



INKSTER CITY COUNCIL

February 1, 2021

(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)

February 1, 2021

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 19, 2021 Regular (Virtual) City Council Meeting Minutes. **Pg. 1**

6. Boards and Commissions

A. Update of current list of appointments to Boards & Commissions. **Pg. 8**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval Consider approval of one (1) offer to purchase (Case # LD 20-26) two (2) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P16 LOT 16 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0016 000), and 25P13 14 LOTS 13 AND 14 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0013 000) in the amount of \$2,000.00 to Shawn Wimberly/SEW, LLC. **Pg. 15**

B. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval Consider approval of one (1) offer to purchase (Case # LD 20-27) three (3) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P9 10 LOTS 9 AND 10 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0009 000), 25P11 LOT 11 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0011 000) and 25P12 LOT 12 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0012 000) in the amount of \$2,500.00 to Shawn Wimberly/SEW, LLC. **Pg. 27**

C. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval Consider approval of one (1) offer to purchase (Case # LD 20-28) six (6) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P60 TO 65 LOT 60 TO 65 INCL WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0060 000), 25P59 LOT 59 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0059 000), 25P58 LOT 58 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0058 000), 25P57 LOT 57 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0057 000), 25P56 LOT 56 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0056 000), and

25P55 LOT 55 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0055 000) in the amount of \$3,500.00 to Shawn Wimberly/SEW, LLC. **Pg. 42**

D. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval Consider approval of one (1) offer to purchase (Case # LD 20-23) three (3) vacant adjacent lots located on the south side of Penn between John Daly Street and Bayhan Street which are legally described as 30K225A E 35 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 001), 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 002), and 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 003) in the amount of \$750.00 to Patricia Hicks. **Pg. 56**

E. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval of one (1) offer to purchase (Case # LD20-21) two (2) vacant adjacent lots located on the west side of Arcola Street between Cherry Hill Road and Somerset Street which is legally described as 24C45B S ½ OF e 175 FT OF W 320 FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 002) and 24C45E N ½ OF E 175FT OF W 320FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 005), in the amount of \$500.00 to Blake Abbey. **Pg. 71**

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 19, 2021 (Tuesday)

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. Tuesday, January 19, 2021

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:02 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 Mack

Roll Call

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

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve the agenda with added Item "A" under Presentations and added Item "B" under Consent Agenda.
Resolution 01-21-08COV - Motion carried.

ROLL CALL VOTE:

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

Presentations/Discussion

A. Lead and Copper Water – DPS Director, Jerome Bivins and Superintendent LaTorla Joyce

Public Hearings

A. Property development at John Daly and Bayhan – Mr. Guasia Jones of Zimcube

Consent Agenda

- A. A. January 4, 2021 Regular (Virtual) City Council Meeting Minutes.
 B. Allen Brother's and Attorney's PLLC Invoice \$35,107.20

**Moved by Councilmember Washington, Seconded by Councilmember Williams
 Resolution 01-21-09COV - Motion carried.**

ROLL CALL VOTE:

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

Boards and Commission

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

**Moved by Councilmember Washington, Seconded by Councilmember Shaw
 to appoint Antonio Wimberly to the Parks and Recreation Commission as the
 City Council Appointment.
 Resolution 01-21-10COV - Motion carried.**

ROLL CALL VOTE:

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

Previous Business**Ordinance(s)**

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

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.

**Moved by Councilmember Williams, Seconded by Councilmember Washington
 to approve authorizing DPS Director to sell unit 07-131 2007 Jeep Grand
 Cherokee in the amount of \$300.00 to Mr. Daryl Davis Sr.
 Resolution 01-21-11COV – Motion carried**

ROLL CALL VOTE:

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

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

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve authorizing the DPS Director to purchase a used vehicle from George Used Car Sale Inc. in the amount \$19,640 from account # 592-564-935-000.

Resolution 01-21-12COV – Motion carried

ROLL CALL VOTE:

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

- 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.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve to participate with the Urban County of Wayne Federal Community Block Grant (CDBG) HOME Investment Partnerships and Emergency Solutions Grant (ESG) funding.

Resolution 01-21-13COV – Motion carried

ROLL CALL VOTE:

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

- D. Discussion/Action: (Kaltlyn Hine) Consideration and approval of a 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. Husseln Bazzi is the applicant.

Moved by Councilmember Williams, Seconded by Councilmember Chisholm to approve of a 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. Husseln Bazzi is the applicant.

Resolution 01-21-14COV – Motion carried

ROLL CALL VOTE:

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

- E. Discussion/Action: (Kaltlyn Hine) Consideration and 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.

Moved by Councilmember Chisholm, Seconded by Councilmember Watley to approve 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. Resolution 01-21-15COV- Motion carried.

ROLL CALL VOTE:

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

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.

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve 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.
Resolution 01-21-16COV- Motion carried.

ROLL CALL VOTE:

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

G. Discussion/Action: (Tracy Ann-Jennings) Consideration and 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.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve 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.
Resolution 01-21-17COV- Motion carried.

ROLL CALL VOTE:

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

- H. Discussion/Action: (Tracy Ann-Jennings) Consideration and 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

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve 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

Resolution 01-21-18COV- Motion carried.

ROLL CALL VOTE:

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

Public Participation

- **Shirley Hankerson** – Stated that Ned Sanders resigned from the Parks and Recreation Commission, it was in their minutes. She stated the city has eight to ten gas stations. She said that vacant lots should be offered to residents who live next to them.
- **Charles Blackwell** – Stated he does not know why Felicia Rutledge fears for her safety by him he is a paralyzed. He further stated that Mayor Wimberly owes the city taxes and Jerome Bivins had a five thousand dollar water bill.
- **Pastor Mack** – Asked about real estate he is interested in purchasing.
- **Millie Gibson** –
- **Stephanie Taylor** – Stated that City Council should get with the City Assessor to increase the cost of purchasing vacant lots.
- **Octavia Smith** – Wished residents a Happy New Year. She announced that the Western Wayne Family Center has not yet received the COVID-19 vaccine. She asked residents in the city as part of the Inkster Task Force MLK Day Program to clean the areas around their homes to help clean up the city.
- **Kunfusa Mandisa** – Stated he is working with Rhonda Glover to update the city's COVID-19 response plan and several Human Resource related outstanding Risk Management issues.
- **Monica Miller** – Stated she contacted the Mayor regarding a home on her block that is abandoned and burned down. She stated she has contacted the city for eight years to have something done with the abandoned home. She is requesting that something be done with the abandoned home on Steinhauer.

City Clerk

- Stated for the record that she is threatened by Charles Blackwell's excessive, erratic and persistent behavior. She stated he sends several emails that do not pertain to FOIA request. She stated his FOIA request are excessive and she has spent a considerable amount of time on Charles Blackwell when she could be tending to other city business.

City Treasurer

- Gave a synopsis of the Treasury Department and the budget. He stated he is working with city administration to get a handle on grant reimbursements. He stated that Wayne County is not reimbursing the city for some demolition done on Pine Street (Woodson School) and the Blue Store on Inkster Road. He additionally stated that some cases were going on the tax roll; the Crowder case for two million and the Nelson case for fifty four thousand. He further stated that he would like to have a Special Meeting in February. He also said that he wanted to add an e-check feature to the website. He thanked Darrius Bosket for his hard work. He gave a shout out to his team and Plante Moran for all their assistance.

Mayor and Council

- **Mayor Pro-Tem Howard** – Asked about the Human Resource position. She stated that one person can't run three departments. She asked if the Administrative Assistant had the credentials to be the Human Resource Director. She further asked what certifications in Labor Law, Risk Management and other credentials were needed for that position. She asked the Mayor if his Administrative Assistant had been given the Human Resource position as it states in the calendar. She asked if the Human Resource position had been posted and if so where. She stated that decisions can be veto. She asked about Police and Fire with regards to budget if money would still be coming out the general fund. She thanked Councilman Chisholm for helping assist her with her laptop set up. She lastly stated that she is going to try to give NerdsXpress a chance.
- **Councilman George Williams** – Stated that he thought the Administrative Assistant was doing a fine job in with the three departments. He stated that the city needs to come together because divided they will fail. He stated that the city administration and city council needs to begin to dig into the budget because there are line items that need to be looked at.
- **Councilman Chisholm** – Stated he sent an email to the Mayor and administration asking where the position had been posted and received no response. He stated that the city charter in section 6.5 states the Mayor should confer with council regarding hires and terminations. He said he doesn't want to get into having to veto decisions that are made. He further stated that with regards to Charles Blackwell he is concerned and fears for his safety. He said he has his own disability that persons may not know about. He said Mr. Blackwell continues to take the city to court with frivolous lawsuits. He said these lawsuits use taxpayer dollars to defend and the city has to pay attorney fees. He said he is sick and tired of Charles Blackwell extorting the city.
- **Councilwoman Washington** – Stated she read in the monthly report that the city is awaiting a background check for the Mayor's Administrative Assistant. She said was the position posted? She further stated she has concerns with regards to the Human Resource position and making sure that the person in that position has credentials. She stated that police presence is needed on Steinhauer. She said that residents in that area contacted her about gun fire. She stated that the Michigan Survival Grant is open January 19, 2021 until January 22, 2021 for Michigan Businesses to apply.
- **Councilwoman Watley** – Stated that Mr. Mandesa was brought forth in a Request for Council Action to the city by her with regards to Risk Management and a Risk Management Commission. She stated that now the city is utilizing him in a volunteer capacity and why now. She stated she has concerns regarding the Human Resources and wanted to make sure that a person with credentials is in that position.
- **Councilman Shaw** – Asked Administration about the follow-up on the police cars. He stated that police patrol was needed on Colonial, Helen and Woodland.
- **Mayor Wimberly** – Asked residents to stay safe and mask up. He further stated for residents to social distance when in public. He said that there is another strand of COVID-19. He lastly state that the city is looking into getting vaccinations for to administer.

CLOSED SESSION

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to go into closed session 6:41p.m. to discuss pending litigation. (Blackwell and Nelson)

ROLL CALL VOTE:

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

Returned from Closed session at 7:01p.m.

Adjournment

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

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

The Regular Virtual City Council meeting of Tuesday, January 19, 2021 was adjourned at 9:37p.m.



Felicia Rutledge, City Clerk
City of Inkster

February 1, 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.
- (Ex-Officio Member)

Tenure

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

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Vacant

February 1, 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 Smlth 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

February 1, 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
James R. Mitchell		Exp. 07/20/19-RESIGNED
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
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19-Expired
Uche Ndubuisi		Exp. 7/20/19-Expired
Clarence Oden		Exp. 7/1/23

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Bishop Walter Starghill, Jr.		Exp. 06/07/16-Expired
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25
Deborah Walker		Exp. 06/07/16-Expired
Mary Welslo		Exp. 03/07/17-Expired
Cassandra Leonard		Exp. 06/07/16-Expired
Herbert Johnson		Exp. 06/07/16-Expired
Dennis Welslo		Exp. 06/07/19-Expired
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD-INACTIVE

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

February 1, 2021 (Virtual Meeting)

Jason Kaye
Sandra K. Watley
Velma Overman

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

WATER REVIEW COMMITTEE- INACTIVE

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

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

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term 7 Members State Law and Ordinance 277

Ruth E. Williams	Dist. 1	Exp. 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 -Expired
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

Nankin Transit

[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
Denise Champagne, Community Appointee

Exp. Tenure - (Tenure is up)
Exp. (Appointed In 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

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

Timothy Williams, Council Appointee	Exp. Tenure- 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

February 1, 2021 (Virtual Meeting)

Winnie 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

Brownfield Redevelopment Authority		Tenure / Term 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 26, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: February 1, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-26) two (2) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P16 LOT 16 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0016 000), and 25P13 14 LOTS 13 AND 14 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0013 000) in the amount of \$2,000.00 to Shawn Wimberly/SEW, LLC.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval _____

BACKGROUND INFORMATION

Shawn Wimberly/SEW, LLC has made an application to purchase (Case# LD 20-26) two (2) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P16 LOT 16 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0016 000), and 25P13 14 LOTS 13 AND 14 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0013 000). The applicant would like to purchase this land for storage purposes.

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 parcels are vacant lots, 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 \$2,000.00



Deposit/Administrative Fee Received \$ 200.00
 Date Received 1/5/21
 Case # 20-001

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Shawn Wimberly

Applicant's Address 41210 Maplewood Dr. Canton Michigan 48187

Applicant's Phone Number: 313-5755148

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

PROPERTY INFORMATION - Purchase Offer \$2000.00

Property Location: North side of Cherry Street

Between Ash Street and Walnut Street/Avenue

Tax ID, Legal Description, and Address if Structure Vacant Land Two Separate Parcels

440010010016000 63.20x112.60 44010010013000 70x112.20

Parcel Size is listed after each parcel ID number

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

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

Summary of Proposed Use: Storage

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$200.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Shawn Wimberly

1/12/2021 2:33:36 PM EST

Applicant's Signature

01/12/2021

Stephane Taylor

Broker's Signature

01/12/2021

Date



LETTER OF GOOD STANDING

Date: 01/12/2021

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

I, ^{Signature} Shawn Wimberly (buyer's signature), certify that I am in "Good Standing" with the City of Inkster



AFFIDAVIT

Parcel ID #440010010013000 and 44010010010000 Ash Street Inkster, Michigan
48141
Two Separate Parcels

I, Shawn Wimberly, 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.

Shawn Wimberly

Printed Name

SEW LLC Investor

Title

Authorizing

Shawn Wimberly

01/12/2021

1/12/2021 7:00:40 PM MST

Signature

Authorizing

Stephanie Taylor

01/12/2021

1/12/2021 7:00:40 PM MST

Real Estate Broker Signature



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

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-563-8760 to schedule an appointment.

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

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

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

Purchase Offer: Indicate the dollar amount of the offer.

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

Page 2: Letter of Good Standing.

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

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

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

Good Faith Deposits:

☐ 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.

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of November, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 28215 Trowbridge, Inkster, Michigan 48141, ("Seller") SEW LLC, located 41210 Maplewood 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:

Two Separate Parcels

Parcel ID: 44010010018000 And 44010010019000

Ash Street (Vacant Land)

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Two Thousand Hundred Dollars (\$2000.00) USD for the aforesaid property, as follows:
2. Down payment Of Two Hundred Dollars USD (\$200.00)

3. The remainder of the purchase price One Thousand Eight Hundred Dollars (\$1800.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: SW

Sellers Initials: _____

PURCHASER:

By: Shawn Wimberly

By: ^{Authorizes} Shawn Wimberly
BY SIGNING THIS FORM

Its: Investor

Purchaser's Address: 41210 Maplewood Dr.
Canton, Michigan 48187
Telephone No: 313-575-5148

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature: Stephanie Taylor
BY SIGNING THIS FORM

Dated: 01/13/2021

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.



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 313-583-9760 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 johnson@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.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Ash	Property ID:	44010010010000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.259271 / -83.317885
Taxpayer Address:	26218 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	09000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P16 LOT 16 WEST DEARBORN SUB T29 R9E L16 P32 WCR		

Photos

Taxes

<u>Year</u>	<u>Assess</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Amount</u>	<u>ERT</u>	<u>TN Assess</u>
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Ex Val</u>	<u>Homestead</u>	<u>TN Taxes</u>
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Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deal Date</u>	<u>Sale Price</u>	<u>Deal Type</u>	<u>Liber/Page</u>
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Other Recordings

<u>Officer</u>	<u>Officer</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	69.20X112.00
Topography:	Land Sqft:	5533
Irregular:	Acres:	0.13

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Ash	Property ID:	44010010013000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.238981 / -83.517684
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05050 - Inkster	Land Use:	702 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P13 14 LOTS 13 AND 14 WEST DEARBORN SUB T2S R9E L50 P53 WCE		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	CVT	TN 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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homestead	Tot Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	File Price	Doc Type	Libor/Page
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Other Recordings

Chiller	Chiller	Record Date	Doc Date	Amount	Doc Type	Libor/Page
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Characteristics

#1 Porch/Dimensions: /
 #2 Porch/Dimensions: /
 Topography:
 Irregular:

Storm Sewer:
 Land Dimension: 78.00X112.32
 Land Sqft: 7841
 Acres: 0.16

Search for MLS Listings

[Click Arrow for Property History](#)

Google Maps Walnut St & Cherry St

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

**Walnut St & Cherry St**

Inkster, MI 48141
Intersection



Directions



Save



Nearby



Send to your
phone



Share

Photos

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 26, 2021

**From: Tracy-Ann Jennings,
Special Projects Director**

Date for Council Consideration: February 1, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-27) three (3) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P9 10 LOTS 9 AND 10 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0009 000), 25P11 LOT 11 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0011 000) and 25P12 LOT 12 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0012 000) in the amount of \$2,500.00 to Shawn Wimberly/SEW, LLC.

Current Action	X	Emergency	Future
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Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

Mayor's Approval _____

BACKGROUND INFORMATION

Shawn Wimberly/SEW, LLC has made an application to purchase (Case# LD 20-27) three (3) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P9 10 LOTS 9 AND 10 WEST DEARBORN SUB T2S R9E L60 P32 WCR (Parcel ID # 44 010 01 0009 000), 25P11 LOT 11 WEST DEARBORN SUB T2S R9E L60 P32 WCR (Parcel ID # 44 010 01 0011 000) and 25P12 LOT 12 WEST DEARBORN SUB T2S R9E L60 P32 WCR (Parcel ID # 44 010 01 0012 000). The applicant would like to purchase this land for storage purposes.

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 parcels are vacant lots, 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 \$2,500.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-27) three (3) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P9 10 LOTS 9 AND 10 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0009 000), 25P11 LOT 11 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0011 000) and 25P12 LOT 12 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0012 000) in the amount of \$2,500.00 to Shawn Wimberly/SEW, LLC, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$2,200.00), paying the cost of recording the deed (\$54.00), 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 \$300.00
Date Received 1/10/21
Case # 15120624

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Shawn Wimberly**

Applicant's Address **41210 Maplewood Dr. Canton Michigan 48187**

Applicant's Phone Number: **313-5755148**

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

PROPERTY INFORMATION - Purchase Offer \$2500.00

Property Location: **North side of Cherry Street**

Between Ash Street and Walnut Street/Avenue

Tax ID, Legal Description, and Address if Structure **Vacant Land Three Separate Parcels
Walnut St**

44010010009000 70x112.20 44010010011000 35x111.40 44010010012000 63.20x112.60

Parcel Size is listed after each parcel ID number

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

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

Summary of Proposed Use: **Storage**

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$300.00 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.

Authenticator
Shawn Wimberly

01/12/2021

Applicant's Signature
Stephanie Taylor

01/12/2021

Date

Broker's Signature



LETTER OF GOOD STANDING

01/12/2021

Date: _____

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

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

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



AFFIDAVIT

Parcel ID 44010010012000 4401001009000, 44010010011000 Walnut Street
Inkster, Michigan 48141
Three Separate Parcels

I, Shawn Wimberly, 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.

Shawn Wimberly

Printed Name

SEW LLC Investor

Title

Authorizer

Shawn Wimberly

01/12/2021

Signature

Authorizer

Stephanie Taylor

01/12/2021

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of November, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 28215 Trowbridge, Inkster, Michigan 48141, ("Seller") SEW LLC , located 41210 Maplewood 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:

Three Separate Parcels

Parcel ID:44010010011000 , 44010010012000 And 44010010008000

Walnut Street (Vacant Land)

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Three Thousand Five Hundred Dollars (\$2500.00) USD for the aforesaid property, as follows:
2. Down payment Of Two Hundred Dollars USD (\$300.00)

3. The remainder of the purchase price One Thousand Eight Hundred Dollars (\$1800.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchaser title: **S10****Sellers Initials:** _____**PURCHASER:**

By: Shawn Wimberly

By: **Andrew Wilson**
11/20/11 PM EDT

The Innovation

**Purchaser's Address: 41210 Maplewood Dr.
Canton, Michigan 48187
Telephone No: 313-576-5148**

IN PRESENCE OF:
Murray's Real Estate Services LLC
Stephanie Taylor **Stephanie Taylor Bishop**
Broker Signature **Stephanie Taylor Bishop**

Dated: 01/12/2021

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: _____ L8

It is: _____

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.

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of November, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") SEW LLC , located 41210 Maplewood 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:

Six Separate Parcels

Parcel ID:44010010060000, 44010010068000,
44010010068000,44010010067000,44010010069000, 44010010065000
Cherry Vacant Land

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Three Thousand Five Hundred Dollars (\$3600.00) USD for the aforesaid property, as follows:
2. Down payment Of Six Hundred Dollars USD (\$600.00)

3. The remainder of the purchase price Two Thousand Nine Hundred Dollars (\$2900.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: SW

Sellers Initials: _____

PURCHASER:

By: Shawn Wimberly

By: Shawn Wimberly
Investor

Purchaser's Address: 41210 Maplewood Dr.
Canton, Michigan 48187
Telephone No: 313-675-6148

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor-Peggy Bishop
Broker Signature Stephanie Taylor
01/12/2021 11:44:00 PM EST

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-683-4232

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:	Walnut	Property ID:	44010010011000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.286973 / -82.316186
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	01000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VIL
Legal Description:	25P11 LOT 11 WEST DEARBORN SUB T2S R2E L20 P32 WCR		

Photos**Taxes**

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	TH Tax
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

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

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libr/Page
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Other Recordings

Grantor	Obligor	Record Date	Doc Date	Amount	Doc Type	Libr/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	33.00X111.40
Topography:	Land Sqft:	3620
Irregular:	Acres:	0.09

Search for MLS Listings**Click Arrow for Property History**

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Walnut	Property ID:	440100100000006
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.289141 / -82.310189
Taxpayer Address:	28215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	08008 - Inkster	Land Use:	703 - EXHPT - COUNTY, CITY, TWP, VILL
Legal Description:	28215 10 LOTS 9 AND 10 WEST DEARBORN SUB T28 R9E L80 P32 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	TN Taxes
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homestead %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Recd Date	Sale Price	Recd Type	Librt/Pass
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Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	70.00X112.20
Topography:	Land Sqft:	9455
Irregular:	Acres:	0.22

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Walnut	Property ID:	44010015012000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.258881 / -83.318168
Taxpayer Address:	28218 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	00000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	28P12 LOT 12 WEST DEARBORN SUB T2S R9E L20 P21 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assessmt	GST	Tot. Excesses
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homestead St	Tot Taxes
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Transfer Information

Grantor	Grantee	Record Date	Recd Date	Sale Price	Recd Type	Libr/Page
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Other Recordings

Charges	Obligor	Record Date	Rec Date	Amount	Rec Type	Libr/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	61.25X112.00
Topography:	Land Sqft:	5522
Irregular:	Acres:	0.13

Search for MLS Listings

[Click Arrow for Property History](#)

Google Maps Walnut St & Cherry St

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

**Walnut St & Cherry St**

Inkster, MI 48141
Intersection



Directions



Save



Nearby



Send to your
phone



Share

Photos

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 28, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: February 1, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-28) six (6) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P60 TO 65 LOT 60 TO 65 INCL WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0060 000), 25P69 LOT 59 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0059 000), 25P68 LOT 58 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0058 000), 25P67 LOT 67 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0057 000), 25P66 LOT 56 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0056 000), and 25P65 LOT 55 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0055 000) in the amount of \$3,500.00 to Shawn Wimberly/SEW, LLC.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval _____

BACKGROUND INFORMATION

Shawn Wimberly/SEW, LLC has made an application to purchase (Case# LD 20-28) six (6) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P60 TO 65 LOT 60 TO 65 INCL WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0060 000), 25P69 LOT 59 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0059 000), 25P68 LOT 58 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0058 000), 25P67 LOT 67 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0057 000), 25P66 LOT 56 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0056 000), and 25P65 LOT 55 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0055 000). The applicant would like to purchase this land for storage purposes.

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 parcels are vacant lots, 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 \$3,500.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-28) six (6) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P60 TO 65 LOT 60 TO 65 INCL WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0060 000), 25P59 LOT 59 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0059 000), 25P58 LOT 58 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0058 000), 25P57 LOT 57 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0057 000), 25P56 LOT 56 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0056 000), and 25P55 LOT 55 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0055 000) in the amount of \$3,500.00 to Shawn Wimberly/SEW, LLC, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$2,900.00), paying the cost of recording the deed (\$108.00), 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 \$1000.00
Date Received 1/20/21
Case # LD 20-28

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Shawn Wimberly**

Applicant's Address **41210 Maplewood Dr. Canton Michigan 48187**

Applicant's Phone Number: **313-5755148**

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

PROPERTY INFORMATION - Purchase Offer \$3500.00

Property Location: **North side of Cherry Street**

Between Ash Street and Walnut Street/Avenue

Tax ID, Legal Description, and Address If Structure **Vacant Land Six Separate Parcels**

44010010060000,155.80x100 44010010059000,22x100 44010010058000,22x100 44010010057000,22x100 44010010056000,22x100 44010010055000 28x100

Parcel Size is listed after each parcel ID number

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

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

Summary of Proposed Use: **Storage**

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$800.00 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
Shawn Wimberly
01/12/2021
Broker's Signature

01/12/2021
Date



LETTER OF GOOD STANDING

Date: 01/12/2021

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

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



AFFIDAVIT

Parcel ID #44010010060000,44010010059000,44010010058000,44010010057000,
44010010056000, 44010010055000 Cherry Street Inkster, Michigan 48141
Six Separate Parcels

I, Shawn Wimberly, 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.

Shawn Wimberly

Printed Name

SEW LLC Investor

Title

Authorizer 01/12/2021

Shawn Wimberly

Signature 01/12/2021 PM EST

Authorizer 01/12/2021

Stephanie Taylor

Real Estate Broker Signature



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

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-663-6760 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 \$500.00. 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 ajohnson@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.

Wayne County Public Records - Full Detail Report**Location & Ownership**

Property Address:	Cherry	Property ID:	44810010088000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.388705 / -83.317803
Taxpayer Address:	28215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Other
MLS Area:	00000 - Inkster	Land Use:	710 - EXEMPT LAND BANK
Legal Description:	28P65 LOT 88 WEST DEARBORN SUB T28 R9E L80 P32 WCR		

Photos**Taxes**

Year	Season	Total Ad Val	Admin Fee	Amount	G/T	Tot. Amount
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	\$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	\$68.51

Assessments

Year	Taxable Val	State As Val	Homestead %	Tot Taxes
2016	\$0	\$700	0	\$68.51

Transfer Information

Transferor	Grantee	Record Date	Recd Date	Sale Price	Recd Type	Libar/Page
SABREE ERIC R WOJNOWICZ RAYMOND J	WAYNE COUNTY LAND BANK LLC EMPIRE PROPERTIES	02/08/2017 01/19/2006	02/08/2017 12/08/2005	\$500	QCD QCD	53504/1233 43922/0124

Other Recordings

Release	Release	Record Date	Recd Date	Amount	Rec Type	Libar/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	28.80X100.00
Topography:	Land Sqft:	2873
Irregular:	Acres:	0.07

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010006000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.268093 / -83.317581
Taxpayer Address:	2621E Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2472	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	09000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P5% LOT 56 WEST DEARBORN SUB T2S R9E L20 P32 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	GST	TH Personal
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

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

Severance	Amount	Record Date	Deed Date	Acq Price	Acq Type	Libor/Pass
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Other Recordings

Options	Ok/Reor	Record Date	Doc Date	Amount	Doc Type	Libor/Pass
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X160.00
Topography:	Land Sqft:	2222
Irregular:	Acres:	0.06

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010067000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	43.288478 / -83.317689
Taxpayer Address:	25215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	09000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P67 LOT 57 WEST DEARBORN SUB T2S R9E L50 P32 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	GST	TX 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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homestead	TX Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libor/Exec
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Other Recordings

Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Libor/Exec
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Characteristics

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	22.00X106.00
Topography:		Land Sqft:	2322
Irregular:		Acres:	0.05

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010010000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288655 / -82.317748
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	01000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	23P28 LOT 55 WEST DEARBORN SUB T2S R9E L56 P12 WCM		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	CVT	Tot. Assessmt
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Exempt %	Tot. Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deal Date	Sale Price	Deal Type	Libr/Page
WOJCIWICZ RAYMOND J	TREASURER/CONTROLLER C	02/06/2008	02/05/2008		QCD	46973/0294

Other Recordings

Officer	Officer	Record Date	Rec Date	Amount	Rec Type	Libr/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X100.00
Topography:	Land Sqft:	2100
Irregular:	Acres:	0.05

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010000000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288553 / -82.317828
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	08000 - Inkster	Land Use:	788 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	28P00 LOT 50 WEST DEARBORN SUB T2E R9H L00 P02 WCR		

Photos

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assess</u>	<u>CVT</u>	<u>Tot Seasonal</u>
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State As Val</u>	<u>Homestead %</u>	<u>Tot Taxes</u>
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Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Acq Price</u>	<u>Acq Type</u>	<u>Libar/Page</u>
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Other Recordings

<u>Officer</u>	<u>Officer</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Libar/Page</u>
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.80X100.00
Topography:	Land Sqft:	2084
Irregular:	Acres:	0.05

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010060000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288904 / -83.318104
Taxpayer Address:	2621B Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2470	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05000 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	28P00 TO 05 LOT 00 TO 08 INCL WEST DEARBORN SUB T28 R9E L50 P32 WCR		

Photos

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assess</u>	<u>CMT</u>	<u>Tot Assess</u>
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Ex Val</u>	<u>Homestead</u>	<u>Tot Taxes</u>
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Transfer Information

<u>Recorder</u>	<u>Recorder</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Link/Email</u>
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Other Recordings

<u>Officer</u>	<u>Officer</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Link/Email</u>
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Characteristics

Year Built:	1987	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	155.80X100.00
Topography:		Land Sqft:	15894
Irregular:		Acres:	0.36

Search for MLS Listings

Click Arrow for Property History

Google Maps Walnut St & Cherry St



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft



Walnut St & Cherry St

Inkster, MI 48141
Intersection



Directions



Save



Nearby

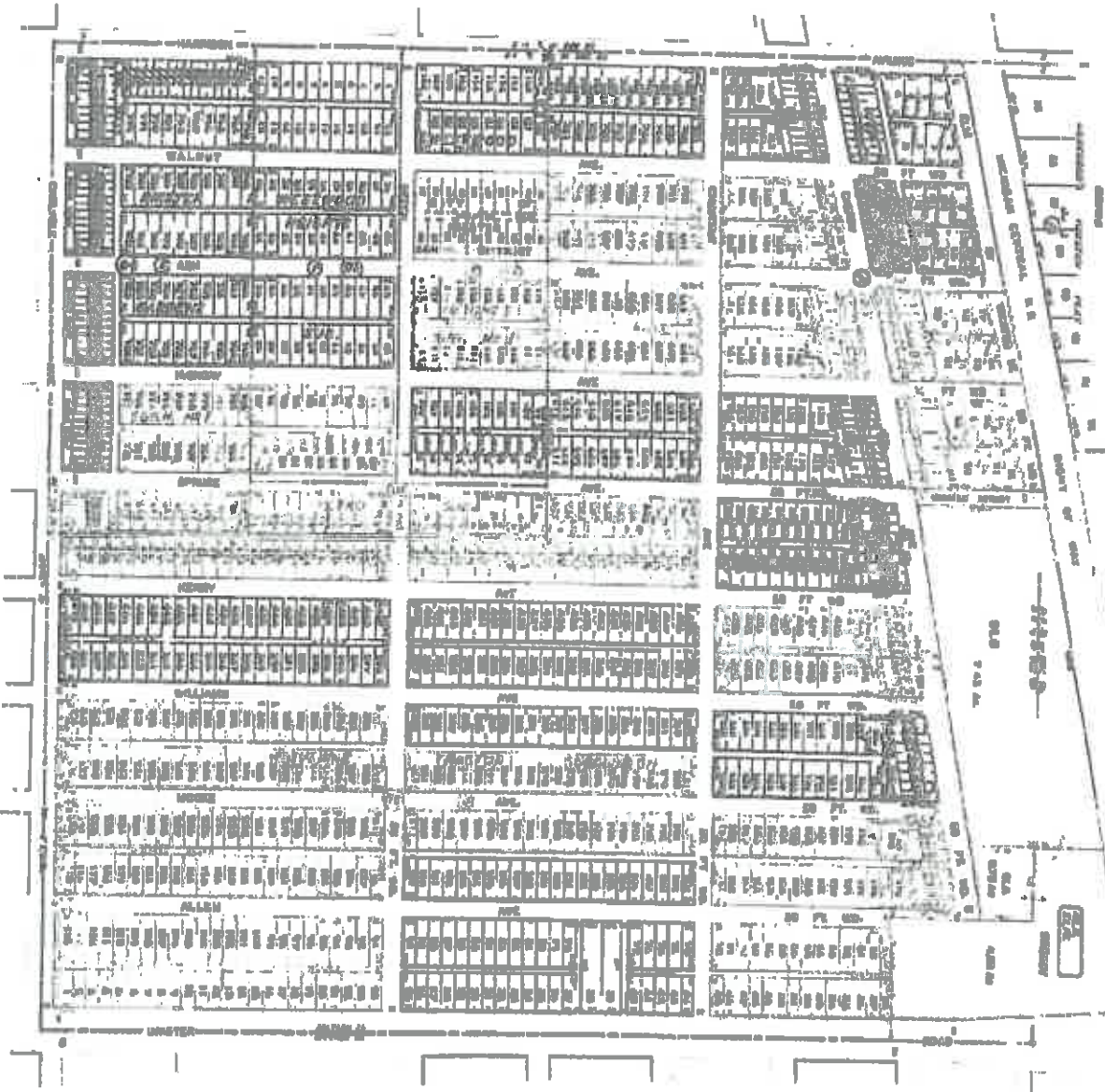


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phone



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Photos



S.E. 1/4 SECTION 25
 CITY OF INKSTER
 T. 2 E. R. 9 E
 WAYNE COUNTY, MICHIGAN
 DEPARTMENT OF MANAGEMENT AND BUDGET
 ASSESSMENT AND INFORMATION DIVISION
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 ALL RIGHTS RESERVED

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 26, 2021

**From: Tracy-Ann Jennings,
Special Projects Director**

Date for Council Consideration: February 1, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-23) three (3) vacant adjacent lots located on the south side of Penn between John Daly Street and Bayhan Street which are legally described as 30K225A E 35 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 001), 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 002), and 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 003) in the amount of \$750.00 to Patricia Hicks.

Current Action X **Emergency** **Future**

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

Mayor's Approval _____

BACKGROUND INFORMATION

Patricia Hicks has made an application to purchase (Case# LD 20-23) three (3) vacant adjacent lots located on the south side of Penn between John Daly Street and Bayhan Street which are legally described as 30K225A E 35 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 001), 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 002), and 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 003). The applicant would like to purchase this additional property next to her home.

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 \$750.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-23) three (3) vacant adjacent lots located on the south side of Penn between John Daly Street and Bayhan Street which are legally described as 30K225A E 35 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 001), 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 002), and 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (Parcel ID # 44 023 01 0225 003) to Patricia Hicks, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$450.00), paying the cost of recording the deed (\$54.00), 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 \$300
Date Received 10/30/20
Case # US 20-23

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Patricia Hicks**

Applicant's Address **28451 Penn Inkster, Michigan 48141**

Applicant's Phone Number: **313-247-2290**

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

PROPERTY INFORMATION - Purchase Offer \$750.00

Property Location: **South side of Penn Street/Avenue**

Between John Daly Street/Avenue Bayhan Street/Avenue

Tax ID, Legal Description, and Address if Structure

44023010225001 44023010225002 And 44023010225003 Three Separate Parcels

Parcel Size: 35 (Width) X 133.20 (Length) Current Residential

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

Summary of Proposed Use: Additional Property Next to House.

Use additional sheets as needed:

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

A handwritten signature in blue ink, appearing to read "Stephanie Taylor".

Applicant's Signature

10/30/2020

10/30/2020

Date

Broker's Signature



LETTER OF GOOD STANDING

Date: 10/30/2020

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

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



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.



AFFIDAVIT

Parcel ID # 44023010225001 , 44023010225002 And 44023010225003

Penn Street Inkster, Michigan 48141 Three Vacant Parcels

I, Patricia Hicks, 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.

Patricia Hicks

Printed Name

Owner Occupant

Title

Patricia Hicks

10/30/2020

Signature

Authenticity

10/30/2020

Stephanie Taylor

Real Estate Broker Signature

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Pawn	Property ID:	44023010225001
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.384455 / -83.286580
Taxpayer Address:	36219 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	ROST M GRINDLEY SUB NO 10 OF	Property Category:	Government
MLS Area:	08080 - Inkster	Land Use:	783 - 250MFT - COUNTY, CITY, TWP, VILL
Legal Description:	30X228A E 25 FT OF LOT 225 ROST M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR		

Photos

Taxes

Year	Assess	Total Ad Val	Admin Fee	Amount	GST	TH Taxes
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$67.83	\$67	\$0.00	\$0.00	\$68.50
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$93.51

Assessments

Year	Taxable Val	State Ex Val	Homestead %	TH Taxes
2016	\$0	\$2,300	0	\$93.51

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Blk
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	53528/1480
CAREY MICHAEL G	THE WILLIANDRES SMITH E	11/08/2010	10/28/2010		FRSRP/DEED	48833/0136

Other Recordings

Officer	Officer	Record Date	Deed Date	Amount	Deed Type	Libar/Blk
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Characteristics

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	35.00X133.29
Topography:		Land Sqft:	4661
Irregular:		Acres:	0.11

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Pease	Property ID:	44023010225602
City/State/Zip:	Easton, Michigan, 48141		
Owner Name:	City Of Easton	Lat/Long:	42.284473 / -83.208142
Taxpayer Address:	26215 Troubridge Street	Census Tract:	
City/State/Zip:	Easton, Michigan, 48141-2676	Block Group:	
City/Village/Town:	Easton	School District:	Westwood
Subdivision:	EAST N GRINDLEY SUB NO 16 OF LITTLE FARMS	Property Category:	Government
MLS Area:	08060 - Easton	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	2042235 W 25 FT OF E 70 FT OF LOT 225 EAST N. GRINDLEY SUB NO. 16 OF LITTLE FARMS TAX R305 L22 P76 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	GRY	Tot Taxes
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$67.63	\$67	\$0.00	\$0.00	\$68.50
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$93.51

Assessments

Year	Taxable Val	Market Val	Market %	Tot Taxes
2016	\$0	\$2,200	0	\$93.51

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liberty/Book
SABREE ERIC R	THE CITY OF EASTON	02/20/2017	02/20/2017		QCD	53522/1484
CAREY MICHAEL G	THE WILLIAMSBURG SMITH S	09/03/2010	07/30/2010		DEED	46722/1167

Other Recordings

Address	Owner	Record Date	Deed Date	Amount	Deed Type	Liberty/Book
---------	-------	-------------	-----------	--------	-----------	--------------

Characteristics

#1 Porch/Dimensions: /
 #2 Porch/Dimensions: /
 Topography:
 Irregular:

Storm Sewer:
 Land Dimension:
 Land Sqft:
 Acres:

25.00x132.20
 4461
 0.11

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Penn	Property ID:	44023010228903
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.284468 / -82.292873
Taxpayer Address:	28215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Washtenaw
Subdivision:	ROST M GRINDLEY SUB NO 10 OF LITTLE FARMS	Property Category:	Government
MLS Area:	08060 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	30522BC W 25 FT OF LOT 225 ROST M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L9S P79 WCR		

Photos

Taxes

Year	Reason	Total Ad Val	Admin Fee	Assess	CMT	Tot. Amount
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	\$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 No Val	Homestead	Tot. Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	Acq. Price	Doc Type	Link/Page
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Other Recordings

Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Link/Page
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Characteristics

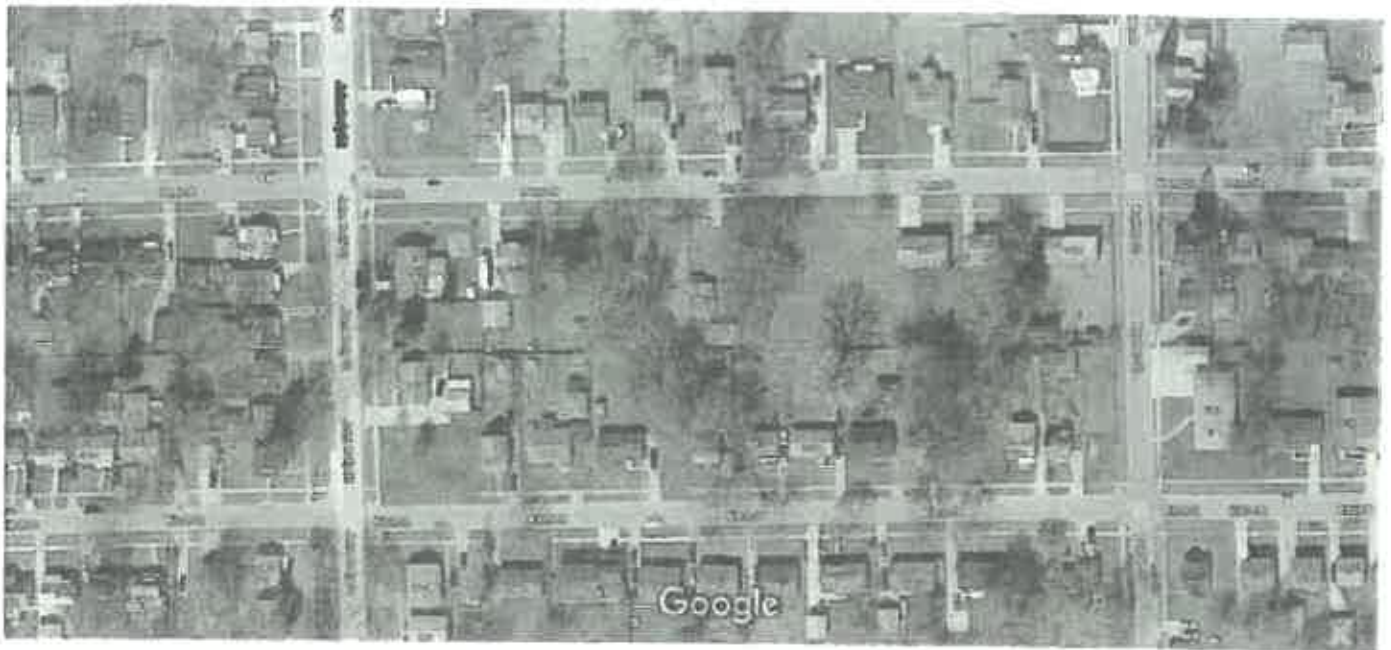
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	33.00X136.28
Topography:		Land Sft:	4861
Irregular:		Acres:	0.11

Search for MLS Listings

Click Arrow for Property History



Penn Street between John Daly and Bayhan Inkster, MI



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 80 ft

"Penn Street" "Inkster, MI"

Penn St

Michigan



"John Daly and" "Inkster, MI"

John Daly St

Michigan



"and Bayhan Inkster, MI"

Bayhan St

Inkster, MI 48141



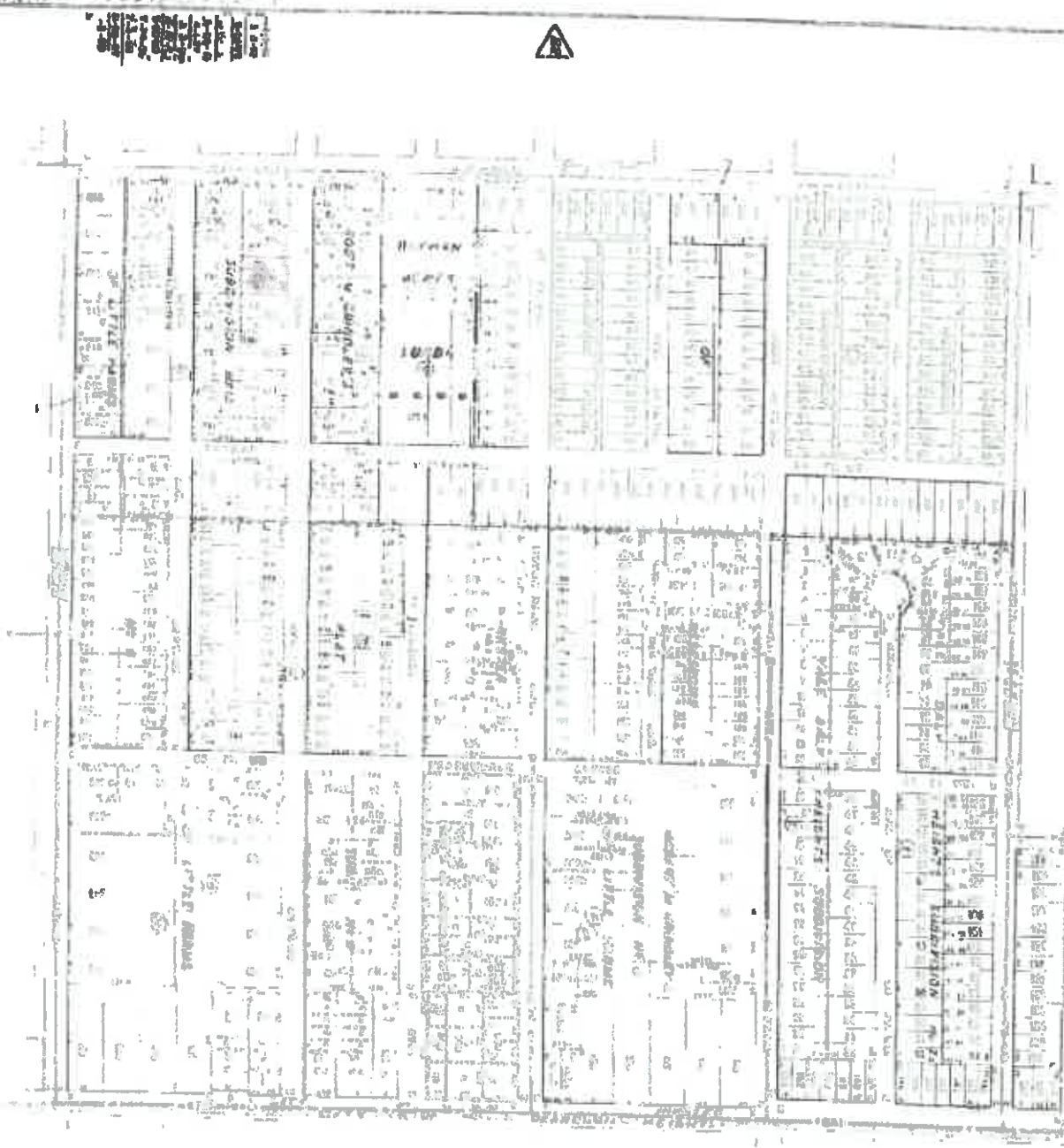
Don't see what you're looking for?
Try Google Search Instead

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Google is a trademark of Google LLC.

[Add a missing place](#)





SET 4 SECTION 20
 CITY OF INDIANAPOLIS
 1111 N. K. ST.
 INDIANAPOLIS, INDIANA 46202
 DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY
 DIVISION OF HIGHWAYS AND TRANSPORTATION
 DIVISION OF HIGHWAYS AND TRANSPORTATION
 DIVISION OF HIGHWAYS AND TRANSPORTATION

MONEY ORDER

19-178225437

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF City of Inkster PAYMENT FOR NO. 2

21451 Penn St Inkster MI 48141

Parcel # 44028010225001

⑆102100400⑆ 40191782254376⑆

MONEY ORDER

19-1782253531

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF City of Inkster PAYMENT FOR NO. 1

21451 Penn St Inkster MI 48141

Parcel # 44028010225002

⑆102100400⑆ 40191782253538⑆

MONEY ORDER

19-1782253622

\$ 100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF City of Inkster PAYMENT FOR NO. 6

21451 Penn St Inkster MI 48141

Parcel # 44028010225003

⑆102100400⑆ 40191782253620⑆

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this October 1st, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Patricia Hicks, located 28451 Penn St Inkster, Michigan 48141, ("Purchaser"):

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

44023010225001 , 30K225A E 35 FT OF LOT 225 ROBT M. GRINDLEY'S SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCL

44023010225002 30K225B W 35 FT OF E 70 FT OF LOT 225 ROBT M. GRINDLEY'S SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCL

4402301225003

30K225C W 35 FT OF LOT 225 ROBT M. GRINDLEY'S SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70

Three Separate Parcels

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Seven Hundred Fifty Dollars (\$750.00) USD for the aforesaid property, as follows:
2. Down payment Three Hundred Dollars USD (\$300.00)

3. The remainder of the purchase price Four fifty Hundred Dollars (\$450.00) USD shall be paid by **CERTIFIED CHECK OR MONEY ORDER**, made payable to: **THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.**

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: PH

Sellers Initials: _____

PURCHASER:

By: Patricia Hicks

By: Patricia Hicks 10/30/2020

Its: Owner Occupant

Purchaser's Address: 28451 Penn
Inkster, Michigan 48141
Telephone No: 313-247-2280

IN PRESENCE OF:

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

Dated: 10/30/2020 UNRECORDED INSTRUMENT

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: 313-663-4232

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.**

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: January 28, 2021

**From: Tracy-Ann Jennings,
Special Projects Director**

Date for Council Consideration: February 1, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-21) two (2) vacant adjacent lots located on the west side of Arcola Street between Cherry Hill Road and Somerset Street which are legally described as 24C45B S 1/2 OF E 175 FT OF W 320 FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 002) and 24C45E N 1/2 OF E 175FT OF W 320FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 005), in the amount of \$500.00 to Blake Abbey.

Current Action X Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Blake Abbey has made an application to purchase (Case# LD 20-21) two (2) vacant lots located on the west side of Arcola Street between Cherry Hill Road and Somerset Street which are legally described as 24C45B S 1/2 OF E 175 FT OF W 320 FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 002) and 24C45E N 1/2 OF E 175FT OF W 320FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Parcel ID # 44 003 03 0045 005). The applicant would like the additional property near his home.

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-A, 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



Deposit/Administrative Fee Received \$200.00
Date Received 10/20/20
Case # 15-120-01

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Blake Abbey**

Applicant's Address **390 Arcola Inkster Michigan 48141**

Applicant's Phone Number: **248-704-3989**

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

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: **West side of Arcola Street/Avenue**

Between Cherry Hill and Somerset Street/Avenue

Tax ID, Legal Description, and Address if Structure **44003030045002 And 44003030045005
24C45bB S 1/2 OF E 175FT OF W 320FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR**

24C45E N 1/2 OF E 175FT OF W 320FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR

Two Separate Parcels

Parcel Size: **1st 38 (Width) X 175 (Length) Current Residential
2nd 38 (Width) x 175 (Length)**

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

Use additional sheets as needed : The buyer wants additional property near his home.

I understand and accept as evidenced by the good-faith deposit of \$200.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

10/19/2020


Applicant's Signature

Date

Stephanie Taylor

10/20/2020

Broker's Signature



LETTER OF GOOD STANDING

10/20/2020

Date: _____

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

I, Blake Abbey (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 #44003030045002 And 44003030045005 Arcola
Street Inkster, Michigan 48141 (Two Separate Vacant Parcels)**

I, Blake Abbey, 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 purchased the buyer must pay taxes on time and keep parcel clean from any debris and maintain lawn maintenance.

Blake Abbey

Printed Name

Owner Occupant

Title

Autodesk

Signature

10/19/2020

Signature

Autodesk

Stephanie Taylor

10/20/2020

Real Estate Broker Signature



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

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-863-9760 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.

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 10th day of October, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 28215 Trowbridge, Inkster, Michigan 48141, ("Seller") Blake Abbey, located 390 Aroola Inkster, Michigan 48141, ("Purchaser"):

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

Parcel ID: 44003030045002 And 44003030045005
24C45B S 1/4 OF E 175 FT OF W 320 FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S RPE L39 AND 24C45E N 1/4 OF E 175 FT OF W 320 FT OF LOT 45 DEARBORN TRACTOR ACRES SUB T2S RPE L39 (Two Separate Parcels) Vacant Land

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Five Hundred Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$200.00)

3. The remainder of the purchase price Four Hundred Dollars (\$400.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 28216 Trowbridge, Inkster, MI 48141.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 28216 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: SA

Sellers Initials: _____

PURCHASER:

By: Blake Abbey

By: [Signature] 10/19/2020
It is: Owner Occupant

Purchaser's Address: 380 Arcoia
Inkster, Michigan 48141
Telephone No: 248

IN PRESENCE OF:

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

Dated: 10/19/2020

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.

It is: _____

Seller's Address: 28216 Trowbridge
Inkster, MI 48141
Telephone No: 313-583-4232

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:	250 Arcola	Property ID:	44000030646008
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.366396 / -83.312632
Taxpayer Address:	25215 Trowbridge Street	Census Tract:	8784
City/State/Zip:	Inkster, Michigan, 48141-2478	Block Group:	
City/Village/Town:	Inkster	School District:	Wayne-Westland
Subdivision:	DEARBORN TRACTOR ACRES SUB	Property Category:	Government
MLS Area:	66000 - Inkster	Land Use:	702 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	240418 N 1/2 OF E 178FT OF W 320FT OF LOT 48 DEARBORN TRACTOR ACRES SUB T2S R3E L30 P01 WCR		

Photos

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Adval Tax</u>	<u>Assess</u>	<u>CVT</u>	<u>Tax Sharepct</u>
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Tractible Val</u>	<u>State Ex Val</u>	<u>Municipal Sh</u>	<u>TN Taxes</u>
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Transfer Information

<u>Grantee</u>	<u>Grantor</u>	<u>Record Date</u>	<u>Grant Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Libar/Page</u>
BISHOP LINDA LEE	JONES SANDRA J	07/26/2007	03/09/2008		QCD	48526/1179
JONES SANDRA J	JONES SANDRA J	09/07/2001	05/22/2001		QCD	00000/0000

Other Recordings

<u>Release</u>	<u>Release</u>	<u>Record Date</u>	<u>Rec Date</u>	<u>Amount</u>	<u>Fee Type</u>	<u>Libar/Page</u>
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Characteristics

Year Built:	1991	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	Attached
Architecture Level:	1 Story	Garage Year Built:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	16.00X175.00
Topography:		Land Sqft:	2800
Irregular:		Acres:	0.15

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Tromley	Property ID:	4400103004802
City/State/Zip:	Inkster, Michigan, 48141	Lat/Long:	42.309270 / -83.312622
Owner Name:	City Of Inkster	Census Tract:	
Taxpayer Address:	28215 Trowbridge Street	Block Group:	
City/State/Zip:	Inkster, Michigan, 48141-2470	School District:	Wayne-Warrend
City/Village/Town:	Inkster	Property Category:	Government
Subdivision:	DEARBORN TRACTOR ACRES SUB	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
MLS Area:	68000 - Inkster		
Legal Description:	240458 S 1/2 OF E 1/2 OF W 220 FT OF LOT 46 DEARBORN TRACTOR ACRES SUB T2S R2E L30 P01 WCR		

Photos

Taxes

Year	Season	Total Ass Val	Assess Fee	Amount	CHT	Tax Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	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	Tangible Val	State Ex Val	Homestead St	Tax Types
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Transfer Information

Transferor	Grantee	Record Date	Doc Date	Sale Price	Doc Type	Libor/Page
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Other Recordings

Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Libor/Page
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Characteristics

Year Built:	1981	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	Attached
Architecture Level:	1 Story	Garage Year Built:	
Water:		Garage Capacity:	1
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	28.00X170.00
Topography:		Land Sqft:	6800
Irregular:		Acres:	0.15

Search for MLS Listings

Click Arrow for Property History

Google Maps 358 Arcola St

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 80 ft

**358 Arcola St**

Inkster, MI 48141



Directions



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8M5P+QR Inkster, Michigan

Photos



SECTION 24
CITY OF INDIANAPOLIS

DEPARTMENT OF PLANNING AND RESEARCH
PLANNING AND RESEARCH DIVISION

CHASE MONEY ORDER

Pay To The Order Of City of Inkster

Amount ONE HUNDRED DOLLARS AND 00 CENTS

Date 10/02/2020

9094618274 440

100.00

ARCOLA ST. Lot #1

7585517938

100.00

100.00

CHASE MONEY ORDER

Pay To The Order Of City of Inkster

Amount ONE HUNDRED DOLLARS AND 00 CENTS

Date 10/02/2020

9094618273 440

100.00

ARCOLA ST. Lot #2

7585517938

100.00

100.00