



INKSTER CITY COUNCIL

October 19, 2020

(Virtual Meeting)

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

Mayor – Patrick Wimberly
Mayor Pro Tem – Kim Howard, District V

Council Members:

George Williams, District I
La’Gina Washington, District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Dennard Shaw, District VI

FELICIA RUTLEDGE
CITY CLERK

PATRICK WIMBERLY
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. Email your comment to be read for one (1) minute into the record. frutledge@cityofinkster.com (for virtual meeting)

October 19, 2020

Orientation 6:00 PM (Virtual)

Regular City Council Agenda – 7:00 PM (Virtual Meeting)

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. 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).

2. Approval of Agenda

3. Presentations/Discussion

4. Public Hearing

5. Consent Agenda

A. October 5, 2020 Regular (Virtual) City Council Meeting Minutes.

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6. Boards and Commissions

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

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7. Previous Business

A. A **second reading** and **approval** to consider Amendments to amend the City of Inkster Code of Ordinance, Section 124 Marijuana Business License. **(Remove from the Table)**

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B. Consideration and approval to authorize for the Administration, for the purpose of purchasing four (4) Dodge Durangos, one (1) Ford Intercept and one (1) Ford F-150, to amend the budget as follows: Add \$98,350 in Expenses for the Police Department for the purchase of new vehicles (GL Account #101-301-974.100) Reduce by \$15,000 the Police Department budget for Vehicle Maintenance & Repair (101-301-935.000) Reduce by \$16,000 the Police Department budget for Prisoner Maintenance (101-301-804.000)
(Remove from the Table)

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8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Felicia Rutledge) Consideration and approval of a street closure on Patterson Court between Shadowlawn on October 31, 2020 from 12:00pm until 9:00pm for a Fall Festival. (applicant: LeWanna Abney-Mitchell)

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B. Discussion/Action: (Felicia Rutledge) Consideration and approval of a street closure on Oakwood between Central and Western on October 31, 2020 from 6:00pm until 10:00pm for a Halloween Trunk of Treat. (applicant: Vena Stephens)

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C. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing Administration to enter into a contract with LGC Global Energy to provide janitorial services at City Hall, Justice Center, Recreation Complex and Department of Public Services for (3) years with a (1) one year option.

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D. Discussion/Action: (Tracy Ann-Jennings) Consider approval of offer to purchase (Case # LD 20-14) 3508 Harrison and (3) adjacent vacant lots which are located on the east side of Harrison Avenue between Carlyle Avenue and Beech Avenue and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021045000), 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021046000), 25N1047 LOT 1047 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021047000), and 25N1048 LOT 1048 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021048000) in the amount of \$7,500 to Key Management/Kimani Powell.

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E. Discussion/Action: (Tracy Ann-Jennings) Consider approval of offer to purchase (Case # LD 20-13) two (2) vacant residential lots which are two adjacent parcels located on the east side of Hickory Avenue between Cherry Avenue and Elm Street and are legally described as 25P21 LOT 21 AND N 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010021000) and 25P22 23 LOT 22 AND 23 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010022000) in the amount of \$1,000.00 to Anthony Pasley. **Pg. 96**

F. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) offer to purchase (Case # LD 20-10) two (2) vacant residential lots which are located right next to each other on the west side of Harriet Avenue between Beech Avenue and Cherry Avenue and are legally described as 25N85 LOT 785 AND ADJ VAC ALLEY 9 FT WIDE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020785000) and 25N786 LOT 786 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020786000) in the amount of \$500.00 to Mr. & Mrs. Virgil Taylor. **Pg. 109**

G. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) of two (2) offers to purchase (Case # LD 20-07) two (2) vacant commercial lots which are located right next to each other on the west side of Middlebelt between Glenwood Street/Avenue and Oakwood Street/Avenue and are legally described as 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44002010391001 and 44002010392001) \$6,100 to Carrie V. Rohoden.

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H. Discussion/Action: (Tracy Ann-Jennings) Consider approval of offer to purchase (Case # LD20-11) one (1) vacant residential lot which is located on the east side of Ash Avenue between Cherry Avenue and Elm Street and is legally described as 25P17 TO 20 LOTS 17 to 20 INCL Also ADJ VAC ELM ST 50FT WD ALSO W 1/2 VAC ALLEY ADJ TO LOT 17 ALSO N 1/2 VAC ALEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010017000) in the amount of \$1,500 to Anthony Pasley. **Pg. 149**

10. Public Participation (limit to 1 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

October 5, 2020
Regular (Virtual) City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act and Governor Gretchen Whitmer's Executive Order on Monday, October 5, 2020.

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:04 p.m.

Pledge of Allegiance

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

Prayer

Roll Call

Mayor Wimberly	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Councilman Williams	Present
Councilwoman Washington	Present	Councilman Chisholm	Present
Councilman Shaw	Present		

Closed Session

Moved by Councilmember Watley, Seconded by Councilmember Chisholm to go into closed session 9:45 p.m. to discuss pending litigation.

ROLL CALL VOTE:

Councilmember Shaw	Yea	Councilmember Washington	Yea
Councilmember Williams	Yea	Councilmember Watley	Yea
Councilmember Howard	Yea	Councilmember Chisholm	Yea

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to adjourn closed session at 10:03 p.m.

Approval of Agenda

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve the agenda with the addition of item "C" under New Business. Resolution 10-20-150COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Watley	Yea	Councilmember Williams	Yea
Councilmember Howard	Yea	Councilmember Shaw	Yea

Presentations/Discussion

- A. Eviction Diversion Program**
B. Inkster Firefighters
C. Emergency Shelter Presentation

- Moved by Councilmember Williams, Seconded by Councilmember Shaw to accept \$236,000 in Cares Act Funds into the FY20-21 Budget and allocate \$150,000 towards the Fire Department for salaries and wages. Add \$236,000 in Revenue from the funds received from the State for the Public Safety Public Health Payroll Reimbursement grant (GL Account #101-000-540.000)
 - Add \$150,000 in Expenses to the Fire Department Salaries & Wages (GL Account #101-337-706.000)
- Resolution 10-20-151COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Shaw	Yea	Councilmember Watley	Yea
Councilmember Washington	Yea	Councilmember Howard	Yea
Councilmember Williams	Yea	Councilmember Chisholm	Yea

Public Hearings

Consent Agenda

- A. September 21, 2020 Regular (Virtual) City Council Meeting Minutes.**

- Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw**
Resolution 10-20-152COV - Motion carried.

ROLL CALL VOTE:

Councilmember Williams	Yea	Councilmember Shaw	Yea
Councilmember Howard	Yea	Councilmember Chisholm	Yea
Councilmember Washington	Yea	Councilmember Watley	Yea

Boards and Commission

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

- Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Williams to appoint Rebecca Daniels to the Planning Commission. Resolution 10-20-153COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Watley	Nay	Councilmember Williams	Yea
Councilmember Washington	Yea	Councilmember Howard	Yea
Councilmember Chisholm	Yea	Councilmember Shaw	Yea

Previous Business

Ordinance(s)

- ### A. First Reading(s)

B. Second Reading(s)

1. Council to offer a **second** reading and **approval** of text amendments (TA 20-10) to the City's Zoning Ordinance pertaining to provisions for Emergency Shelters per the recommendations of the Planning Commission. For a list of affected Ordinance sections, please see "background information".

**Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard
Resolution 10-20-154COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Howard	Yea	Councilmember Williams	Yea
Councilmember Washington	Yea	Councilmember Shaw	Yea
Councilmember Chisholm	Yea	Councilmember Watley	Nay

New Business

A. Discussion/Action: (Jerome Blvins) Consideration and approval to adopt a Resolution on behalf of the City of Inkster from Great Lakes Water Authority (GLWA) to concur in the rules and regulations industrial pretreatment program as adopted by the GREAT LAKES WATER AUTHORITY.

**Moved by Councilmember Shaw, Seconded by Councilmember Williams
to approve to adopt a Resolution on behalf of the City of Inkster from Great
Lakes Water Authority (GLWA) to concur in the rules and regulations
Industrial pretreatment program as adopted by the GREAT LAKES WATER
AUTHORITY.
Resolution 10-20-155COV – Motion carried**

ROLL CALL VOTE:

Councilmember Washington	Yea	Councilmember Watley	Yea
Councilmember Howard	Yea	Councilmember Shaw	Yea
Councilmember Chisholm	Yea	Councilmember Williams	Yea

B. Discussion/Action: (Darin Carrington) Consideration and approval of authorization for the Administration, for the purpose of purchasing three (3) new Ford Intercepts, to amend the budget as follows: Add \$100,000 in Revenue for FDCVT grant from last FY (GL Acct #101-000-540.000) Add \$101,520 In Expenses to the Police Department budget for purchase of new vehicles (101-301-974.100)

**Moved by Councilmember Chisholm, Seconded by Councilmember Williams
to approve of authorization for the Administration, for the purpose of
purchasing three (3) new Ford Intercepts, to amend the budget as follows:
Add \$100,000 In Revenue for FDCVT grant from last FY (GL Acct #101-000-
540.000) Add \$101,520 In Expenses to the Police Department budget for
purchase of new vehicles (101-301-974.100)
Resolution 10-20-156COV – Motion carried**

ROLL CALL VOTE:

Councilmember Watley	Yea	Councilmember Williams	Yea
Councilmember Washington	Yea	Councilmember Howard	Yea
Councilmember Chisholm	Yea	Councilmember Shaw	Yea

- C. Discussion/Action: (Darin Carrington) Consideration and approval to authorize for the Administration, for the purpose of purchasing four (4) Dodge Durango's, one (1) Ford Intercept and one (1) Ford F-150, to amend the budget as follows: Add \$98,350 In Expenses for the Police Department for the purchase of new vehicles (GL Account #101-301-974.100) Reduce by \$15,000 the Police Department budget for Vehicle Maintenance & Repair (101-301-935.000) Reduce by \$16,000 the Police Department budget for Prisoner Maintenance (101-301-804.000)

Moved by Councilmember Williams, Seconded by Councilmember Shaw to approve to TABLE until next meeting to authorize for the Administration, for the purpose of purchasing four (4) Dodge Durango's, one (1) Ford Intercept and one (1) Ford F-150, to amend the budget as follows: Add \$98,350 In Expenses for the Police Department for the purchase of new vehicles (GL Account #101-301-974.100) Reduce by \$15,000 the Police Department budget for Vehicle Maintenance & Repair (101-301-935.000) Reduce by \$16,000 the Police Department budget for Prisoner Maintenance (101-301-804.000)

Resolution 10-20-157COV – Motion carried

ROLL CALL VOTE:

Councilmember Watley	Yea	Councilmember Williams	Yea
Councilmember Washington	Yea	Councilmember Howard	Yea
Councilmember Chisholm	Yea	Councilmember Shaw	Yea

Public Participation

- **Charles Blackwell** – Asked about the Police vehicles purchase order.
- **Mandisa** – He asked city council to check into the top reason that firefighters are leaving. He stated he does not want the money to be paid to a firefighter and then they leave after training.
- **Yvette Hardy** – Stated that the Emergency Shelter that is being built should have a percentage of Inkster residents hired, and certain purchasing requirements.
- **Officer Wall of Code Enforcement** – Thanked Troy Seaton of assisting with the creation of the Code Enforcement webpage. She stated the page would have a host of information such as seasonal changes and violation information.

City Clerk

- Stated that absentee ballots had gone out and are not being received. She further stated the location of the official ballot drop box are city hall and the recreation complex. She asked anyone that would like to receive a ballot to contact the City Clerk's office at 313-563-9770.

City Treasurer

- Stated the city did receive hazard pay premiums and payments were made to the police officers and firefighters.

Mayor and Council

- **Councilman Shaw** – Asked about purchasing water in bulk. Thanked Mr. Carrington for handling some water issues. He stated there needed to be police presence on Woodland, Helen, Harrison and Northwood.
- **Councilwoman Washington** – Invited everyone to visit a zoom webinar she is hosting on October 6, 2020 at 6:00PM. Titled: Coping with stress and anxiety.
- **Councilman Chisholm** – Wished officially retired Father Clifton Ellis a happy retirement.
- **Councilwoman Watley** – Asked residents to attend the work/study session on Marijuana. She asked about the GIS contract and the status of getting the software. She asked had a Parks and Recreation Director been hired.
- **Councilman Williams** – No comments.
- **Mayor Pro-Tem Howard** – Announced COVID-19 testing at the Police Station October 9, 2020.
- **Mayor Wimberly** – Encouraged residents to complete their 2020 Census and to vote. He stated that a new Parks and Recreation Director, Alex Legion had been hired. He further stated that Shirley Hankerson, Parks and Recreation Commissioner Chair assisted in the interview process.

CLOSED SESSION

Adjournment

There being no further business to come before Council, on a motion duly made

By Councilmember Chisholm, Seconded by Councilmember Williams carried, to conclude

The Regular Virtual City Council meeting of October 5, 2020 was adjourned at 10:03p.m.



Felicia Rutledge, City Clerk

City of Inkster

OCTOBER 5, 2020 (Virtual Meeting)

CITY OF INKSTER

Boards & Commissions

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

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Denise Champagne, Project Dir.

- (Ex-Officio Member)

Rochelle Wells

Rosie Allen Thompson

Henry Wade

Toni Bailey

Roosevelt Stubbs

Gabe Henderson

Jean Liddell

Iris Long

June Patter son

Debra Owens

Chuck Coleman

Tenure

Exp. 07/20/22

Exp. 07/06/22

Exp. 07/06/22

Exp. 07/06/22

Exp. 04/15/21

Exp. 07/06/22

Exp. 07/06/22

Exp. 01/06/22

Exp. 01/06/22

Exp. 07/06/22

Exp. 07/06/22

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

William Miller

Lenoria Warmack

Ned Sanders

Peggy Bishop (Alternate)

Clerk of the Board – Non Voting

Exp. 01/06/21

Exp. 12/16/20

Exp. 02/03/21

Exp. 10/7/2020

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Kathleen Gibbs

Gabe Henderson

Avis Love

George Williams

Lenoria Warmack

Exp. 07/06/22

Exp. 01/21/22

Exp. 02/18/21

Exp. 01/06/22

Exp. 08/17/22

Exp. 12/16/21

Vacant

Vacant

Vacant

Vacant

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Vacant

Vacant

Vacant

OCTOBER 5, 2020 (Virtual Meeting)

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

Vacant

Troy Seaton Dist. 1
Phineas Cody Dist. 3
Octavia Smith Dist. 4
Thelma Jean Overman Dist. 5
Connie R. Mitchell Dist. 6
Sandra Watley Mayoral
Steven Chisholm At-Large

Ex. Officio

Exp. 07/06/23
Exp. 10/07/22
Exp. 07/03/20-Expired
Exp. 02/06/20-Expired
Exp. 02/04/22
Exp. 01/06/23
Exp. 07/06/23

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Vacant

Vacant - (Employee Representative)
Vacant (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
Tom Michellini Contractor
James Garrett (Engineer)
Charles Rizzo (Alternate)

Exp. Tenure

Exp. 01/22 (2 Year Term)
Exp. 9/19 (2 Year Term)-Expired
Exp. 01/23 (3 Year Term)
Exp. 9/20 (3 Year Term)-RESIGNED
Exp. 01/21

OCTOBER 5, 2020 (Virtual Meeting)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Shirley Hankerson		Exp. 12/21
Yvette Brock		Exp. 12/21
Charles Rizzo		Exp. 12/21
Rebecca Daniels		Exp. 02/22
Tom Michelini		Exp. 04/19-Expired
- Building 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. 12/17/22
Angela Dodson		Exp. 02/19/22
Barbara Cooper		Exp. 10/7/23
Octavia Smith		Exp. 10/21/23
Sonja Jennings		Exp. 11/4/23
Randa Davis		Exp. 11/4/23
Dea Ogburne		Exp. 07/20/19-RESIGNED
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19-Expired
Uche Ndubuisi		Exp. 7/20/19-Expired
Clarence Oden		Exp. 7/1/23

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-Expired
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25
Deborah Walker		Exp. 06/07/16-Expired
Mary Welslo		Exp. 03/07/17-Expired
Cassandra Leonard		Exp. 06/07/16-Expired
Herbert Johnson		Exp. 06/07/16-Expired
Dennis Welslo		Exp. 06/07/19-Expired
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD-INACTIVE

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

OCTOBER 5, 2020 (Virtual Meeting)

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
Courtney Owens	Exp. 12/16/2026
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

VACANT	Dist. 1	Exp. 03/20/19
Opal Nolen	Dist. 2	Exp. 11/6/19- Expired
Tania James	Dist. 3	Exp. 04/01/21
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/17/22
VACANT	Dist. 5	Exp. 02/19/20
Connie R. Mitchell	Dist. 6	Ex. 11/18/21
Ashwanna Butts	Mayoral	Exp. 01/21/22
Shirley Hankerson	Mayoral	Exp. 4/15/21
Ned Sanders	Council	Exp. 07/07/19- Expired

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

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

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

Patrick Wimberly (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 3/22
Tonia Williams	Exp. 02/23
Mack Willis	Exp. 07/23
Rebecca Daniels	Exp. 10/23
William Ratliff (Vice-Chair)	Exp. 07/22
Lynette Cain (Secretary)	Exp. 07/22
Steven Chisholm (Chair)	Exp. 07/22
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. 12/19
Barry O'Bryan	Police Rep	
Jason Kaye	Fire Rep	
Sandra K.Watley	City Council Rep	Exp. 12/20

OCTOBER 5, 2020 (Virtual Meeting)

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 (Tenure is up)
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: Patrick Wimberly, Mayor

Date: September 1, 2020

From: Felicia Rutledge, City Clerk

Date for Council Consideration: September 8, 2020
October 19, 2020

ACTION REQUESTED: Consideration for a second reading and approval to amend the City of Inkster Code of Ordinance Chapter 124 pertaining to Marijuana Medical and Adult Use Business License.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

In 2008, the Michigan Medical Marijuana Act (MMMA) established the legal use of marijuana to treat various medical conditions. The MMMA also creates the designation "cannabis" for medical marijuana to approved patients to treat their medical conditions.

established the legal the use of marijuana to treat various medical conditions. The MMMA also creates the designation "cannabis" for medical marijuana to approved patients to treat their medical conditions.

On September 21, 2018, the Michigan Legislature passed a package of bills (2016 PA 281-283) that significantly expanded the use of marijuana permitted under state law, and establishes a licensing system for the new ACT, the requirements for growers, processors, provisioning centers, and infused products, commonly known as edibles.

On September 21, 2018, the Michigan Legislature passed a package of bills (2016 PA 281-283) that significantly expanded the use of marijuana permitted under state law, and establishes a licensing system for the new ACT, the requirements for growers, processors, provisioning centers, and infused products, commonly known as edibles.

Voters in Michigan approved the use of "recreational" marijuana in November 2018. On December 1, 2018, the law went into effect, ending marijuana's criminal status in Michigan. Out of this legalization for Adult Use (Recreational) come the following licenses;

Voters in Michigan approved the use of "recreational" marijuana in November 2018. On December 1, 2018, the law went into effect, ending marijuana's criminal status in Michigan. Out of this legalization for Adult Use (Recreational) come the following licenses;

- Cultivation Grower
 1. Class A – 500 Plants
 2. Class B – 1000 Plants
 3. Class C – 1500 Plants
- Marijuana Retailer (Provisioning Center)
- Marijuana Microbusiness
- Marijuana Processor
- Marijuana Secure Transporter
- Marijuana Designated Consumption
- Marijuana Event Organizer

The city of Inkster has opted into the Medical and Adult Use “recreational” Marijuana process with the State of Michigan. This amendment to the City of Inkster Medical and Adult Use Business license corresponds with the state licenses and brings the city in line to reflect the state changes.

The city also passed Zoning Ordinance amendments to incorporate for Adult Use. All Adult use has been designated within the zoning Ordinance except for Marijuana Designated Consumption, parameters regarding Marijuana Retail with regards to Microbusiness and it's allowances per state guidelines, and Event Organizer. Future amended Zoning Ordinance will be brought forth with.

SCOPE OF SERVICES

Applicants shall apply for Medical and Adult Use Marijuana Business Licenses with the City Clerk and go thru the appropriate approvals with the Planning, Building and Police Departments, prior to being issued a business license. Applicants must further have State of Michigan approval prior to being issued a Medical or Adult Use Marijuana Business License.

JUSTIFICATION

To bring the Marijuana Business License application process in line with the new state guidelines with regards to Medical and Adult Use Marijuana Licenses. Diversified revenue stream to the city of Inkster.

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

A \$5,000 amount will be for each license medical or adult use. Example, if a grow facility has a medical license and wish to grow for adult use, that would be a total of \$10,000.00. for medical and adult use.

PROJECT TIME TABLE

Upon thirty (30) days for the Ordinance to take effect.

RESOLUTION

Authorization is hereby approved for the second reading and approval of a City of Inkster Ordinance pertaining to Medical and Adult Use Marijuana Business License; Chapter 124.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

AN ORDINANCE TO AMEND TITLE XI OF THE INKSTER CITY CODE, CHAPTER 124, MEDICAL MARIJUANA BUSINESSES LICENSES, PROVIDING FOR THE LICENSING OF BOTH MEDICAL AND ADULT USE MARIJUANA ESTABLISHMENTS, TO THE CODE OF ORDINANCES FOR THE CITY OF INKSTER, WAYNE COUNTY, MICHIGAN.

NOW THEREFORE, THE CITY OF INKSTER ORDAINS:

Chapter 124 of Title XI of the Code of Ordinances of the City of Inkster shall be amended as follows:

CHAPTER 124: ~~MEDICAL~~ MARIJUANA BUSINESS LICENSE

§ 124.01 PURPOSE.

(A) The purpose of this chapter is to establish standards and procedures for the issuance, renewal and/or revocation of licenses for ~~medical~~-marijuana ~~facility-related businesses~~ in order to:

- (1) Serve and protect the health, safety and welfare of the general public;
- (2) Establish a set of rules and regulations which are fair and equitable for those interested in operating a ~~medical~~-marijuana ~~facility-related business~~ in compliance with the Michigan Medical Marihuana Act (~~MMMA~~) MCL 333.26421 et seq., Medical Marihuana Facilities Licensing Act (~~MMFLA~~) MCL 333.27101 et seq., the Michigan Regulation and Taxation of Marihuana Act (MRTMA) MCL 333.27951 et seq. and State of Michigan regulations;
- (3) To provide reasonable regulation pursuant to the city's general police power granted to cities by the Michigan Constitution of 1963 and the Home Rule City Act, MCL § 117.1 et seq., as amended.

(B) Nothing in this chapter, or in any companion regulatory provision adopted in any other provision of the Code of Inkster, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the Code of Inkster and state and federal laws. The provisions provided herein do not protect users, caregivers or the owners/operators of a ~~medical~~-marijuana ~~facility-related business~~ where the ~~medical~~ use of marijuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Control Substances Act.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

~~§~~

124.02 ADOPTION OF STATE RULES AND REGULATIONS.

~~—All activities related to ~~medical~~-marijuana ~~related businesses~~ shall be in compliance with the General Rules of the Michigan Department of Community Health and, the Michigan Marijuana Regulatory Agency, the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, (~~MMMA~~).~~

MCL § 333.26421 et seq., the Medical Marijuana Facilities Licensing Act (MMFLA) MCL 333.27101 et seq. and the Michigan Regulation and Taxation of Marijuana Act (MRTMA) MCL 333.27951 et seq.
(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)

§ 124.03 LICENSE REQUIRED FOR THE OPERATION OF A ~~MEDICAL~~ MARIJUANA ~~FACILITY-RELATED BUSINESS~~

(A) Each operator of a ~~medical~~-marijuana ~~facility-related business~~ shall apply for a license with the Inkster City Clerk ("Clerk"). An annual fee schedule for the initial license and annual renewal fees shall be set by City Council and such fees shall be reasonably calculated to reimburse the city for the costs associated with the enforcement of this chapter and the continued regulation of establishments licensed hereunder.

(B) Licenses are non-transferrable and shall only apply to the person/entity listed on the license at the address listed on the application. Licensees in good standing with the city, have no code violations and/or unpaid taxes or fees, are permitted to transfer licenses to new addresses or locations provided all necessary city approvals are obtained prior to requesting the transfer.

(C) Licenses shall expire at the end of each calendar year from the date of issuance.

(D) Applications to renew a license to operate a ~~medical~~-marijuana ~~facility-related business~~ shall be filed at least 30 days prior to the date of expiration. Such renewal shall be annual and shall be accompanied by the annual fee and any other fee(s) required under this chapter. All provisions and requirements of this chapter apply to renewals in the same manner as the original application.

(E) The license requirements set forth in this chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state or local law.

(F) The issuance of any license pursuant to this chapter does not create an exception, defense or immunity to any person in regard to any potential criminal liability the person may have for production, distribution or possession of marijuana, possession of drug paraphernalia or presence in a place where drugs are being used, stored or kept.

(G) Applications for a license required by this chapter shall be made with forms provided by the Clerk, which shall be signed and verified under oath by the applicant, if an individual, or by the authorized agent for any firm, partnership, association, corporation, company or organization and shall set forth and/or provide at a minimum, the following information and documentation:

(1) If the applicant is an individual he/she must provide their: name, address and telephone number, master driving record and criminal complaint history (CCH). If the individual intends to operate an unincorporated individual proprietorship, they must also obtain a general business license as provided for under the Inkster City Code;

(2) If the applicant is a partnership, or an employee, it must provide: the name of the organization and each partner, residential and business address and telephone number of each partner and the business, and each partner's CCH and master driving record, along with a copy of the partnership's city of Inkster business license;

(3) If the applicant is a corporation, it must provide: the name of the organization, date of organization and certificate of good standing from the state under which the corporation was organized, a copy of the corporation's City of Inkster business license, the names of the principal officers, directors and local representatives of their organization, their residential and business addresses, telephone numbers, their CCH and master driving record;

(4) The length of time for which the right to do business as a ~~medical~~-marijuana ~~facility~~related business is sought;

(5) A recent color photograph of the applicant or the agent for the applicant who is to do the actual assessments and/or certification for the ~~medical~~-marijuana ~~facility~~related business. The photograph shall be two inches by two inches showing head and shoulders of applicant or agent and shall be supplied by the applicant or agent;

(6) A brief description of the product, products or services involved at the medical marijuana facility;

(7) The name, address and telephone number of the organization's registered agent or the party that has the full power and authority to accept service of process for and on behalf of applicant in respect to any matters connected with or arising out of the business transacted under said license with full acknowledgment that service on said agent shall be valid when personally served on him/her.

(8) The location and mailing address and all telephone numbers where the ~~medical~~ marijuana ~~facility~~related business will be located.

(9) The operator of the ~~medical~~-marijuana ~~facility~~related business shall be required to submit proof, in a form acceptable to the Clerk, of ownership of the property where the ~~medical~~ marijuana ~~facility~~related business is to be operated. If the location/property/premises of the ~~medical~~-marijuana ~~facility~~related business to be licensed hereunder is not owned by the operator of the ~~medical~~-marijuana ~~facility~~related business, the operator shall submit alternate written proof in a form acceptable to the Clerk that the titled owner of the location/property/premises to be licensed has given notarized written consent to the operator to use the premises for the licensed use.

(10) A copy of approvals from the City Planning and Building Department including: special ~~conditions~~land use, site plan and building permits.

(11) A copy of the certificate of ~~occupancy~~compliance from the city for the location of the ~~medical~~-marijuana ~~facility~~related business.

(12) Proof that all fees imposed hereunder have been paid in full and that the applicant is not otherwise indebted to the City or in default of any other provision of the Inkster City Code.

(13) A signed release from the applicant permitting the police department to perform a criminal background check to ascertain whether the applicant and operator named on the application have been convicted of a felony.

(14) A binding release of liability and agreement to hold harmless the City of Inkster from any liability arising out of the operation of the ~~medical~~-marijuana ~~facility~~related business.

(15) Proof of insurance providing coverage for fire and loss liability and claims arising out of conditions, activities, structures and facilities maintained in relation to the ~~medical-marijuana facility-related business~~, in an amount of no less than one million dollars umbrella coverage.

(16) A copy of the applicant's computerized criminal history (CCH).

(17) A history of the applicant's ordinance and state law license and permit revocation and ordinance violations.

(H) The Clerk may not issue a license under this chapter until the applicant has completed the application, provided all the information and documentation required herein and paid all fees.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.04 DEFINITIONS AND LEGISLATIVE FINDINGS AND INTENT.

(A) Any term set forth herein shall have the meaning assigned to it by § 10.05 of the Inkster City Code. The legislative findings and intent of this chapter shall be identical to those set forth in § 10.02 of the Inkster City Code.

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~~—(B) An annual license is required for any of the following entities to operate a marijuana facility:~~

~~—(1) Growers—licensees that cultivate, dry, trim, or cure and package marijuana for sale to a processor or provisioning center. Registered patients and primary caregivers who lawfully cultivate marijuana in the quantities and for the purposes permitted under the Michigan Marihuana Act are not considered "growers" under the new legislation.~~

~~—(2) Processors—licensees that purchase marijuana from a grower and extract resin from the marijuana or create a marijuana-infused product for sale and transfer in packaged form to a provisioning center.~~

~~—(3) Provisioning centers—licensees that purchase marijuana from a grower or processor and sell, supply, or provide marijuana to patients, directly or through the patient's caregiver.~~

~~—(4) Secure transporters—licensees that store marijuana and transport it between marijuana facilities for a fee.~~

~~—(5) Safety: propagate, breed, grow, harvest, dry, cure, or separate parts of the marijuana plant by manual or mechanical means.~~

~~(B) "Department" means the department of licensing and regulatory affairs.~~

~~(C) "Marijuana" or "Marihuana" means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marijuana concentrate and marijuana-infused products. For purposes of this act, marijuana does not include:~~

~~(1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of~~

the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;

(2) industrial hemp; or

(3) any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

(D) "Marijuana establishment" means a marijuana grower, marijuana safety compliance facilities—licensees that receive facility, marijuana processor, marijuana microbusiness, marijuana retailer, marijuana from a secure transporter, or any other type of marijuana-related business licensed by the department as defined in the MRTMA, MCL 333.27951 et seq.

(E) "Marijuana facility or primary" means an enterprise at a specific location at which a licensee is licensed to operate under the Medical Marijuana Facilities Licensing Act, MCL 333.27101 et seq., including a marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, or marijuana safety compliance facility. The term does not include or apply to a "primary caregiver" or "caregiver" as that term is defined in the MRTMA, MCL 333.27951 et seq.

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(F) "Marijuana grower" means a person licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments.

(G) "Marijuana event organizer" means a person licensed to apply for a temporary marijuana event under these rules.

(H) "Marijuana-infused product" means a topical formulation, tincture, beverage, edible substance, or similar product containing marijuana and other ingredients and that is intended for human consumption.

(I) "Marijuana microbusiness" means a person licensed to cultivate not more than 150 marijuana plants; process and package marijuana; and sell or otherwise transfer marijuana to individuals who are 21 years of age or older or to a marijuana safety compliance facility, but not to other marijuana establishments.

(J) "Marijuana processor" means a person licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana to marijuana establishments.

(K) "Marijuana related business" means a "marijuana facility" licensed pursuant to the Medical Marijuana Facilities Licensing Act, MCL 333.270101, et. seq., or a "marijuana

establishment" licensed pursuant to the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et. seq.

(L) "Marijuana retailer" means a person licensed to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years of age or older.

(M) "Marijuana secure transporter" means a person licensed to obtain marijuana from marijuana establishments in order to transport marijuana to marijuana establishments.

(N) "Marijuana safety compliance facility" means a person licensed to test it for marijuana, including certification for potency and the presence of contaminants and other substances.
(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)

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(O) "Process" or "Processing" means to separate or otherwise prepare parts of the marijuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marijuana concentrate or marijuana -infused products.

(P) "Social Equity Program" means all programs established by the Marijuana Regulatory Agency, or other agency of the Department of Licensing and Regulatory Affairs, pursuant to Section 8 of the MRTMA.

(Q) "State license" means a license issued by the department that allows a person to operate a marijuana establishment.

(R) "MMFLA" means the Medical Marihuana Facilities Licensing Act, MCL 333.2701, et seq.

(S) "MRTMA" means the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333. 27951 et seq.

(T) "Marijuana" has the same meaning as "marihuana" under the MMFLA and MRTMA.

§ 124.05 ISSUANCE OF LICENSE.

-(A)-(A) An annual license is required to operate any of the following marijuana related businesses:

Establishment Type

Grower

Class A. (maximum of 500 plants under MMFLA or 100 plants under MRTMA)

Class B. (maximum of 1,000 plants under MMFLA or 500 plants under MRTMA)

Class C. (maximum of 1,500 plants under MMFLA or 2,000 plants under MRTMA)

Marijuana retailer

Marijuana Microbusiness

Processor

Secure transporter

Safety compliance facility

Designated Consumption Establishment

Excess marijuana grower

Marijuana event organizers

(B) The Clerk shall issue a license hereunder to the applicant unless the Clerk finds a reason for denial, as stated in division (6D), below. The license shall be for no more than one year in length.

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~~-(B)(C)~~ In the event a licensee does not commence operations within 180 days after being issued a license, the license shall be deemed forfeited and the business may not commence operations.

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~~-(C) There shall not be more than three provisioning center licenses issued by the city at any given time.~~

-(D) The standards for denial of a license are as follows:

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~~-(1) (1) The applicant has not been granted the appropriate license by the Marijuana Regulatory Agency or the Department.~~

(2) The application is not completely filled out or information is not provided as required by the prior sections herein.

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(23) The applicant's CCH shows a conviction or convictions for activities that pose a threat or a danger to the residents of the city should a license be granted including, but not limited to: drunk driving, disturbing the peace, assault and battery, domestic violence, theft, dishonesty or deception, fraud, criminal sexual conduct, felonious assault, murder, and violations of the Controlled Substance Act.

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(34) Verification of any of the information required by § 124.03 shows the information provided by the applicant to be fraudulent, a misrepresentation, or a false statement.

(45) An investigation through the City Police Department or any other law enforcement agency that shows a pattern and history of conduct which would justify a revocation of the applicant's permit under § 124.08.

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(56) The applicant or any of the proposed employees/partners/members of the applicant have a habitual history of business license/permit violations, revocations, or a habitual history of ordinance violations.

(67) Failure to pay the nonrefundable licensing application fee herein or the application fee.

(78) No license shall be issued to any applicant until such applicant shall have obtained the age of 21 years.

(89) The applicant's ~~medical-marijuana facility-related business~~ license has previously been revoked.

(910) The building/premises where the ~~medical-marijuana facility-related business~~ is to be located is in violation of any city building, fire, electrical or health codes.

(4011) The applicant and/or business has outstanding taxes, fines, fees or liens owed to the city.

(4112) Failure to comply with the Inkster Zoning Ordinance or any other Inkster City Codes.

(4213) Any other competent, material and substantial evidence indicating the applicant or any of the applicant's proposed employees/partners/members pose an apparent danger to the health, safety and welfare of the people of the city and/or the activity proposed to be permitted constitutes an apparent danger to the health, safety and welfare of the people of the city.

(4314) The designated maximum number of licenses have already been granted by the city.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.06 APPEAL OF CLERK'S DENIAL.

—(A) Any applicant for a license to operate a ~~medical-marijuana facility-related business~~ under this chapter may appeal the clerk's denial of the license to the Mayor, provided however that:

(1) The applicant has paid all permitting, licensing and application fees related to the operation of a ~~medical-marijuana facility-related business~~ pursuant to § 124.07, below;

(2) Within seven days of the applicant's receipt of the Clerk's denial, the applicant made a written objection of the Clerk's denial to the Mayor that;

(a) Has a valid and verifiable date of service of process;

(b) Sets forth with particularity the grounds on which the objection is based;

(c) Seeks consideration of the appeal to the Mayor.

—(B) Should the Mayor deny the applicant's appeal, the applicant may appeal to the City Council and the Council shall:

(1) Allow the applicant or its representative an opportunity to speak and present any affidavits and documentary evidence in support of the appeal so long as the presentation shall be reasonably limited in time;

(2) Sustain the Clerk's determination unless it finds the Clerk's denial of the license to have been an abuse of discretion hereunder;

(3) Issue a formal written Resolution deciding the appeal within 30 days of the hearing set forth herein;

—(C) The Mayor shall preside over any appellate hearing and employ a relaxed evidentiary standard for the admission of evidence.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

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§ 124.06a GOOD-FAITH EFFORT FOR EQUITY IN EMPLOYMENT.

(A) Each licensee shall undertake good-faith efforts to ensure that at least 15% of the Licensee's employees and/or contractors are individuals who:

1. Have a Prior Controlled Substance Conviction;
2. Is Low Income;
3. Is a Resident of Inkster; or
4. Is a former Resident of Inkster.

(B) Annually, each licensee shall send to the City of Inkster a certification, stating either:

1. that at least 15% of the Licensee's employees and/or contractors meet one of the five criteria above, or

2. (a) that the Licensee has hired such employees and/or contractors to the extent feasible, and describing the Licensee's employment outreach and recruitment strategies, including providing employment opportunities to persons meet one of the five criteria above and (b) that the Licensee transmitted all job openings, to the City of Inkster agency responsible for workforce development, for public posting.

§ 124.07- FEES.

The city shall assess fees as follows:

(A) Each applicant for a license to operate a ~~medical~~-marijuana ~~facility~~related business shall pay an application fee which shall be fixed annually by resolution of the Inkster City Council as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.

(B) In addition, and the same manner, Inkster City Council shall impose an annual licensing fee by resolution as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.08 NON-RENEWAL OR REVOCATION.

The operation of a ~~medical~~-marijuana ~~facility~~related business shall be a revocable privilege and not a right in the city; the city may choose not to renew or to revoke a license based on any of the following:

~~-(A)- (A) The revocation or non-renewal of any necessary licenses or permits by the Marijuana Regulatory Agency or Department;~~

~~(B) Failure to meet or maintain the conditions and requirements established by this chapter or any related provisions of Inkster City Code or state, federal or local laws;~~

~~-(B)(C) One or more violations of any city ordinance on the premises;~~

~~-(C)(D) Nuisance or blight violations on the premises;~~

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~~-(D)(E)~~ A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or

~~-(E)(F)~~ Nonpayment of real or personal property taxes, fines, fees or liens owed to the city;

~~-(F)(G)~~ Any fraud, misrepresentation, or false statement contained in the application for a license;

~~-(G)(H)~~ Any fraud misrepresentation, or false statement made in connection with services and/or merchandise;

~~-(H)(I)~~ Conviction of the licensee of a felony;

~~-(I)(J)~~ Conducting business in an unlawful manner or in such a manner as to constitute a breach of peace.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.09 CIVIL FORFEITURE.

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

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.10 LICENSE NOT TRANSFERABLE.

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

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.11 HOURS OF OPERATION.

Permissible hours of operation for a ~~medical~~ marijuana ~~facility~~retailer shall be:

(A) Monday - Friday: 9:00 a.m. through 9:00 p.m.

(B) Saturdays: 9:00 a.m. through 6:00 p.m.

(C) Sundays: 10:00 a.m. through 6:00 p.m.

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

§ 124.99 PENALTY.

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

~~(Ord. 856, passed 3-7-16; Am. Ord. 858, passed 7-17-17)~~

AN ORDINANCE TO AMEND TITLE XI OF THE INKSTER CITY CODE, CHAPTER 124, MEDICAL MARIJUANA BUSINESSES LICENSES, PROVIDING FOR THE LICENSING OF BOTH MEDICAL AND ADULT USE MARIJUANA ESTABLISHMENTS, TO THE CODE OF ORDINANCES FOR THE CITY OF INKSTER, WAYNE COUNTY, MICHIGAN.

NOW THEREFORE, THE CITY OF INKSTER ORDAINS:

Chapter 124 of Title XI of the Code of Ordinances of the City of Inkster shall be amended as follows:

CHAPTER 124: MARIJUANA BUSINESS LICENSE

§ 124.01 PURPOSE.

(A) The purpose of this chapter is to establish standards and procedures for the issuance, renewal and/or revocation of licenses for marijuana related businesses in order to:

- (1) Serve and protect the health, safety and welfare of the general public;
- (2) Establish a set of rules and regulations which are fair and equitable for those interested in operating a marijuana related business in compliance with the Michigan Medical Marihuana Act (MMMA) MCL 333.26421 et seq, Medical Marihuana Facilities Licensing Act (MMFLA) MCL 333.27101 et seq, the Michigan Regulation and Taxation of Marihuana Act (MRTMA) MCL 333.27951 et seq, and State of Michigan regulations;

(3) To provide reasonable regulation pursuant to the city's general police power granted to cities by the Michigan Constitution of 1963 and the Home Rule City Act, MCL § 117.1 et seq., as amended.

(B) Nothing in this chapter, or in any companion regulatory provision adopted in any other provision of the Code of Inkster, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the Code of Inkster and state and federal laws. The provisions provided herein do not protect users, caregivers or the owners/operators of a marijuana related business where the use of marijuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Control Substances Act.

124.02 ADOPTION OF STATE RULES AND REGULATIONS.

All activities related to marijuana related businesses shall be in compliance with the General Rules of the Michigan Department of Community Health, the Michigan Marijuana Regulatory Agency, the Michigan Medical Marihuana Act, Initiated Law 1 of 2008 (MMMA), MCL § 333.26421 et seq, the Medical Marihuana Facilities Licensing Act (MMFLA) MCL 333.27101 et

seq, and the Michigan Regulation and Taxation of Marihuana Act (MRTMA) MCL 333.27951 et seq.

§ 124.03 LICENSE REQUIRED FOR THE OPERATION OF A MARIJUANA RELATED BUSINESS.

(A) Each operator of a marijuana related business shall apply for a license with the Inkster City Clerk ("Clerk"). An annual fee schedule for the initial license and annual renewal fees shall be set by City Council and such fees shall be reasonably calculated to reimburse the city for the costs associated with the enforcement of this chapter and the continued regulation of establishments licensed hereunder.

(B) Licenses are non-transferrable and shall only apply to the person/entity listed on the license at the address listed on the application. Licensees in good standing with the city, have no code violations and/or unpaid taxes or fees, are permitted to transfer licenses to new addresses or locations provided all necessary city approvals are obtained prior to requesting the transfer.

(C) Licenses shall expire at the end of each calendar year from the date of issuance.

(D) Applications to renew a license to operate a marijuana related business shall be filed at least 30 days prior to the date of expiration. Such renewal shall be annual and shall be accompanied by the annual fee and any other fee(s) required under this chapter. All provisions and requirements of this chapter apply to renewals in the same manner as the original application.

(E) The license requirements set forth in this chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state or local law.

(F) The issuance of any license pursuant to this chapter does not create an exception, defense or immunity to any person in regard to any potential criminal liability the person may have for production, distribution or possession of marijuana, possession of drug paraphernalia or presence in a place where drugs are being used, stored or kept.

(G) Applications for a license required by this chapter shall be made with forms provided by the Clerk, which shall be signed and verified under oath by the applicant, if an individual, or by the authorized agent for any firm, partnership, association, corporation, company or organization and shall set forth and/or provide at a minimum, the following information and documentation:

(1) If the applicant is an individual he/she must provide their: name, address and telephone number, master driving record and criminal complaint history (CCH). If the individual intends to operate an unincorporated individual proprietorship, they must also obtain a general business license as provided for under the Inkster City Code;

(2) If the applicant is a partnership, or an employee, it must provide: the name of the organization and each partner, residential and business address and telephone number of each partner and the business, and each partner's CCH and master driving record, along with a copy of the partnership's city of Inkster business license;

(3) If the applicant is a corporation, it must provide: the name of the organization, date of organization and certificate of good standing from the state under which the corporation was

organized, a copy of the corporation's City of Inkster business license, the names of the principal officers, directors and local representatives of their organization, their residential and business addresses, telephone numbers, their CCH and master driving record;

(4) The length of time for which the right to do business as a marijuana related business is sought;

(5) A recent color photograph of the applicant or the agent for the applicant who is to do the actual assessments and/or certification for the marijuana related business. The photograph shall be two inches by two inches showing head and shoulders of applicant or agent and shall be supplied by the applicant or agent;

(6) A brief description of the product, products or services involved at the medical marijuana facility;

(7) The name, address and telephone number of the organization's registered agent or the party that has the full power and authority to accept service of process for and on behalf of applicant in respect to any matters connected with or arising out of the business transacted under said license with full acknowledgment that service on said agent shall be valid when personally served on him/her.

(8) The location and mailing address and all telephone numbers where the marijuana related business will be located.

(9) The operator of the marijuana related business shall be required to submit proof, in a form acceptable to the Clerk, of ownership of the property where the marijuana related business is to be operated. If the location/property/premises of the marijuana related business to be licensed hereunder is not owned by the operator of the marijuana related business, the operator shall submit alternate written proof in a form acceptable to the Clerk that the titled owner of the location/property/premises to be licensed has given notarized written consent to the operator to use the premises for the licensed use.

(10) A copy of approvals from the City Planning and Building Department including: special land use, site plan and building permits.

(11) A copy of the certificate of compliance from the city for the location of the marijuana related business.

(12) Proof that all fees imposed hereunder have been paid in full and that the applicant is not otherwise indebted to the City or in default of any other provision of the Inkster City Code.

(13) A signed release from the applicant permitting the police department to perform a criminal background check to ascertain whether the applicant and operator named on the application have been convicted of a felony.

(14) A binding release of liability and agreement to hold harmless the City of Inkster from any liability arising out of the operation of the marijuana related business.

(15) Proof of insurance providing coverage for fire and loss liability and claims arising out of conditions, activities, structures and facilities maintained in relation to the marijuana related business, in an amount of no less than one million dollars umbrella coverage.

(16) A copy of the applicant's computerized criminal history (CCH).

(17) A history of the applicant's ordinance and state law license and permit revocation and ordinance violations.

(H) The Clerk may not issue a license under this chapter until the applicant has completed the application, provided all the information and documentation required herein and paid all fees.

§ 124.04 DEFINITIONS AND LEGISLATIVE FINDINGS AND INTENT.

(A) Any term set forth herein shall have the meaning assigned to it by § 10.05 of the Inkster City Code. The legislative findings and intent of this chapter shall be identical to those set forth in § 10.02 of the Inkster City Code.

propagate, breed, grow, harvest, dry, cure, or separate parts of the marijuana plant by manual or mechanical means.

(B) "Department" means the department of licensing and regulatory affairs.

(C) "Marijuana" or "Marihuana" means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marijuana concentrate and marijuana-infused products. For purposes of this act, marijuana does not include:

(1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;

(2) industrial hemp; or

(3) any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

(D) "Marijuana establishment" means a marijuana grower, marijuana safety compliance facility, marijuana processor, marijuana microbusiness, marijuana retailer, marijuana secure transporter, or any other type of marijuana-related business licensed by the department as defined in the MRTMA, MCL 333.27951 et seq.

(E) "Marijuana facility" means an enterprise at a specific location at which a licensee is licensed to operate under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq., including a marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, or marijuana safety compliance facility. The term does not include or apply to a "primary caregiver" or "caregiver" as that term is defined in the MRTMA, MCL 333.27951 et seq.

(F) "Marijuana grower" means a person licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments.

(G) "Marijuana event organizer" means a person licensed to apply for a temporary marijuana event under these rules.

(H) "Marijuana-infused product" means a topical formulation, tincture, beverage, edible substance, or similar product containing marijuana and other ingredients and that is intended for human consumption.

(I) "Marijuana microbusiness" means a person licensed to cultivate not more than 150 marijuana plants; process and package marijuana; and sell or otherwise transfer marijuana to individuals who are 21 years of age or older or to a marijuana safety compliance facility, but not to other marijuana establishments.

(J) "Marijuana processor" means a person licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana to marijuana establishments.

(K) "Marijuana related business" means a "marijuana facility" licensed pursuant to the Medical Marijuana Facilities Licensing Act, MCL 333.270101, et. seq., or a "marijuana establishment" licensed pursuant to the Michigan Regulation and Taxation of Marijuana Act, MCL 333.27951, et. seq.

(L) "Marijuana retailer" means a person licensed to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years of age or older.

(M) "Marijuana secure transporter" means a person licensed to obtain marijuana from marijuana establishments in order to transport marijuana to marijuana establishments.

(N) "Marijuana safety compliance facility" means a person licensed to test marijuana, including certification for potency and the presence of contaminants.

(O) "Process" or "Processing" means to separate or otherwise prepare parts of the marijuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marijuana concentrate or marijuana -infused products.

(P) "Social Equity Program" means all programs established by the Marijuana Regulatory Agency, or other agency of the Department of Licensing and Regulatory Affairs, pursuant to Section 8 of the MRTMA.

(Q) "State license" means a license issued by the department that allows a person to operate a marijuana establishment.

(R) "MMFLA" means the Medical Marihuana Facilities Licensing Act, MCL 333.2701, et seq.

(S) "MRTMA" means the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333. 27951 et seq.

(T) "Marijuana" has the same meaning as "marihuana" under the MMFLA and MRTMA

§ 124.05 ISSUANCE OF LICENSE.

(A) An annual license is required to operate any of the following marijuana related businesses:

Establishment Type

Grower

Class A. (maximum of 500 plants under MMFLA or 100 plants under MRTMA)

Class B. (maximum of 1,000 plants under MMFLA or 500 plants under MRTMA)

Class C. (maximum of 1,500 plants under MMFLA or 2,000 plants under MRTMA)

Marijuana retailer

Marijuana Microbusiness

Processor

Secure transporter

Safety compliance facility

Designated Consumption Establishment

Excess marijuana grower

Marihuana event organizers

(B) The Clerk shall issue a license hereunder to the applicant unless the Clerk finds a reason for denial, as stated in division (D), below. The license shall be for no more than one year in length.

(C) In the event a licensee does not commence operations within 180 days after being issued a license, the license shall be deemed forfeited and the business may not commence operations.

(D) The standards for denial of a license are as follows:

(1) The applicant has not been granted the appropriate license by the Marijuana Regulatory Agency or the Department.

(2) The application is not completely filled out or information is not provided as required by the prior sections herein.

(3) The applicant's CCH shows a conviction or convictions for activities that pose a threat or a danger to the residents of the city should a license be granted including, but not limited to: drunk driving, disturbing the peace, assault and battery, domestic violence, theft, dishonesty or deception, fraud, criminal sexual conduct, felonious assault, murder, and violations of the Controlled Substance Act.

(4) Verification of any of the information required by § 124.03 shows the information provided by the applicant to be fraudulent, a misrepresentation, or a false statement.

(5) An investigation through the City Police Department or any other law enforcement agency that shows a pattern and history of conduct which would justify a revocation of the applicant's permit under § 124.08.

(6) The applicant or any of the proposed employees/partners/members of the applicant have a habitual history of business license/permit violations, revocations, or a habitual history of ordinance violations.

(7) Failure to pay the nonrefundable licensing application fee herein or the application fee.

(8) No license shall be issued to any applicant until such applicant shall have obtained the age of 21 years.

(9) The applicant's marijuana related business license has previously been revoked.

(10) The building/premises where the marijuana related business is to be located is in violation of any city building, fire, electrical or health codes.

(11) The applicant and/or business has outstanding taxes, fines, fees or liens owed to the city.

(12) Failure to comply with the Inkster Zoning Ordinance or any other Inkster City Codes.

(13) Any other competent, material and substantial evidence indicating the applicant or any of the applicant's proposed employees/partners/members pose an apparent danger to the health, safety and welfare of the people of the city and/or the activity proposed to be permitted constitutes an apparent danger to the health, safety and welfare of the people of the city.

(14) The designated maximum number of licenses have already been granted by the city.

§ 124.06 APPEAL OF CLERK'S DENIAL.

(A) Any applicant for a license to operate a marijuana related business under this chapter may appeal the clerk's denial of the license to the Mayor, provided however that:

(1) The applicant has paid all permitting, licensing and application fees related to the operation of a marijuana related business pursuant to § 124.07, below;

(2) Within seven days of the applicant's receipt of the Clerk's denial, the applicant made a written objection of the Clerk's denial to the Mayor that;

- (a) Has a valid and verifiable date of service of process;
- (b) Sets forth with particularity the grounds on which the objection is based;
- (c) Seeks consideration of the appeal to the Mayor.

(B) Should the Mayor deny the applicant's appeal, the applicant may appeal to the City Council and the Council shall:

(1) Allow the applicant or its representative an opportunity to speak and present any affidavits and documentary evidence in support of the appeal so long as the presentation shall be reasonably limited in time;

(2) Sustain the Clerk's determination unless it finds the Clerk's denial of the license to have been an abuse of discretion hereunder;

(3) Issue a formal written Resolution deciding the appeal within 30 days of the hearing set forth herein;

(C) The Mayor shall preside over any appellate hearing and employ a relaxed evidentiary standard for the admission of evidence.

§ 124.06a GOOD-FAITH EFFORT FOR EQUITY IN EMPLOYMENT.

(A) Each licensee shall undertake good-faith efforts to ensure that at least 15% of the Licensee's employees and/or contractors are individuals who:

- 1. Have a Prior Controlled Substance Conviction;
- 2. Is Low Income;
- 3. Is a Resident of Inkster; or
- 4. Is a former Resident of Inkster.

(B) Annually, each licensee shall send to the City of Inkster a certification, stating either:

1. that at least 15% of the Licensee's employees and/or contractors meet one of the five criteria above, or

2. (a) that the Licensee has hired such employees and/or contractors to the extent feasible, and describing the Licensee's employment outreach and recruitment strategies, including providing employment opportunities to persons meet one of the five criteria above and (b) that the Licensee transmitted all job openings, to the City of Inkster agency responsible for workforce development, for public posting.

§ 124.07 FEES.

The city shall assess fees as follows:

(A) Each applicant for a license to operate a marijuana related business shall pay an application fee which shall be fixed annually by resolution of the Inkster City Council as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.

(B) In addition, and the same manner, Inkster City Council shall impose an annual licensing fee by resolution as part of its statutory budgeting process and at such other times as the City Council, in its discretion and by resolution, believes is necessary to defray the costs associated with the licensing regulation and enforcement activities contemplated hereunder.

§ 124.08 NON-RENEWAL OR REVOCATION.

The operation of a marijuana related business shall be a revocable privilege and not a right in the city; the city may choose not to renew or to revoke a license based on any of the following:

(A) The revocation or non-renewal of any necessary licenses or permits by the Marijuana Regulatory Agency or Department;

(B) Failure to meet or maintain the conditions and requirements established by this chapter or any related provisions of Inkster City Code or state, federal or local laws;

(C) One or more violations of any city ordinance on the premises;

(D) Nuisance or blight violations on the premises;

(E) A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or

(F) Nonpayment of real or personal property taxes, fines, fees or liens owed to the city;

(G) Any fraud, misrepresentation, or false statement contained in the application for a license;

(H) Any fraud misrepresentation, or false statement made in connection with services and/or merchandise;

(I) Conviction of the licensee of a felony;

(J) Conducting business in an unlawful manner or in such a manner as to constitute a breach of peace.

§ 124.09 CIVIL FORFEITURE.

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

§ 124.10 LICENSE NOT TRANSFERABLE.

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

§ 124.11 HOURS OF OPERATION.

Permissible hours of operation for a marijuana retailer shall be:

(A) Monday - Friday: 9:00 a.m. through 9:00 p.m.

(B) Saturdays: 9:00 a.m. through 6:00 p.m.

(C) Sundays: 10:00 a.m. through 6:00 p.m.

§ 124.99 PENALTY.

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

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: September 30, 2020

From: Darln Carrington

Date for Council Consideration: October 5, 2020

ACTION REQUESTED: Consideration and approval of Amendment to FY 2021 Budget to receive grant funds, transfer funds and provide additional funding for the purchase of new vehicles for the Police Department

Current Action X Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

The Administration is requesting a Budget Amendment for the Police Department to provide funding for the department to purchase a total of nine (9) new vehicles. There are two separate purchases that are being proposed. The first purchase is for three new Ford SUVs that cost a total of approximately \$100,000. This purchase would be funded by an FDCVT grant from the state. The second purchase would be for four Dodge Durangos, one Ford SUV and one Ford pick-up truck. The total cost for the six vehicles from the second transaction is approximately \$380,000. This purchase would be financed over four years at an annual cost of approximately \$98,000.

The first part of this request is related to \$100,000 that was awarded to the City under the FDCVT grant program. These funds were accepted and approved previously by Council. Additionally, Council approved the expenditure of these funds in the FY20 budget. Due to delay in receiving the vehicles from the manufacturer, these vehicles were not received until FY21. As a result, the Administration is requesting that \$100,000 be added to the FY21 Budget. This request would add \$100,000 in Revenue from the FDCVT grant and \$100,000 in expense for the purchase of three vehicles.

The second part of this request is for the purchase of six (6) other vehicles. Related to this is the receipt by the City of approximately \$238,000 from the State. These funds were received on September 29, 2020 as part of the Public Safety Public Health Reimbursement grant that the State provided from funds that were made available under the federal CARES Act. These funds need to be added to the FY21 budget.

We are requesting that this grant be added to the FY21 budget with an increase of \$238,000 to the FY21 Revenues. Additionally we request that \$50,000 of these funds be directed towards the Police Department's budget for the purchase of new vehicles. In total, approximately \$98,000 in additional funding is needed to complete the purchase of these six (6) vehicles. In addition to the \$50,000 from the grant, the remaining funds

would come from \$19,000 settlement received from Ford and reduction of \$31,000 to the Police Department budget.

SCOPE OF SERVICES

N/A

JUSTIFICATION

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

PROJECT TIME TABLE

N/A

RESOLUTION

Authorization is hereby given to amend the Fiscal Year 2021 budget as detailed in the attached document (Proposed Budget Amendment) to allow for the Police Department to purchase the nine vehicles described in the attachment. This amendment would add \$100,000 in Revenues and Expenses from the FDCVT grant to purchase 3 Ford Intercepts. Additionally, the amendment would provide an additional \$100,000 for FY21 for the Year 1 costs of six (6) additional vehicles.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

IPD Vehicle Purchase Overview:

Purchase #1

- Purchase of three (3) Ford Intercept SUVs
- Each vehicle costs \$33,839
- Total cost of \$101,517
- Funded by \$100,000 FDCVT grant that was received in 2019
- Funds were initially budgeted in FY20 and need to be moved to FY21

Purchase #2

- Purchase of four (4) Dodge Durangos, one (1) Ford Intercept SUV and one (1) Ford F-150 Pickup Truck
- Each of these vehicles include the equipment factored into the price
- The Durangos cost \$62,652 each, the Ford Intercept costs \$63,446 and the Ford F-150 costs \$67,967
- Total cost of this purchase is \$382,025
- Purchase would be financed over four (4) years
- For FY21 the expense would be \$98,329 19038.32
- \$50,000 of the FY21 expense would come from the Public Safety Payroll grant; \$19,038 would come from settlement funds from Ford; \$15,000 would come from reduction in budget for Vehicle Maintenance; \$16,000 would come from reduction in budget for Prisoner Maintenance

Proposed Budget Amendments

Item #1

- Add \$100,000 in Revenue for FDCVT grant from last FY (101-000-540.000)
- Add \$100,000 in Expenses for purchase of three Ford Intercepts (101-301-974.100)

Item #2

- Add \$236,000 in Revenue from the funds received from the State for the Public Safety Public Health Payroll Reimbursement grant (101-000-540.000)
 - \$50,000 of this would be used to help pay for purchase of vehicles

Item #3

- Add \$99,850 in Expenses for purchase of 6 vehicles; this would cover Year 1 of four year lease (101-301-974.100)
- \$50,000 would come out of the \$236,000 received from Item #2 above
- Reduce by \$15,000 the budget for Vehicle Maintenance & Repair (101-301-935.000)
- Reduce by \$16,000 the budget for Prisoner Maintenance (101-301-804.000)
- Add \$19,000 in Revenues for settlement funds received from Ford (101-000-687.100)

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 19, 2020

From: Felicia Rutledge, City Clerk Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approving the request for street closures Patterson Court between Shadowlawn on October 31, 2020 from 12:00pm until 9:00pm for a Fall Festival. (applicant: LeWanna Abney-Mitchell)

Current Action X Emergency Future

Funds Budgeted: If Yes _____ Account # 4 No _____ N/A X

Mayor's Approval John

BACKGROUND INFORMATION

The request is to seek permission to close Patterson Court between Shadowlawn on October 31, 2020 from 12:00pm until 9:00pm for a Fall Festival.

SCOPE OF SERVICES

N/A

JUSTIFICATION

N/A

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

October 31, 2020 from 12:00pm until 9:00pm

RESOLUTION

Authorization is hereby given for a Street closure on Patterson Court on October 31, 2020 from 12:00pm until 9:00pm for a Fall Festival. (applicant: LeWanna Abney-Mitchell)

Resolved by _____ **Seconded by** _____

Yes:

No:

Absent:

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lewanna Abney Mitchell
Name

313 539-2662
Phone Number

645 Patterson Ct.
Applicant Address

lewannaabney.mitchell
Email (Optional) @yahoo.com

REQUEST:

Street To Be Closed: Patterson Ct. Cross Streets: Shadow Lawn
Shadow Lawn

Date(s) To Be Closed: 10/31/2020

Event Hours: 12pm am/pm To 9pm am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Fall Festival

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: [Signature] Date: 10/03/2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades Cones Other

CITY COUNCIL APPROVAL: Date Approved: Resolution Number:

City Clerk Signature: Date:

Fall Festival

Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

Patterson Ct. between Shadowlawn

and Shadowlawn for the date and time of 10/31/20 12-9pm

Block Party Coordinator: LeWanna Abrey-Mitchelel

Daytime Number: 313 539-2662 Evening Number: 313 539-2662

Name
LeWanna Abrey-Mitchelel
Jahonni Campbell
ANGELA DOTSON
Donnell Jaymes
Zakariah Alcottullah
Quinton Davis
Emma Carter
Vicente Diaz
Danya Baele
Kimberly Temple
Darion Brock
Ally Under
Ch. Harker
Jennifer Smith

Address
645 Patterson Ct.
640 Patterson Ct.
623 PATTERSON CT
631 Patterson Ct.
634 Patterson Ct.
637 Patterson
651 Patterson Ct.
673 Patterson ct.
689 PATTERSON CT.
697 Patterson Ct.
703 Patterson Ct.
709 Darion Brock Patterson Ct.
715 Patterson Ct.
759 Patterson Ct.
659 Patterson Ct.
703 Patterson Ct.

* Due to Patterson Ct being in the shape of a U we only requiring closure from addresses 623 - 673 who are aware of CDC guidelines

CDC guidelines:

HOW TO CELEBRATE HALLOWEEN SAFELY

During the COVID-19 pandemic, Centers for Disease Control and Prevention guidelines group Halloween activities into higher-risk, moderate-risk and lower-risk buckets.

Higher-risk activities

- Door-to-door trick-or-treating and trunk-or-treat events.
- Crowded costume parties held indoors.
- Indoor haunted houses where people may be crowded together and screaming.
- Hayrides or tractor rides with people who are not in your household.
- Using alcohol or drugs, which can cloud judgement and increase risky behaviors.

Moderate-risk activities

- One-way trick-or-treating: line up individually wrapped goodie bags for families to grab and go while continuing to social distance.
- Visiting pumpkin patches or orchards where people use hand sanitizer before touching pumpkins or picking apples. (Wear a mask and maintain social distance.)

Lower-risk activities

- Carve or decorate pumpkins with members of your household. Or carve and decorate pumpkins outside, at a safe distance, with neighbors or friends.
- Decorate your house, apartment or living space.
- Stage a virtual, online costume contest.

FORT WORTH



Hilda Rutledge, City Clerk
City of Inkster
16215 Trowbridge
Inkster, MI 48141



www.cityofinkster.com
Phone: 313.563.9770
frutledge@cityofinkster.com

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lewanna Abney-Mitchell
Name

313 539-2662

Phone Number

645 Patterson Ct
Applicant Address

lewannaabney-mitchell@gmail.com
Email (Optional)

REQUEST:

Street To Be Closed: Patterson Ct. Cross Streets: Shadow Lawn
Shadow Lawn

Date(s) To Be Closed: 10/31/2020

Event Hours: _____ am/pm To _____ am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Fall Festival

Please read this Waiver carefully before signing - The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense by reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: [Signature]

Date: 10/03/2020

OFFICIAL USE ONLY
REQUIRED APPROVALS:

Police _____ Fire X DPS _____ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 19, 2020

From: Felicia Rutledge, City Clerk

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approving the request for street closures on Oakwood between Central and Western on October 31, 2020 from 6:00pm until 10:00pm for a Halloween Trunk or Treat. (applicant: Velena Stephens)

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

The request is to seek permission to close Oakwood Street between Central and Western on October 31, 2020 from 6:00pm until 10:00pm for a Halloween Trunk or Treat. (applicant: Velena Stephens)

SCOPE OF SERVICES

N/A

JUSTIFICATION

N/A

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

October 31, 2020 from 6:00pm until 10:00pm

RESOLUTION

Authorization is hereby given for a Street closure on Patterson Court on October 31, 2020 from 6:00pm until 10:00pm for a Halloween Trunk or Treat. (applicant: Velena Stephens)

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name Velena Stephens
Applicant Address 28968 Oakwood Inkster

Phone Number (313) 629-7588
Email (Optional) Vstephe7@emich.edu

REQUEST:

Street To Be Closed: Oakwood Cross Streets: Central, Western
Date(s) To Be Closed: October 31, 2020
Event Hours: 6 am/pm To 12 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Halloween Trunk a Treat

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Velena Stephens

Date: 10/4/2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police ☐ Fire ☒ DPS ☒ BLDG ☒

REQUIRED EQUIPMENT:

Barricades ☐ Cones ☐ Other ☐

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

~~Oakwood~~ Oakwood between Western at 6pm
(Street) (Street)
and Central for the date and time of Saturday October 31, 2020
(Street) (Event date & time)

Block Party Coordinator: Velena Stephens

(Contact Person)

Daytime Number: (313) 629-7588

Evening Number: (313) 629-7588

Name	Address
<u>Lena Harrison-Jones</u>	<u>28960 Oakwood</u>
<u>Rebecca Caldwell</u>	<u>28928 OAKWOOD</u>
<u>Kristine Burns</u>	<u>28920 OAKWOOD ST.</u>
<u>Leah Williams</u>	<u>28921 OAKWOOD ST</u>
<u>Leah Williams</u>	<u>28937 Oakwood St</u>
<u>Leah Williams</u>	<u>28969 OAKWOOD ST</u>
<u>Charles Watson</u>	<u>29007 OAKWOOD ST.</u>
<u>Charles Watson</u>	<u>29018 OAKWOOD ST.</u>
<u>Charles Watson</u>	<u>29006 Oakwood</u>
<u>Farlanda Garner</u>	<u>28961 Oakwood</u>
<u>Thal Martin</u>	<u>28953 oakwood</u>
<u>Ruth Bynum</u>	<u>29030 OAKWOOD</u>
<u>Adrian Peco</u>	<u>29049 OAKWOOD</u>
<u>Ronald Peco</u>	<u>28981 Oakwood St</u>
<u>Ronald Peco</u>	<u>28936 OAKWOOD</u>
<u>Ronald Peco</u>	<u>28944 OAKWOOD</u>
<u>Ronald Peco</u>	<u>28945 Oakwood street</u>
<u>Ronald Peco</u>	<u>28980 OAKWOOD</u>

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



www.cityofinkster.com
Phone: 313.563.9770
frutledge@cityofinkster.com

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Velena Stephens
Address: 29968 Oakwood Inkster
Applicant Address

Phone Number: (813) 629-7588
Email (Optional): Vstephe7@comcast.net

REQUEST:

Street To Be Closed: Oakwood Cross Streets: Central, Western
Date(s) To Be Closed: October 31, 2020
Event Hours: 10 am To 10 pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Halloween Trick a Treat

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313.563-9773

Applicant Signature: [Signature] Date: 10/4/2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades Cones Other

CITY COUNCIL APPROVAL: Date Approved:

Resolution Number:

City Clerk Signature:

Date:

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



www.cityofinkster.com
Phone: 313.563.9770
frutledge@cityofinkster.com

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Velenu Stephens
Applicant Address: 28968 Oakwood Inkster

Phone Number: (813) 629-7588
Email (Optional): VStephe7@emich.edu

REQUEST:

Street To Be Closed: Oakwood Cross Streets: Central, Western
Date(s) To Be Closed: October 31, 2020
Event Hours: 6 am/pm To 12 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Halloween Trunk a Treat

Please read this Waiver carefully before signing -- The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements 313-563-9773

Applicant Signature: [Signature] Date: 10/4/2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police ☐ Fire ☒ DPS ☐ BLDG ☐

REQUIRED EQUIPMENT:

Barricades ☐ Cones ☐ Other ☐

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 12, 2020

From: Jerome Bivins, DPS Director Date for Council's Consideration: October 19, 2020

ACTION REQUESTED: Consider authorizing administration to enter a contract with LGC Global Energy FM to provide janitorial services at City Hall, Justice Center, Recreation Complex, and Department of Public Services for (3) years with a (1) year option. See attached supporting documents.

Current Action X Emergency Future

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

Mayor Approval 10/2

BACKGROUND:

To ensure the city receiving the best combination of services and pricing, an RFP for cleaning services was issued. A review committee was assembled to review all potential bidders and make a recommendation as to a preferred vendor (see attached bid tabulation sheet). Based on the information, and committee input LGC Global Energy FM was chosen.

SCOPE OF SERVICES:

To provide janitorial services for City Hall, Justice Center, Recreation Complex, and Department of Public Services.

JUSTIFICATION:

To seek the best qualified company to effect services our city building during these unusual times.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

The yearly cost for the following buildings is as follows: City Hall: \$22,662.60; Justice Center: \$23,793.00; Recreation Complex: \$38,424.00; and Department of Public Services: \$3,600.00.

PROJECTED TIMETABLE:

Starting November 2, 2020

RESOLUTION:

Authorization is hereby given to administration to enter a contract with LGC Global Energy FM to provide janitorial services at city Hall, Justice Center, Recreation Complex, and Department of Public Services for (3) years with a (1) year option. See attached supporting documents.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

CITY HALL WORK WEEKLY CLEANING SCHEDULE

- Weekday cleaning: 5 days; Monday-Friday after hours (After 8:30 P.M. until; the 1st Monday and 3rd Monday of each month which is Mayor and City Council meeting night).

TOTAL PRICE PER MONTH: \$ 1,888.55

JUSTICE CENTER

- Weekday cleaning: 5 days; Monday-Friday (6:00 P.M. until)

TOTAL PRICE PER MONTH \$ 1,982.75

RECREATION CENTER

- Weekday and Weekend cleaning: 5 days Wednesday-Sunday

TOTAL PRICE PER MONTH \$ 3,202.00 _ _ -

DEPARTMENT OF PUBLIC SERVICES

- Every Friday, After Hours

TOTAL PRICE PER MONTH \$ 313.00 _ _ _ _ -

SUPPLIES WILL BE PURCHASED BY THE CONTRACTOR AND WILL BE INCLUDED SEPARATELY IN MONTHLY BILLING.

CONTRACT FOR JANITORIAL SERVICES

This Agreement ("Contract") entered into the ____ day of _____, 2020, by and between the CITY OF INKSTER, a Michigan municipal corporation located at 26215 Trowbridge, Inkster, Michigan 48141 ("City" herein) and LGC GLOBAL ENERGY FM, LLC, a Michigan limited liability company located at 7310 Woodward, Suite 500, Detroit, MI 48202 ("Contractor" herein).

RECITALS:

WHEREAS, the City has issued a Request for Bids to provide janitorial services to the City;

WHEREAS, LGC Global Energy FM, LLC has submitted the winning bid for janitorial services;
and

WHEREAS, the Parties desire to enter into a contract stating the terms and conditions under which LGC Global Energy FM LLC will provide janitorial services to the City.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements contained herein, the City and Contractor agree as follows:

1. Work/Project

The City hereby contracts with the Contractor, and the Contractor agrees to provide and furnish all labor, materials, necessary tools, equipment and all services necessary to perform and complete in a competent, professional manner janitorial services pursuant to the provisions of the City of Inkster's Request for Bids for Municipal Buildings Janitorial Cleaning Services issued in September 2020, which is attached hereto as Exhibit A. **(If there is a discrepancy between the terms of this Contract and the Request for Bid, this Contract shall control.)** Pursuant to the acceptance of the Contractor's proposal, the Parties agree that the following basic services are to be provided by the Contractor as stated in Contractors Proposal, attached hereto as Exhibit B:

A. **City Hall, 26215 Trowbridge.** The Contractor shall provide services at City Hall, as described in Exhibit A. All required servicers will be provided at City Hall per the schedule noted in Exhibit B. On the first and third Monday's of each month, these services will commence at the conclusion of the

city council meeting. (City Council meets on the first and third Monday of each month. The delayed start time will also apply if there is a Special Meeting of the Council.) The monthly fee for these services will be \$1,888.55 per month.

B. **Justice Center, 26279 Michigan Ave.** The Contractor shall provide services at the Justice Center as described in Exhibit A. All required servicers will be provided at the Justice Center per the schedule noted in Exhibit B. The monthly fee for these services will be \$1,982.75 per month.

C. **Recreation Center, 2025 Middlebelt Rd.** The Contractor shall provide services at the Recreation Center as described in Exhibit A. All required servicers will be provided at the Recreation Center per the schedule noted in Exhibit B. The monthly fee for these services will be \$3,202.00 per month.

D. **Department of Public Services, 26900 Princeton.** The Contractor shall provide services at the Justice Center as described in Exhibit A. All required servicers will be provided at the Justice Center per the schedule noted in Exhibit B. The monthly fee for these services will be \$313.00 per month.

All prices noted in sections 1 A-D above include all labor, materials, and supplies.

2. Indemnification and Insurance

a) **Indemnification and Hold Harmless.** To the fullest extent permitted by law, the Contractor agrees to indemnify, defend, pay on behalf of, and save harmless the City and its elected and appointed officials, consultants, agents and employees from and against all loss or expense (including costs and attorney's fees) by reason of liability imposed by law upon the City or its elected and appointed officials, consultants, agents and employees for damages to property and for damages because of bodily injury, including death at any time resulting there from, sustained by any person or persons or on account of damage to property, including loss of use thereof, arising out of or in consequence of the performance of this contract, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the Contractor, its subcontractors, the City, its elected and appointed officials, consultants, agents or employees except only such injury or damage as shall have been occasioned by the sole negligence of the City.

b) **Insurance.** The Contractor shall purchase and maintain, throughout the term of this agreement, comprehensive general liability insurance, including contractual liability, to protect the Contractor and the City from all claims for bodily injury, including accidental death, personal injury, and property damage arising from operations under this Agreement, whether such operation be by the Contractor, its subcontractor, agent, or by anyone else directly or indirectly employed by the Contractor. In addition, all statutory insurance requirements, including workers' compensation, shall be met. All required insurance policies shall be issued by reputable insurance companies duly authorized to engage in the insurance business in the State of Michigan. Limits of such insurance shall be as stated below:

Workers' Compensation	Statutory
Comprehensive General Liability	\$1,000,000
Employer's Liability	\$1,000,000
<i>Motor Vehicle Insurance – Owned, Non-Owned and Hired</i>	
Bodily Injury	\$500,000 per Occurrence
Property Damage	\$500,000 per Occurrence

The City shall be named on such policies as insured or named as additional insured. Failure to maintain insurance coverage throughout the life of the contract, consistent with the provisions of this section, shall be considered a breach of contract. The Contractor shall procure and maintain during the life of the contract umbrella excess liability insurance in the single amount limit of at least two million dollars (\$2,000,000). This insurance shall be project specific and the umbrella excess policy wording shall apply to the Contractor's general liability and its automobile liability insurance. Each insurance policy shall specify that no policy may be terminated for any reason unless thirty (30) days prior written notice of such proposed termination shall be given to the City. Before commencing any work related to the contract the Contractor shall provide the City certificates of insurance for the required insurance policies.

3. **Ability to Perform and Warranty**

The Contractor warrants and represents that it is financially sound, qualified, has all necessary licensing and certifications, and has adequate resources and experience to perform, complete the work and provide the materials herein in the manner and within the time required. Work shall include all items set forth in the attached specifications. Contractor shall be responsible for all permits and all work is to be completed in compliance with applicable Federal, State, County, Local and City laws, regulations and ordinances.

Contractor warrants and guarantees to the City that all work will be in accordance with the Contract documents, which include Exhibit A, and Exhibit B attached hereto.

Materials, Labor and Utilities

The Contractor shall provide and pay for all materials related to and necessary for the completion of the work. All work performed and materials used shall be in accordance with the specifications and Contract documents.

4. Payment

The City shall pay the Contractor as compensation for the performance of this Contract in accordance with the terms of this Agreement. The Contractor shall submit monthly bills for completed work listing all dates janitorial service was provided to each building for the previous month. Contractor shall submit monthly invoices for work completed, with payment from the City within 30 days of receipt of the invoice and approval by the City's designated representative. The City shall have no obligation to pay for any services not stated in this Contract. Extra services must be approved in writing by the Department of Public Services and City Treasurer prior to the commencement of the work.

5. Inspection

The City, through its designee, shall be permitted to examine and inspect the work in progress at any time. The Contractor shall be fully responsible for being present at all inspections and for ensuring that all the work performed fully conforms with and meets its proposal, and as provided in the specifications.

6. Termination of Contract

The City may terminate this Contract in the event the Contractor fails to execute work in accordance with the provisions of this Contract after written notice to the Contractor, if the Contractor fails to cure a default within seven (7) days of written notice from the City. Such termination shall not preclude the City from pursuing any legal or equitable remedies against the Contractor resulting or as a consequence of Contractor's default.

City shall have the right to terminate this contract with or without cause, for the convenience of City. In the event of termination for the City's convenience, compensation to Contractor shall be made on the same basis as that provided for in the Agreement between City and Contractor or Contract Documents, or in the absence of applicable provisions, then based on the percentage of the work completed as of the date of termination. In no event shall the Contractor be entitled to anticipated profits.

7. Assignment of Contract

Contractor may not assign any portion of this Contract without first obtaining the written consent and approval of the City. The request for assignment must include evidence satisfactory to the City, that in the City's sole discretion, the proposed assignee qualifies under all requirements of this Contract and the requirements set forth in the bid specifications. Any such assignment shall not act to release the Contractor from its obligations, duties and responsibilities under this Contract.

8. Protection of Work, Property and Persons

The Contractor shall continuously maintain and protect vehicle and pedestrian traffic and the safety of all persons from injury, loss or damage in connection with the work performed. The City of Inkster Director of Public Services, or his designated representative, shall decide all questions which may arise as to the quality and acceptability of work performance and as to the manner of performance and rate of progress of the work.

9. Fair Employment Practice and Non-Discrimination

A) During the performance of this Agreement, the Contractor, for itself, its members, officers, directors, and employees in interest agrees as follows:

Non-discrimination: The Contractor with regard to the Services to be performed under this Agreement shall not discriminate on grounds prohibited by federal, state or local constitution, law, statute or ordinance in:

1. The selection and retention of subcontractors or the procurement of materials and leases of equipment.
2. The Contractor agrees that it will not discriminate against any person, employee, consultant or applicant for employment with respect to his/her hire tenure, terms, conditions, or privileges or employment or hire of employees, consultants or applicants for employment.

B) Solicitations for Subcontractors: In all solicitations made by the Contractor for work to be performed under a subcontract, each potential subcontractor shall be notified by the Contractor of the Contractor's obligations under this Agreement, and the regulations relative to non-discrimination.

C) Sanctions for Noncompliance: In the event of noncompliance with the non-discrimination provisions of this Agreement and the City's Non-Discrimination Clause, the City shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

1. Withholding of payments to the Contractor under this Agreement until the Contractor complies; and/or
2. cancellation, termination or suspension of this Agreement, in whole or in part; and/or
3. The imposition of liquidated damages (not a penalty) in the amount of \$500.00 per day, for each day that the Contractor shall fail to comply with said requirements, as determined by the Comptroller, in consultation with the Community and Economic Development Director.

The Contractor agrees that the City, or its duly authorized representative, shall have access during regular business hours to any books, documents, papers and records of the Contractor which are directly pertinent to this Agreement for the purpose of making an audit, examination, excerpts and transcriptions.

10. Term

The term of this Contract shall be from November 2, 2020 to June 30, 2023. The City has the option to renew the Contract for an additional one year beginning July 1, 2023 through June 30, 2024, upon providing written notice, signed by the City Treasurer, to the Contractor of its intent to exercise its option no later than April 30, 2023.

11. Notices

All notices given pursuant to the terms of this Contract shall, if given to the City, be delivered personally or be mailed to *City of Inkster Directory of Public Services, 26215 Trowbridge, Inkster, Michigan 48141*, and if to Contractor, shall be delivered personally or mailed to *LGC Global Energy FM, LLC, 7310 Woodward Ave, Suite 500, Detroit, MI 48202*

12. Waiver

Any express or implied waiver or failure to exercise promptly any right under this Contract will not create a continuing waiver or any expectation of non-enforcement.

13. Severability

If any term or provision of this Contract shall to any extent be held to be invalid or unenforceable, the remaining terms and provisions shall not be affected, and each term and provision of the Contract shall be valid and enforced to the fullest extent provided by Michigan law.

14. Applicable Law

This Contract shall be enforced and governed in accordance with the laws of the State of Michigan.

15. Arbitration.

Contractor waives its rights to a jury trial for any dispute hereunder and instead agrees that any dispute between it and the city related in any way to this Agreement and scope of work shall be submitted to binding arbitration under the commercial arbitration rules of the American Arbitration Association in effect at the time that the dispute arises. Venue shall be in Wayne County Michigan. The determination of the arbitrator will be binding on the parties and will not be appealable, and judgment on the award rendered may be entered in any court having jurisdiction on the matter. Any claim not submitted by written demand for arbitration served upon the City Clerk in accordance with the Michigan Court Rules shall be deemed

waived if it is not filed within 90 days of the date on which the Contractor knew or should have known of the claim's existence.

This Agreement shall be binding upon the parties hereto and their respective successors or assigns.

In Witness Whereof, the parties have set their hands and seals this _____ day of _____, 2020.

WITNESSES:

"CITY"
City of Inkster

By: Patrick Wimberly
Its: Mayor

"CONTRACTOR"
LGC Global Energy FM, LLC

By:
Its:

CITY OF INKSTER
GENERAL CONDITIONS



INSURANCE

A certificate of insurance naming the City of Inkster as additional insured must be provided by the successful proposer prior to commencement of work. A current certificate of insurance meeting the requirements in Attachment A is to be provided to the City and remain in force during the entire contract period.

DOWN-PAYMENTS OR PRE-PAYMENTS

Any proposal submitted which requires a down-payment or prepayment prior to delivery and full acceptance of the item(s) as being in conformance with specifications will not be considered for award.

CONTRACT TERMINATION

The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty days (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancellation shall be clearly stated in the written notice.

INVOICING

Invoices for the City of Inkster may be mailed to City of Inkster, Attn: Finance Department 26215 Trowbridge St, Inkster, MI 48141, or emailed to: mroots@cityofinkster.com

TRANSFER OF CONTRACT/ SUBCONTRACTING

The successful proposer will be prohibited from assigning, transferring, converting, or otherwise disposing of the contract agreement to any other person, company or corporation without the expressed written consent of the City of Inkster. Any subcontractor, so approved, shall be bound by the terms and conditions of the contract. The contractor shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Inkster for such acts or omissions.

CONTRACT RENEWAL

No contract shall be automatically renewed at the end of any contract term.

NO EXCLUSIVE CONTRACT

Contractor agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option.

NON-DISCRIMINATION

In the hiring of employees for the performance of work described in this RFP and subsequent contract, neither the contractor, subcontractor, nor any person acting in their behalf shall by reason of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status discriminate against any person qualified to perform the work required in the execution of the contract.

ACCEPTANCE OF PROPOSAL CONTENT

Should a contract ensue, the contents of the proposal of the successful Proposer may become contractual obligations. Failure of a contractor to accept these obligations may result in cancellation of the award.

DISCLOSURE

All documents, specifications, and correspondence submitted to the City of Inkster become the property of the City of Inkster and are subject to disclosure under the provisions of Public Act No. 442 of 1976 known as the "Freedom of Information Act". This Act also provides for the complete disclosure of contracts and attachments hereto. This means that any informational material submitted as part of this RFP is available without redaction to any individual or organization upon request.

ECONOMY OF PREPARATION

Proposals should be prepared simply and economically, providing a straightforward and concise description of the proposer's ability to meet the requirements of the RFP. Emphasis should be on completeness and clarity of content. Included in the response must be a point by point response to the Requirements and other sections of the RFP.

The City of Inkster is not liable for any costs incurred by proposer's prior to issuance of a contract.

MATERIAL SAFETY DATA SHEETS (MSDS)

All City of Inkster purchases require a Material Safety Data Sheet, ("MSDS"), where applicable, in compliance with Miosha "Right to Know" law. The MSDS must include the following information:

1. The chemical name and the common name of the toxic substance.
2. The hazards or other risks in the use of the toxic substance, including:
 - a) The potential for fire, explosion, corrosivity, and reactivity;
 - b) The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and
 - c) The primary routes of entry and symptoms of overexposure.
3. The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of overexposure.
4. The emergency procedure for spills, fire, disposal, and first aid.
5. A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.

6. The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

INDEPENDENT PRICE DETERMINATION

By submission of a proposal, the proposer certifies, and in case of a joint proposal, each party hereto certifies as to its own organization, that in connection with the proposal:

- (a) The prices in the proposal have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other proposer or with any other Competitor; and
- (b) No attempt has been made or will be made by the proposer to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

Each person signing the proposal certifies that:

- (c) He is the person in the proposer's organization responsible within that organization for the decision as to prices being offered in the proposal and that he has not participated and will not participate in any action contrary to (a) and (b) above; or
- (d) He is not the person in the proposer's organization responsible within that organization for the decision as to prices being offered in the proposal but that he has been authorized in writing to act as agent for the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action contrary to (a) and (b) above, and that as their agent, does hereby so certify; and that he has not participated, and will not participate in any action contrary to (a) and (b) above.

A proposal will not be considered for award if the sense of the statements required in the proposal has been altered so as to delete or modify the above.



**CITY OF INKSTER
JANITORIAL SERVICES**

SPECIFICATIONS

A. GENERAL SCOPE OF WORK - ALL LOCATIONS.

1. It is the intention of City of Inkster to contract for the services of one or more qualified custodial service providers to provide cleaning/custodial services at various City buildings. The Contractor shall employ trained, reliable, quality conscious custodians and supervisors.
2. It is the objective of the City to obtain the full cleaning performance in accordance with the terms of the specifications, general cleaning standards, and the quality of work requirements in this Contract. Clean and well-maintained buildings are the City's goals, and while deduction provisions for work omitted or improperly performed is designed to protect the City's interest, it is not ordinarily a desirable substitute for getting the job accomplished. The City is contracting for the complete performance of each cleaning job as identified in the Specifications, and deductions will, therefore, be made as stipulated.
3. The successful contractor shall furnish and administer all supervision, labor, and equipment.
4. Water and electricity shall be supplied by the City. Hand soap, toilet paper, paper towels, toilet seat protectors, and trash liners will be furnished by the Contractor as required for the satisfactory performance of work of this Contract.
 - a) Water access locations:
 - 1) City Hall: On first floor in hallway next to Council chambers
 - 2) Dozier Rec Center/Atrium: located in loading dock area
 - 3) Police Department: located in janitor's storage closet
 - 4) DPS: located near restrooms
5. It is intended that the services include all functions normally considered a part of workmanlike, satisfactory custodial maintenance whether or not they are specifically listed herein.
6. This contract does not include washing of windows on the exterior walls of the building (neither inside nor outside) or the atrium windows. Glass doors and glass panels that are part of an entrance and glass within the buildings are included in this contract.

7. Services to be performed under this Contract shall be subject to inspection and approval by the Facilities Management Specialist or his designated representative. There shall be no deviations from any part of the Contract or from any approved schedule without prior written approval from the City. *Deductions will be an indication that work is not being performed per the Contract Specifications.* The City reserves the right to terminate this Contract for non-performance at any time it feels such termination is warranted.
8. The City reserves the option to change required days, hours, add, or delete locations to this contract.
9. The Contractor shall provide and maintain a manual listing of all cleaning products to be used on this Contract, as well as, M.S.D.S. sheets for those products, sign-in sheets, time sheets, and work requirements for that location. M.S.D.S sheets shall be kept in the same location as the chemicals.

B. CONTRACT PERIOD.

1. If a contract is executed as a result of the proposal, it stipulates a fixed price for services. The contract period will be for one (1) year. Upon mutual consent of the City and the successful proposer, the contract may be renewed two (2) times in one (1) year increments at the same terms and conditions of the original contract.
2. The City may, from time to time, find it necessary to continue this contract on a month-to-month basis only, not to exceed a six (6) month period. Such month-to-month extended periods shall be by mutual agreement of both parties, with all provisions of the original contract or any extension thereof remaining in full force and effect.

C. SAFETY.

1. The Contractor shall take all necessary precautions for the safety of their employees performing the work under this Contract. The Contractor shall direct and properly maintain at all times, as required by job conditions and work progress, all necessary safeguards for the protection of the workmen and the public.
2. The contractor will be familiar with and operate within the guidelines set forth by the Occupational Safety and Health Act (OSHA) and Michigan Occupational Safety and Health Act (MOSHA) which affect custodial and housekeeping operations.

D. FIRE PROTECTION AND PREVENTION.

1. The Contractor shall comply with fire protection measures as described in the all fire prevention Codes.
2. The Contractor shall not store combustible supplies of any kind in any City building. The Contractor shall consider contaminated buckets, mops, cloths, and brushes as potentially subject to spontaneous heating and shall not store such items in City buildings. All buckets shall be emptied and cleaned after each use and all used materials shall be thoroughly cleaned or properly bagged and removed from the premises.

E. BUILDING SECURITY

1. At no time will the Contractor block open exterior doors or impede the function of their latching.
2. The Contractor or their employees shall not grant access to the buildings to any persons who are not a member of the Contractor's staff.
3. Keys/ID badges will be provided as required for access to the building at time of assignment. The Contractor shall be responsible for the safekeeping of building keys and return keys at expiration of the Contract. No additional keys will be furnished for locks. The Contractor shall be charged for any locksmithing services due to loss of keys/badges. Contractor shall be charged for replacement for loss of any ID badges.
4. Any and all interior doors unlocked by contractor employees for cleaning purposes shall be relocked after completion of services.
5. All interior doors shall be closed unless otherwise indicated by special instructions.
6. Prior to leaving the building and/or completed section of building, it shall be the responsibility of the Contractor to close and lock all windows, extinguish all non-automated lights, except as otherwise directed and to securely fasten and/or lock all doors.

F. ENERGY CONSERVATION

1. Energy conservations shall be practiced. Lights in unoccupied areas should be turned off, except where automatically controlled, and windows and doors are to be kept closed.

G. INSPECTIONS.

1. Each day prior to opening, the Facilities Management Specialist, or designee, shall inspect the previous day's work to ensure that each task has been completed in a good and workmanlike manner and to the satisfaction of the City agency. The Contractor shall fill in the cleaning service checklist, noting any incomplete task(s), and sign and date the form. The Facilities Management Specialist, or designee, will review and verify the checklist. The Facilities Management Specialist, or designee, will note the date, time, and sign the checklist after inspecting, and will notify the Contractor of any deficiencies. The Contractor shall sign the checklist and note the date and time as acceptance of the deficiencies that need to be corrected.

H. CORRECTIONS.

1. When the Contractor is advised by the Facilities Management Specialist, or designee, of an incomplete task, the deficiency shall be corrected by the Contractor's employees completing the task(s) in question within twenty-four (24) hours of the notification.

I. STORAGE SPACE, JANITOR'S CLOSET AND LOCKER ROOM.

1. Space available in the building will be assigned to the Contractor for the storage of bulk supplies and the equipment to be used in the performance of the work of the Contract. The Contractor's employees shall keep this space in a neat and orderly condition.
2. The Contractor shall be responsible for all spills caused by their employees. Spills caused by leaky trash bags or spills outside of janitor's closets shall be especially noted. When necessary, the Contractor shall be responsible for the cleanup of those spills and shampoo carpets in areas needed as a result of Contractor's employee negligence. If the Contractor does not correct the spill to the satisfaction of the City, the City reserves the right to hire another contractor to correct the spills. The cost to hire the additional contract will be deducted from the Contractor's monthly invoice.

J. CLEANING CHEMICAL PRODUCTS & SUPPLIES.

1. The City requires that the Contractor uses good quality products. The products used under this Contract shall be approved prior to use during the Contract. The Contractor shall supply a list of all products to be used and MSDS sheets for all chemicals to be used in City Buildings while providing this Contract's services. Each Proposer shall include MSDS sheets with the Proposal Response for products known to be used by the Proposer for these services.

2. The Contractor shall furnish all equipment and materials, not provided by the City. Water and electricity shall be provided by the City. Hand soap, toilet paper, paper towels, toilet seat protectors, and trash liners will be furnished by the Contractor as required for the satisfactory performance of the work of this Contract.

K. EQUIPMENT REQUIREMENTS.

1. The Contractor shall provide floor vacuums compliant with the following minimum Specifications and provide the City with validation of compliance. The vacuum system's minimum requirements include filtration efficiency capable of trapping 99% of contaminants as small as 0.3 micron. The Contractor shall comply with the manufacturer's specifications for filter bag replacement and follow the manufacturer's recommendation for filter change frequency.
2. The Contractor shall furnish supplies meeting the Specifications. These supplies and equipment include, but are not limited, to the following:
 - Vacuum cleaners
 - Floor buffing machines
 - Clean, mop heads
 - Brushes and rags
 - Buckets
 - Brooms
 - Dusters

L. QUALIFICATION OF PROPOSERS.

1. The successful proposer shall meet the requirements below in order to be considered for an award of Contract:
 - a) Shall have a satisfactory record of past performance. Past performance on City contracts will be considered as well as reference recommendations.
 - b) Shall have successfully performed Contracts similar in nature and dollar value within the past three (3) years. Proposers shall provide a list including contact information of three (3) most recent contracts of same scope and size. Failure to do so may be cause for rejection of the Proposal Response.
 - c) Shall have been in business under the same business name for a period of not less than three (3) years.

- d) Shall demonstrate methodology/work plan and provide samples of sign-in sheets, timesheets, and work checklists with their proposal.
- e) Shall have the ability to obtain background investigations on their employees at no additional cost to the City. All background investigations shall be submitted to the City prior to commencement of contract, for all new employees added to the contract, at all contract renewals, and as requested by the City during the term of the Contract.
- f) A site visit by the City designee of a building presently being cleaned by the short-listed list of contractors may be requested prior to award.

M. LABOR AND WAGE REQUIREMENTS.

1. The Contractor is responsible for the payment of all salaries, wages, bonuses, Social Security, Worker's Compensation, taxes, Federal and State Unemployment Insurance, and any and all taxes relating to the personnel furnished under this Contract.
2. The Contractor is responsible for withholding State and Federal Income Taxes and F.I.C.A. Taxes shall also comply with all other laws relating to employees, such as wage and hourly laws, safety and health requirements, and collective bargaining laws.

N. HOLIDAYS.

For providing custodial services under this contract, the work week shall be as indicated on the Building Information Summary Chart. In buildings that require a five-day work week, the following holidays will be observed by the contractor.

Any work necessary to be performed on Saturdays, Sundays or legal City holidays in areas scheduled for seven-day work weeks shall be performed **without** additional expense to the City.

New Year Day, January 1
 Martin Luther King's Birthday
 Presidents Day, February
 Good Friday, last Friday before Easter
 Memorial Day, last Monday in May
 Independence Day, July 4
 Labor Day, 1st Monday in September
 Veteran's Day, November
 Thanksgiving Day, 4th Thursday in November
 Day after Thanksgiving, 4th Friday in November
 Christmas Eve, December 24
 Christmas Day, December 25
 New Year's Eve, December 31

O. CONTRACTOR RESPONSIBILITIES.

1. The Contractor shall assume all administrative and supervision responsibilities for own staff and ensure all work performed is of high quality in accordance with good practices, procedures, and industry standards. The Contractor shall conform to all Federal, State, and Local Laws and Governmental Regulations.
2. The Contractor will designate an individual to act as project supervisor. The project supervisor shall be available to the contractor's employees and to the Facilities Management Specialist, or his designee, at all times by use of a cell phone or other reliable means. The project supervisor shall monitor employee performance, attendance, and punctuality and work closely with the Facilities Management Specialist, or his designee in assuring contract compliance.
3. Contractor shall provide for the City a registry of employees approved and assigned to work at the work site locations and ensure the registry is updated prior to new employee assignments. New employees (assigned at the beginning of the contract, or at any time during the contractor any renewals) may not begin work at a City facility until they have passed a background check, all information has been provided to the City, and they have been approved by the Facilities Management Specialist or his designee.
4. The Contractor shall take all necessary precautions for the safety of the employees performing the work under this Contract. The Contractor shall direct and properly maintain at all times, as required by job conditions and work progress, all necessary safeguards for the protection of workmen and the public.
5. The Contractor's employees shall not have family members or non--employees present at the assignment location.
6. The Contractor's employees shall not engage in cell phone conversations during the course of work.
7. The Contractor's employees shall vacate the City premises promptly upon completion of the assignment.
8. Employees of the contractor will eat and take work breaks in specific areas and will not be allowed to eat or take breaks in offices.
9. The Contractor shall require all their employees to wear a badge with photo identification and a uniform stating the company name as identification for admittance into the building and as means of identification during the time their employees are in the building. This is mandatory.
10. The Contractor will not allow any of their employees to use the City of Inkster ID badge of another one of the contractor's employees. This is

strictly prohibited.

11. The Contractor will not allow their employees to smoke within any City facility or within 100 feet from any entrance. Smoking is prohibited per ordinance.
12. The Contractor shall carefully screen, train, and supervise each employee providing services under this Contract. Employees shall comply with all requirements as stated in this solicitation.
13. The Contractor shall report promptly to the Facilities Management Specialist, or his designated representative, any building deficiencies such as leaky faucets, stopped toilets or drains, broken fixtures, or any unsafe conditions.
14. The City may require the dismissal of any employee who the City determines, at its sole discretion, as incompetent, careless, insubordinate, or who violates any governmental law, rule, or regulation in a City facility. Additionally, the City may require the reassignment of any employee whose continued employment is contrary to consistently good relationships with City staff. The City may require, at its sole discretion, reassignment and restricted access of any employee the City believes may be a safety and/or security risk.
15. The City, at its discretion and authority, may require the departure from the premises of any employee(s) found to be noncompliant with uniform and badge requirements as set forth in this Contract.
16. The Contractor shall provide and update as necessary for the City records an affirmation of background investigations performed and the employee(s)' acceptability for assignment to the work location. Background investigations of Contractor's employees may be verified by the City at any time during this Contract.
17. The Contractor shall require their employees to comply with the instructions pertaining to conduct and building regulations. All employees shall sign in and sign out in the facility's security logbook upon entering and leaving the building. Sign in and sign out shall be in accordance with the set schedule agreed upon by both the Contractor and the City. Copies of log in sheets shall be submitted with the Contractor's invoice.
18. Once trash has been disposed of in the dumpsters, employees shall ensure the gates to the containment area are closed and latched. Employees may be required to set alarms at some locations. This information shall be provided to the Contractor prior to commencing work.
19. Assure that the Contractor's employees shall not disturb papers on desks, open drawers in any desks or other furniture, use City telephones or any other City equipment or appliances in the building (such as radios, coffee

pots, microwave ovens, or televisions), or use equipment or appliances belonging to City employees.

20. While performing services under this Contract, the Contractor's employees shall not use illegal drugs or alcohol or be under the influence of illegal drugs or alcohol.
21. The Contractor shall assume full responsibility for any and all damage or claim for damage, injury to persons, property, and equipment that may result from any services performed under this Contract. The Contractor shall be held liable by the City for damages caused by its employees to any equipment, apparatus, or installed property in the City facilities in which work is performed in accordance with this RFP.
22. Contractor must commit to a number of qualified staff dedicated to accomplishing all of the tasks required on the attached list. If at any time the number of staff service falls off and staff is determined to be less than what was committed in the RFP, the City of Inkster reserves the right to cancel the contract for non-performance.
23. Performance evaluation meetings will be scheduled during regular business hours as needed to keep services compliant with specifications.

P. CALL BACKS AND DEDUCTIONS.

For all work that is performed in an unsatisfactory manner, the contractor shall be given a "call-back". A "call-back" shall be defined as an unscheduled call to the contractor to complete or correct any portion of work not completed satisfactorily during the regularly scheduled time the work should have been done. All "call-backs" shall be answered, and the work completed or corrected within the next regularly scheduled work period or at the direction of the Facilities Management Specialist or his designee, the unsatisfactory work shall be completed immediately.

Examples of unsatisfactory performance, as it relates to "call-backs", include but are not limited to the following:

- Non-performance of or unsatisfactory performance of any portion of the work as specified and scheduled.
- Non-responsive to "call-backs"

Results of unsatisfactory performance:

- "Call-backs" in excess of two (2) within an invoice period shall result in a deduction of fifty (\$50.00) dollars from that period's invoice with fifty (\$50.00) dollars deducted for each "callback" thereafter.
- Two (2) "call-backs" during a one (1) month period or more than six (6) times in a year could constitute grounds for contract termination.

Q. EMPLOYEE CONDUCT.

The City reserves the right to request the removal of any contractor's employee for reasonable cause. Such causes shall include, but are not limited to, the following:

- Wearing of inappropriate clothing and/or uniform
- Engaging in loud, boisterous and unprofessional conduct
- Unauthorized use, disposition and/or misappropriation of City and/or City employee's personal property
- Use of City telephones for personal calls is prohibited
- Engaging in unlawful and unauthorized acts
- Misrepresentation of facts
- Failure to meet acceptable standards of personal cleanliness and neatness, bearing and demeanor.
- Not following procedures or doing job correctly.
- Smoking within any City facility or within 100 feet of any entrance.

R. WORK STANDARDS.

Detailed work standards are listed in Appendix A.

**CITY OF INKSTER BUILDING INFORMATION SUMMARY
SHEET**

	City Hall	Dozier Recreation Center	Justice Center	DPS
Address	26215 Trowbridge St, Inkster, MI 48141	2025 Middlebelt, Inkster MI 48141	26279 Michigan Ave. Inkster MI, 48141	26900 Princeton St., Inkster MI 48141
frequency of cleaning	5 days/week	5 days/week	5 days/week	1 day/week
Facility Hours	Monday-Friday 8 am - 5 pm	0 Wednesday-Sunday	24/7	Monday-Friday 7:30 am - 4:00 pm
Cleaning Hours	5 pm until finish	9 am until finish	5 pm until finish	5 pm until finish
Restricted Areas	Server Room		Crime Lab	Server Room
Number of Floors	1	2	3	1
Total Square Feet *				
Carpeted (SF) *				
Vinyl Tile (SF) *				
Ceramic Tile (SF)				
Hardwood Floor (SF) *				
Rubber Floor { SF} *				
Concrete Floor (SF) *				
Restrooms				
Stairwells				
Elevators				
Drinking Fountains				
Entrance ways				
Cells				

BUILDING NAME: DOZIER RECREATION CENTER 2025 Middlebelt Rd Inkster MI

Clean throughout the entire 2 story section of the building, including but not limited to offices, restrooms, event rooms, copy room, lunchrooms/breakrooms, stairways, hallways, Gym.

Facility Hours: Monday- Friday, 8 am-

Cleaning Hours: Monday - Friday after, 9 am -

Restricted area:

Special Instructions: High touch cleaning with hospital grade disinfectant as daily task.

GENERAL CLEANING - THROUGHOUT BUILDING	Frequency of Service
• Empty trash receptacles throughout building and replace liners (does not include emptying of blue recycling receptacles or recycling bins in lunchroom)	Daily
- Empty outside trash receptacles at all entrances and replace liners	Daily
- Remove all trash collected to designated area	Daily
- Clean cobwebs	Daily
OFFICES/ CONFERENCE ROOMS COMMON AREAS/ COPY ROOM / HALLWAYS	
- Dust horizontal surfaces including tables, counters, tops of cubicle walls, tops of file cabinets (does not include office desks)	Daily
- Clean and disinfect counters	Daily
- Spot vacuum carpets and sweep floors when debris is noticeable	Daily
- Clean and disinfect door handles	Daily
- Wash and clean inside and outside of security glass with approved cleaner	Daily
• Sweep, wet mop, and disinfect vinyl floors	Daily
- Clean both sides of glass partitions and transom glass with approved cleaner	Weekly
- Dust high reach areas	Weekly
- Fully vacuum carpets from wall to wall, including rugs/mats and under desks	Weekly
- Clean smudges from all glass and tabletops	Weekly
- Spot clean doors, door frames, light switches	Weekly
- Dust window blinds	Quarterly
- Strip, seal, wax vinyl floor area	Quarterly
- Vacuum ceiling air vents	Monthly

KITCHEN/ LUNCHROOM / BREAKROOM

- Scour/clean and disinfect sink	Daily
- Clean and disinfect kitchen counters and tables	Daily
- Clean and disinfect door handle	Daily
- Dust mop hard surface floors with treated dust mop	Daily
- Spot vacuum carpets and sweep floors when debris is noticeable	Daily
- Sweep, wet mop, and disinfect vinyl floors	Daily
- Fully vacuum carpets from wall to wall, including rugs/mats	Weekly
- Dust high reach areas	Weekly
- Spot clean doors, door frames, light switches	Weekly
- Clean and disinfect appliances and cabinets	Monthly
- Strip, seal, wax vinyl floor area	Quarterly
- Vacuum ceiling air vents	Monthly

RESTROOMS

- Clean and disinfect all restroom fixtures, sinks, commodes, and urinals	Daily
- Clean and disinfect counters, trash containers, dispensers, hand dryers, baby changing stations	Daily
- Clean and disinfect entrance door(s), wall surfaces, oil partition walls between commodes and urinals, wains coting, wipe off all soap residue from walls & floor below soap dispensers.	Daily
- Clean mirrors	Daily
- Replenish toilet paper, seat protectors, and paper towels	Daily
- Sweep, wet mop, and disinfect floors	Daily
- Brush scrub floors	
- Clean and disinfect interior and exterior surfaces of sanitary napkin receptacles, and replace bog liner with new liner	Daily
- Clean and flush floor drain with germicidal detergent second flushing with clean rinse water.	Weekly
- Spot clean doors, door frames, light switches	Weekly
- Dust ceiling air vents	Monthly

ENTRANCES/VESTIBULES

- Clean glass doors, inside and outside	Daily
- Sweep debris. Vacuum mats/floors within vestibule and inside atrium.	Daily
- Straighten mats	Daily
- Sweep debris 10 feet away from door. No debris is to be left on the sidewalk.	Daily
- Remove salt stains (seasonal)	Daily
- Clean walls when smudges noticed	Weekly

GYM

- Clean and disinfect railings	Daily
- Sweep/dust mop floor	Daily
- Auto Scrub floor	Weekly
- Vacuum corners and hard to reach areas	Weekly

BUILDING NAME: CITY HALL 26215 Trowbridge St, Inkster, MI

Facility Hours: Monday - Friday 8am -
 Saturday 8am -
 Sunday

Frequency of cleaning: 5days/week

Cleaning Hours: Sunday - Saturday, 9 A.M. until finish

Restricted Areas:

SPECIAL INSTRUCTIONS: High touch cleaning with hospital grade disinfectant as daily task.

Mayor's office includes all general cleaning specification (Keys and area must be assigned to an employee)

Must adjust schedule to clean after the meetings and activities are completed at night. Do not clean the Parks & Recreation storage room. Parks offices and meeting rooms must be cleaned on Friday nights.

GENERAL CLEANING - THROUGHOUT BUILDING	Frequency of Service
Empty trash receptacles throughout building and replace liners	
Empty outside trash receptacles at all entrances and replace liners	
Remove all trash collected to designated area	Daily
Clean cobwebs	Daily
	Daily
	Daily
OFFICES/CONFERENCE ROOMS/COMMON AREAS/COMMUNITY ROOMS/ COUNCIL CHAMBERS	
Dust horizontal surfaces including tables, counters, tops of cubicle	
walls, tops of file cabinets (does not include office desks)	Daily
Clean and disinfect counters.	Daily
Pickup and dispose of any trash left on counters or floors in common	
areas.	Daily
Spot vacuum carpets and sweep floors when debris is noticeable	Daily
Clean and disinfect door handles	Daily
- Sweep, wet mop, and disinfect vinyl floors	Daily
Sweep, machine scrub, and disinfect ceramic tile floors	Daily
Dust mop hardwood floors	Daily
Clean smudges from all glass and horizontal surfaces	Daily
Clean glass partitions and transom glass with approved cleaner	Weekly
Dust high reach areas	Weekly
Fully vacuum carpets from wall to wall, including rugs/mats and under desks	
	Weekly

Spot clean doors, door frames, light switches	Weekly
Vacuum ceiling air vents	Monthly
Dust window blinds	Quarterly
Strip, seal, wax vinyl floor area	Quarterly
COUNCIL CHAMBERS	
Dust horizontal surfaces including tables, counters, and cabinets	Daily
Vacuum all floors	Daily
Clean restroom	Daily
Clean Podium	Daily
Sweep and machine scrub and disinfect ceramic tile floors	Daily
Dust, clean and disinfect Information Desk in atrium	Weekly
Clean glass doors and glass walls inside and outside of Council chambers	Weekly
Dust windowsills	Monthly
Damp wipe all base moldings	Monthly
KITCHEN / LUNCHROOM / BREAKROOM	
Scour/clean and disinfect sink	Daily
Clean and disinfect kitchen counters and tables	Daily
Clean and disinfect door handles	Daily
Sweep and wet mop/disinfect hard surface floors	Daily
Spot vacuum carpets when debris is noticeable	Daily
Damp wipe appliances and cabinets	Daily
Fully vacuum carpets from wall to wall, including rugs/mats	Weekly
Dust high reach areas	Weekly
Spot clean doors, door frames, light switches	Weekly
Clean and disinfect appliances and cabinets	Monthly
Vacuum ceiling air vents	Monthly
Clean and flush drains with germicidal detergent, followed by a second flushing with clean rinse water.	Monthly
Strip, seal, wax vinyl floors	2x Annual
RESTROOMS	
Clean and disinfect all restroom fixtures, sinks, commodes, and urinals	Daily
Clean and disinfect counters, trash containers, dispensers, hand dryers, baby changing stations	Daily
Clean and disinfect entrance door(s), wall surfaces, all partition walls between commodes and urinals, wainscoting, wipe off all soap residue from walls & floor below soap dispensers.	Daily
Clean mirrors	Daily
Replenish toilet paper, seat protectors, and paper towels	Daily
Sweep floors	Daily
Wet mop and disinfect floors	Daily

Clean and disinfect interior and exterior surfaces of sanitary napkin receptacles, and replace bag liner with new liner	Daily
Clean and flush floor drains with germicidal detergent, followed by a second flushing with clean rinse water.	Weekly
Spot clean doors, door frames, light switches	Weekly
Vacuum ceiling air vents	Monthly

HALLWAYS/ DRINKING FOUNTAINS

Clean, polish and disinfect drinking fountain fixtures	Daily
Vacuum all floor mats. Straighten mats.	Daily
Sweep and wet mop and disinfect vinyl floors	Daily
Sweep and machine scrub and disinfect ceramic tile floors	Daily
Spot clean doors, door frames, light switches	Weekly
Vacuum ceiling air vents	Monthly
Damp wipe all base moldings	Monthly
Strip, seal, wax vinyl floor area	Quarterly

ENTRANCES/VESTIBULES

Clean glass doors, inside and outside	Daily
Sweep debris from vestibule and the first 10 feet outside of entrance door. No debris shall be left on the sidewalk	Daily
Vacuum mats/floors within vestibule and inside atrium. Replace mats in proper position (straightened and do not block doors)	Daily
Remove salt stains (seasonal)	Daily
Damp wipe walls when smudges noticed	Weekly

MAYOR'S OFFICE

Vacuum carpets	Daily
Dust and clean conference table	Daily
Damp wipe desk when clear	Daily
Thoroughly clean restroom	Daily
Dust window ledges	Weekly
Vacuum or sweep bugs and cobwebs from corners	Daily
Vacuum ceiling grates	Weekly

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 14, 2020

From: Tracy Jennings,
Special Projects

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-14) 3508 Harrison and (3) adjacent vacant lots which are located on the east side of Harrison Avenue between Carlisle Avenue and Beech Avenue and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021045000), 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021046000), 25N1047 LOT 1047 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021047000), and 25N1048 LOT 1048 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021048000) in the amount of \$7,500.00 to Key Management/Kimani Powell.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval 

BACKGROUND INFORMATION

Key Management/Kimani Powell has made the application to purchase 3508 Harrison and (3) adjacent vacant lots which are located on the east side of Harrison Avenue between Carlisle Avenue and Beech Avenue and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021045000), 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021046000), 25N1047 LOT 1047 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021047000), and 25N1048 LOT 1048 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021048000).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is a commercial building and three (3) adjacent vacant lots, and the applicant seeks to build a mixed-use business and residential building to allow living and meeting space.

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 put in a deposit of \$900.00 and is offering the total purchase price of \$7,500.00.

RESOLUTION

Authorization is hereby given for the sale of 3508 Harrison and (3) adjacent vacant lots which are located on the east side of Harrison Avenue between Carlisle Avenue and Beech Avenue and are legally described as 25N1045 LOT 1045 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property

I.D. 440009021045000), 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021046000), 25N1047 LOT 1047 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021047000), and 25N1048 LOT 1048 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 440009021048000) in the amount of \$7,500.00 to Key Management/Kimani Powell, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$6,600.00), 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 \$ 900.00
 Date Received 9/2/2020
 Case # LD 20-14

**CITY OF INKSTER
 APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Key Management**

Applicant's Address **29514 Annapolis Inkster, Michigan 48141**

Applicant's Phone Number: **313-915-1809**

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

PROPERTY INFORMATION - Purchase Offer \$ 2000

Property Location: **East side of Harriet Street/Avenue**

Between Carlyle Street/Avenue Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure **44009021045000 building, 44009021046000 Lot, 44009021047000 and 44009021048000**

Parcel Size: (Width) X (Length) Current Residential

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

Summary of Proposed Use: **Mix use. office space and housing**

Use additional sheets as needed The buyer wants to build within two years next to his relative house.

I understand and accept as evidenced by the good-faith deposit of \$900 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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


 Applicant's Signature
 Stephanie Taylor
 Broker's Signature

09/02/2020

09/01/2020

Date



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. **If the property is zoned for commercial or Industrial use, please contact 313-563-9760 to schedule an appointment.**

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: **Complete** the "Application to Purchase City-owned Property". **(Required)**

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

☐ Vacant, residential lots – requires minimum \$100.00 deposit per lot.

☐ Vacant commercial or industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

☐ Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit **completed** application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



LETTER OF GOOD STANDING

Date: 08/02/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Kimani Powell (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I,  (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

**Parcel ID 3508 Harrison Street Inkster, Michigan 48141 Building
with 3 additional Lots all have 4 different Parcels**

I, Kimani Powell, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Kimani Powell

Printed Name

Investor

Title

Authentisign

Signature

Authentisign

Stephanie Taylor

Authentisign

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 1st of September, 2020 by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Kimanni Powell located at 29514 Annapolis Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Parcel ID:44009021045000 Building 44009021046000 Lot 44009021047000 Lot and 44009021048000

Four Separate Parcels: .

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Two Thousand Dollars (\$2000) USD for the aforesaid property, as follows:
2. Down payment of Nine Hundred Dollars (\$900.00) USD
3. The remainder of the purchase price of One Thousand One Hundred /DOLLARS (\$1100.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. An Additional money order for \$18.00 made payable to Wayne County Register Deeds.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: KP

Sellers Initials: _____

PURCHASER:

By: Kimani Powell ^{09/02/2020} L.S.

By: Kimani Powell L.S.

Its:

Telephone No: 313-915-1809
Kimanni Powell
29514 Annapolis Inkster, Michigan 48141

IN PRESENCE OF:

Murray's Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop
313 478-8526 734 306-1066

^{09/02/2020}
Stephanie Taylor
09/02/2020 6:08:32 PM EDT

09/02/2020

Dated: _____

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Purchase Agreement.

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

Narrowed Original Results

Map Results

Previous 1 2 3 4 of 4 Checked 4 All

Display PRD - Full Detail v at 1 v per page

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: 3555 Harrison Street
City/State/Zip: Inkster, Michigan, 48141-2851

Property ID: 44089021045000

Owner Name: City Of Inkster
Taxpayer Address: 25215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479Lat/Long: 42.254993 / -83.319679
Census Tract: 8708
Block Group: 3City/Village/Town: Inkster
Subdivision: DEARBORN ACRES SUB NO 2
MLS Area: 08060 - Inkster
Legal Description: 25N104E LOT 104S DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCRSchool District: Taylor
Property Category: Government
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL

Transaction Desk: Start a Transaction

REALIST Links: Full Report Comparables Market Trends Neighborhood Profile

REMLINK Links:

Data Co-op Links: Data Co-op Links

RPR Links: RPR Links

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	CVT	TN Reasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$1.72	\$172.11	\$0.00	\$173.83

Assessments

Year	Taxable Val	State Ex Val	Homestead	TN Taxes
------	-------------	--------------	-----------	----------

Transfer Information

Grantor	Grantee	Record Date	Rec Date	Sale Price	Doc Type	Liber/Page
WAYNE COUNTY TREASURER	TREASURER/CONTROLLER C	03/11/2014	03/11/2014		QCD	51347/0173
WAYNE COUNTY TREASURER	TREASURER/CONTROLLER C	03/11/2014	03/11/2014		QCD	51347/1318
YOUNG AUNDREE N	SOUTHWEST BLOCK CLUB #	10/20/2005	10/03/2005		QCD	43684/0600

Other Recordings

Oblique	Oblique	Record Date	Rec Date	Amount	Doc Type	Liber/Page
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Characteristics

Living Area SF:	1547	Bedrooms:	
Year Built:	1948	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	36.00X111.00
Topography:		Land Sqft:	3920
Irregular:		Acres:	0.09

Search for MLS Listings

Click Arrow for Property History

[Report Incorrect Data](#)

This search was narrowed to a specific set of Property Records.
County is 'WAY - Wayne County'
PADD Street Number is 3508
PADD Street Name is like 'harrison'
Found 4 results in 0.02 seconds.

Narrowed Original Results

Results

Previous Next 3 of 4 Checked 4 All None

Display PRD - Full Detail at 1 per page

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: 3508 Harrison Street
City/State/Zip: Inkster, Michigan, 48141-2951
Property ID: 44009021846000

Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.284961 / -83.319596
Census Tract: 5708
Block Group: 3

City/Village/Town: Inkster
Subdivision: DEARBORN ACRES SUB NO 2
MLS Area: 08000 - Inkster
Legal Description: 25N1046 LOT 1046 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR
School District: Taylor
Property Category: Government
Land Use: 763 - EXEMPT - COUNTY, CITY, TWP, VILL

Transaction Desk: Start a Transaction

REALTY Links: Full Report Comparables Market Trends Neighborhood Profile

REXING Links

Data Co-op Links

RPR Links

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	CVI	Tot Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$313.11	\$3.13	\$0.00	\$0.00	\$316.24
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$450.80
2015		\$0.00	\$0.00	\$0.00	\$0.00	\$518.00

Assessments

Year	Taxable Val	State Eq Val	Homestead	Tot Taxes
2016	\$0	\$4,600	0	\$450.80
2015	\$0	\$5,100	0	\$518.00

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Pass
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	53528/1401

Other Recordings

Charges	Charges	Record Date	Doc Date	Amount	Doc Type	Libar/Pass
---------	---------	-------------	----------	--------	----------	------------

Characteristics

#1 Porch/Dimensions: /
#2 Porch/Dimensions: /
Topography:
Irregular:
Storm Sewer:
Land Dimension: 25.00X121.00
Land Sqft: 2877
Acres: 0.06

Search for MLS Listings

Click Arrow for Property History

Report Incorrect Data

This search was narrowed to a specific set of Property Records.

County is 'WAY' - Wayne County

PADD Street Number is 3508

PADD Street Name is like 'harrison'

Found 4 results in 0.02 seconds.

Narrowed Original Results

Results

Previous Next 1 of 4 Checked 4 All

Display PRD Full Detail 1 at 1 per page

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: 3508 Harrison Street
City/State/Zip: Inkster, Michigan, 48141-2981
Property ID: 44009021047000
Owner Name: City Of Inkster
Lat/Long: 42.284814 / -83.319724
Taxpayer Address: 26218 Trowbridge Street
Census Tract: 8708
City/State/Zip: Inkster, Michigan, 48141-2479
Block Group: 3
City/Village/Town: Inkster
School District: Taylor
Subdivision: DEARBORN ACRES SUB NO 2
Property Category: Government
NLS Area: 99999 - Inkster
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description: 2891047 LOT 1047 DEARBORN ACRES SUB NO. 2 T2S R2E L33 P79 WCR

Transaction Desk

Start a Transaction

REALIST Links:

Full Report

Comparables

Market Trends

Neighborhood Profile

REFINE Links:

Advanced

Data Co-op Links:

Data Co-op Links

Data Co-op Links

RPR Links:

RPR Links

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	TN Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$313.11	\$3.13	\$0.00	\$0.00	\$316.24
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$450.80
2015		\$0.00	\$0.00	\$0.00	\$0.00	\$518.00

Assessments

Year	Taxable Val	State Ex Val	Market %	TN Taxes
2016	\$0	\$4,600	0	\$450.80
2015	\$0	\$5,100	0	\$518.00

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	53528/1402

Other Recordings

Obligor	Obliigor	Record Date	Rec Date	Amount	Doc Type	Libar/Page
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Characteristics

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	25.00X111.00
Topography:		Land Sqft:	30012
Irregular:		Acres:	0.69

Search for NLS Listings

Click Arrow for Property History

Report Incorrect Data

This search was narrowed to a specific set of Property Records.
 County is "WAY - Wayne County"
 PADD Street Number is 3508
 PADD Street Name is like "harrison"
 Found 4 results in 0.02 seconds.

Narrowed Original Results

[Search](#) [Full Map](#) [Results](#)
[Previous](#) [Next](#) • 2 of 4 [Checked 4](#) [All](#)

 Display PRD - Full Detail [▼](#) at 1 [▼](#) per page [⚙](#)
[Wayne County Public Records - Full Detail Report](#)

Location & Ownership

Property Address:	3508 Harrison Street	Property ID:	4400902104000
City/State/Zip:	Inkster, Michigan, 48141-2951		
Owner Name:	City Of Inkster	Lat/Long:	42.384719 / -83.319721
Taxpayer Address:	26315 Trowbridge Street	Census Tract:	8708
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	3
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	DEARBORN ACRES SUB NO 2	Property Category:	Government
MLS Area:	00000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25N1040 LOT 1040 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR		

TransactionDocs:

[Full Report](#) [Comparables](#) [Market Trends](#) [Neighborhood](#)

[RELIST Links](#) [REVIEW Links](#) [Data Co-op Links](#) [RPR Links](#)

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	TU Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$68.21	\$68	\$0.00	\$0.00	\$68.89
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$98.18
2015		\$0.00	\$0.00	\$0.00	\$0.00	\$101.91

Assessments

Year	Taxable Val	State Ex Val	Homestead %	TU Taxes
2016	\$0	\$1,800	0	\$98.18
2015	\$0	\$1,000	0	\$101.91

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liberty/Pass
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	83528/1403

Other Recordings

Officer	Officer	Record Date	Rec Date	Amount	Rec Type	Liberty/Pass
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	35.00X111.00
Topography:	Land Sqr:	3877
Irregular:	Acres:	0.09

Search for MLS Listings

[Click Arrow for Property History](#)

This search was narrowed to a specific set of Property Records.

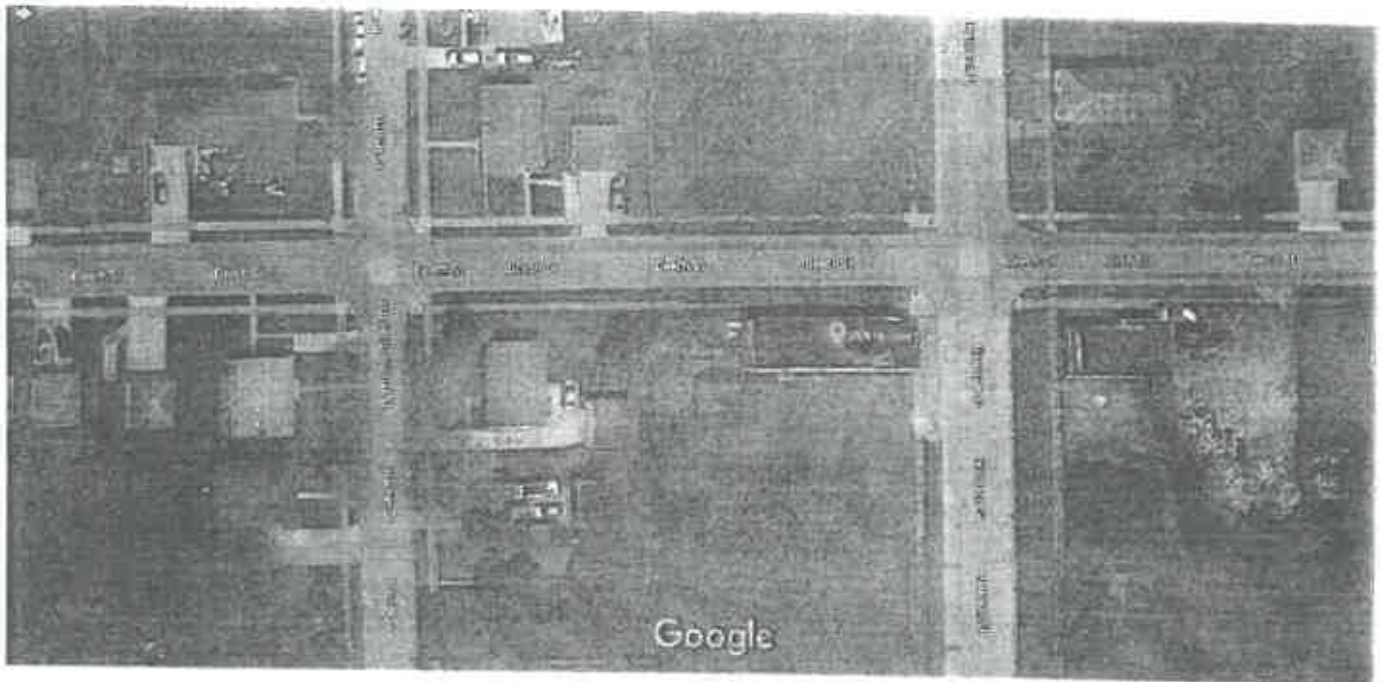
County is "WAY - Wayne County"

PADD Street Number is 3508

PADD Street Name is like "harrison"

Found 4 results in 0.02 seconds.

3508 Harrison St



Map data ©2020, Map data ©2020 20 ft



3508 Harrison St

Inkster, MI 48141

Building



Directions



Save



Nearby



Send to your
phone

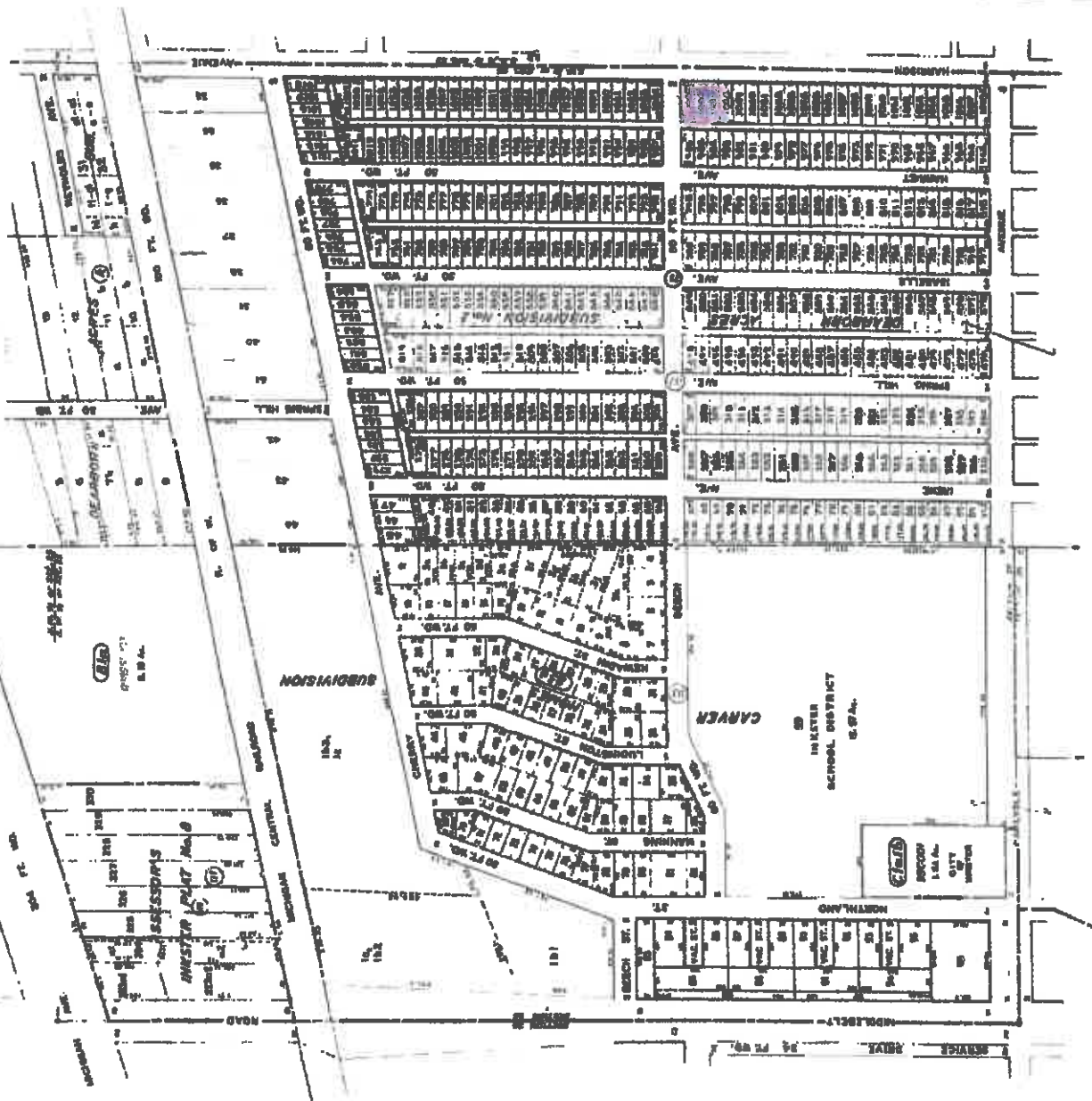


Share

Photos



62-08-254



S.W. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S., R. 9 E.
WAYNE COUNTY, MICHIGAN

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE COUNTY OF WAYNE, STATE OF MICHIGAN. IT IS TO BE USED FOR THE PURPOSES FOR WHICH IT WAS ISSUED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE COUNTY OF WAYNE, STATE OF MICHIGAN.



ADDENDUM/AMENDMENT



DATE 09/30/20

This is an Addendum/Amendment to and becomes a part of Purchase Agreement dated September 1st 2020 regarding property located at:
3508 HARRISON ST Inkster MI 48141

The purchaser understands that the purchase is AS IS and he understands that a reverted clause if offer is accepted will be added to the deed in reference to the restoration period of 18 Months.

The purchaser wanted to state in writing what his attended use. He attends to have a mix use of residential and business so he can allow living space as well as a space for meetings to be held in the building .

Stephanie Taylor 09/30/2020

09/30/2020 6:38:40 AM EDT

Witness Stephanie Taylor

Witness

 Seller CITY OF INKSTER (L.S.)

 Seller (L.S.)

Amari Powell 09/30/2020
 Purchaser Amari Powell (L.S.)

 Purchaser (L.S.)

Form No. 2149
 Rev. 03/01

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 14, 2020

From: Tracy Jennings,
Special Projects

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-13) two (2) vacant residential lots which are two adjacent parcels located on the east side of Hickory Avenue between Cherry Avenue and Elm Street and are legally described as 25P21 LOT 21 AND N 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010021000) and 25P22 23 LOT 22 AND 23 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010022000) in the amount of \$1,000.00 to Anthony Pasley.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval 

BACKGROUND INFORMATION

Anthony Pasley has made the application to purchase two (2) residential lots which are two adjacent parcels located on the east side of Hickory Avenue between Cherry Avenue and Elm Street and are legally described as 25P21 LOT 21 AND N 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010021000) and 25P22 23 LOT 22 AND 23 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010022000).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is a residential lot, and the applicant seeks to use as additional property for storage.

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 put in a deposit of \$100.00 and is offering the total purchase price of \$1,000.00.

RESOLUTION

Authorization is hereby given for the sale of two (2) vacant residential lots which are two adjacent parcels located on the east side of Hickory Avenue between Cherry Avenue and Elm Street and are legally described as 25P21 LOT 21 AND N 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010021000) and 25P22 23 LOT 22 AND 23 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010022000) in the amount of \$1,000.00 to Anthony Palsey, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$900.00), 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 \$ 200.00
 Date Received 10/8/2020
 Case # LD 56-13

**CITY OF INKSTER
 APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Anthony Pasley**

Applicant's Address **27148 Stanford St Inkster, MI 48141**

Applicant's Phone Number: **313-909-0545**

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

PROPERTY INFORMATION - Purchase Offer \$1000.00

Property Location: **East side of Hickory Street/Avenue**

Between Cherry Street/Avenue And Elm Street/Avenue

Tax ID, Legal Description, and Address if Structure **44010010021000 And 44010010022000**

Two separate Parcels

Parcel Size: Parcel 44010010021000 **45 (Width) X112.60 (Length) Current M1**

Parcel Size: Parcel 44010010022000 **70 (Width) x 111.40 (Length) Current M1**

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

Summary of Proposed Use: Additional Property Two Use for Storage

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$200.00 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.

Anthony Pasley
 Applicant's Signature
Stephanie Taylor
 Broker's Signature

10/08/2020

10/08/2020

Date



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-563-9760 to schedule an appointment.

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". (Required)

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application --

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

- o Vacant, residential lots -- requires minimum \$100.00 deposit per lot.

- o Vacant commercial or industrial lots -- Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

- o Residential and commercial structures -- requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



LETTER OF GOOD STANDING

Date: 10/08/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Anthony Pasley (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I, ^{AuthenticSign} Anthony Pasley (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

Parcel ID # 44010010021000 And 44010010022000 Hickory Street Inkster, Michigan 48141 Two Vacant Parcels

I, Anthony Pasley, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Anthony Pasley

Printed Name

Investor

Title

Anthony Pasley 10/08/2020

Signature AM EDT

Stephanie Taylor 10/08/2020

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of August, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Anthony Pasley located 27148 Stanford Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Parcel ID:44010010021000 AND 44010010022000 Two Separate Parcels Located on Hickory North of Cherry

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of One Thousand Dollars

3. The remainder of the purchase price Nine Hundred Dollars (\$900.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. And additional \$18 made payable to Wayne County Registers Deed

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

The buyer is requesting the Deposit returned if Offer is not accepted.

Purchasers Initials: AP

Sellers Initials: _____

PURCHASER:

By: Anthony Pasley

By:  Anthony Pasley 10/08/2020
10/8/2020 1:21:35 AM EDT
Its: Investor

Purchaser's Address: 27148 Stanford
Inkster, Michigan 48141
Telephone No: 313-909-0545

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature Stephanie Taylor

10/8/2020 1:39:30 AM EDT

Dated: 10/08/2020

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

acceptance of the foregoing Purchase Agreement.

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

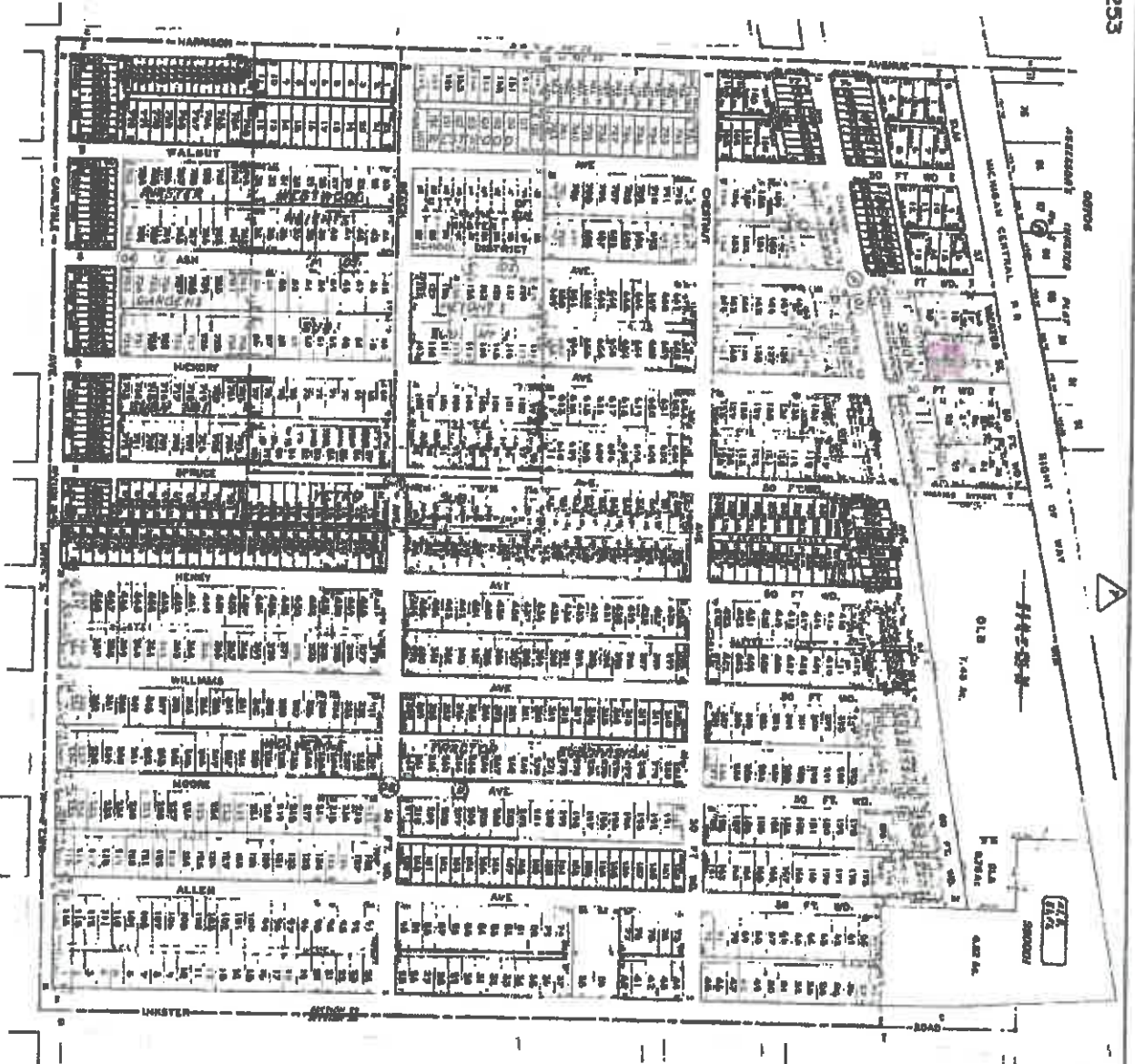
MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITIY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT APART OF THIS TRANSATION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMELESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE  DATE 10/08/2020
10/8/2020 1:22:54 AM EDT

PRINT NAME Anthony Pasley DATE 10/08/2020

SIGNATURE  DATE 10/08/2020
10/8/2020 1:40:25 AM EDT

PRINT NAME Stephanie Taylor DATE 10/08/2020



S.E. 1/4 SECTION 25
 CITY OF INKSTER
 T. 2 S. R. 9 E.
 WAYNE COUNTY, MICHIGAN

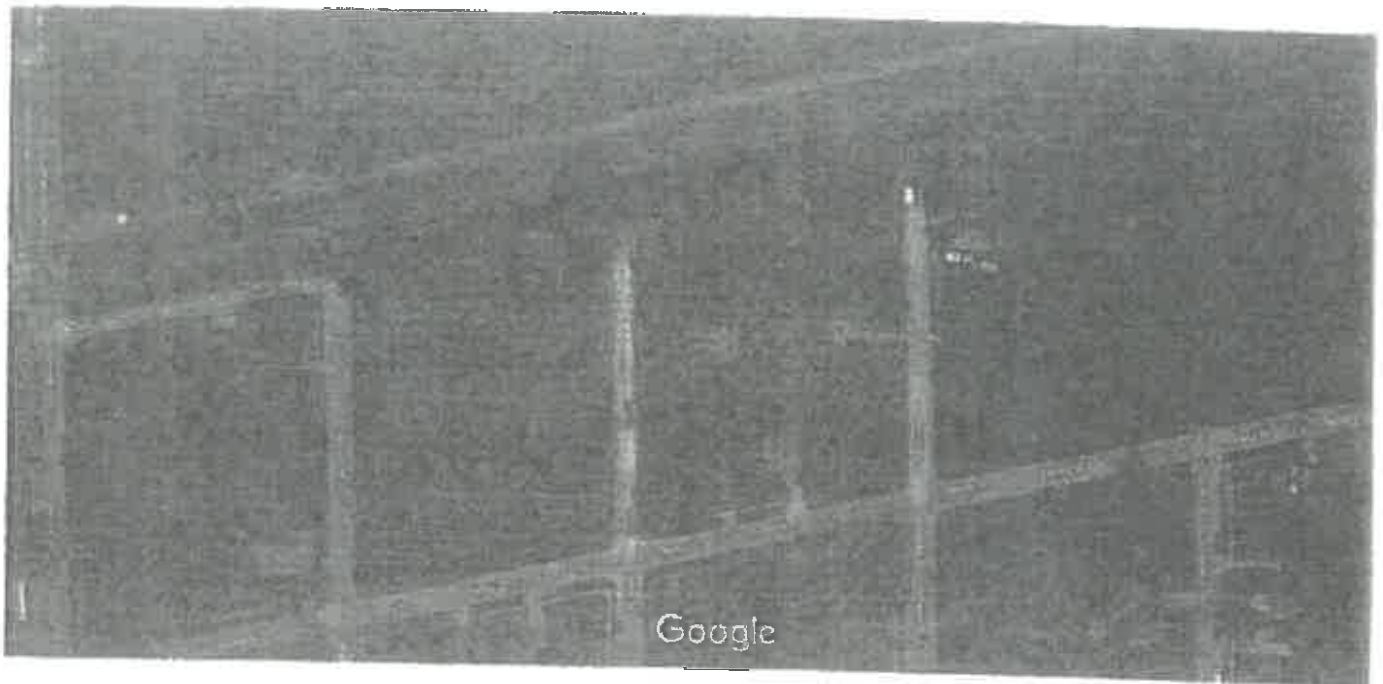
DEPARTMENT of MANAGEMENT and BUDGET
 ASSESSMENT and EVALUATION DIVISION
 © 2008 COUNTY OF WAYNE, STATE OF MICHIGAN

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 CLERK OF WAYNE COUNTY, MICHIGAN.

Google Maps

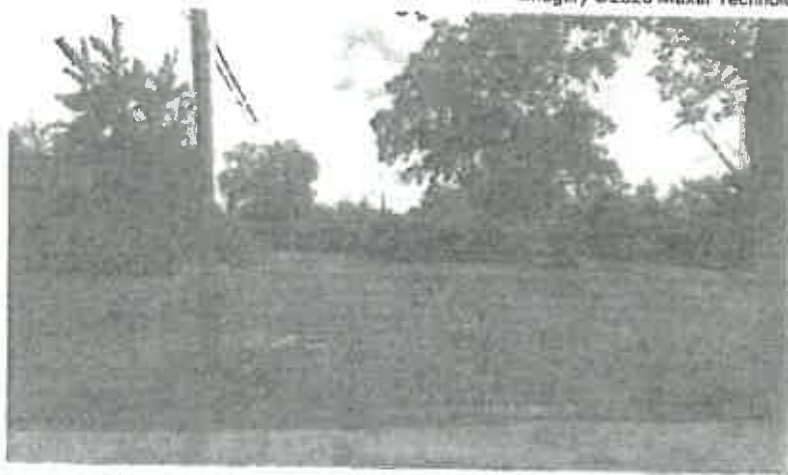
2942 Hickory St

44010010021000And 44010010022000 Two Separate Parcels



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020

50 ft



2942 Hickory St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



7MQM+M9 Inkster, Michigan

Photos

<https://www.google.com/maps/place/2942+Hickory+St,+Inkster,+MI+48141/@42.289129,-83.3171492,201m/data=!3m2!1e3!4b1!4m5!3m4!1e0x883b4...> 1/2

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK
CHASE

CASHIER'S CHECK

Remitter

ANTHONY M PASLEY/DBA AJTP INVESTMENT

Date

09/29/2020

9181223776
Valid after 7 years

Pay To The
Order Of

CITY OF INKSTER

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$** 100.00 **

Do not write outside this box
Memo: Hickory 44010010022000
Note: For information only. Comment has no effect on bank's payment.

Drawn JPMORGAN CHASE BANK, N.A.

Reginald Chambers
Reginald Chambers, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

⑈9181223776⑈ ⑆044000037⑆ 758661326⑈

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK
CHASE

CASHIER'S CHECK

Remitter

ANTHONY M PASLEY/DBA AJTP INVESTMENT

Date

09/29/2020

9181223775
Valid after 7 years
440

Pay To The
Order Of

CITY OF INKSTER

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$** 100.00 **

Do not write outside this box
Memo: Hickory 44010010021000
Note: For information only. Comment has no effect on bank's payment.

Drawn JPMORGAN CHASE BANK, N.A.

Reginald Chambers
Reginald Chambers, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

⑈9181223775⑈ ⑆044000037⑆ 758661326⑈

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 13, 2020

From: Tracy Jennings
Special Projects

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-10) two (2) vacant residential lots which are located right next to each other on the west side of Harriet Avenue between Beech Avenue and Cherry Avenue and are legally described as 25N85 LOT 785 AND ADJ VAC ALLEY 9 FT WIDE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020785000) and 25N786 LOT 786 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020786000) in the amount of \$500.00 to Mr. & Mrs. Virgil and Ruby Taylor.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval 

BACKGROUND INFORMATION

Mr. & Mrs. Virgil Taylor have made an application to purchase two vacant lots which are located right next to each other on the west side of Harriet Avenue between Beech Avenue and Cherry Avenue and are legally described as 25N85 LOT 785 AND ADJ VAC ALLEY 9 FT WIDE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020785000) and 25N786 LOT 786 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020786000).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcels are residential lots, and the applicants would like to build within the next two years.

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 applicants put in a deposit of \$200.00 and are offering a total purchase price of \$500.

RESOLUTION

Authorization is hereby given for the sale of two (2) vacant residential lots which are located right next to each other on the west side of Harriet Avenue between Beech Avenue and Cherry Avenue and are legally described as 25N85 LOT 785 AND ADJ VAC ALLEY 9 FT WIDE DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020785000) and 25N786 LOT 786 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44009020786000).in the amount of \$500.00 to Mr. & Mrs. Virgil Taylor, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale \$300.00, 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 \$ 200.00
Date Received 10/13/2020
Case # LD 00-10

**CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Virgil Taylor and Ruby Taylor

Applicant's Address 3330 Harriet Inkster, Michigan 48141

Applicant's Phone Number: 313920-0750

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

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: West side of Harriet Street/Avenue

Between Beech Street/Avenue and Cherry Street/Avenue

Tax ID, Legal Description, and Address if Structure 4400902785000 and 4400902786000

Parcel Size: (Width) X (Length) Current Residential

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

Summary of Proposed Use: Additional Property Next to House.

Use additional sheets as needed The buyer wants to build within two years next to his relative house.

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.

Authentigen
Virgil Taylor & Ruby Taylor

09/08/2020

Applicant's Signature

Date

Stephanie Taylor

Broker's Signature



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-563-9760 to schedule an appointment.

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". (Required)

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

☐ Vacant, residential lots – requires minimum \$100.00 deposit per lot.

☐ Vacant commercial or industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

☐ Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



LETTER OF GOOD STANDING

09/08/2020

Date: _____

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Virgil Taylor and Ruby Taylor (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I,  (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

Parcel ID # 44009020785000 and 44009020786000 Harriet Street Inkster, Michigan 4814. Two separate parcels and they are Vacant Lots

I, Virgil Taylor and Ruby Taylor, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Virgil Taylor and Ruby Taylor

Printed Name

Owner Occupant

Title

Authentesign

09/08/2020

Virgil Taylor & Ruby Taylor

Signature

Authentesign

09/08/2020

Stephanie Taylor

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 3 day of September, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Virgil Taylor and Ruby Taylor a married couple located at 3330 Harriet Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Two separate Parcels

Parcel ID: 44009020785000 and 44009020786000

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title Insurance, hazard Insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

- 1 The Purchaser shall pay the Sum of Five Hundred Dollars

3. The remainder of the purchase price Four Hundred Dollars (\$300.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

The buyer is requesting the Deposit returned if Offer is not accepted.

Purchasers Initials: U&R

Sellers Initials: _____

PURCHASER:

By: Ruby Taylor and Virgil Taylor

By:  Virgil Taylor & Ruby Taylor
08/2020 10:38:30 AM EDT

Its: Owner Occupant

Purchaser's Address: 3330 Harriet
Inkster, Michigan 48141
Telephone No: 313-920-0750

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature Stephanie Taylor
08/2020 10:48:34 AM EDT

Dated: 08/08/2020

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Harriet	Property ID:	44009020785000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.286072 / -83.320828
Taxpayer Address:	26218 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	DEARBORN ACRES SUB NO 2	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25N785 LOT 785 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	TN Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State En Val	Hmstd %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Doc Type	Liber/Page
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Other Recordings

Obligor	Obligee	Record Date	Doc Date	Amount	Doc Type	Liber/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	35.00X111.00
Topography:	Land Sqft:	3877
Irregular:	Acres:	0.09

Search for MLS Listings

Search Criteria

County is 'WAY - Wayne County'
 Property Zip Code is '48141'
 PADD Street Name is like 'harriet*'
 Property ID is like '44009020785000*'
 Selected 1 of 1 result.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Harriet	Property ID:	44009020786000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.285978 / -83.320824
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	DEARBORN ACRES SUB NO 2	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25N786 LOT 786 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	TH Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State En Val	Homestead %	TH Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Doc Type	Liber/Page
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Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
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Characteristics

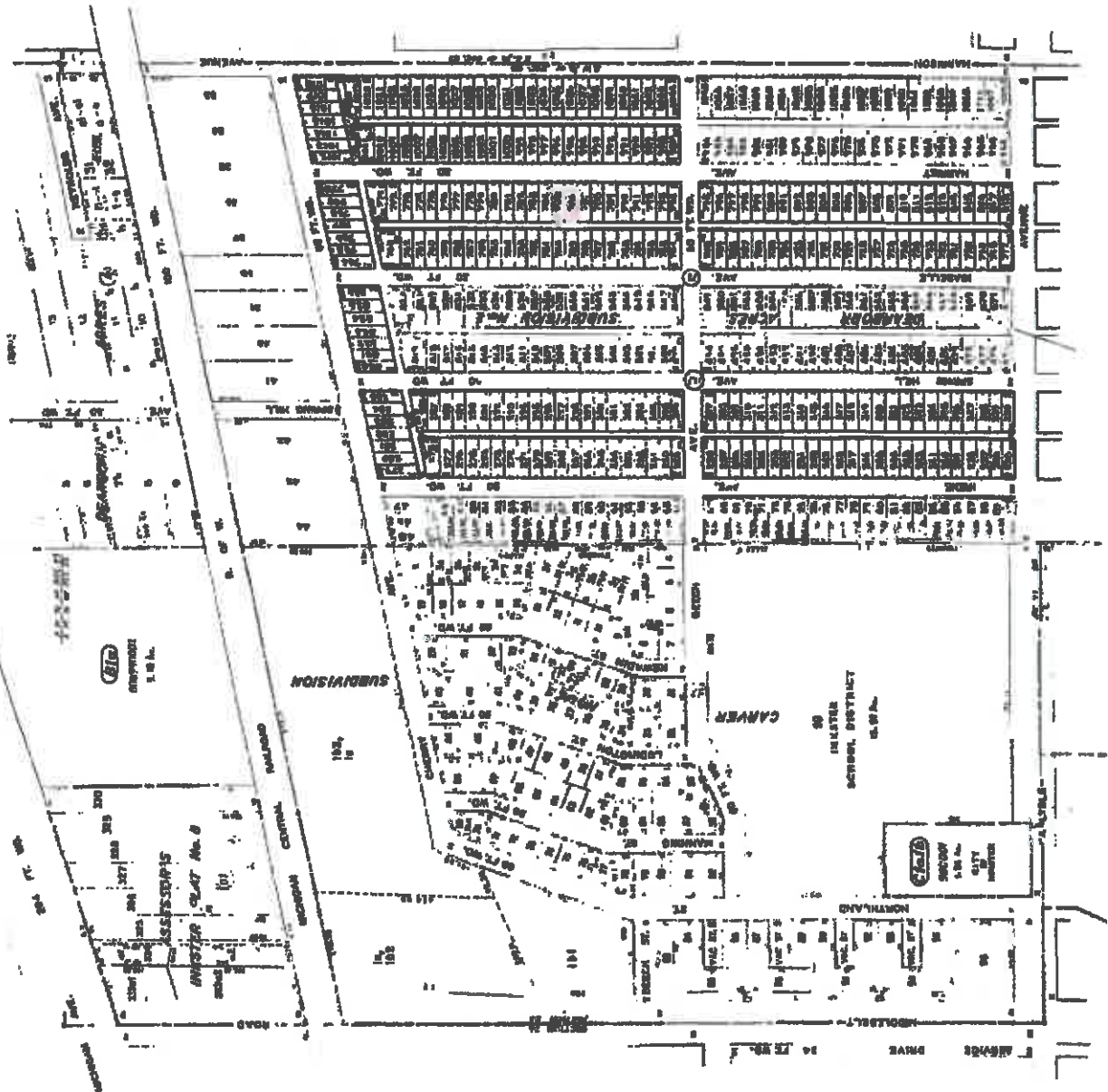
#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	35.00X111.00
Topography:	Land Sqft:	3877
Irregular:	Acres:	0.09

Search for MLS Listings

Search Criteria

County is 'WAY - Wayne County'
 Property Zip Code is '48141'
 PADD Street Name is like 'harriet*'
 Property ID is like '44009020786000*'
 Selected 1 of 1 result.

82-08-254



S.W. 1/4 SECTION 25
CITY OF INKSTER
 T. 2 S. R. 8 E.
 WAYNE COUNTY, MICHIGAN
 B. 6-1-11 15.

DEPARTMENT OF MANAGEMENT AND BUDGET
 ASSESSMENT AND EQUALIZATION DIVISION
 © 2005 COUNTY OF WAYNE, STATE OF MICHIGAN
 ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION 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.

Go gle Maps

Harriet St

Lot 785 and 789 Between



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



Harriet St

Inkster, MI



Directions



Save



Nearby



Send to your
phone



REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 13, 2020

From: Tracy Jennings
Special Projects

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-07) two (2) vacant commercial lots which are located right next to each other on the west side of Middlebelt between Glenwood Street/Avenue and Oakwood Street/Avenue and are legally described as 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44002010391001 and 44002010392001) in the amount of \$6,100.00 to Carrie V. Rhoden.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval 

BACKGROUND INFORMATION

Carrie Rhoden has made an application to purchase two vacant lots which are located right next to each other on the West side of Middlebelt Street/Avenue between Glenwood Street/Avenue and Oakwood Street/Avenue. and are legally described as 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44002010391001 and 44002010392001).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcels are commercial lots, and the applicant, who owns the adjacent building, would like to expand the parking.

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 put in a deposit of \$200.00 and is offering total purchase prices of \$6,100.00.

RESOLUTION

Authorization is hereby given for the sale of two (2) vacant commercial lots which are located right next to each other on the West side of Middlebelt Street/Avenue between Glenwood Street/Avenue and Oakwood Street/Avenue. and are legally described as 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR (Property I.D. 44002010391001 and 44002010392001) to Carrie V. Rhoden in the amount of \$6,100.00, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale \$5,900.00, 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 \$200
 Date Received 7/23/20
 Case # 20-07

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name: Stacie F Dotson

Applicant's Address: 2263 Spring Hill AVE Inkster, Michigan 48141

Applicant's Phone Number: 734-347-7305

Proposed Owner's Name (as indicated on deed): Stacie F Dotson (married man)

PROPERTY INFORMATION -- Purchase Offer \$1000

Properties located on West side of Middlebelt Street/Avenue

Between Glenwood Street/Avenue and Oakwood Street/Avenue

Tax ID, Legal Description, and Address If Structure Two Separate Parcel ID # right next to each other. 44002010391001 and 44002010392001 Legal Descriptions

23C391A LOT 391 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR

PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2011. 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR

Parcel Size: (Width)1st Parcel 81 X 120 (Length) Current Zoning Commercial

2nd Parcel 40 X 120

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

Summary of Proposed Use: Additional land next to business.
 Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$200 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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


 Applicant's Signature

07/22/2020

Date


 Stephanie Taylor
 7/23/2020 9:54:28 AM EDT

07/23/2020

Broker's Name



LETTER OF GOOD STANDING

Date: 07/23/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, **Stacie F Dotson** (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I,  (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



**AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
Parcels 44002010392001 and 44002010391001 Vacant
Land, INKSTER, MI 48141**

I, **Stacie F Dotson**, have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division and the Building Department for approval of any improvements/building is done to the land. Also the buyer must maintain the land per building and safety satisfactory.

Stacie F Dotson

Printed Name

Applicant/Business Owner

Title

Authentisign
 07/22/2020

Signature
Authentisign
Stephanie Taylor 07/23/2020
7/23/2020 8:54:27 AM EDT

Real Estate Broker

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 22nd day of July, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Stacie F Dotson located at 2263 Spring Hill Ave Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Parcel ID:44002010392001 and 44002010391001 1st Legal Description: 23C391A LOT 391 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR 2nd Legal Description PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2011. 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).

4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of One Thousand Dollars ~~(\$1000.00)~~ USD for the aforesaid property, as follows:
[S] \$200.00 HIGHEST AND BEST [S]
2. Down payment of One Hundred Dollars ~~(\$200.00)~~ USD
3. The remainder of the purchase price of Eight Hundred /DOLLARS ~~(\$800.00)~~ USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. Plus \$18.00 Money Order Made Payable to the Wayne County Register Deeds.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: [S] [S]

Sellers Initials: _____

PURCHASER:

By: Stacie F Dotson L.S.

By: [Signature] L.S.
7/23/2020 8:11:23 PM EDT

Its: Business Owner

Telephone No: 734-347-7305
Stacie F Dotson.
2263 Spring Hill Ave
INKSTER, MI 48141

IN PRESENCE OF:
Murray's Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop
313 478-8526 734 306-1066

Authenticity
Stephanie Taylor
7/23/2020 8:55:47 AM EDT

07/23/2020

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT A PART OF THIS TRANSACTION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMLESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE  DATE 07/22/2020

PRINT NAME  DATE 07/22/2020

SIGNATURE _____ DATE _____

PRINT NAME  DATE 07/23/2020

WITNESS  DATE 07/23/2020

Broker Signature _____

Dated: _____

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141

Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Purchase Agreement.

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	1144 Middlebelt Road	Property ID:	44002010392001
City/State/Zip:	Inkster, Michigan, 48141-1632		
Owner Name:	City Of Inkster	Lat/Long:	42.302475 / -83.330467
Taxpayer Address:	28215 Trowbridge Street	Census Tract:	5705
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	3
City/Village/Town:	Inkster	School District:	Wayne-Westland
Subdivision:	GRAND VIEW GARDENS SUB NO 1	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2011. 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	Ttl Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homtd. %	Ttl Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
MICHIGAN LAND BANK FAS	CITY OF INKSTER	11/07/2006	10/19/2006		QCD	45551/1277

Other Recordings

Oblique	Oblique	Record Date	Doc Date	Amount	Doc Type	Libar/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	80.00X106.00
Topography:	Land Sqft:	8494
Irregular:	Acres:	0.20

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Middlebelt	Property ID:	44002010391001
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.302309 / -83.330456
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Wayne-Westland
Subdivision:	GRAND VIEW GARDENS SUB NO 1	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	23C391A LOT 391 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P4S WCR		

Photos

Taxes

Year	Season	Total Adj Val	Admin Fee	Assmnt	CVT	TN Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
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Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	39.00X123.00
Topography:	Land Sqft:	4792
Irregular:	Acres:	0.11

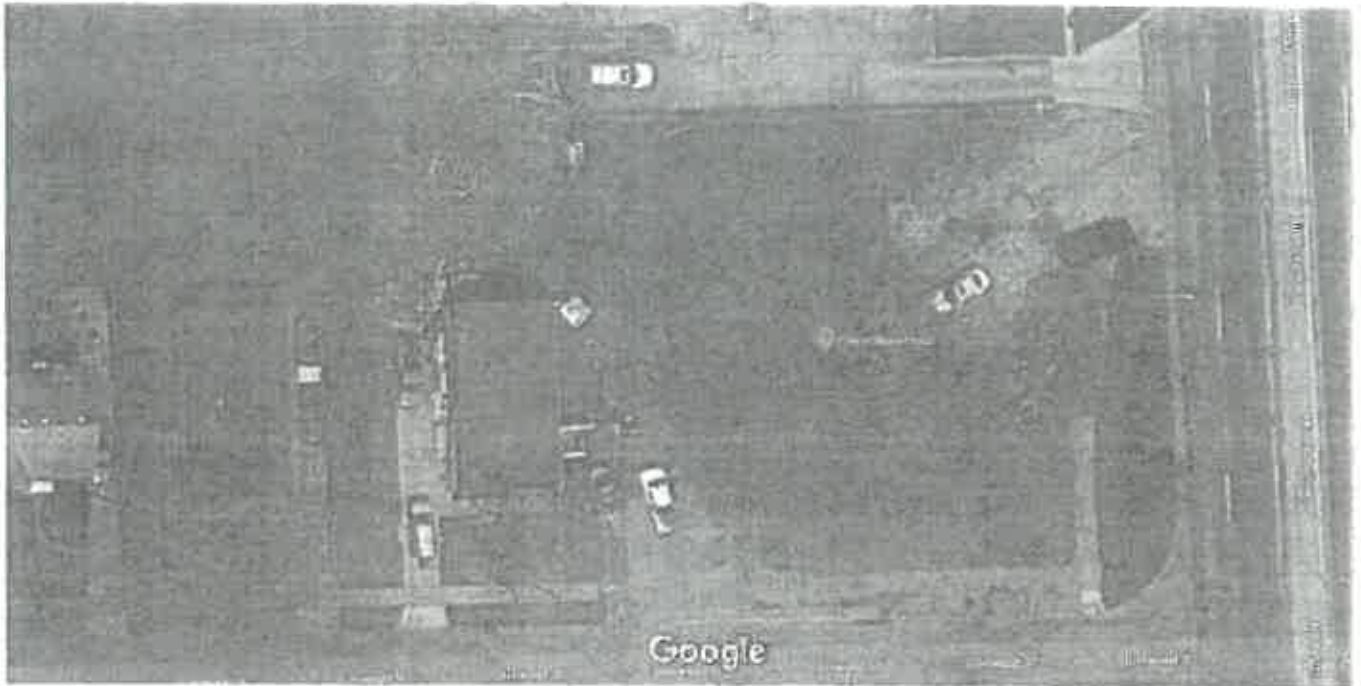
Search for MLS Listings

[Click Arrow for Property History](#)

Google Maps

1144 Middlebelt Rd

Parcel ID 44002010392001



Map data ©2020, Map data ©2020 20 ft



1144 Middlebelt Rd

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



BM29+XR Inkster, Michigan

Photos

P134



WESTERN UNION FINANCIAL SERVICES INC. - ISSUED Springfield, Colorado
Payable at Wells Fargo Bank North America - Denver, N.A., Grand Junction, Colorado

MONEY ORDER

19-117213682

A 419193 D 072020
T 1608 06
191172136825 L 000000

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF City of Inkster

2243 Springfield Ave
Inkster MI 48141

PAYMENT FOR ACCT. # 44002010392008

⑆102100400⑆ 40191172136825⑈

WESTERN UNION FINANCIAL SERVICES INC. - ISSUED Springfield, Colorado
Payable at Wells Fargo Bank North America - Denver, N.A., Grand Junction, Colorado

MONEY ORDER

19-117213681

A 419193 D 072020
T 1607 06
191172136816 L 000000

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS
PAY TO THE ORDER OF City of Inkster

2243 Springfield Ave
Inkster MI 48141

PAYMENT FOR ACCT. # 44002010391001

⑆102100400⑆ 40191172136816⑈



Deposit/Administrative Fee Received \$200.00
Date Received 9/25/2020
Case # 20-07

**CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Carrie V Rhoden

Applicant's Address 44146 Harsdale Drive Canton Michigan 48187

Applicant's Phone Number: 313-717-7111

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

PROPERTY INFORMATION -- Purchase Offer \$6100.00

Property Location: North Glenwood Street/Avenue

Between Glenwood Street/Avenue Oakwood Street/Avenue

Tax ID, Legal Description, and Address if Structure Two Separate Parcels

44002010391001 and 44002010392001 Please see Two separate Legal Description

Parcel Size: 1st Parcel Width 81x120 (Length) 2nd Parcel (Width 40x120 Length Commercial

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

Summary of Proposed Use: Need additional Land next to building for parking.

Use additional sheets as needed.

I understand and accept as evidenced by the good-faith deposit of \$200.00 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

[Signature]
Broker's Signature

9/25/2020
Date



LETTER OF GOOD STANDING

Date: _____

9/25/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Carrie V Rhoden (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I, Carrie V. Rhoden (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

Parcel ID # 44002010391001 44002010392001 Street Inkster,
Michigan 48141 Vacant Lot

I, Carrie V Rhoden, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Carrie V Rhoden

Printed Name

Owner

Title

Signature

Real Estate Broker Signature

9/25/20

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 25 day of September, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Carrie V Rhoden 44146 Harsdale Drive Canton Michigan 48187, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows 1ST Parcel :23C391A LOT 391 EXC THE E 17FT THERREOF GRAND VIEW GARDEN SUB NO. 1 T2S R9E L47 P45 WCR
2nd Parcel 23C392 393A LOTS 392 AND 393 EXC THE E 17FT THERREOF GRAND VIEW GARDEN SUB NO. 1 T2S R9E L47 P45 WCR
Parcel ID:44002010391001 and 44002010392001 TWO SEPERAT PARCELS

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained In this Purchase Agreement. the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

- 1 The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).

4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Six Thousand One Hundred Dollars (\$6100.00) USD
2. Down payment Two Hundred Dollars USD (\$200.00)
3. The remainder of the purchase price Four Hundred Dollars (\$5900.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. Plus \$18.00 Money Order Made Payable to the Wayne County Register Deeds.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

The buyer is requesting the Deposit returned if Offer is not accepted.

Purchasers Initials: CTK

Sellers Initials: _____

PURCHASER:

By: Carrie V Rhodes

By: Carrie V. Rhodes

Its: Owner of building next to Adjacent Lots

Purchaser's Address: 44146 Harsdale
Canton, Michigan 48187
Telephone No: 313-717-7111

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature: Stephanie Taylor

Dated: 9/25/20

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT A PART OF THIS TRANSACTION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMLESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE

Carrie V. Rhodes

DATE

9/25/2020

PRINT NAME

Carrie V. Rhodes

DATE

9/25/2020

SIGNATURE

Stephanie J. Bishop

DATE

9/25/20

PRINT NAME

DATE

WITNESS

[Signature]

DATE

9/25/20

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Purchase Agreement.

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

Wayne County Public Records - Full Detail Report**Location & Ownership**

Property Address:	1144 Middlebelt Road	Property ID:	44002010392001
City/State/Zip:	Inkster, Michigan, 48141-1632		
Owner Name:	City Of Inkster	Lat/Long:	42.302475 / -83.330467
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5705
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	3
City/Village/Town:	Inkster	School District:	Wayne-Westland
Subdivision:	GRAND VIEW GARDENS SUB NO 1	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2011. 23C392A 393A LOTS 392 AND 393 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assmnt</u>	<u>CVT</u>	<u>TH Seasonal</u>
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>TH Taxes</u>
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Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
MICHIGAN LAND BANK FAS	CITY OF INKSTER	11/07/2006	10/19/2006		QCD	45551/1277

Other Recordings

<u>Obligor</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	80.00X106.00
Topography:	Land Sqft:	8494
Irregular:	Acres:	0.20

Search for MLS Listings**Search Criteria**

County is 'WAY - Wayne County'
 Property ID is like '44002010392001*'
 Selected 1 of 1 result.

Wayne County Public Records - Full Detail Report**Location & Ownership**

Property Address:	Middlebelt	Property ID:	44002010391001
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.302309 / -83.330456
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Wayne-Westland
Subdivision:	GRAND VIEW GARDENS SUB NO 1	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	23C391A LOT 391 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assmt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Ex Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
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Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
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Other Recordings

<u>Obligor</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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Characteristics

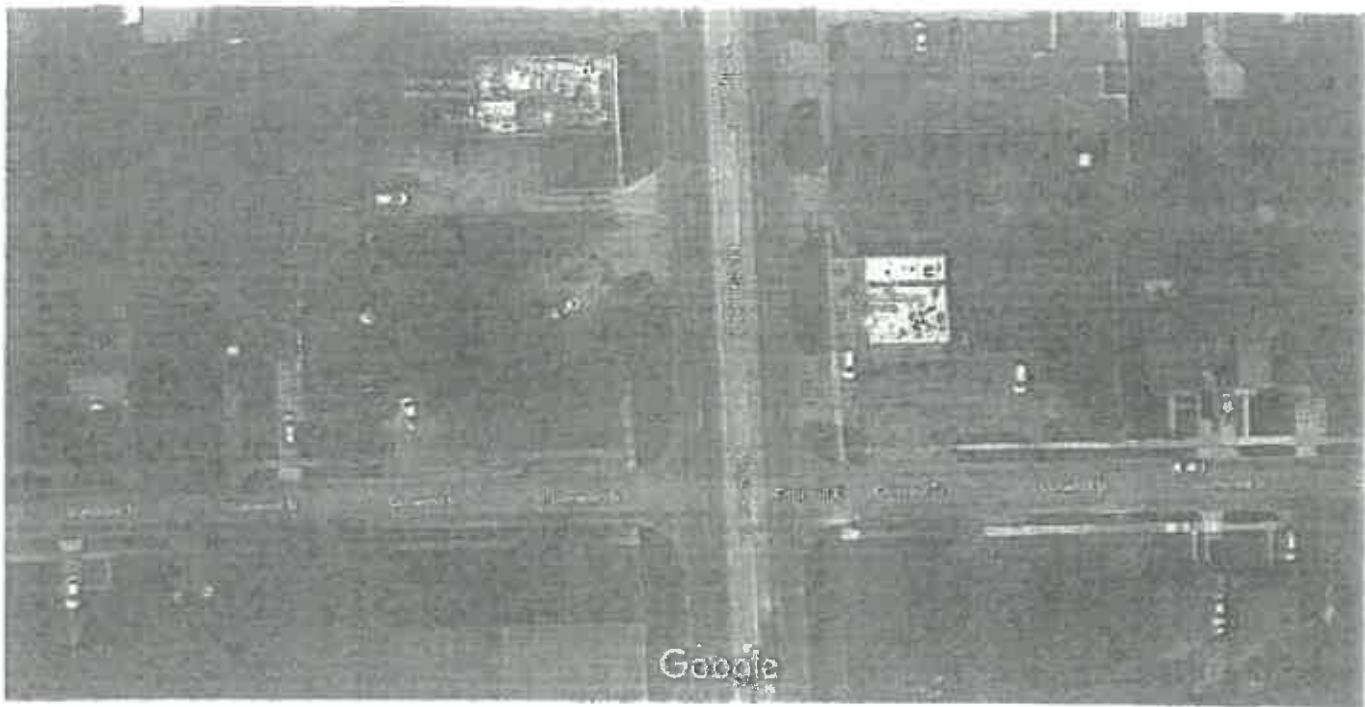
#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	39.00X123.00
Topography:	Land Sqft:	4792
Irregular:	Acres:	0.11

Search for MLS Listings**Search Criteria**

County is 'WAY - Wayne County'
 Property ID is like '44002010391001*'
 Selected 1 of 1 result.

[illegible]

Google Maps Two Seperate Lots 44002010392001 and 44002010391001



Map data ©2020, Map data ©2020 20 ft. 20 ft. 20 ft.

CP03803

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

CASHIER'S CHECK 001535507

NOTICE TO CUSTOMERS: The purchase of an indemnity bond will be required before any cashier's check issued by this bank will be replaced or refunded in the event it is lost, stolen, or destroyed.

DATE 9/24/20

*****100 DOLLARS AND 00 CENTS Dollars

*****100.00

PAY TO THE ORDER OF CITY OF INKSTER

00064/32605 001535507

REMITTER rhoden

Parcel # 44002010391001 44002010392001

Authorized Signature

Drawer: Comerica Bank

⑈001535507⑈ ⑆072000096⑆ 1852538444⑈

CP03803

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

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*****100.00

PAY TO THE ORDER OF CITY OF INKSTER

00064/32605 001535508

REMITTER rhoden

Parcel # 44002010391001 44002010392001

Authorized Signature

Drawer: Comerica Bank

⑈001535508⑈ ⑆072000096⑆ 1852538444⑈

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: October 14, 2020

**From: Tracy Jennings,
Special Projects**

Date for Council Consideration: October 19, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-11) one (1) vacant residential lot which is located on the east side of Ash Avenue between Cherry Avenue and Elm Street and is legally described as 25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST 50FT WD ALSO W 1/2 VAC ALLEY ADJ TO LOT 17 ALSO N 1/2 VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010017000) in the amount of \$1,500.00 to Anthony Pasley.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval

BACKGROUND INFORMATION

Anthony Pasley has made the application to purchase a residential lot which is located on the east side of Ash Avenue between Cherry Avenue and Elm Street and is legally described as 25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST 50FT WD ALSO W 1/2 VAC ALLEY ADJ TO LOT 17 ALSO N 1/2 VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010017000).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is a residential lot, and the applicant seeks to use it for storage.

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 put in a deposit of \$100.00 and is offering the total purchase price of \$1,500.00.

RESOLUTION

Authorization is hereby given for the sale of one (1) vacant residential lot which is located on the east side of Ash Avenue between Cherry Avenue and Elm Street and is legally described as 25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST 50FT WD ALSO W 1/2 VAC ALLEY ADJ TO LOT 17 ALSO N 1/2 VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Property I.D. 44010010017000) in the amount of \$1500.00 to Anthony Palsey, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$1400.00), 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 _____
Date Received _____
Case # _____

**CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Anthony Pasley**
Applicant's Address **27148 Stanford St Inkster, Michigan 48141**
Applicant's Phone Number: **313-909-0545**
Proposed Owner's Name (as indicated on deed): **SAME**

PROPERTY INFORMATION - Purchase Offer \$1500.00

Property Location: **East side of Ash** Street/Avenue
Between Cherry Street/Avenue Elm Street/Avenue

Tax ID, Legal Description, and Address if Structure **44010010017000**
25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST 50FT WD ALSO W ½ VAC ALLEY ADJ TO I
N ½ VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T 2S R9E L50 P32 CWCR

Parcel Size: **228.20 (Width) X 121.70 (Length) Current M1**

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

Summary of Proposed Use: Storage.

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.

Anthony Pasley

10/08/2020

Applicant's Signature

Date

Stephanie Taylor

10/08/2020

Broker's Signature



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. **If the property is zoned for commercial or Industrial use, please contact 313-563-9760 to schedule an appointment.**

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". **(Required)**

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

o Vacant, residential lots – requires minimum \$100.00 deposit per lot.

o Vacant commercial or Industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

o Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



LETTER OF GOOD STANDING

Date: 10/08/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Anthony Pasley (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I, Anthony Pasley (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

**Parcel ID # 44010010017000 Ash Street Inkster, Michigan
48141 Vacant Parcel**

I, Anthony Pasley, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Anthony Pasley

Printed Name

Investor

Title

Anthony Pasley 10/08/2020

Signatures AM EDT

Stephanie Taylor 10/08/2020

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 1th day of October, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Anthony Pasley, located 27148 Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST 50' WD ALSO W ½ VAC ALLEY ADJ TO LOT 17
ALSO N ½ VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L50 P32 WCR
Parcel ID:44010010017000
ONE PARCEL VACANT LAND

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

3. The remainder of the purchase price One Thousand Four Hundred Dollars (\$1400.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. And Additional \$18 made payable to Wayne County Register Deeds

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

The buyer is requesting the Deposit returned if Offer is not accepted.

Purchasers Initials: AP

Sellers Initials: _____

PURCHASER:

By: Anthony Pasley

By: Anthony Pasley 10/08/2020
10/8/2020 2:23:14 AM EDT

Its: Investor

Purchaser's Address: 27148 Stanford
Inkster, Michigan 48141
Telephone No: 313-909-0545

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature Stephanie Taylor
10/8/2020 2:23:06 AM EDT

Dated: 10/08/2020

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITTY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT APART OF THIS TRANSATION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMELESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE  DATE 10/08/2020
10/8/2020 1:16:01 AM EDT

PRINT NAME Anthony Pasley DATE 10/08/2020

SIGNATURE  DATE 10/08/2020
10/8/2020 1:28:36 AM EDT

PRINT NAME Stephanie Taylor DATE 10/08/2020

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Ash	Property ID:	44010010017000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.289201 / -83.317677
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5708
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	08080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P17 TO 20 LOTS 17 TO 20 INCL ALSO ADJ VAC ELM ST SOFT WD ALSO W 1/2 VAC ALLEY ADJ TO LOT 17 ALSO N 1/2 VAC ALLEY ADJ TO LOT 20 WEST DEARBORN SUB T2S R9E L30 P32 WCN		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	TN Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
WOJTOWICZ RAYMOND J	TREASURER/CONTROLLER C	01/20/2010	01/19/2010		QCD	48312/0688
WOJTOWICZ RAYMOND J	EXPEDITE INTERNATIONAL	11/22/2006	11/20/2006	\$500	QCD	45627/0047

Other Recordings

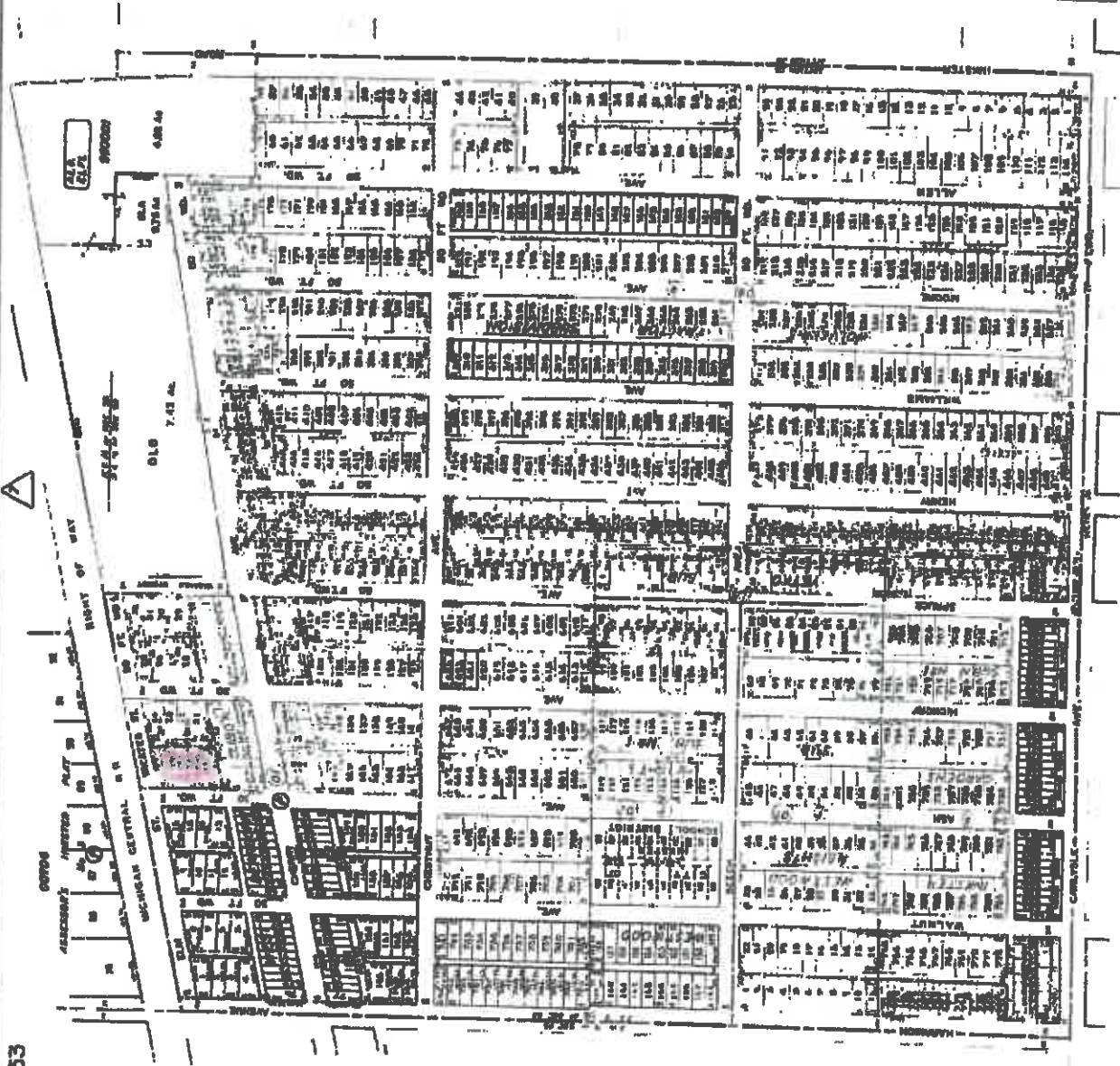
Oblique	Oblique	Record Date	Doc Date	Amount	Doc Type	Libar/Page
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Characteristics

Living Area SF:	1532	Bedrooms:	
Year Built:	1987	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	228.20X121.70
Topography:		Land Sqft:	20664
Irregular:		Acres:	0.64

Search for MLS Listings

Click Arrow for Property History



S.E. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

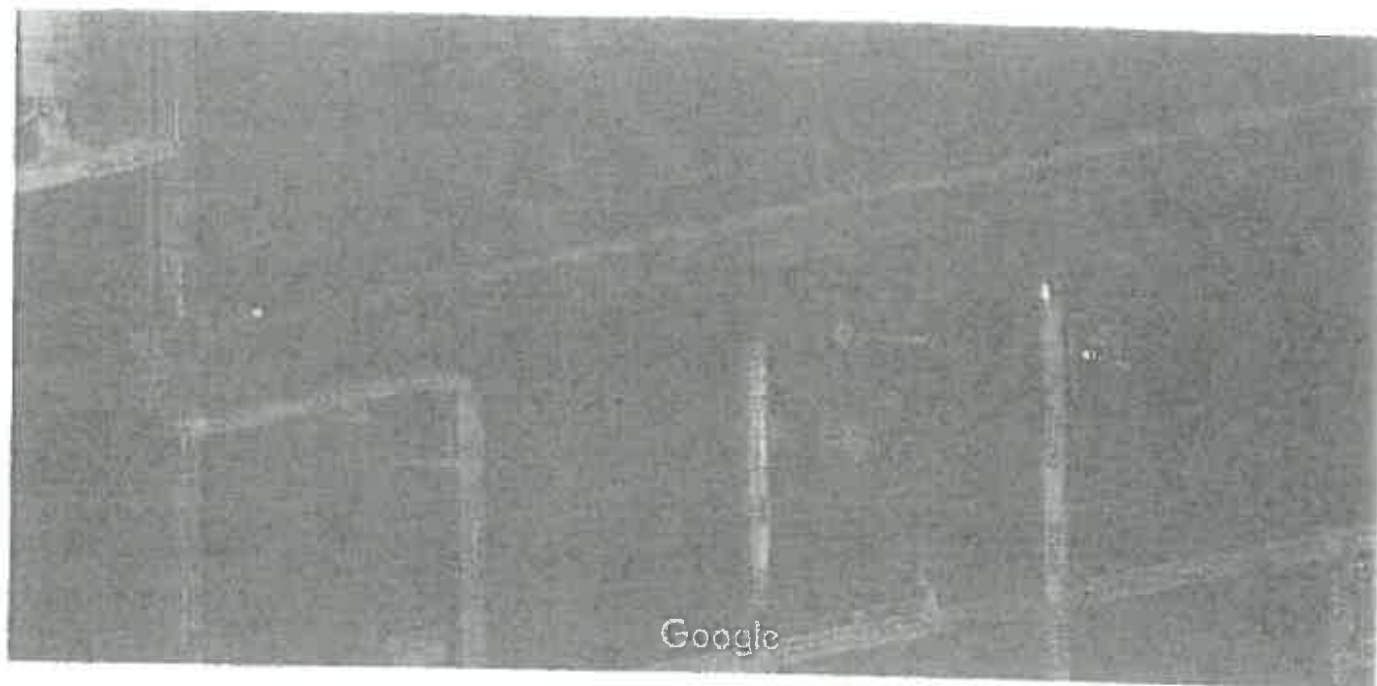
APRIL 1, 2005
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND REVALUATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

82-08-253

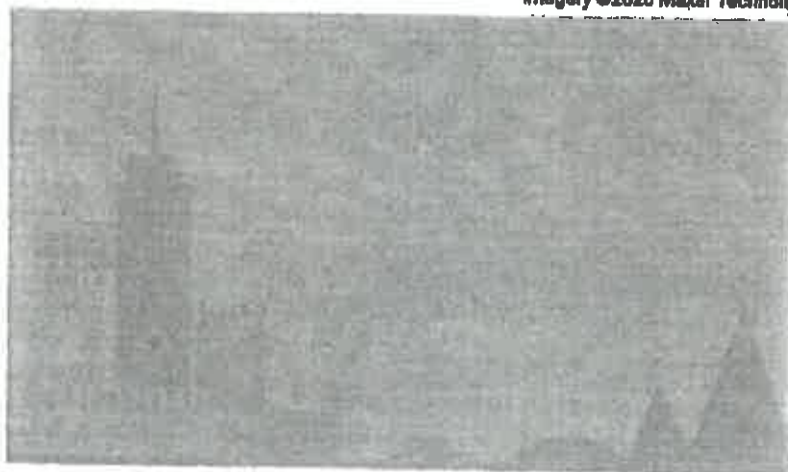
Google Maps

2911 Ash St

44010010017000



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



2911 Ash St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



7MQM+Q5 Inkster, Michigan

<https://www.google.com/maps/place/2911+Ash+St,+Inkster,+MI+48141/@42.28938,-83.3176332,201m/data=!3m1!1e3!4m5!3m4!1s0x883b4be85be9b...> 1/1

CHASE

CASHIER'S CHECK

20211107 NEW 0100 001000000

Remitter ANTHONY M PASLEY/DBA AJTP INVESTMENT

Date 09/29/2020

9181223777
Valid after 7 years
440

Pay To The Order Of CITY OF INKSTER

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$** 100.00 **

Do not write outside this box
Memo: 44610010017000 ASH
Note: For information only. Comment has no effect on bank's payment.

JP Morgan Chase Bank, N.A.

Reginald Chambers, Chief Administrative Officer
JP Morgan Chase Bank, N.A.
Columbus, OH

9181223777 044000037 758661326



Deposit/Administrative Fee Received \$ 200.00
 Date Received 10/8/2020
 Case # 21-56-13

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Anthony Pasley**

Applicant's Address **27148 Stanford St Inkster, MI 48141**

Applicant's Phone Number: **313-909-0545**

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

PROPERTY INFORMATION - Purchase Offer \$1000.00

Property Location: **East side of Hickory Street/Avenue**

Between Cherry Street/Avenue And Elm Street/Avenue

Tax ID, Legal Description, and Address if Structure **44010010021000 And 44010010022000**

Two separate Parcels

Parcel Size: Parcel 44010010021000 **45 (Width) X112.60 (Length) Current M1**

Parcel Size: Parcel 44010010022000 **70 (Width) x 111.40 (Length) Current M1**

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

Summary of Proposed Use: Additional Property Two Use for Storage

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$200.00 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.

Anthony Pasley
 Applicant's Signature
Stephanie Taylor
 Broker's Signature

10/08/2020

10/08/2020

Date



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. **If the property is zoned for commercial or Industrial use, please contact 313-563-8760 to schedule an appointment.**

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". **(Required)**

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application --

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

o Vacant, residential lots – requires minimum \$100.00 deposit per lot.

o Vacant commercial or Industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

o Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



LETTER OF GOOD STANDING

Date: 10/08/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Anthony Pasley (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I,  Anthony Pasley (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



AFFIDAVIT

Parcel ID # 44010010021000 And 44010010022000 Hickory Street Inkster, Michigan 48141 Two Vacant Parcels

I, Anthony Pasley, have read the requirements for the purchase of the above-noted parcel and hereby agree to notify city of Inkster Planning Division, Zoning, Engineering and Building Departments regarding all requirements to build a residential dwelling. And once purchase pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Anthony Pasley

Printed Name

Investor

Title

Anthony Pasley 10/08/2020

Signature AM EUT

Stephanie Taylor 10/08/2020

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of August, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Anthony Pasley located 27148 Stanford Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Parcel ID:44010010021000 AND 44010010022000 Two Separate Parcels Located on Hickory North of Cherry

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

- 1 The Purchaser shall pay the sum of One Thousand Dollars

3. The remainder of the purchase price Nine Hundred Dollars (\$900.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141. And additional \$18 made payable to Wayne County Registers Deed

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

The buyer is requesting the Deposit returned if Offer is not accepted.

Purchasers Initials: AP

Sellers Initials: _____

PURCHASER:

By: Anthony Pasley

By:  Anthony Pasley 10/08/2020 12:15 AM EDT

Its: Investor

Purchaser's Address: 27148 Stanford
Inkster, Michigan 48141
Telephone No: 313-909-0545

IN PRESENCE OF:
Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature Stephanie Taylor
10/8/2020 1:39:30 AM EDT

Dated: 10/08/2020

ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

acceptance of the foregoing Purchase Agreement.

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

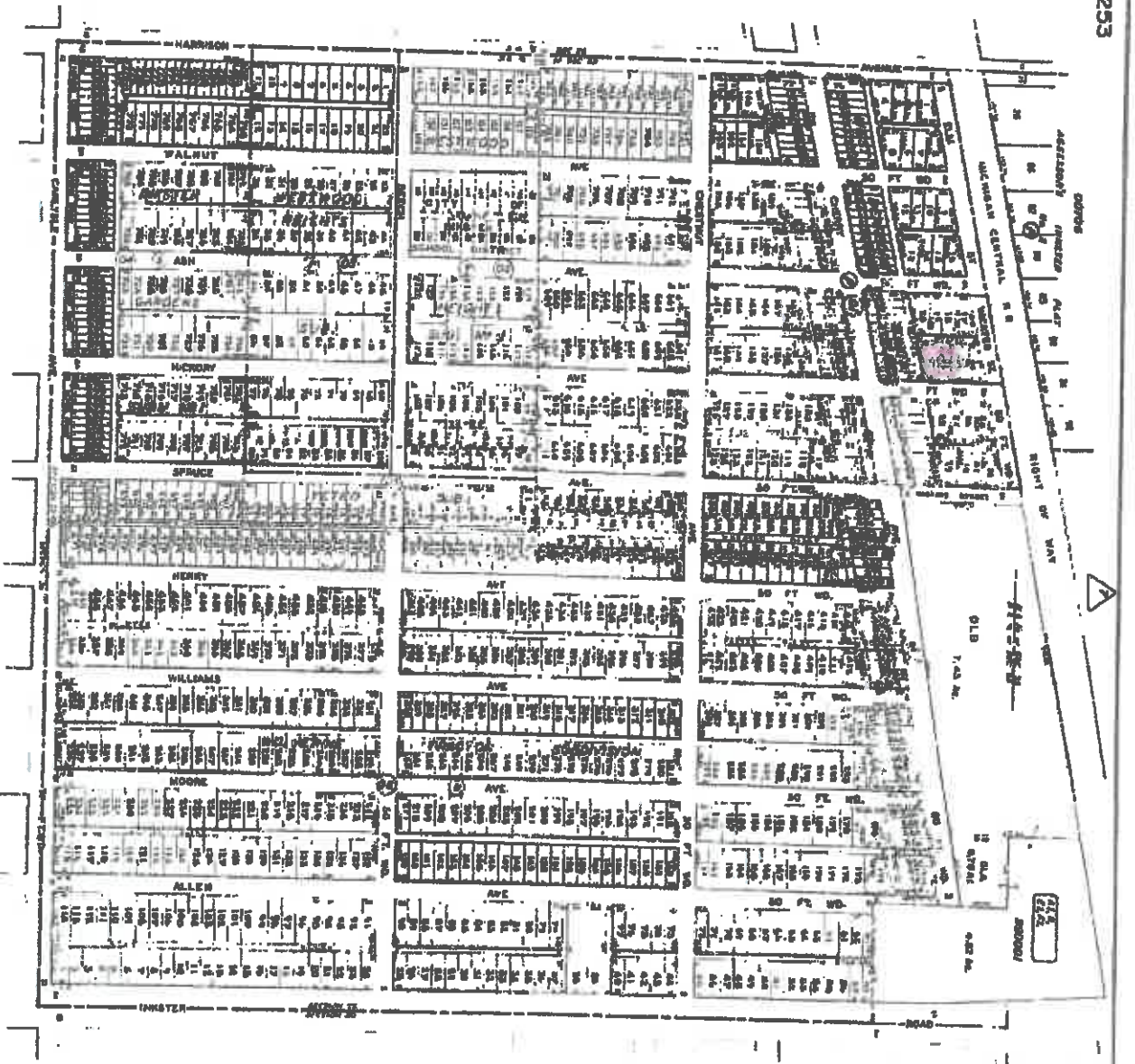
MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITIY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT APART OF THIS TRANSATION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMELESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE  DATE 10/08/2020
10/8/2020 1:22:54 AM EDT

PRINT NAME Anthony Pasley DATE 10/08/2020

SIGNATURE  DATE 10/08/2020
10/8/2020 1:40:25 AM EDT

PRINT NAME Stephanie Taylor DATE 10/08/2020



S.E. 1/4 SECTION 25
T. 2 S. R. 9 E.
CITY OF INKSTER
WAYNE COUNTY, MICHIGAN

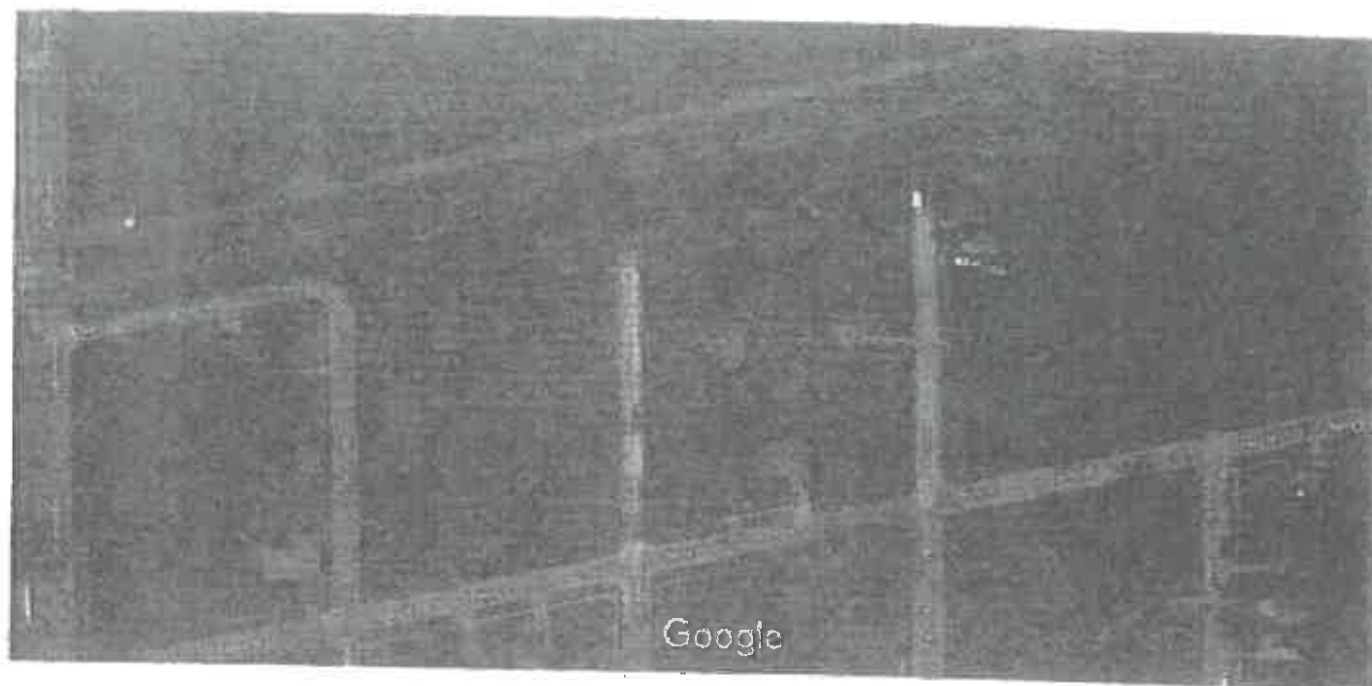
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND REVALUATION DIVISION
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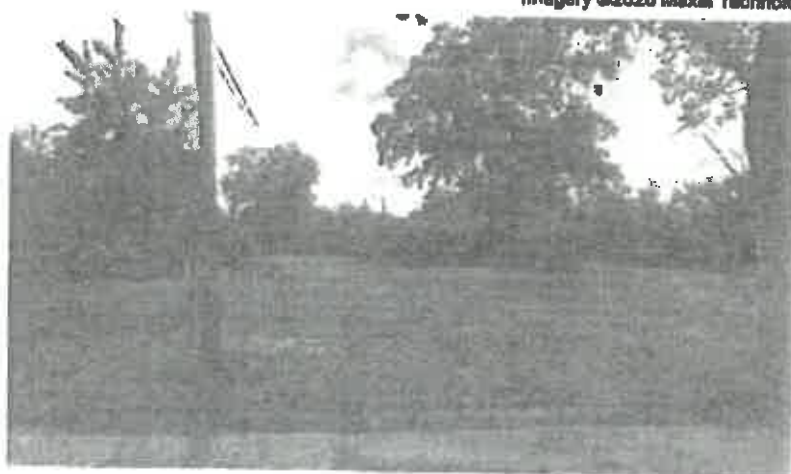
Google Maps

2942 Hickory St

44010010021000And 44010010022000 Two Separate Parcels



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



2942 Hickory St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



7MQM+M9 Inkster, Michigan

Photos

<https://www.google.com/maps/place/2942+Hickory+St,+Inkster,+MI+48141/@42.289129,-83.3171492,201m/data=!3m2!1e3!4b1!4m5!3m4!1s0x883b4...> 1/2

CHASE

Remittance

ANTHONY M PASLEY/DBA AJTP INVESTMENT

CASHIER'S CHECK

Date

09/28/2020

282111107 NEW 01
HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK
9181223776
Valid after 7 years

Pay To The Order Of CITY OF INKSTER

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$** 100.00 **

Do not write outside this box
Memo: Hickory 44010010022000
Note: For information only. Comment has no effect on bank's payment.

Drawn JPMORGAN CHASE BANK, N.A.

Reginald Chambers
Reginald Chambers, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

⑈9181223776⑈ ⑆044000037⑆ 758661326⑈

CHASE

Remittance

ANTHONY M PASLEY/DBA AJTP INVESTMENT

CASHIER'S CHECK

Date

09/28/2020

282111107 NEW 0108 00100042
HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK
9181223775
Valid after 7 years
440

Pay To The Order Of CITY OF INKSTER

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$** 100.00 **

Do not write outside this box
Memo: Hickory 44010010021000
Note: For information only. Comment has no effect on bank's payment.

Drawn JPMORGAN CHASE BANK, N.A.

Reginald Chambers
Reginald Chambers, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

⑈9181223775⑈ ⑆044000037⑆ 758661326⑈