



INKSTER CITY COUNCIL

January 19, 2021 (Tuesday)

(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
VIJAY VIRUPANNAVAR

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)

January 19, 2021 (Tuesday)

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. January 4, 2021 Regular (Virtual) City Council Meeting Minutes. Pg. 1

6. Boards and Commissions

A. Update of current list of appointments to Boards & Commissions. Pg. 6

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing DPS Director to sell unit 07-131 2007 Jeep Grand Cherokee in the amount of \$300.00 to Mr. Daryl Davis Sr. Pg. 13

B. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing the DPS Director to purchase a used vehicle from George Used Car Sale Inc. in the amount \$19,640. Pg. 16

C. Discussion/Action: (Mayor Wimberly) Consideration and approval to participate with the Urban County of Wayne Federal Community Block Grant (CDBG) HOME Investment Partnerships and Emergency Solutions Grant (ESG) funding. Pg. 18

D. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Use (SLUs 20-08) for a proposed gas station to be located on the northwest corner of Michigan Ave and Middlebelt in the B-3, general business district. Hussein Bazzi is the applicant. Pg. 26

E. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Uses (SLUs 19-01 and 19-02) for a proposed Medical Marijuana Multi-use Facility to be located at 27181 Southern between Southern between Wiethoff and Sylvia in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Rob Kato on behalf of Veritas Collective is the applicant. Pg. 54

F. Discussion/Action: (Tracy Ann Jennings) Consider approval of one (1) offer to purchase (Case # LD 20-20) one (1) commercial building located on the north side of Michigan Avenue between Kenwood Drive and Beech Daly Road which is legally described as 30B2129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N 1/2 ADJ VAC ALLEY AND S 1/2 ADJ VAC ALLEY ALSO LOT 2142 ALSO N 1/2 ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. 4 T1S R10E L60 P48 WCR (Property I.D. 44 019 01 2129

000), or 25910 Michigan Avenue, in the amount of \$31,997.00 to Majed Abbas Mehdi/First Choice Windows.

Pg. 60

G. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) offer to purchase (Case # LD 20-19) one (1) vacant lot located on the west side of Walnut between Annapolis Street and Carlisle Avenue which is legally described as 36C104 TO 106 LOTS 104 TO 106 INCL ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR, in the amount of \$500.00 to Franscisco Gonzalez.

Pg. 75

H. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) offer to purchase (Case # LD 20-22) one (1) vacant lot located on the west side of Springhill between Isabelle Street and Irene Street which is legally described as *25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S R9E L51 P9 WCR-K-113.39, in the amount of \$1000.00 to Carrie V. Rhoden.

Pg. 88

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

January 4, 2021
Regular (Virtual) City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, and Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act. Monday, January 4, 2021.

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:05 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Kellen Brooks

Roll Call

Mayor Wimberly	Present (Inkster, MI.)
Councilwoman Howard	Present (Inkster, MI.)
Councilwoman Watley	Present (Inkster, MI.)
Councilman Williams	Present (Inkster, MI.)
Councilwoman Washington	Exc. Absence (Inkster, MI.)
Councilman Chisholm	Present (Inkster, MI.)
Councilman Shaw	Present (Inkster, MI)

Approval of Agenda

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve the agenda.

Resolution 01-21-01COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Williams	Yea
Councilmember Watley	Yea	Councilmember Shaw	Yea
Mayor Pro-Tem Howard	Yea		

Presentations/Discussion

A. Rhythm and Blues Café

Public Hearings

Consent Agenda

A. December 21, 2020 (Virtual) City Council Meeting Minutes.

**Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard
Resolution 01-21-02COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Williams	Yea	Councilmember Chisholm	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Watley	Yea
Councilmember Shaw	Yea		

Boards and Commission

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

**Moved by Councilmember Shaw, Seconded by Councilmember Williams
to appoint Victor Wheeler to the Inkster Housing Commission
Resolution 01-21-03COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Watley	Yea
Councilmember Shaw	Yea	Councilmember Williams	Yea
Mayor Pro-Tem Howard	Yea		

Previous Business

- A. Consider approval of offer to purchase (Case # LD 20-15) three (3) adjacent vacant residential lots which are located on the east side of Bayhan between Trowbridge St. and Carlyle Ave. and are legally described as 30J 1011 TO 1014 LOTS 1011 TO 1014 INCL WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1011 302), 30J1015 LOTS 1015 TO 1020 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1015 304), and 30J1021-1023 LOTS 1021 TO 1023 INCL WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1021 302) in the amount of \$28,650.00 to Zimcube, Inc./Guasla Jones.

**Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw
to REMOVE FROM THE TABLE an offer to purchase (Case # LD 20-15) three (3)
adjacent vacant residential lots which are located on the east side of Bayhan
between Trowbridge St. and Carlyle Ave. and are legally described as 30J
1011 TO 1014 LOTS 1011 TO 1014 INCL WESTWOOD SUB OF VAN ALSTINE
FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1011 302),
30J1015 LOTS 1015 TO 1020 WESTWOOD SUB OF VAN ALSTINE FARM T2S
R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1015 304), and 30J1021-
1023 LOTS 1021 TO 1023 INCL WESTWOOD SUB OF VAN ALSTINE FARM T2S
R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1021 302) in the amount of
\$28,650.00 to Zimcube, Inc./Guasla Jones.
Resolution 01-21-04COV - Motion carried**

ROLL CALL VOTE:

Councilmember Watley	Yea	Mayor Pro-Tem Howard	Yea
Councilmember Chisholm	Yea	Councilmember Shaw	Yea
Councilmember Williams	Yea		

**Moved by Councilmember Williams, Seconded by Councilmember Shaw
to approve to an offer to purchase (Case # LD 20-15) three (3) adjacent
vacant residential lots which are located on the east side of Bayhan between
Princeton, Norfolk and Yale and are legally described as 30J 1011 TO 1014**

LOTS 1011 TO 1014 INCL WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1011 302), 30J1015 LOTS 1015 TO 1020 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1015 304), and 30J1021-1023 LOTS 1021 TO 1023 INCL WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Property I.D. 44 022 01 1021 302) in the amount of \$28,650.00 to Zimcube, Inc./Guasla Jones.

Resolution 01-21-05COV - Motion carried

ROLL CALL VOTE:

Councilmember Shaw	Yea	Councilmember Watley	Yea
Councilmember Williams	Yea	Councilmember Chisholm	Yea
Mayor Pro-Tem Howard	Yea		

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

New Business

A. Discussion/Action: (Jerome Blvins) Consideration and approval authorizing the Director of DPS, as a representative of the City, to make an application to the Michigan Department of Treasury for necessary annual permit to work within the State Trunk line right of way on behalf of the City of Inkster. Also, consider adopting the attached Resolution to be submitted to MDOT as part of the requirement to submit the permit application.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve authorizing the Director of DPS, as a representative of the City, to make an application to the Michigan Department of Treasury for necessary annual permit to work within the State Trunk line right of way on behalf of the City of Inkster. Also, consider adopting the attached Resolution to be submitted to MDOT as part of the requirement to submit the permit application.

Resolution 01-21-06COV – Motion carried

ROLL CALL VOTE:

Mayor Pro-Tem Howard	Yea	Councilmember Shaw	Yea
Councilmember Chisholm	Yea	Councilmember William	Yea
Councilmember Watley	Yea		

B. Discussion/Action: (City Council) To vote in accordance with the discussion taken in closed session. (Crowder)

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Williams to approve to vote in accordance with the discussion taken in closed session. (Crowder)

Resolution 01-21-07COV – Motion carried

ROLL CALL VOTE:

Councilmember Williams
Councilmember Shaw
Councilmember Watley

Yea
Yea
Nay

Councilmember Chisholm
Mayor Pro-Tem Howard

Yea
Yea

Public Participation

- **Charles Blackwell** – State he has not received the FOIA for Mayor Wimberly last four paystubs. Stated that Councilmembers Shaw and Watley are public officials and should have their camera on. Stated that Jerome Bivins was called illustrious by Mayor Wimberly and that is an incorrect term. Stated that Jerome Bivins owes \$5000.00 water bill. Stated that if Mayor Wimberly cuts him out he will sue.
- **Maria Edwards-Wheeler** – Announced that the spring semester at Wayne County Community College tuition is reduced to fifty percent (50%). She further stated there is no cap on the amount of classes you can take. She said the discount is in conjunction with frontline workers scholarships. She further stated that seniors can attend classes for free.
- **Yvette Brock** – Wished residents a Happy New Year. She asked about the amphitheater money, she further asked is the complex open or closed. She lastly asked how much was received from the \$800, 00 Wayne County Grant for the Recreation Complex and what the money would be used for.
- **Shirley Hankerson** – Wished City of Inkster residents a Happy New Year. She stated that the \$800, 00 for the Recreation Complex should be used only on the Recreation center not a senior expansion wing. He asked Mayor Wimberley if he would attend the Parks and Recreation meeting on January 14, 2021.
- **Adrian Monk** - "Hello my name is Adrian Monk. I am a City of Redford resident. I had a question for Mayor Wimberley at the last meeting but he was absent. Mayor Wimberley will you be honest with the public in 2021 and tell the public about your 2017 bench warrant you had issued for your arrest for failure to pay child support as ordered by the court? This is important to weigh your qualifications for office.

City Clerk

- No Comments

City Treasurer

- Stated that even though City Hall is closed to the public, water and tax payments are still being processed. He said payments can be mailed, pay online or placed in the drop box at city hall. He further stated that if a self-addressed stamped envelope is provided, the cashiers will mail a receipt. He said he and Tracy-Ann Jennings are working on grant items. He further stated he has been in contact with the State of Michigan regarding an audit extension.

Mayor and Council

- **Councilman Shaw** – Wished residents a Happy New Year. He further stated that police presence is needed on Eastwood, Center and Northwood. He stated that the Chief of Police sent a report on arrest. He stated he wanted to see that report more broken down. He further stated that it was told to him that the calendars would be going out on Wednesday.
- **Councilman Williams** – Asked about street signs and speed bumps. He announced the National Christians In Action would be hosting a Martin Luther King Day celebration on January 16, 2021 via Zoom. He asked about the budget and when discussions were going to happen.
- **Councilmember Chisholm** – Stated he provided Troy with a flyer from Smith Chapel about their professional and vocational scholarships. He stated he is working in conjunction with State Representative Jones office regarding the Resolution that was passed at the last City Council

meeting. He said he did send a letter to employees requesting some information that State Representative Jones had inquired about to begin looking into that process.

- **Mayor Wimberly**—Wished residents a Happy New Year. Announced the calendars should be out by week ending January 8, 2021. Thanked residents, city council members, Senators, State Representatives, staff and all persons that reached out to him during the death of his granddaughter.

CLOSED SESSION

Moved by Councilmember Williams, Seconded by Councilmember Shaw to go into closed session 6:15 p.m. to discuss pending litigation. (Crowder; Blackwell, Alex Legion)

ROLL CALL VOTE:

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

Return from closed session at 7:03 p.m.

Adjournment

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

By Councilmember Shaw, Seconded by Mayor Pro-Tem Howard carried, to conclude

The Regular Virtual City Council meeting of January 4, 2021 was adjourned at 8:17 p.m.



Felicia Rutledge, City Clerk

City of Inkster

January 19, 2021 (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.

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 07/20/22

Rosie Allen Thompson

Exp. 07/06/22

Vacant

Exp.

Toni Bailey

Exp. 07/06/22

Roosevelt Stubbs

Exp. 04/15/21

Gabe Henderson

Exp. 07/06/22

Jean Liddell

Exp. 07/06/22

Iris Long

Exp. 01/06/22

June Patter son

Exp. 01/06/22

Debra Owens

Exp. 07/06/22

Chuck Coleman

Exp. 07/06/22

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

Clerk of the Board -- Non Voting

William Miller

Exp. 01/06/21

Lenoria Warmack

Exp. 12/21/21

Ned Sanders

Exp. 02/03/21

Peggy Bishop (Alternate)

Exp. 12/7/21

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 07/06/22

Kathleen Gibbs

Exp. 01/21/22

Gabe Henderson

Exp. 02/18/21

Avis Love

Exp. 01/06/22

George Williams

Exp. 08/17/22

Lenoria Warmack

Exp. 12/16/21

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

January 19, 2021 (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

Don Jones (Building Contractor)
Deborah Owens (General Member)
Guy Borrusch General Member
Tom Michelini 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

January 19, 2021 (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
Don Jones- Building Inspector		Exp. Tenure

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		Term Exp.
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
Val Ogbonaya		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 Welsio		Exp. 03/07/17-Expired
Cassandra Leonard		Exp. 06/07/16-Expired
Herbert Johnson		Exp. 06/07/16-Expired
Dennis Welsio		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)

Jason Kaye
Sandra K. Watley
Velma Overman

Fire Rep
City Council Rep Exp. 12/23
Board of Trustee Rep

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Marcus Hendricks	App. 02/18/13
Dennis Weislo	App. 02/18/13

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

3 Year Term	7 Members	State Law and Ordinance 277
--------------------	------------------	------------------------------------

Ruth E. Williams	Dist. 1	Exp. 12/16/22
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 08/03/23
James Cross	Dist. 3	Exp. 07/01/16- Expired
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20 - To Expire
Vanola Williams	Dist. 5	Exp. 02/06/20- Expired
Norma McDaniel	Dist. 6	Exp. 12/16/22
Teresa Patton		Exp. 08/06/21
Mac Willis		Exp. 11/05/21
Dorsey Williams		Exp. 07/1/22

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

Mayor Patrick Wimberly	Exp. Tenure - (Tenure is up)
Denise Champagne, Community Appointee	Exp. (Appointed in 2009)

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

Timothy Williams, Council Appointee	Exp. Tenure- No longer on City Council
Clarence Oden (Alternate)	Exp. Tenure-No Longer on City Council

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]		
6 Year Term	13 Members	Resolution 85-8-331
Patrick Wimberly		Tenure
Kim Howard		09/08/26
Connie R. Mitchell		Tenure
Avis Love		Exp. 03/20/23
Rerhi Onomake		Exp. 03/16/21
Vacant		Exp.
Charmaine Kennedy		Exp. 02/20/21
Mary Weislow (Treasurer)		Exp. 06/06/22

January 19, 2021 (Virtual Meeting)

Winnle Nwankwo
Yolanda Lockett

Exp. 05/18/21
Exp. 09/08/26

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: January 11, 2021

From: Jerome Bivins, DPS Director Date for Council's Consideration: January 19, 2021

ACTION REQUESTED: Consider Authorizing DPS Director to sell unit 07-131 2007 Jeep Grand Cherokee in the amount of \$300.00 to Mr. Daryl Davis Sr.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor Approval Approved

BACKGROUND:

The 2007 Jeep Grand Cherokee has over 120,000 miles with a blown engine. Mr. Davis has made an offer to purchase this vehicle for \$300.00 knowing the engine is blown, which we consider this to be a fair and reasonable offer given the condition of this vehicle.

SCOPE OF SERVICES:

N/A

JUSTIFICATION:

N/A

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

Revenue of \$300.00

PROJECTED TIME TABLE:

Upon Approval and the Mayor signing the title

RESOLUTION:

Authorization is hereby given to DPS Director to sell unit 07-131 2007 Jeep Grand Cherokee In the amount of \$300.00 to Mr. Daryl Davis Sr.

Resolved by

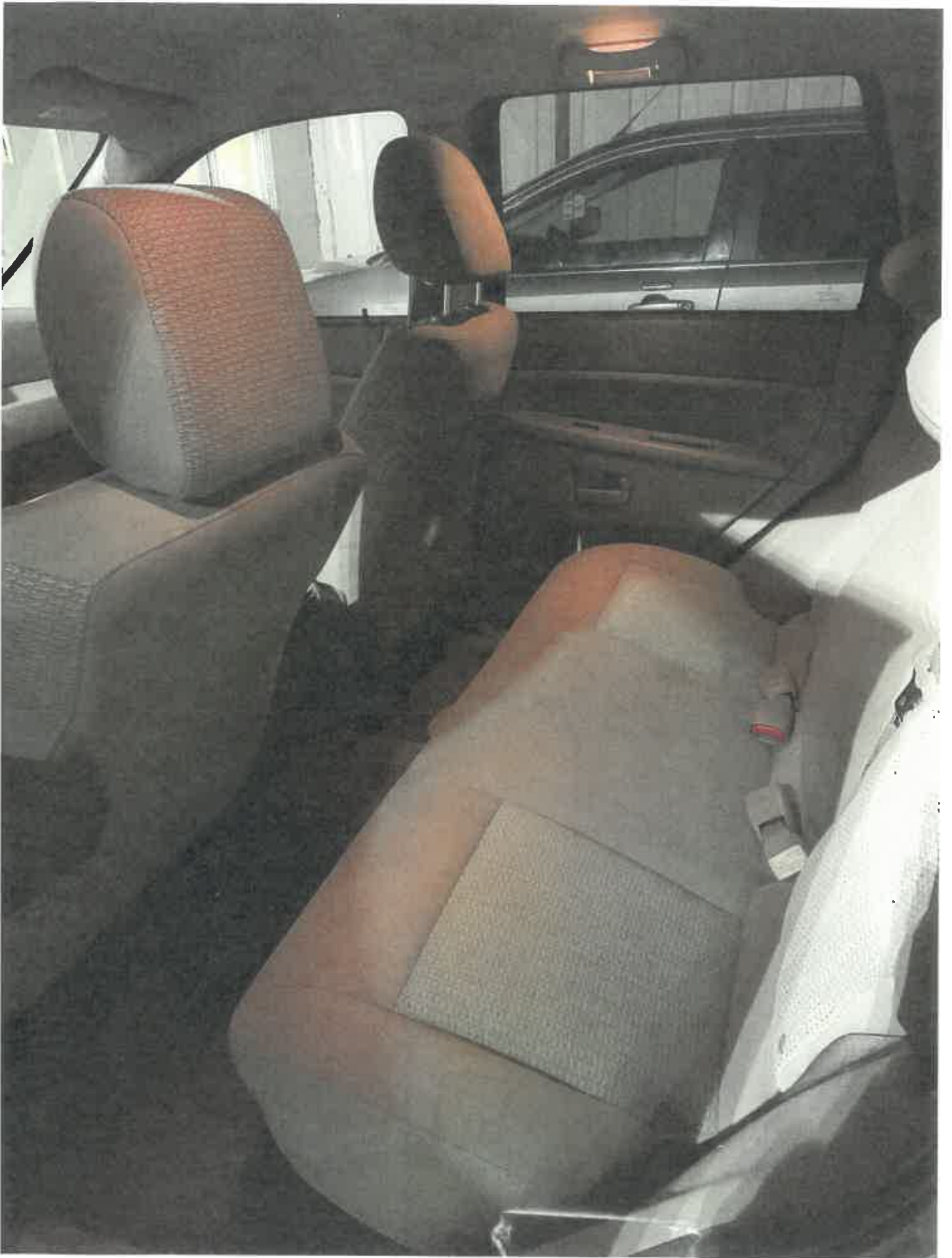
Seconded by

Yes:

No:

Absent:





REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 4, 2021

From: Jerome Bivins, DPS Director Date for Council's Consideration: January 19, 2021

ACTION REQUESTED: Consider authorizing the DPS Director to purchase a used vehicle from George Used Car Sale Inc. in the amount \$19,640.

Current Action ☒ X _____ Emergency _____ Future _____

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

Mayor Approval Approved

BACKGROUND:

The Administrative Superintendent of the Department of Public Services position is provided with a vehicle. This position is second in charge to the to the Director which, mean that their duties are similar to the Director's duties in running the day-to-day operations which consist of being always assessable. This vehicle was scheduled to be replaced in the upcoming budget FY2022 but due to the recent breakdown the Director is requesting to replace it now. (see the attachment)

SCOPE OF SERVICES:

To replace a 2007 Jeep with 120,000 miles on it that needs a new motor.

JUSTIFICATION:

To provide the Administrative Superintendent with a vehicle to perform the daily operations

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

\$19,640.00

PROJECTED TIME TABLE:

The vehicle will be available upon approval and delivery of the check to the dealership

RESOLUTION:

Authorization is hereby given to the DPS Director to purchase a used vehicle from George Used Car Sale Inc for the amount \$19,640.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

PURCHASE AGREEMENT

GEORGES USED CAR SALES INC
23971 N TELEGRAPH
BROWNSTOWN, MI 48134-
(734)783-7900

CITY OF INKSTER

BUYER'S NAME (S) _____
ADDRESS 26215 TROWBRIDGE
CITY INKSTER STATE MI ZIP 48141
RES. PHONE () - BUS. PHONE () -
COUNTY OF RES. WAYNE DATE OF BIRTH _____
DRIVER'S LICENSE NO. CO

DATE 12/29/20 SALE REPRESENTATIVE Angel

TRADE-IN VEHICLE INFORMATION

YEAR	MAKE	MODEL/SERIES	BODY STYLE
COLOR	STOCK NO.	ENGINE	ODOMETER READING
VEHICLE ENGINE NO.			
BALANCE OWED TO:			
ADDRESS:			

LIEN VERIFICATION

I, the undersigned, being duly sworn, depose and say that the vehicle of legal age and composition to make this contract and deliver the same to the owner of the said vehicle described in this contract and having trading for placing on sale, in accordance with the terms thereof, and there is no debt, mortgage, unpaid balance on any conditional sales agreement, or other encumbrance of any kind or character, including that of any judgment or execution, except as follows: I pay this to _____ and due _____ (date); and the interest is made for the purpose of obtaining credit and to guarantee this to the above mentioned said vehicle and that all encumbrances made herein are true and correct.

X _____ X _____

BASE VEHICLE PRICE	\$	
ACCESSORIES		

CONTRACTUAL DISCLOSURE STATEMENT FOR USED VEHICLE ONLY

"The information you see on this vehicle form is part of this contract. Information on the window that explains any safety problems in the contract of sale."

This order shall not become binding until dealer's authorized representative's signature appears here.

MANAGER'S APPROVAL

DATE

PLEASE ENTER MY ORDER FOR THE FOLLOWING: ☐ NEW ☒ USED ☐ DEMO

VEHICLE TO BE PURCHASED INFORMATION

YEAR	MAKE	MODEL/SERIES	BODY STYLE
2018	JEEP	COMPASS	4 DOOR
COLOR	TRIM	TOP	STRIPE
BLACK			
WEIGHT	STOCK NO.	ENGINE	ODOMETER READING
	G1244		39948
VEHICLE ENGINE NO. 3C4NJPCB5JT340627			

TOTAL TAXABLE PRICE	19625.00
LICENSE (or Transfer Fee)	0.00
TITLE (or Transfer Fee)	15.00
SALES TAX	0.00
NON-TAXABLE CHARGES	0.00
TOTAL DELIVERED PRICE	19640.00
TRADE-IN (\$ 0.00)	
LESS LIEN (\$ 0.00)	
NET ALLOWANCE TRADE-IN	0.00
CASH DEPOSIT	0.00
CASH DUE ON DELIVERY	
TOTAL DOWN-PAYMENT	0.00
BALANCE DUE	19640.00
EXTENDED SERVICE CONTRACT	0.00
TOTAL AMOUNT DUE	19640.00

RECEIPT NO.	AMOUNT REC'D.	DATE	BY	FINANCE SOURCE
RECEIPT NO.	AMOUNT REC'D.	DATE	BY	CITY
AMOUNT	MONTHS	RATE	FEES	

- Unless dealer furnishes buyer with dealer's written warranty or service agreement, or the used car sticker on the window of the vehicle indicates otherwise, all goods, services and vehicles sold hereunder are sold "AS IS".
- If this is a credit sale and a financing disclosure statement has not been completely filled in, this order is not binding on either the Buyer or the Dealer; and either can cancel it, in which event the Buyer will recover the deposit. However, this order shall become binding on the Buyer upon Buyer's receipt of a completely filled-in financing disclosure statement.
- THE SALESPERSON HAS NO AUTHORITY TO MAKE ANY PROMISES OR REPRESENTATIONS UNLESS THEY ARE WRITTEN ON THIS ORDER AND APPROVED BY DEALER'S AUTHORIZED REPRESENTATIVE.
- THE ADDITIONAL TERMS AND CONDITIONS PRINTED ON REVERSE SIDE ARE PART OF THIS ORDER.
- Unless otherwise noted, the buyer's name listed on line (A) below is the registered owner of the vehicle. If credit life insurance and/or accident and health insurance is selected, the registered owner of the vehicle is the insured.

BUYER REPRESENTATIONS: Buyer certifies that no credit has been either extended to him by dealer or arranged for him by dealer for the cash down payment unless it appears in writing on the face of this order. The front and back of this Order comprise the entire agreement affecting this purchase and no other agreement or understanding of any nature concerning same has been made or entered into, or will be recognized. I have read the matter printed on the back hereof and agree to it as part of this order as it is set forth above my signature. I certify that I am 18 years of age or older, and hereby acknowledge receipt of a copy of this order.

PURCHASER'S SIGNATURE

12/29/20

DATE

CO-PURCHASER'S SIGNATURE

12/29/20

DATE

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS



Warren C. Evans
Wayne County Executive

January 6, 2021

The Honorable Patrick Wimberly, Mayor
City of Inkster
26215 Trowbridge
Inkster, Michigan 48141

Dear Mayor Wimberley:

You may remember that I wrote you back in October, 2020 regarding your continued interest in participating with the Urban County of Wayne for federal Community Development Block Grant (CDBG), HOME Investment Partnerships and Emergency Solutions Grant (ESG) funding. At that time, it was our understanding that the U.S. Department of Housing and Urban Development (HUD) would require that, in order to maintain the Urban County's eligibility to receive these funds for the next three years, we would merely have to invoke the re-certification provision of the existing Cooperation Agreement.

This document was the same Cooperation Agreement that had been initially executed with the County and thirty-four Participating Jurisdictions in 2014, and subsequently extended every three-year period since using the original automatic renewal clause. The renewal provision is triggered every three years with your community not informing the County of your desire to withdraw. That most recent period expired November 5, 2020.

This was the same process followed last Fall and your community was included as a Participating Jurisdiction. HUD subsequently informed us that their verbiage requirements had not been met and the Cooperation Agreement should not have been approved all these years. They rejected our Cooperation Agreements and now require each unit of general local government located in Wayne County with less than 50,000 in population wishing to participate with the Urban County to execute new Cooperation Agreements in order to receive CDBG, HOME and ESG funding.

Attached please find a Cooperation Agreement that we have had approved by HUD and will ensure that your community will have the opportunity to participate in the federal CDBG and HOME programs for the next three-years. If you choose to remain with the Urban County, you are ineligible to apply for grants under the State CDBG program while you are part of the Urban County; if you choose to remain with the Urban County, you may only receive a formula allocation under the HOME Program as a part of

the Urban County, although this does not preclude the Urban County or a unit of government within the Urban County from applying to the State for HOME funds, if the State allows; If you choose to be excluded from the Urban County, you must notify both the county and the HUD Field Office of your election to be excluded; and such election to be excluded will be effective for the entire three-year period for which the Urban County qualifies, unless you specifically elect to be included in a subsequent year for the remainder of the Urban County's three-year qualification period.

Please have the document approved by your legislative body, sign it and return it to me as soon as possible. I would be happy to discuss any questions or comments you may have regarding this document or the process of making your community eligible to receive federal funding. You may reach me at (313)224-6046.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Carroll". The signature is fluid and cursive, with a large, stylized "C" at the end.

Terry Carroll, Director
Community Development

Cc: Derrick Covington

URBAN COUNTY
COOPERATIVE AGREEMENT
FOR THE
FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

THIS URBAN COOPERATIVE AGREEMENT is made and entered upon execution by and between [COMMUNITY], State of Michigan, hereinafter referred to as the "Community", and the County of Wayne, Charter County of the State of Michigan, hereinafter referred to as the "County".

MUTUAL UNDERSTANDINGS

A. The Federal Housing and Community Development Act of 1974, as amended (the "Act"), provides to certain "urban counties" (as that term is defined in the Act) of funds for community development purposes.

B. The County has been designated as an "urban county" within the meaning of the Act and is authorized to make funds available to certain communities within its boundaries, provided that it first obtains cooperative agreements with such communities.

C. The County and Community are entering into this cooperative agreement ("Agreement") to satisfy the requirements of The Urban County Act and the Act which covers both the Community Development Block Grant Entitlement Program and, where applicable, the HOME Investment Partnership program; and

D. This Urban County Cooperative Agreement replaces and supersedes any previous cooperative Agreement and any subsequent amendments.

NOW THEREFORE, the Community and County do hereby promise and agree:

1. The Community may not apply for grants from appropriations under Small Cities or State CDBG programs for fiscal years during the period in which it is participating in the urban county's CDBG program.
2. The Community may not participate in a HOME consortium except through County, regardless of whether County receives a HOME formula allocation.
3. The County shall have final responsibility for selecting Community Development Block Grant (and HOME, where applicable) activities and annually filing a Consolidated Plan with HUD.
4. The County will, on behalf of the community, execute essential Community Development and Housing Assistance applications, plans, programs and projects eligible under the Housing and Development Act of 1974 as amended.

5. The Community and County will cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities, specifically urban renewal and publicly assisted housing.

6. The Community and the County will take all actions necessary to assure compliance with the County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws; that the County is prohibited from funding activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction, or that impedes the County's actions to comply with the county's fair housing certification; and that funding by the County is contingent upon the Community's compliance with the above.

7. The Community has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstration; and a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within its jurisdiction.

8. The term of this Agreement shall commence on July 1, 2021, the beginning date of the first year of the new Urban County Qualification Period and will end on June 30, 2024. This term covers Federal Fiscal Years 2021, 2022, and 2023. The period of time of this Agreement shall be automatically renewed in successive three-year qualification periods, unless the County or the Community provides a written notice it elects not to participate in a new qualification period. A copy of this notice must be sent to the HUD State Office by the date specified in HUD's Urban County Qualification Notice for the next qualification period; further the County will notify the Community in writing of its rights to make such election by the date specified in HUD's Urban County Qualification Notice.

9. The automatic renewal periods elected by the parties shall commence from the qualification period defined above.

10. Failure by either party to adopt an amendment to this Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit the amendment to HUD as provided in the Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit the amendment to HUD as provided in the Urban County Qualification Notice, will void the automatic renewal of such qualification period.

11. This Agreement remains in effect until the CDBG (and HOME where applicable) funds and income received with respect to activities carried out during the three-year qualification period (and any successive qualification periods under this automatic renewal provision) are expended

and the funded activities completed, and that the County and Community may not terminate or withdraw from this agreement while this agreement remains in effect.

12. The Community shall inform the County of any income generated by the expenditure of CDBG funds received by the Community.

13. Any such program income generated by the Community must be paid to the County, unless at the County's discretion, and the Community may retain the program income as set forth in 24 CFR 570.503.

14. Any program income the Community is authorized by the County to retain may only be used for eligible activities approved by the County in accordance with all CDBG requirements as may then apply.

15. The County has the responsibility for monitoring and reporting to HUD on the use of any such program income, thereby requiring appropriate record keeping and reporting by the Community as may be needed for this purpose.

16. In the event of close-out or change in status of the community, and program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County.

17. The Community shall provide timely notification to the County of any modification or change in the use of the real property from that planned at the time of acquisition or improvement including disposition.

18. The Community shall reimburse the County in the amount equal to the current fair market value (less any portion of the value attributable to expenditures of non-CDBG funds) or real property acquired or improved with Community Development Block Grant funds that is sold or transferred for the use which does not qualify under the CDBG regulations.

19. The community shall return to the County program income generated from the disposition or transfer or real property prior to subsequent to the close-out, change of status or termination of the cooperation agreement between the County and the Community.

20. The terms and provisions of this Agreement are fully authorized under State and local law, and that the Agreement provides full legal authority for the County to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing.

21. Pursuant to 24 CFR 570.501 (b), the Community is subject to the same requirements applicable to sub-recipients, including the requirement for a written agreement set forth in 24 CFR 570.503.

22. The Community will remain in Wayne County's Urban County programs for an indefinite period of time or until such time it is in the best interest of this Community to terminate the Cooperation Agreement.

23. Community may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of local government, Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

[SIGNATURES ON NEXT PAGE]

EXECUTION

IN WITNESS WHEREOF, the Community and County have by resolutions authorized this URBAN COOPERATIVE AGREEMENT to be executed by their respective officer's thereunto as of the day and year first above written.

COUNTY OF WAYNE

By: _____
Warren C. Evans
Its: Chief Executive Officer

[COMMUNITY]

By: _____

Its:

CERTIFICATION BY COUNTY CORPORATION COUNSEL

As Principal Attorney for the Corporation Counsel for the County of Wayne, I hereby certify that the terms and provisions of the foregoing URBAN COOPERATIVE AGREEMENT are fully authorized under existing State and local law and that the agreement provides full legal authority for the County to undertake or assist in undertaking essential community renewal and lower income housing assistance activities, specifically urban renewal and public-assisted housing in cooperation with local units of government.

Dated: Dec 22 , 2020

By:  _____

Haaris Ahmad
Principal Attorney, Tax and Real Estate
Wayne County Corporation Counsel

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 13, 2021

From: Kaltlyn Hines
Planning Director

Date for Council Consideration: January 19, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLUs 20-08) for a proposed gas station to be located on the northwest corner of Michigan Ave and Middlebelt in the B-3, general business district. Hussein Bazzi is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval Approved

BACKGROUND INFORMATION

On Monday, January 11, 2021 the Planning Commission reviewed and recommended for approval SLU 20-08, gas station, which would be located in a newly constructed building on the northwest corner of Middlebelt and Michigan Ave in the B-3, General Business District. The associated Site Plan (SP 20-09) was approved without conditions. City Staff recommended approval of SLU 20-08, and SP 20-09. Hussein Bazzi is the applicant. Draft meeting minutes are attached.

The site plans state that the site is 0.68 acres and is 175 feet long by 175 feet wide. The site is currently vacant land, and is located in the B-3, General Business District. The primary use is most similar to an "automobile service station". There is also a convenience store accessory use; The applicant has stated that there will be no alcohol sale on site. The site would employ five employees, and the service station and convenience store would operate 24 hours a day.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Director letter dated September 10, 2020 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would foster economic development within the City of Inkster by bringing an existing vacant site into economic use.

Site maps and plans are attached for review. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If approved by City Council, Final Site Plan approval will be sought and then the applicant will seek a Certificate of Occupancy form the Building Dept. in order to begin operation.

RESOLUTION

Resolved by _____

Seconded by _____

Approval of Special Land Use (SLU 20-08) for a proposed gas station to be located on the northwest corner of Michigan Ave and Middlebelt in the B-3, General Business District. Hussein Bazzi is the applicant.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING DIVISION
26215 TROWBRIDGE
INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)**

**PLANNING COMMISSION
Monday, January 11, 2021
6:30 p.m.
Via Virtual Remote Electronic Access**

**MEETING AGENDA
Open to the Public**

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. Adoption of December 14, 2020 minutes
- IV. PUBLIC HEARING
 - A. **Case #s 20-08 (SLU) 20-09 (SP) Gas Station**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Gas Station in the B-3, General Business District at 29406 Michigan Avenue and Middlebelt Road. Hussein Bazzi, on behalf of Sam Real Estate Holdings, LLC is the applicant.
- V. OLD BUSINESS
 - A. **Case # 19-03 (SP) – 27181 Southern Medical Marijuana Cultivation and Processing**
Consideration of a six-month extension of the previously-approved Preliminary Site Plan and associated Special Land Use (Case #s 19-01, 19-02 (SLU)) for a Medical Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District. Robert Kato is the applicant.
- VI. NEW BUSINESS
 - NONE.
- VII. MISCELLANEOUS
 - A. **2020 Planning Commission Activity Report**
 - B. **2020 Planning Commission Attendance Report**
 - C. **2021 Election of Planning Commission Officers**

ITEM III.A

December 14, 2020 Planning Commission Minutes

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, December 14, 2020**, virtually via ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:45 p.m.

I. ROLL CALL

Present: Participating Virtually - Chairman Chisholm (Inkster), Secretary Cain (Inkster), Davis (Inkster), Williams (Detroit), Faison (Inkster), Daniels (Inkster)

Absent: Wimberly, Excused
Ratliff, Excused
Willis

Others in attendance: Kaitlyn Hines, Planner
Harry Kalogerakos, Allen Brothers
Tracy Jennings, Director of Special Projects
Mike Boggio, Architect
Christina McPhail-Stockdale, Applicant's Attorney
Fred Bishop Jr., Applicant

Public in attendance: Sandra Watley, Councilwoman
Charles Blackwell

II. ADOPTION OF AGENDA

MOVED by Davis, seconded by Faison to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of October 26, 2020 minutes

MOVED by Davis, seconded by Faison to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case # 20-21, 20-22, 20-23, 20-24 (SLU) 20-25 (SP) Medical and Adult Use Marijuana Complex

Planning Commission to review and consider a recommendation of approval of proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 2615 Bayhan, just south of City Hall. Fred Bishop on behalf of Five Blind Mice is the applicant.

MOVED by Davis, seconded by Faison to open the public hearing for Case # 20-21, 20-22, 20-23, 20-24 (SLU) 20-25 (SP) Medical and Adult Use Marijuana Complex **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Davis asked about the detention pond in the front of the building. Mr. Boggio answered that the pond is more of a shallow swale, more decorative.
2. Commissioner Faison asked if there is any difference between medical and recreational marijuana in their licensing. Mr. Kalogerakos said that the markets are different but the states allow you to collocate them. Commissioner Faison also asked about the security plan, and whether it was sufficient. Ms. Hines answered that the police review the same plan that is submitted to the state in order for them to be approved by the state, but that the police have not reviewed the plan as of the time of the meeting. Ms. McPhail-Stockdale mentioned that she has already been in contact with the chief of police and they intend to help improve current policing.
3. Secretary Cain asked how many applicants there were. Ms. McPhail-Stockdale answered that there are three. Mr. Bishop is the applicant because he is the majority land owner.
4. Commissioner Davis asked how will people be kept from wandering around the property. Ms. McPhail-Stockdale answered that there will be gates. Commissioner Davis then asked if the properties will be taxed separately. MS. McPhail-Stockdale said that is the intention, but it could change.
5. Commissioner Williams asked where the fence is on the site plans. Mr. Boggio said he could do a better job on the next set that show the location and materials of the fence on the site plans.

Public Comment:

1. Mr. Blackwell first had his remarks that were sent to the Planning Department read out about the connection between previous Mayor Nolen and the applicant, Fred Bishop, then spoke during public comment about the whereabouts of Mayor Wimberly, Ms. Hines being on her phone during the meeting, and that there are plenty of other lawyers within the City that could have represented Mr. Bishop.
2. Mr. Bishop spoke up and stated that Mr. Nolen is a friend of his.

MOVED by Davis, seconded Daniels to close the public hearing for case #20-21, 20-22, 20-23, 20-24 (SLU) 20-25 (SP) Medical and Adult Use Marijuana Complex. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Faison to recommend approval of case #20-21, 20-22, 20-23, 20-24 (SLU) Medical and Adult Use Marijuana Complex. **MOTION CARRIED unanimously.**

MOVED by Faison, seconded by Daniels to approve case #20-21, 20-22, 20-23, 20-24 (SLU) 20-25 (SP) Medical and Adult Use Marijuana Complex with the following conditions:

1. A note must be added about the fence location and dimensions.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. **Case # 18-23 (SP) – Industrial Medical Marijuana Complex**

Consideration of a six-month extension of the previously-approved Preliminary Site Plan and associated Special Land Use (Case #s 18-19, 18-20,18-21, 18-22 (SLU)) for a Medical Marijuana Cultivation, Processing, Testing and Transportation Facility in the M-1, Light Industrial District. Abe Hachem is the applicant.

Commissioner Concerns:

1. Commissioner Faison mentioned that the letter mentions one year, but the agenda says sixth months. Ms. Hines answered that the zoning ordinance mentions 6 months for extensions.
2. Commissioner Daniels asked when the extension would end. Ms. Hines Answered that it would end sixth months from the time it was approved.

MOVED by Daniels, seconded by Davis to approve an extension of six months for case #18-23 (SP) Industrial Marijuana Complex. **MOTION CARRIED unanimously.**

VII. NEW BUSINESS

A. **Case # 20-25 (SP) – Consideration of a Screening Waiver**

Planning Commission to review and consider approval of a mechanical equipment screening waiver for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 2615 Bayhan. Fred Bishop on behalf of Five Blind Mice is the applicant.

Commissioner Concerns:

1. Commissioner Daniels asked what is being screened and why it needs a waiver. Mr. Boggio replied that there is mechanical equipment on the site that must be screened, and that they would like to do so with evergreens instead of a wall.

MOVED by Davis, seconded by Williams to approve a screening waiver for case #20-25 (SP) Medical and Adult Use Marijuana Complex. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

A. Consideration of adoption of Planning Commission meeting dates for 2021

MOVED by Faison, seconded by Williams to adopt the Planning Commission meeting dates for 2021. **MOTION CARRIED unanimously.**

B. Commissioner Faison brought up how it is nice to see a local applicant get involved in this industry.

VIII. ADJOURNMENT – 8:04 pm

MOVED by Daniels, seconded by Faison to adjourn the Planning Commission meeting held on December 14, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Kaitlyn Hines, Planning Director

ITEM IV.A

Case # 20-08 (SLU) 20-09 (SP)– Public Hearing for Gas Station

**CITY OF INKSTER**

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

September 10, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP 20-09 Proposed Gasoline Service Station with Accessory Retail

Location: 29406 Michigan

Zoning: B-3, General Business District

Applicant(s): Husseln Bazzi

Owner(s): Sam Real Estate Holdings LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application, and offers the following comments and findings for your consideration. This review is based on the site plan dated August 24, 2020 and submitted on August 24, 2020.

SITE DESCRIPTION

The site is located at the northwest corner of Michigan Avenue and Middlebelt Road at 29406 Michigan Avenue (full legal description is on the site plan but differs from City Assessor's legal description). The site plans state that the site is 0.68 acres and is 175 feet long by 175 feet wide. The site is currently vacant land, and is located in the B-3, General Business District. The primary use is most similar to an "automobile service station". There is also a convenience store accessory use; The applicant has stated that there will be no alcohol sale on site. The site would employ five employees, and the service station and convenience store would operate 24 hours a day.

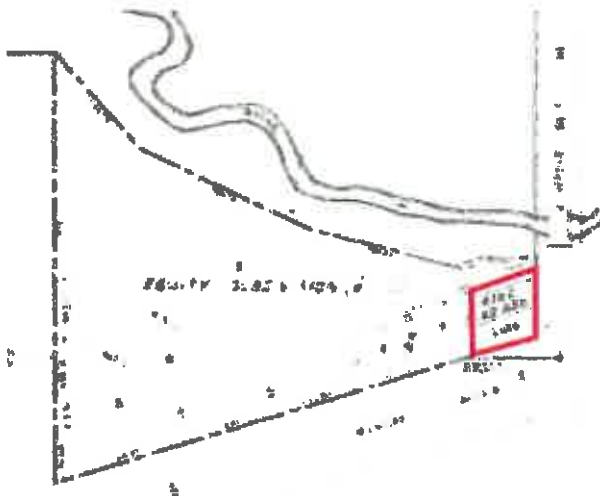
The following chart provides information on existing land use, current zoning, and future land use.

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Service Station w/ accessory retail	B-3, General Business District	Regional Commercial
North	Wayne Co. Parks	B-3, General Business District / Parks	Regional Commercial
South	Gas Station	B-3, General Business District	Regional Commercial
East	Used Car Sales	B-3, General Business District	Regional Commercial
West	U-Haul	B-3, General Business District	Regional Commercial

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: PARCEL MAP



REVIEW COMMENTS

1. **Zoning and Use (§155.049).** The site is in the B-3, General Business District and is bordered by sites in the B-3, General Business District to the north, south, east, and west. "Automobile Service Stations" are a special land use in the B-3 district subject to compliance with the schedule of regulations listed in §155.061, the site plan approval standards listed in §155.287, and the special land use standards listed in §155.289 and §155.126 of the Zoning Ordinance. The convenience store is an accessory use permitted by right.

The B-3 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	None	Complies.
Rear Setback	Off-street loading space shall be provided in the rear yard, and shall be provided in addition to any required off-street parking area.	Complies.
Side Yard Setback (Both)	No side yards are required along interior side lot lines within the district, except as required in the building code; provided that if walls of structures facing such interior side lot lines contain window or door penetrations, such side yard shall not be less than ten feet.	Complies.
Side Yard Setback (One)	No side yards are required along interior side lot lines within the district, except as required in the building code; provided that if walls of structures facing such interior side lot lines contain window or door penetrations, such side yard shall not be less than ten feet.	Complies.
Lot Size	Dimensions must permit parking and landscaping.	Complies.
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	Complies.
Height	25 ft (2 stories)	Complies.

2. **Architectural Features (§155.072).** The proposed building is an 18 foot high one-story masonry structure. The front (east) elevation shows an entrance of cultured dark silver and earthy brown stone with walls of red brick on either side. The entrance doors are glass with a metal canopy overhead. There is also a row of windows to the right (north) of the entrance doors. The west elevation is split-face CMU block in silver. The north and south elevations are red brick, and there is single metal door on the north elevation. There are windows located on the proposed south and east elevations. There is also a proposed 18' high canopy for six double-sided gasoline pumps with the Shell branding colors of yellow and red.
3. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, a landscape plan has been provided.
 - a. **Deadline for installation (§155.073(D)(1)(a)).** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
 - b. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of

replacing landscaping that dies within the first two years (as dated from the issuance of the Certificate of Compliance/Occupancy).

- c. **Irrigation (§155.073(D)(12)).** All landscaped areas will be provided an underground drip irrigation system.
 - d. **Right-of-way Landscaping (§155.073(D)(13)).** There is 142 feet of right-of-way along Michigan Avenue minus the proposed curb cut, and 144 feet of right-of-way along Middlebelt minus the proposed curb cut. Therefore, four shade trees and two ornamentals are required along Michigan, and four shade trees and two ornamentals are required along Middlebelt. One Weeping Mulberry, one Red Maple, one Celebration Maple, and one Common Hackberry are proposed along Michigan Avenue for shade trees, and one Downy Serviceberry and one Shadblow Serviceberry trees are proposed along Michigan for ornamentals. One Red Sunset Maple, one Celebration Maple, one Common Hackberry, and one Weeping Mulberry are proposed along Middlebelt for shade trees, and two Shadblow Serviceberry is proposed along Middlebelt for ornamental trees.
 - e. **Snow Storage.** Applicant shows sufficient snow storage on site.
4. **Walls (§155.074).** The off-street loading area is naturally screened by the building to the south, and by a wall of thick vegetation to the west of the site. To the north it is screened by the proposed dumpster enclosure and two Japanese Yew.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan shows a 10' x 10' x 6" red brick veneer enclosure with a wooden opaque gate, painted grey, proposed in the northwest corner of the subject property.
6. **Exterior Lighting and Security Cameras (§155.076).**
- f. **Exterior Lighting (§155.076(A)).** Six D-series LED 18' light poles are proposed around the parking lot along with 18 canopy LED lights beneath the proposed gasoline service canopy. In addition, one D-series LED wall light is proposed on the south elevation, four D-series LED wall lights are proposed on the east elevation, and one D-series wall light is proposed on the north elevation. A note on the site plan indicates that they will not exceed .3 foot candles on adjacent private property.
 - g. **Security Cameras (§155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.

2. **Off-street Parking and Circulation (§155.077).** The parking requirement for automobile service stations is one parking space per gasoline pump, and the accessory convenience store parking is calculated at two parking spaces plus one parking space per 175 square feet of gross floor area. The proposed automobile service station requires 12 spaces and 12 spaces are provided, and the proposed convenience retail space (2,904 square feet gross floor area) requires 19 spaces and 22 spaces are provided. The site plans also provide bicycle parking in the southwest corner of the proposed convenience store.

Public sideway along Middlebelt is incomplete and in a state of disrepair. Sheet C.A.1 shows the sidewalk along Middlebelt abruptly ending halfway to the intersection, a five-foot sidewalk is being proposed to tie in to the existing sidewalk.

7. **Accessible Parking (§155.078).** Based on 22 off-street parking spaces, one van-accessible space is required and provided. Van-accessible marking must be revised to face the correct direction.
8. **Off-street Loading and Unloading (§155.079).** One 10 foot by 70 foot loading space is required for buildings 20,000 square feet or less. The site plan addendum dated July 16, 2020 indicates one proposed 13 foot by 70 foot loading space located between the north wall of the building and the trash enclosure. Please see Comment 4 for loading space screening information.
9. **Signs (§155.251).** A price sign is proposed in the southeast corner of the property and dimensions are provided.
10. **Bench Ads.** A note on the site plans mention that all structure and benches will be removed.
11. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff believes the proposed preliminary site plan substantially complies with the Zoning Ordinance requirements and recommends preliminary approval subject to the following conditions:

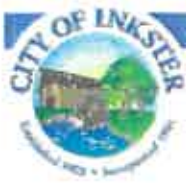
1. **Security.** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief.
2. **Other Department Comments.** Address all other department comments

If you have any questions, please don't hesitate to contact me.

Thank you,



Kaitlyn Hines
Planning Director



CITY OF INKSTER

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

September 10, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU 20-08 Proposed Gasoline Service Station with Accessory Retail

Location: 29406 Michigan

Zoning: B-3, General Business District

Applicant(s): Hussein Bazzi

Owner(s): Sam Real Estate Holdings LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application, and offers the following comments and findings for your consideration. This review is based on the site plan dated March 12, 2020 and submitted on July 14, 2020.

SITE DESCRIPTION

The site is located at the northwest corner of Michigan Avenue and Middlebelt Road at 29406 Michigan Avenue (full legal description is on the site plan but differs from City Assessor's legal description). The site plans state that the site is 0.68 acres and is 175 feet long by 175 feet wide. The site is currently vacant land, and is located in the B-3, General Business District. The primary use is most similar to an "automobile service station". There is also a convenience store accessory use; The site would employ five employees, and the service station and convenience store would operate 24 hours a day.

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.**
The site is planned for Regional Commercial land uses. The Regional Commercial category is intended to allow for a wide variety of retail and commercial uses that service Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District and is located along Michigan Avenue. This category allows new development that is compatible with and contributes to the character of Michigan Avenue through use of appropriate building materials, architectural detail, color range, massing, lighting, and landscaping criteria to soften the visual impact of commercial building sites and parking areas and to accentuate the relationship to streets and pedestrian ways. Regional commercial is also

the most appropriate land use category for auto-oriented land uses. The proposed use is a gasoline service station with accessory retail is harmonious with the goals, policies, and actions of the Master Plan unless the sale of alcohol occurs on the premises. *This finding is conditionally met.*

2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area. *This finding is met.***
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The property is a vacant lot. Development of this vacant lot will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The capacity of the City's infrastructure and services appears to be sufficient to accommodate the business; however, Planning will defer to Fire, Police, DPS, and Engineering on making these findings.
5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The proposed service station is located off of Michigan Avenue and Middlebelt which are arterials designed to handle large volumes of traffic. No adverse impacts from light, odor, exhaust, or similar nuisances are anticipated. The proposed hours of operation are 24 hours a day. Given previous issue with loitering at gasoline service station, Planning Staff suggests careful consideration to the proposed hours of operation. This finding cannot be met.
6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The proposed service station would have a positive economic impact on the area by developing a vacant lot. In addition, the use is not surrounded by any residential properties, and is located in an area master planned for regional auto-oriented land uses. That being said, Planning still recommends that the results of a public hearing be considered to assess impacts on the surrounding uses.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** Gasoline Service Stations historically represent a disproportionate percentage of police calls in the City of Inkster. This finding cannot be met without input from the Police.

8. Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City. Gasoline Service Stations historically represent a disproportionate percentage of police calls in the City of Inkster. This finding cannot be met without input from the Police.
9. Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance. *This finding is met.*

§155.126 STANDARDS FOR AUTOMOBILE SERVICE STATIONS

1. The minimum lot area shall be 15,000 square feet and so arranged that ample space is available for motor vehicles which are required to wait. *This standard is met.*
2. Such uses shall have a minimum frontage along the principal street of 120 feet. *This standard is met.*
3. No such use shall be located nearer than 500 feet from any church, public or private school, or playground, as measured from the property line. *This standard is met.*
4. All driveways providing ingress to or egress from a filling or service station shall be not more than 30 feet wide at the property line. No more than one curb opening shall be permitted for each 50 feet of frontage or major fraction thereof along any street, maximum of two. No driveway or curb opening shall be located nearer than 25 feet to any corner or exterior lot line. No driveway shall be located nearer than 30 feet to any other driveway serving the site. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. *This standard is met.*
5. Separation shall be made between the pedestrian sidewalk and vehicular parking and maneuvering areas with the use of curbs, greenbelts, or traffic islands. A raised curb of six inches in height shall be erected along all street lot lines, except for driveway openings. *This standard is met.*
6. Gasoline pumps shall be located not less than 15 feet from any lot line, and shall be arranged so that motor vehicles do not park upon or overhang any public sidewalk, street or right-of-way while waiting for or receiving fuel service. *This standard is met.*
7. A filling or service station shall have no more than eight gasoline pumps and two enclosed stalls for servicing, lubricating, greasing and/or washing motor vehicles. An additional two gasoline pumps and/or one enclosed stall may be included for each additional 2,000 square feet of lot area above the minimum area set forth in this section. *This standard is met.*

8. **A filling station shall provide a sprinkler system to extinguish a fire in an emergency situation. Planning Staff defers to the Fire Department for compliance with this standard.**
9. **All lighting, including illuminated signs, shall be shielded from adjacent residential districts. Canopy lights shall be totally recessed into the lower ceiling plane. Provisions of § 155.076 shall be complied with. *This standard is met.***
10. **Automobile service stations at the date of this chapter may be allowed to expand to include vehicle laundries when located in a completely enclosed building subject to conditions. *This standard is not applicable.***
11. **Vehicle sales shall not be permitted on the premises. *This standard is met.***
12. **Outdoor storage or parking of vehicles, except for two private automobiles per indoor stall or service area of the facility, shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. *This standard is met.***
13. **All such uses erected after the effective date of this chapter shall comply with all requirements of this section and with the fire prevention code. Planning Staff defers to the Fire Department for compliance with this standard.**
14. **Owners and operators of service stations or garages providing for the self-service dispensing of flammable liquids by persons other than the owner, lessee, tenant, agent, servant, or authorized employees shall comply with all applicable provisions of the city adopted building code, the fire prevention code of the city, N.F.P.A. Standards, and the Michigan State Police Fire Marshal flammable liquid regulations. Wherever any conflict exists in the above codes, the stricter of the provisions shall apply. Planning Staff defers to the Fire Department for compliance with this standard.**
15. **A restroom shall be provided for public use. Floor plans show two public restrooms inside the convenience store. *This standard is met.***

RECOMMENDATION

In general, the gas station is compatible the master plan, zoning map, and existing surrounding land uses. Planning Staff recommends approval of the Special Land Use. If you have any questions, please don't hesitate to contact me.

Thank you,



Kaitlyn Hines
Planning Director

November 24, 2020

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 20-09 (SP)/20-08 (SLU)
29406 Michigan Avenue – Mercantile & Gas Station
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans dated March 12, 2020 with the latest revision date of November 11, 2020 for the above referenced project and are recommends acceptance and approval of the plans.

Please note the following:

1. The storm water management facility requires the approval of Wayne County Construction Permits Office. In addition, work in the Middle Belt Road Right-of-way for installation of the driveway, a new sanitary sewer lead, landscaping, etc., requires a right-of-way permit form the Wayne County Permits Office. These permits are required prior to the start of construction. See their website for more information: <https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx>.
2. Work in the Michigan Avenue right-of-way for installation of the driveway, storm facility outlet, water service, etc., requires a permit from Michigan Department of Transportation (MDOT). This permit is required prior to the start of construction. See the MOT website for additional information regarding their right-of-way permitting process. https://www.michigan.gov/mdot/0,1607,7-151-9625_28993-264990--,00.html.

Please call me at 313-495-0296 if you have any questions.

Sincerely,

Alfred Benesch & Company



Carrie Loya-Smalley, P.E.
Project Engineer

CC: Kaitlyn Hines, City of Inkster Community Planner
File: 00040010.00

Kaitlyn Hines

From: Kaitlyn Hines
Sent: Thursday, August 20, 2020 3:32 PM
To: Jeffrey Twardzik
Subject: Re: DRT Meeting for 29406 Michigan Ave

Thanks so much!

Get [Outlook for iOS](#)

From: Jeffrey Twardzik <jtwardzik@cityofinkster.com>
Sent: Thursday, August 20, 2020 3:03:13 PM
To: Kaitlyn Hines <khines@cityofinkster.com>
Subject: RE: DRT Meeting for 29406 Michigan Ave

Ok...the best I can do...

Alarm system - installed and to be monitored 24 hours a day.

Camera system - 1080p to be installed and cameras to monitor the parking lot as well as the interior of the building. The cameras must be able to have the availability to be linked up to the PD in the future.

Lighting - The exterior of the building must be properly lit as well as the exterior of the building itself.

JT

From: Kaitlyn Hines
Sent: Thursday, August 20, 2020 1:42 PM
To: Jeffrey Twardzik
Subject: RE: DRT Meeting for 29406 Michigan Ave

Nobody. Ratliff said someone would send comments I believe but I haven't seen any in either mine or AJ's emails.

From: Jeffrey Twardzik
Sent: Thursday, August 20, 2020 1:36 PM
To: Kaitlyn Hines <khines@cityofinkster.com>
Subject: RE: DRT Meeting for 29406 Michigan Ave

Sure...who sat in the meeting in my stead?

Jeff

From: Kaitlyn Hines
Sent: Thursday, August 20, 2020 12:11 PM
To: Jeffrey Twardzik
Subject: RE: DRT Meeting for 29406 Michigan Ave



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Fire Marshal's Office

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141
313-563-9874

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

To: Inkster City Planner
From: Jason Kaye, Fire Inspector
Date: 08-31-2020
Subject: 29406 Michigan Ave.

After review of the above mentioned site plans, the fire department has determined the following items applicable:

The fire department requires that at least one (1) attendant must be on duty while the station is open for business.

Operating instructions shall be conspicuously posted in the dispensing area.

One (1) or more fire extinguishers with a 4-B:C rating must be located within 100ft. of each dispenser or storage tank fill opening.

Warning signs must be posted in dispensing areas that provide the following information:

- a) Warning- it is unlawful and dangerous to dispense gasoline into unapproved containers.
- b) No smoking.
- c) The person dispensing shall remain in attendance "outside" the vehicle and within view of the hose nozzle valve during the dispensing operation.
- d) Stop motor.

No smoking or open flames are allowed within 25ft. of fueling area.

There must be emergency controls to shut off the supply of liquids. These controls must be at least 20ft. and not more than 100ft. from the dispensers.

The fire department requires the installation of hardwired smoke detectors inside the building. The building shall be equipped with the appropriate size and classification portable fire extinguishers. They shall be conspicuously located where they are readily accessible in the event of a fire. Extinguishers will be located along normal paths of travel and will not be obstructed from view. Extinguishers will be mounted



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141
313-563-9874

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

so that the top of the handle is not more than 5ft. above the floor. All extinguishers will have inspection tags and signage to indicate extinguisher location. The owner is responsible for the inspection, maintenance, and recharging of all extinguishers.

Exit doors will have the appropriate exit signs illuminated and be accompanied with battery back-up flood lights. Egress door shall have one-strike panic hardware.

The requirements listed above are not intended to be all inclusive, additional requirements may be determined applicable based on actual occupancy or use. Final approval subject to final inspection.

ITEM V.A

Case # 19-03 (SP) – Southern Medical Marijuana Cultivation and Processing

Veritas Collective
27181 Southern Street
Inkster, MI

Mrs. Hines,

Please accept this letter as a request to extend the preliminary site plan approval for the project located on 27181 Southern Street, Inkster. We as many others experienced several delays do to Covid. Are architects and construction teams are ready to go now.

We are ready to proceed to construction and just wanted to make sure that we had our site plan and approvals ready to move ahead.

Regards

Bobby Kato

Rob Kato
2604 Weitoff
Inkster, MI

ITEM VIII. A

2020 Planning Commission Activity Report

PLANNING COMMISSION
2020 Planning Commission Case Review

CASE #	PROJECT LOCATION	TYPE OF REVIEW	DISPOSITION
SLU19-05/SP 19-06	715 Inkster	Adult Foster Care	No Motion Made
SLU 18-37/SP18-38	2740 Beech Daly	Medical Marijuana Cultivation	SLU rec'd for approval; PSP approved
SLU 19-26/SP19-27	3041 John Daly	Adult Foster Care	SLU rec'd for approval; PSP approved
SP19-27	3041 John Daly	Loading Zone Length Waiver	Approved
SP18-30	1250 Middlebelt	Medical Clinic	PSP Approved
SP18-30	1250 Middlebelt	Irrigation Waiver	Approved
SP18-30	1250 Middlebelt	Screening wall waiver	Approved
SP18-30	1250 Middlebelt	Loading Zone Length Waiver	Approved
SP20-01	2226-2228 Inkster	Grocery Store	PSP Approved
SP20-01	2226-2228 Inkster	Traffic Study, dev. Timetable, and financials waiver	Approved
SP20-01	2226-2228 Inkster	SAD Waiver	Approved
SP20-05	942 Middlebelt	Loading zone screening waiver	Approved
SP20-05	942 Middlebelt	Off-street parking waiver	Approved
SP16-12	30369 Cherry Hill	Shared Parking Agreement	Approved
SLU20-21,20-22,20-23,20-24 SP20-25	2615 Bayhan	Medical and Recreational Marijuana Cult. and Processing	SLU rec'd for approval; PSP approved
SP20-05	2615 Bayhan	Screening wall waiver	Approved
SP18-23	Industrial	6 month extension	Approved

Submitted by: Kaitlyn Hines, Planning Director

ITEM VIII. B

2020 Planning Commission Attendance Report

**City of Inkster
Planning Commission
Attendance Report
2020 Meeting Dates**

First Name	Last Name	1/27/2020	2/18/20	6/22/20	7/13/20	7/27/20	9/14/20	10/12/20	10/26/20	12/14/20	TOTAL MEETINGS ATTENDED
Lynnette	Cain	X	X	X	X	X	X	X	X	X	9
Steven	Chisholm	X	X	X	X	X	X	X	X	X	9
Daryl	Davis	X	X	X	X	X	X	X	X	X	9
Kimberly	Faison	X	X	X	A	X	X	X	X	X	8
Rebecca	Danials							X	X	X	3
Tonia	Williams		X	X	X	X	X	X	X	X	8
William	Ratiiff	X	X	X	A	X	A	X	X	EA	6
Mac	Willis	EA	EA	X	X	X	X	X	X	A	6
Patrick	Wimberly	EA	X	X	A	X	X	X	X	EA	6

KEY

A=Absent
EA = Excused Absence
X=Present
Blank=Not active

Submitted by:

Kaldyn Hines
Planning Director

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: December 16, 2020

From: Kaltlyn Hines
Planning Director

Date for Council Consideration: December 21, 2020

ACTION REQUESTED: Consider approval of a 6-month extension for Special Land Uses (SLUs 19-01, 19-02 for a proposed Medical Marijuana Cultivation and Processing Facility to be located at 27181 Southern between Southern between Wiethoff and Sylvia in the M-1, Light Industrial District. The original approval was on November 4, 2019, and the preliminary site plan was given approval for extension on January 11, 2021 by the Planning Commission. Rob Kato on behalf of Veritas Collective is the applicant.

Current Action X Emergency Future

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

Mayor's Approval Approved

BACKGROUND INFORMATION

On Monday, October 28, 2019, the Planning Commission reviewed and recommended for approval SLUs 19-01 (cultivation), and 19-02 (processing) which would be located in an existing industrial building at 27181 Southern in the M-1, Light Industrial District, subject to the conditions below. The associated Site Plan (SP 19-03) was approved with conditions. As part of their site plan approval, the Planning Commission approved a waiver from the mechanical equipment screening due to its location in the rear adjacent to the railroad tracks; a waiver from the screening wall for the loading and service areas due to the evergreen greenbelt that will be planted in lieu; and a waiver from the parking lot screening wall requirement due to the evergreen greenbelt that will be planted in lieu. City Staff recommended approval of SLU 19-01, SLU 19-02, and SP 19-03. Rob Kato on behalf of Veritas Collective is the applicant.

The subject property totals 2.65 acres and is located on the south side of Southern between Wiethoff and Sylvia. The proposed re-occupancy and interior renovation includes an approximate 39,132 square foot cultivation facility in Suites 2, 3, and 4, and an approximate 10,990 square foot processing facility in Suite 1. The site plans indicate that there will be 15 employees. The hours of operation are from 9 am to 9 pm, Monday through Friday, 9 am to 6 pm Saturday, and 10 am to 6 pm Sunday.

The Planning Commission's recommendation for approval of the Special Land Uses was subject to the following conditions (review letters and site plans are attached):

1. **Utilities.** The applicant must provide the City with information in writing on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-

site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.

2. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. **Odor Mitigation.** The applicant must provide the City with odor mitigation information on the site plans.
4. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.

Mr. Kato has come forward to ask for an extension of his approvals due to difficulties caused by COVID-19. Attached is a letter drafted by Mr. Kato.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The COVID-19 pandemic has caused numerous projects to be delayed at all levels of development, and going through the whole Special Land Use process for a previously approved project with no changes will further delay development. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If approved by City Council, the project will have another 6 months to seek Final Site Plan approval and then the applicant will seek a Certificate of Occupancy form the Building Dept. in order to begin operation.

RESOLUTION

Resolved by _____

Seconded by _____

To approve a 6-month extension for Special Land Uses (SLUs 19-01, 19-02 for a proposed Medical Marijuana Cultivation and Processing Facility to be located at 27181 Southern between Southern between Wlethoff and Sylvia in the M-1, Light Industrial District. The original approval was on November 4, 2019, and the preliminary site plan was given approval for extension on January 11, 2021 by the Planning Commission. Rob Kato on behalf of Veritas Collective is the applicant.

Yes:

No:

Absent:

Veritas Collective
27181 Southern Street
Inkster, MI

Mrs. Hines,

Please accept this letter as a request to extend the preliminary site plan approval for the project located on 27181 Southern Street, Inkster. We as many others experienced several delays do to Covid. Are architects and construction teams are ready to go now.

We are ready to proceed to construction and just wanted to make sure that we had our site plan and approvals ready to move ahead.

Regards

Bobby Kato

Rob Kato
2604 Weitoff
Inkster, MI

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, January 11, 2021**, virtually via ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:36 p.m.

I. ROLL CALL

Present: Participating Virtually - Chairman Chisholm (Inkster), Secretary Cain (Inkster), Davis (Inkster), Willis (Inkster), Vice Chair Ratliff (Inkster, 6:40) Williams (Southfield), Faison (Inkster), Daniels (Inkster), Wimberly (Inkster)
Absent: NONE.

Others in attendance: Kaitlyn Hines, Planner
Tracy Jennings, Director of Special Projects
John Saad, Applicants consultant
Hussein Bazzi, Applicant
Robert Kato., Applicant

Public in attendance: Charles Blackwell

II. ADOPTION OF AGENDA

MOVED by Davis, seconded by Williams to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of December 14, 2020 minutes

MOVED by Willis, seconded by Davis to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case #s 20-08 (SLU) 20-09 (SP) Gas Station

Public Hearing to review and consider approval of a special land use and site plan for a proposed Gas Station in the B-3, General Business District at 29406 Michigan Avenue and Middlebelt Road. Hussein Bazzi, on behalf of Sam Real Estate Holdings, LLC is the applicant.

MOVED by Davis, seconded by Williams to open the public hearing for Case # 20-08 (SLU) 20-09 (SP) Gas Station. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Faison asked if they could sell alcohol, Mr. Saad replied that they are not going to sell alcohol, at least for now. Commissioner Faison asked if the police could weigh in on the sale of alcohol at gas stations. Chair Chisholm replied that we have heard from many residents that they do not want any more alcohol sales within the City. Faison then asked if the police only look at security cameras. Vice Chair Ratliff stated that yes, the police really only care about the cameras for a site and that he had no comment on the liquor license.
2. Commissioner Williams asked what the owner is doing for extra security. Mr. Saad replied that the gas station will be open 24hrs and that their camera system can be accessed from anywhere and is able to be controlled remotely. Mr. Bazzi also mentioned that they are part of the green light program in their Detroit location. Williams then asked if Vice Chair Ratliff had any comment on the strain another gas station may cause the police department. Ratliff responded that there are some stations that have been troubled spots but they have been closed. Williams then asked if there were two entrances. Mr. Saad replied that the Middlebelt entrance is existing, and that one will be added to Michigan Ave.
3. Commissioners Wimberly and Daniels thanked the applicant for coming to the area. Wimberly also asked about the timeline for the project. Mr. Saad said that once State and County approval is received, they will start construction. If everything goes smoothly it will begin in spring, and be completed by the end of the year.

Public Comment:

1. Mr. Blackwell asked if they would commit to paying their property taxes. Mr. Bazzi replied that he always pays them on time.

MOVED by Davis, seconded by Ratliff to close the public hearing for case #20-08 (SLU) 20-09 (SP) Gas Station. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Williams to recommend approval of case #20-08 (SLU) Gas Station. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Daniels to approve case #20-09 (SP) Gas Station. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

A. **Case # 19-03 (SP) – 27181 Southern Medical Marijuana Cultivation and Processing**

Consideration of a six-month extension of the previously-approved Preliminary Site Plan and associated Special Land Use (Case #s 19-01, 19-02 (SLU)) for a Medical Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District. Robert Kato is the applicant.

Commissioner Concerns:

1. Commissioner Davis asked when the facility will begin operation. Mr. Kato said they would like to open as soon as possible.

MOVED by Davis, seconded by Wimberly to approve an extension of six months for case #19-03 (SP) Southern Medical Marijuana Cultivation and Processing. **MOTION CARRIED unanimously.**

VII. NEW BUSINESS

NONE.

VIII. MISCELLANEOUS

A. 2020 Planning Commission Activity Report

B. 2020 Planning Commission Attendance Report

C. 2021 Election of Planning Commission Officers

1. Chair Chisholm was re-elected to be Chairman, while Commissioner Williams was elected to be Vice-Chairman and Commissioner Faison was elected to be Secretary.

D. Commissioner Faison asked if the commission would be interested in her presenting on equitable development. All commissioners agreed that it would be beneficial.

VIII. ADJOURNMENT – 7:46 pm

MOVED by Davis, seconded by Faison to adjourn the Planning Commission meeting held on January 11, 2021. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Kaitlyn Hines, Planning Director

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 13, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: January 19, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-20) one (1) commercial building located on the north side of Michigan Avenue between Kenwood Drive and Beech Daly Road which is legally described as 30B2129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N 1/2 ADJ VAC ALLEY AND S 1/2 ADJ VAC ALLEY ALSO LOT 2142 ALSO N 1/2 ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. 4 T1S R10E L60 P48 WCR (Property I.D. 44 019 01 2129 000), or 25910 Michigan Avenue, in the amount of \$31,997.00 to Majed Abbas Mehdi/First Choice Windows.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval Approved

BACKGROUND INFORMATION

Majed Abbas Mehdi/First Choice Windows has made an application to purchase (Case # LD 20-20) one (1) commercial building located on the north side of Michigan Avenue between Kenwood Drive and Beech Daly Road and is legally described as 30B2129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N 1/2 ADJ VAC ALLEY AND S 1/2 ADJ VAC ALLEY ALSO LOT 2142 ALSO N 1/2 ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. 4 T1S R10E L60 P48 WCR (Property I.D. 44 019 01 2129 000) or 25910 Michigan Ave. The City has had a Request for Proposals to purchase this property for development. Majed Abbas Mehdi/First Choice Windows would like this property to use for Retail and Warehouse space.

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 located in the B-3, General Business District and is in need of rehabilitation.

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 is offering a total purchase price of \$31,997.00

RESOLUTION

Authorization is hereby given for the sale of one (1) commercial building which is located on the north side of Michigan Avenue between Kenwood Drive and Beech Daly Road and is legally described as 30B2129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N 1/2 ADJ VAC ALLEY AND S 1/2 ADJ VAC ALLEY ALSO LOT 2142 ALSO N 1/2 ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. 4 T1S R10E L60 P48 WCR (Property I.D. 44 019 01 2129 000) or 25910 Michigan Ave. \$31,997.00 to Majed Abbas Mehdi/First Choice Windows, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$28,797), 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 1/12/21
Date Received \$ 3,200.00
Case # LD 20 20

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Majed Abbas Mehdi (Moe)**

Applicant's Address **46625 Saltz Rd Canton Michigan 48187**

Applicant's Phone Number: **313 443 5933**

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

PROPERTY INFORMATION -- Purchase Offer \$31997.00

Property Location: **Northside of Michigan** Street/Avenue

Between Kenwood Street/Avenue and **Beech Daly** Street/Avenue

Tax ID, Legal Description, and Address if Structure

Parcel ID: **44019012129000**

COMMONLY KNOWN AS: 25910 Michigan Avenue, Inkster, Michigan 48141

Parcel Size: **143 (Width) X 195 (Length)** Current Commercial

☐ 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 \$3200.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Applicant's Signature [Signature]

Date

1-15-21

Broker's Signature [Signature]



LETTER OF GOOD STANDING

Date: 1-15-20

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, **Majed Abbas Mehdi** (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:44019012129000

25910 Michigan Avenue, Inkster, Michigan 48141

I, Majed Abbas Mehdi (Moe), 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.

Majed Abbas Mehdi (Moe)

Printed Name

First Choice Windows

Title

Signature

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 15th day of January 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Majed Abbas Mehdi (Moe), located 46625 Saltz Rd 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:

30B2129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N ½ ADJ VAC ALLEY AND S ½ ADJ VAC ALLEY ALSO LOT 2142 ALSO N ½ ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. T1S R10E L80 P48 WCR

Parcel ID:44019012129000

COMMONLY KNOWN AS:25910 Michigan Avenue, Inkster, Michigan 48141

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 Thirty-one thousand nine hundred ninety seven dollars,
(\$31,997.00) USD for the aforesaid property, as follows:
2. Down payment Three thousand two hundred Dollars USD
(\$3200.00)

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

Realcomp Online

Location & Ownership

Property Address:	25910 Michigan Avenue	Property ID:	44019012129000
City/State/Zip:	Inkster, Michigan, 48141-2459		
Owner Name:	City Of Inkster	Lat/Long:	42.297300 / -83.291967
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5701
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	1
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	WESTWOOD HILLS SUB NO 4	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	3082129 TO 2134 2142 LOTS 2129 TO 2134 INCL ALSO N 1/2 ADJ VAC ALLEY AND S 1/2 ADJ VAC ALLEY ALSO LOT 2142 ALSO N 1/2 ADJ VAC ALLEY ALSO ADJ URBAN ST 56FT WD WESTWOOD HILLS SUB NO. 4 T1S R10E L60 P48 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	TW Seasonal
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$2,901.01	\$31.77	\$276.09	\$0.00	\$3,208.87
2017	S	\$8,278.83	\$87.51	\$472.41	\$0.00	\$8,838.75
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$12,207.64

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	TW Taxes
2017	\$135,609	\$169,800	0	\$12,047.62
2016	\$0	\$134,400	0	\$12,207.64

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
WAYNE COUNTY LAND BANK	CITY OF INKSTER	08/21/2018	07/12/2018		QCD	54573/1397
CITY OF INKSTER	WAYNE COUNTY LAND BANK	01/04/2018	12/26/2017		QCD	54148/1086
SABREE ERIC R	TREASURER CONTROLLER C	08/21/2017	08/21/2017	\$24,977	DEED	53897/0548
CHAHINE MAURICIO	UNIVERSAL INVESTMENTS I	05/13/2013	10/10/2012	\$85,000	QCD	50778/0908
MILLER DONALD DEWAYNE	CHAHINE MAURICIO	10/11/2012	10/05/2012	\$20,000	QCD	50191/0968
CHAHINE MAURICIO	UNIVERSAL INVESTMENTS I	03/15/2012	03/13/2012		LC	49638/0837
MILLER DONALD	CHAHINE MAURICIO	09/30/2010	09/16/2010		LC	48770/1298
MCCORMICK MICHAEL J	MILLER DONALD	04/20/2007	04/19/2007		WAR/DEED	46218/1453

Other Recordings

Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
---------	---------	-------------	----------	--------	----------	------------

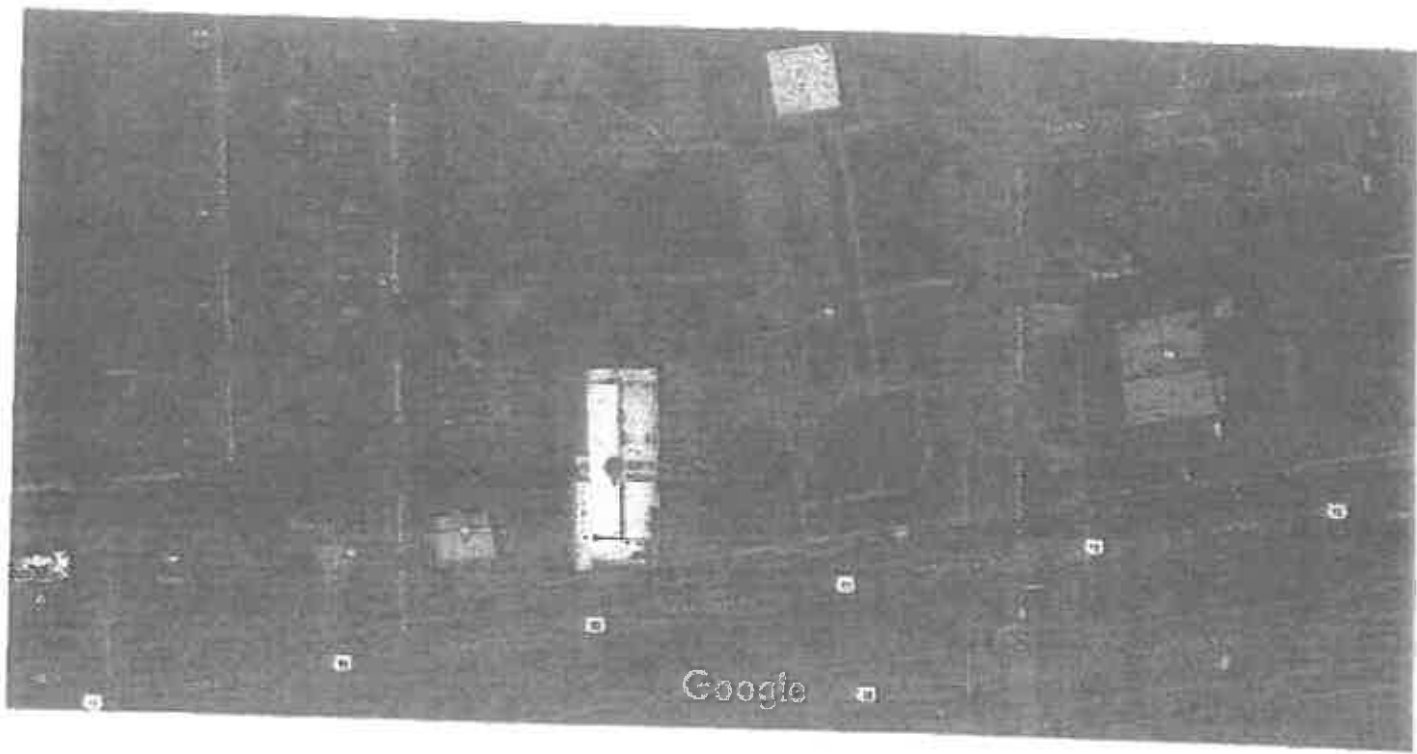
Characteristics

Living Area SF:	13598	Bedrooms:	
Year Built:	1959	Poof:	
Architecture Level:	1 Story	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	254.30X130.80
Topography:		Land Sqft:	39901
Irregular:		Acres:	0.81

Search for MLS Listings

Click Arrow for Property History

Google Maps 25910 Michigan Ave





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.

CASHIER'S CHECK

DATE JANUARY 04, 2021

PAY TO THE ORDER OF CITY OF INKSTER

\$ 3,200.00

THREE THOUSAND TWO HUNDRED AND 00 / 100***** DOLLARS

FIRST WINDOWS PLUS INC

REMITTER

PNC Bank, National Association



[Signature]
OFFICIAL SIGNATURE



CITY OF INKSTER

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

REQUEST FOR PROPOSALS BUILDING REDEVELOPMENT

PROJECT SCOPE & TIMELINE:

The City of Inkster is soliciting proposals from qualified developers and business owners to develop two structures within the city: 4437 Inkster Rd., and 25910 Michigan Ave. The City is requesting formal proposals to redevelop the buildings into a more productive use.

The objective of this Request for Proposal is to purchase these buildings from the City and redevelop them to help revitalize their corresponding districts. The proposed uses for these buildings must consider the City of Inkster's Master Plan and corresponding zoning districts.

The selected applicant will be expected to enter into a Developer Agreement with the City of Inkster. The developer and project expectations will align with the below proposal requirements.

CITY CONTACT:

Kaitlyn Hines– Community Planner
313-563-9760
khines@cityofinkster.com

PROPOSAL SUBMITTAL DEADLINE & PROCESS:

Due to the closure of City Hall, walkthrough time are TBD.

An electronic copy of the proposed use must be received via email at khines@cityofinkster.com. Proposals will be reviewed by an evaluation committee from various City departments and final approval will be given by City Council. Applications will be accepted on a rolling basis via email ONLY.

SCOPE OF SERVICES REQUESTED:

Purchase and redevelopment of the following buildings:

4437 Inkster

Parcel I.D.: 44025021435000
B-2 Thoroughfare Mixed-Use District
-Year Built: 1973
-Total Sq. ft.: 2,204
-Cost \$12,582.00

25910 Michigan Ave

Parcel I.D.: 44019012129 000
B-3 General Business District
-Year Built: 1959
-Total Sq. ft.: 13,598
-Cost \$30,997.00

SELECTION CRITERIA:

1. Experience as related to redevelopment and revitalization.
2. Documented prior experience in handling project(s) of similar size and scope;
3. Meets qualifications set forth in this RFP.



CITY OF INKSTER

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

PROPOSAL REQUIREMENTS:

1. Firm name, address, primary contact person, telephone and e-mail contact information. Name and address of all developer/investor parties.
2. Detailed description of the general description of the use(s) of the subject property.
3. Describe development schedule and timeframe.
4. Describe the project's compliance or ability to comply with the zoning ordinance and the City's Master Plan and other relevant planning documents for the area.
5. Provide estimate of construction/rehabilitation expectation of expenses.
6. Provide estimate of number of jobs created or retained, in full-time/part-time equivalents, as a result of proposed project.
7. Tax status of business to occupy space.
8. Describe the specific role the applicant will perform regarding the project, whether the proposer is the developer, financier, owner, operator, or any combination thereof. Joint ventures designed to provide an overall "team" approach are encouraged but any such partner(s) and their role need to be identified and described. The specific party in a joint venture who is responsible for this proposal must be identified.
9. Statement of any known conflicts of interest by members of the project team with the City, its officials and professional staff.

STANDARD TERMS AND CONDITIONS:

To enhance the City's understanding of the Proposals received and to allow reasonable interpretation of the Proposals, the City may request that the applicant submit explanation, substantiation or clarification of certain aspects of the submitted proposal. The City may request and allow applicants the opportunity to eliminate minor irregularities, informalities, or apparent clerical mistakes in submittal.

Proposals submitted are offers only, and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the firms/individuals submitting proposals. Issuance of this RFP does not obligate the City to pay any costs incurred by a respondent in its submission of a proposal or making any necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this RFP. The City reserves the right to accept the proposal that is, in its judgment, the best and most favorable to the interests of the City and to the public; to reject the proposal with the lowest consultant fee; to accept any item of any proposal; to reject any and all proposals; and to waive irregularities and informalities in any proposal submitted or in the RFP process; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Firms should not rely upon, or anticipate, such waivers in submitting their proposal. The City Council has the ultimate authority to approve any proposal and to authorize execution of the Agreement.

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 13, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: January 19, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-19) one (1) vacant lot located on the west side of Walnut between Annapolis Street and Carlisle Avenue which is legally described as 36C104 TO 106 LOTS 104 TO 106 INCL ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR, in the amount of \$500.00 to Francisco Gonzalez.

Current Action X Emergency Future

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

Mayor's Approval

Approved

BACKGROUND INFORMATION

Francisco Gonzalez has made an application to purchase (Case# LD 20-21) one (1) vacant lot located on the west side of Walnut between Annapolis Street and Carlisle Avenue which is legally described as 36C104 TO 106 LOTS 104 TO 106 INCL ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR. The applicant has a large family and would like to extend his yard and install a fence, if allowed.

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 vacant lot, located in the R1-B, One family Residential District.

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 is offering a total purchase price of \$500.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-19) one (1) vacant lot which is located on the west side of Walnut between Annapolis Street and Carlisle Avenue which is legally described as 36C104 TO 106 LOTS 104 TO 106 INCL ALSO E 1/2 ADJ VAC ALLEY

INKSTER GARDENS SUB T2S R9E L48 P73 WCR. to Francisco Gonzalez, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$400.00), 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 **FRANCISCO GONZALEZ**

Applicant's Address **4121 HARRISON MICHIGAN 48141**

Applicant's Phone Number: **734 334-8205**

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

PROPERTY INFORMATION — Purchase Offer \$500.00

Property Location: **WEST** side of **WALNUT** Street/Avenue

Between Street/Avenue **Annapolis** and **Carlyle** Street/Avenue

Tax ID, Legal Description, and Address if Structure **44014030104000**

***36C36 TO 38* LOTS 36 TO 38 INCL ALSO W 1/2 ADJ VAC ALLEY— INKSTER GARDENS SUB
T2S R9E L 48 P 73 WCR-K-113.21**

Parcel Size: 11623 (Width) 108 X (Length) 107 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 HAS A LARGE FAMILY AND WOULD LIKE
TO EXTEND HIS YARD AND INSTALL A FENCE IF IT'S ALLOWED.

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.

Applicant's Signature _____

Broker's Name _____

Date 6-22-20

CITY OF INKSTER

PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 20th day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and FRANCISCO GONZALEZ located at 4121 HARRISON INKSTER MI 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: *36C36 TO 38* LOTS 26 TO 38 INCL ALSO W 1/2 ADJ VAC ALLEY--- INKSTER GARDENS SUB T2S R9E L 48 P 73 WCR-K-113.21

Parcel ID:44014030104000

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 AND EIGHTEEN Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment of One Hundred Dollars (\$100.00) USD
3. The remainder of the purchase price of FOUR HUNDRED AND EIGHTEEN DOLLARS (\$00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 28215 Trowbridge, Inkster, MI 48141.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 28215 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: F. G.

Sellers Initials: _____

PURCHASER:

By: Fco M Gut L.S.

By: Martha Gonzalez L.S.

Its:

Telephone No: (734) 334-8205
FRANCISCO GONZALEZ
4121 HARRISON
INKSTER, MI 48141

Martha Gonzalez

IN PRESENCE OF:

Murray's Real Estate Services LLC
Inkster MI 48141

Stephanie Taylor & Peggy Bishop
313 478-8526 734 306-1066

Dated: 6-22-20

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.



LETTER OF GOOD STANDING

Date: 6-22-20

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

I, Francisco Gonzalez (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
4401403014000, INKSTER, MI
(property address)

I, Francisco & Martha Gonzalez have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division of the Community Development Department in the form of a Certificate of Occupancy or a Vacant Property Registration (whichever is applicable) within forty-five (45) days of the purchase of any City-owned structure.

Sworn and subscribed before me this _____ day of _____, ~~2020~~ (2020)
personally appeared before me _____ executed this
document on his/her own free will.

Francisco & Martha Gonzalez
Printed Name

Mayor
Title

For M/Gee Martha Gonzalez
Signature

Notary Public _____ County, MI

Commission Expires: _____

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Walnut	Property ID:	44014030104000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.278400 / -83.318269
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	INKSTER GARDENS SUB	Property Category:	Government
MLS Area:	05090 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	36C104 TO 106 LOTS 104 TO 106 INCL ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L4S P73 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVI	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 Eq Val	Hmstd %	Ttl Taxes
------	-------------	--------------	---------	-----------

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libet/Page
---------	---------	-------------	-----------	------------	-----------	------------

Other Recordings

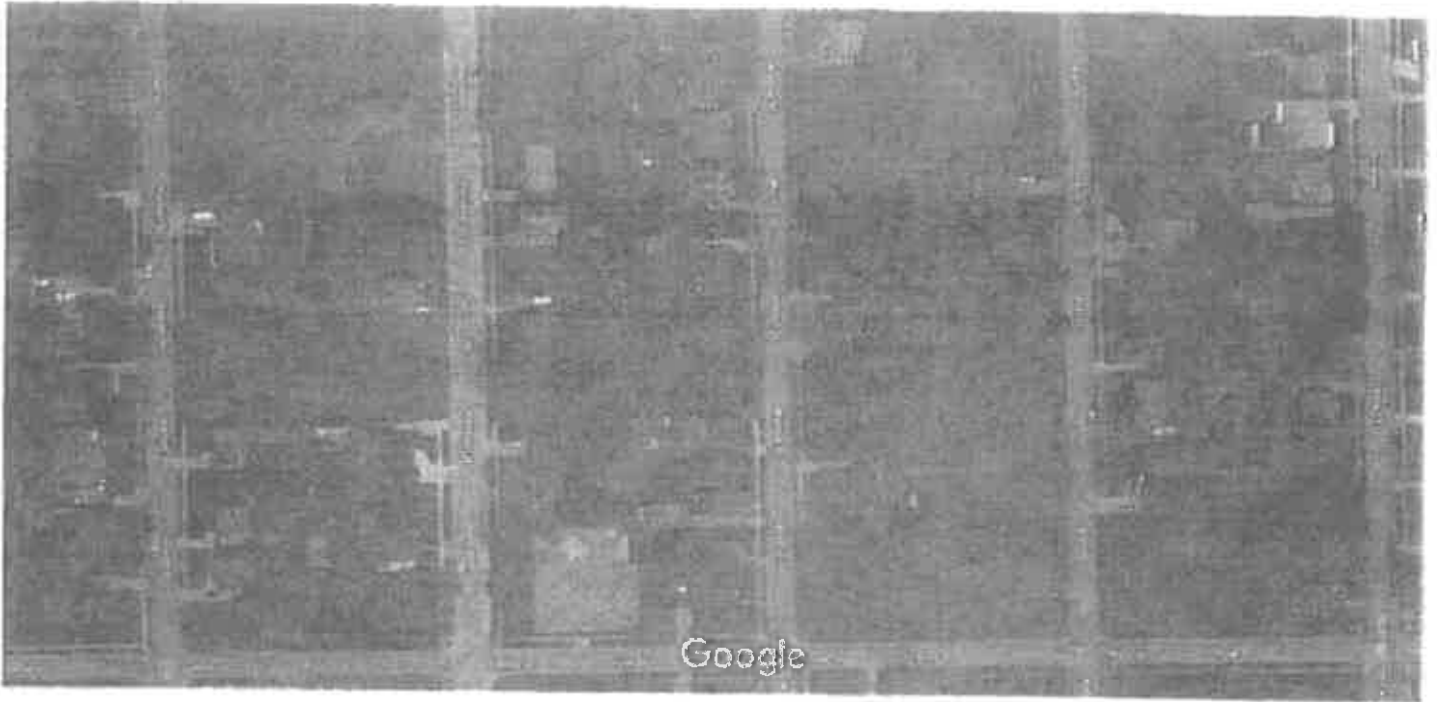
Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Libet/Page
---------	---------	-------------	----------	--------	----------	------------

Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	105.00X121.00
Topography:	Land Sqft:	12720
Irregular:	Acres:	0.29

Search for MLS Listings

Click Arrow for Property History



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



Walnut St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share

Photos

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 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

Francisco M. Gonzalez

DATE 6-22-20

PRINT NAME

FRANCISCO GONZALEZ

DATE

SIGNATURE

Martha Gonzalez

DATE

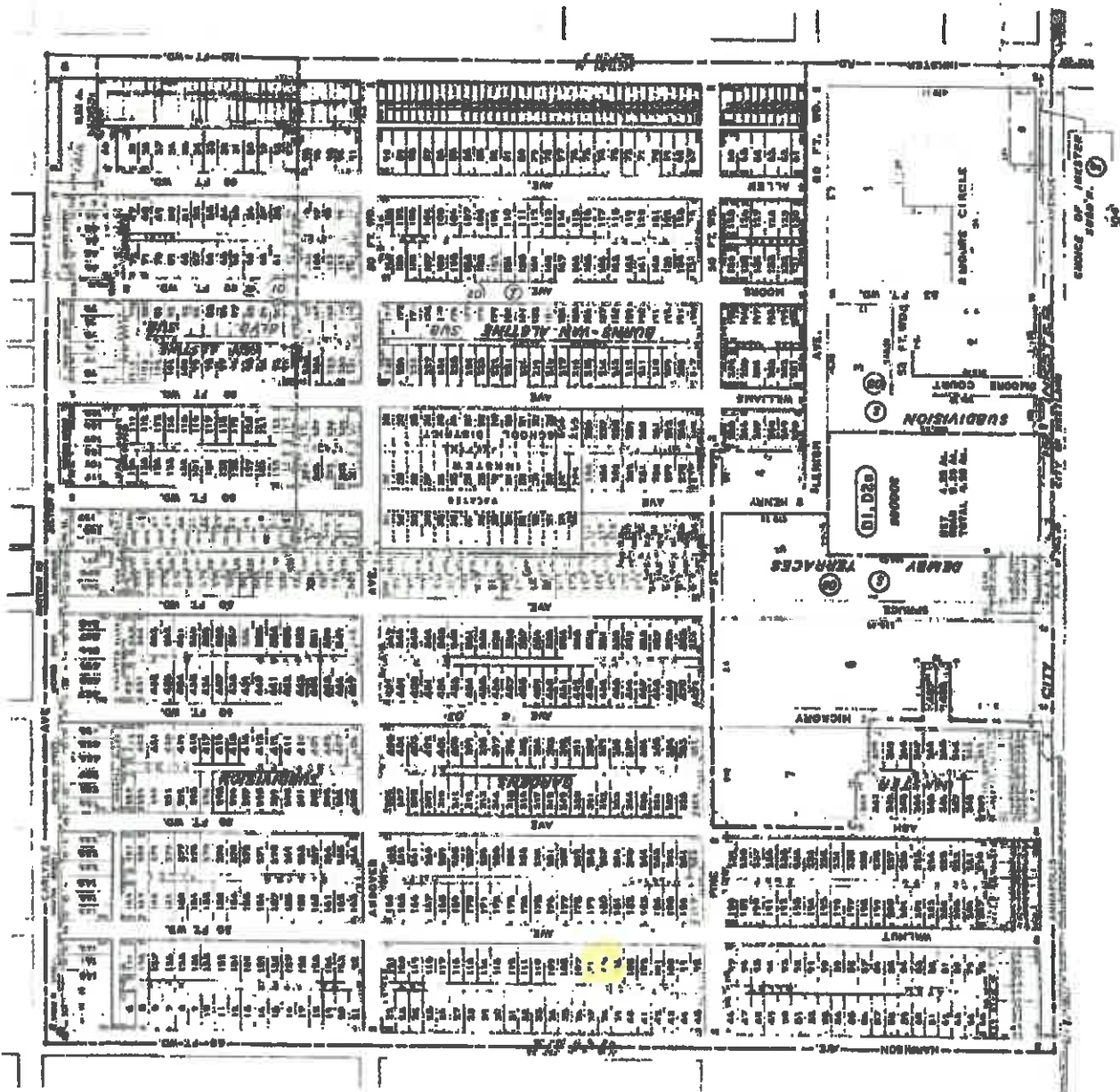
PRINT NAME

DATE

WITNESS

[Signature]

DATE 6-22-20



N.E. 1/4 SECTION 36
CITY OF INKSTER
2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN
254.17' x 121.00' (EST.)
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND REVALUATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN
1. ALL RIGHTS RESERVED. NO PART OF THIS MAP OR REPORT MAY 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 CITY OF INKSTER.

WESTERN UNION FINANCIAL SERVICES INC. - MEMBER - Englewood, Colorado Payable at Wells Fargo Bank Grand Junction - Grand Junction, CO, Grand Junction, Colorado		MONEY ORDER
KROGER #630		19-124482503
6 419040 D 061920 1 1231 04 191244825037 L 000630		\$100.00
PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS PAY TO THE ORDER OF <u>City of Inkster</u>		
<u>Francisco Gonzalez</u> <u>7/21/1980</u> <u>7/21/1980</u> <u>7/21/1980</u>		

⑆102100400⑆ 40191244825037⑈

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 13, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: January 19, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-22) one (1) vacant lot located on the west side of Springhill between Isabelle Street and Irene Street which is legally described as *25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S R9E L51 P9 WCR-K-113.39 (Parcel ID # 44 005 03 0425 302), in the amount of \$1000.00 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 Approved

BACKGROUND INFORMATION

Carrie V. Rhoden has made an application to purchase (Case# LD 20-22) one (1) vacant lot located on the west side of Springhill between Isabelle Street and Irene Street which is legally described as *25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S R9E L51 P9 WCR-K-113.39 (Parcel ID # 44 005 03 0425 302). The applicant would like to purchase this additional land behind the building she currently owns on Michigan Avenue

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 vacant lot, located in the R1-B, One family Residential District.

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 is offering a total purchase price of \$1000.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-22) one (1) vacant lot which is located on the west side of Springhill between Isabelle Street and Irene Street which is legally described as *25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S

R9E L51 P9 WCR-K-113.39 (Parcel ID # 44 005 03 0425 302) to Carrie V. Rhoden, 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 \$100.00
 Date Received 10/21/2021
 Case # 10 20-22

**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 \$1000.00

Property Location: **West side of Springhill Avenue**
Between Isabelle Street and Eastern Street/Avenue North of Michigan Ave
 Tax ID, Legal Description, and Address If Structure **44005030425302**

25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S R9E L51 P9 WCR-K-113.39

Parcel Size: 58ft (Width) X 163ft (Length) Current Residential

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

Summary of Proposed Use: Additional Land Behind Building Currently Own on Michigan Ave.
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

Applicant's Signature
Carrie V Rhoden
Signature
Stephanie Taylor
Broker's Signature

10/07/2020
10/07/2020
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: 10/07/2020

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 # 44005030425302 SpringHill Ave Inkster, Michigan
48141

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

Investor/ Owner of Building in front of Parcel

Title

Carrie V Rhoden

10/07/2020

10/7/2020 9:41:30 PM EDT

Signature

Stephanie Taylor

10/07/2020

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this September 25, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Carrie V Rhoden , located 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:

25H 425.426A*LOT 42E ALSO THE S 1/2 OF LOT 42E---HYDE PARK SUB T2S R9E L51 P2 WCR-K-113.39

Parcel ID:44005030425302

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:
2. Down payment One Hundred Dollars USD
(\$100.00)

3. The remainder of the purchase price Four 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 an 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: cus

Sellers Initials: _____

PURCHASER:

By: Carrie V Rhoden

By:  Carrie V Rhoden 10/07/2020
10/7/2020 9:38:48 PM EDT

Its: Investor

Purchaser's Address: 44146 Harsdale Drive
Canton , Michigan 48187
Telephone No: 31-717-7111

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature  Stephanie Taylor
10/7/2020 9:41:58 PM EDT

Dated: 10/07/2020

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: _____

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: Spring Hill
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44005030425302
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.291619 / -83.323614
Census Tract:
Block Group:
City/Village/Town: Inkster
Subdivision: HYDE PARK SUB
School District: Westwood
MLS Area: 05080 - Inkster
Property Category: Government
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description: *25H 425,426A*LOT 425 ALSO THE S 1/2 OF LOT 426---HYDE PARK SUB T2S R9E L51 P9 WCR-K-113.39

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	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	\$146.61	\$1.46	\$0.00	\$0.00	\$148.07
2018	S	\$318.62	\$3.18	\$0.00	\$0.00	\$321.80
2017	W	\$134.68	\$1.34	\$0.00	\$0.00	\$136.02
2017	S	\$326.72	\$3.26	\$0.00	\$0.00	\$329.98
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$470.40
2015		\$0.00	\$0.00	\$0.00	\$0.00	\$548.95

Assessments

Year	Taxable Val	State Ex Val	Homestead %	Tot Taxes
2018	\$4,944	\$10,400	0	\$469.87
2017	\$4,843	\$10,400	0	\$466.00
2016	\$0	\$4,800	0	\$470.40
2015	\$0	\$5,600	0	\$548.95

Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Doc Type	Liber/Page
TRADIN PLACES LLC	PATHWAY TO PEACE LLC	08/25/2015	08/24/2015		QCD	52410/0976
FERGUSON ROBERT J	THE CITY OF INKSTER	09/15/2003	09/04/2003		QCD	39054/0485

Other Recordings

Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
---------	---------	-------------	----------	--------	----------	------------

Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	60.00X164.00
Topography:	Land Sqft:	13852
Irregular:	Acres:	0.32

Search for MLS Listings

Click Arrow for Property History



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

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

9/25/2020

PRINT NAME

DATE

9/25/2020

SIGNATURE

DATE

PRINT NAME

DATE

WITNESS

DATE

9-25-20

CASHIER'S CHECK

001535506

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 reissued 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

001535506

Drawer: Comerica Bank

Authorized
Signature

REMITTER

rhoden

0001535506 507200000000 001535506