

INKSTER CITY COUNCIL

November 5, 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

November 15, 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

4. Public Hearing

5. Consent Agenda

- A. October 15, 2018 Regular City Council Meeting Minutes.

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- B. Allen Brother's and Attorney's PLLC \$47,979.94

Pg. 5

6. Boards and Commissions

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

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7. Previous Business

8. Ordinance(s)

A. First Reading(s)

- 1. Council to offer a first reading of text amendments (TA 18-27) to the City's Zoning Ordinance to create and implement an approval process for murals per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

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B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Felicia Rutledge) Consideration and approval of the City Council 2019 meeting dates.

Pg. 15

B. Discussion/Action: (Adrianna Jordan) Consideration and approval for city council to approve the adoption of a Downtown Revitalization Plan. **Pg. 16**

C. Discussion/Action: (Sharde Fleming) Consideration and approval of issuing a replacement deed for 27138 Penn St. located on the North side of Penn St. between Wellington Ave. and Sylvia St. and is legally described as Lot 263, and the adjacent ½ adj. vacated alley, WESTWOOD SUBDIVISION, as recorded in Liber 40, Page 29 & 30 of Plats, WCR (Property I.D. 44 022 01 0263 000) in the amount of \$1.00 to Michael C. Byrd. **Pg. 61**

D. Discussion/Action: (Darin Carrington) Consideration and approval of the agreement with the International Association of Fire Fighters. **Pg. 66**

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

Felicia Rutledge
City Clerk

October 15, 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, October 15, 2018

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

- A. Agenda Discussion
- B. 1st Quarter Financial Update – Darin Carrington, City Treasurer
- C. Analysis of Brand Identity – Franco PR Firm

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to go into Executive Session 6:54 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 Mitchell adjourn the closed Executive Session at 7:27 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:40 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Evangelist Johnston

Roll Call

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

Approval of Agenda

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard
to approve the agenda with the deletion of item "B" under New Business.
10-18-211R - Motion carried.

Presentations/Discussion

- A. Inkster Beautification Certificates – Toni Bailey

Public Hearings

Consent Agenda

A. October 1, 2018 Regular City Council Meeting Minutes.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the October 1, 2018 City Council meeting minutes.
Resolution 10-18-212R – Motion carried.**

Boards and Commission

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

Previous Business

1. Consideration and approval to reconvey and deed the listed Parcels of 4310 Middlebelt (Parcel# 44-013-99-0001-000), 4360 Hickory/Pine (Parcel# 44-014-05-0007-000) and 4500 Inkster Road (Parcel# 44-014-05-0001-000) back to the Inkster Housing and Redevelopment Commission.

Motion died for a lack of a motion being made.

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

1. Council to offer a **second** reading and **approval** of text amendments (TA 18-18) to the City's Zoning Ordinance to address zoning and site improvement requirements for mobile food vendors (food trucks) and mobile food courts per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve Council to offer a second reading and approval of text amendments (TA 18-18) to the City's Zoning Ordinance to address zoning and site improvement requirements for mobile food vendors (food trucks) and mobile food courts per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".
Resolution 10-18-213R – Motion carried.**

New Business

A. Discussion/Action: (Sharde Fleming) Consideration and Approval to purchase two commercial parcels: one structure, 27206 Michigan Avenue (Parcel I.D. # 44 018 03 0143 000), which is located on the north side of Michigan Avenue between Inkster Rd. and John Daly Rd. that is legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR and adjacent vacant parcel, 27210 Michigan Ave (Parcel I.D. # 44 018 03 0145 000), that is legally described as 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR in the total of \$19,000.00

Moved by Councilmember Mitchell, Seconded Councilmember Oden to approve to purchase two commercial parcels: one structure, 27206 Michigan Avenue (Parcel I.D. # 44 018 03 0143 000), which is located on the north side of Michigan Avenue between Inkster Rd. and John Daly Rd. that is legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR and adjacent vacant parcel, 27210 Michigan Ave

(Parcel I.D. # 44 018 03 0145 000), that is legally described as 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR in the total of \$19,000.00

Resolution 10-18-214R – Motion carried.

~~B. Discussion/Action: (Sharde Fleming) Consideration Consider approval of the new city brand design including but not limited to color (both secondary and primary), logo, stationary, seal, and overall brand identity, presented by Franco.~~

B. Discussion/Action: (Darin Carrington) Consideration and approval of the Adoption of a Resolution to authorize the City Treasurer to invest City Funds in the Governments of Michigan Investing Cooperatively (GovMIC) investment pool.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve of the adoption of a Resolution to authorize the City Treasurer to invest City Funds in the Governments of Michigan Investing Cooperatively (GovMIC) investment pool.

Resolution 10-18-215R – Motion carried.

Public Participation

- **Barbara Cooper** – Announced the Goodfellows Pancake Breakfast this Saturday October 20, 2018. She said they need everyone's support so that no child will be without a Christmas.
- **Byron Mingo** – Announced the Adopt a Child Program in Inkster. He stated this program needs a lot of assistance. He said that five hundred children were assisted with the program and two hundred and fifty were from Inkster. He stated it is twenty five dollars to sponsor a child.
- **Delicia Coleman** – Stated she is running for the Third Circuit Court Judge non-incumbent position. She asked residents for their vote.
- **Officer Lebo** – Announced the last Movie Night as October 9, 2018. She further announced the Police Auction on October 20, and the Boo Bash at the Inkster Recreation Complex on October 31, 2018. Lastly she said that Coffee with a Cop would be hosted on November 14, 2018 and further details would be coming forth.
- **LeWanna Abbney-Mitchell** – Announced Starfish University on October 17, 2018. She stated if you registered online, you would receive a free gift card.
- **Michael Wells** – Staged that a lot of prostitution was taking place on Michigan Ave. He asked if the Police Department could step up patrol in that area. He further stated that he would like for residents to get interested in running for the Library Board. He said that there should be more interest than to have write in candidates every year. He also stated that the city may want to look into having a District Library.
- **Will Miller** – Stated there is still a street light out on Monticello.

City Clerk

- Announced the upcoming November 6, 2018 election. She informed residents that there is no straight party voting, that option has gone away.
- She encouraged residents that are interested in absentee ballots to contact the City Clerk's office at 313-563-9770.

City Treasurer

- No comments

Mayor and Council

- **Councilwoman Watley** – Encouraged residents to get out and vote as if their lives depended on voting.
- **Councilman Clarence Oden** – Asked about street cleaning within the city. He further asked about dumping in the city. He further stated that the Good fellows pancake Breakfast has excellent pancakes.
- **Councilwoman Mitchell** –_Invited residents to a forum regarding voting on October 25, 2018 at the Floyd B. Simmons Center at 6:00 p.m.
- **Councilman Chisholm** –_Invited persons to a fish fry at St. Clemmons church.
- **Mayor Pro-Tem Williams** – Asked residents to shop Inkster.
- **Mayor Nolen** – Invited residents to attend the lunch with the Mayor.
- **Councilwoman Howard** – Asked the Clerk about Absentee ballots and voting.

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 Chisholm and carried,
the Regular Council meeting of October 15, 2018, was adjourned at 8:44 p.m.



Felicia Rutledge, City Clerk

City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 620
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

Page: 1
10/15/2018
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$1,593.75
Labor	\$725.00
Litigation	\$39,671.19
Total Invoice for January, 2018	\$47,989.94

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. 8/06/20

Doris Horne

Exp. 08/06/20

Henry Wade

Exp. 08/06/20

Toni Bailey

Exp. 07/07/19

Vacant

Exp. 01/17/20

Gabe Henderson

Exp. 08/06/20

Jean Liddell

Exp. 08/06/20

Iris Long

Exp. 01/17/20

June Patter son

Exp. 01/17/20

Debra Owens

Exp. 05/21/20

Chuck Coleman

Exp. 08/20/20

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. 03/05/2019

Gina Triplett (Alternate)

Exp. 03/05/2019

Lenoria Warmack

Exp. 03/06/2019

Vacant

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 07/16/20

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

Vacant

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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

Exp. 01/17/20

~~Leon Houston Dist. 2~~~~Exp. Served Notice; Returned~~**Vacant Dist. 3****Exp.**

Octavia Smith Dist. 4

Exp. 07/03/20

Thelma Jean Overman Dist. 5

Exp. 02/06/20

Dist. 6

Exp. 01/04/19

Sandra Watley **Mayoral**

Exp. 01/03/20

Steven Chisholm At-Large

Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS**[MEETINGS: Monthly]**

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden

Exp. 6/18/15

Vacant - (Employee Representative)~~James White~~**Exp. 12/04/11****- (Commission Appointment)****CONDEMNATION BOARD****[MEETINGS: AS NEEDED]**

5 Members

Ordinance 150.140 thru 150.145

Mark Minch (Building Contractor)
 Deborah Owens (General Member)
 Guy Borrusch General Member)
 Dorsey Williams (Contractor)
 James Garrett (Engineer)

Exp. 9/19 (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 Michelin		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
Angela Dodson		Exp. 02/19/22
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. 03/19

Mable Stroman

Exp. 3/22

Ellis Clifton

Exp. 3/19

DaSalla Scott

Exp. 9/20 (Resident Housing)

George Williams

Exp. 10/19

INKSTER HISTORICAL COMMISSION

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

2 Year Term

7 Members

State Law and Ordinance 196

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

Gabe Henderson

Dist. ???

Exp. 08/20/20

LIBRARY BOARD

4 year term

Michael Wells

Exp. 2019

Akindede Akinyemi

Exp. 2019

DeAndra Crystal-Rikay Watley

Exp. 2019

Dosye A. Thompson

Exp. 2019

Emmereal Shawn Wells

Exp. 2019

Ruth E. Williams

Exp. 2019

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

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

2 Year Term

7 Members

Ordinance: 603

Neil 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

November 5, 2018

Jason Kaye
Sandra K. Watley
Velma Overman

Fire Rep
City Council Rep Exp. 12/18
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
Marcus Hendricks	App. 02/18/13
Dennis Welslo	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
Teresa Patton		Exp. 08/06/21

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

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

November 5, 2018

Winnie Nwankwo
Akindele Akinyemi

Exp. 05/18/21
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

Vacant

Exp. 11/6/20

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: October 24, 2018

From: Adrianna Jordan
City Planner

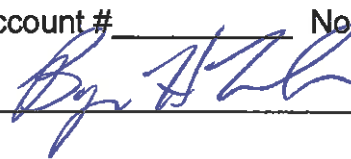
Date for Council Consideration: November 5, 2018

ACTION REQUESTED: Council to offer a first reading of text amendments (TA 18-27) to the City's Zoning Ordinance to create and implement an approval process for murals per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

A public hearing was held and the amendments were recommended for approval by the Planning Commission on Monday, October 22, 2018. No public comments were received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.045 "B-1 Local Business District", §155.048 "M-1 Light Industrial District", and §155.049 "TCD Town Center District", and establishment of new section §155.261 "Murals".

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on Monday, November 19, 2018.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed mural text amendments are being initiated by the City of Inkster due to recent expressed interest in the promotion of public art within the City. Currently, the City's zoning code and fee schedule does not address an approval process for murals that is different from the standard site plan review process and fee which is intended for buildings, not public art.

The text amendment language is attached for review.

PROJECT OR IMPROVEMENT TASKS

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Improve and promote the image of 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 Monday, November 19, 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:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: October 29, 2018

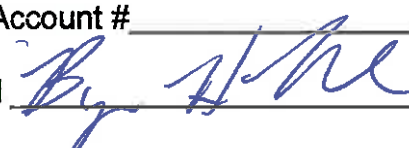
From: Felicia Rutledge, City Clerk

Date for Council Consideration: November 19, 2018

ACTION REQUESTED: Consider approval of the proposed City Council meeting dates for the 2019 Calendar year in accordance with the City of Inkster current Charter.

Current Action X Emergency _____ Future _____

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

Treasurer's Approval 

RESOLUTION

RESOLVED that the regular City Council meeting dates for the 2019 calendar year through December 2019 scheduled for 7:00 p.m., on the first and third Monday of each month (As stipulated in the City of Inkster Charter) in the Council Chambers located at 26215 Trowbridge, Inkster, Michigan, are hereby established in accordance with the Open Meetings Act, being MCL 15.261,et,Seq.,whereas these meetings are conducted and open to the public as follows:

January 7, 2019
January 22, 2019 (Tuesday)
February 4, 2019
February 18, 2019
March 4, 2019
March 18, 2019
April 1, 2019
April 15, 2019
May 6, 2019
May 20, 2019
June 3, 2019
June 17, 2019

July 1, 2019
July 15, 2019
August 5, 2019
August 19, 2019
September 3, 2019 (Tuesday)
September 16, 2019
October 7, 2019
October 21, 2019
November 4, 2019
November 18, 2019
December 2, 2019
December 16, 2019

*Please note with the passing of the new charter, City Council meetings will begin at 7:00 p.m. on the 1st and 3rd Mondays; unless a Holiday is on that day.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: October 30, 2018

From: Adrianna Jordan
City Planner

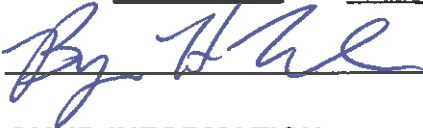
Date for Council Consideration: November 5, 2018

ACTION REQUESTED: Council to consider the adoption of a Downtown Revitalization Plan.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

For the past five months the Planning and Community Development Department has been coordinating with the consulting firm McKenna Associates on the preparation of a Downtown Revitalization Plan. The Downtown Revitalization Plan may be considered a subplan of the City's adopted Master Plan per the Michigan Planning Enabling Act (MPEA).

The City hopes that the plan will advance efforts to become a RRC (Redevelopment Ready Community) certified community by implementing some of the RRC Best Practices such as creating a downtown plan, and identifying key development sites.

This will also help the City to capitalize on the Lower River Rouge Water Trail planning efforts due to the proximity of the proposed development to the river and the future installation of canoe/kayak launches.

This plan was developed using information gathered from the public during the 2016 Reinvent Inkster Strategic Plan, survey information gathered by the DDA for their Downtown Strategic Plan, and the Master Plan public engagement efforts. This plan differs in that it creates a conceptual implementation plan customized for the downtown (Town Center District (TCD) zoned area) that will help to initiate these visions for the City.

Hamilton Anderson Associates are in the process of preparing a revised proposal to develop public and private realm urban design palettes and photorealistic renderings of the northeast quadrant using the elements of this draft Downtown Revitalization Plan as a basis for their work.

SCOPE OF SERVICES

McKenna Associates spent the previous five months working on the creation of a Downtown Revitalization Plan. Pending approval of their proposal, Hamilton Anderson Associates will use McKenna's plan to work with a Council-approved developer to create an urban design palette and photorealistic renderings of the northeast quadrant of Inkster's downtown (the old civic campus). This second phase is anticipated to take no more than two to three months.

JUSTIFICATION

Having the approval of the Downtown Revitalization Plan by City Council is crucial due to any future fiscal decisions associated with the revitalization of Inkster's downtown that may be made using this plan as a background document. The City is considering a public-private-partnership (PPP) with a developer to revitalize the northeast quadrant of the TCD.

Planning Staff believes that the Downtown Revitalization Plan is conceptually representative of the community's needs and desires for the downtown TCD area, and will help the City achieve RRC Certification and attract a mutually-beneficial PPP with a developer. Therefore, Planning Staff recommends approval of the Downtown Revitalization Plan.

The public draft of the plan is attached for review.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

Costs for the Downtown Revitalization Plan have already been incurred and were earmarked in the City's budget for 2017-2018 and 2018-2019. The plan was prepared with a final cost of approximately \$12,500.

PROJECT TIME TABLE

McKenna Associates spent the previous five months working on the creation of a Downtown Revitalization Plan.

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



October 16th, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Downtown Revitalization Plan

The City of Inkster Planning Department is submitting this Downtown Revitalization Plan for the Planning Commission's review and consideration.

Description

The Downtown Revitalization Plan may be considered a subplan of the City's adopted Master Plan per the Michigan Planning Enabling Act (MPEA). The plan was prepared by McKenna Associates, who were also the consultants on the City's Master Plan.

The Planning Commission must review and send a recommendation for the plan to City Council. Having the approval of the Downtown Revitalization Plan by City Council is crucial due to any future fiscal decisions associated with the revitalization of Inkster's downtown that may be made using this plan as a background document. The City is considering a public-private-partnership (PPP) with a developer to revitalize the northeast quadrant of the TCD.

The City hopes that the plan will advance efforts to become a RRC (Redevelopment Ready Community) certified community by implementing some of the RRC Best Practices such as creating a downtown plan, and identifying key development sites.

This will also help the City to capitalize on the Lower River Rouge Water Trail planning efforts due to the proximity of the proposed development to the river and the future installation of canoe/kayak launches.

This plan was developed using information gathered from the public during the 2016 Reinvent Inkster Strategic Plan, survey information gathered by the DDA for their Downtown Strategic Plan, and the Master Plan public engagement efforts. This plan differs in that it creates a conceptual implementation plan customized for the downtown (Town Center District (TCD) zoned area) that will help to initiate these visions for the City.

Hamilton Anderson Associates are now developing public and private realm urban design palettes and photorealistic renderings of the northeast quadrant using the elements of this draft Downtown Revitalization Plan as a basis for their work.



Downtown Revitalization Plan Elements

The elements of the Downtown Revitalization Plan include:

- Provide affordable housing options through the LIHTC and other financing programs.
- Provide housing types that give residents different market-rate alternatives for living in the City based on the needs of their current stage in life (independent young adult, young families, etc.). Rowhouses and courtyard apartments provide alternatives for residents as they progress through life.
- Promote the use of modern technological advancements in connectivity and mobility including the fiber optic cable underneath Michigan Avenue and Inkster Road.
- Establish sustainability standards.
- Connect the interior of sites to Michigan Avenue by creating perpendicular access drives for vehicles and pedestrians. The new access drives can be components of the final private development.
- Develop minimum five-foot wide sidewalks, greenbelt buffers between pedestrians and vehicles, and first floor building façades with windows, doors and architectural features designed to a pedestrian scale.
- Create three to five story buildings to ensure economic viability.
- Use public open space to create outdoor dining.
- Work with electric vehicle manufacturers to locate charging stations within Inkster Town Center. Work with ride hailing services to identify centralized and attractive pickup/drop off locations;
- Provide public charging stations for mobile devices in open space areas and in seating areas in concert with future business operators. Work with internet service providers to establish public wi-fi access throughout Inkster Town Center.
- Create new retail spaces.
- Create an outdoor amphitheater for movies, events and local artists.
- Create a culinary incubator to help launch new local restaurateurs.
- Activate a currently vacant location with new temporary pop-up retail spaces to provide an active weekend market opportunity for residents. Location can alternate as a farmer's market, artists market and retail market.
- Identify locations along Michigan Avenue where local artists can install public art.
- Create a maker space for craftspeople, woodworkers, manufacturers of hand-made retail items and others to create, manufacture and sell their products.
- Make the most of existing infrastructure such as roads and minimize the creation of new public roads. New access shall be provided by private development and maintained through an SAD or other funding source.
- Work with the Lower Rouge River Water Trail committee to create a launch site at Inkster Park with wayfinding signage that encourages paddlers to visit the downtown.



CITY OF INKSTER

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

Downtown Revitalization Plan Roles and Responsibilities

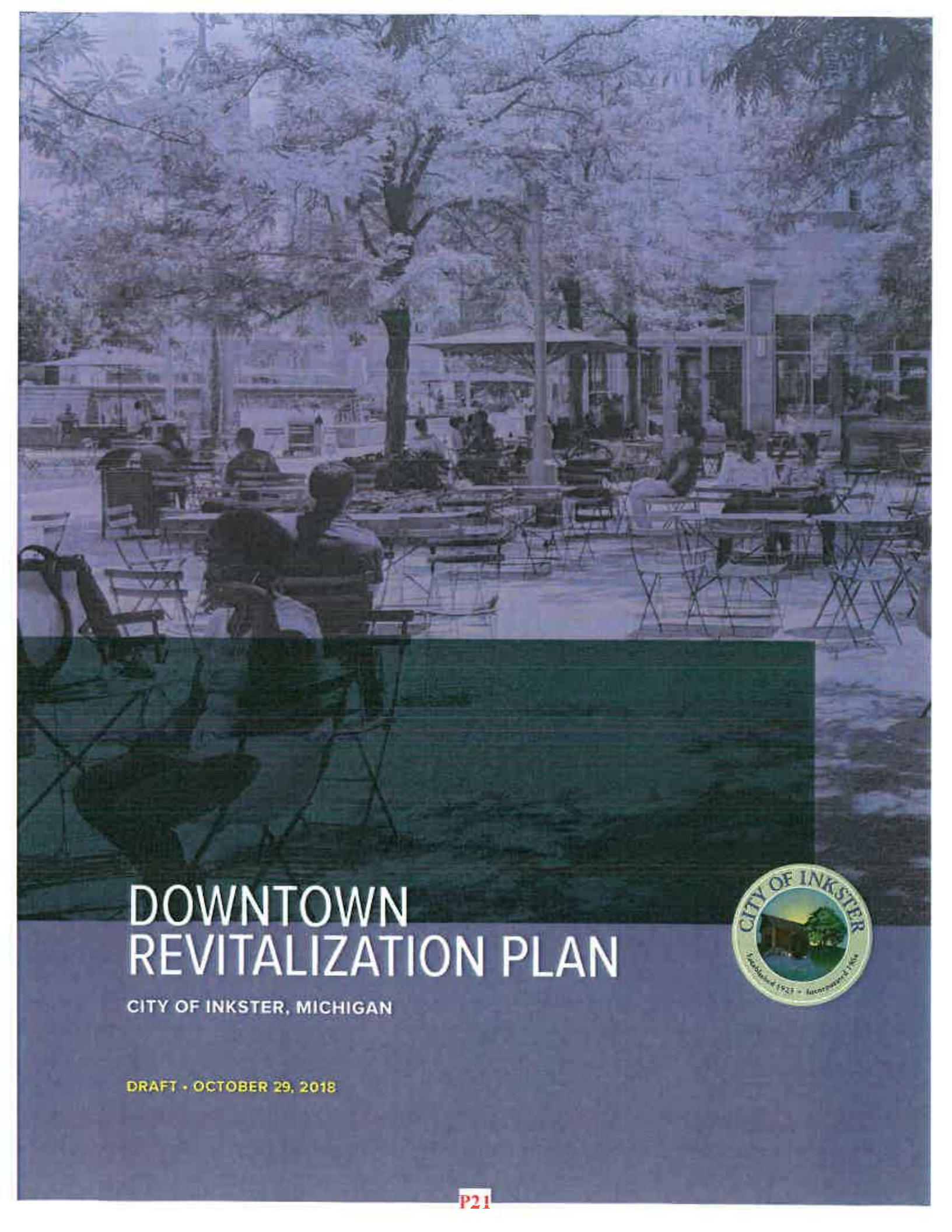
McKenna Associates has developed the draft Downtown Revitalization Plan and graphics, and Hamilton Anderson is developing the urban design palettes and photorealistic renderings of the northeast quadrant of the downtown TCD area. The City must assemble and package the downtown sites for development, and must take responsibility for demolishing buildings within the plan area that are not part of the long-term vision for the area. In addition, once the sites are packaged the City must arrange sale of the sites to the developer, and provide the developer with a copy of the final Downtown Revitalization Plan. The developer must procure necessary financing to purchase and redevelop the downtown sites, and must develop the sites in accordance with the final adopted Downtown Revitalization Plan. The City and the developer must also mutually come to an agreement regarding the financial responsibility for infrastructure upgrades in the downtown area, as well as marketing the developments.

Recommendation

Planning Staff believes that the Downtown Revitalization Plan is conceptually representative of the community's needs and desires for the downtown TCD area, and will help the City achieve RRC Certification and attract a mutually-beneficial PPP with a developer. Therefore, Planning Staff recommends approval of the Downtown Revitalization Plan.

Respectfully,

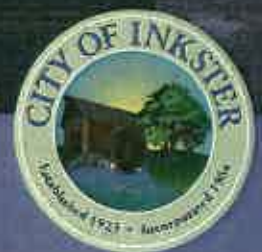
Adrianna Jordan, AICP
City Planner



DOWNTOWN REVITALIZATION PLAN

CITY OF INKSTER, MICHIGAN

DRAFT • OCTOBER 29, 2018



DOWNTOWN REVITALIZATION PLAN

CITY OF INKSTER, MICHIGAN



Prepared by



MCKENNA

235 East Main Street, Suite 105
Northville, Michigan 48167
p: 248.596.0920
f: 248.596.0930
www.mcka.com





ACKNOWLEDGMENTS

The Downtown Revitalization Plan was created by the City of Inkster and the following individuals are hereby acknowledged for their integral part in the creation of this guide for the future.

City Council

Byron Nolen, Mayor
Timothy Williams, Mayor Pro-Tem, District I
Clarence Oden, Jr., District II
Sandra K. Watley, District III
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

Planning Commission

Steven Chisholm, Chairman
William Ratliff, Vice-Chairman
Lynette O. Cain, Secretary
Darryl Davis
James Garrett
Kimberly Faison
Byron Nolen
Timothy Williams
Mack Willis, Jr.

City Administration

Bud Avery, Superintendent, Department of Public Service
Jerome Bivins, Director, Department of Public Service
Sharde Fleming, Director of Special Projects
Adrianna Jordan, AICP, City Planner
Charles Nolen, Special Advisor

DDA Members

Akíndele Akinyemi, Chairman
Brittini Abiolu, Vice-Chairwoman
Cynthia Adams, Secretary
O. Rerhi Onamake, Treasurer
Connie Mitchell
Martha Theis

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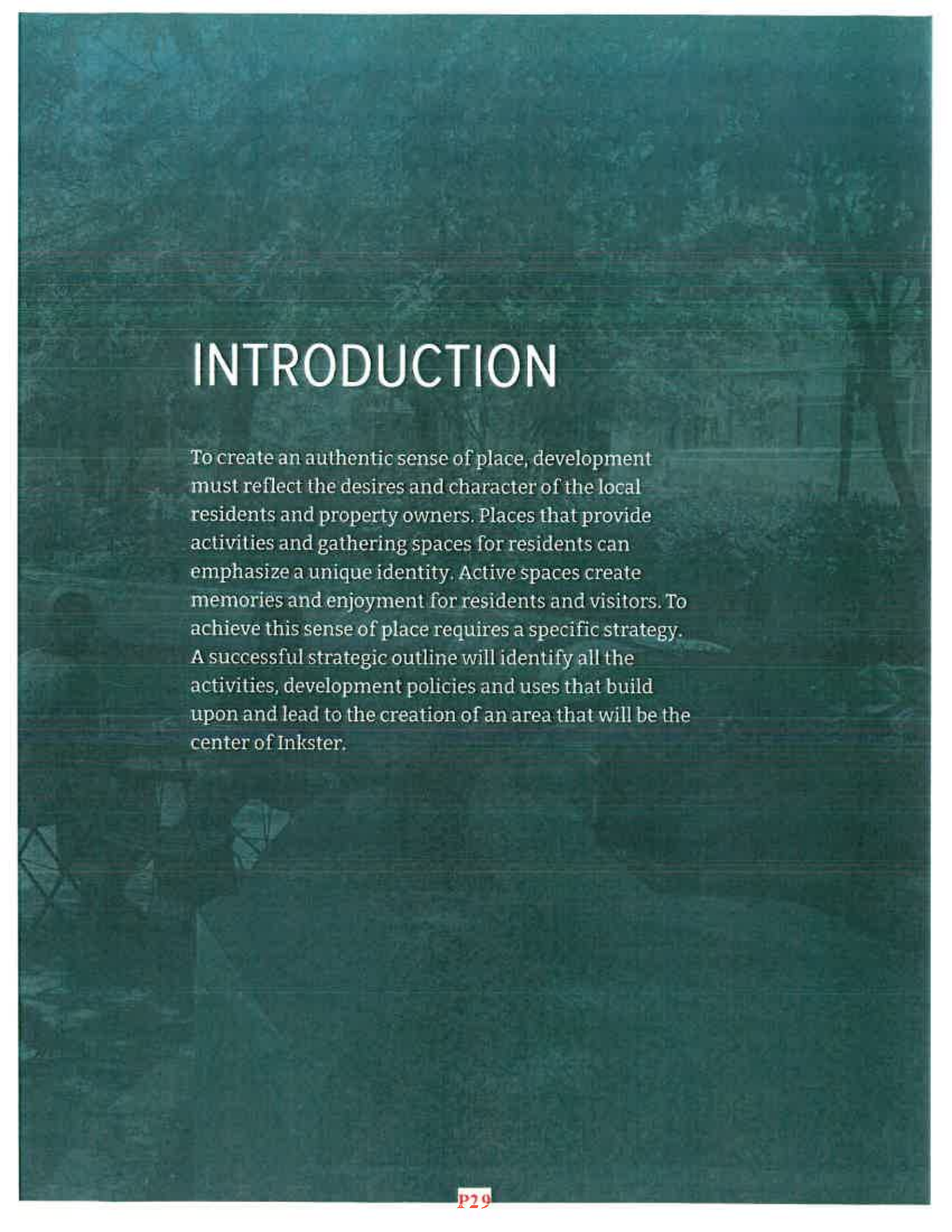
An abstract painting on the left side of the page. The top half features large, billowing clouds in shades of grey, white, and yellow against a dark blue background. The bottom half shows a dark, silhouetted car with some light blue and white highlights, suggesting a reflection or a specific part of the vehicle. The overall style is expressive and textured.

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INTRODUCTION

To create an authentic sense of place, development must reflect the desires and character of the local residents and property owners. Places that provide activities and gathering spaces for residents can emphasize a unique identity. Active spaces create memories and enjoyment for residents and visitors. To achieve this sense of place requires a specific strategy. A successful strategic outline will identify all the activities, development policies and uses that build upon and lead to the creation of an area that will be the center of Inkster.



AMPHITHEATER

S. RIVER PARK DR

MICHIGAN AVE

THE DOWNTOWN: BACKGROUND

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In 2017 the City of Inkster adopted a new Master Plan for the entire community. While addressing City wide issues, the plan also focused on certain areas with more detailed sub-area plans. One of these areas was the intersection of Michigan Avenue and Inkster Road, called the Community Core/Downtown Sub-Area Plan. The Community Core sub-area plan was a general plan for new land uses and building types evolving over an extended period of time. The intent was to create a unique sense of place. That the Community Core would provide a distinct identity for residents and visitors to know that they are in Inkster, Michigan.

To achieve this overall sense of identity, the City has developed this Downtown Neighborhood Revitalization Plan to address issues in the short term. As development of sites in the area begins, the plan needs to reflect real world immediate issues. This plan starts by reflecting on the historic development found at the intersection of Michigan Avenue and Inkster Road. It identifies relevant sections of the 2017 Master Plan which will be used as the guiding principals for this plan. Then the overall concept of what will be the Downtown is presented. To achieve the overall vision of the Downtown specific activities and policies are outlined based on Environmental/Recreation/Open Space issues, Economic Development/Residential Growth Issues and Phasing/Financing/Implementation issues. Finally, the proposed activities and policies are prioritized and presented in an implementation matrix.



Inkster's history with the automobile industry has had a significant impact on its economy and population.

SETTLEMENT AND HISTORIC DEVELOPMENT

The identity of Inkster is rooted in its past. Creating a center for its future requires taking a brief look at how people came to this area. As it turns out, people have chosen to settle in the area that is now the intersection of Michigan Avenue and Inkster Road for several hundred years. Originally, Native Americans from the Ottawa, Potawatami, Wyandotte and Huron tribes occupied the area. First settled by Europeans in 1825, the area was part of the 143-square mile Bucklin Township, which was created in 1827. A post office named "Moulin Rouge" was established there in 1857 but was renamed in 1863 after Robert Inkster, a Scottish immigrant who operated a steam sawmill in the center of town.



In 1961, the Marvellette's recorded Motown's first US #1 pop hit, "Please Mr. Postman"

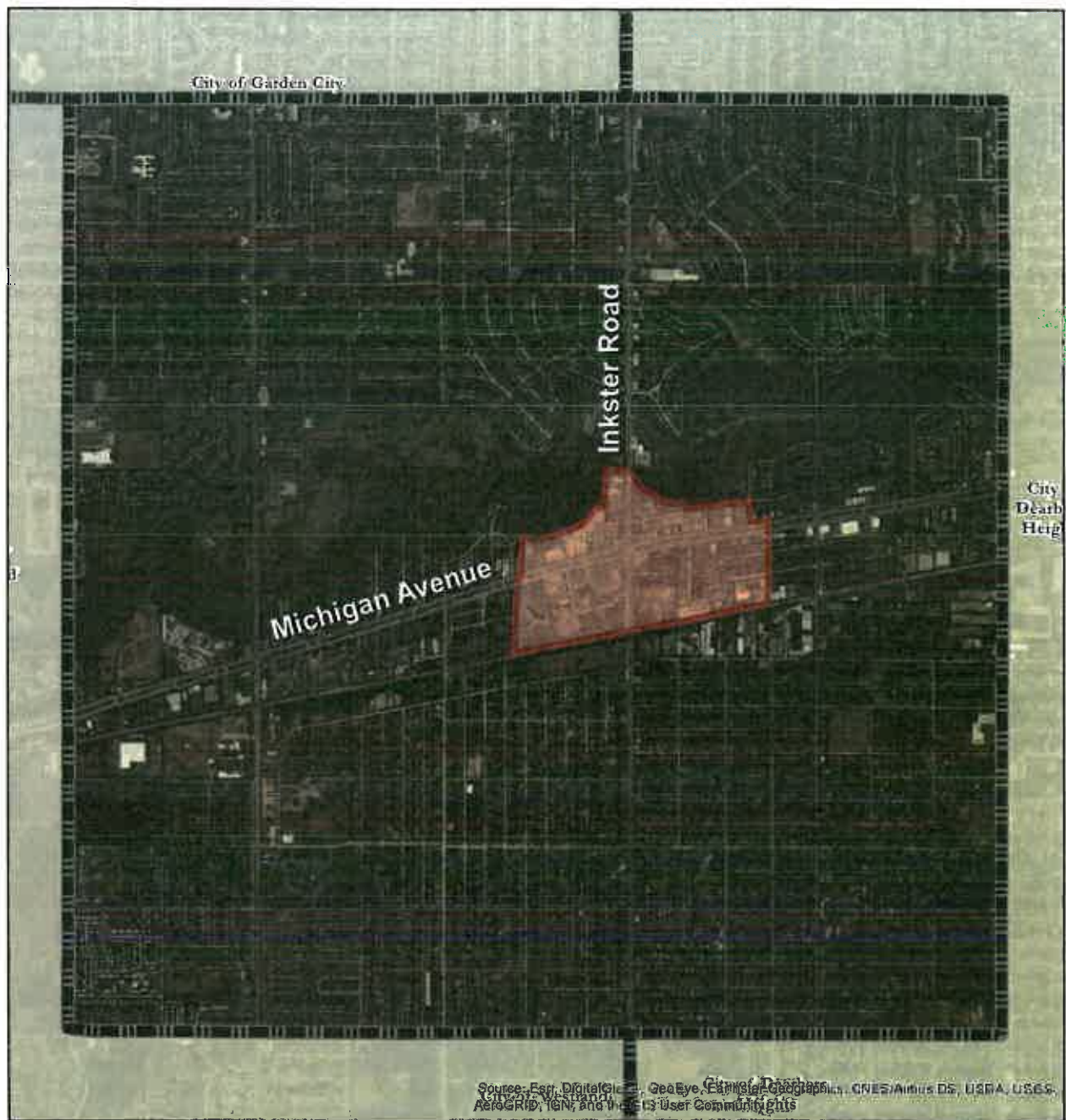
Inkster became a stop on the Underground Railroad as escaping slaves made their way to freedom in Canada. Reportedly, a Wesleyan Methodist Church at Michigan Avenue and Henry Ruff Roads ran one such stop. The Michigan Central Railroad was constructed on the south side of town and in 1878 a station was established. After the original township was separated into several townships, the area was incorporated as the Village of Inkster in 1926 from parts of Nankin Township and Dearborn Township.

Inkster's history with the automobile industry has had a significant impact on its economy and population. After the Ford manufacturing plant five-dollar workday was established in 1914, Inkster was the place where individuals could own a home and work in Dearborn. The Village grew and prospered until the Great Depression hit. The 1940's again brought prosperity - wartime production meant increased employment and housing development and this continued into the 1960's. After much legal wrangling by the city of Dearborn, Dearborn Township, and the Village of Inkster to sort out final borders for these communities, Inkster was incorporated as a city in 1964.

Inkster is known for being the hometown of the Marvellettes: Gladys Horton, Georgia Dobbins, Georgeanna Tillman, Juanita Cowart, and Katherine Anderson. While attending Inkster High, the five seventeen-year-olds entered the school's talent show where the first three prizes were auditions at Detroit's Motown Records. The female vocal group went on to record Motown's first US #1 pop hit in 1961, "Please Mr. Postman", and for setting the precedent for later Motown girl groups such as Martha and the Vandellas and the Supremes.

In the 1970's, rising oil prices sent the national economy into a downturn. Inkster with its long tradition of manufacturing employment, was hard hit with long periods of unemployment, outward migration, and neglect. Inkster's population has steadily declined since the 1970's and has recently leveled-out to around 25,000.

Today, Inkster's economy is more diverse and less tied to a single industry. Service-based jobs, transportation, light industrial, and retail trade are all significant areas of employment for Inkster residents. The City faces the challenge of enhancing public facilities (e.g. police station, court house, library, recreation center and senior center) and programs while planning for future needs, on a limited budget.



MAP 1 Downtown Location

City of Inkster, MI

Legend

 Inkster Downtown



Map Feature Source: Michigan Department of Natural Resources Data Source: McKenna Associates

August 1, 2018
DRAFT



MCKENNA



Inkster's land area is 6.28 square miles and is located in Central Wayne County Michigan about seventeen miles west of Detroit. Inkster is concentrated along Michigan Avenue (US-12), between Beech Daly Road to the east and Henry Ruff Road to the West. Michigan Avenue provides access to nearby Interstate 275, the Southfield Freeway (M-39) and Telegraph Road (US-24). Inkster Road provides access to Interstates 94 to the south and Interstate 96 to the north. The Michigan Central Railroad lines are now owned by Conrail Railroad which are parallel to Michigan Avenue to the south. Detroit Wayne County Metropolitan Airport is six miles to the south of the City.

While the history of Inkster shows people have chosen this area to live, it hasn't necessarily been reflected in the physical character of the area. Currently, what could be called a traditional midwestern downtown doesn't exist. This is typically a pedestrian oriented collection of buildings used for commercial business with residences for people in a second or third story above the business or on closely placed lots within walking distance of the center of town. Creating a definable center will honor the past, provide for the existing residents and look to meet the needs of future residents.



THE INKSTER MASTER PLAN

The 2017 Master Plan identified ten different goals around a variety of topics. The goals are general in nature and represent ideals for land use issues towards which the City aspires. They represent the ultimate broad purpose of the land use related desires of the City. The goals express the overall consensus of community direction. For each goal there are objectives which are more specific in nature and are intended to provide a means to achieve the related goal. Objectives can be measurable and identify the way in which the goal can be attained.

Of the Master Plan's ten goals, the following four specifically address the issues involved in establishing the Downtown. They are the overall guiding principals used in the development of this Neighborhood Revitalization Plan.



GOAL 1: ECONOMIC DEVELOPMENT

Continue economic development activities

- A. Develop and initiate a business recruitment and retention plan.
- B. Obtain a railway / transit station in the City.
- C. Emphasize Michigan Avenue Development.
- D. Infill / redevelop target opportunity sites (e.g. vacant lots).
- E. Encourage the redevelopment and improvement of non-conforming and nuisance uses, like junk yards and sex oriented businesses.
- F. Create a streamlined and transparent development process to facilitate investment and reduce business costs.

GOAL 2: NEIGHBORHOODS

Protect and strengthen the physical and social fabric of residential neighborhoods in an effort to maintain and enhance the overall quality of life.

- A. Support Improvements to local education and after school opportunities to make the city a more attractive residential environment for families with children.
- B. Maintain and upgrade current housing stock throughout the City.
- C. Encourage the development of cohesive neighborhoods by facilitating rehabilitation of existing homes, encourage the construction of new homes and promote the development of public improvements and open space.
- D. Ensure new residential projects preserve the contextual character of the neighborhood.
- E. Apply the full range of incentives available to assist in the development of additional housing including public improvements, land assembly, and financial assistance.



GOAL 3: DOWNTOWN

Enhance downtown Inkster as a viable mixed-use district that further serves as the cultural and civic center for the community.

- A. Improve the physical environment of the town center area.
- B. Promote complementary land uses in the town center area.
- C. Create multi-use public spaces and civic uses.
- D. Support downtown housing.
- E. Require mixed-use / coordinated development.
- F. Leverage City-owned property to encourage development.

GOAL 4: GOODS AND SERVICES

Develop a quality shopping experience for residents.

- A. Encourage more sit down and family oriented dining options.
- B. Reduce the impact of vehicle sales and vehicle repair uses.
- C. Encourage new retail uses, cafés, and boutiques.
- D. Evaluate the commercial land use structures of Inkster in relation to resident and city needs.
- E. Promote a positive visual image of all major road frontages.
- F. Eliminate nuisances from commercial / industrial zoned property that negatively impact residential neighborhoods.
- G. Encourage the modernization of commercial districts to include maker spaces and online sales.
- H. Continue to support mixed uses in commercial districts.

The 2017 Master Plan also identifies and establishes the Community Core/Downtown Sub-Area Plan. The following is taken from the Master Plan future land use designation descriptions section. It provides an overall explanation of the general intent for the Downtown.

TOWN CENTER

The intent of the Downtown is to provide a "city identity", indicating to residents and visitors that they are in Inkster. This can be accomplished through visual cues such as prominent public buildings, lively street venues, and changes in scale. Signage should not be the sole indicator. This district builds upon recent commercial and residential development, as well as its proximity to civic buildings and the Lower Rouge Parkway.

A cohesive mix of low-, medium- and high-density residential, convenience retail, office and public uses will add a visual richness. Special design features including a pedestrian friendly environment with sidewalks and pathways, public gathering spaces, large street trees, abundant hardy landscaping, well-designed off-street parking areas, and compatible land uses should be implemented. Walking and biking should be balanced with motorized traffic to create a lively interactive feeling.

Public facilities, convenience retail, offices and low-, medium- and high-density housing interrelated in a cohesive setting can be found in the Downtown district. Special design standards and requirements to improved architectural appearance, enhance and encourage pedestrian activity, landscaping, and lessen motor vehicle dominance is encouraged.

The Downtown meets many of the Best Practice evaluation criteria for Redevelopment Ready Communities (RRC). The TCD is a clearly defined area within the City that includes mixed-use and pedestrian oriented development elements. The TCD zoning classification provides flexible tools to encourage development and redevelopment. Promoting mixed-use and non-traditional housing types are also key practices of a RRC.

The 2017 Master Plan goals and objectives promote business activity and encourage a mix of uses in the Downtown. They promote the creation of an active public space for residents to help in the creation of a unique sense of identity that is Inkster. The Downtown description lays out the broad concept of an active pedestrian-oriented downtown with a variety of housing options for residents to choose from. These goals for an active, vibrant location within the City are the underlying principals guiding the development of the Downtown.



IMMEDIATE FUTURE, LONG TERM GOALS

The 2017 Master Plan also has a more detailed description of the sub-area plan for the Downtown. It states specific uses for existing buildings and how the right-of-way for some streets should be reutilized. However, recent developments have made these stated reuses unfeasible. While the stated changes in right-of-way use could still occur, recent changes to regional transit policies make those stated goals unlikely in the short term. The Neighborhood Revitalization Plan will address these issues by identifying how the City will plan the Downtown for the immediate future and what components of the Community Core sub-area plan are more general long-term goals.

The most effective way to address the tasks that can be accomplished now and those that are more long range is by creating a proactive strategy. The sub-area plan promotes various land uses and policies that are what the City envisions for the Downtown. The removal of existing structures can occur after the development of the Downtown has gathered sufficient momentum. This plan is strategic in how the City can begin the establishment of the Downtown. To effectively create a sense of place requires identifying the best, immediate opportunities for change.

In order to maximize the effect of the current resources available to the City it will be necessary to concentrate on one area for development in the immediate future. Other areas of the Downtown can be prepared for the potential development that will occur after the initial area has started to be established.





AMPHITHEATER

S. RIVER PARK DR

MICHIGAN AVE

THE DOWNTOWN: CONCEPT

2

PHILIPS ST

W. JEFFERSON ST



FOCUSED VISION

The development of the Downtown will be guided by the overall principals of the 2017 Master Plan, and focus on the creation of a walkable, pedestrian friendly downtown area with a mix of uses for new businesses and residences. The overall concept for the Neighborhood Revitalization Plan is to concentrate on the development of one area or quadrant of the Downtown in the immediate future. Development may occur in other areas but in a way that is more general and in keeping with current City policies for land use. The plan outlines specific activities that can be done now to begin establishing the Downtown. The plan identifies a list of activities that can be refined and crafted by local residents. They will encourage activity by having programs that allow people to come together and interacting within the Downtown. The list of activities is strategic in how they achieve the overall goal.

GOALS AND OBJECTIVES

The goals and objectives of the Downtown Revitalization Plan have been established to convey the overall vision for the development of Downtown Inkster. They will be used to guide the specific site development policies and action items that are used to immediately implement change in the Inkster's downtown area.

The goal is a general statement that represents the long-range development ideal that the City wants to attain in this section of the City. Following the goal is a set of objectives that more specifically address the areas in which changes will occur and how the goal will be obtained. The overall growth model for the downtown is guided by these goals and objectives.

GOAL: REINVEST IN AND ACTIVATE THE DOWNTOWN

to create commercial, residential and public space opportunities for existing and future City residents.

- A. Create a retail destination for existing residents.
- B. Provide opportunities for existing businesses to grow and new business to establish themselves.
- C. Create a walkable destination where residents can eat, shop and play.
- D. Develop a dense neighborhood of residents that can support local businesses.
- E. Provide affordable housing options as part of a mixed-income community to insure new neighborhoods are inclusive for all residents.
- F. Promote the use of modern technological advancements in connectivity and mobility to provide advanced services to all residents and businesses.
- G. Establish sustainability standards to ensure future development will provide ongoing benefits to the community—economically, socially, and environmentally.
- H. Incentivize family and sit-down restaurants.



THE CONCEPT

The Downtown Revitalization Plan approach is guided by three overall principals. The plan is local. The Downtown will be crafted by and is created for existing and future local residents. The plan is active. It is intended to create a vibrant place that provides activities and amenities for all residents of the City. The plan is strategic. It provides an outline of policies and programs that can start now and the immediate future, those that can be undertaken in the mid-term and those that are more long-term in their implementation. The following specifically outlines the plan policies for each of these principals. It then presents the development plan for the Downtown, graphically identifying the development of the area along with the proposed time frame for each quadrant.



Local

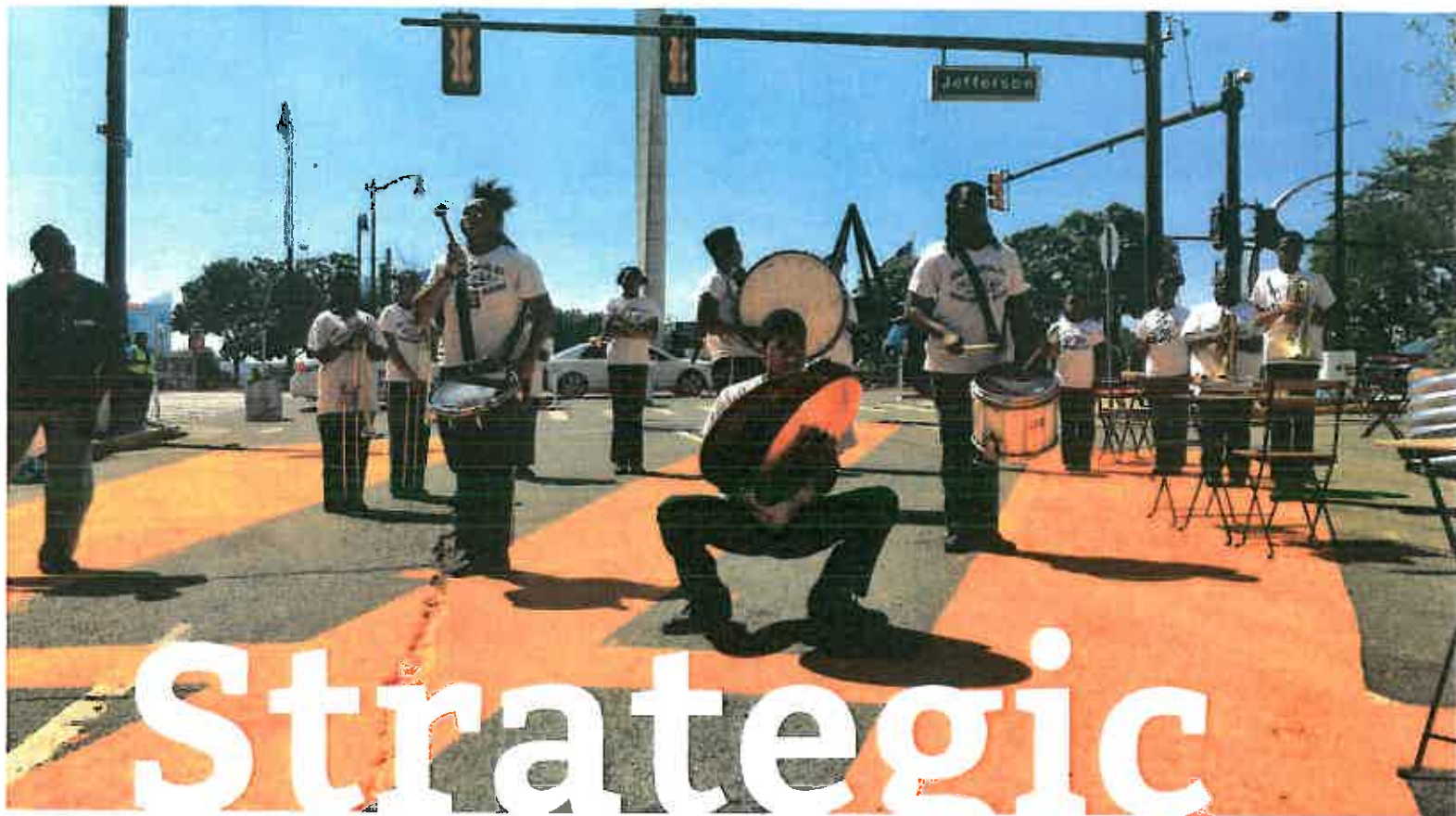
- » **Activities are initially identified in the plan but will be chosen and crafted by local residents.**
- » **Turn Downtown into an Inkster Cultural Arts District to provide space for local artists.**
- » **Create a schedule of activities within the Downtown to provide opportunities for residents to interact with their neighbors.**
- » **Promote the establishment of various housing alternatives (including low income/ mixed income opportunities) to provide housing for all.**





- » **Create commercial/retail opportunities for residents now including activities such as a farmer's market, weekend pop-up tents and food truck rallies.**
- » **Promote health and fitness clubs that can encourage walking through the Downtown.**
- » **Work with Wayne County and the Lower River Rouge Water Trail Committee to find and promote activities along and in the lower Rouge River, and to create a launch site near the Downtown.**





- » The plan identifies those activities that can happen now and those that are more long term.
- » To most effectively establish a sense of place in the Downtown, a champion must be identified that will consistently promote, coordinate and facilitate all proposed activities.
- » Work with Inkster Task Force to expand range of activities in the Downtown and to promote development in the area.
- » Provide opportunities for development by making City-owned land available to a strategic partner. Coordinate efforts with the MEDC, the RRC program and other State/County initiatives.



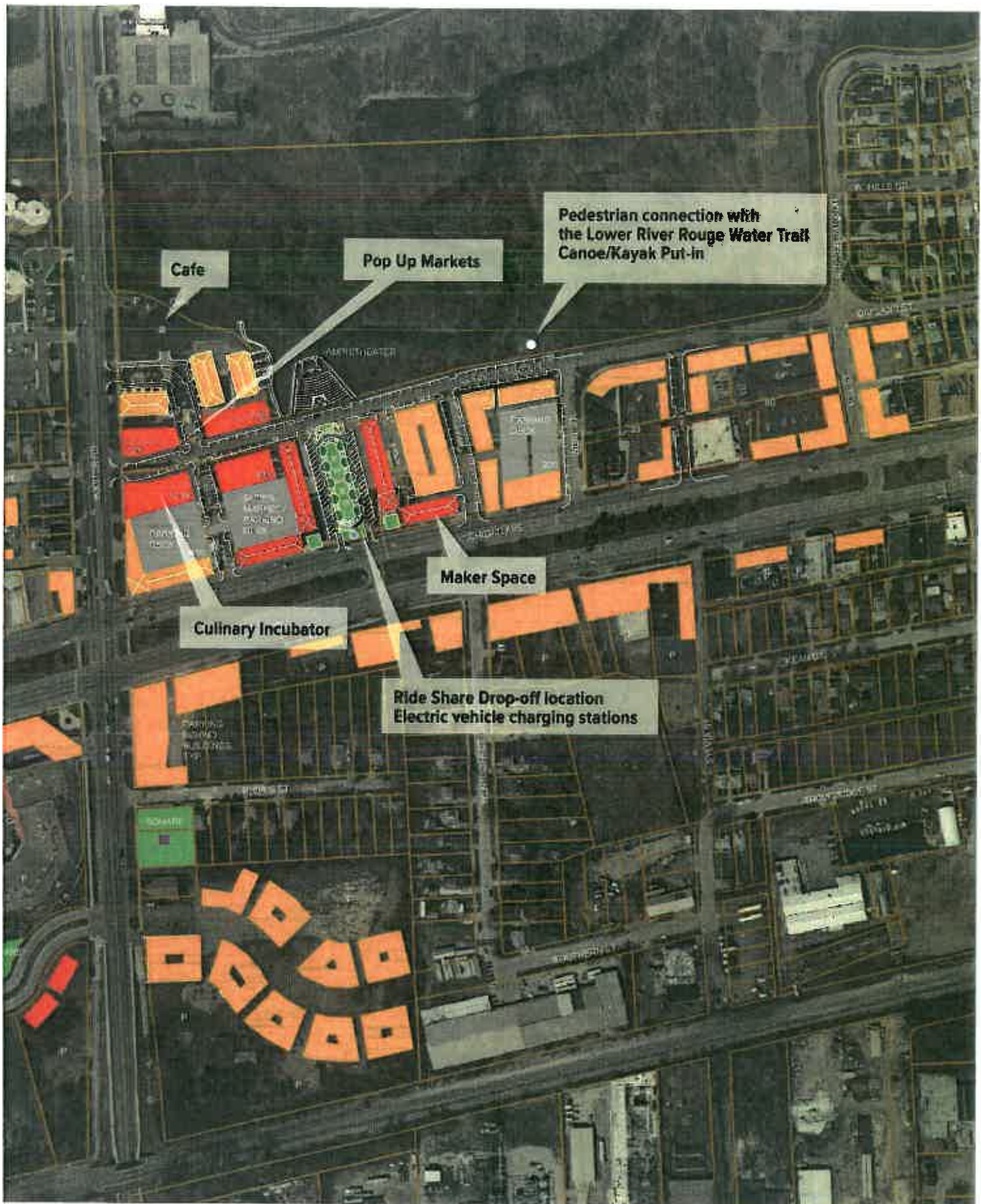
DOWNTOWN DEVELOPMENT PLAN

CITY of INKSTER, MI

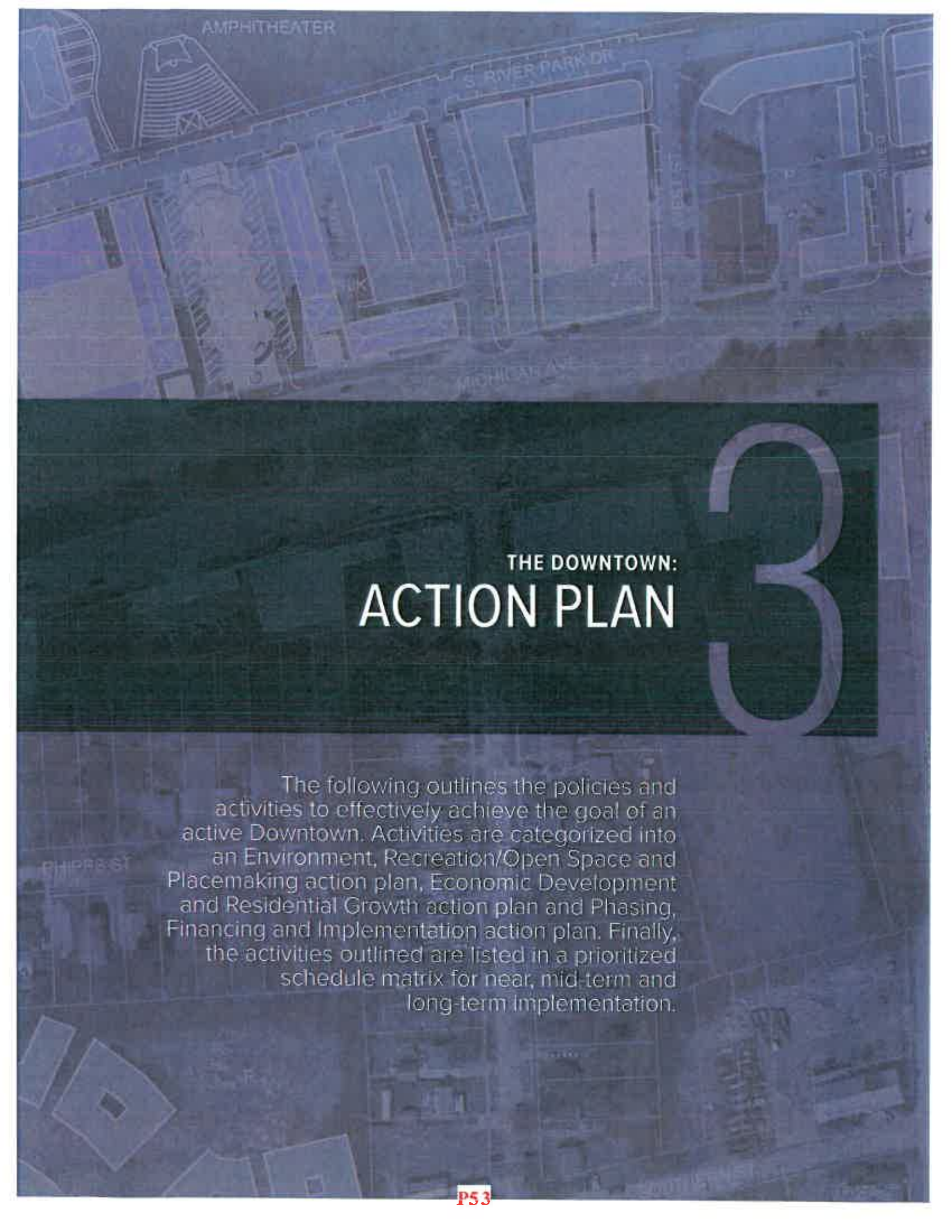
LEGEND

-  Commercial
-  Residential
-  Civic
-  Parks
-  Water









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WEST ST
MICHIGAN AVE

THE DOWNTOWN: ACTION PLAN

3

The following outlines the policies and activities to effectively achieve the goal of an active Downtown. Activities are categorized into an Environment, Recreation/Open Space and Placemaking action plan, Economic Development and Residential Growth action plan and Phasing, Financing and Implementation action plan. Finally, the activities outlined are listed in a prioritized schedule matrix for near, mid-term and long-term implementation.



SITE DEVELOPMENT POLICIES

To effectively achieve Inkster Downtown's development goal will require the creation and implementation of specific land uses, developments and public policy. The following outlines the site-specific development activities along with changes in policies that can be undertaken in the short term as the City reinvests and activates Inkster Downtown.

The following site development policies provide specific direction as to how new buildings, streets, sidewalks, amenities and open spaces will relate to each other and the existing built environment of the City. Very often communities do not achieve their desired development goals because new sites are developed without specific direction. They are too often overly influenced by market driven forces in the moment in which they are developed without any concern for their long-range impact on the City and its residents. By outlining site development policies now and adhering to them, the City can ensure that the reinvestment made in Inkster Downtown will be beneficial to all residents in both the next 5 years and long into Inkster's future.

- Develop a comfortable, safe atmosphere for residents to walk in the interior of the site with minimum five-foot wide sidewalks, greenbelt buffers between pedestrians and vehicles and first floor building façades with windows, doors and architectural features designed to a pedestrian scale.
- Create three to five story buildings to ensure economic viability, create a critical mass of activity while establishing a downtown atmosphere.
- Use public open space to create attractive opportunities for outdoor dining and encourage residents to walk through the neighborhood.

ENVIRONMENT, RECREATION/OPEN SPACE AND PLACEMAKING ACTION PLAN

To best achieve a unique identity or character within a community requires fully utilizing and crafting the way both indoor and outdoor areas contribute to residents and visitors' experiences. Public spaces provide many opportunities for activities to entertain, educate and promote interaction among everyone. The creation of recreation facilities and gathering spaces allow for residents to be physically active. Public spaces can also be utilized by adjacent property owners to promote customers to stay in the area by providing public seating and other amenities. The following are the various actions that can be taken in the open space around private property to create and promote activities for everyone.

NEW AMPHITHEATER

Creation of an outdoor location for movies, events and local artists will provide play opportunities for residents and establish Downtown Inkster as a regional destination.

NEW POP-UP MARKET

Activate a currently vacant location with new temporary retail spaces to provide an active weekend market opportunity for residents. Location can alternate as a farmer's market, artists market and retail market providing an opportunity for residents to access fresh produce, locally crafted art and merchandise.

ART INSTALLATION

Identify locations along Michigan Avenue where local artists can install their art and sculpture work.

MURAL CREATION

Work in concert with owners to identify building elevations that can be used by local artists to create murals.

NEW CANOE/KAYAK LAUNCH

Continue working with the Lower River Rouge River Water Trail Committee to create a launch site near downtown with wayfinding signage to stores and restaurants.

POCKET PARK CREATION

Identify locations in close proximity to existing residents to create small parks with passive recreation opportunities including gaming areas (ie. chess boards, etc.).

COMMUNITY/URBAN GARDENS

Identify locations in close proximity to residents to establish local community gardens. Allow residents to claim small plots or areas for their personal use. Allow organizations to claim larger areas for larger operations. By establishing local gardens the downtown will be an area that promotes community health by increasing local access to fruits and vegetables.



ECONOMIC DEVELOPMENT AND RESIDENTIAL GROWTH ACTION PLAN

To best achieve a unique identity or character within a community requires fully utilizing and crafting the way both indoor and outdoor areas contribute to residents and visitors' experiences. Public spaces provide many opportunities for activities to entertain, educate and promote interaction among everyone. The creation of recreation facilities and gathering spaces allow for residents to be physically active. Public spaces can also be utilized by adjacent property owners to promote customers to stay in the area by providing public seating and other amenities. The following are the various actions that can be taken in the open space around private property to create and promote activities for everyone.



PROMOTE 21ST CENTURY INFRASTRUCTURE

Make existing and new businesses aware that connection to a fiber optic network exists along Michigan Avenue and Inkster Road.

CREATE 21ST CENTURY MOBILITY DESTINATION

Work with electric vehicle manufacturers to locate charging stations within Inkster's downtown. Work with ride hailing services to identify centralized and attractive pickup/drop off locations.



PROVIDE SUPPORT SERVICES FOR 21ST CENTURY COMMUNICATIONS

Provide public charging stations in open space areas and in seating areas in concert with future business operators. Work with internet service providers to establish public wi-fi access throughout Inkster's downtown.

AFFORDABLE HOUSING

Utilize Low Income Housing Tax Credit (LIHTC) program and other financing options to provide all residents the opportunity to live in a walkable downtown area.





HOUSING ALTERNATIVES

Increase the types of housing available to residents beyond standard single family homes or apartments. This can include accessory dwelling units located on existing single family lots in separate structures. Another alternative are live/work units which combine work space and living space in one location. The work space could have a retail function similar to a store front along commercial streets or possibly as a display area for items created. Live/work units can be located in close proximity to maker spaces and compliment each other.

MISSING MIDDLE HOUSING

Provide housing types that give residents different market-rate alternatives for living in the City based on the needs of their current stage in life (independent young adult, young families, etc.). Rowhouses and courtyard apartments provide alternatives for residents as they progress through life.

NEW RETAIL OPPORTUNITIES

Create new retail locations for existing businesses to relocate and grow and new businesses to come into the City.

NEW CULINARY INCUBATOR

An educational resource for entrepreneurs to learn and perfect the culinary arts and associated business operations. Will provide residents an opportunity to sample new flavors in a unique sit-down restaurant atmosphere.

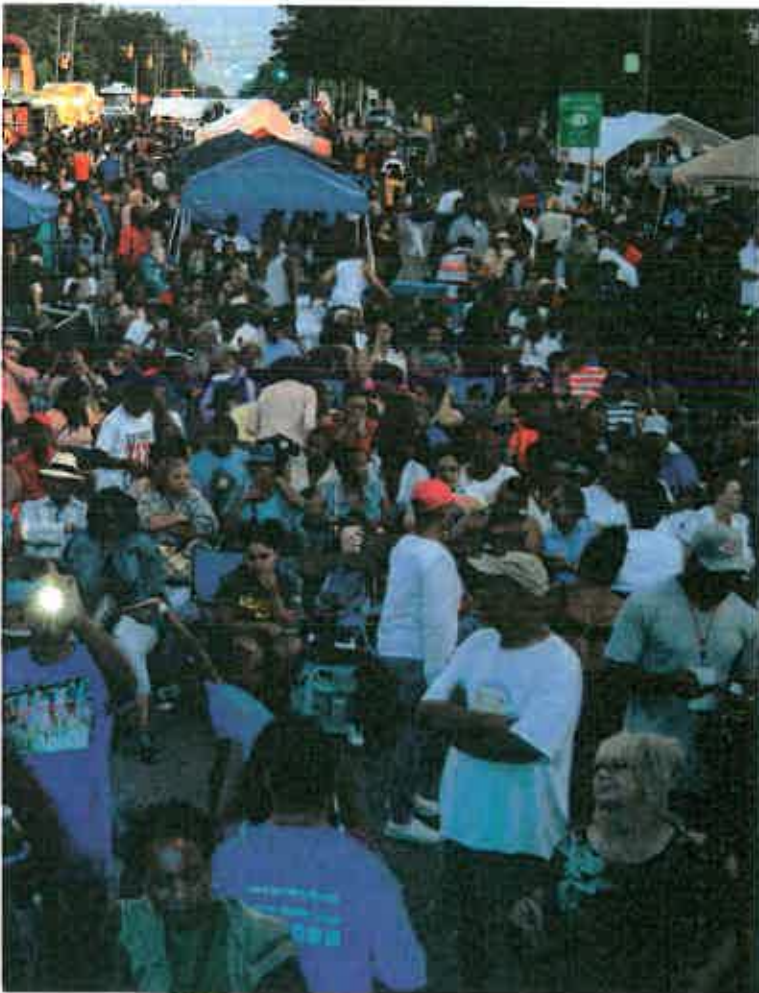
MAKER SPACE

Create space for craftspeople, woodworkers, manufacturers of hand-made retail items and others to create, manufacture and sell their products. Commercial spaces comprised of a manufacturing studio in the rear with public retail space in the front will allow craftspeople to have a sustainable successful enterprise.



PHASING, FINANCING AND IMPLEMENTATION ACTION PLAN

To best achieve a unique identity or character within a community requires fully utilizing and crafting the way both indoor and outdoor areas contribute to residents and visitors' experiences. Public spaces provide many opportunities for activities to entertain, educate and promote interaction among everyone. The creation of recreation facilities and gathering spaces allow for residents to be physically active. Public spaces can also be utilized by adjacent property owners to promote customers to stay in the area by providing public seating and other amenities. The following are the various actions that can be taken in the open space around private property to create and promote activities for everyone.



EXPAND CAPABILITIES AND ACTIVITIES OF THE INKSTER TASK FORCE

Coordinate the operations and maintenance of public open spaces, amenities and the organization of programming and events within Inkster Downtown such as pop-ups, food-trucks and other tactical urban events.

PUBLIC/PRIVATE PARTNERSHIP

Work in concert with interested primary developers to adopt a Memo of Understanding with the broad terms and conditions defined for all parties in how to make reinvestment a complete success.

ASSET MANAGEMENT

Make the most of existing infrastructure such as roads and minimize the creation of new public roads. New access shall be provided by private development and maintained through SAD or other funding source.

PROJECT FRAMEWORK

Short Term (0 to 6 Months)

New Pop-Up Market: Organize a pop-up market at the intersection of Inkster Road and S. River Park Drive. Work with Inkster Task Force to determine market season time-frame, schedule, vendor contacts, marketing opportunities and other organizational details.

Public Art Program: Select locations for art installations and locations for mural installation from a mix of publicly owned parcels and determining which property owners along Michigan Avenue and Inkster Road are interested in installations on private property. Develop list of pre-approved artists for selected locations.

Public/Private Partnership: Enter into agreement with master developer to form a public/private partnership for the construction in the northeast quadrant of downtown.

Branding and Wayfinding: Select a designer to develop a branding and wayfinding program for the downtown.

Mid Range (1 to 2 years)

Rouge River Connection: Develop pedestrian trail connection to location of the Rouge River canoe/kayak launch site including site plan for pathways and wayfinding signage to promote connection between the downtown and the Rouge River.

Commercial Development Program: In the northeast quadrant develop site plan for new retail opportunities, new culinary incubator and maker space in commercial buildings designated in plan and begin construction.

Public Amenities Development Program: In the northeast quadrant develop site plan for new amphitheater and begin construction.

Residential Development Program: Utilizing downtown plan for the northeast quadrant, identify priority sites, develop site plans and begin construction of affordable housing units and missing middle housing units.

Site Amenities Development Program: In the northeast quadrant develop amenities site plan and implement plan which includes:

- Installation of street furniture
- Installation of street lighting
- Installation of electric vehicle charging stations
- Installation of universal wi-fi
- Installation of landscaping and
- A program to complete sidewalk gaps in the downtown.

Mobility Program: Develop marketing and promotion for ride-share drop off locations and electric vehicle charging stations located in the northeast quadrant's town green.

REVITALIZATION THROUGH DEVELOPMENT – NEXT STEPS IN A SUCCESSFUL PARTNERSHIP

While the plan outlines activities that can be organized within the neighborhood, many action items will involve the development and redevelopment of land uses and buildings within the Downtown. Development/redevelopment driven by traditional market forces is usually undertaken by private individuals or companies. However, sometimes it is necessary for a community to jumpstart the process. Development/redevelopment needed to jumpstart an area is usually too complex or financially unfeasible to be undertaken by public organizations or the local government. Many communities have established public/private partnerships as an effective way to spur on revitalization.



A public/private partnership is a process by which a public entity, such as a City, can work exclusively with a private entity, an individual or corporation, to conceptualize, organize, develop and construct a new development or the redevelopment of an area. This Neighborhood Revitalization Plan addresses many of the steps involved in an area redevelopment. It also addresses the need for certain uses, such as affordable housing, missing middle housing and new retail opportunities, that can only be achieved through the development of new structures and uses. Successful revitalization of Inkster's downtown will require the City to jumpstart the process, and this is best achieved by establishing a public/private partnership.

A multitude of issues surround successful revitalization. The types of uses needed, the market demand, financing structure, ownership and operation responsibilities and a host of others. This plan has addressed the initial steps. As the City continues their revitalization efforts, the following flowchart is presented to identify the next steps in the development of Downtown Inkster.



Image capture: Aug 2018 © 2018 Google

Inkster, Michigan

 Google, Inc.

Street View - Aug 2018



Google Maps 27138 Penn St



27138 Penn St
Inkster, MI 48141



Sharde Fleming

From: Harry Kalogerakos <kalo@allenbrotherspllc.com>
Sent: Thursday, September 06, 2018 11:56 AM
To: Sharde Fleming
Subject: 27138 Penn
Attachments: QCD 27138 Penn - replacement 9-6-18.pdf

Sharde,

Here is the replacement deed from the city to Michael Byrd for 27138 Penn.

It would be best to present a resolution to council authorizing the mayor to sign this replacement deed. It would just state that the council approved this sale to Mr. Byrd on November 6, 2000, that a deed was delivered to Mr. Byrd, and that he has requested a replacement deed because the original was destroyed in a fire. Make sure the resolution contains the address and legal description of the property.

Let me know if you have any questions.

Harry

Harry Kalogerakos
ALLEN BROTHERS, PLLC
400 Monroe, Suite 620
Detroit, MI 48226
313-962-7777 phone
313-962-0581 fax
kalo@allenbrotherspllc.com

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CIRCULAR 230 DISCLOSURE - This communication may contain federal tax advice. Recent IRS regulations require me to advise you that any discussion of federal tax issues in this communication was not intended or written to be used and cannot be used to avoid any penalty under federal tax law or to promote, market or recommend any transaction or matter addressed herein. Only formal, written tax opinions meeting these IRS requirements may be relied upon for the purpose of avoiding tax-related penalties.

QUIT CLAIM DEED

Grantor, **City of Inkster, a Michigan Municipal Corporation**; whose address is 26215 Trowbridge, Inkster, MI 48141,

Quitclaims to **Michael C. Byrd**, whose address is 27138 Penn, Inkster, MI 48141 the premises in the City of Inkster, Wayne County, Michigan, described as:

Lot 263, and the adjacent ½ adj. vacated alley, WESTWOOD SUBDIVISION, as recorded in Liber 40, Page 29 & 30 of Plats, WCR

commonly known as: 27138 Penn

Property ID#: 44022010263000

for the full consideration of **One (\$1.00) Dollar**.

This deed is given as a replacement deed for one issued in November 2000, but which has been inadvertently misplaced.

City of Inkster, a Michigan Municipal Corporation

Dated: September ____, 2018

By: Byron Nolen
Its: Mayor

STATE OF MICHIGAN)
WAYNE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of September, 2018, by Byron Nolen, Mayor of Inkster, acting on behalf of said Michigan Municipal Corporation.

Subscribed and sworn to before me on
September ____, 2018.

/s/ _____, Notary Public

_____ County

My commission expires _____.

When recorded return to
Michael C. Byrd
27138 Penn
Inkster, MI 48141

Send subsequent tax bills to
Michael C. Byrd
27138 Penn
Inkster, MI 48141

Drafted by
Harry Kalogerakos, Esq.
Allen Brothers, PLLC
400 Monroe, Suite 620
Detroit, MI 48226

Tax Parcel #
44022010263000

Recording Fee
Filing Fee: _____

Transfer Tax
State: Exempt per MCL
207.526(a)
County: Exempt per MCL
207.505(a)

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: October 31, 2018

From: Darin Carrington, Treasurer

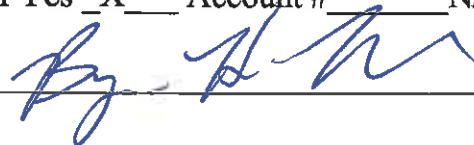
Date for Council's Consideration: November 5, 2018

ACTION REQUESTED: Approval of agreement with International Association of Fire Fighters Local 1577

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND:

The City has a number of employees in the Fire Department that are represented by Local Union 1577 of the International Association of Fire Fighters (IAFF). Due to the Consent Agreement, the last collective bargaining agreement expired a number of years ago. The City has been negotiating with this union for a significant period of time and has reached a tentative agreement on a new contract with the bargaining unit.

SCOPE OF SERVICES:

This agreement will cover much of the employer/employee relationship between the City and the fire fighters. This includes items such as pay, vacation, grievance and other related employment matters. The agreement will expire on June 30, 2020.

JUSTIFICATION:

The City has a legal responsibility to bargain with this union local. The City has reached this agreement based on fiscal and budgetary limits and also based on trying to maintain a mutually beneficial relationship with City employees.

PROJECT IMPROVEMENTS:

N/A

COSTS:

The total cost of this agreement will vary based on the number of employees that are employed and the number of hours worked by these employees.

PROJECTED TIME TABLE:

The term of the contract would be from July 1, 2018 – June 30, 2020.

RESOLUTION:

Authorization and approval is hereby given for the City of Inkster to execute the proposed bargaining agreement for City of Inkster employees represented by International Association of Fire Fighters Local 1577.

Resolved by _____

Seconded by _____

Yes:

No:

Absent: