent homelessness? | ☐ Yes | ☒ No |
| Does the activity help those with HIV/AIDS? | ☐ Yes | ☒ No |
| Does the activity primarily help the disabled? | ☐ Yes | ☒ No |
| Does the activity primarily help the elderly? | ☐ Yes | ☒ No |
| Is the activity expected to generate program income? | ☐ Yes | ☒ No |

Is this activity being carried out by the grantee (either directly and/or through contractors)?

Yes ☒ No ☐

Grantee Name: City of Inkster

2018 CDBG Grant Year

If Yes, Enter "X" in the appropriate category.

Activity is being carried out by the grantee through:

☐ Grantee employees

☐ Contractors

☒ Grantee employees and contractors

If No, Enter "X" by the appropriate category:

Activity is being carried out by:

☐ A subrecipient only

☐ A HUD-designated Community Based Development Organization (CBDO) only

☐ A HUD-designated CDBO acting as a subrecipient

☐ Another public agency _____

Enter "X" by the appropriate subrecipient designation:

☐ Non-profit organization

OR

☐ For-profit authorized under 570.201 (o) for economic development activities

Enter "X" by all that apply:

Subrecipient is:

☐ A faith-based organization

☐ An institution of higher education

Planning/Administration Activity

Project Name: Administration

Matrix Code (Please see Matrix Chart handout): 21A

CDBG Allocation Amount: \$216,477

Estimated CDBG Program Income (Revolving Funds): 0

Other Funds: \$ 0 **Identify:** _____

Total Activity Budget: \$21,000 _____

As a reminder, CDBG is not eligible for maintenance of public facilities. The purchase of equipment, fixtures, motor vehicles, furnishings, or other property that is not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase such items when necessary for use in the administration of activities assisted with CDBG funds or when such items constitute all or part of a public service.

Activity Description and Outcome Statement (please give accurate proposed description of project and quantify the proposed outcome)

Provide administrative support for projects to eliminate slums and blight and services that support low to moderate income individuals and families.

Is this activity being carried out by the grantee (either directly and/or through contractors)?

Yes X No _____

If Yes, Enter "X" in the appropriate category.

Activity is being carried out by the grantee through:

X Grantee employees

_____ Contractors

_____ Grantee employees and contractors

If No, Enter "X" by the appropriate category:

Activity is being carried out by:

_____ A subrecipient only

_____ A HUD-designated Community Based Development Organization (CBDO) only

_____ A HUD-designated CDBO acting as a subrecipient

_____ Another public agency _____

Enter "X" by the appropriate subrecipient designation:

_____ Non-profit organization

OR

_____ For-profit authorized under 570.201 (o) for economic development activities

Enter "X" by all that apply:

Subrecipient is:

_____ A faith-based organization

_____ An institution of higher education

Grantee Name: City of Inkster

2018 CDBG Grant Year

Legend
Wayne County Municipalities
Low Mod Percentage (Qualifying Tracts)
0-50%
51-100%

Map Labels:
Hospital Dr
Hazelwood Ave
Hwy 10
Hwy 12
Hwy 14
Hwy 16
Hwy 18
Hwy 20
Hwy 22
Hwy 24
Hwy 26
Hwy 28
Hwy 30
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Hwy

CITY OF INKSTER

CENSUS TRACT	BLOCK GROUP	LOW/MOD %
5701	1	66.53
	2	47.97
	3	34.84
5702	1	46.9
	2	36.4
	3	66.39
5704	1	66.15
	2	80.59
	3	80.89
	4	88.32
	5	59.93
5705	1	75.11
	2	61.29
	3	84.42
	4	45.26
5706	1	62.5
	2	86.52
5708	1	77.48
	2	69.88
	3	74.29
5709	1	52.47
	2	90.85
	3	63.52
5710	1	57.32
	2	22.33
	3	89.74
	4	72.35

February 5, 2018
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, February 5, 2018.

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

A. Agenda Discussion

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to go into Executive Session 6:45 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 7:07 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:15 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 Rudoiph of Smith Chapel Church

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 Councilmember Howard, Seconded by Mayor Pro-Tem Williams
to approve the agenda.
2-18-14R - Motion carried.

Presentations/Discussion

A. GIS Presentation for Rubbish/Compost – Giffels and Webster, Jacob Glind

Public Hearings

A. A public hearing to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to OPEN a public hearing to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance.

Resolution 2-18-15R— Motion carried.

- **Mayor Pro-Tem Williams** – Asked what determines a vicious animal.
- **Rev. George Williams** – Asked when the city would be getting dog pound and if the position would be posted.
- **Mayor Nolen** – Stated the city has taken possession of a building on John Daly and Trowbridge for the dog pound.
- **Officer Lebo** – Asked if there would be any additions to the ordinance regarding dog cruelty.
- **Councilwoman Watley** – Stated the ordinance was for vicious animals.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to Close a public hearing to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance.

Resolution 2-18-16R— Motion carried.

Consent Agenda

- A. January 16, 2018 Regular City Council Meeting Minutes.
B. Allen Brother's and Attorney's PLLC Invoice \$27,122.70.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to approve the consent agenda.

Resolution 2-18-17R — Motion carried.

Boards and Commission

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

Nominations:

James Richardson, Jr. – Parks and Recreation Commission

Previous Business

Ordinance(s)

A. First Reading(s)

1. A first reading to consider amendments to the Inkster Code of Ordinances being section 91.21 thru 91.33; ordinance to regulate the implementation of procedural regulations and guidelines for the appropriate disposition of vicious animals within the city of Inkster, and to establish penalties for violations of the ordinance.

B. Second Reading(s)

1. A **second** reading and **approval** to of the amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to approve the amendments to the City of Inkster Code of Ordinance section 123.04; security cameras shall be installed and maintained by Commercial Businesses.

Resolution 2-18-18R – Motion carried.

2. A **second** reading and **approval** of the amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the amendments to the City of Inkster Code Of Ordinances being sections 155.253 thru 155.256; ordinance to regulate location, construction and manner of display of murals.

Resolution 2-18-19R – Motion carried.

3. A **second** reading and **approval** of the amendments to the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the location, construction and manner of collection bins.

Moved by Councilmember Chisholm, Seconded by Councilmember Howard to approve the amendments the City of Inkster Code of Ordinances being sections 1102.01 thru 1102.11; ordinance to regulate the location, construction and manner of collection bins.

Resolution 2-18-20R – Motion carried.

New Business

A. Discussion/Action (Adrianna Jordan) Consideration and approval of a resolution to waive the \$1,750 site plan review fee for the Leanna Hicks Inkster Public Library's relocation to the former Chase Bank building at 27020 Michigan Avenue. temporarily

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to approve of a resolution to waive the \$1,750 site plan review fee for the Leanna Hicks Inkster Public Library's relocation to the former Chase Bank building at 27020 Michigan Avenue. temporarily.

Resolution 2-18-21R – Motion carried.
NAY: (Watley)

- B. Discussion/Action (Jerome Bivins) Consideration and approval to extend the City's refuse and compost pick up contract with Republic Services until the end of this fiscal year. (See Attached agreement and extension proposal).

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve to extend Republic Waste current contract until the end of this fiscal year.

Resolution 2-18-22R – Motion carried.

- C. Discussion/Action (Darin Carrington) Consideration and approval of the 2018 application and income guidelines for the Hardship Exemption with the Board of Review.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the 2018 application and income guidelines for the Hardship Exemption with the Board of Review.

Resolution 2-18-23R – Motion carried.

- D. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlisle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$500.00 to Bobby Wallace.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to TABLE an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlisle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$501.00 to Bobby Wallace.

Resolution 2-18-24R – Motion carried.

- E. Discussion/Action (Sharde Fleming) Consider approval of an offer to purchase (Case #17-38) two (2) contiguous vacant residential parcels located on the east side of Tromley Ave. between Avondale Ave. and Somerset Ave. and are legally described as 24C39 LOT 39 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0039 000) and 24C40 LOT 40 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0040 000) in the total amount of \$1,000.00 to John Clark.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve of an offer to purchase (Case #17-38) two (2) contiguous vacant residential parcels located on the east side of Tromley Ave. between Avondale Ave. and Somerset Ave. and are legally described as 24C39 LOT 39 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0039 000) and 24C40 LOT 40 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property ID # 44 003 03 0040 000) in the total amount of \$1,000.00 to John Clark.

Resolution 2-18-25R – Motion carried.

- F. Discussion/Action: (Sharde Fleming) Consider approval of an offer to purchase (Case #17-34.5) one (1) vacant residential parcel located on the north side of Princeton Street. Between Princess and John Daly and is legally described as 30J758 LOT 758 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0758 000) in the total amount of \$250.00 to Y Big G LLC (Gary L Young).

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve of an offer to purchase (Case #17-34.5) one (1) vacant residential parcel located on the north side of Princeton Street. Between Princess and John Daly and is legally described as 30J758 LOT 758 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0758 000) in the total amount of \$250.00 to Y Big G LLC (Gary L Young).

Resolution 2-18-26R – Motion carried.

- G. Discussion/Action: (Sharde Fleming) Consideration and authorization to purchase (Case #17-39) one (1) commercial vacant property located on the north side of Cherry St. between Middlebelt Rd. and Harrison St. and is legally described as 25N44 LOT 44 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 0044 000) from the Michigan Land Bank Fast Track Authority for \$500.00.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to approve to purchase (Case #17-39) one (1) commercial vacant property located on the north side of Cherry St. between Middlebelt Rd. and Harrison St. and is legally described as 25N44 LOT 44 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 0044 000) from the Michigan Land Bank Fast Track Authority for \$500.00.

Resolution 2-18-27R – Motion carried.

Public Participation

- **Commissioner Glenn Anderson** – Stated the City of Inkster received a Parks grant and the city will be receiving a letter.
- **Officer Lebo** – Announced the Coffee with a Cop on February 13, 2018 and a bake sale from 12-2pm at the Police Department on February 21, 2018.
- **Dino Van, Jr.** – Announced a program that he would like to bring to the city of Inkster. The program would train residents and felons in skilled trades.
- **Gabe Henderson** – Happy Black History Month. Stated the Middle Block Manor Block Club would be hosting a black history event on February 10, 2018 at Pentecostal Church.
- **Kimberly Hill Knot** – Stated she is running for the 13th Congressional District seat. She provided back ground information and asked for residents to consider her.
- **Shirley Hankerson** – Announced the NAACP meeting next Monday. She further announced the Health Fair that will be at Hype on March 23, 2018.
- **Gina Stewart** – Wished everyone a Happy Black History Month. She asked residents to make sure they are capitalizing on their history with family members. She further announced that Telegram newspaper was the oldest privately owned newspaper in Michigan. She encouraged residents to pick up a copy.

City Clerk

- No Comments

City Treasurer

- Announced that taxes are due by February 20, 2018. He further stated taxes would be delinquent as of March 1st, 2018.

Mayor and Council

- **Councilman Oden** – Stated District II Advisory would be held on February 20, 2018 at 6Pm at the Booker Dozier Recreation Complex. He requested lights along Middlebelt.
- **Councilwoman Mitchell** – Thanked Citizens for attending the annual City of Inkster Winter Blast. She thanked Chief Hubbard and the Fire Department for all their assistance. She stated she had been looking at the city website and saw a Class Action Lawsuit for Citizens Bank. She encouraged residents to take a look and see if they are due some relief. She stated she was very pleased to participate in the State of the City. She said the city is doing wonderful things. She further thanked the department heads for all their efforts. She stated that some citizen workshops need to be held to help citizens with seedclickfix and other city apps.
- **Councilman Chisholm** – Announced the transition of Alan Peterson and Mable Foster and gave his condolences. He stated both funerals would be held at St. Clemmons church.
- **Mayor Pro-Tem Williams** – Invited residents and others to Shop Inkster.
- **Mayor Nolen** – Announced the Lunch with the Mayor on Thursday February 15, 2018. He said the State of the City was a great event. He said the videos of the departments can be viewed on the website and cable channel.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made
By Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell and carried,
the Regular Council meeting of February 5, 2018 was adjourned at 8:15 p.m.



Felicia Rutledge, City Clerk
City of Inkster

CITY OF INKSTER
Boards & Commissions

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

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Denise Champagne, Project Dir.
 - (Ex-Officio Member)

Tenure

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 01/17/19

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 02/01/18

Toni Bailey

Exp. 07/07/19

Dorothy Gardner

Exp. 01/17/20

Chuck Coleman

Exp. 02/01/18

Gabe Henderson

Exp. 02/01/18

Jean Liddell

Exp. 05/15/19

Patricia Donald

Exp. 07/06/17

Iris Love

Exp. 01/17/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

Clerk of the Board – Non Voting

William Miller

Exp. 02/06/2018

Gina Triplett (Alternate)

Exp. 03/06/18

Lenoria Warmack

Exp. 01/17/18

Celeste McDuffie

Exp. 02/06/18

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 05/16/18

Kathleen Gibbs

Exp. 02/06/19

Gabe Henderson

Exp. 05/16/18

Avis Love

Exp. 11/6/19

George Williams

Exp. 11/6/19

Vacant

Vacant

Vacant

Vacant

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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
Akindele 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

Bishop Walter Starghill, Jr.	Exp. 06/07/16
Winnie Nwankwo	Exp. 05/18/21
Akindele Akinyemi	Exp. 05/18/21
Deborah Walker	Exp. 06/07/16
Mary Weislo	Exp. 03/07/17
Cassandra Leonard	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Dennis Weislo	Exp. 06/07/19
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

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

George Mitchell

Exp. 10/16/19

LIBRARY BOARD

4 year term

Michael Wells

Exp. 2019

Akindele 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

February 19, 2018

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
Opal Nolen	Dist. 2	Exp. 11/6/19
Vacant	Dist. 3	Exp. 09/15/16
Vernell Massey	Dist. 4	Exp. 12/01/16
Leonardo 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
Kim Faison	Exp. 01/21

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

February 19, 2018

Marcus Hendricks
Dennis Welslo

App. 02/18/13
App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term 7 Members State Law and Ordinance 277

Ruth E. Williams	Dist. 1	Exp. 02/15/19
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 04/03/20
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20
Vanola Williams	Dist. 5	Exp. 02/06/20
Norma McDaniel	Dist. 6	Exp. 10/05/18
Tom Michelini		Exp. 04/18/19

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 36300 Warren Rd. Westland, MI. 48185]

Mayor Pro-Tem Timothy Williams	Exp. Tenure
Denise Champagne, Community Appointee	Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee	Exp. Tenure
Clarence Oden (Alternate)	Exp. Tenure

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

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

6 Year Term 13 Members Resolution 85-8-331

Connie R. Mitchell	Tenure
Brittni Abiolu	Exp. 6/06/22
Avis Love	Exp. 03/20/23
Rerhi Onomake	Exp. 03/16/21
Dennis Weislow	Exp. 06/07/19
Charmaine Kennedy	Exp. 02/20/21
Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21
Akindele Akinyemi	Exp. 05/18/21

BROWNFIELD REDEVELOPMENT AUTHORITY

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

Terms 1, 2 and 3 years Up to 9 members Resolution 02-9-458

Timothy Williams, City Council Representative	Tenure
Darin Carrington, Treasurer	Tenure
Vacant Community	Tenure
Tonia C. Williams	Exp. 02/20/19
Dorothy Gardner	Exp. 11/6/20

February 19, 2018

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 14, 2018

From: Sharde Fleming
Special Projects, Director

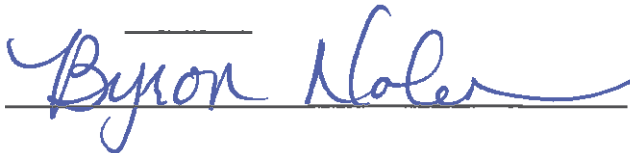
Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case #17-36) one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot located on the west side of Harrison between Beech Ave. and Carlyle Ave. and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1045 000) and 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1046 000) for \$501.00 to Bobby Wallace.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval



BACKGROUND INFORMATION

Bobby Wallace has made application to one (1) vacant commercial structure (3508 Harrison) and one (1) adjacent commercial parking lot.

- 1) 3508 Harrison Ave. is a vacant commercial building on the west side of Harrison Ave. between Carlyle Ave. and Beech Ave. and is legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID #44 009 02 1045 000) in the total amount of \$500.00 to Bobby Wallace.
- 2) Vacant Harrison Ave. is a vacant commercial lot located on the west side of Harrison Ave. between Carlyle Ave. and Beech Ave. and is legally described as 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property ID # 44 009 02 1046 000) in the total amount of \$1.00 to Bobby Wallace.

A picture and associated maps are attached. This parcel is being purchased for future community resource center

SCOPE OF SERVICES

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

JUSTIFICATION

3508 Harrison Ave. and vacant Harrison commercial parking lot are located in the RM zoning district (Restricted Multiple Dwelling District (Low Rise)). The parking lots is not buildable. The intended use for this parcel is an authorized use. The applicant is offering to purchase the subject parcels for a total purchase price \$501.00.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant paid \$500.00 at the time of application submission.

RESOLUTION

Authorization is hereby given to for the sale of two (2) commercial parcels on Harrison Ave. (Property ID # 44 009 02 1045 000) and WCR (Property ID # 44 009 02 1046 000) to Bobby Wallace subject to the following conditions;

- Complete closing on the parcel within 30 days by paying the purchase balance of \$1.00; by paying the cost of recording the deed (\$36.00), entering into a purchase agreement, and executing property transfer affidavit.

Resolved by _____ Seconded by _____

Yes:

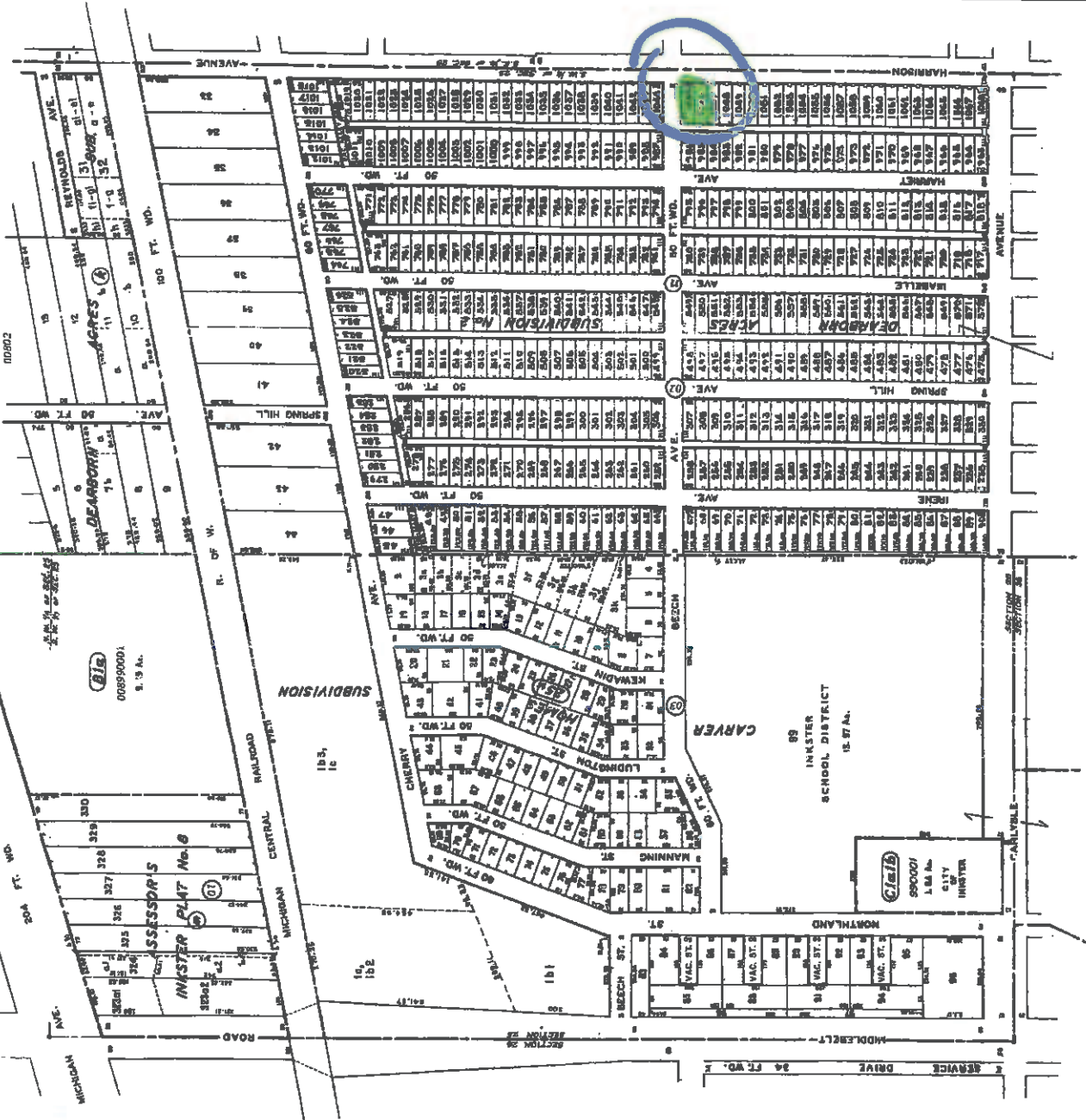
No:

Absent:



Google

Image capture: Aug 2011 © 2018 Google



S.W. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN
SCALE: 1" = 33.3 FEET

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION

© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE COUNTY OF WAYNE, STATE OF MICHIGAN. THE COUNTY OF WAYNE, STATE OF MICHIGAN, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



3508 Harrison St, Inkster, MI 48141

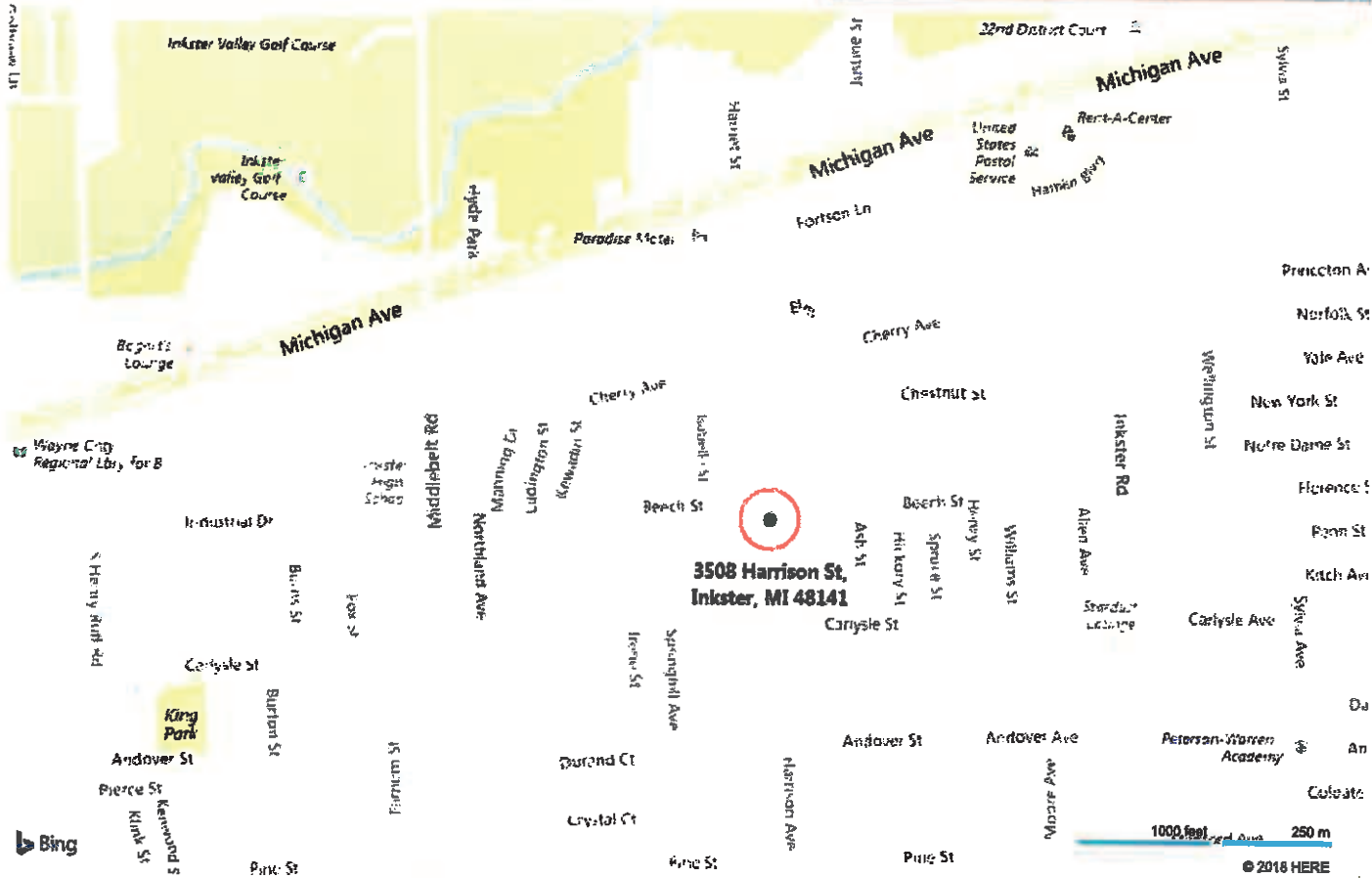
Location: 42.28482, -83.3197





3508 Harrison St, Inkster, MI 48141

Location: 42.28482, -83.3197



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: February 13, 2018

From: Adrianna Jordan
City Planner 

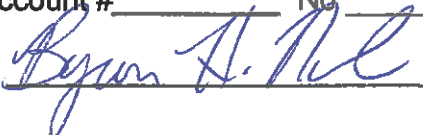
Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Council to offer a first reading of a map amendment (Z 18-06) to the City's Zoning Map to rezone 65 parcels along Dunning and Plum streets from R-1B, One-Family Residential zoning to M-1, Light Industrial zoning.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

A public hearing was held and the map amendment was recommended for approval by the Planning Commission on Monday, February 12, 2018. Public comments were received on the amendment at the public hearing. Draft meeting minutes are attached.

The City of Inkster Planning Department has initiated the above-referenced rezoning of 65 parcel numbers (see attached Planning Staff report).

The subject parcels are located along Dunning Street, within the following boundaries: the southern boundary is Plum Street, the eastern boundary is Meadowdale Avenue, the western boundary is located approximately 300 feet west of Bayhan Street, and the northern boundary is approximately 150 feet north of Dunning Street.

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on March 5, 2018.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The subject parcels are master planned for industrial uses. North of the site is the railroad corridor, which has historically been bordered by the City's industrial uses. The City's recent Master Plan envisions expanding the City's largest industrial district southward to include the subject site, which is already surrounded by industrial zoning to the north, east, and west.

The rezoning of the subject site to M-1, Light Industrial is consistent with the Inkster Master Plan. The rezoning will encourage the productive use of an area of the City that is underutilized and has a large amount of vacant land. There is currently strong

demand for land zoned M-1, Light Industrial in the City of Inkster, especially as it relates to properties suitable for the cultivation, processing, testing, and transportation of medical marijuana.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

There are no direct costs for the City.

PROJECT TIME TABLE

A second reading and request for approval of the proposed map amendment is scheduled during the Council meeting on March 5, 2018. If the request is approved by Council, the map amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, February 12, 2018**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisolm called the meeting to order at 6:32 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Commissioners Faison, Garrett, and Nolen. Commissioner Williams arrived at later at 6:39 pm.

Absent: Commissioners Davis and Willis

Others in attendance: Adrianna Jordan, City Planner

Public in attendance: Marcus Jewell, Roger Jewell, Cheryl Bobb, and Lorenzo Kimbrough.

II. ADOPTION OF AGENDA

MOVED by Ratliff, Seconded by Garrett to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF November 27, 2017

MOVED by Ratliff, Seconded by Garrett to Adopt the Agenda. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 18-05 (TA) – Medical Marijuana Ordinance

Public Hearing to consider proposed text amendments to the City's Zoning Ordinance pertaining to provisions for medical marijuana facilities. Proposed modifications include changes to §155.146 "Medical Marijuana Facilities", §155.148 "Medical Marijuana Provisioning Centers", §155.150 "Medical Marijuana Processing Facilities", §155.150A "Medical Marijuana Testing Facilities", and §155.150C "Medical Marijuana Cultivation Facilities".

MOVED by Nolen, Seconded by Ratliff to open the public hearing. **MOTION CARRIED unanimously.**

Public Comment:

1. Marcus Jewell (26643 South Riverpark) stated his concerns regarding the permitted activities at medical marijuana facilities, as well as the potential proximity of medical marijuana cultivation and processing facilities to residential areas.

Commissioners Concerns:

NONE

MOVED by Nolen, Seconded by Ratliff to close the public hearing. **MOTION CARRIED unanimously.**

B. Case # 18-06 (Z) – Zoning Map Amendment

Public Hearing to consider rezoning the area with the following boundaries from R-1B, One-Family Residential District to M-1, Light Industrial: the southern boundary is Plum Street, the eastern boundary is Meadowdale Avenue, the western boundary is located approximately 300 feet west of Bayhan Street, and the northern boundary is approximately 150 feet north of Dunning Street (approximately 65 parcels).

MOVED by Nolen, Seconded by Ratliff to open the public hearing. **MOTION CARRIED unanimously.**

Public Comment:

1. Cheryl Bobb (26315 Plum) had concerns regarding the effect of the proposed rezoning on property values, and how the rezoning changes the type of land uses permitted on the affected parcels.
2. Marcus Jewell (26643 South Riverpark) echoed the concerns of Ms. Bobb because his father lives within the proposed rezoning area.
3. Roger Jewell (26331 Dunning) asked for clarification on the boundaries of the rezoning relative to his property.
4. Lorenzo Kimbrough (26322 Plum) asked if there were any current development plans for the parcels subject to the rezoning, and asked what kinds of development could move into the rezoned area in the future.

Commissioners Concerns:

NONE

MOVED by Williams, Seconded by Garrett to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Ratliff to recommend approval of TA18-05 to the City Council. **MOTION CARRIED unanimously.**

MOVED by Garrett, Seconded by Williams to recommend approval of Z18-06 to the City Council. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

NONE

VII. NEW BUSINESS

NONE

VIII. MISCELLANEOUS

A. Redevelopment Ready Communities (RRC)

Adrianna Jordan presented a December 11, 2017 letter from the Michigan Economic Development Corporation (MEDC) stating that Inkster is officially engaged with the RRC program, as well as an addendum to the packets which was the MOU between the City of Inkster and MEDC which was signed by Mayor Nolen on February 12, 2018. Commissioner Faison asked what activities Planning will engage in during the upcoming year as part of the RRC program. Adrianna Jordan replied that Inkster will be developing a Capital Improvement Program, subarea plans for the Entertainment District, and downtown, and potentially a multi-modal planning document, among other items.

VIII. ADJOURNMENT – 7:10 pm

MOVED by Ratliff, Seconded by Nolen to adjourn the Planning Commission meeting held on February 12, 2018. **MOTION CARRIED six to one. Nay: Chair Chisholm.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner



CITY OF INKSTER

26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4232

February 6, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Z 18-06 (rezoning from R-1B to M-1)

Location: Along Dunning south to Plum, east to Meadowdale Avenue, on the west 300 feet to the west of Bayhan Street, and to the north 150 feet north of Dunning (65 parcels).

Rezoning to: M-1, Light Industrial District

Original Zoning: R-1B, One-Family Residential District

Future Land Use: Industrial

Applicant(s): City of Inkster

The City of Inkster Planning Department has initiated the above-referenced rezoning of the following 65 parcel numbers:

82-44-020-0220-000, 82-44-020-0221-000, 82-44-020-0222-000, 82-44-020-0223-000, 82-44-020-0225-000, 82-44-020-0226-000, 82-44-020-0227-000, 82-44-020-0228-000, 82-44-020-0229-300, 82-44-020-0231-000, 82-44-020-0232-000, 82-44-020-0233-301, 82-44-020-0235-304, 82-44-020-0240-000, 82-44-020-0242-301, 82-44-020-0243-300, 82-44-020-0246-300, 82-44-020-0248-301, 82-44-020-0249-300, 82-44-020-0251-301, 82-44-020-0252-301, 82-44-020-0254-000, 82-44-020-0255-000, 82-44-020-0256-000, 82-44-020-0257-000, 82-44-020-0258-000, 82-44-020-0259-000, 82-44-020-0262-002, 82-44-020-0263-002, 82-44-020-0265-000, 82-44-020-0266-000, 82-44-020-0268-000, 82-44-020-0269-000, 82-44-020-0270-000, 82-44-020-0272-000, 82-44-020-0274-000, 82-44-020-0275-000, 82-44-020-0296-000, 82-44-020-0297-000, 82-44-020-0298-000, 82-44-020-0299-000, 82-44-020-0300-000, 82-44-020-0301-000, 82-44-020-0302-000, 82-44-020-0304-000, 82-44-020-0305-002, 82-44-020-0307-000, 82-44-020-0308-000, 82-44-020-0309-000, 82-44-020-0310-000, 82-44-020-0311-000, 82-44-020-0312-000, 82-44-020-0313-000, 82-44-020-0314-000, 82-44-020-0315-000, 82-44-020-0316-000, 82-44-020-0317-000, 82-44-020-0321-000, 82-44-020-0322-000, 82-44-020-0323-000, 82-44-020-0238-305, 82-44-020-0244-300, 82-44-020-0261-000, 82-44-020-0267-000, and 82-44-020-0319-002.

The subject parcels are located along Dunning Street, within the following boundaries: the southern boundary is Plum Street, the eastern boundary is Meadowdale Avenue, the western boundary is located approximately 300 feet west of Bayhan Street, and the northern boundary is approximately 150 feet north of Dunning Street.

BACKGROUND

The subject area has frontage on Dunning and Plum avenues and includes 65 parcels for a total area of approximately 20 acres. The site abuts R-1B, One-Family Residential zoning to the south, and M-1, Light Industrial zoning to the north, east, and west, as well as the railroad corridor to the north. The site's existing zoning is R-1B, and the Master Plan designates the future land use of this site as Industrial.

Most of the site consists of vacant lots, although there are pockets of roughly 22 occupied single-family homes along the south side of Dunning and the north side of Plum.

SUMMARY OF EXISTING LAND USE, ZONING, AND FUTURE LAND USE

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

	Existing Land Use	Current Zoning	Future Land Use Designations
Site	Vacant/Single-Family Homes	R-1B, One-Family Residential District	Industrial
North	Light Industrial	M-1, Light Industrial District	Industrial
South	Vacant/Single-Family Homes	R-1B, One-Family Residential District	Industrial
East	Vacant/Light Industrial	M-1, Light Industrial District	Industrial
West	Vacant/Light Industrial	M-1, Light Industrial District	Industrial

REVIEW CONSIDERATIONS

The following items are pertinent to the consideration of the proposed rezoning:

1. Current Permitted Uses in R-1B, One-Family Residential

The intent of the R-1A through R-1C One-Family Residential Districts is to provide areas within the city for the construction and continued use of one-family dwellings within stable neighborhoods. It is intended that the principal use of land is for single-family dwellings, but each district has different minimum area, density, and placement requirements to provide different housing types and to accommodate the varied needs of the population. It is also the intent of this district to prohibit multiple family, office, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the districts.

Representative Principal Land Uses permitted in the R-1B zoning district include: one-family detached dwellings, publicly owned libraries, parks, and recreational facilities, craft or fine art instruction, foster care of seven people or less, cemeteries, and agriculture on parcels larger than five acres.

Representative land uses permitted subject to Special Land Use approval in the R-1B zoning district include: religious institutions, schools, foster care with more than seven people, child care facilities, golf courses, colleges and universities, and utility and public service buildings.

2. Requested Permitted Uses in M-1, Light Industrial

The M-1 Light Industrial District intends to provide locations for planned industrial development, including planned industrial park subdivisions. Permitted activities or operations shall produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Heavy industrial uses, such as those involving the processing of raw material for shipment in bulk form to be used at another location, shall not be permitted in this district.

Representative Principal Land Uses permitted in the M-1 zoning district include: open air businesses, laboratories and testing facilities, manufacturing and repair facilities, warehouse and wholesale establishments, truck terminal facilities, trade or industrial schools, offices, and utility and public service buildings without storage yards.

Representative land uses permitted subject to Special Land Use approval in the M-1 zoning district include: metal plating, buffing and polishing, metal working, greenhouse wholesaling and/or retailing of plant materials, and medical marijuana cultivation, processing, testing, and transport facilities.

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: ZONING MAP

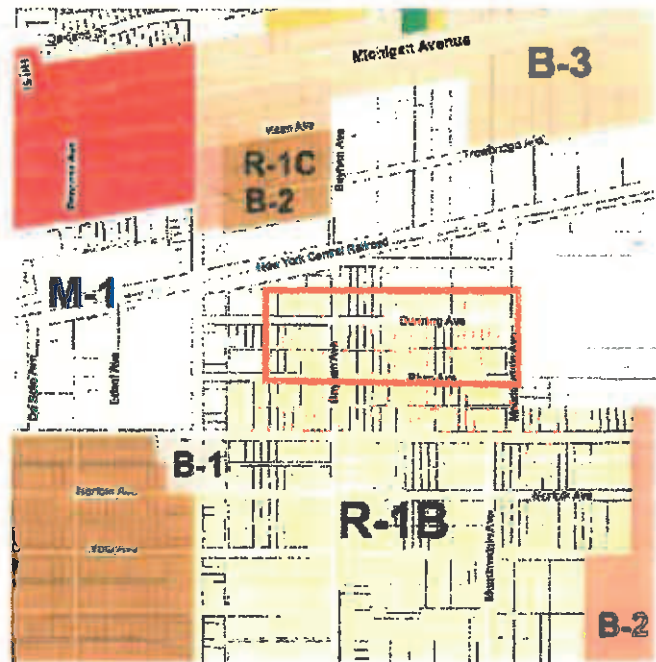


EXHIBIT C: FUTURE LAND USE MAP

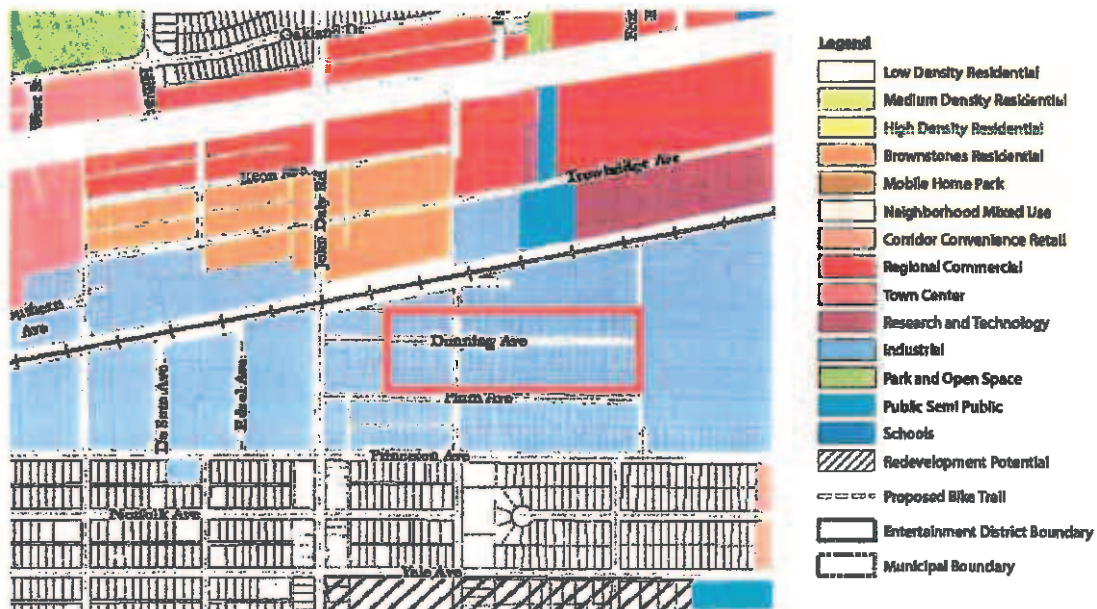
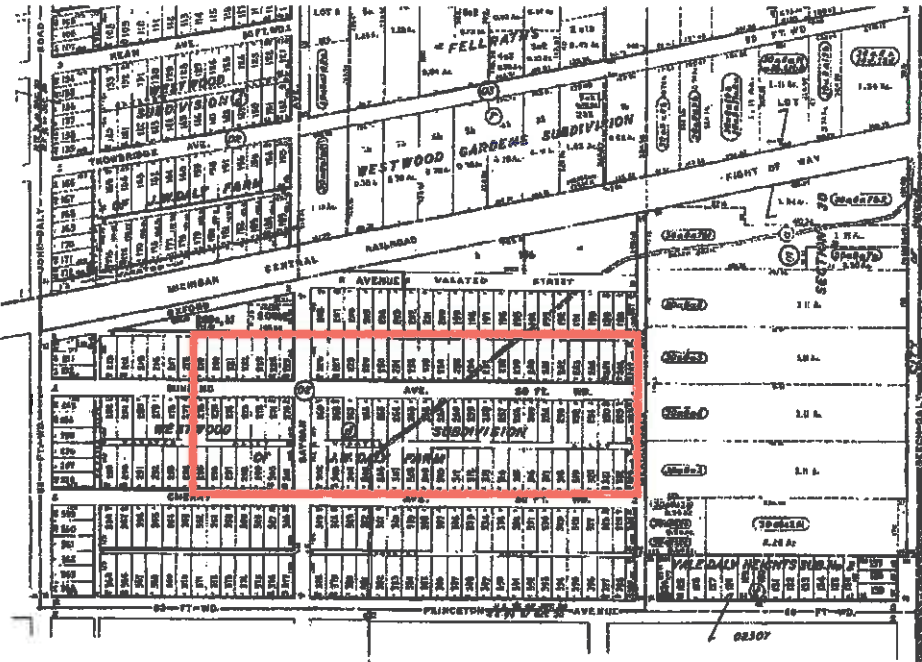


EXHIBIT D: PARCEL MAP



3. Consistency with the Master Plan.

As shown in the Future Land Use Map above (see Exhibit C), the site is planned for industrial uses (outlined in red). North of the site is the railroad corridor, which has historically been bordered by the City's industrial uses. The City's recent Master Plan envisions expanding the City's largest industrial district southward to include the subject site, which is already surrounded by industrial zoning to the north, east, and west. South of the site is a stretch of residentially zoned single-family homes that are master planned as industrial land. The buffer and screening between these uses and any future light industrial uses on a rezoned site are an important consideration in the site planning process.

The rezoning of the subject site to M-1, Light Industrial is consistent with the Inkster Master Plan. The rezoning will encourage the productive use of an area of the City that is currently underutilized and has a large amount of vacant land.

4. Market Trends and Demand.

As mentioned above, much of the area is currently vacant land, and there is currently strong demand for land zoned M-1, Light Industrial in the City of Inkster, especially as it relates to properties suitable for the cultivation, processing, testing, and transportation of medical marijuana. The City is aware of proposed medical marijuana facilities directly north of the subject site, but does not have any information on any specific proposals for the subject site itself. Any proposed land uses would be subject to Site Plan approval and Special Land Use approval, if applicable.

5. Physical, Geological, and Environmental Factors.

The site does not contain any natural features that are incompatible with the array of land uses allowed in the existing or proposed zoning districts.

6. Capacity of Infrastructure.

Depending on the development proposed, there may be a need for additional stormwater and utility infrastructure; however, this is commensurate with any vacant property development in the City and not unique to industrial land uses.

7. Traffic Impact.

The subject site can be accessed from John Daly and Meadowdale on the west and east, respectively, and from Dunning and Plum on the south; however likely primary access would come from John Daly. Meadowdale, Dunning, and Plum are local streets not designed for heavy truck traffic. The streets have capacity to handle additional traffic, but may need maintenance to accommodate business and trucks typically resulting from industrial land uses. Additionally, traffic impacts on the neighborhood to the south will need to be addressed during the Site Plan and/or Special Land Use approval process for proposed developments that take vehicular access off of Plum.

8. Public Noticing and Comments.

Rezoning notices were sent out to residents living within 300 feet of the subject site 15 days prior to the scheduled February 12, 2018 Public Hearing. As of February 7, 2018, the Planning Department has received one phone call from a resident who lives within the subject site inquiring on the impact the proposed rezoning may have on their property value. No other comments have been received at this time.

RECOMMENDATION

The information in this review demonstrates that rezoning the site from R-1B, One-Family Residential District to M-1, Light Industrial District is consistent with the Master Plan. The proposed rezoning of the site is appropriate. Based on the findings presented herein, we respectfully recommend the Planning Commission recommend approval of the rezoning from R-1B, One-Family Residential to M-1, Light Industrial.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us.

Thank you,



Adrianna Jordan, AICP
City Planner

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: February 13, 2018

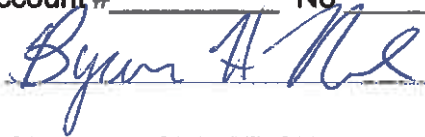
From: Adrianna Jordan
City Planner 

Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Council to offer a first reading of text amendments (TA 18-05) to the City's Zoning Ordinance pertaining to security camera and buffer distance requirements medical marijuana facilities per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

Current Action ☒ X _____ Emergency _____ Future _____

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

Mayor's Approval 

BACKGROUND INFORMATION

A public hearing was held and the amendments were recommended for approval by the Planning Commission on Monday, February 12, 2018. Public comment was received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include changes to §155.146 "Medical Marijuana Facilities", §155.148 "Medical Marijuana Provisioning Centers", §155.150 "Medical Marijuana Processing Facilities", §155.150A "Medical Marijuana Testing Facilities", and §155.150C "Medical Marijuana Cultivation Facilities".

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on March 5, 2018.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed security camera zoning text amendments are being initiated by the City of Inkster due to the December 4, 2017 Bureau of Medical Marijuana Regulation (BMMR) emergency rules requiring stricter medical marijuana facility security camera requirements. In addition, the distance buffer text amendments are intended to expand the number of properties available in the City that meet the buffer requirements for medical marijuana developments by changing ordinance language from "structure to structure" to "front door to front door".

The text amendment language is attached for review.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

There are no direct costs for the City.

PROJECT TIME TABLE

A second reading and request for approval of the proposed text amendments is scheduled during the Council meeting on March 5, 2018. If the request is approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, February 12, 2018**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisolm called the meeting to order at 6:32 p.m.

I. ROLL CALL

Present: Chairman Chisolm, Vice Chairman Ratliff, Secretary Cain, Commissioners Faison, Garrett, and Nolen. Commissioner Williams arrived at later at 6:39 pm.

Absent: Commissioners Davis and Willis

Others in attendance: Adrianna Jordan, City Planner

Public in attendance: Marcus Jewell, Roger Jewell, Cheryl Bobb, and Lorenzo Kimbrough.

II. ADOPTION OF AGENDA

MOVED by Ratliff, Seconded by Garrett to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF November 27, 2017

MOVED by Ratliff, Seconded by Garrett to Adopt the Agenda. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 18-05 (TA) – Medical Marijuana Ordinance

Public Hearing to consider proposed text amendments to the City's Zoning Ordinance pertaining to provisions for medical marijuana facilities. Proposed modifications include changes to §155.146 "Medical Marijuana Facilities", §155.148 "Medical Marijuana Provisioning Centers", §155.150 "Medical Marijuana Processing Facilities", §155.150A "Medical Marijuana Testing Facilities", and §155.150C "Medical Marijuana Cultivation Facilities".

MOVED by Nolen, Seconded by Ratliff to open the public hearing. **MOTION CARRIED unanimously.**

Public Comment:

1. Marcus Jewell (26643 South Riverpark) stated his concerns regarding the permitted activities at medical marijuana facilities, as well as the potential proximity of medical marijuana cultivation and processing facilities to residential areas.

Commissioners Concerns:

NONE

MOVED by Nolen, Seconded by Ratliff to close the public hearing. **MOTION CARRIED unanimously.**

B. Case # 18-06 (Z) – Zoning Map Amendment

Public Hearing to consider rezoning the area with the following boundaries from R-1B, One-Family Residential District to M-1, Light Industrial: the southern boundary is Plum Street, the eastern boundary is Meadowdale Avenue, the western boundary is located approximately 300 feet west of Bayhan Street, and the northern boundary is approximately 150 feet north of Dunning Street (approximately 65 parcels).

MOVED by Nolen, Seconded by Ratliff to open the public hearing. **MOTION CARRIED unanimously.**

Public Comment:

1. Cheryl Bobb (26315 Plum) had concerns regarding the effect of the proposed rezoning on property values, and how the rezoning changes the type of land uses permitted on the affected parcels.
2. Marcus Jewell (26643 South Riverpark) echoed the concerns of Ms. Bobb because his father leaves within the proposed rezoning area.
3. Roger Jewell (26331 Dunning) asked for clarification on the boundaries of the rezoning relative to his property.
4. Lorenzo Kimbrough (26322 Plum) asked if there were any current development plans for the parcels subject to the rezoning, and asked what kinds of development could move into the rezoned area in the future.

Commissioners Concerns:

NONE

MOVED by Williams, Seconded by Garrett to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Ratliff to recommend approval of TA18-05 to the City Council. **MOTION CARRIED unanimously.**

MOVED by Garrett, Seconded by Williams to recommend approval of Z18-06 to the City Council. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

NONE

VII. NEW BUSINESS

NONE

VIII. MISCELLANEOUS

A. Redevelopment Ready Communities (RRC)

Adrianna Jordan presented a December 11, 2017 letter from the Michigan Economic Development Corporation (MEDC) stating that Inkster is officially engaged with the RRC program, as well as an addendum to the packets which was the MOU between the City of Inkster and MEDC which was signed by Mayor Nolen on February 12, 2018. Commissioner Faison asked what activities Planning will engage in during the upcoming year as part of the RRC program. Adrianna Jordan replied that Inkster will be developing a Capital Improvement Program, subarea plans for the Entertainment District, and downtown, and potentially a multi-modal planning document, among other items.

VIII. ADJOURNMENT – 7:10 pm

MOVED by Ratliff, Seconded by Nolen to adjourn the Planning Commission meeting held on February 12, 2018. **MOTION CARRIED six to one. Nay: Chair Chisholm.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner



CITY OF INKSTER

26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4232

February 5, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: TA 18-05 Medical Marijuana Zoning Text Amendments

The City of Inkster Planning Department is submitting the above-referenced draft zoning text amendments for the Planning Commission's review and consideration.

DESCRIPTION

The proposed zoning text amendments are being initiated by the City of Inkster due to recent changes in state regulations regarding medical marijuana facility security camera requirements, as well as to expand the number of properties available in the City that meet the buffer requirements for medical marijuana developments.

On December 4, 2017 the Bureau of Medical Marijuana Regulation (BMMR) released emergency rules that took effect immediately, and contained stricter provisions for security camera footage storage than what the City of Inkster currently requires. In order to bring the City's zoning regulations into compliance with the BMMR regulations, the proposed zoning text amendments modify the minimal footage recordation and storage from 120 continuous hours (five days) to the BMMR's minimum requirement of 14 days.

In addition, text amendments are proposed by the City in order to expand the amount of M-1, Light Industrial land available for development of medical marijuana processing, testing, and cultivation facilities by changing the measurement of radius buffers to go from "front door to front door" instead of "structure to structure". The provisioning center buffer measurement language would also be modified to go from "front door to front door" instead of "structure to structure" for the sake of consistency.

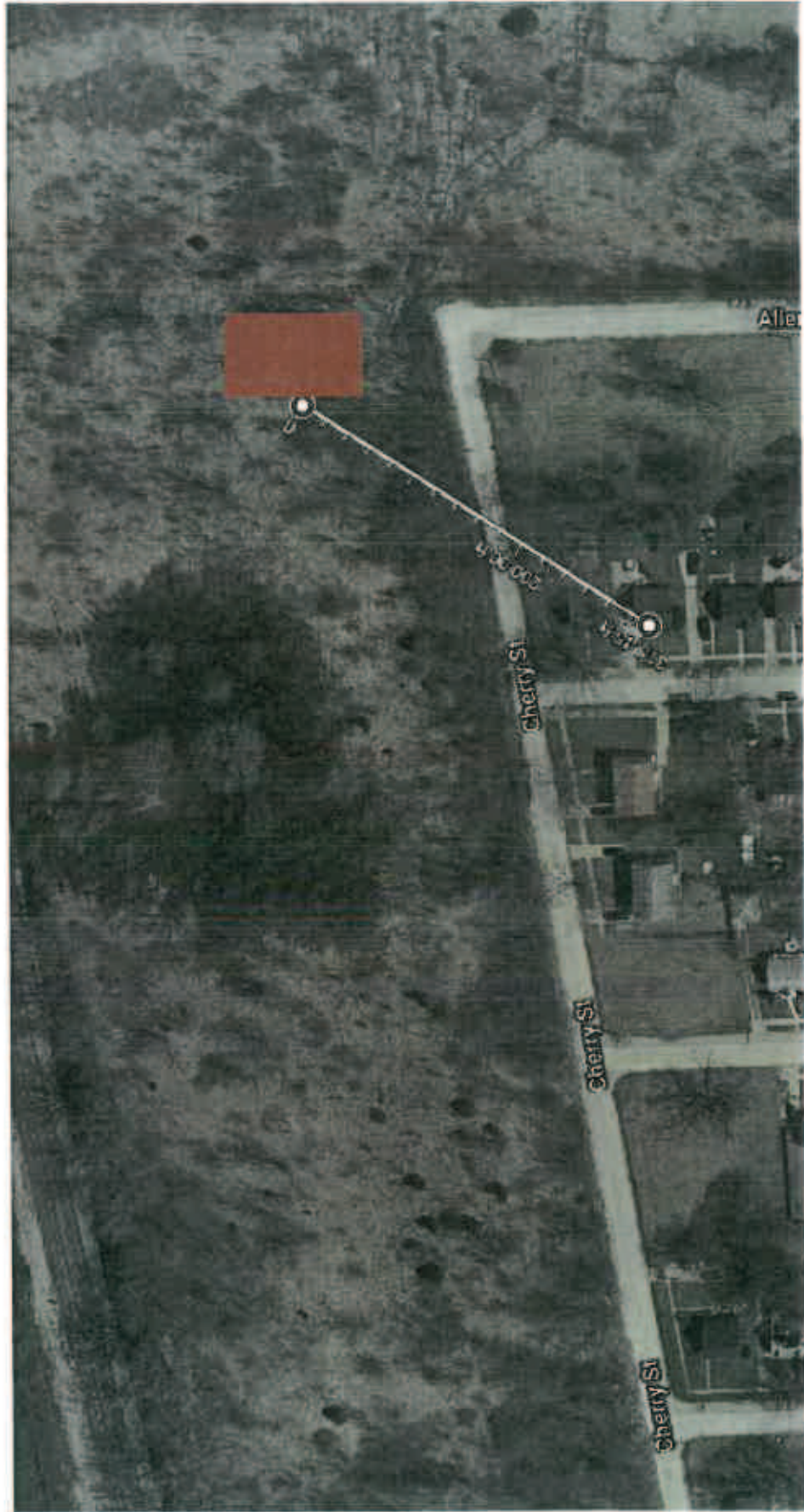
Thank you for your consideration,


Adrianna Jordan, AICP
City Planner

Fictitious example of **structure to structure** buffer
(does not meet 300' radius requirement)



**Fictitious example of front door to front door buffer
(meets 300' radius requirement)**



**Draft MARKED-UP Zoning Text Amendments for Medical Marijuana
City of Inkster
2/5/18**

Proposed ordinance changes and additions:

- In §155.146 “Medical Marijuana Facilities”, modify §155.146(D) to require security camera recordation of the prior 14 days of continuous operation.
- In §155.148 “Medical Marijuana Provisioning Centers”, modify §155.148(A) and §155.148(B) to measure radius as the shortest distance from “front door to front door”.
- In §155.150 “Medical Marijuana Processing Facilities”, modify §155.150(A) to measure radius as the shortest distance from “front door to front door”.
- In §155.150A “Medical Marijuana Testing Facilities”, modify §155.150A(A) to measure radius as the shortest distance from “front door to front door”.
- In §155.150C “Medical Marijuana Cultivation Facilities”, modify §155.150C(A) to measure radius as the shortest distance from “front door to front door”.

All edits are **highlighted in red** with new text underlined and deleted text marked with a ~~strikethrough~~.

§ 155.146 STANDARDS FOR ALL MEDICAL MARIJUANA FACILITIES.

(A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.

(B) A state license and local business license is required for all medical marijuana facilities.

(C) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.

(D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least **14 ~~120~~ concurrent days ~~hours~~** of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior **14 days ~~120 hours~~** of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.

(E) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.

(F) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(G) Quarterly inspections may be made by the City Official’s designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.

(H) Any medical marijuana facilities shall not have exterior signage using the word “marijuana” and/or “marijuana” or any other word, phrase or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s)

shall be posted stating that “No loitering is permitted” on such property.

(I) If the medical marijuana facility ceases operation for a length of time of six months or greater, the Special Land Use shall expire.

§ 155.148 MEDICAL MARIJUANA PROVISIONING CENTERS

(A) A provisioning center shall not be located within a five hundred (500) foot radius of a school, measured as the shortest distance from **front door building to front door building**.

(B) A provisioning center shall not be located within a one thousand (1000) foot radius of a lawfully existing medical marijuana provisioning center, **measured as the shortest distance from front door to front door**.

(C) A provisioning center shall not share office space with a physician.

(D) Growing, cultivating, manufacturing, or processing of medical marijuana is prohibited.

(E) All activity related to the provisioning center shall be done indoors.

(F) Any medical marijuana provisioning center shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marijuana provisioning center does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended, and applicable State of Michigan rules and regulations.

(G) Provisioning center drive-through facilities shall be prohibited.

(H) All medical marijuana shall be contained within the main building in an enclosed, locked facility.

(I) Application for a Medical Marijuana Provisioning Center License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Provisioning Center License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

(J) The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at the provisioning center.

(K) Provisioning centers may have more than one caregiver.

§ 155.150 MEDICAL MARIJUANA PROCESSING FACILITIES.

(A) Processing facilities shall have a minimum three hundred-foot radius, measured as the shortest distance from **front door building to front door building**, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from **front door building to front door building** to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility.

(C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(D) Application for a Medical Marijuana Processing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Processing Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

§ 155.150A MEDICAL MARIJUANA TESTING FACILITIES.

(A) Testing facilities shall have a minimum 500 foot radius, measured as the shortest distance from ~~front door building to front door building~~ to any child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All testing facilities shall have a secured laboratory space that cannot be accessed by the general public.

(C) All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility.

(D) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(E) Application for a Medical Marijuana Testing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Testing Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

§ 155.150C MEDICAL MARIJUANA CULTIVATION FACILITIES.

(A) Cultivation facilities shall have a minimum three hundred-foot radius, measured as the shortest distance from ~~front door building to front door building~~, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from ~~front door building to front door building~~ to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All activity related to the Medical Marijuana Cultivation Facilities shall be done indoors.

(C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(D) Application for a Medical Marijuana Cultivation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Cultivation Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

**Draft CLEAN Zoning Text Amendments for Medical Marijuana
City of Inkster
2/5/18**

Proposed ordinance changes and additions:

- In §155.146 “Medical Marijuana Facilities”, modify §155.146(D) to require security camera recordation of the prior 14 days of continuous operation.
- In §155.148 “Medical Marijuana Provisioning Centers”, modify §155.148(A) and §155.148(B) to measure radius as the shortest distance from “front door to front door”.
- In §155.150 “Medical Marijuana Processing Facilities”, modify §155.150(A) to measure radius as the shortest distance from “front door to front door”.
- In §155.150A “Medical Marijuana Testing Facilities”, modify §155.150A(A) to measure radius as the shortest distance from “front door to front door”.
- In §155.150C “Medical Marijuana Cultivation Facilities”, modify §155.150C(A) to measure radius as the shortest distance from “front door to front door”.

§ 155.146 STANDARDS FOR ALL MEDICAL MARIJUANA FACILITIES.

(A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.

(B) A state license and local business license is required for all medical marijuana facilities.

(C) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.

(D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.

(E) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.

(F) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(G) Quarterly inspections may be made by the City Official’s designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.

(H) Any medical marijuana facilities shall not have exterior signage using the word “marijuana” and/or “marijuana” or any other word, phrase or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that “No loitering is permitted” on such property.

(I) If the medical marijuana facility ceases operation for a length of time of six months or greater, the Special Land Use shall expire.

§ 155.148 MEDICAL MARIJUANA PROVISIONING CENTERS

(A) A provisioning center shall not be located within a five hundred (500) foot radius of a school, measured as the shortest distance from front door to front door.

(B) A provisioning center shall not be located within a one thousand (1000) foot radius of a lawfully existing medical marijuana provisioning center, measured as the shortest distance from front door to front door.

(C) A provisioning center shall not share office space with a physician.

(D) Growing, cultivating, manufacturing, or processing of medical marijuana is prohibited.

(E) All activity related to the provisioning center shall be done indoors.

(F) Any medical marijuana provisioning center shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marijuana provisioning center does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended, and applicable State of Michigan rules and regulations.

(G) Provisioning center drive-through facilities shall be prohibited.

(H) All medical marijuana shall be contained within the main building in an enclosed, locked facility.

(I) Application for a Medical Marijuana Provisioning Center License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Provisioning Center License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

(J) The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at the provisioning center.

(K) Provisioning centers may have more than one caregiver.

§ 155.150 MEDICAL MARIJUANA PROCESSING FACILITIES.

(A) Processing facilities shall have a minimum three hundred-foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from front door to front door to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility.

(C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(D) Application for a Medical Marijuana Processing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Processing Facilities License and signed by the applicant verifying the truth and accuracy of all information

and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

§ 155.150A MEDICAL MARIJUANA TESTING FACILITIES.

(A) Testing facilities shall have a minimum 500 foot radius, measured as the shortest distance from front door to front door to any child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All testing facilities shall have a secured laboratory space that cannot be accessed by the general public.

(C) All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility.

(D) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(E) Application for a Medical Marijuana Testing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Testing Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

§ 155.150C MEDICAL MARIJUANA CULTIVATION FACILITIES.

(A) Cultivation facilities shall have a minimum three hundred-foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from front door to front door to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.

(B) All activity related to the Medical Marijuana Cultivation Facilities shall be done indoors.

(C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(D) Application for a Medical Marijuana Cultivation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Cultivation Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

**AN ORDINANCE AMENDING SECTION 91.21 (VICIOUS
DOGS) TO SECTION 91.21 (VICIOUS ANIMALS) OF THE INKSTER
CODE OF
ORDINANCES, AS AMENDED.
THE CITY OF INKSTER ORDAINS:**

VICIOUS ANIMALS

Sections:

91.21 Purpose and intent.

91.22 Definitions.

91.23 Determination of a vicious animal.

91.24 Requirements for possession of a vicious animal.

91.26 Registration of vicious animals.

91.27 Transfer of ownership or possession.

91.28 Notice to Police Department.

91.29 Restraints when outside proper enclosure.

91.30 Confiscation and disposition of animals.

91.31 District Court action.

91.33 Penalties for violation.

91.21 Purpose and intent.

It is the intent of the City of **Inkster** to protect the health and safety of the public against the risks that vicious animals pose to persons and other animals in the City. The purpose of this ordinance is to afford animal owners due process if an owner's animal is determined to be a vicious animal.

91.22 Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings respectively ascribed to them below:

- A. **Animal Review Board-** means a board consisting of the Mayor, Chief of the Police Department, Chief of the Fire and Rescue Department, or their respective designees that shall assemble, as necessary, for purposes of conducting hearings under this Chapter. Although not required, the Animal Review Board may, at the discretion of the Mayor, also appoint a licensed veterinarian, American Kennel Club (AKC) certified animal behaviorist and/or AKC certified animal trainer.

B. Authorized enforcement officer- means a police officer, animal control officer, or any other person authorized to enforce any City ordinance relating to animals within the City.

C. Vicious animal defined.

1. "Vicious animal means":

(a.) A dog or other animal with a known propensity, tendency, or disposition to attack without provocation, to cause injury or to threaten the safety of a person or domestic animal;

(b.) A dog or other animal which has attacked or bitten, without provocation, a person or domestic animal; or,

(c.) Any dog or other animal owned or harbored, primarily or in part, for the purpose of fighting.

(d.) Or by nature is inclined or has the propensity towards harmful interaction with other species.

2. An animal shall not be considered a "vicious animal" if:

(a.) the animal bites or attacks a person who is trespassing on the property of the animal's owner;

(b.) the animal bites or attacks a person who provokes or torments the animal; or

(c.) the animal responds in a manner that an ordinary and reasonable person would conclude was intended to protect a person if that person is engaged in a lawful activity or is the subject of an assault.

D. On a suitable leash defined.

1. "On a suitable leash" means:

(a.) that the animal is attached to a leash that is no more than **five (5)** feet in length and of such material that the leash restrains the type and size of animal to which it is attached; and,

(b.) that the leash is continuously held by the person who restrains the animal such that the animal is under the person's physical control.

2. A leashed animal that chases a person or domesticated animal a greater distance than ten (10) feet or that bites a person or domesticated animal shall create a rebuttable presumption that the animal was not on a suitable

leash and under reasonable control.

E. Owner means any person, firm, corporation, entity, or organization that owns, possesses, harbors, fosters, keeps, or takes custody of a dog or other owner.

F. Proper enclosure defined.

1. "Proper enclosure" means: an enclosure that is constructed and at all times maintained in such a manner as to effectively prevent the animal from escaping the confines of the enclosure .

2. Each proper enclosure shall:

(a.) Have secure sides and a top attached to all sides;

(b.) Have a secure floor attached to all sides of the enclosure or embedded in the ground no less than two feet;

(c.) Include measures designed to prevent the entry of young children into the enclosure; and,

(d.) Comply with all other pertinent zoning ordinances and other ordinances, including but not limited to, the size and height of the enclosure, set back, location, and lot coverage.

G. Provoke and provocation mean to perform a willful act or omission that an ordinary and reasonable person would conclude is likely to precipitate the bite or attack by an ordinary dog or other animal.

H. Vicious animal defined.

1. "Vicious animal" means: a dog or animal that poses a threat to public safety as demonstrated by any of the following behaviors

(a.) Causing an injury to a person or domestic animal that is less severe than a serious injury; or,

(b.) Without provocation, chasing or menacing a person or domestic animal in an aggressive manner.

2. An animal shall not be considered a "vicious animal" if:

(a.) the person or domestic animal who is injured is trespassing on the property of the animal's owner;

(b.) the animal injures a person who provokes or torments the animal; or,

(c.) the animal responds in a manner that an ordinary and reasonable person would conclude was intended to protect a person if that person is engaged in a lawful activity or is the subject of an assault.

I. **Serious injury** means permanent, serious disfigurement, serious impairment of health, or serious impairment of a bodily function of a person or domestic animal.

J. **Torment** means an act or omission that causes unjustifiable pain, suffering, and distress to an animal for a purpose such as sadistic pleasure, coercion, or punishment that an ordinary and reasonable person would conclude is likely to precipitate a bite or attack.

91.23 Determination of a vicious animal.

A. An authorized enforcement officer shall have the authority to make a determination that an animal is vicious, as defined in this Chapter, upon the complaint of any person that an animal is vicious. After the authorized enforcement officer classifies any animal as a vicious animal under this Chapter, the authorized enforcement officer shall notify the animal's owner of such classification. **Only one animal deemed vicious shall be permitted per household.** The notice to the owner shall meet the following:

1. The notice shall be in writing and mailed by **regular first class mail** to the owner's last known address. If an animal has more than one (1) owner, notice to one (1) owner shall be sufficient for purposes of this Chapter.

2. The notice shall include a summary of the authorized enforcement officer's findings that form the basis for the animal's classification as a vicious animal.

3. The notice shall be dated and shall state that the owner has a right to request a hearing on the classification within **ten (10)** days from the date of the notice.

4. The notice shall state that the Animal Review Board shall conduct the hearing.

5. The notice shall state that if the owner does not request such a hearing within **ten (10)** days from the date of the notice, the classification of the animal as a potentially vicious animal shall be final and conclusive for all purposes.

6. The notice shall include a form to request a hearing before the Animal Review Board and shall provide specific instructions on mailing or delivering such a request.

B. When the Animal Review Board receives a request for a hearing from an

owner, it shall schedule such a hearing within **fifteen (15)** days of receipt of the request. The **Chief of Police or his designee** shall notify the owner in writing by regular first class mail to the owner's last known address of the date, time and place of the hearing; such notice shall be made to the owner at least **five (5)** days prior to the date of the hearing. At the hearing, the owner shall be given the opportunity to testify and to present evidence. The Animal Review Board shall also receive such other evidence and hear such other testimony as it may find reasonably necessary to make a determination to sustain, modify or overrule the classification of the animal by the authorized enforcement officer. The Animal Review Board shall notify the owner in writing by **regular 1st class** mail of its determination on the matter. If the determination is made that the animal is a vicious animal, the notice shall specify the date upon which that determination is effective. Unless the Board determines that a later date is appropriate in a particular case, the effective date of the determination shall be the date of the authorized enforcement officer's classification.

C. If the identity of the owner of an animal that the authorized enforcement officer has classified as a potentially vicious animal cannot be determined, the animal shall be immediately confiscated with notice of same and a description of the animal given to the Police Department and the local humane society. If the animal's owner claims such animal, the animal shall be released to its owner, together with a copy of the notice specified in subsection (A) of this section, provided that the owner has satisfied the requirement of Sections **91.24 or 91.25**. If the animal remains unclaimed for **(three (3) if unidentifiable and five (5) days if identifiable (license tags/microchip)** seven (7) days, the animal shall be turned over to an animal welfare society **(animal rescue)** or examined by a veterinarian and/or an animal welfare society **(animal rescue)** to determine the viability of the animal or appropriate course of destruction of the animal if necessary.

91.24 Requirements for possession of a vicious animal.

A. Any owner of a vicious animal shall be jointly and severally responsible with all other owners of such animal for compliance with the requirements of this section.

B. No person shall own, possess, keep, harbor, or have custody or control of a vicious animal except in compliance with all of the following requirements:

1. A vicious animal shall not be permitted to remain in the City unless it is properly registered as provided in this Chapter and as otherwise required by law or ordinance.
2. Except under the circumstances otherwise specifically permitted by this Chapter, a vicious animal shall at all times be maintained inside a proper enclosure.
3. The premises where a vicious animal is kept shall be posted with a clearly visible sign warning that there is an animal on the premises that presents

a danger to human beings and other species. Such sign shall also include a symbol sufficient to convey without words the message that there is an animal on the premises that presents a danger to human beings.

4. The owner of a vicious animal shall maintain at all times a policy of insurance in a minimum amount of one million five hundred thousand dollars (\$1,500,000.00) to cover claims for any personal injuries inflicted by the animal, which policy shall be issued by an insurer authorized to transact business in the State of Michigan. The owner of a vicious animal shall be required to provide proof of insurance upon demand by an authorized enforcement officer.

5. The owner of a vicious animal shall attend and successfully complete an available animal obedience class with the vicious animal, as offered through a certified program, and shall produce evidence of such attendance and successful completion.

6. No person shall own, possess, keep, harbor, or have custody or control of more than one (1) vicious animal per household.

7. All animals determined to be vicious animals shall be spayed or neutered within thirty (30) days from the date of such determination. Proof that the vicious animal was spayed or neutered shall be provided by the owner of the vicious animal to the **City Clerk's office or license issuing department to be added to licensing record** within seven (7) days of the date that the animal was spayed or neutered.

91.26 Registration of vicious animals.

A. No vicious animal shall be permitted to remain in the City unless it is registered in accordance with this Chapter. In addition to the annual registration and/or licensing fees otherwise required by law and ordinance, the owner of a vicious animal shall pay a fee of fifty dollars (\$50.00) per year and shall register such owner's animal with the Police Department as a vicious animal according to the classification and determination previously made under this Chapter. **Paid receipt shall be provided as proof to the City Clerk's office for the purposes of updating the licensing record.** No vicious animal shall be registered unless the owner can provide sufficient evidence that all of the provisions in Sections **91.24**, as applicable, have been and are being met.

B. The registration provided by this section shall be nontransferable. The registration shall be renewed annually or earlier upon the transfer of ownership or possession of the animal or a change in the location of the animal's primary habitat.

91.27 Transfer of ownership or possession.

Upon the transfer of ownership or possession of any vicious animal, the transferor shall provide the **Chief of Police or his/her designee** with the name, address and telephone numbers of the new owner of the animal and the effective date of the transfer. The

owner of a vicious animal shall be obligated to inform any prospective owner of that vicious animal that the animal has been determined to be a vicious animal. The failure of any owner of a vicious animal to notify a prospective owner of the animal's designation as a vicious animal shall constitute a violation of this ordinance. Any transferee of a vicious animal shall be presumed to have notice of the animal's classification as such.

91.28 Notice to Police Department.

The owner of a vicious animal or shall notify the Police Department in person or in writing within twenty-four (24) hours of the occurrence of any one (1) of the following events:

A. The animal has escaped or has otherwise ceased to be in the custody of the owner for any reason, unless the owner knows such animal to be physically secured and restrained or confined in the custody of another competent adult who is aware of the requirements set forth in this ordinance.

B. Such animal has attacked a human being or domestic animal.

C. Such animal has been sold, given or otherwise transferred to the ownership or possession of another person. If the vicious animal has been sold, given, or transferred to the ownership or possession of another person residing within the City of **Inkster**, the owner shall provide the name, address, and telephone number of the new owner of the vicious animal.

D. The animal has died.

E. The animal no longer resides in the City of **Inkster**.

91.29 Restraints when outside proper enclosure.

It shall be unlawful for the owner of a vicious animal to permit the animal to be outside a proper enclosure unless the animal is properly muzzled, restrained on a suitable leash, and under the physical restraint of a responsible person at all times.

91.30 Confiscation and disposition of animals.

A. A vicious animal shall be immediately confiscated by the authorized enforcement officer upon the determination that one (1) or more of the following circumstances exists:

1. The owner of the animal does not have the proper liability insurance required by Section **91.24**

2. The animal is not validly and currently registered as is required by Section **91.26**.

3. The animal is not maintained in a proper enclosure as is required by

Section 91.24

4. The animal is not under the restraints required by Section 91.29, whether or not such animal is then in the custody or possession of its owner.

5. The owner has failed to take the animal to obedience classes as required by Section 91.24.

6. The vicious animal attacked, without provocation, a person or domestic animal.

C. Any animal that is confiscated under subsection (A) of this section shall be returned to its owner upon the owner's compliance with the provisions of this Chapter and upon the payment of the actual costs of boarding the animal with the first available facility, plus a confiscation fee of fifty dollars (\$50.00) upon the first confiscation of any animal, one hundred dollars (\$100.00) upon the second, and two hundred dollars (\$200.00) upon the third or subsequent confiscation. The foregoing shall be in addition to the penalties otherwise provided for under this Chapter.

D. If the confiscated animal remains unclaimed for a period of seven (7) days after written notice of the confiscation to the owner, or if the identity of the owner cannot be determined and seven (7) days have passed after a description of the animal has been given to the Police Department and the local humane society and the animal remains unclaimed, then the animal shall be turned over to the local animal welfare society (animal rescue) or examined by a veterinarian and/or the local animal welfare society (animal rescue) to determine the viability of the animal or appropriate course of destruction of the animal if necessary. If a confiscated animal is destroyed, all costs associated with it shall be paid by the owner of the confiscated animal if known.

91.31 District Court action.

A. In lieu of the notice and hearing requirements in this Chapter, the authorized enforcement officer may file a sworn complaint in District Court that an animal is a vicious animal and that the animal has caused serious injury or death to a person or has caused serious injury or death to a dog or other domestic animal, without provocation. The District Court shall issue a summons to the owner ordering him or her to appear to show cause why the animal should not be destroyed.

B. Upon the filing of a sworn complaint as provided in subsection (A), the District Court shall order the owner to immediately turn the animal over to a proper animal control authority, an incorporated humane society, a licensed veterinarian, or a boarding kennel, at the owner's option, to be retained by them until a hearing is held and a decision is made for the disposition of the animal. The owner shall notify the person who retains the animal under this section of the complaint and order. The expense of the boarding and retention of the animal shall be borne by the owner.

C. After a hearing, the District Court shall order the destruction of the animal, at the expense of the owner, if the animal is found to be a vicious animal that caused serious injury or death to a person, dog or other domestic animal.

D. If the Court finds that an animal is a vicious animal that has not caused serious injury or death to a person, the Court shall notify the animal control authority for the City of **Inkster** of the finding of the Court, the name of the owner of the vicious animal or potentially vicious animal, and the address at which the animal is kept. In addition, the Court shall order the owner of the animal to do one (1) or more of the following:

1. Have the animal tattooed or micro-chipped in such a manner as to enable the animal to be readily identified as having been determined to be a vicious or animal.

2. Take specific steps, such as escape-proof fencing or enclosure, including a top or roof, to ensure that the animal cannot escape and unauthorized individuals cannot enter the premises.

3. Obtain and maintain liability insurance sufficient to protect the public from any damage or harm caused by the animal.

4. Take any other action appropriate to protect the public, including ordering animal obedience classes at a licensed facility.

91.33 Penalties for violation.

In addition to the penalties set forth elsewhere in this Chapter, and those penalties in MCL 287.321 et seq., the owner of a vicious animal that fails to comply with the provisions of this Chapter shall be guilty of a ninety-three (93) day misdemeanor, punishable by confinement of up to ninety-three (93) days in jail, a fine of up to five hundred dollars (\$500.00), or both.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 14, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case #17-40) eighteen (18) residential properties: 1) **3265 Ludington** (Property I.D.# 44 009 03 0039 000); 2) **3280 Ludington** (Property I.D.# 44 009 03 0048 000); 3) **4133 Wayland** (Property I.D.# 44 009 03 0163 000); 4) **3555 Spruce** (Property I.D.# 44 010 05 0018 000); 5) **4346 Allen** (Property I.D.# 44 014 02 0130 000); 6) **4329 Moore** (Property I.D.# 44 014 02 0133 000); 7) **26142 Stanford** (Property I.D.# 44 024 02 0323 000); 8) **26200 Stanford** (Property I.D.# 44 024 03 0338 000); 9) **26158 Stanford** (Property I.D.# 44 024 03 0340 000); 10) **26715 Ross** (Property I.D.# 44 025 01 0116 002); 11) **29667 Glenwood** (Property I.D.# 44 002 01 0370 000); 12) **30234 Glenwood** (Property I.D.# 44 002 02 0782 000); 13) **28444 Oakwood** (Property I.D.# 44 005 02 0025 000); 14) **28707 Glenwood** (Property I.D.# 44 005 03 0008 000); 15) **28661 Glenwood** (Property I.D.# 44 005 03 0009 000); 16) **3650 Isabelle** (Property I.D.# 44 009 02 0566 002); 17) **3712 Isabelle** (Property I.D.# 44 009 02 0574 000); and 18) **3836 Robinson** (Property I.D.# 44 025 04 1065 000) in the total amount of \$18.00 (\$1.00 per house) to Platinum Real Estate Holding LLC (Anthony Rea).

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval



BACKGROUND INFORMATION

Platinum Real Estate Holdings LLC (Anthony Rea) made application to purchase eighteen (18) residential properties:

1) **3265 Ludington** which is located on the eastside of Ludington between Cherry St. and Beech St. is legally described as 25V39 LOT 39 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D.# 44 009 03 0039 000) in the total amount of \$1.00;

2) **3280 Ludington** which is located on the west side of Ludington between Cherry and Beech St. and is legally described as 25V48 LOT 48 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D.# 44 009 03 0048 000) in the total amount of \$1.00;

3) **4133 Wayland** which is located on the north side of Wayland Ct. off of Northland Ave. and is legally described as 36P163 LOT 163 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D.# 44 009 03 0163 000) in the total amount of \$1.00;

4) **3555 Spruce** which is located on east side of Spruce between Beech St. and Carlyle St. and is legally described as 36P163 LOT 163 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR 25T18 LOT 18 YETKO SUB T2S R9E L65 P48 WCR (Property I.D.# 44 010 05 0018 000) in the total amount of \$1.00;

5) **4346 Allen** which is located on the west side of Allen Ave. between Pine and Lehigh St. and is legally described as 36B130 LOT 130 ALSO E 1/2 ADJ VAC ALLEY BURNS-VAN ALSTINE SUB T2S R93 L60 P70 WCR (Property I.D.# 44 014 02 0130 000) in the total amount of \$1.00;

6) **4329 Moore** which is located on the east side of Moore between Pine and Lehigh and is legally described as 36B133 LOT 133 ALSO W 1/2 ADJ VAC ALLEY BURNS-VAN ALSTINE SUB T2S R93 L60 P70 WCR (Property I.D.# 44 014 02 0133 000) in the total amount of \$1.00;

7) **26142 Stanford** which is located on the north side of Stanford St. between Bayhan Ave. and Meadowdale Ave. and is legally described as 31B323 LOT 323 ALSO S 1/2 ADJ VAC ALLEY ROUGELVANIA SUB NO. 1 T2S R10E L54 P81 WCR (Property I.D.# 44 024 02 0323 000) in the total amount of \$1.00;

8) **26200 Stanford** which is located on the north side of Stanford between Bayhan Ave. and Meadowdale Ave. and is legally described as 31C338 LOT 338 ALSO S 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR (Property I.D.# 44 024 03 0338 000) in the total amount of \$1.00;

9) **26158 Stanford** which is located on the north side of Stanford St. between Bayhan Ave. and Meadowdale Ave. and is legally described as 31C340 LOT 340 ALSO S 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR (Property I.D.# 44 024 03 0340 000) in the total amount of \$1.00;

10) **26715 Ross** which is located on the south side of Ross Ave. between Princess Ave. and John Daly St. and is legally described as 31C340 LOT 340 ALSO S 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR (Property I.D.# 44 025 01 0116 002) in the total amount of \$1.00;

11) **29667 Glenwood** which is located on the south side of Glenwood St. between Western St. and Division St. and is legally described as 23C370 LOT 370 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D.# 44 002 01 0370 000) in the total amount of \$1.00;

12) **30234 Glenwood** which is located on the north side of Glenwood St. between Henry Ruff Rd. and Clair St. and is legally described as 23H782 LOT 782 ALSO S 1/2 ADJ VAC ALLEY GRAND VIEW GARDENS SUB NO. 2 T2S R9E L50 P93 WCR (Property I.D.# 44 002 02 0782 000) in the total amount of \$1.00;

13) **28444 Oakwood** which is located on the north side of Oakwood between Eastern Ave. and Harrison St. and is legally described as 24M25 LOT 25 MAPLE ROW SUB T2S R9E L48 P68 WCR (Property I.D.# 44 005 02 0025 000) in the total amount of \$1.00;

14) **28707 Glenwood** which is located on the south side of Glenwood between eastern Ave. and Harrison St. and is legally described as 24N8 LOT 8 HYDE PARK SUB T2S R9E L51 P9 WCR (Property I.D.# 44 005 03 0008 000) in the total amount of \$1.00;

15) **28661 Glenwood** which is located on the south side of Glenwood between Eastern Ave. and Harrison St. and is legally describe as 24N9 LOT 9 HYDE PARK SUB T2S R9E L51 P9 WCR (Property I.D.# 44 005 03 0009 000 in the total amount of \$1.00;

16) **3650 Isabelle** which is located on the west side of Isabelle St. between Beech St. and Carlisle St. and is legally described as 25N566B 567 S 15 FT OF LOT 566 ALSO LOT 567 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. # 44 009 02 0566 002) in the total amount of \$1.00;

17) **3712 Isabelle** which is located on the west side of Isabelle St. between Carlisle St. and Andover St. and is legally described as 36D574 LOT 574 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. # 44 009 02 0574 000) in the total amount of \$1.00; and

18) **3836 Robinson Ct.** which is located on the south side of Robinson off of Washington St. and is legally describe as 31P1065 LOT 1065 HOLTZMAN AND SILVERMAN SUB NO. 6 T2S R10E L76 P13 WCR (Property I.D.# 44 025 04 1065 000) in the total amount of \$1.00.

The applicant would like to further his investment to the City of Inkster by contributing to an increase in occupied properties and housing sales. The properties will be used as investments. The applicant currently owns 25 properties within the City.

A picture and associated maps are attached. All properties are being purchased as investment property and will be removed from the City's demolition list.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim 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 City of Inkster received all above properties in December 2017 from Wayne County Treasurer's Office through the Second Right of Refusal. Over the course of the past three years all properties were placed on the City's recommended demolition list. The applicant would like to fully renovate the properties with the following repairs:

- Plumbing
- Electrical
- All new drywall
- Furnace
- Hot water tank
- Updated kitchen
- Updated bathroom
- New flooring
- Repair or replace roof, siding and gutters

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant is offering a total purchase price of \$18.00 (\$1 for each property).

RESOLUTION

Authorization is hereby given for the sale of eighteen (18) residential properties: 3265 Ludington (Property I.D.# 44 009 03 0039 000); 2) 3280 Ludington (Property I.D.# 44 009 03 0048 000); 3) 4133 Wayland (Property I.D.# 44 009 03 0163 000); 4) 3555 Spruce (Property I.D.# 44 010 05 0018 000); 5) 4346 Allen (Property I.D.# 44 014 02 0130 000); 6) 4329 Moore (Property I.D.# 44 014 02 0133 000); 7) 26142 Stanford (Property I.D.# 44 024 02 0323 000); 8) 26200 Stanford (Property I.D.# 44 024 03 0338 000); 9) 26158 Stanford (Property I.D.# 44 024 03 0340 000); 10) 26715 Ross (Property I.D.# 44 025 01 0116 002); 11) 29667 Glenwood (Property I.D.# 44 002 01 0370 000); 12) 30234 Glenwood (Property I.D.# 44 002 02 0782 000); 13) 28444 Oakwood (Property I.D.# 44 005 02 0025 000); 14) 28707 Glenwood (Property I.D.# 44 005 03 0008 000); 15) 28661 Glenwood (Property I.D.# 44 005 03 0009 000); 16) 3650 Isabelle (Property I.D.# 44 009 02 0566 002); 17) 3712 Isabelle (Property I.D.# 44 009 02 0574 000); and 18) 3836 Robinson (Property I.D.# 44 025 04 1065 000) in the total amount of \$18.00 (\$1.00 per house) to Platinum Real Estate Holding LLC (Anthony Rea).

- Obtain a Certificate of Occupancy/Compliance prior to moving someone into the property.
- Complete closing on the properties within 30 days by paying the balance of the price of sale (\$18.00), paying the \$324.00 cost of recording each deed (\$18 per deed), entering into a purchase agreement, and executing property transfer affidavits.

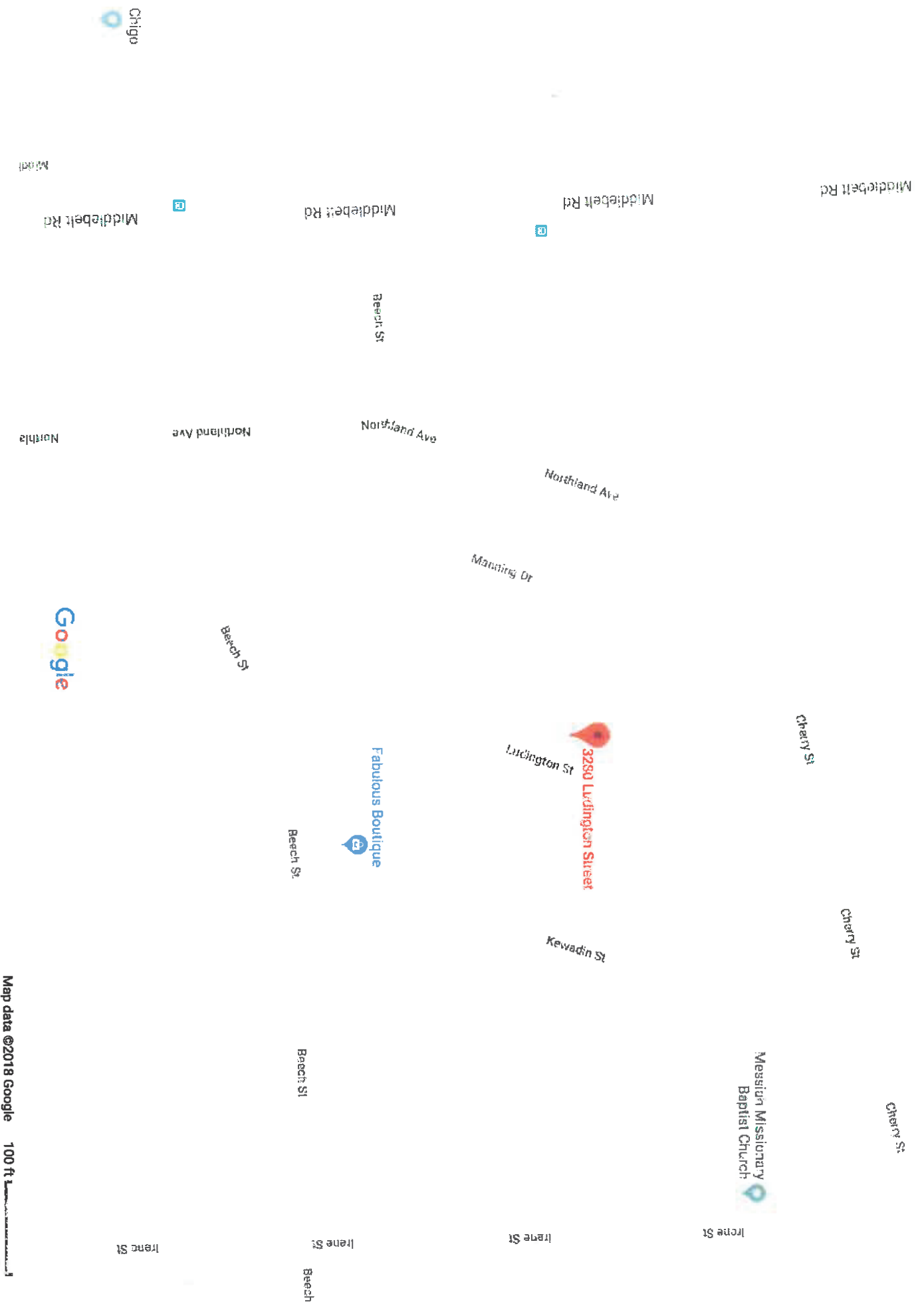
Resolved by _____ Seconded by _____

Yes:
No:
Absent:

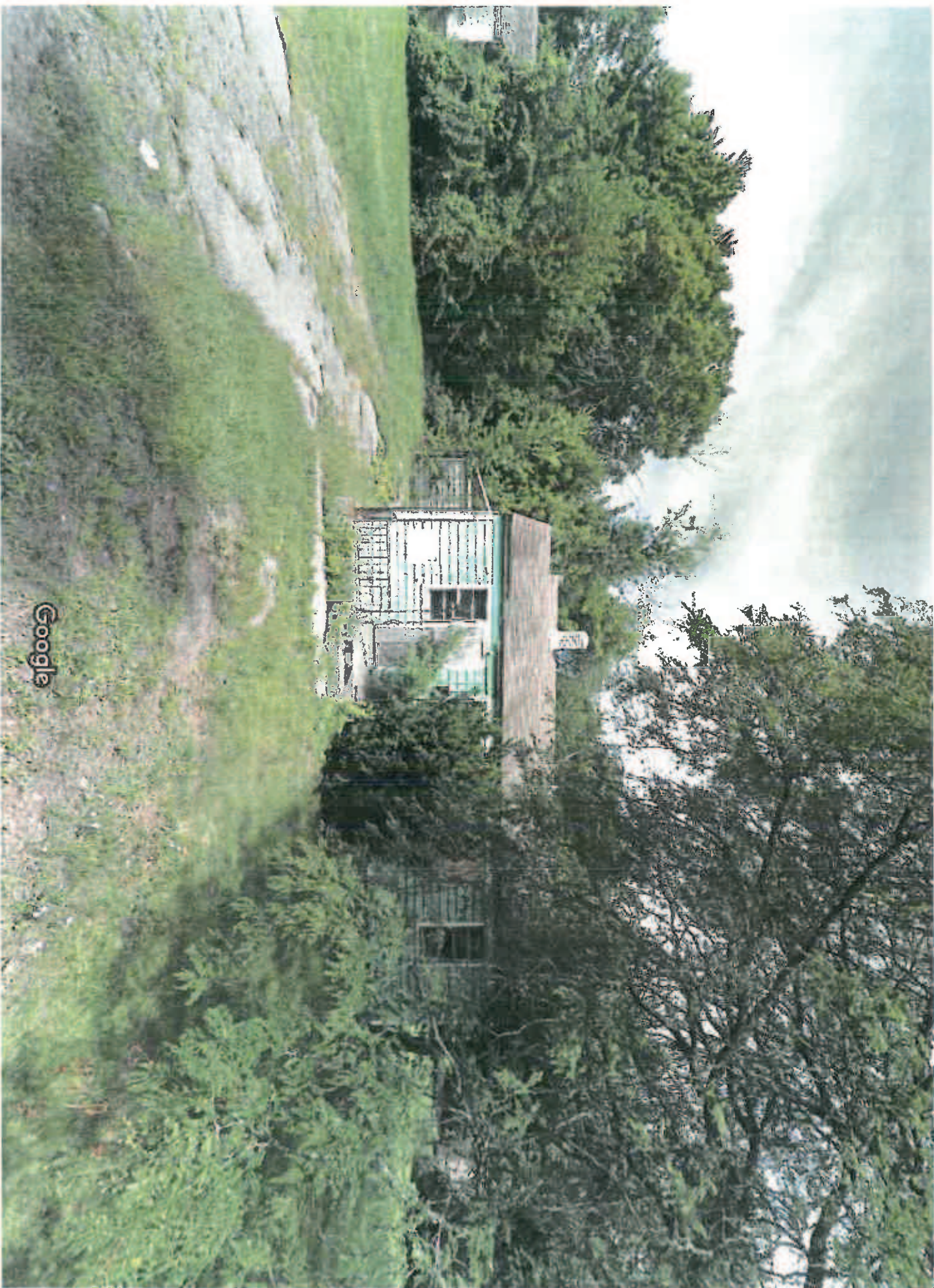
3845 Luedington



Google



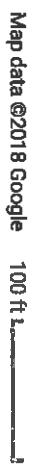
3280 Shulington



Google

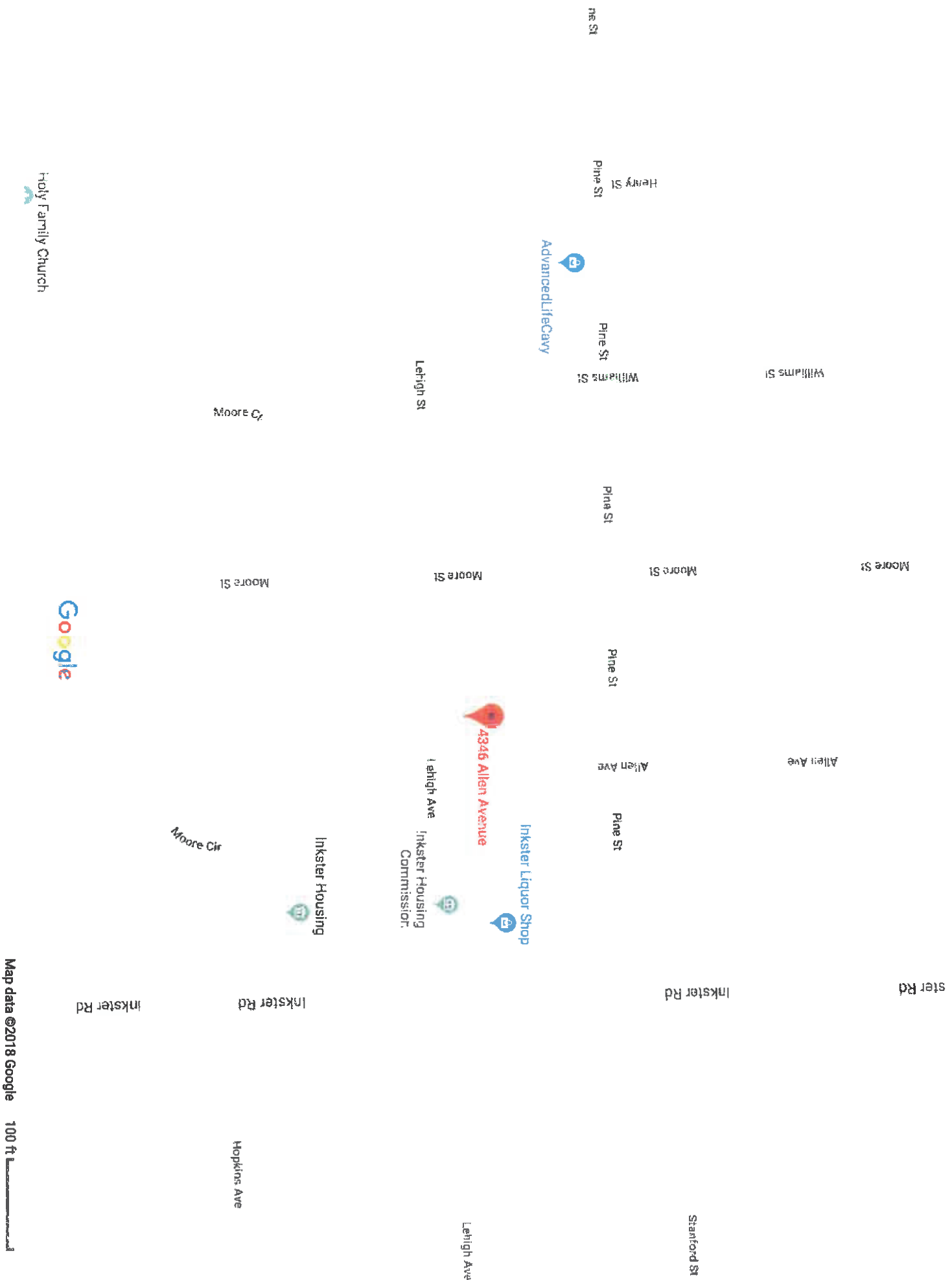
H133 Wayland





3555 Spruce





4346 Allen



Card Jude's
ty Salon

Neemiah Word
of Faith FGAC

Global Education Zone

High Praise
Cathedral of Faith

The Haunted
Funeral Home

Chel Credo
Gift on Wheels

MetropCS
Authorized Dealer

Day's Japaree
Beauty Supply

Peterson-Warren
Academy

Christ Temple

AdvancedLifeCav

4329 Moore Street

Inkster Liquor Shop

Inkster Housing

Holy Family Church

Grace of the Chimes
Funeral Home-Westland

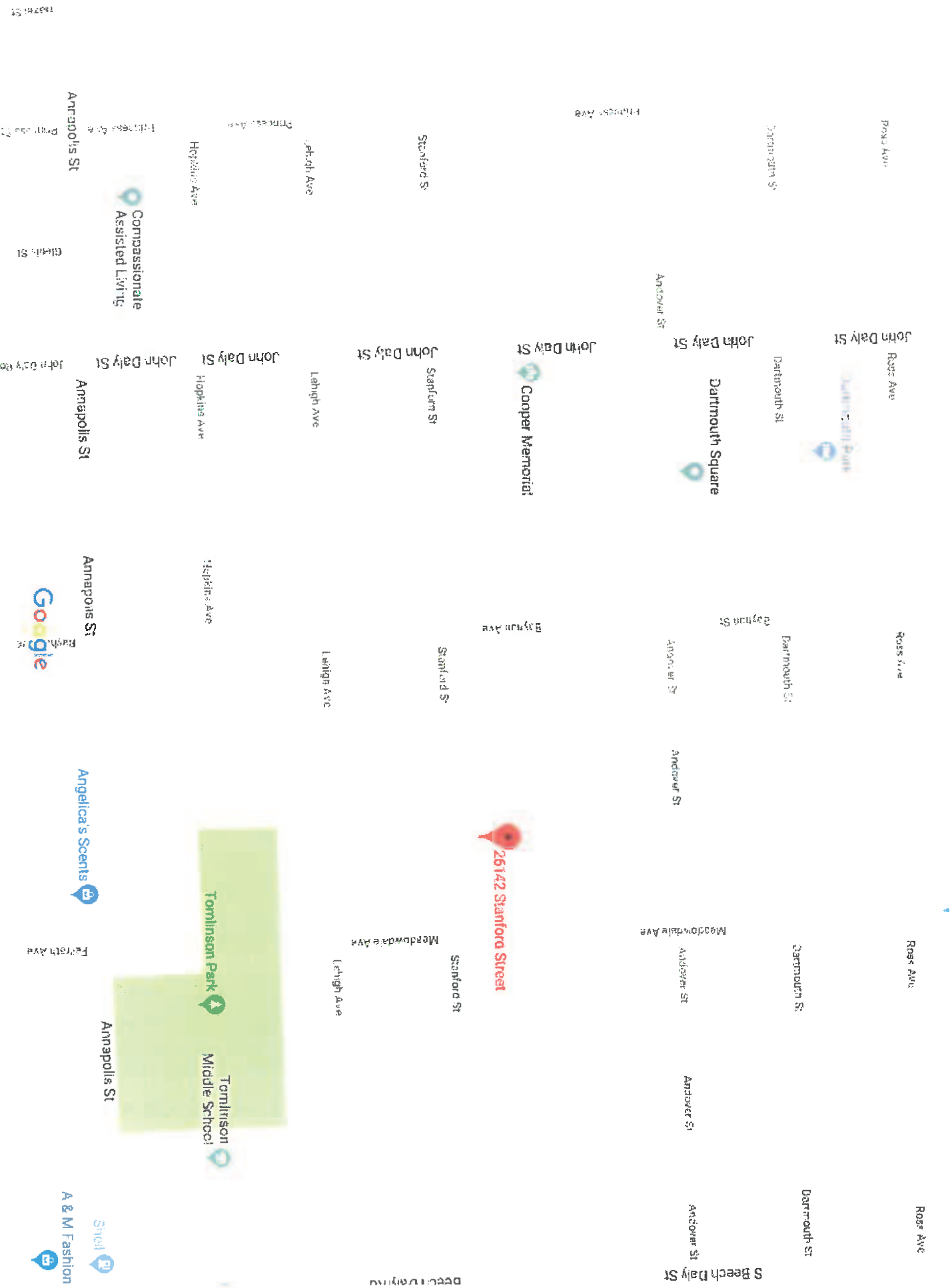
Google

Map data ©2018 Google

200 ft

4329 Maple

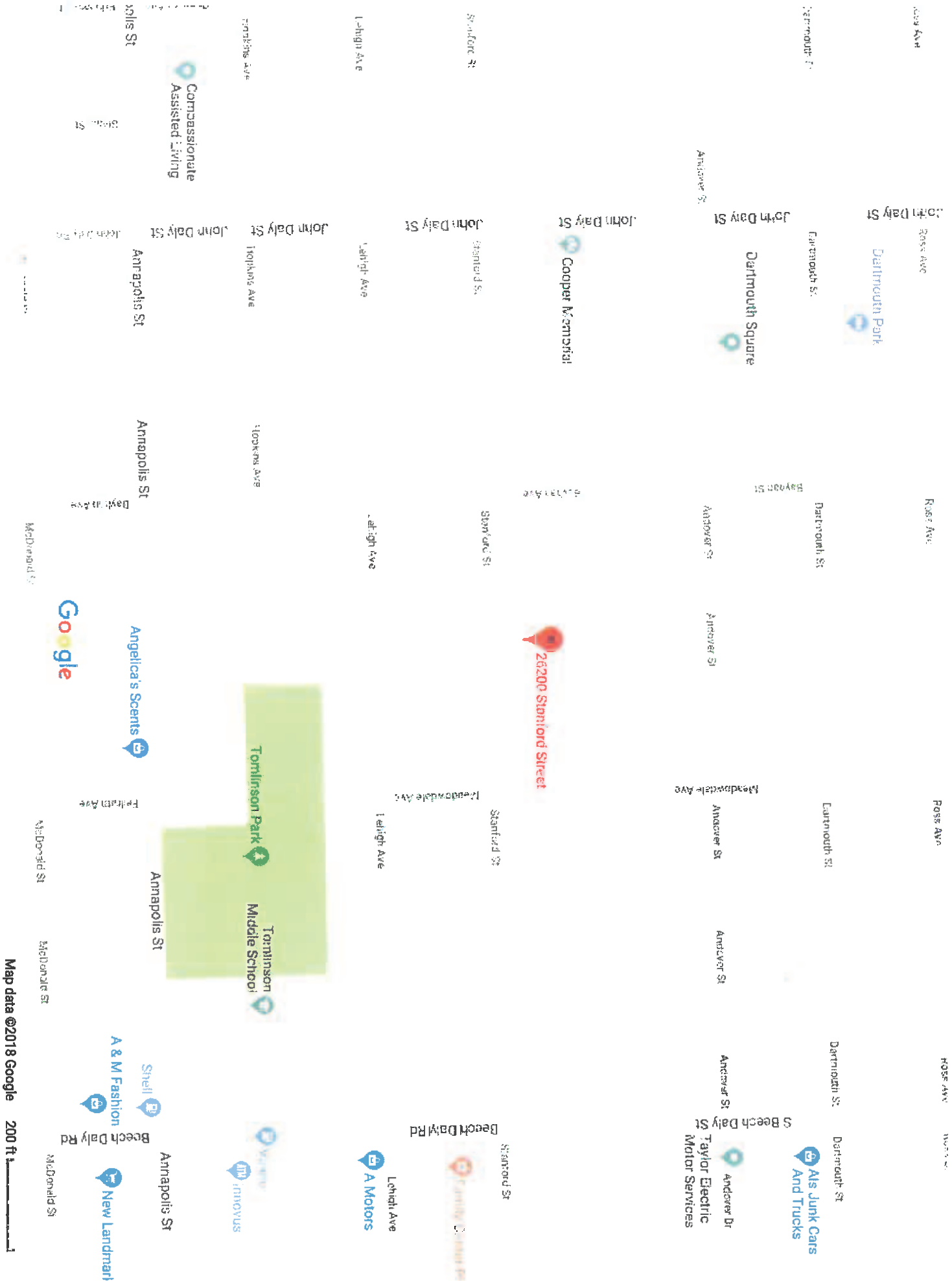




20142 Starnora







2020 Stuart



P101

20158 Stanford



P102



210415 Koss



Google



29160 + Glenwood



7

A

Avondale Ave
Avondale St
Avondale Ave
Avondale St
Avondale Ave

Rutlington St
Henry Ruff Rd
Oakwood St
Oakwood St
Oakwood St



Henry Ruff Rd
Glenwood St
Clair St
Glenwood St
Glenwood St

Sharon St

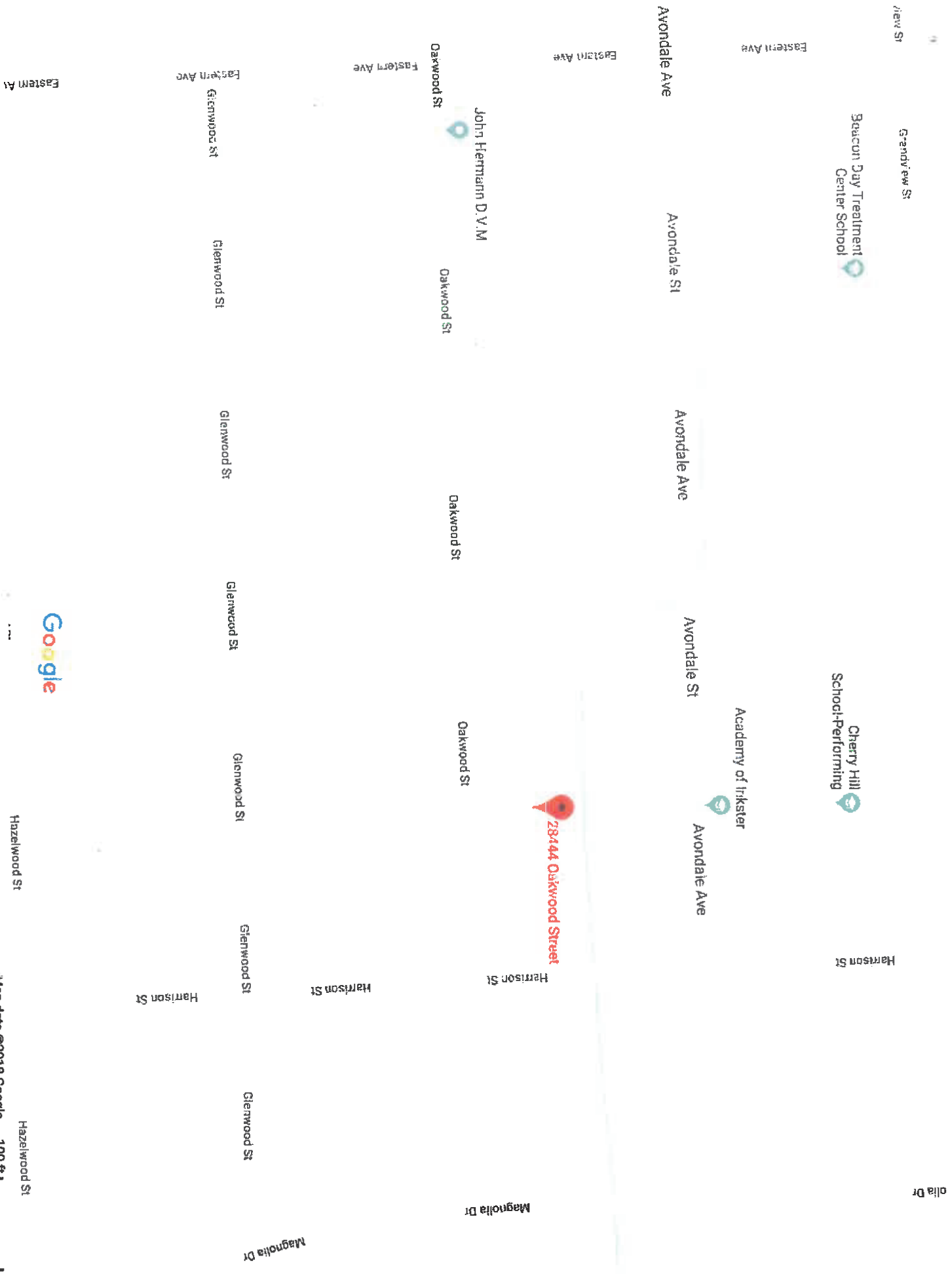
Henry Ruff Rd
Hazelwood St
Clair St
Hazelwood St
Hazelwood St



30234 Glenwood



P108



28444 WAKUWU





28407 Glenwood

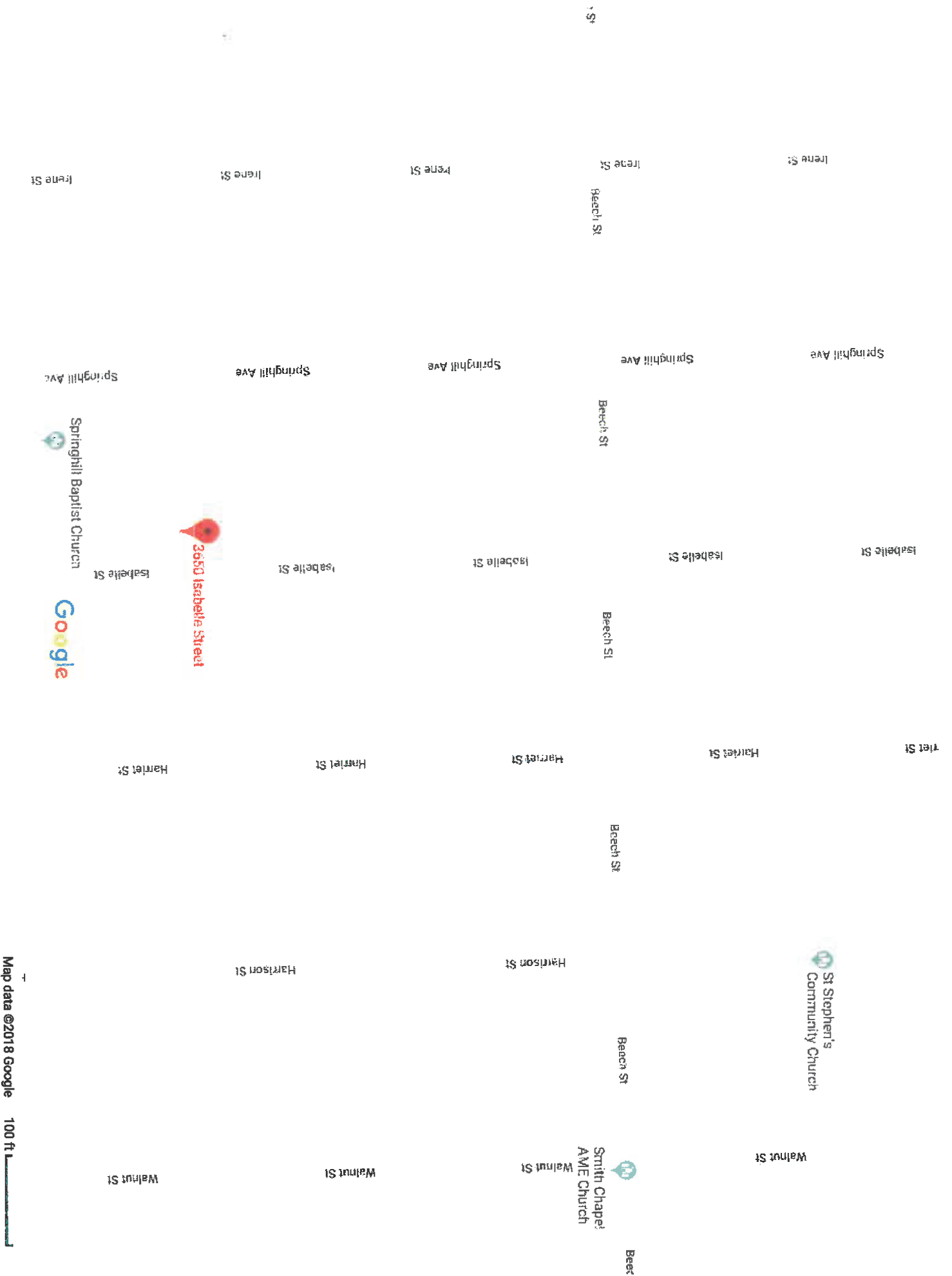




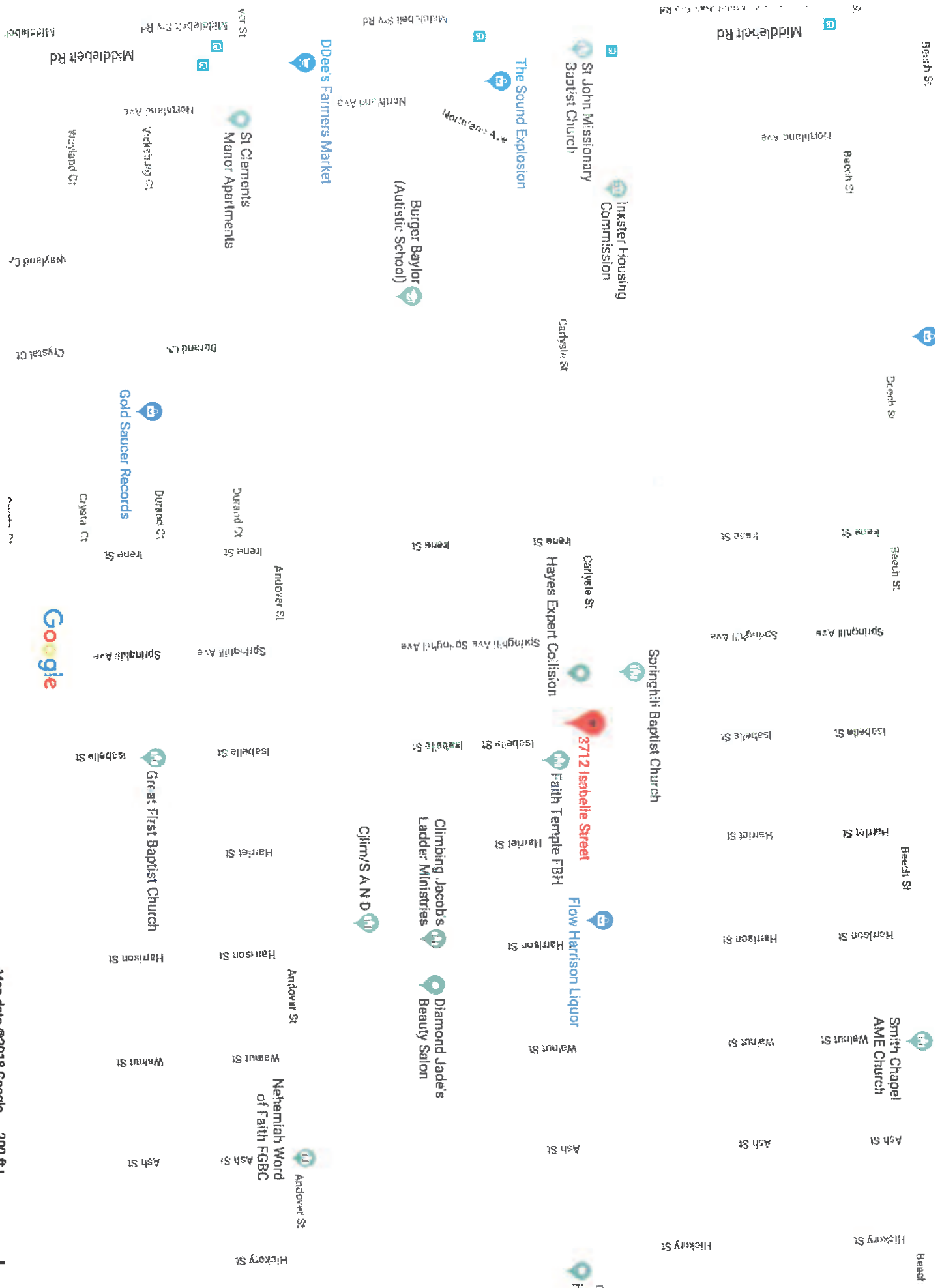
28441 Glenwood



Google



2020 summary





3636 KADINEN CT



P118

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 14, 2018

**From: Sharde Fleming
Special Projects, Director**

Date for Council Consideration: February 19, 2018

ACTION REQUESTED: Consider approval of an offer to purchase (Case # LD17-13) one residential parcel of land located on the north side of Norfolk St. between Sylvia St. and Princess Ave., formerly known as 26942 Norfolk and is legally described as 30J734 LOT 734 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0734 000) in the total amount of \$250.00 to Global Breakthrough LLC (Ekpenyong David Ita Ekpenyong).

Current Action X Emergency Future

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

Mayor's Approval *Dillon Baker*

BACKGROUND INFORMATION

Global Breakthrough LLC (Ekpenyong David Ita Ekpenyong) has made application to purchase one vacant parcel of land which is located on the north side of Norfolk St. between Sylvia St. and Princess Ave., formerly known as 26942 Norfolk and is legally described as 30J734 LOT 734 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0734 000).

The parcel is being purchased as additional yardage to his current property. A picture and corresponding maps are attached.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R-1C zoning district (One Family Residential). The intended use for the property is an authorized use. The applicant is offering to purchase the subject property for a total price of \$250.00. The lot is non-buildable.

PROJECT OR IMPROVEMENT TASK

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

COST

The applicant has deposited \$100.00 for the parcel of land and is offering the total purchase price of \$250.00.

RESOLUTION

Authorization is hereby given for the sale of one residential parcel of land located on the north side of Norfolk St. between Sylvia St. and Princess Ave., formerly known as 26942 Norfolk and is legally described as 30J734 LOT 734 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property ID # 44 022 01 0734 000) in the total amount of \$250.00 to Global Breakthrough LLC (Ekpenyong David Ita Ekpenyong).

- Complete closing on the property within 30 days by paying the balance of the price of sale (\$150.00), paying the cost of recording the deed (\$18.00), 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 \$100
Date Received 4.27.17
Case # LD-13 (17)

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name GLOBAL BREAKTHROUGH LLC (EKPENTONG DAVID ITA EKPENTONG)

Applicant's Address _____

Applicant's Phone Number: _____

Proposed Owner's Name (as indicated on deed): Global Breakthrough LLC

PROPERTY INFORMATION - Purchase Offer \$ 250

Property Location: on North side of Dorset Street/Avenue

Between Michigan Street/Avenue and Carlsile Street/Avenue

Tax ID, Legal Description, and Address if Structure 26930 Norfolk 88P

800 734 LOT 734 A150 S 1/2 ADJ Vac Miley wooded out
of Van Alshire Farm T25-R10E L40 P29, 30 UCR

Parcel Size: 6591 (Width) 52 X (Length) 127 Current Zoning Residential

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

R-1C

Summary of Proposed Use: Investor (Rental)
Use additional sheets as needed

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

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

[Signature]
Applicant's Signature

02.17.2016
Date

Tegeu Jordan
Broker's Name

Google Maps

26942 Norfolk St

This parcel of land is adjacent to a property purchased by the applicant in April 2016 from the COI

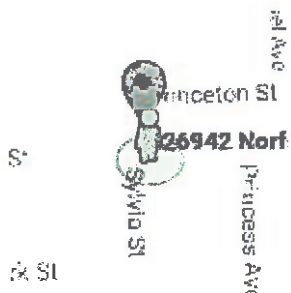


Image capture: Aug 2011 © 2018 Google

Inkster, Michigan

Google, Inc.

Street View - Aug 2011



Google Maps 26942 Norfolk St



2411 x 18.21 in

