



INKSTER CITY COUNCIL

June 21, 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
ACTING 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)

June 21, 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. June 7, 2021 Regular (Virtual) City Council Meeting Minutes. **Pg. 1**

B. Allen Brother's and Attorney's PLLC Invoice \$30,358.45 **Pg. 7**

6. Boards and Commissions

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

7. Previous Business

A. Consideration and approval of the water and sewer rates.
(Remove from the Table)

8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Mayor Wimberly) Consideration and approval of a letter of Intent for National Rhythm & Blues Hall of Fame. **Pg. 12**

B. Discussion/Action: (Tracy Ann Jennings) Consideration and approval of offer to purchase Two (2) vacant parcels (Cas # LD21-7) located on the North Side of Glenwood ST. between Division St. and Western St. which is legally described as 44002010416000 and 23c415 lot 415 Grand View Gardens SUB NO. 1 T2SR9E L47 P45 WCR 44002010415000, in the amount of \$500.00 to possibly build a house. **Pg. 14**

C. Discussion/Action: (Tracy Ann-Jennings) Consider approval of Two (2) vacant parcels (Case # LD 21-8) located on the Westside of Harrison ST. between Carlisle ST. and Beech ST. which is legally describes as 25N1055 Lot 1055 DEARBORN ACRES SUB NO 2 T2S R9E L33 P79 WCR 44009021055000 and 25N1056 to 1059 LOTS 1056 to 1059 INCL DEARBORN ACRES SUB NO 2 T2S R9E L33 P79 WCR 440090210556000 in the amount of \$500.00 for additional land next to property to build. **Pg. 24**

D. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) vacant parcel offer to purchase (Case # LD 21-9) located on Hopkins and sits on the South Side of Hopkins between Bayhan ST. and Beech Daly St. which is legally described as 31C262 LOT 262 ALSO N ½ ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO 1 T2S R10E L58 P98 WCR PARCEL ID # 44024030262000, in the amount of \$250.00 to Darius Robinson for additional land next to property. **Pg. 44**

E. Discussion/Action: (Tracy Ann Jennings) Consider of offer to purchase tow (2) Vacant Parcels (Case # LD21-11) located on the East Side of Allen ST. between Beech ST. and Chestnut ST. which is legally described as 25U78 79 80 LOTS 78 79 AND 80 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR 4401006007800, in the amount of \$500.00 and 25U82 LOT 82 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR 44010060082000 in the amount of \$ 250.00 for additional land adjacent to property to Thomas and Tawana Martin.

Pg. 58

F. Discussion/Action: (Ashley Cepeda) Consider approval of Special Land Use (SLU 18-11) for a proposed indoor commercial amusement In the B-2 Mixed-Use District 3415 Middlebelt Road Kenneth Chambers is the applicant.

Pg. 84

G. Discussion/Action: (Jerome Bivins) Consider authorizing the DPS to approve contract in the amount of \$107,594.00 for Z contractors for Inkster IK-02 Rehabilitation. Additionally, requesting authorization to approve 20% contingency for unforeseen conditions, and to provide construction administration and inspection services. The total project cost is \$129,112.80

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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

June 7, 2021

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

The regular meeting of the Council of the City of Inkster, Wayne County, and Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act and in conjunction with the Wayne County Health Departments COVID-19 mandate on Monday June 7, 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 7:32p.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 Reverend Williams.

Roll Call

Mayor Wimberly	Present (Inkster, MI.)
Mayor Pro-Tem 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 the removal of Item "A" under New Business and move to move that item to Previous Business Item "B".
Resolution 06-21-127COV - 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

Presentations/Discussion

Public Hearings

Consent Agenda

- A. May 17, 2021 Regular (Virtual) City Council Meeting Minutes.
- B. May 20, 2021 Special (Virtual) City Council Meeting Minutes.

Inkster City Council Meeting
June 7, 2021-COV

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Washington
Resolution 06-21-128COV - Motion carried.

ROLL CALL VOTE:

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

Boards and Commission

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

Moved by Councilmember Shaw, Seconded by Councilmember Williams
to appoint Kenfendisa Mandisa to the Pension Board.
Resolution 05-21-129COV - Motion carried.

ROLL CALL VOTE:

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

Previous Business

A. Consideration and approval of the FY2021 Budget Amendments.
(Remove from Table)

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard
to remove from the table of the FY2021 Budget Amendments.
Resolution 06-21-130COV – Motion carried.

ROLL CALL VOTE:

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

Moved by Councilmember Shaw, Seconded by Councilmember Williams
to approve of the FY2021 Budget Amendments.
Resolution 06-21-131COV – Motion carried.

ROLL CALL VOTE:

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

B. Discussion/Action: (Vijay Virupannavar) Consideration and approval of the FY2021-FY2022
Budget appropriations and water and sewer rates. ***(Remove from the Table)***

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw
to approve of the FY2021-FY2022 Budget appropriations and water and sewer
rates.
Resolution 06-21-132COV – Motion carried.

ROLL CALL VOTE:

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

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Chisholm to approve of the FY2021-FY2022 Budget appropriations WITHOUT water and sewer rates.

Resolution 06-21-133COV – Motion carried.

ROLL CALL VOTE:

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

Ordinance(s)

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

New Business

- A. Discussion/Action: (Vijay Virupannavar) Consideration and approval of the Michigan Indigent Defense Commission Grant.

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm to approve of the Michigan Indigent Defense Commission Grant.

Resolution 06-21-134COV – Motion carried.

ROLL CALL VOTE:

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

- B. Discussion/Action: (Tracy Ann-Jennings) Consideration and approval of one (1) offer to purchase Vacant Parcel (Case # LD 21-1) located on the South Side of Trowbridge Between John Daly Street and Bayhan Street which is legally described as 30D139B2 LOT 139 EXCEPT THE W 80 FT THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR , Parcel ID #,44020020139004 in the amount of \$500 to My Big walk In Closet for additional land for development.

Moved by Councilmember Williams, Seconded by Councilmember Shaw to approve one (1) offer to purchase Vacant Parcel (Case # LD 21-1) located on the South Side of Trowbridge Between John Daly Street and Bayhan Street which is legally described as 30D139B2 LOT 139 EXCEPT THE W 80 FT THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR ,

**Parcel ID #,44020020139004 in the amount of \$500 to My Big walk In Closet for additional land for development.
Resolution 06-21-135COV – Motion carried.**

ROLL CALL VOTE:

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

- C. Discussion/Action: (Tracy Ann -Jennings) Consideration and approval of one (3) offer to purchase Vacant Parcel (Case # LD 21-5) located on the West side of Henry Street/Avenue Between Carlisle Street and Andover Street Tax ID, and Legal Description follows each parcel 44014010140000 and lot 4401401014100 for the purpose of land behind a building that Christ Temple currently owns.

**Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve of one (3) offer to purchase Vacant Parcel (Case # LD 21-5) located on the West side of Henry Street/Avenue Between Carlisle Street and Andover Street Tax ID, and Legal Description follows each parcel 44014010140000 and lot 4401401014100 for the purpose of land behind a building that Christ Temple currently owns in the amount of \$750.00.
Resolution 06-21-136COV – Motion carried.**

ROLL CALL VOTE:

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

- D. Discussion/Action: () Consideration and approval of a Special Event on June 19, 2021 beginning at 12:00p.m. for Harrison Liquor. Ruth E. Williams is the applicant.

**Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve a Special Event on June 19, 2021 beginning at 12:00p.m. for Harrison Liquor. Ruth E. Williams is the applicant.
Resolution 06-21-137COV – Motion carried.**

ROLL CALL VOTE:

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

Public Participation

- **Monica Miller** -Asked Administration what is the plan of action for all the homicides.
- **Toni Bailey** –Announced the Spring Clean-Up on June 26, 2021
- **Belinda** –_Asked about American Rescue Money and if there would be a city-wide town hall.
- **Lynette Cain** –_Announced the Tennis Academy and asked for support of the Tennis Academy.
- **Stephanie Taylor** –_Stated there are three lots and not one; council amended the motion.
- **Michelle Motley** –_Had questions regarding land purchase.
- **Timothy Williams** –_Made Inkster Public Library announcements.
- **Carlton Shropshire** – Asked about a lot on the side of his home that he maintains.

- **Betty Adams** – Gave additional Inkster Public Library announcements.

City Clerk

- No comments.

City Treasurer

- Thanked the City of Inkster for the opportunity and stated that this was his last week. He introduced Darryl Greene the new City Treasurer.

Mayor and Council

- **Councilman Williams** – Stated he forwarded to names as candidates for the City of Inkster Clerk's position. He said he wanted all twenty-nine applications forwarded to him. He asked the mayor to forward him correspondence if someone complains in his district.
- **Councilwoman Watley** – Asked if the Basketball Court by the CSO Basin Parks and Rec's or DPW and who maintains. Stated that signage should be placed in the area to let persons know the basketball court is closed. Further asked if the Amphitheater money was lost.
- **Mayor Pro-Tem Howard** – Stated the grass next to city hall is very high and needs to be cut.
- **Councilman Shaw** – Asked about downtown development and what the city is doing with properties to keep them clean. He stated that there needed to be something placed on the calendar to meet with the Mayor and the Chief of Police to discuss Holiday pay matters. He asked residents if they see something to say something.

Closed Session

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to discuss pending litigation (Blackwell, Clark) @ 6:47p.m.

Roll Call Vote:

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

Returned from Close session at 7:31p.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 and carried, to conclude the Regular Virtual City Council meeting of Monday, June 7, 2021, at 9:59p.m.



Felicia Rutledge, Acting City Clerk

Inkster City Council Meeting
June 7, 2021-COV

City of Inkster

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

**Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141**

Attn: Vijay Virupannavar

**Page: 1
5/15/2021
Account No: 1897M**

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6000.00
Municipal Legal Services	99.74
Labor	2141.72
Litigation	23340.91
Total Invoice for May 2021	31582.37
Total Less 5% COVID Discount	30358.45

June 21, 2021

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
Carrie K. Mitchell		Tenure
Martha Thels		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Barbara Cooper		Exp. 10/7/23
Octavia Smith		Exp. 10/21/23
Sonja Jennings		Exp. 11/4/23
Randa Davis		Exp. 11/4/23
Val Ogbornayn		Exp. 07/20/19-Expired
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
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Walter Bays (Elec. Cont.)
Andrew Hughes (Adm. Official)
Carlton Trouteaud (Rep. of Detroit Edison)

June 21, 2021

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

Lonny Williams, City Council Representative	Tenure (Tenure is up)
ViJay Virupannavar, Treasurer	Tenure
Vacant Community	Tenure
Tonla C. Williams	Exp. 02/20/19-Expired
Vacant	Exp. 11/6/20-Expired

NOTES:

Vacancies and/or Expired terms

*Has not taken the oath

June __, 2021

Lamont Robinson
National Rhythm & Blues
Hall of Fame Foundation Corp
23600 Coventry Woods Lane
Southfield, MI 48034

Re: National Rhythm & Blues Hall of Fame

Dear Mr. Robinson:

This letter of intent is entered between City of Inkster, a Michigan municipal corporation, of 26215 Trowbridge, Inkster, MI 48141 (City), and the National Rhythm & Blues Hall of Fame Foundation Corp, a Michigan nonprofit corporation, of 23600 Coventry Woods Lane, Southfield, MI 48034 (Developer), to set forth the terms and conditions of an anticipated agreement to be entered into between the parties that will be structured as set forth below.

1. Purpose. City owns property at 3250 Middlebelt Rd, Inkster, Michigan, (PIN: 44012990018000) (the Property). City desires to lease the Property to the Developer. Developer has proposed to lease the Property from the City and construct the National Rhythm & Blues Hall of Fame on the Property.
2. Acquisition of the Property. Developer shall lease the Property from the City for a period of 99 years.
3. The Parties shall enter into a Concession Agreement where the Developer shall pay the City the following as compensation for the use of the Property:
 - a. The Concession Fee/rent will be 20% of the real property taxes that would otherwise be due on the improved parcel. This fee will start when the first phase begins operations.
 - b. In addition to the Concession Fee, the city will receive \$1.00 for each full price ticket sold by the R&B Hall of Fame for any of its exhibits, for example, but not limited to, the R&B Hall of Fame, American Basketball Hall of Fame, amphitheater, etc.
 - c. Developer shall not be required to pay any rent or other fees to the city prior to the start of its obligations under the concession agreement.
4. The Developer shall have a three-year period to complete the following items:

- a. Within 12 months, complete a feasibility study, basic plans, and develop a proforma budget of the construction costs;
 - b. Within 24 months, final plans and securing funds for phase one construction.
 - c. Within 36 months, begin actual construction of building. Construction completed within one year of start date.
 - d. Failure to complete any of these items will constitute an event of default resulting in the termination of the agreements between the Parties.
5. The Developer shall be responsible for all upkeep and maintenance on 3250 Middlebelt under the agreements.
6. The Developer shall maintain all required insurance on the property with the city named as an additional insured.
7. The City shall have the right to use the Property for special events prior to the beginning of construction of the R&B hall of Fame.
8. Closing for the Agreements. Developer shall prepare the documents for the closing and submit it to City for review and approval. The closing shall be held at City Hall within _____ days after the date of this Letter of Intent.
9. Final Agreements. On acceptance of this letter of intent by the Parties, the Parties shall negotiate binding agreements to define the terms set forth in this letter of intent for the transactions stated above. No binding agreement shall be found to exist between the parties until those binding agreements are signed and exchanged by both Parties to this letter of intent.

CITY OF INKSTER

/s/ _____

By: Patrick Wimberly

Its: Mayor

NATIONAL RHYTHM & BLUES HALL
OF FAME FOUNDATION CORP

/s/ _____

By: Lamont Robinson

Its:

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

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

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of offer to purchase Two (2) Vacant Parcels (Case # LD 21-7) located on the North Side of Glenwood Street Between division Street and Western Street which is legally described as 44002010416000 and **23C415 LOT 415 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR 44002010415000** , in the amount of \$500 to Possibly build a house.

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

Kim Chappell has made an application to purchase Two (2) vacant parcels (Case # LD 21-7 located on Glenwood Street. The parcels sits on the North Side of Glenwood Street Between Division street and Western Street which is legally described as 23C416 LOT 416 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR 44002010416000 and 23C415 LOT 415 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR 44002010415000 , in the amount of \$500 to Possibly build a house

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 in a Residential Zoning

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$500.00

RESOLUTION

Authorization is hereby given for the sale of Two (2) Parcels subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$300.00), paying the cost of recording the deed (\$15.00) each deed, 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:



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.



Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Kim Chappell

Applicant's Address 9700 Lyon Dr. Brighton MI 48114

Applicant's Phone Number:

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

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: North side of Glenwood

Between Division and Western Street/Avenue West of Middlebelt

Tax ID, Legal Description, and Address if Structure Two separate Parcels 44002010416000
LOT 40X139 44002010415000 LOT SIZE 40X139

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

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

Summary of Proposed Use: Possibly build in the future

Use additional sheets as needed

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

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

Authentisign
Kim Chappell

08/15/2020

Applicant's Signature
Stephanie Taylor

Date

Broker's Name



LETTER OF GOOD STANDING

Date: 08/15/2020

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

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



**AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44002010415000 and 4400201046000 On Glenwood
(Vacant property address)**

I, Kim Chappell, have read the requirements for the purchase of the above-noted property and hereby agree to pay property taxes and maintain lot from any debri.

Kim Chappell

Printed Name

Investor

Title

 **Kim Chappell** 08/15/2020
08/15/2020 7:27:18 PM EDT

Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 15th day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Kim Chappell 9700 Lyon Dr. Brighton MI ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: Two Different Parcels and Legals Parcel ID: 44002010415000 Legal Description 23C415 LOT 415 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR and 44002010416000 Legal Description 23C415 LOT 416 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of FIVE HUNDRED AND FIFTY Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment of One Hundred Dollars (\$200.00) USD
3. The remainder of the purchase price of Three Hundred /DOLLARS (\$300.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141 and \$18.00 Made Payable to Wayne County Register Deeds

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: KE

Sellers Initials: _____

PURCHASER:

By: Kim Chappell L.S.
8/15/2020 7:08:28 PM EDT

By: _____ L.S.

Its:

Telephone No: (313)790-9462)

IN PRESENCE OF:

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

Stephanie Taylor 08/15/2020
8/15/2020 7:11:16 PM EDT

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

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

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON. THIS OFFER TO PURCHASE IS UNDER THE PRIOR REAL ESTATE CONTRACT WITH THE CITY OF INKSTER.

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Glenwood St Parcel ID# 44002010416000
44002010415000

✓ Applicant Name: <u>Kirk Chatwell</u>	
✓ Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
✓ Land sales \$100.00 (Vacant Land)	
✓ Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
✓ Legal Description and Parcel I.D. #	<u>44002010416000</u> <u>44002010415000</u>
✓ Purchase Agreement	
✓ Real Estate Agreement	
✓ Letter of Good Standing	
✓ Release of all Claims & Liabilities	
✓ Photo Identification: Explanation if address don't match with lots adjacent	
✓ Aerial Map And Satellite Map	Google Maps
✓ Plat map	Shared drive
✓ Realty COMP - Realtor Comparative Market Analysis (Structures only)	
✓ Water Department Response (Land Sales only)	Send memo to Water re: Outstanding Utilities- June
✓ Code Enforcement Response (Land Sales only)	Send memo to Code Enforcement re: Violations- Dawn
✓ Taxes: City and County up to Date	
✓ Detailed Explanation for Proposed Use	<u>Build a house in the back</u>
✓ Assign Case Number (Enter in Excel)	<u>LD 21-7</u>
✓ Create File Folder Tab	
✓ Scan Application Package	

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

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

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of offer to purchase Two (2) Vacant Parcels (Case # LD 21-8) located on the West Side of Harrison Street between Carlysle Street and Beech Street which is legally described as: 25N1055 LOT 1055 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR 44009021055000 and 25N1056 TO 1059 LOTS 1056 TO 1059 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR 44009021056000, in the amount of \$500 for additional land next to property to build.

Current Action X Emergency Future

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

Mayor's Approval _____

BACKGROUND INFORMATION

JRH & Son LLC (Dennis and Hanneef Sabree) has made application to purchase two (2) vacant parcels(Case # LD 21-8) located on Harrison Street on the West side of Harrison between Carlisle st and Beech Street which is legally described as: 25N1055 LOT 1055 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR Parcel ID# 44009021055000 and 25N1056 TO 1059 LOTS 1056 TO 1059 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR Parcel ID# 44009021056000, in the amount of \$500 for additional land next to property the applicant currently own .

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 in a Residential Zoning

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$500.00

RESOLUTION

Authorization is hereby given for the sale of Two (2) Parcels subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$300.00), paying the cost of recording the deed (\$15.00) each deed, 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:



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.



2

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name JRH & Sons, LLC (Dennis & Haneef Sabree)

Applicant's Address 1752 MEADOWLANE ST. MICHIGAN 48141

Applicant's Phone Number: 313 695-4686

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

PROPERTY INFORMATION -- Purchase Offer 250.00

Property Location: WEST side of HARRISON Street/Avenue

Between Street/Avenue ~~MICHIGAN AVE~~ ^{Walnut} and ~~GRAND AVE~~ ^{Harriet} Street/Avenue

Tax ID, Legal Description, and Address if Structure (VACANT LOT) 3582 HARRISON.
44009021055000 25N1055 LOT 1055 DEARBORN ACRES SUB NO. 2 T2S R9E
L33 P79 WCR

Parcel Size: 4301 (Width) 36 X (Length) 116 Current Residential

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

Summary of Proposed Use: Additional Property Next to House.

Use additional sheets as needed THE BUYER WOULD LIKE TO BUILD ON THE PROPERTY
AND THEY OWN THE PROPERTY NEAR THIS PARCEL

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

Authenticity
Dennis Sabree
7/28/2020 3:31:12 PM EDT
Applicant's Signature
Peggy Bishop
7/28/2020 3:58:39 PM EDT
Broker's Name

Authenticity
Haneef Sabree

07/28/2020

Date



**AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR**

44009021055000 3582 HARRISON, INKSTER, MI
(property address)

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

Sworn and subscribed before me this _____ day of _____, 2012,
personally appeared before me _____ executed this
document on his/her own free will.

Dennis Sabree Haneef Sabree
Printed Name

Title

Authorized:
Dennis Sabree
Signature

Authorized:
Haneef Sabree
7/26/2020 3:47:27 PM EDT

Notary Public _____ County, MI

Commission Expires: _____



Deposit/Administrative Fee Received _____
 Date Received _____
 Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name JRH & Sons, LLC (Dennis & Haneef Sabree)

Applicant's Address 1752 MEADOWLANE ST. MICHIGAN 48141

Applicant's Phone Number: 313 695-4686

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

PROPERTY INFORMATION — Purchase Offer \$500.00

Property Location: WEST side of HARRISON Street/Avenue

Between Street/Avenue ~~MICHIGAN AVE~~ and ~~CAREY ST~~ ^{Walnut Harriet} Street/Avenue

Tax ID, Legal Description, and Address if Structure (VACANT LOT) 3588 HARRISON.
 44009021056000 25N1056 TO 1059 LOTS 1056 TO 1059 INCL DEARBORN ACRES
 SUB NO. 2 T2S R9E L33 P79 WCR

Parcel Size: _16538_ (Width) _116_ X (Length) _142_ Current Residential

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

Summary of Proposed Use: Additional Property Next to House.

Use additional sheets as needed _____ THE BUYER WOULD LIKE TO BUILD ON THE PROPERTY
 AND THEY OWN THE PROPERTY NEAR THIS PARCEL

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

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

Applicant's Signature: Dennis Sabree
 Broker's Name: Peggy Bishop

07/12/2020

Date



**AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR**

44009021056000 3588 Harrison, INKSTER, MI
(property address)

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

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

Dennis Sabree Haneef Sabree
Printed Name

Title

AuthenticSign
Dennis Sabree
Signature 7/12/2020 11:18:28 PM EDT

AuthenticSign
Haneef Sabree
Signature 7/12/2020 11:18:28 PM EDT

Notary Public _____ County, MI

Commission Expires: _____



LETTER OF GOOD STANDING

Date: 07/12/2020

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

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

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 20th day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and JRH & Sons, LLC/ Dennis & Haneef Sabree located at 1752 Meadowlane St. MI 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: 25N1055 LOT 1055

DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR

3582 Harrison St.

Parcel ID:44009021055000

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 HUNDRED & FIFTY Dollars (\$250.00) USD** for the aforesaid property, as follows:
2. Down payment of One Hundred Dollars (\$100.00) USD
3. The remainder of the purchase price of **ONE HUNDRED & SIXTY EIGHT /DOLLARS (\$168.00) 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 EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials:

DS

KS

Sellers Initials: _____

PURCHASER:

By: **Dennis Sabree** **07/17/2020** L.S.

By: **Haneef Sabree** **07/18/2020** L.S.

Its:

Telephone No: (313)695-4686
JRH & Sons, LLC
Haneef Sabree
Dennis Sabree
1752 Meadowlane
INKSTER, MI 48141

IN PRESENCE OF:

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

Peggy Bishop
7/20/2020 12:14:28 PM EDT

07/20/2020

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141

Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.
THIS OFFER TO PURCHASE IS UNDER THE PRIOR REAL ESTATE CONTRACT WITH THE CITY OF INKSTER.

1

CITY OF INKSTER PURCHASE AGREEMENT

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The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: 25N1056 TO 1059 LOTS 1056 TO 1059 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR
3588 Harrison St.

Parcel ID:44009021056000

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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.
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1. The Purchaser shall pay the Sum of FIVE HUNDRED Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment of One Hundred Dollars (\$100.00) USD
3. The remainder of the purchase price of FOUR HUNDRED & EIGHTEEN /DOLLARS (\$418.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

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

Purchasers Initials:

DS **HS**

Sellers Initials: _____

PURCHASER:

By: **Dennis Sabree** 07/28/2020 L.S.

By: **Haneef Sabree** 07/28/2020 L.S.

Its:

Telephone No: (313)695-4686
JRH & Sons, LLC
Haneef Sabree
Dennis Sabree
1752 Meadowlane
INKSTER, MI 48141

IN PRESENCE OF:

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

Peggy Bishop
7/28/2020 10:22:17 AM EDT

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

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

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON. THIS OFFER TO PURCHASE IS UNDER THE PRIOR REAL ESTATE CONTRACT WITH THE CITY OF INKSTER.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Harrison	Property ID:	44009021055000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.284041 / -83.319697
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5708
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	DEARBORN ACRES SUB NO 2	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25N1055 LOT 1055 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR		

Photos

Taxes

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

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
------	-------------	--------------	---------	-----------

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
WOJTOWICZ RAYMOND J	TREASURER/CONTROLLER C	01/20/2010	01/19/2010		QCD	48312/0685

Other Recordings

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

Characteristics

Basement Sqft:		Bathrooms:	1.0
Architecture Level:	2 Story	Garage Year Built:	
Heating:	Hot Water	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	36.00X111.00
Topography:		Land Sqft:	4200
Irregular:		Acres:	0.09

Search for MLS Listings

Click Arrow for Property History

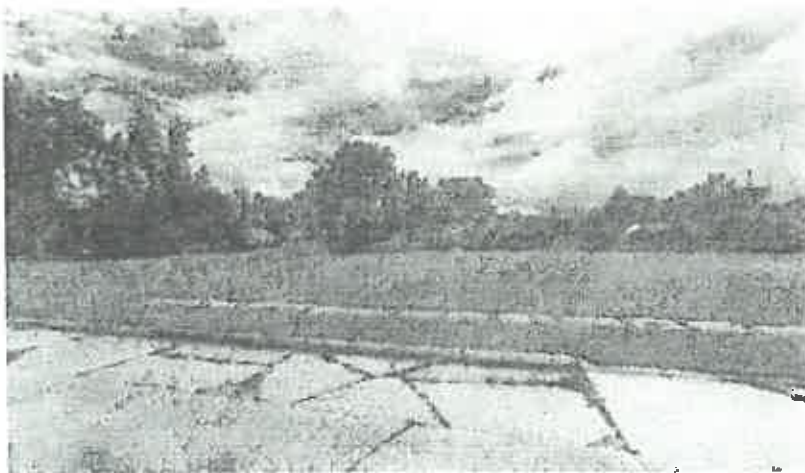
Google Maps

3582 Harrison St

Parcel # 44009021055000



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



3582 Harrison St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



7MMJ+J4 Inkster, Michigan

Photos

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: 3888 Harrison
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44009021056000
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.283796 / -83.319690
Census Tract: 5708
Block Group:
City/Village/Town: Inkster
Subdivision: DEARBORN ACRES SUB NO 2
MLS Area: 08080 - Inkster
School District: Taylor
Property Category: Government
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description: 25N1056 TO 1059 LOTS 1056 TO 1059 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR
Transaction Desk: 17 State Intervention 21 State Intervention
REALIST Links: 10 Bid Request 10 Bid Request 10 Bid Request 10 Bid Request
REMINE Links: 10 Bid Request
Data Co-op Links: 10 Data Co-op Tax Data 10 Data Co-op Tax Data 10 Data Co-op Tax Data 10 Data Co-op Tax Data
RPR Links: 10 RPR Detail Report 10 RPR Detail Report 10 RPR Detail Report 10 RPR Detail Report

Photos

Taxes

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

Assessments

Year	Taxable Val	State Eq Val	Homestead	Ttl Taxes
------	-------------	--------------	-----------	-----------

Transfer Information

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

Other Recordings

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

Characteristics

#1 Porch/Dimensions: /
#2 Porch/Dimensions: /
Topography:
Irregular:
Storm Sewer:
Land Dimension: 144.00X111.00
Land Sqft: 16536
Acres: 0.37

Search for MLS Listings

Click Arrow for Property History

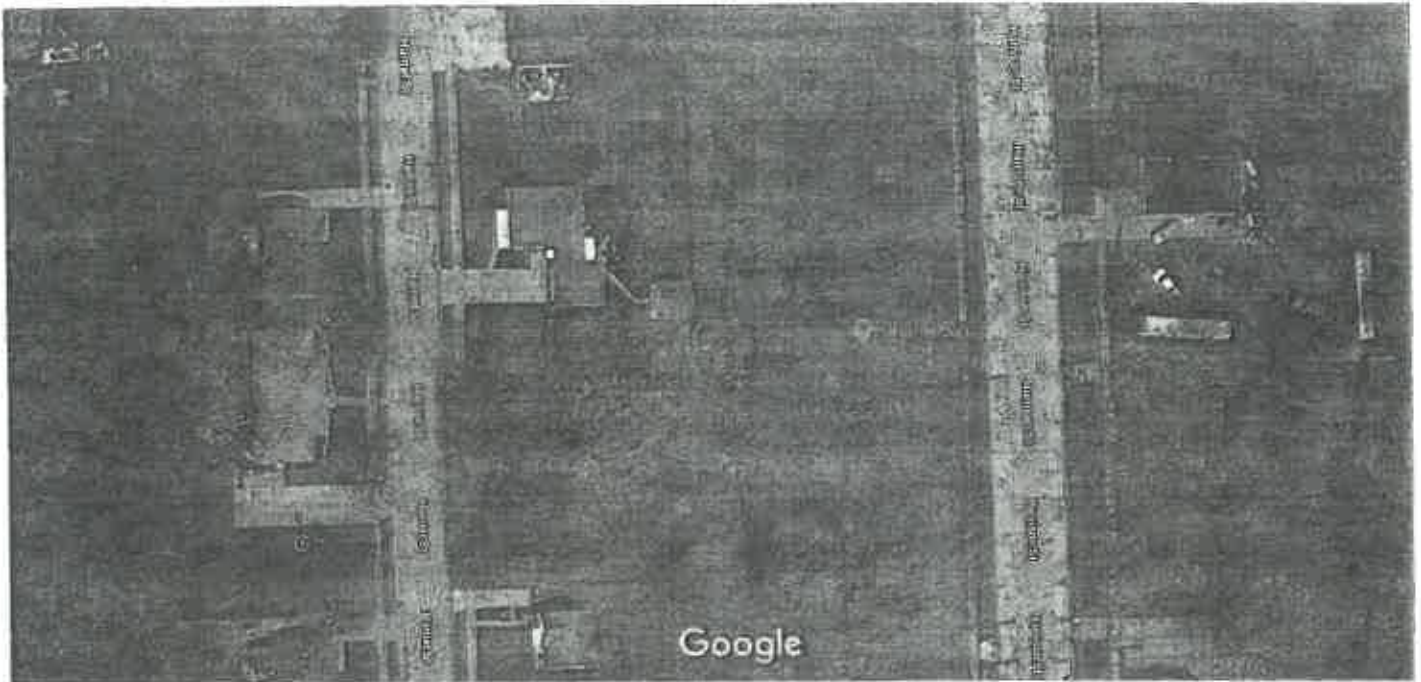
Property History

County is 'WAY - Wayne County'
Property Zip Code is '48141'
PADD Street Name is like 'harrison'
Found 301 results in 0.02 seconds.

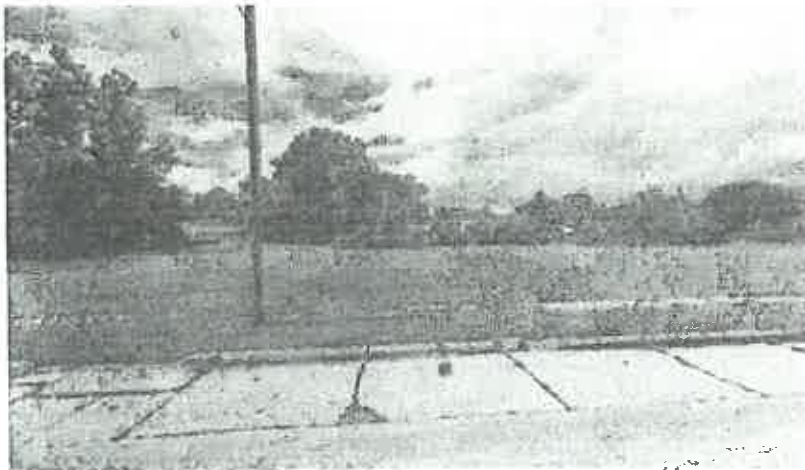
Google Maps

3588 Harrison St

Vacant Lots 1056 to 1059 all on One Parcel# 44009021056



Map data ©2020, Map data ©2020 20 ft



3588 Harrison St

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



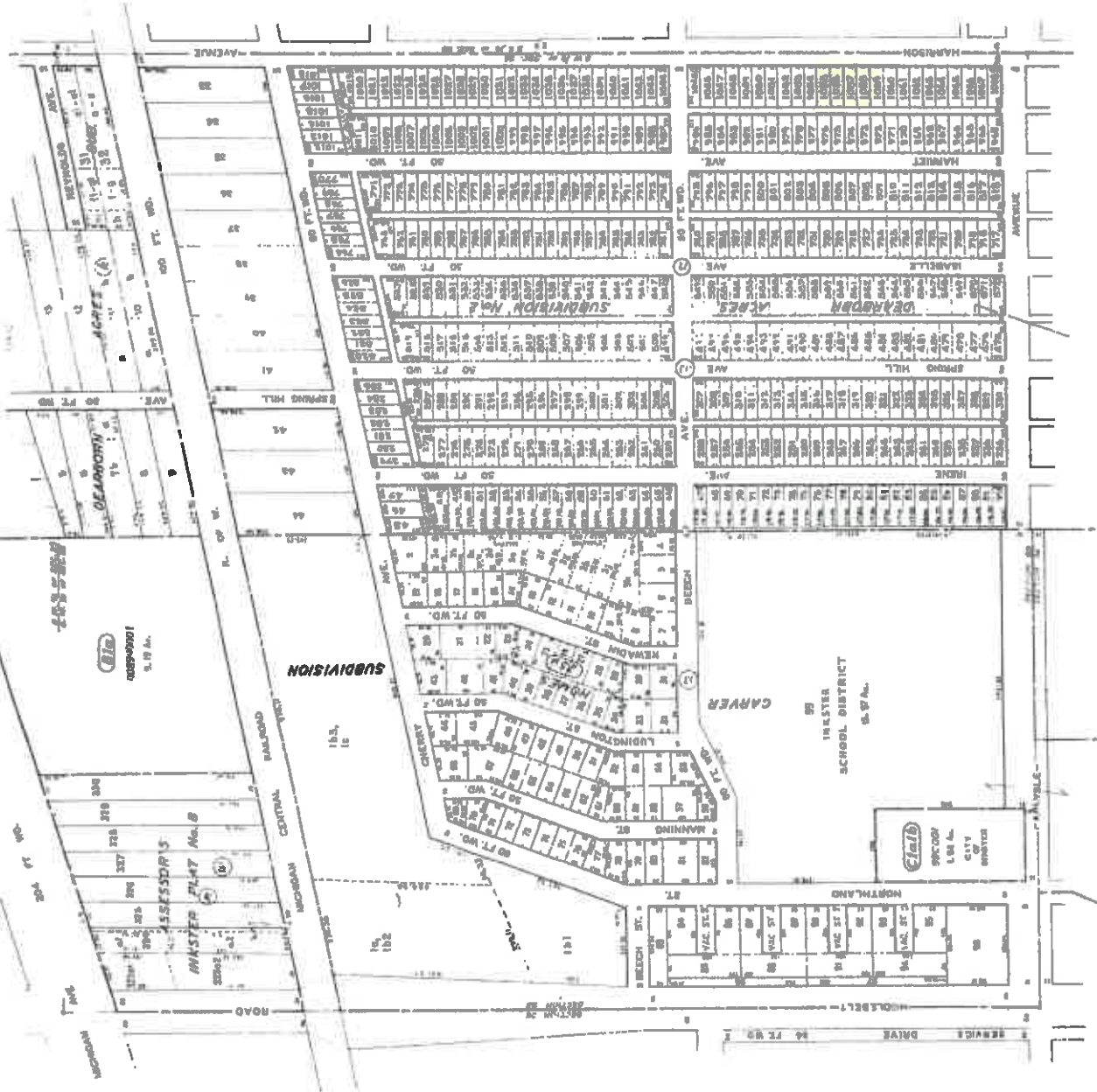
Share



7MMJ+H4 Inkster, Michigan

Photos

82-08-254



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

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

2. THIS MAP WAS PREPARED BY THE COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COUNTY OF WAYNE, STATE OF MICHIGAN, AND ITS OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address:

HARRISON Parcel ID # 44009621055000
44009621056000

✓ Applicant Name:	JRH & SONS LLC (DENNIS & HANNAH Sabree)
✓ Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
Land sales \$100.00 (Vacant Land)	
✓ Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
✓ Legal Description and Parcel I.D. #	44009621055000 44009621056000
✓ Purchase Agreement	
✓ Real Estate Agreement	
✓ Letter of Good Standing	
✓ Release of all Claims & Liabilities	
✓ Photo Identification: Explanation if address don't match with lots adjacent	
✓ Aerial Map And Satellite Map	Google Maps
✓ Plat map	Shared drive
✓ Realty COMP - Realtor Comparative Market Analysis (Structures only)	
✓ Water Department Response (Land Sales only)	Send memo to Water re: Outstanding Utilities- June
✓ Code Enforcement Response (Land Sales only)	Send memo to Code Enforcement re: Violations- Dawn
✓ Taxes: City and County up to Date	
✓ Detailed Explanation for Proposed Use	The Applicant is going to build
✓ Assign Case Number (Enter in Excel)	LD 21-8
✓ Create File Folder/Tab	
✓ Scan Application Package	

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

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

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of one (1) vacant parcel offer to purchase (Case # LD 21-9) located on Hopkins and sits on the South Side of Hopkins Between Bayhan Street and Beech Daly Street which is legally described as 31C262 LOT 262 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR Parcel ID #44024030262000, in the amount of \$250 to Darius Robinson for additional land next to property.

Current Action	X	Emergency	Future
----------------	---	-----------	--------

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

Mayor's Approval _____

BACKGROUND INFORMATION

Darius Robinson has made an application to purchase (Case # LD 21-9) one (1) vacant parcel located on Hopkins. The parcel sits on the South Side of Hopkins Between Bayhan Street and Beech Daly Street which is legally described as 31C262 LOT 262 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR Parcel ID #44024030262000, in the amount of \$250 to Darius Robinson for additional land next to property.

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 located in the R-1B 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 \$250.00

RESOLUTION

Authorization is hereby given for the sale of one (1) Parcel subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$150.00), paying the cost of recording the deed (\$15.00), 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:

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 16th day of March, 2021, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Darlus Robinson located 545 Greenwood Street 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:

31C262 LOT 262 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR

Parcel ID:44024030262000

Vacant Parcel

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 Hundred Fifty Dollars (\$250.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

3. The remainder of the purchase price Four Hundred Dollars (\$150.00) 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: DR

Sellers Initials: _____

PURCHASER:

By: Darius Robinson

By: Darius Robinson 04/07/2021
4/7/2021 12:13:00 PM EDT
Its: Investor

Purchaser's Address: 545 Greenwood
Inkster, Michigan 48141
Telephone No: 313-784-2893

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature Stephanie Taylor
4/7/2021 12:22:18 PM EDT

Dated: 04/07/2021

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 313-563-9760 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.



Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Darius Robinson

Applicant's Address 545 Greenwood St. Inkster, Michigan

Applicant's Phone Number: 313-422-5644

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

PROPERTY INFORMATION – Purchase Offer \$250.00

Property Location: South side of Hopkins Street/Avenue

Between Bayhan Street and Beech Daly Street/Avenue

Tax ID, Legal Description, and Address if Structure 44024030262000

31C262 LOT 262 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 W6

Parcel Size: 40 (Width) X139 (Length) Current Residential per public records

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

Summary of Proposed Use: Additional parcel next to property

Use additional sheets as needed

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

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

Darius Robinson
Applicant's Signature
Stephanie Taylor
Broker's Signature

04/07/2021

Date



LETTER OF GOOD STANDING

04/07/2021

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, Darius Robinson (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 # 44024030262000 Hopkins Street Inkster, Michigan
48141 Vacant parcel

I, Darius Robinson, 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.

Darius Robinson

Printed Name

Investor

Title

Darius Robinson

04/07/2021

Signature

Stephanie Taylor

04/07/2021

Real Estate Broker Signature

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Hopkins	Property ID:	44024030262000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.276394 / -83.295471
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5710
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	LUKASZEWICZ DEARBORN SUB NO 1-INKSTER	Property Category:	Other
MLS Area:	05080 - Inkster	Land Use:	710 - EXEMPT LAND BANK
Legal Description:	31C262 LOT 262 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assmt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2020	W	\$0.00	\$0.02	\$2.56	\$0.00	\$2.58
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.85	\$0.00	\$0.85
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.91	\$0.00	\$0.91
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.01	\$1.59	\$0.00	\$1.60
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$121.68

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2016	\$0	\$2,400	0	\$121.68

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1410

Other Recordings

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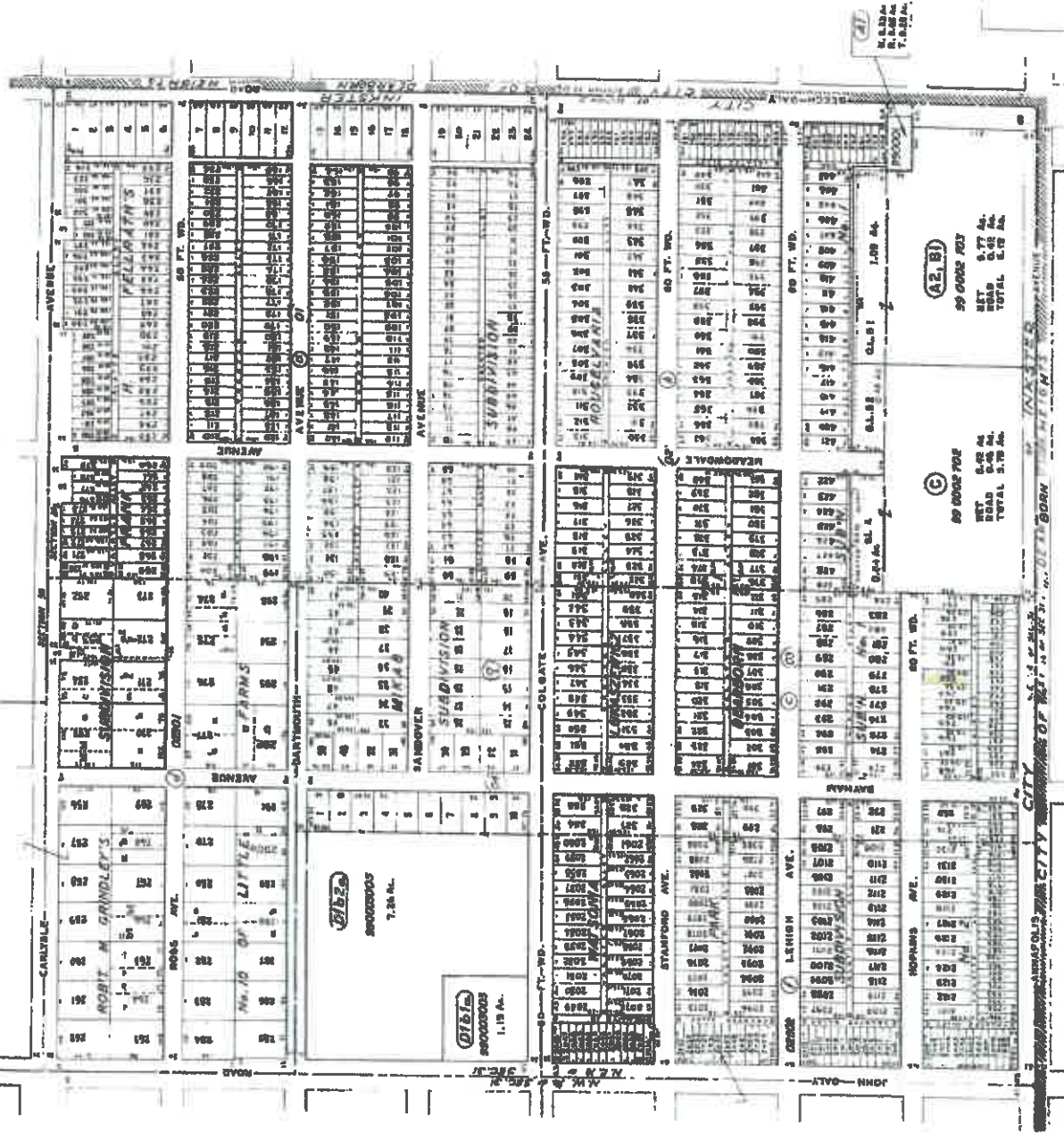
Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	40.00X139.40
Topography:	Land Sqft:	5576
Irregular:	Acres:	0.13

Search for MLS Listings

Search Criteria

County Is 'WAY - Wayne County'
 Property ID Is Like '44024030262000*'
 Selected 1 of 1 result.



N.E. 1/4 SECTION 31
CITY OF INKSTER
 T. 2 S. R. 10 E.
 WAYNE COUNTY, MICHIGAN

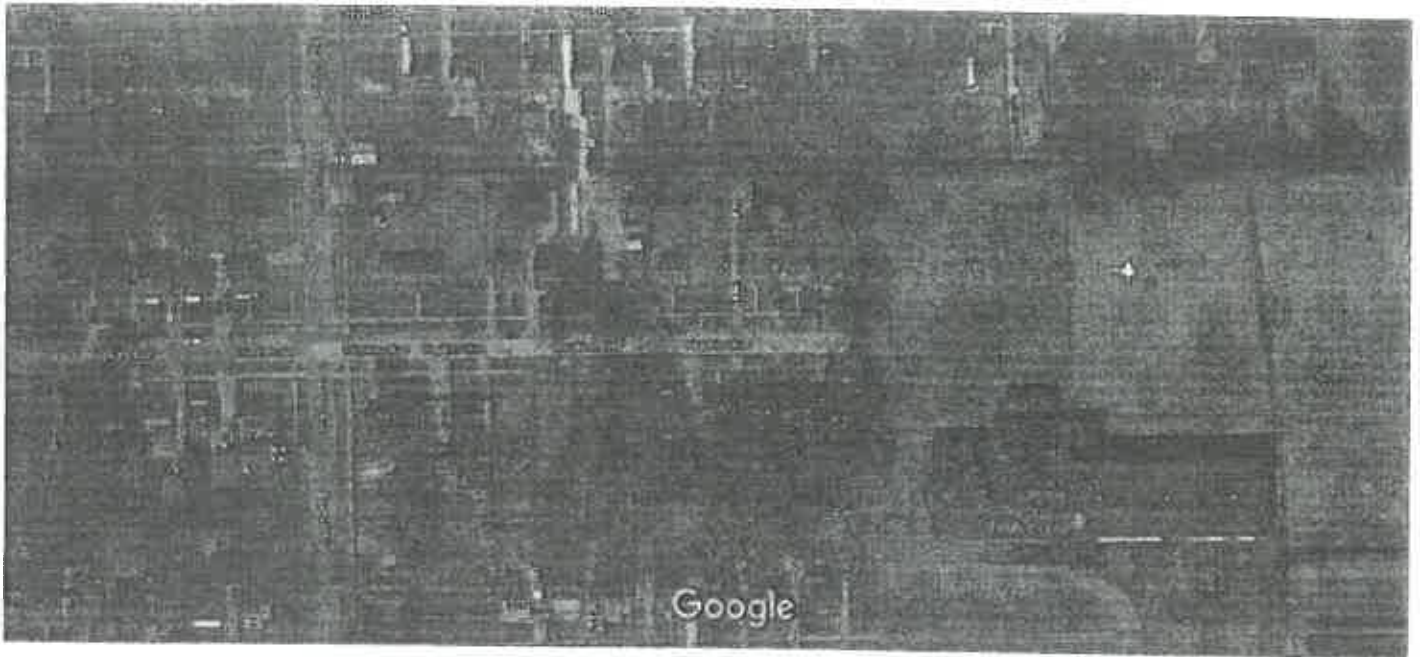
SCALE 100' = 200 FEET

DEPARTMENT OF MANAGEMENT AND BUDGET
 ASSESSMENT AND EVALUATION DIVISION

(E) 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

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Google Maps 44024030262000



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

Google Maps can't find 44024030262000

Make sure your search is spelled correctly. Try adding a city, state, or zip code.

Try Google Search Instead

Should this place be on Google Maps?
Add a missing place

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM



FIFTH THIRD BANK

Pay to the

Order of: CITY OF INKSTER

Amount: ONE HUNDRED 00/100 US DOLLARS

CASHIER'S CHECK

73-119
421

March 16, 2021

\$100.00

34415659

Drawn on: Fifth Third Bank

National Association

Transaction Number: 133594958
Cost Center: 7958

Memo: X

Purchased by: DAFILUS ROBINSON

Authorized Signature

The purchase of a Surety Bond may be required before any Cashier's Check on this bank will be replaced or refunded in the event it is lost, misplaced, or stolen.

34415659 # 10421011901 0082649531

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO SEE THE MARK WHEN CHECKING THE EMBOSSEMENTS.

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Hopkins Parcel ID# 44624030262000

✓	Applicant Name: <u>Darius Robinson</u>	
✓	Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
✓	Land sales \$100.00 (Vacant Land)	
✓	Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
✓	Legal Description and Parcel I.D. #	<u>44 024030.260</u>
✓	Purchase Agreement	
✓	Real Estate Agreement	
✓	Letter of Good Standing	
✓	Release of all Claims & Liabilities	
✓	Photo Identification: Explanation if address don't match with lots adjacent	
✓	Aerial Map And Satellite Map	Google Maps
✓	Plat map	Shared drive
✓	Ready COMP - Realtor Comparative Market Analysis (Structures only)	
✓	Water Department Response (Land Sales only)	Send memo to Water re: Outstanding Utilities- June
✓	Code Enforcement Response (Land Sales only)	Send memo to Code Enforcement re: Violations- Dawn
✓	Taxes: City and County up to Date	
✓	Detailed Explanation for Proposed Use	<u>Additional land next to property</u>
✓	Assign Case Number (Enter in Excel)	<u>LA 21-9</u>
✓	Create File Folder/Tab	
✓	Scan Application Package	

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of offer to purchase Two (2) Vacant Parcels (Case # LD 21-11) located on the East Side of Allen Street Between Beech Street and Chestnut Street which is legally described as 25U78 79 80 LOTS 78 79 AND 80 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR 44010060078000, in the amount of \$500. And 25U82 LOT 82 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR 44010060082000 in the amount of \$250.00 For additional land adjacent to property to Thomas and Tawana Martin.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval _____

BACKGROUND INFORMATION

Thomas and Tawana Martin put in an application to purchase Two (2) Vacant Parcels (Case # LD 21-11) located on the East Side of Allen Street Between Beech Street and Chestnut Street which is legally described as 25U78 79 80 LOTS 78 79 AND 80 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR 44010060078000, in the amount of \$500. And 25U82 LOT 82 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR 44010060082000 in the amount of \$250.00 For additional land adjacent to property

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 zoned Residential

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 Two (2) Parcels subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$550.00), paying the cost of recording the deed (\$15.00) each deed, entering into a purchase agreement and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant completes a title search of the property.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

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, 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: TT

Sellers Initials: _____

PURCHASER:

By: Thomas A Martin and Tawana N Martin

By: *Thomas A Martin Tawana N Martin* 08/15/2021
08/15/2021 8:52:42 AM EDT

Its: Owner Occupant

Purchaser's Address: 3305 Allen
Inkster, Michigan 48141
Telephone No: 616-834-5452

IN PRESENCE OF:
Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature *Stephanie Taylor*
08/15/2021 8:58:45 AM EDT

Dated: 08/15/2021

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.**

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 10th day of September, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Thomas A Martin and Tawana N Martin, located 3305 Allen 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:44010060082000

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 Hundred Fifty Dollars (\$250.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

3. The remainder of the purchase price Four Hundred Dollars (\$150.00) 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: [Signature]

Sellers Initials: _____

PURCHASER:

By: Thomas A Martin and Tawana N Martin

By: [Signature]
Thomas A Martin Tawana N Martin

Its: Owner Occupant
08/15/2021 8:48:14 AM EDT 08/15/2021

Purchaser's Address: 3305 Allen
Inkster, Michigan 48141
Telephone No: 616-8345452

IN PRESENCE OF:
Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature [Signature]
Stephanie Taylor

Dated: _____
08/15/2021 8:48:14 AM EDT

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.



19-162670254

A 446804 D 090920
T 1354 01
191626702543 L 000003

\$ 200.00

PAY EXACTLY TWO HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF

3305 A1167 *Handwritten signature* 4841

PAYMENT FOR/NOCT. #

Handwritten signature

1021004001 40191626702543

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Allen	Property ID:	44010060082000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.286175 / -83.310664
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5708
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WOLVERINE TRACTOR SUB	Property Category:	Other
MLS Area:	05080 - Inkster	Land Use:	710 - EXEMPT LAND BANK
Legal Description:	25U82 LOT 82 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Assmt</u>	<u>CVT</u>	<u>TH Seasonal</u>
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$98.18

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>TH Taxes</u>
2016	\$0	\$1,900	0	\$98.18

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Libar/Page</u>
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1268
FANNIE MAE	PASLEY ANTHONY	08/11/2011	05/27/2011	\$9,000	DEED	49317/0292
VESEY MICHELLE	THE FEDERAL NATIONAL MORTGAGE	02/03/2011	01/19/2011	\$176,777	SHER/DEED	48967/0891
VESEY MICHELLE	THE FEDERAL NATIONAL MORTGAGE	06/05/2009	05/27/2009	\$145,831	SHER/DEED	47957/0707
CITY OF INKSTER	SPARKS DARLENE	05/08/2002	04/10/2002		DEED	00000/0000

Other Recordings

<u>Obligor</u>	<u>Obligor</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:	35.00X128.00
Topography:	Land Sqft:	4487
Irregular:	Acres:	0.10

Search for MLS Listings

Search Criteria

County is 'WAY - Wayne County'
 Property ID is like '4401006008200*'
 Selected 1 of 1 result.

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

Property Address: **Allen Inkster, Michigan, 48141** Property ID: **44010060078000**

Owner Name: **City Of Inkster** Lat/Long: **42.286304 / -83.310686**

Taxpayer Address: **26215 Trowbridge Street** Census Tract: **5708**

City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:

City/Village/Town: **Inkster** School District: **Taylor**

Subdivision: **WOLVERINE TRACTOR SUB** Property Category: **Government**

MLS Area: **05080 - Inkster** Land Use: **703 - EXEMPT - COUNTY, CITY, TWP, VILL**

Legal Description: **25U78 79 80 LOTS 78 79 AND 80 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR**

TransactionDesk: [Start a Listing Input Form](#)REALIST Links: [Full Report](#) [Comparables](#) [Market Trends](#) [Neighborhood Profile](#)REMI Links: [Start Docs+ Transaction](#) [Remine Pro Property View](#)Data Co-op Links: [Data Co-op Tax Detail](#) [Data Co-op RealAVM](#) [Data Co-op Consolidated Report](#)RPR Links: [RPR RPR Detail Report](#) [RPR RPR Complete Property Report](#)**Photos****Taxes**

Year	Season	Total Ad Val	Admin Fee	Amount	CYT	TH Seasonal
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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 Eq Val	Homestead %	TH Taxes
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Transfer Information

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

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	105.00X128.00
Topography:	Land Sqft:	13480
Irregular:	Acres:	0.31

Search for MLS Listings

Click Arrow for Property History

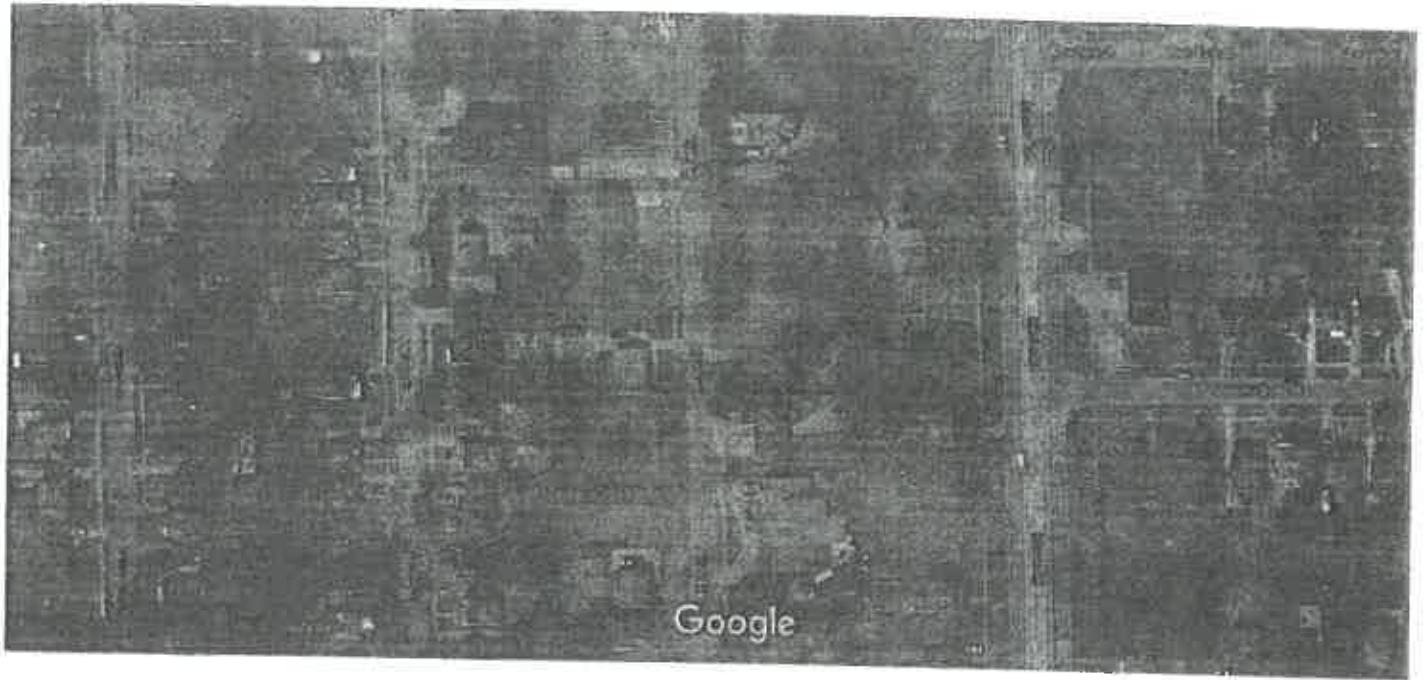
[Report Incorrect Data](#)

County is 'WAY - Wayne County'

Property ID is like '4401006007800'

Found 1 result in 0.02 seconds.

Google Maps Allen Ave



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft. ...



Allen Ave

Inkster, MI 48141



Directions



Save



Nearby



Send to your
phone



Share



CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Two Separate Parcels

Address: Allen Street 446100608200 & 4461006007800

✓	Applicant Name: <i>Thomas and Tawana Martel</i>	
✓	Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
✓	Land sales \$100.00 (Vacant Land)	
✓	Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
✓	Legal Description and Parcel I.D. #	
✓	Purchase Agreement	
✓	Real Estate Agreement	
✓	Letter of Good Standing	
✓	Release of all Claims & Liabilities	
✓	Photo Identification: Explanation if address don't match with lots adjacent	
✓	Aerial Map And Satellite Map	Google Maps
✓	Plat map	Shared drive
✓	Realty COMP - Realtor Comparative Market Analysis (Structures only)	
✓	Water Department Response (Land Sales only)	Send memo to Water re: Outstanding Utilities- June
✓	Code Enforcement Response (Land Sales only)	Send memo to Code Enforcement re: Violations- Dawn
✓	Taxes: City and County up to Date	
✓	Detailed Explanation for Proposed Use	
✓	Assign Case Number (Enter in Excel)	LD 21-11
✓	Create File Folder/Tab	
✓	Scan Application Package	

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 10th day of September, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Thomas A Martin and Tawana N Martin , located 3305 Allen 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:44010060078000

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, follows:

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, 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: TT

Sellers Initials: _____

PURCHASER:

By: Thomas A Martin and Tawana N Martin

By: *Thomas A Martin Tawana N Martin* 06/16/2021
6/16/2021 9:52:42 AM EDT

Its: Owner Occupant

Purchaser's Address: 3305 Allen
Inkster, Michigan 48141
Telephone No: 616-834-5452

IN PRESENCE OF:

Murray's Real Estate Services LLC
Stephanie Taylor or Peggy Bishop
Broker Signature *Stephanie Taylor*
6/16/2021 9:58:43 AM EDT

Dated: 06/15/2021

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: _____ 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 10th day of September, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Thomas A Martin and Tawana N Martin, located 3305 Allen 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:44010060082000

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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.
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SALE OF PROPERTY

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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 Hundred Fifty Dollars (\$250.00) USD for the aforesaid property, **P75** follows.

3. The remainder of the purchase price Four Hundred Dollars (\$150.00) 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: ST

Sellers Initials: _____

PURCHASER:

By: Thomas A Martin and Tawana N Martin

By: ^{Authenticated} Thomas A Martin Tawana N Martin

06/15/2021 8:48:14 AM EDT

Its: Owner Occupant

06/15/2021

Purchaser's Address: 3305 Allen
Inkster, Michigan 48141
Telephone No: 616-8345452

IN PRESENCE OF:

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

06/15/2021 9:58:06 AM EDT

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____ L.S.

Its: _____

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

IN PRESENCE OF:

Dated: _____ 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.



Deposit/Administrative Fee Received _____
 Date Received _____
 Case # _____

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Thomas A Martin and Tawana N Martin
 Applicant's Address 3305 Allen Street Inkster Michigan 48141
 Applicant's Phone Number: 616-834-5452
 Proposed Owner's Name (as indicated on deed): SAME

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: East side of Allen Street/Avenue
 Between Beech Street/Avenue Chestnut Street/Avenue
 Tax ID, Legal Description, and Address if Structure 44010060078000

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

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

Summary of Proposed Use: Additional Property Next to House.

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

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

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

Authentification
 Thomas A Martin Tawana N Martin
 09/10/2020 7:12 AM EDT
 Applicant's Signature
 Stephanie Taylor 09/10/2020
 Broker's Signature

09/10/2020

Date



LETTER OF GOOD STANDING

Date: 09/10/2020

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, Thomas A Martin and Tawana N Martin (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

Authentication
Thomas A Martin Tawana N Martin (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.
09/10/2020 7:13:12 PM EDT



Deposit/Administrative Fee Received _____
 Date Received _____
 Case # _____

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Thomas A Martin and Tawana N Martin

Applicant's Address 3305 Allen Inkster, Michigan 48141

Applicant's Phone Number: 616-834-5452

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

PROPERTY INFORMATION -- Purchase Offer \$250.00

Property Location: East side of Allen Street/Avenue

Between Beech Street/Avenue Cherry Street/Avenue

Tax ID, Legal Description, and Address if Structure 44010060082000

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

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

Summary of Proposed Use: Additional Property Next to House.

Use additional sheets as needed ~~The buyer wants to build within two years next to his relative house.~~ ^{\$1}

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

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

Applicant's Signature
Thomas A Martin Tawana N Martin

06/09/2021

06/09/2021 1:05:30 PM EDT

Broker's Signature
Stephanie Taylor

06/09/2021

Date



LETTER OF GOOD STANDING

Date: 08/09/2021

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, Thomas A Martin and Tawana N Clark (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

AuthenticSign
Thomas A Martin Tawana N Martin (buyer's signature), certify that I am in "Good Standing" with the City of Inkster. 08/09/2021 05:38 PM EDT



AFFIDAVIT

Parcel ID # 44010060082000 Allen Street Inkster, Michigan
48141 Vacant Lot

THOMAS A MARTIN AND TAWANA N MARTIN
I, ~~Michael Wells~~, 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.

Thomas A Martin and Tawana N Martin

Printed Name

Owner Occupant

Title

Authentication

Thomas A Martin Tawana N Martin

08/09/2021

08/09/2021 1:09:41 PM EDT

Signature

Authentication

Stephanie Taylor

08/09/2021

Real Estate Broker Signature

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

From: Ashley Cepeda,
Planning Assistant

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLU 18-11) for a proposed Indoor Commercial Amusement in the B-2, Mixed-Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.

Current Action X Emergency Future

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

Mayor's Approval

BACKGROUND INFORMATION

On Thursday, June 3, 2021 the Planning Commission reviews and recommended for approval SLU 18-11, roller rink, which would be located 3415 Middlebelt Road. The site is currently occupied by a vacant building that was formerly used as a roller-skating rink. The associated Site Plan (SP 18-12) was approved with conditions. City Staff recommended approval of SLU 18-11 and SP 18-12. Kenneth Chambers is the applicant. Draft meeting minutes are attached.

The site is 2.027 acres and is located on the east side of the street at 3415 Middlebelt Road north of Beech. The site is improved with a 19,980 square foot vacant indoor roller-skating rink and a parking area. The applicant proposes to restart the use, and at some point in the past three years made site improvements such as painting the building exterior's trim and repaving the parking lot. The site is located in the B-2, Thoroughfare Mixed-Use District. Indoor skating rinks are consistent with the vision for the district, and are special land uses in the B-2 District.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Consultant letter dated June 1, 2021 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would bring an existing vacant building into economic use.

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

PROJECT OR IMPROVEMENT TASK

Re-occupy an unused site to provide a community benefit.

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____ Seconded by _____

Approval of Special Land use (SLU 18-11) for a proposed indoor Commercial Amusement (roller rink) located at 3415 Middlebelt Road in the B-2, Mixed-Use District. Kenneth Chambers is the applicant.

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

**From: Ashley Cepeda,
Planning Assistant**

Date for Council Consideration: June 21, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLU 18-11) for a proposed Indoor Commercial Amusement in the B-2, Mixed-Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.

Current Action X Emergency Future

Funds Budgeted: If Yes	Account #	No	N/A	X
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Mayor's Approval _____

BACKGROUND INFORMATION

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RESOLUTION

Resolved by _____ Seconded by _____

Approval of Special Land use (SLU 18-11) for a proposed indoor Commercial Amusement (roller rink) located at 3415 Middlebelt Road in the B-2, Mixed-Use District. Kenneth Chambers is the applicant.

Yes:

No:

Absent:

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

PLANNING COMMISSION SPECIAL MEETING

**Monday, June 3, 2021
6:30 p.m.**

Via Virtual Remote Electronic Access

**MEETING AGENDA
Open to the Public**

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. Adoption of March 22, 2021 minutes
- IV. PUBLIC HEARING
 - A. **Case #s 18-11 (SLU) 18-12 (SP) Roller Rink**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Indoor Commercial Amusement in the B-2, Mixed Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.
- V. OLD BUSINESS
 - NONE.
- VI. NEW BUSINESS
 - A. **Case # 18-12 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for a proposed Indoor Commercial Amusement in the B-2, Mixed Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.
 - B. **Case # 18-12 (SP) – Consideration of a Parking Waiver**
Planning Commission to review and consider approval of a parking waiver for five spaces for a proposed Indoor Commercial Amusement in the B-2, Mixed Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.

VII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A special meeting was held on Thursday, June 3, 2021, virtually via ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:35 p.m.

I. ROLL CALL

Present: Participating Virtually – Chairman Chisholm (Inkster), Vice-Chair Williams (Detroit), Secretary Faison (Inkster), Wimberly (Inkster), Ratliff (Inkster), Daniels (Inkster), Davis (Inkster), Willis (Dearborn Heights)

Absent: Cain

Others in attendance: Chris Madigan (McKenna), Planner
Ashley Cepeda (McKenna), Planner
Ken Chambers, Applicant
Calvin, Applicant

Public in attendance: Charles Blackwell
Councilwoman Watley

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

A. Adoption of March 22, 2021 minutes

MOVED by Daniels, seconded by Ratliff to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case #s 18-11 (SLU) 18-12 (SP) Roller Rink

Planning Commission to review and consider a recommendation of approval of a special land use and site plan for a proposed Indoor Commercial Amusement in the B-2, mixed Use District at 3415 Middlebelt Road. Kenneth Chambers is the applicant.

MOVED by Ratliff, seconded by Daniels to open the public hearing for Case #18-11 (SLU) and 18-12 (SP) Roller Rink **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Faison requested that any waivers be submitted in writing and added to the file. She also noted that there was no memo included from the various departments regarding administrative review. Commissioner Faison wanted to know about the plans for irrigation. Mr. Madigan responded that going forward any waivers would be in writing and included in the packets and that he would include a memo regarding administrative review from the different departments in the file. Mr. Madigan also noted that the applicant may have more information regarding irrigation.
2. Commissioner Daniels asked what the sign would look like on the building. Mr. Madigan indicated that the signs would be permanently attached to the building.
3. Commissioner Williams wanted to know if the existing free-standing sign would be taken down. Mr. Madigan indicated that no existing sign was included on the site plan, which he believed to mean the applicant would not be keeping the sign, but he would ask the applicant. Mr. Calvin said that there is an existing billboard, but if the sign does not conform to the ordinance it would be removed. Commissioner Williams wanted more clarification on the sign.
4. Commissioner Faison wanted to clarify what waivers were being addressed tonight. Chairman Chisholm responded that it was just the irrigation and parking waiver. Commissioner Faison asked if the Planning Commission had to formally waive the wall in favor of the landscaping buffer. Mr. Madigan indicated that the Planning Commission could either vote on the waiver as-is or include it in the motion to approve the site plan.
5. Commissioner Davis asked the applicant if they would be using a digital sign. Mr. Calvin responded he did not know if it would be a regular sign or a digital sign at this time.
6. Mr. Madigan looked at the zoning ordinance and said that he believes the existing sign to comply with the ordinance requirements and that it would not have to be removed. He did indicate it would have to be included on the site plan and that the Planning Commission can condition their approval on.

Public Comment:

1. Mr. Blackwell had a comment at 3415 Middlebelt. His concern was regarding delinquent taxes on the property from 2019 and wanted to know whether the property taxes were current. Mr. Calvin responded that he did not have that information at that time, but indicated all taxes would be paid current.
2. Mr. Chambers representing the applicant indicated that all taxes from 2018 and 2019 have been paid and that they are on a payment plan to pay taxes from 2020.
3. Councilwoman Watley had remarks about the delinquent taxes and wanted clarification on permit and inspection issues. Mr. Madigan responded that the Planning Commission should focus on the zoning ordinance and that the other issues would be handled by other various departments after approval. Commissioner Daniels reiterated that the process Mr. Madigan spoke to is the correct process and order of business.

MOVED by Davis, seconded by Daniels to close the public hearing for case #18-11 (SLU) and 18-12 (SP) Roller Rink. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Davis to recommend approval of case #18-11 Roller Rink.
MOTION CARRIED unanimously.

MOVED by Davis, seconded by Daniels to approve case #18-12 Roller Rink.

MOVED by Faison, approved by Ratliff and Davis, to amend the motion for approval to include the following conditions:

1. Irrigation
2. Parking minimum reduced.
3. Landscaping in lieu of a wall.
4. Add the existing sign to the site plan.

MOTION CARRIED unanimously.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

- A. Chairman Chisholm announced that Inkster's Housing Commissioner Yvette Brock passed away and she will be missed.
- B. Mr. Madigan announced he is leaving McKenna Associates and introduced Ashley Cepeda as the new planning consultant representing Inkster.
- C. Mr. Blackwell commented that the Secretary of State wanted to speak to Mayor Wimberly about his campaign finance statements.
- D. Mr. Chambers commented that he is very excited about the roller rink.

VIII. ADJOURNMENT – 7:29 pm

MOVED by Daniels, seconded by Willis to adjourn the Planning Commission meeting held on June 3, 2021. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Kimberly Faison, Secretary

Ashley Cepeda, Assistant Planner



CITY OF INKSTER

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

June 1, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: 18-11 (SLU) Roller-Skating Rink
Location: 3415 Middlebelt
Zoning: B-2, Thoroughfare Mixed-Use District
Applicant(s): Kenneth Chambers

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use (SLU) and Site Plan application, and offers the following comments and findings for your consideration.

SITE DESCRIPTION

The site is located on the east side of the street at 3415 Middlebelt Road north of Beech, and is zoned B-2, Thoroughfare Mixed-Use District. It has an area of 2.03 acres and is occupied currently by a vacant building that was formerly used as a roller-skating rink. The applicant proposes to restart the use, and at some point in the past few years made site improvements such as painting the building exterior's trim and repaving the parking lot. The applicant previously submitted the same site plans for consideration in 2015 under SCU15-24 and SP15-25, but the application never went to Planning Commission for review and expired due to a lack of activity. Special land use approval is required for indoor skating rinks in the B-2, Thoroughfare Mixed-Use District.

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The Future Land Use map of the Master Plan classifies the site as Corridor Convenience Retail, which is intended to accommodate grocery stores, hardware stores, pharmacies, dry cleaners, banks, professional offices, and similar uses. The proposed roller-skating rink is a commercial use that will serve the residents and neighborhoods, is harmonious with the vision of the Master Plan, and conforms to the intent of the B-2 district land uses. *Therefore, this finding can be met.*
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The site is an

existing roller-skating rink that ceased operation several years ago and is now being restarted/restored. The site is bordered on the east by Northland Avenue which separates it from single-family residential uses to the east. Provided issues related to landscaping and access noted in the site plan review letters are addressed, City Staff anticipates this requirement being met. A screening wall is required on the south and east property lines; however, City Staff feels that a wall in these locations would be out of place with the neighborhood and actually negatively impact the visual harmony. City Staff recommended and the applicant proposed a more intense and contextually appropriate greenbelt be required on the south and east lot lines for Special Land Use approval.

3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The improvements to the site will be a visual, physical, and economic improvement. The addition of an active use with site improvements to a currently vacant site in a visible state of disrepair will add value to the surrounding neighborhoods and the district. The proposed use will rehabilitate a vacant commercial site. *This finding can be made.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The capacity of the City's infrastructure and services appears to be sufficient to accommodate the proposed facility; however, we defer to DPS and Engineering on making these findings.
5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site and its proposed use should not detract from the orderly function of business and residential uses in the surrounding areas. Although the proposed use will result in higher volumes of traffic in the abutting streets, provided issues related to lighting, circulation, landscaping are addressed, potential adverse impacts can be mitigated.
6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The adjacent lot to the north is zoned B-2 and is in a state of disrepair. The lots to the south and east are zoned RM (Restricted Multiple-Family Residential – Low-Rise), while the properties to the west across Middlebelt Road are zoned R-1B (One-Family Residential District). The addition of the roller-skating rink will make an existing commercial property viable once more. While the intensity of such use is higher than the land uses to the east, with adequate landscaping and screening, potential adverse impacts can be mitigated.

7. **Will not impose additional service demands upon the City or its anticipated future resources.** We are not aware of any additional service demands upon the City that would result from the proposed use. *This finding can be made.*
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** Adding a roller-skating rink in this location should not create additional public costs. Provided all other requirements of the zoning code are complied with, this finding can be made.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The site does not comply with the setback requirement specific for the proposed use, as noted below. Generally, we find that it complies with the intent.

REVIEW OF SPECIFIC STANDARDS FOR ROLLER-SKATING RINKS (§155.046(D)(2))

10. **Indoor skating rinks must be located at least 100 feet from any front, rear, or side yard of any residential lot in an adjacent residential district.** The subject property is approximately 44 feet from the RM zoned property to the east, and 42 feet from the RM zoned property to the south; however, this is an existing non-conformity not worsened by the proposed land use. Additionally, the skating-rink structure itself is approximately 130 feet away from the nearest residential structure.

RECOMMENDATION

At this time we recommend that the Planning Commission recommend City Council approval of the Special Land Use for the roller-skating rink with the following condition:

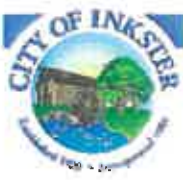
1. Any issues identified by other City Departments are addressed.

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

Thank you,



Chris Madigan, AICP

**CITY OF INKSTER**

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

May 31, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP 18-12 Proposed Roller-Skating Rink – Preliminary Site Plan Review

Location: 3415 Middlebelt

Zoning: B-2, Thoroughfare Mixed-Use District

Future Land Use: Corridor Convenience Retail

Applicant(s): Kenneth Chambers

Owner(s): Masjid Malcolm Shabazz Inc.

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application and associated Special Land Use application (SLU18-11) for a proposed indoor roller-skating rink, and offers the following comments and findings for your consideration. This review is based on the site plan dated June 13, 2019, the elevations dated April 7, 2020, and City Staff's site visit on Wednesday, August 26, 2020.

SITE DESCRIPTION

The site is 2.027 acres and is located on the east side of the street at 3415 Middlebelt Road north of Beech. The site is improved with a 19,980 square foot vacant indoor roller-skating rink and a parking area. The applicant proposes to restart the use, and at some point in the past three years made site improvements such as painting the building exterior's trim and repaving the parking lot. The site is located in the B-2, Thoroughfare Mixed-Use District. Indoor skating rinks are consistent with the vision for the district, and are special land uses in the B-2 District.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Vacant Rink	B-2, Thoroughfare Mixed-Use	Corridor Convenience Retail
North	Vacant Commercial	B-2, Thoroughfare Mixed-Use	Corridor Convenience Retail
South	Vacant Land	RM, Restricted Multiple-Dwelling District	Medium-Density Residential
East	Single-family residential	RM, Restricted Multiple-Dwelling District	Low-Density Residential

West	Vacant Land	R1-B, One-Family Residential District	Industrial
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EXHIBIT A: AERIAL VIEW OF SITE



REVIEW COMMENTS

1. **Zoning and Use (\$155,046).** The B-2 district typically has no minimum front yard, rear yard, and interior side yard setbacks; however, uses permitted by Special Land Use approval have certain requirements. Indoor skating rinks, or similar forms of indoor commercial recreation are required to be located at least 100 feet from any front, rear, or side yard of any residential lot in an adjacent residential district. This requirement *cannot* be met. The subject site is approximately 44 feet from the RM zoned property to the east, and 42 feet from the RM zoned property to the south. This is an existing non-conformity not worsened by the proposed development. Additionally, the skating-rink structure itself is approximately 130 feet away from the nearest residential structure.

The existing building occupies 19,980 square feet and has a parking lot on the south side with the irregular triangular-shaped northern portion of the parcel being retained as a grassy area.

The B-2 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	Refer to established building setback for the street – limited to accommodating parking.	Existing. Complies.
Rear Setback	Refer to established building setback – limited to accommodating parking and dumpsters.	Existing. Complies.
Side Yard Setback (Both)	Refer to established building setback for the street – limited to accommodating parking.	Existing. Complies.
Side Yard Setback (One)	Refer to established building setback for the street – limited to accommodating parking and dumpsters.	Existing. Complies.
Lot Size	Dimensions must permit parking and landscaping.	Existing. Complies.

Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	Existing. Complies.
Height	35 ft (3 stories)	Existing. Complies.

2. **Architectural Features (§155.072).** The east, west, and south facades of the building are sand-faced brick while the north façade is constructed of painted block and vinyl siding. The building is currently partially boarded up with most of the windows covered with green painted plywood, but the doors uncovered. The elevation sheets are listed as existing, with limited changes being proposed. Additionally, a screening fence is shown on the east elevation. We believe this is intended to serve as the screening device for roof-mounted mechanical equipment.
3. **Site Design and Landscaping (§155.073).** The existing site plan shows no landscaping as existing on the site. Pursuant to §155.073, the following landscaping comments must be addressed:
 - a. **Deadline for Installation (§155.073(D)(1)(a)).** Installation of required screening and landscaping shall be completed prior to building occupancy, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
 - b. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant may be required to post a Performance Bond prior to the issuance of a temporary or final Certificate of Occupancy to ensure the completion of landscaping (including irrigation) if the landscaping is not 100% complete when any Certificate of Occupancy is requested. The City will inspect the landscaping and determine the percentage of completion and a performance bond must be submitted to the City by the developer in the sum equal to the unfinished portion of the landscape work. If the landscaping is 100% complete and approved no Performance Bond will be required.
 - c. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system, or the applicant must obtain a waiver from the Planning Commission if they determine that underground irrigation is unnecessary.
 - d. **Grass Cover.** The “grass” area to the north is covered with weeds and appears to have been previously paved. The applicant has noted on the site plan, that new seed or sod will be used in the area.
 - e. **Right-of-way Landscaping (§155.073(D)(13)).** The proposed site plan indicates 23 proposed shrubs made up of Dwarf Mugo Pine, Dwarf Winged Eunymus, Sunspot Eunymus, and Elderberry- Black Beauty. There are 30 total proposed perennials made up of Stella De Oro Daylily, Salvia, and Hosta Montana. Additionally, there are 22 proposed deciduous trees. The right-of-way landscaping is planted at a rate of one deciduous shade tree for every 35 feet of frontage, and one ornamental tree for every 75 feet of frontage.

4. **Walls and Fences (§155.074).** The eastern and southern lot line abuts a residential district (RM) and a 4.5 to six foot high masonry wall is required. The wall is required to be durable, weather-resistant, rustproof, and easily maintained. The plan proposes no such screening. Since both the east and south property lines abut streets, and do not directly abut residentially zoned property, we recommend the Planning Commission approve the proposed greenbelt vegetative screening. We believe the proposed greenbelt will serve as an adequate screening device.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plans show a proposed dumpster enclosure to be built with the same materials as the building to the northeast side of the building. There are two listed gate materials, a decorative iron gate and a wood and metal gate. Further, screening in the form of shrubs is provided on the north side of the enclosure to screen it from the single-family dwelling on the east side of Northland.
6. **Exterior Lighting and Security Cameras (§155.076).**
 - a. **Exterior Lighting (§155.076(A)).** The site plan notes eight “new” wall pack lights on the exterior of the building. The plan also notes that “all lights are pointed downward”. These will serve to replace the floodlights currently on site, which do not comply with the ordinance requirements.
 - b. **Security Cameras (§155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief. The applicant has noted on the site plan, that the required security measures will be placed on site. This can be confirmed and approved at the time of final site plan.
7. **Off-Street Parking and Circulation (§155.077).** The parking requirement for skating rinks is one space per three persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes. The latest occupancy load information on file is from 1998 when the building had an occupancy load of 800 people, but this number is likely inaccurate. Therefore, until the City can measure the building to obtain a new maximum occupancy number Planning Staff will infer parking requirements by using the ITE Parking Generation manual. The Parking Generation manual recommends a parking rate of 5.8 parking spaces per 1,000 square feet of GFA. Based on this rate, 115 parking spaces are required, and the site plan notes that 52 spaces are provided. Parking calculations based on the above standard must be shown on the site plan, or the applicant must provide a written justification and request to the Planning Commission for a parking waiver. Consideration of parking waivers is based on proximity to public transit stops, proximity and access to other off-street parking lots, and availability of on-street parking spaces.

There is a concrete sidewalk along Middlebelt, and the site plan proposes a sidewalk along Beech. One of the goals of the City's Master Plan is to increase accessibility and pedestrian mobility in Inkster. Given the likelihood that residents living in the neighborhood east of the skating rink will walk over to it, we believe the addition of this sidewalk furthers the goals in the Master Plan.

8. **Off-Street Loading (\$155.079).** Buildings between 2,000 square feet and 20,000 square feet in the B-2 district are required to provide one off-street loading space of 10 feet by 70 feet. The site plan indicates a 12 by 70-foot loading space on the north side of the building.
9. **Signs (\$155.251).** The applicant should provide information on number, dimensions, and style of any proposed signs. However, compliance and approval of any proposed signs can be done administratively.
10. **Drainage, soil control, sedimentation, utilities.** Existing utility leads to the building are shown on the site plan. We defer to the Engineer on utility and drainage requirements.
11. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

At this time, the proposed site plan has a few items which require correction, clarification, or a waiver. Should these be addressed or waivers granted, we recommend the Planning Commission approve the site plan subject to approval of the special land use by City Council.

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

Thank you,



Chris Madigan, AICP

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 15, 2021

From: Jerome Bivins, DPS Director Date for Council's Consideration: June 21, 2021

ACTION REQUESTED: Consider authorizing the DPS to approve contract in the amount of \$107,594.00 for Z contractors for Inkster IK-02 Rehabilitation. Additionally, requesting authorization to approve 20% contingency for unforeseen conditions, and to provide construction administration and inspection services. The total project cost is \$129,112.80

Current Action X Emergency _____ Future _____

Funds Budgeted: If Yes Account # 592-564-970-000 No N/A

Mayor Approval _____

BACKGROUND:

The City of Inkster is supplied by GLWA through three wholesale meters. These locations are: IK-01, located at Michigan Ave and Inkster Rd, IK-02 located at Henry Ruff and Michigan Ave, and IK-04 located at Cherry Hill and Inkster Rd. The pressure reducing station at IK-02 has been out of service for at least thirty years, leaving the city with only two locations to provide water to the community. With IK-02 out of service, the water flow and pressure in the southwest is significantly reduced. With IK-02 back in service, it will improve the fire protection and overall performance of the entire water system which in hand will improve the health and well-being of the city of Inkster.

SCOPE OF SERVICES:

Rehabilitation of IK-02 will improve the flow, pressure, and fire protection to the city.

JUSTIFICATION:

The rehabilitation of IK-02 will improve the flow, pressure, and fire protection to the city and allow for better reliability of water to Inkster from Great Lakes Water Authority (GLWA)

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

The cost is \$107,594.00, additionally 20% contingency of \$21,518.80 total cost \$129,112.80

PROJECTED TIME TABLE:

Upon approval from Mayor and City Council and execution of the contract work will begin

RESOLUTION:

Authorization is hereby given to DPS to approve contract in the amount of \$107,594.00 for Z contractors for Inkster IK-02 Rehabilitation. Additionally, requesting authorization to approve 20% contingency for unforeseen conditions, and to provide construction administration and inspection services. The total project cost is \$129,112.80

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Alfred Benesch & Company
615 Griswold, Suite 600
Detroit, MI 48226
www.benesch.com
313-963-0612
313-963-2156

6/15/21

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

Attention: Jerome Bivins, Department of Public Services Director

Re: Inkster IK-02 PRV Rehabilitation Bid Recommendation

Dear Mr. Bivins:

Per your request, Benesch solicited contractors for quotations for Inkster IK-02 PRV Rehabilitation. Benesch reached out to Lawrence M. Clarke, Inc., Z. Contractors, Inc., D.V.M. Utilities, Midwest Power Systems Inc., De-Cal, Inc., Power Process Piping, Inc., and John E. Green Company. John E. Green Company withdrew from placing a quote. D.V.M. Utilities, De-Cal, Inc., and Power Process Piping Inc. did not submit a quote. Below is the list of quotes received on June 11, 2021.

	Bidder's Name	Bid	% Above Low Bid
1	Z Contractors	\$107,594.00	0%
2	Midwest Power Systems*	\$127,500.00	19%
3	L.M. Clarke	\$135,000.00	25%

*Midwest Power did not include addendum #2 in their quote. Price is not impacted.

All of the bids have been reviewed for completeness.

Z Contractors has been identified as the bidder under consideration for award. Z Contractors met all requirements of the project including bonds and acknowledgement of addendum.

The engineer's estimate of probable construction cost is \$100,000.00 with the recommended 20% contingency for unforeseen conditions during construction. In comparison, Z Contractors' bid of \$107,594.00 is 8% more than the engineer's estimate. The engineer's estimate of probable construction cost was developed using pricing from Means Construction Cost manuals, material and equipment costs from vendors, and estimated construction task hours multiplied by applicable hourly rates for the Detroit metropolitan area. In consideration of the current bidding climate and recent increases in material costs, it is not unexpected to see higher than normal costs.

Z Contractors has demonstrated their ability to meet the minimum qualifications related to this work through satisfactory performance on other projects of similar type and scale.

We recommend awarding this contract to Z Contractors in the amount of \$107,594.00. We further recommend the City approve a 20% contingency in amount of \$21,518.80 for use at the City's discretion for unforeseen conditions related to the project.

6/15/2021

Jerome Bivins, Department of Public Services Director

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If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Kemp".

Alfred Benesch & Company

Mark Kemp, P.E.

Project Engineer

CC: Eric Tucker, P.E., Project Manager

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