



CITY OF INKSTER COUNCIL AGENDA

AUGUST 16, 2021



INKSTER CITY COUNCIL

Monday, August 16, 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

VERNA CHAPMAN
CITY CLERK

PATRICK WIMBERLY
MAYOR

DARRYL GREEN
TREASURER

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. clerk@cityofinkster.com (for virtual meeting)

August 16, 2021
Orientation 6:00 PM (Virtual)
Regular City Council Agenda – 7:00 PM (Virtual Meeting)

Join Zoom Meeting
<https://us02web.zoom.us/j/88962357718>
Meeting ID: 889 6235 7718

One tap mobile
+19294362866,,88962357718# US (New York)
+13017158592,,88962357718# US (Washington DC)
Dial by your location
+1 929 436 2866 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

1. Call to Order

- A. Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. 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

- A. Middle Park Manor Block Club – Strategic Plan for Speed Bumps

4. Public Hearing

5. Consent Agenda

- A. August 2, 2021 Regular City Council Meeting Minutes
- B. NPS African American Civil Rights grant

6. Boards and Commissions

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

7. Previous Business

- A. Discussion/Action: (Mayor Wimberly) Consideration and authorization for Mayor Wimberly to sign a letter of intent, on behalf of the City of Inkster, with the **National Rhythm and Blues Hall of Fame Foundation Corporation** to begin negotiating an agreement for the foundation to build a Rhythm and Blues Hall of Fame/Museum in Inkster, Michigan.

8. Ordinance(s)

9. New Business

- A. Discussion/Action: (Tracey-Ann Jennings) Consider approval to **sell one (1) vacant parcel (Case # 21-27)**. The parcel is located on Harriet Street between Beech and Carlyle Street the Parcel Id #44009020814000 legally described 25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR to **Michael Wells for \$500.00**.
- B. Discussion/Action: (Tracey-Ann Jennings) Consideration and authorization to **sell two (2) separate vacant parcels (Case#LD 21-26)** The first parcel, #44022010381000 is located on Florence Street on the North Side of Florence Street between Princess Street and John Daly Street. The second parcel, #44022010573300, is located on Yale Street between John Daly and Princess on the South side of Yale **in the amount of \$1,000.00 to Sonya Jennings**.
- C. Discussion/Action: (City Clerk) Consideration and approval for **Barbara Albert of Inkster** to hold the **Old School Jazz & Gospel Explosion on September 4, 2021 from 12:00 noon until 8:00 p.m. at Brookside Park**.

D. Discussion/Action: (City Clerk) Consideration and approval for the Ink Town Ryderz's 3rd Annual Car and Bike Show September 5, 2021 from 10:00 a.m. until dusk at the former Inkster High School site.

10. Public Participation (limit to 1 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session

Council may enter 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



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

Quentin L. Messer, Jr.
PRESIDENT

July 30, 2021

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

Dear Mayor Wimberly:

The Michigan State Historic Preservation Office (SHPO) of the Michigan Strategic Fund was recently awarded a National Park Service (NPS) African American Civil Rights grant to document the history and conduct a historic resource survey of African American housing in the City of Inkster 1920-1970. This grant builds on a 2016 NPS grant the SHPO recently completed to document 20th Century African American Civil Rights Sites in the City of Detroit. Our research for that project showed that segregated housing was the primary civil rights issue in Detroit throughout the 20th Century and contributed to on-going discrimination in employment, education, voting, healthcare, public accommodations, and criminal justice. As one of the few communities in southeast Michigan where African Americans were historically able to find housing, Inkster played an important role in the state's Black history. The purpose of this grant is to:

- Document the history of Black housing in Inkster from 1920-1970
- Conduct a survey of 300 homes built by the Ford Motor Company through the Ford-Inkster Project in the 1930s and determine eligibility as a historic district.
- Survey the George Washington Carver Homes public housing complex built for defense worker housing c. 1943 and determine its eligibility for the National Register of Historic Places
- Survey the LeMoyne Gardens public housing complex, a 1957 urban renewal project, and determine its eligibility for the National Register of Historic Places
- Survey homes in a subdivision developed with the assistance of Inkster's first all-Black Housing Commission in the late 1950s just east of Inkster Road (LeHigh and Hopkins Streets) that was open to all races thus breaking a long-standing color line in Inkster, to determine if it is eligible for listing in National Register of Historic Places as a historic district.

Should you have questions about the process or eligibility/listing in the National Register of Historic Place, please give is a call as we are happy to discuss.

The SHPO will hire a qualified historian to undertake the work. There is no financial or administrative obligation to the City of Inkster. We do want to partner with local historians and to learn from the public about Inkster's history, and one of the first steps in the project will be to hold a public informational meeting in Inkster.



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840

The NPS is working to diversify its historic preservation programs and to reach out to minority communities to identify, document, and register historic properties that are significant at the national, state, and local level. What this means for Inkster is that properties identified during this survey that meet NPS criteria as historic resources could be listed in the National Register of Historic Places or designated as local historic districts. This would qualify them to access federal and state historic preservation incentive programs including grants and tax credits.

A project like this typically takes two to three years to complete. The first step is for the SHPO to sign an agreement with the NPS, which should be completed by September 2021. Once that is finalized, SHPO will release a Request for Proposal for a qualified consultant. It is unlikely that any work will begin on this project prior to January 2022. First steps will be the public informational meeting and starting research on the local history. Survey work—photographing each building and completing a form that enables the evaluation of its physical integrity—would not begin until Spring 2022 at the earliest.

Enclosed is a table listing the \$3.6 million in National Park Service grants received in Michigan for the documentation and rehabilitation of the state's African American History. For more information on historic preservation please visit the SHPO website <https://www.mplace.org/historic-preservation/> and the SHPO Civil Rights Project web page at <https://www.mplace.org/historic-preservation/programs-and-services/detroit-civil-rights-project/>.

If there is a contact person in the city you would like us to work with directly please let us know. The acting project manager from the SHPO will be our preservation planner Amy Arnold. If you have questions please don't hesitate to contact her at arnolda@michigan.gov or 517-335-2729.

We look forward to working with you and the residents of Inkster on this project.

Sincerely,



Mark Rodman
State Historic Preservation Officer

National Park Service Civil Right Grants – Michigan (as of July 29, 2021)					
Year	City	Project	Amount	AACR*	URC**
2021	Detroit	Restoration of the Detroit Urban League Headquarters/Albert Kahn House	\$500,000	X	
2021	Detroit	Russell Woods-Sullivan Neighborhood National Register District nomination	\$49,900	X	
2021	Detroit	Second Baptist Church of Detroit Rehabilitation and Nomination Project	\$425,959	X	
2021	Inkster	History of African American Housing In Inkster 1920-1970	\$50,000	X	
2021	Inkster	Restoration and Preservation of the Malcolm X House (aka Wilfred and Ruth Little House)	\$380,850	X	
2020	Detroit	National Register Nominations: Sojourner Truth Homes & Orsel and Minnie McGhee House (SHPO)	\$30,000		*
2020	Hamtramck	Hamtramck Stadium Redevelopment	\$500,000	X	
2020	Muskegon	Survey of Civil Rights Sites Muskegon County	\$50,000	X	
2020	Detroit	Detroit Urban League/Albert Kahn Home Rehab	\$500,000	X	
2019	Detroit	King Solomon Baptist Church Roof	\$500,000	X	
2019	Detroit	The Great Migration and Detroit's African American Neighborhoods (8 Mile-Wyoming)	\$40,000		X
2017	Lansing	Pave the Way	\$39,400	X	
2017	Detroit	Every Man's Home Is his Castle (Ossian Sweet)	\$500,000	X	
2016	Detroit	20 th Century African American Civil Rights Sites Survey & NR, Bike Tour (SHPO)	\$49,500	X	
2016	Hamtramck	Hamtramck Stadium Predevelopment Plan	\$50,000	X	
TOTAL			\$3,665,609		

*African American Civil Rights Grant Program ** Underrepresented Communities Grant Program

Grants in bold were awarded to the Michigan State Historic Preservation Office (SHPO) of the Michigan Strategic Fund

REQUEST FOR COUNCIL ACTION

To: City of Inkster City Council

Date: August 12, 2021

From: Patrick Wimberly, Mayor

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider authorizing Mayor Wimberly to sign a letter of intent on behalf of the City of Inkster with the National Rhythm and Blues hall of Fame Foundation to begin negotiating an agreement for the foundation to build in Inkster, Michigan and, to gather input from the community through town hall meetings and public hearings.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

The National Rhythm and Blues Hall of Fame Foundation is in search of a home, and the City of Inkster has property available and identified as a potential home for this project. This item was brought before the City Council on June 21, 2021, and the motion failed. Council comments and public comments at the regular meeting of the Inkster City Council on July 6, 2021, suggested that the item return to the council for action. The comments also suggested gathering input from the community through town hall meetings and/or public hearings. A Town Hall meeting was held on August 11, 2021 and the public responded favorably.

SCOPE OF SERVICES

In the current phase, the scope is to sign the letter of intent to begin negotiations, on behalf of the City, to bring this project to Inkster and, to gather input from the community through town hall meetings and public hearings.

JUSTIFICATION

This type of culture rich development will improve and promote the image of the City of Inkster and residents have expressed support for the project.

PROJECT IMPROVEMENTS

Establish town hall meetings and public hearings to include the community which will enhance the project outcome.

COSTS

N/A

PROJECT TIMETABLE

Three (3) – Five (5) years

RESOLUTION

To authorize Patrick Wimberly, Mayor to sign a letter of intent on behalf of the City of Inkster with the National Rhythm and Blues hall of Fame Foundation to begin negotiating an agreement for the foundation to build in Inkster, Michigan and, to gather input from the community through town hall meetings and public hearings.

Authorization and approval are hereby given to:

Resolved moved by: ☐

Seconded by: ☐

Yes:

No:

Absent:



1

2

Proposed Site

3250 Middlebelt Rd.

Located just south of Michigan Ave on the west side of Middlebelt the site makes up 23.63 acres. The land is currently vacant.

Previously the site of Inkster High School

- ✓ Current land use – B-3, Business Thoroughfare
- ✓ Future land use – Industrial
 - With "Redevelopment Potential" for flexible development with higher quality amenities
- ✓ Potential use compatibility – It abuts low density residential as well as corridor convenience retail, and regional commercial which is an entertainment district boundary, a museum is a great buffer use for the site

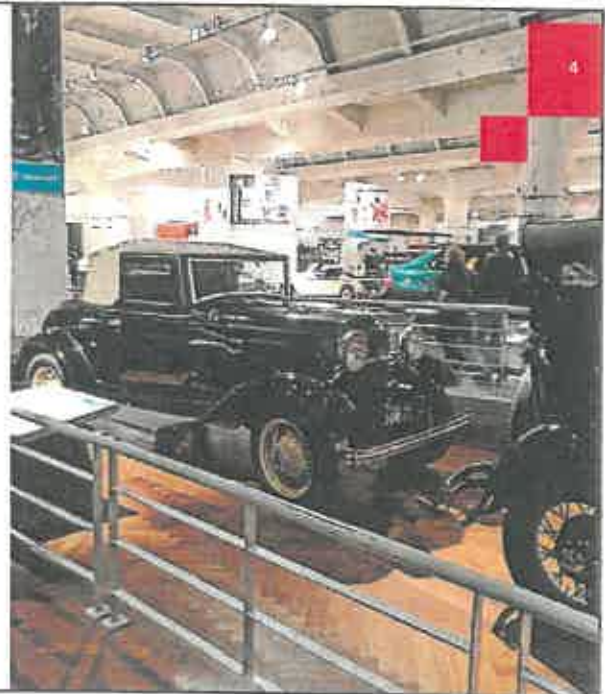
2



3

Proximity to Local and Regional Destinations

- Airport - 5 miles south on Middlebelt with access by bus
- Henry Ford Museum & Greenfield Village – 7 miles east on Michigan Ave.
- Motown USA Museum
- Other regional museums:
 - Wayne Historical Museum
 - Dearborn Historical Museum
 - Yankee Air Museum
 - Eloise Haunted Attraction



4

Potential Future Transportation – Michigan Ave Corridor

Proposed site centrally located in new transportation corridor

Bus Rapid Transit

Commuter/Regional Rail

Connect Ann Arbor to Detroit

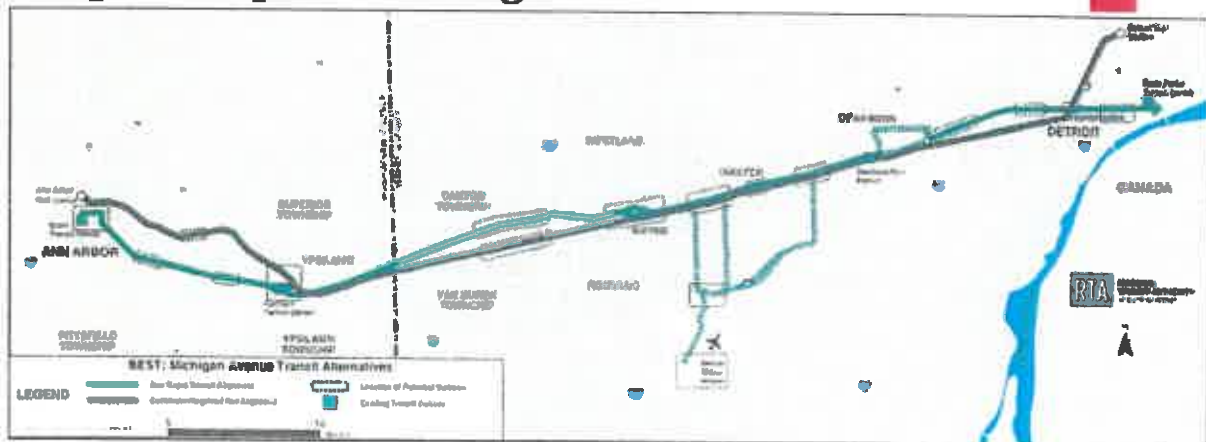
Bus would connect with Ypsilanti Transit Center and Dearborn Rail Station



These visualizations show what potential BRT and regional rail along the Michigan Avenue Corridor would look like on the street and on the rail. They also show how the street design would change based on the location and amount of right of way.

5

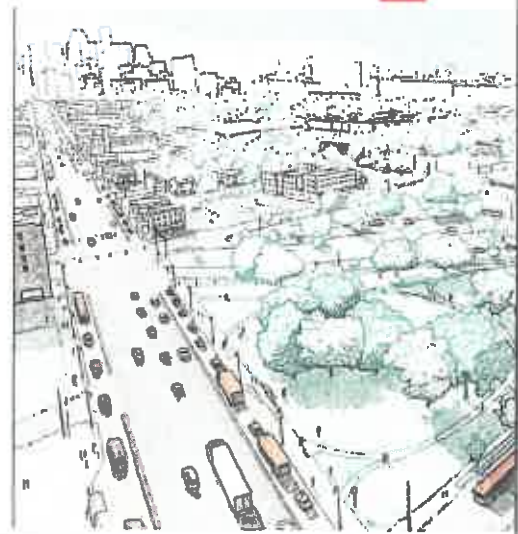
Map of Proposed Michigan Ave Transit



6

Potential Future Transportation Cavnue on Michigan Ave

- A first-of-its-kind connected and autonomous vehicle (CAV) 40-mile driverless vehicle corridor between Downtown Detroit and Ann Arbor.
- Cavnue combines technology and road infrastructure to unlock the full potential of connected and autonomous vehicles.
- It will build on existing investments made by the state of Michigan and local communities in smart infrastructure and transit and will link key destinations and industrial, technological, academic and cultural clusters.



7

Revenue / Fiscal Considerations

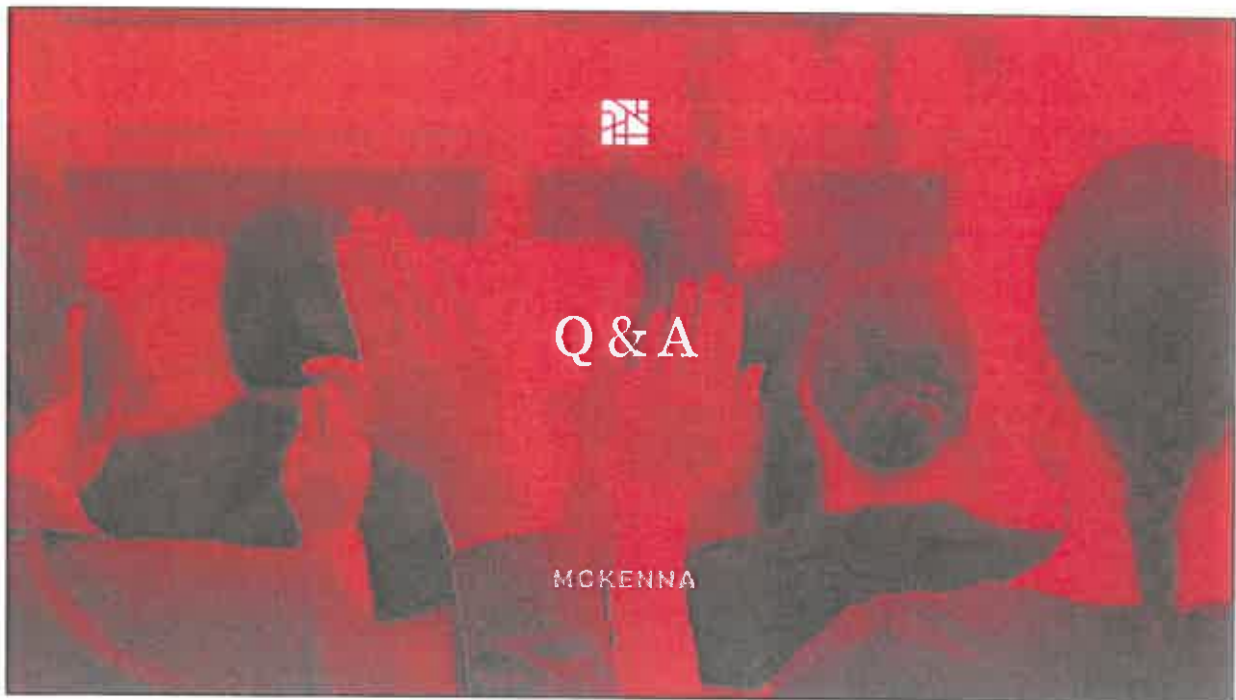
- Traditional financial benefits of land sale to City
 - ✓ No longer responsible for maintenance
 - ✓ Transfer of land – usually one-time market value payment
 - ✓ Annual taxes collected – split with County, State, Schools, Library
- What about a non-profit / tax exempt organization?
 - ✓ Transfer of Land – usually one-time market value payment
 - ✓ Annual taxes collected – none

8

Revenue / Fiscal Considerations

- Land-lease would provide steady stream of revenue to the general fund
 - ✓ Similar to collecting taxes
 - ✓ Non-profit would pay lease fees *instead of taxes*
 - ✓ A 99-year lease-term would guarantee the cost of site development so that the developer could secure a construction loan
- Non-profit status is mitigated with a land lease
 - ✓ Long-term lease is equivalent to sale - must consider value of revenue stream
 - ✓ Must be equal to fair market value for sale + City portion of taxes
 - ✓ For a non-profit, deal this mitigates tax-exempt by creating a comparable revenue stream

9



10

Date: August 9, 2021

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase One (1) Vacant Parcel (Case # 21-27)
The parcel is located on Harriet Street between Beech and Carlisle Street the Parcel Id #44009020814000
legally described 25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33
P79 WCR (Please See Attached Wayne County Public Records) to Michael Wells for \$500.00

Current Action X Emergency Future

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

Mayor's Approval _____

(Case # LD 21-27) Michael Wells has made an application to purchase One (1) vacant parcel located on Harriet Street between beech and Carlyse located on the west side of Harriet. Parcel id # 44009020814000 Legal Descriptions (Please See Attached Wayne County Public Records) to Michael Wells.

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.

The parcel is located in the R-1B One Family Residential District

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

The Applicant is offering a total purchase price of \$500

Authorization is hereby given for the sale of One (1) Separate 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 (\$400.00), paying the cost of recording the deeds (\$15.00 each), 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:

Date: August 9, 2021

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase One (1) Vacant Parcel (Case # 21-27)
The parcel is located on Harriet Street between Beech and Carlisle Street the Parcel Id #44009020814000
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Funds Budgeted: If Yes X Account # 101.721.673.130 No N/A

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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 Michael Wells

Applicant's Address 30350 Spring arbor

Applicant's Phone Number: 734-419-4829

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

PROPERTY INFORMATION – Purchase Offer \$500.00

Property Location: East side of Harriet Street/Avenue

Between Carlisle Street/Avenue Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure 44009020814000

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

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

Summary of Proposed Use: The buyer wants to build his primary residence within two years next to his relative house.

Use additional sheets as needed

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

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

AuthenticSign
Michael Wells
Applicant's Signature
Stephanie Taylor
Broker's Signature

08/17/2020

08/17/2020

Date



LETTER OF GOOD STANDING

Date: 08/17/2020

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, Michael Wells (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 # 44009020814000 Harriet Street Inkster, Michigan
48141 Vacant Lot

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.

Michael Wells

Printed Name

Owner Occupant

Title

Authenticsign 08/17/2020
Michael Wells
Signature PM EDT

Authenticsign 08/17/2020
Stephanie Taylor
Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of August, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Michael Wells, located 30350 Spring Arbor 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:

25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR
Parcel ID:44009020814000

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Five Hundred Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

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

Sellers Initials: _____

PURCHASER:

By: Michael Wells.

By:  **Michael Wells** 08/17/2020 8:05:38 PM EDT
Its: Owner Occupant

Purchaser's Address: 30350 Spring Arbor
Inkster, Michigan 48141
Telephone No: 734-419-4829

IN PRESENCE OF:

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

Dated: 08/17/2020 8/17/2020 8:10:21 PM 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.

Dated: _____ X _____ L.S.
Purchaser

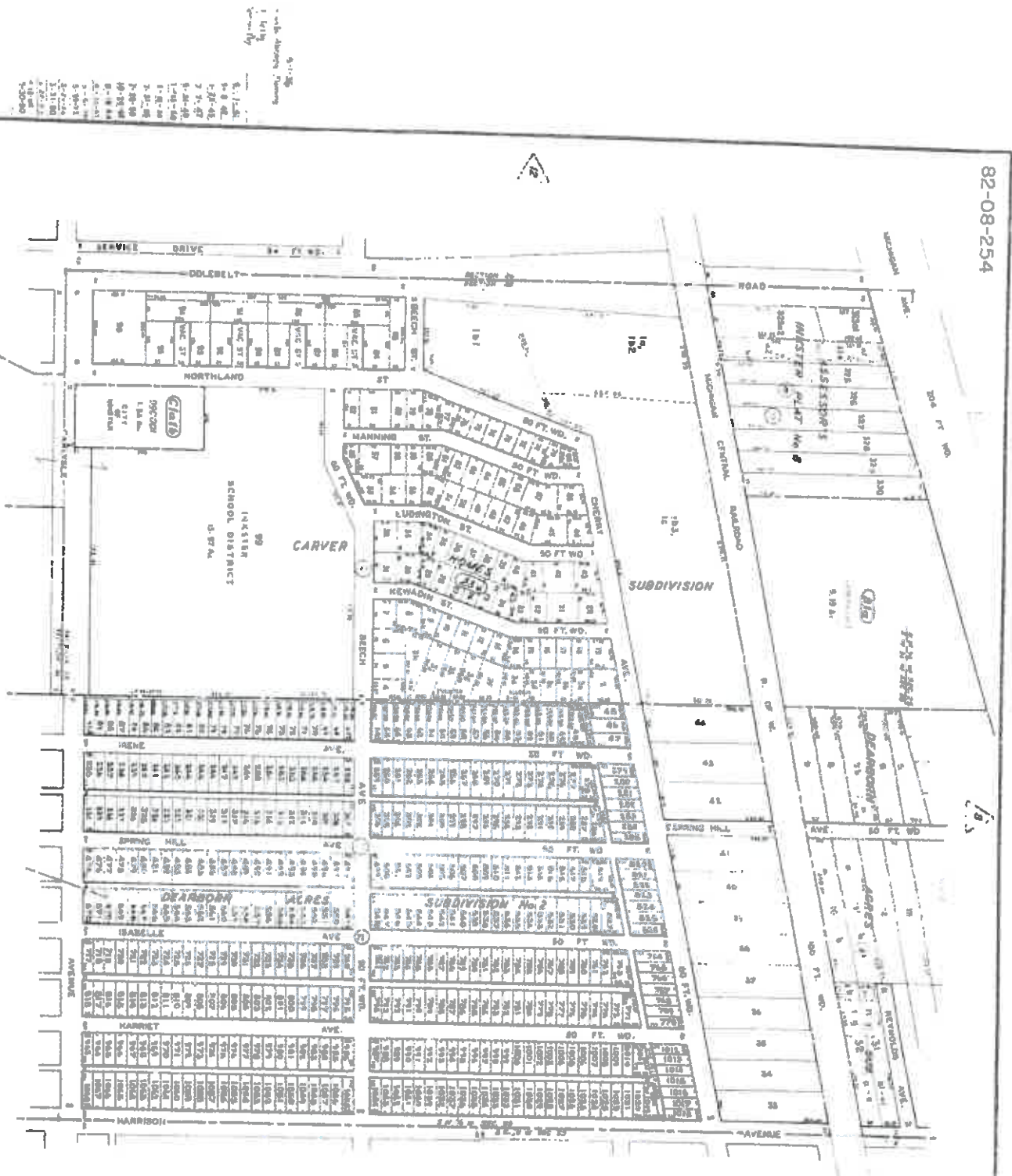
Dated: _____ X _____ L.S.
Purchaser

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

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Huerfano

✓	Applicant Name:	<u>Michael Wells</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>44009026814000</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	
✓	Plat map	Google Maps 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)	<u>44-21-27</u>
✓	Create File Folder/Tab	
✓	Scan Application Package	



S.W. 1/4 SECTION 25
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN
CITY OF INKSTER
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Harriet** Property ID: **44009020814000**
City/State/Zip: **Inkster, Michigan, 48141**

Owner Name: **City Of Inkster** Lat/Long: **42.283050 / -83.320722**
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: **25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR**

TransactionDesk:

REALIST Links:

[Full Parcel](#) [Com. Links](#) [Market Trends](#) [Neighborhood Profile](#)

REMIIX Links:

[Start & End Transaction](#) [Search For Records](#)

Data Co-op Links:

[Data Co-op Links](#) [Data Co-op Links](#) [Data Co-op Links](#)

RPR Links:

[RPR RPS Data Links](#) [RPR RPS Comparison by City/Range](#)

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmt	CVT	Ttl 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 Es Val	Hmstl %	Ttl Taxes
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Transfer Information

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

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

Year Built: **1927** Pool:

Exterior: **Aluminum, Vinyl** Garage Features: **Detached**

Heating: **Forced Air** Gas Service:

#1 Porch/Dimensions: **/** Storm Sewer:

#2 Porch/Dimensions: **/** Land Dimension: **105.00X111.00**

Topography: **/** Land Sqft. **11674**

Irregular: Acres: **0.27**

Search for MLS Listings

Click Arrow for Property History

Wayne County Public Records

County is 'WAY - Wayne County'
Property ID is like '44009020814000'
Found 1 result in 0.02 seconds.



Serial Number

26907707687

POSTAL MONEY ORDER

Year, Month, Day
2020-08-17

Post Office
48119

U.S. Dollars and Cents

\$100.00

Amount One Hundred Dollars and 00/100

Pay to

City of Inkster

Clerk 96

Address

26215 Trowbridge
Inkster, Mi 48141

From

Michael Wells

Address

7417 Vaughan St Detroit, Mi
48228

Memo

⑆00000800 2⑆

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

26907707687⑈



REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: August 9, 2021

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

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase Two (2) Separate Vacant Parcels (Case # LD 21-26) The first parcel is located on Florence Street on the North Side of Florence Street between Princess Street and John Daly Street the Parcel Id #. 44022010381000 legally described (Please See Attached Wayne County Public Records) The Second parcel is located on Yale Street Between John Daly and Princess on the South side of Yale Parcel ID# 44022010573300 in the amount of \$ 1000.00 to Sonya Jennings.

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

Mayor's Approval _____

BACKGROUND INFORMATION

(Case # LD 21-26) Sonya Jennings has made an application to purchase Two (2) Separate vacant Parcels 1st parcel located on Florence street on the North side of Florence Property Id # 44022010381000 between John Daly and Princess and the 2nd parcel Property Id # 44022010573300 is located on Yale street on the south side of the street between John Daly and Princess Legal Descriptions (Please See Attached Wayne County Public Records) to Sonya Jennings

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 on Yale is zoned R-1C One Family Residential District and the parcel located on Florence is 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 \$1000

RESOLUTION

Authorization is hereby given for the sale of Two (2) Separate 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 (\$800.00), paying the cost of recording the deeds (\$15.00 each), 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 Michael Wells

Applicant's Address 30350 Spring arbor

Applicant's Phone Number: 734-419-4829

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

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: East side of Harriet Street/Avenue

Between Carlisle Street/Avenue Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure 44009020814000

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

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

Summary of Proposed Use: The buyer wants to build his primary residence within two years next to his relative house.

Use additional sheets as needed

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

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

Authenticsign

Michael Wells

08/17/2020

Applicant's Signature

08/17/2020

Date

Stephanie Taylor

Broker's Signature



LETTER OF GOOD STANDING

Date: 08/17/2020

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, Michael Wells (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 # 44009020814000 Harriet Street Inkster, Michigan
48141 Vacant Lot

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.

Michael Wells

Printed Name

Owner Occupant

Title

AuthenticSign 08/17/2020
Michael Wells
Signature PM EDT

AuthenticSign 08/17/2020
Stephanie Taylor
Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 17th day of August, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Michael Wells, located 30350 Spring Arbor 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:

25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR
Parcel ID:44009020814000

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Five Hundred Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

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

Sellers Initials: _____

PURCHASER:

By: Michael Wells.

By: Michael Wells

08/17/2020

08/17/2020 8:25:38 PM EDT

Its: Owner Occupant

Purchaser's Address: 30350 Spring Arbor
Inkster, Michigan 48141
Telephone No: 734-419-4829

IN PRESENCE OF:

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

Dated: 08/17/2020
08/17/2020 8:10:21 PM 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.

Dated: _____ X _____ L.S.
Purchaser

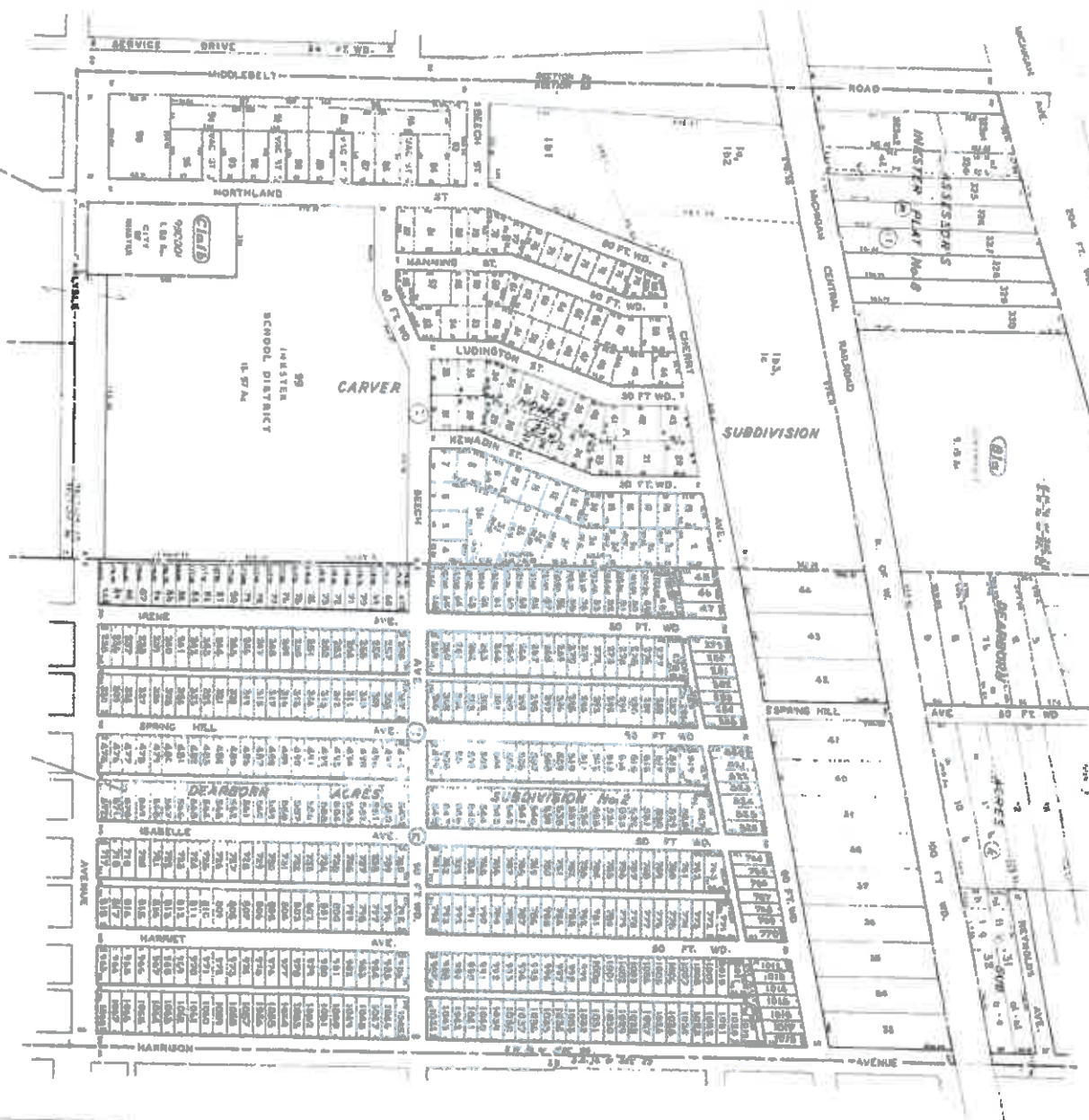
Dated: _____ X _____ L.S.
Purchaser

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

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Harrel

✓	Applicant Name:	<u>Michael Wells</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>4604026814000</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	
✓	Plat map	Google Maps 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)	<u>LD 21-27</u>
✓	Create File Folder Tab	
✓	Scan Application Package	



CITY OF INKSTER
E.W. 44 SECTION 25
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

22. *Rejoinder*. In light of "some use of the word" of the President by a vast range of his associates, I would conclude it is wrong then for "some" to use the word in a "misleading" way. It is the total effect of the word, not the use of the word by "some," that is the issue.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Harriet Inkster, Michigan, 48141** Property ID: **44009020814000**

Owner Name: **City Of Inkster** Lat/Long: **42.283050 / -83.320722**

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: **25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR**

TransactionDesk:

REALIST Links:

REMI Links:

Data Co-op Links:

RPR Links:

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	TN 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 En Val	Homestead %	TN Taxes
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Transfer Information

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

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

Year Built:	1927	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	Detached
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	105.00X111.00
Topography:		Land Sqt:	11674
Irregular:		Acres:	0.27

Search for MLS Listings

Click Arrow for Property History

County is 'WAY - Wayne County'

Property ID is like '44009020814000'

Found 1 result in 0.02 seconds.



Serial Number

26907707687

POSTAL MONEY ORDER

Year, Month, Day
2020-03-11

Post Office
48218

U.S. Dollars and Cents

\$100.00

One Hundred Dollars and 00/100

Amount

Pay to

City of Inkster

Clerk 98

Address

26215 Trowbridge

From

Michael Wells

Inkster, Mi 48141

Address

7417 Vaughan at Detroit, Mi

Memo

48228

⑆000008002⑆

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

26907707687⑈



REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: August 9, 2021

From: Tracy-Ann Jennings,
Special Projects Director

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase Two (2) Separate Vacant Parcels (Case # LD 21-26) The first parcel is located on Florence Street on the North Side of Florence Street between Princess Street and John Daly Street the Parcel Id #. 44022010381000 legally described (Please See Attached Wayne County Public Records) The Second parcel is located on Yale Street Between John Daly and Princess on the South side of Yale Parcel ID# 44022010573300 in the amount of \$ 1000.00 to Sonya Jennings.

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

Mayor's Approval _____

BACKGROUND INFORMATION

(Case # LD 21-26) Sonya Jennings has made an application to purchase Two (2) Separate vacant Parcels 1st parcel located on Florence street on the North side of Florence Property Id # 44022010381000 between John Daly and Princess and the 2nd parcel Property Id # 44022010573300 is located on Yale street on the south side of the street between John Daly and Princess Legal Descriptions (Please See Attached Wayne County Public Records) to Sonya Jennings

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 on Yale is zoned R-1C One Family Residential District and the parcel located on Florence is 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 \$1000

RESOLUTION

Authorization is hereby given for the sale of Two (2) Separate 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 (\$800.00), paying the cost of recording the deeds (\$15.00 each), 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 Sonya Jennings

Applicant's Address 454 Brentwood Street

Applicant's Phone Number: 313-316-8244

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

PROPERTY INFORMATION – Purchase Offer \$500.00

Property Location: North side of Florence

Between John Daly Street and Princess Street

Tax ID, Legal Description, and Address if Structure 44022010381000

30J381 TO 386 LOTS 381 TO 386 INCL ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM
T2S R10E L40 P29, 30 WCR

Parcel Size: 271 (Width) X 124 (Length) Current Residential

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

Summary of Proposed Use:

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.

Sonya Jennings

Applicant's Signature

Stephanie Taylor

Broker's Signature

04/09/2021

04/09/2021

Date



LETTER OF GOOD STANDING

Date: 04/09/2021

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

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



AFFIDAVIT

Parcel ID # 44022010381000 Street Inkster, Michigan 48141
Vacant Lot

I, Sonya Jennings, 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.

Sonya Jennings

Printed Name

Investor

Title

Sonya Jennings 04/09/2021

Signature

Stephanie Taylor 04/09/2021

Real Estate Broker Signature

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") Sonya Jennings, located 454 Brentwood St Inkster, Michigan 48141, ("Purchaser"):

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

30J381 TO 386 LOTS 381 TO 386 INCL ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

Parcel ID: 44022010381000 Florence St

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Five Hundred Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

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

Sellers Initials: _____

PURCHASER:

By: Sonya Jennings

By: Sonya Jennings 04/09/2021
4/9/2021 3:54:49 PM EDT

Its: Investor

Purchaser's Address: 454 Brentwood Street
Inkster, Michigan 48141
Telephone No: 313-316-8244

IN PRESENCE OF:

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

Dated: 04/09/2021

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 Sonya Jennings

Applicant's Address 454 Brentwood Street

Applicant's Phone Number: 313-316-8244

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

PROPERTY INFORMATION -- Purchase Offer \$500.00

Property Location: Yale St South side of Yale

Between John Daly Street and Princess Street

Tax ID, Legal Description, and Address if Structure 4402200010573300

303573 TO 576 INCL ALSO N 12 OF ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E
L40 P29,30 WCR

Yale St

Parcel Size: 193.50 (Width) X 135 (Length) Current Residential

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

Summary of Proposed Use:

Use additional sheets as needed The buyer wants to build a 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.

Sonya Jennings

Applicant's Signature
Stephanie Taylor

04/09/2021

04/09/2021

Date

Broker's Signature



LETTER OF GOOD STANDING

Date: 04/08/2021

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

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



AFFIDAVIT

Parcel ID # 44022010573300 Street Inkster, Michigan 48141
Vacant Lot

I, Sonya Jennings, 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.

Sonya Jennings

Printed Name

Investor

Title

Authentic ID: 89721149-A1DA-4D84-A54A-434D770F0F56
Sonya Jennings 04/09/2021
Signature

Authentic ID: 89721149-A1DA-4D84-A54A-434D770F0F56
Stephanie Taylor 04/09/2021
Real Estate Broker Signature

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") Sonya Jennings, located 454 Brentwood St Inkster, Michigan 48141, ("Purchaser"):

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

30J573 TO 576 LOTS 573 TO 576 INCL ALSO N 1/2 OF ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

Parcel ID: 44022010573300
Yale St. 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).
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PURCHASE PRICE

1. The Purchaser shall pay the Sum of Five Hundred Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment One Hundred Dollars USD (\$100.00)

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

Sellers Initials: _____

PURCHASER:

By: Sonya Jennings

By: 
4/9/2021 3:49:46 PM EDT

Its: Investor

Purchaser's Address: 454 Brentwood Street
Inkster, Michigan 48141
Telephone No: 313-316-8244

IN PRESENCE OF:

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

4/9/2021 3:57:14 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.

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: FLORENCE PARCEL YALE PARCEL

✓ Applicant Name:	<u>Sonyia Jennings</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>44622616381600 FLORENCE</u>
✓ Purchase Agreement	<u>44622616573300 YALE</u>
✓ 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	
✓ Plat map	<u>Google Maps</u> <u>Shared drive</u>
✓ Realty COMP - Realtor Comparative Market Analysis (Structures only)	
✓ Water Department Response (Land Sales only)	<u>Send memo to Water re: Outstanding Utilities- June</u>
✓ Code Enforcement Response (Land Sales only)	<u>Send memo to Code Enforcement re: violations Dawn</u>
✓ Taxes: City and County up to Date	
✓ Detailed Explanation for Proposed Use	
✓ Assign Case Number (Enter in Excel)	<u>LD 21-260</u>
✓ Create File Folder/Tab	
✓ Scan Application Package	

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Yale
City/State/Zip: Inkster, Michigan, 48141 **Property ID:** 44022010573300
Owner Name: City Of Inkster **Lat/Long:** 42.288090 / -83.300959
Taxpayer Address: 26215 Trowbridge Street **Census Tract:** 5709
City/State/Zip: Inkster, Michigan, 48141-2479 **Block Group:**
City/Village/Town: Inkster **School District:** Westwood
Subdivision: WESTWOOD SUB OF VAN ALSTINE **Property Category:** Government
MLS Area: 05080 - Inkster **Land Use:** 703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description: 30J573 TO 576 LOTS 573 TO 576 INCL ALSO N 1/2 OF ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

TransactionDesk:

REALIST Links:

REXINE Links:

Data Co-op Links:

RPR Links:

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVI	TN 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

Assessments

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

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
WAYNE COUNTY TREASURE	TREASURER CITY OF INKST	06/06/2013	06/06/2013		QCD	50829/0736

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	193.50X135.00
Topography:	Land Sqft:	26136
Irregular:	Acres:	0.60

Search for MLS Listings

Click Arrow for Property History

County is 'WAY - Wayne County'
 Property ID is like '44022010573300*'
 Found 1 result in 0.02 seconds.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Florence
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44022010381000
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.285843 / -83.300888
City/Village/Town: Inkster
Subdivision: WESTWOOD SUB OF VAN ALSTINE FARM
Census Tract: 5709
School District: Westwood
Property Category: Government
MLS Area: 05080 - Inkster
Legal Description: 301381 TO 386 LOTS 381 TO 386 INCL ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL

TransactionDesk:

REALIST Links:

REMINE Links:

Data Co-op Links:

RPR Links:

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmt	CVI	TN 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
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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 Est Val	Homestead %	TN Taxes
------	-------------	---------------	-------------	----------

Transfer Information

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

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

Year Built: 2007
Architecture Level: 1 Story
#1 Porch/Dimensions: /
#2 Porch/Dimensions: /
Topography: /
Irregular: /
Pool: /
Garage Year Built: /
Storm Sewer: /
Land Dimension: 270.00X135.00
Land Sqft: 36460
Acres: 0.84

Search for MLS Listings

Click Arrow for Property History

County is 'WAY - Wayne County'
 Property ID is like '44022010381000'
 Found 1 result in 0.02 seconds.



FEDERAL CREDIT UNION
23400 Plymouth Road
Redford, MI 48239
Telephone: (313) 532-6451

NOT VALID FOR MORE THAN TWO
THOUSAND U.S. DOLLARS

CHECK NO: 183134

VOID AFTER 90 DAYS

MONEY ORDER

\$100.00

DATE
03/08/2021

AMOUNT ONE HUNDRED DOLLAR(S) AND NO CENT(S)

PAY TO THE
ORDER OF

City of Inkster
SONYA JENNINGS
454 BRENTWOOD STREET
INKSTER, MI 48141

[Signature]
AUTHORIZED SIGNATURE

⑈ 183134⑈ ⑆ 272078925⑆ 2822100⑈



FEDERAL CREDIT UNION 101381-
23400 Plymouth Road
Redford, MI 48239
Telephone: (313) 532-6451

NOT VALID FOR MORE THAN TWO
THOUSAND U.S. DOLLARS

CHECK NO: 183151

VOID AFTER 90 DAYS

MONEY ORDER

\$100.00

DATE
03/09/2021

AMOUNT ONE HUNDRED DOLLAR(S) AND NO CENT(S)

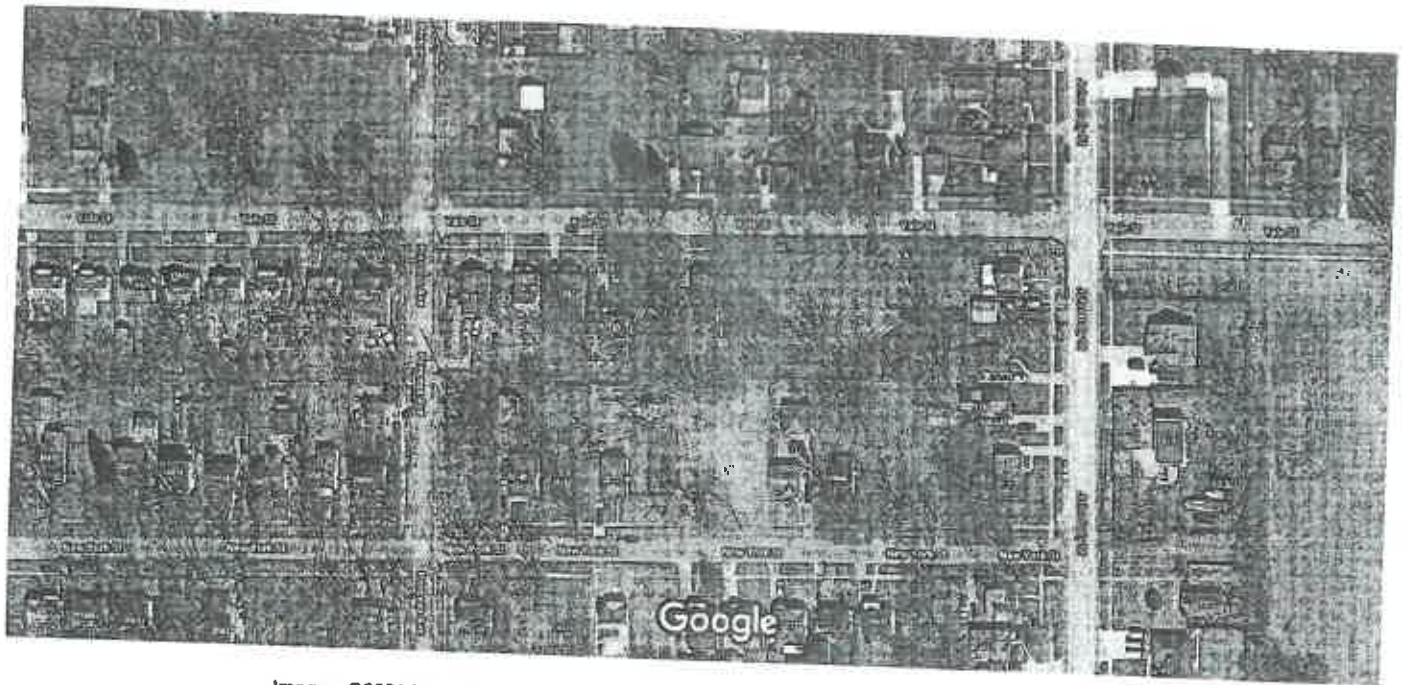
PAY TO THE
ORDER OF

City of Inkster
SONYA JENNINGS
454 BRENTWOOD STREET
INKSTER, MI 48141

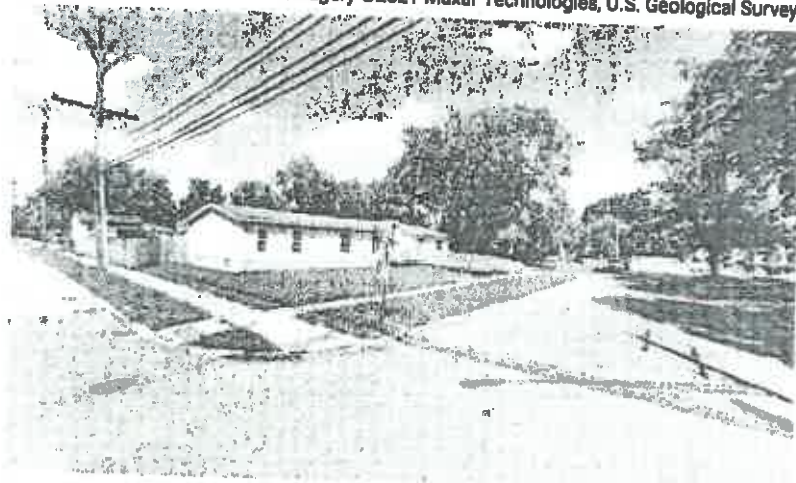
[Signature]
AUTHORIZED SIGNATURE

⑈ 183151⑈ ⑆ 272078925⑆ 2822100⑈

Google Maps Florence St & Princess Ave



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



Florence St & Princess Ave

Intersection



Directions



Save



Nearby



Send to your
phone



Share



Inkster, MI 48141

Photos

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: August 9, 2021

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

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase Two (2) Separate Vacant Parcels (Case # LD 21-23) located on the East Side of Hickory Street between Beech Street and Chestnut Street which is Parcel Id #. 44010020103000 and 44010020101002 legally described (Please See Attached Wayne County Public Records)

in the amount of \$ 1000.00 to Will Arabi/Progressive Real Estate for two parcels that is adjacent next to property he already purchased from the city.

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

Mayor's Approval

BACKGROUND INFORMATION

Will Arabi/Progressive Real Estate has made an application to purchase (Case # LD 21-23) Two (2) Separate vacant Parcels located on East side of Hickory Street Legal Description (Please See Attached Wayne County Public Records) Parcel ID #44010020103000 and 44010020101002 the two parcels are adjacent to property he already purchased from the city.

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 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 \$1000

RESOLUTION

Authorization is hereby given for the sale of Two (2) Separate 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 (\$800.00), paying the cost of recording the deeds (\$15.00 each), 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 Will Arabi

Applicant's Address 5871 Pelham Allen Park MI 48141

Applicant's Phone Number: 313-353-3500

Proposed Owner's Name (as indicated on deed): Will Arabi / Progressive Real Estate

PROPERTY INFORMATION — Purchase Offer \$1000.00

Property Location: East side of Hickory Street

Between Beech Street and Chestnut

Tax ID, Legal Description, and Address if Structure 44010020103000

25Q103 LOT 103 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E L64 P18 WCR

44010020101002

25Q101B S 17FT OF LOT 101 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E L64 P18 WCR

Parcel Size: (Width) 1st Parcel is 17 X 120 and Second Parcel is 35x120 (Length) Current Residential

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

Summary of Proposed Use: Additional Parcels adjacent to the house that is already owned.

Use additional sheets as needed

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

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

Authentisign
Will Arabi
Applicant's Signature
Authentisign
Stephanie Traylor
Broker's Signature
8/9/2021 3:48:31 PM EDT

08/09/2021

Date



LETTER OF GOOD STANDING

08/09/2021

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, Will Arabi (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.



AFFIDAVIT

Parcel ID #44010020101002 44010020103000

Hickory Street Inkster, Michigan 48141 Two Separate Vacant
Parcels

I, Will Arabi, 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.

Will Arabi

Printed Name

Title

Will Arabi

08/09/2021

Signature

Stephanie Taylor

08/09/2021

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 9th day of August, 2021, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") Will Arabi Progressive Real Estate , located 5871 Pelham Allen Park , Michigan 48101, ("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: **44010020101002**

25Q101B S 17FT OF LOT 101 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E L64 P18 WCR

44010020103000

25Q103 LOT 103 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E L64 P18 WCR

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of One Thousand Dollars (\$1000.00) USD for the aforesaid property, as follows:
2. Down payment Two Hundred Dollars USD (\$200.00)

3. The remainder of the purchase price Four Hundred Dollars (\$800.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

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: WA

Sellers Initials: _____

PURCHASER:

By: Will Arabi / Progressive Real Estate .

By: 5871 Pelham Allen Park

Its: Investor

Will Arabi
8/8/2021 3:40:10 PM EDT

08/09/2021

Purchaser's Address: 5871 Pelham
Allen Park, Michigan 48101
Telephone No: 313-353-3500

IN PRESENCE OF:

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

8/8/2021 3:48:24 PM EDT

Dated: 08/09/2021

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.**



Hickory St

Hickory St

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Hickory Between Beech and Chestnut

✓ Applicant Name:	W. H. Akabi / Progressive
✓ 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. #	44010020103000 4401002010002
✓ 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)	
✓ Create File Folder/Tab	
✓ Scan Application Package	

1 of 1 Checked 0 All Maps Links Grid Single Link History

Display PRD - Full Detail at 1 per page

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Hickory
City/State/Zip: Inkster, Michigan, 48141 Property ID: 44010020101002

Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479 Lat/Long: 42.285945 / -83.318885
City/Village/Town: Inkster Census Tract: 5708
Subdivision: WESTWOOD HEIGHTS SUB NO 1 Block Group:
MLS Area: 05080 - Inkster School District: Taylor
Legal Description: 25Q101B S 17FT OF LOT 101 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E
Land Use: 710 - EXEMPT LAND BANK

Transaction Desk:

REALIST Links:

REMI Links:

Data Co-op Links:

RPR Links:

[Full Report](#) [Compare](#) [Market Index](#) [Neighborhood Profile](#)

[Start Under Transaction](#) [Buyer's Pre-Purchase View](#)

[Data Co-op Link Status](#) [Data Co-op Request](#) [Data Co-op Consolidated Report](#)

[RPR RPR Detail Report](#) [RPR RPR Detail Property Report](#)

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assess	CVT	Tot 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
						\$48.95

Assessments

Year	Taxable Val	State Ex Val	Homestead %	Tot Taxes
2016	\$0	\$1,300	0	\$48.95

Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Deed Type	Liber/Page
WAYNE COUNTY LAND BANK	CITY OF INKSTER	11/12/2018	11/12/2018	\$1,400	QCD	34719/0395
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1239
NEHME NEHME NASSER	NEHME ALI S	09/03/2009	07/29/2009	\$5,000	QCD	48103/1264
MORTGAGE ELECTRONIC RE	NEHME NEHME N	12/05/2007	10/15/2007	\$10,000	DEED	46848/1180
ECHOLS DARNELL RAY	MORTGAGE ELECTRONIC RE	04/18/2006	03/29/2006	\$70,479	SHER/DEED	44529/0143
LACEY ANTONIO D	ECHOLS DARNELL	04/04/2005	09/24/2004	\$85,000	WAR/DEED	42406/0391
LACEY MILDRED	BANKHEAD ANISE Y	04/18/2002	01/31/2002	\$100	DEED	00000/0000

Other Recordings

Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
AMERICAN HOME MORTGAG	ECHOLS DARNELL	04/04/2005	09/24/2004	\$66,500	MTG	41631

Characteristics

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

Storm Sewer:
Land Dimension: 17.00X120.40
Land Sqft: 2047
Acres: 0.05

Search for MLS Listings

Click Arrow for Property History

Recent Recordings:

County is 'WAY - Wayne County'
Property Zip Code is '48141'
PADD Street Name is like 'hickory*'
Property ID is like '44010020101002*'
Found 1 result in 0.02 seconds.

8/9/2021

Realcomp Online

1 of 1 Checked 0 All None Page Grid Single Line display

Criteria Results

Display PRD - Full Detail at 1 per page

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Hickory**
City/State/Zip: **Inkster, Michigan, 48141**

Owner Name: **City Of Inkster**
Taxpayer Address: **26215 Trowbridge Street**
City/State/Zip: **Inkster, Michigan, 48141-2479**

City/Village/Town: **Inkster**
Subdivision: **WESTWOOD HEIGHTS SUB NO 1**
MLS Area: **05080 - Inkster**
Legal Description: **25Q103 LOT 103 ALSO W 1/2 ADJ VAC ALLEY WESTWOOD HEIGHTS SUB NO. 1 T2S R9E L04 P10 WCR**

Property ID: **44010020103000**

Lst/Long: **42.285815 / -83.315969**
Census Tract: **5708**
Block Group:

School District: **Taylor**
Property Category: **Other**
Land Use: **710 - EXEMPT LAND BANK**

Transaction Desk:

REALIST Links:

RENAME Links:

Data Co-op Links:

RPR Links:

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVY	Ttl. 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
						\$98.18

Assessments

Year	Taxable Val	State Ex Val	Homestead %	Ttl. Taxes
2016	\$0	\$1,800	0	\$98.18

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1236
NEHME NEHME NASSER	NEHME ALI S	09/03/2009	07/29/2009	\$5,000	QCD	48103/1264
MORTGAGE ELECTRONIC RE	NEHME NEHME N	12/05/2007	10/15/2007	\$10,000	DEED	46848/1180
LACEY ANTONIO D	ECHOLS DARNELL	04/04/2005	09/24/2004	\$85,000	WAR/DEED	42408/8391
LACEY MILDRED	CITIBANK NA	04/12/2004	03/25/2004	\$41,318	SHER/DEED	40360/0243

Other Recordings

Debtor	Officer	Record Date	Doc Date	Amount	Doc Type	Libar/Page
AMERICAN HOME MORTGAG	ECHOLS DARNELL	04/04/2005	09/24/2004	\$66,500	MTG	41631

Characteristics

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

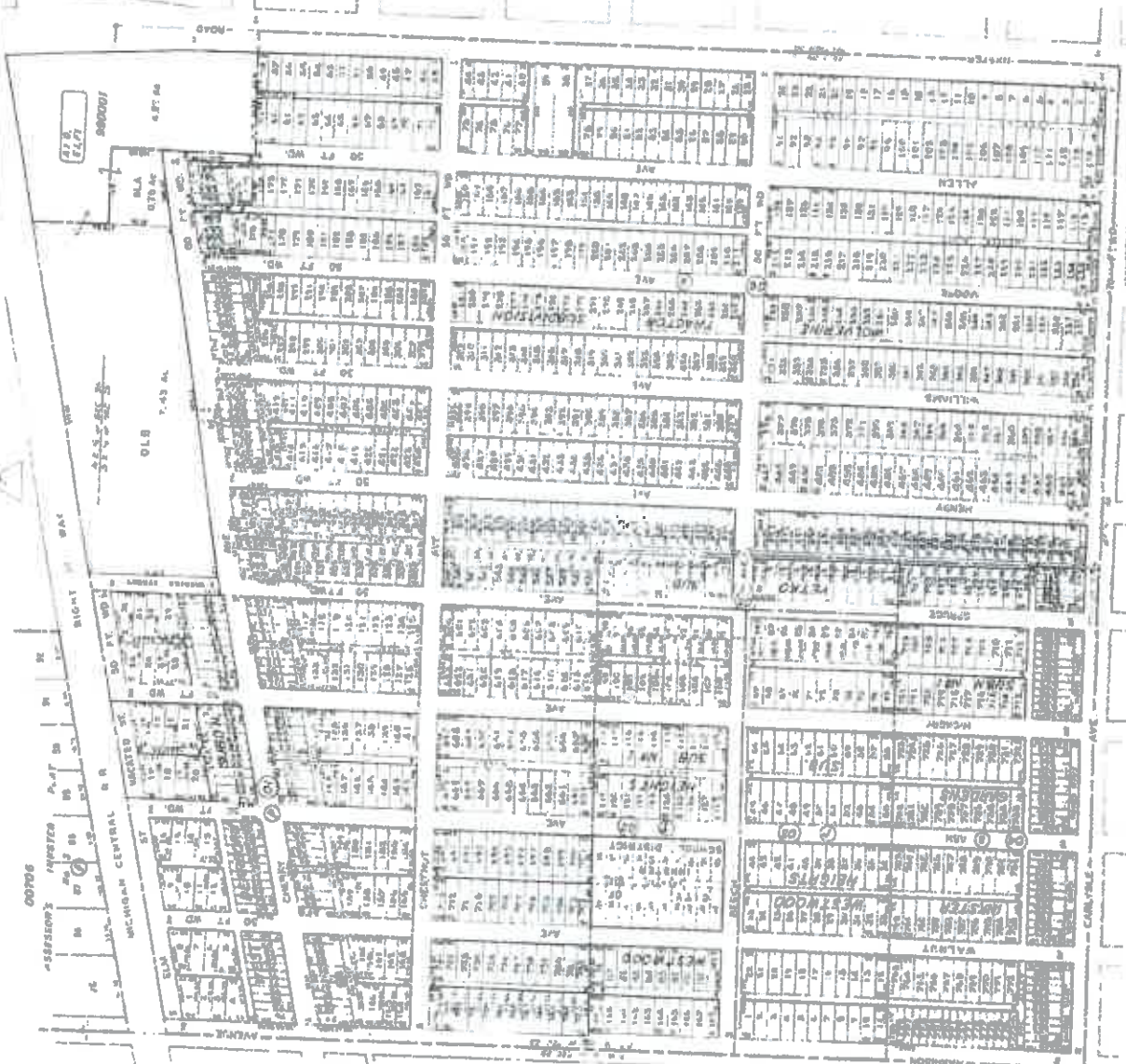
Storm Sewer:
Land Dimension: **35.00X126.40**
Land Sqft: **4225**
Acres: **0.10**

Search for MLS Listings

Click Arrow for Property History

Report Info: 8/9/2021

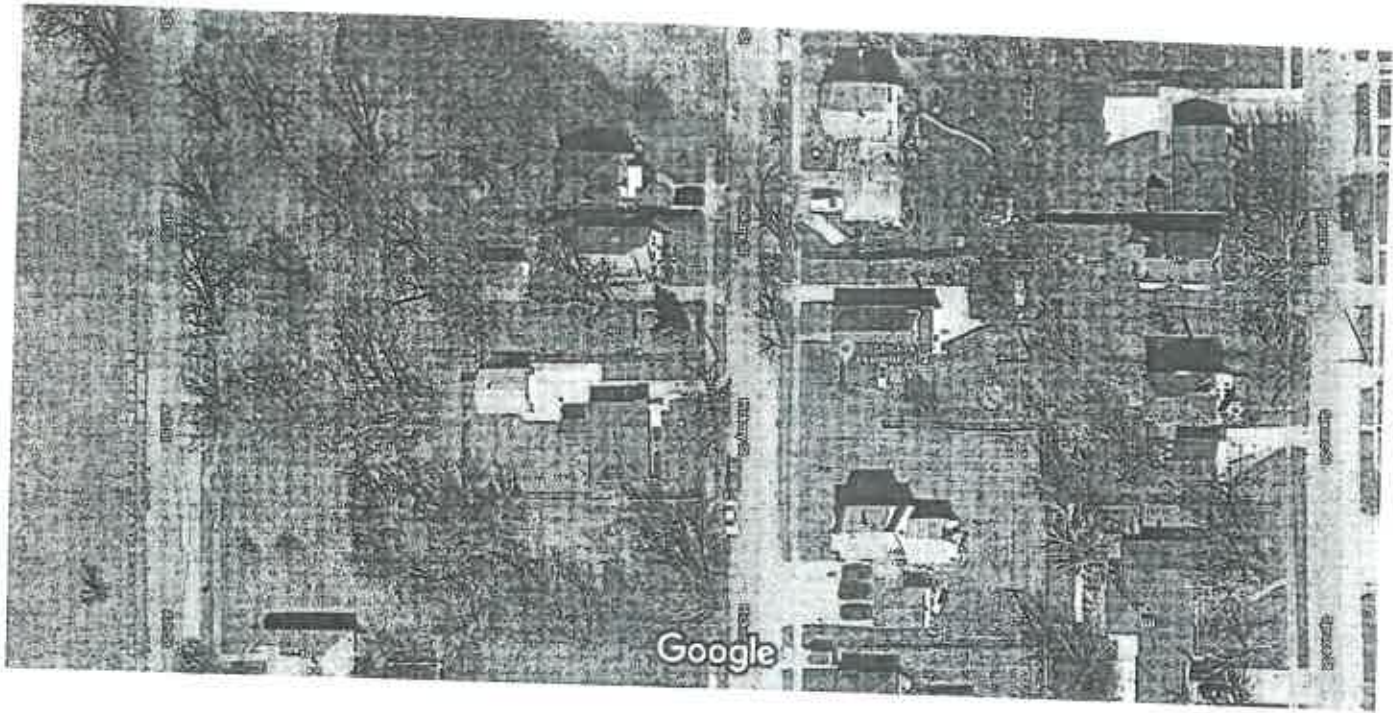
County is 'WAY - Wayne County'
Property Zip Code is '48141'
PADD Street Name is like 'hickory*'
Property ID is like '44010020103000*'
Found 1 result in 0.02 seconds.



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

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION

(P) 2005 COUNTY OF WAYNE, STATE OF MICHIGAN



Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



3405 Hickory St

Building



Directions



Save



Nearby



Send to your
phone



Share



3405 Hickory St, Inkster, MI 48141

Photos

Western Union		MONEY ORDER	
19-25441179			
A 417734 D 000721 19254411792 L 013402		\$ 100.00	
NOT GOOD OVER 3000			
PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS			
PAY TO THE ORDER OF		City of Inkster	
2871 Pelham St. Port Huron, Mich. 48130		Hickory Land R. K. Kasper	
⑆102100400⑆ 40192544111792⑆			

Western Union		MONEY ORDER	
19-25441180			
A 417734 D 000721 19254411801 L 013403		\$ 100.00	
NOT GOOD OVER 3000			
PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS			
PAY TO THE ORDER OF		City of Inkster	
2871 Pelham St. Port Huron, Mich. 48130		Hickory Land R. K. Kasper	
⑆102100400⑆ 40192544111801⑆			

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: August 9, 2021

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

Date for Council Consideration: August 16, 2021

ACTION REQUESTED: Consider approval to purchase Four (4) Separate Vacant Parcels (Case # LD 21-22) located on the North Side of Cherry Street between Hickory Street and Ash Street which is Parcel Id #. 44010010044000, 44010010054000, 44010010051000 and 44010010050000 legally described (Please See Attached Wayne County Public Records) in the amount of \$ 2000.00 to Anthony Pasley for additional storage next to property he already purchased from the city.

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

Mayor's Approval _____

BACKGROUND INFORMATION

Anthony Pasley has made an application to purchase (Case # LD 21-22) Four (4) Separate vacant Parcels located on the North side of Cherry Street Legal Description (Please See Attached Wayne County Public Records) Parcel ID #44010010044000, 44010010054000, 44010010051000 and 44010010050000 to Anthony Pasley for additional land next to his land he already owns.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the M-1 Light Industrial 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 \$2000

RESOLUTION

Authorization is hereby given for the sale of Four (4) Separate 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 (\$1600.00), paying the cost of recording the deeds (\$15.00 each), 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 Anthony Pasley

Applicant's Address 27148 Stanford Inkster, Michigan 48141

Applicant's Phone Number: 313-909-0545

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

PROPERTY INFORMATION -- Purchase Offer \$2000.00

Property Location: North side of Cherry Street/Avenue

Between Ash Street/Avenue Hickory Street/Avenue

Tax ID, Legal Description, and Address if Structure

Four Separate Parcels on Cherry St. 44010010044000, 89x110 44010010054000, 23.80x110 44010010051000
66x110 and 44010010050000 22x110

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

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

Summary of Proposed Use: Storage

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$400.00 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.

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

01/13/2021

01/12/2021

Date



LETTER OF GOOD STANDING

01/13/2021

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

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

01/13/2021 11:24:34 PM EST



AFFIDAVIT

Parcel ID # 44010010050000, 44010010044000,
44010010054000 and 44010010051000 Street Inkster, Michigan
48141 Vacant Lot

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

Anthony Pasley

Printed Name

Investor

Title

Authentisign
Anthony Pasley 01/12/2021

Signature 12:59 PM EST

Authentisign
Stephanie Taylor 01/13/2021

Real Estate Broker Signature



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

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

List of repairs needed

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

Good Faith Deposits:

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

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

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

NOTE: All City property is sold "AS IS"

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

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

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



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

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Anthony Pasley

Applicant's Address 27148 Stanford Inkster, Michigan 48141

Applicant's Phone Number: 313-909-0545

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

PROPERTY INFORMATION -- Purchase Offer \$2000.00

Property Location: North side of Cherry Street/Avenue

Between Ash Street/Avenue Hickory Street/Avenue

Tax ID, Legal Description, and Address if Structure

Four Separate Parcels on Cherry St. 44010010044000, 89x110 44010010054000, 23.80x110 44010010051000
66x110 and 44010010050000 22x110

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

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

Summary of Proposed Use: Storage

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$400.00 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 *Anthony Pasley*
Stephanie Taylor
Broker's Signature

01/13/2021

Date

01/12/2021



LETTER OF GOOD STANDING

01/13/2021

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, Anthony Pasley (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 # 44010010050000, 44010010044000,
44010010054000 and 44010010051000 Street Inkster, Michigan
48141 Vacant Lot

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

Anthony Pasley

Printed Name

Investor

Title

Authentisign
Anthony Pasley 01/12/2021

Signature 1:39 PM EST

Authentisign
Stephanie Taylor 01/13/2021

Real Estate Broker Signature

CITY OF INKSTER PURCHASE AGREEMENT

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

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

Parcel ID: 44010010050000, 44010010044000, 44010010054000 and 44010010051000

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Two Thousand Dollars (\$2000.00) USD for the aforesaid property, as follows:
2. Down payment Four Hundred Dollars USD (\$400.00)

3. The remainder of the purchase price One thousand six hundred dollars (\$1600.00) 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: AP

Sellers Initials: _____

PURCHASER:

By: Anthony Pasley

By: Anthony Pasley 01/12/2021

Its: Investor 1/12/2021 11:37:07 PM EST

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

IN PRESENCE OF:

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

Dated: 01/13/2021 1/13/2021 7:54:16 AM EST

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: 313-583-4232

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

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

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

Property Address:	Cherry	Property ID:	44010010051000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288780 / -83.317068
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5708
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P51 52 53 LOTS S1 TO S3 INCL ALSO S 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR		

Photos**Taxes**

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	Ttl Seasonal
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
WOJTOWICZ RAYMOND J	TREASURER/CONTROLLER C	01/13/2009	12/31/2008		QCD	47664/0845

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	66.00X110.00
Topography:	Land Sqft:	7275
Irregular:	Acres:	0.17

Search for MLS Listings

Click Arrow for Property History

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

Property Address:	Cherry	Property ID:	44010010050000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288823 / -83.316874
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P50 LOT 50 AND S 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR		

Photos**Taxes**

Year	Season	Total Ad Val	Admin Fee	Asmt	CVT	TH Seasonal
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

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

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

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X110.00
Topography:	Land Sqft:	2439
Irregular:	Acres:	0.06

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

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Cherry	Property ID:	44010010044000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288868 / -83.316550
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P44 TO 47 LOTS 44 TO 47 INCL ALSO S 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	Ttl Seasonal
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
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Transfer Information

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

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

Year Built:	1987	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	89.80X110.00
Topography:		Land Sqft:	9888
Irregular:		Acres:	0.23

Search for MLS Listings

Click Arrow for Property History

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

Property Address:	Cherry	Property ID:	44010010054000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.288751 / -83.317234
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WEST DEARBORN SUB	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25P54 LOT 54 AND S 1/2 ADJ VAC ALLEY WEST DEARBORN SUB T2S R9E L50 P32 WCR		

Photos**Taxes**

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>TW Seasonal</u>
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>TW Taxes</u>
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Transfer Information

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

<u>Obligee</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:	23.80X110.00
Topography:	Land Sqft:	2614
Irregular:	Acres:	0.06

Search for MLS Listings

Click Arrow for Property History



DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

Google Maps



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft.

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

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

SIGNATURE  10/8/2020 1:18:01 AM EDT DATE 10/08/2020

PRINT NAME Anthony Pasley DATE 10/08/2020

SIGNATURE  10/8/2020 1:38:36 AM EDT DATE 10/08/2020

PRINT NAME Stephanie Taylor DATE 10/08/2020



MICHIGAN

ENHANCED
CHAUFFEUR LICENSE

P 240 067 683 034
DOB 08-12-1954

EXP 01-01-2024
EXP 01-12-2023

ADDRESS: 11111111111111111111
21111 STADIUM ST
ANN ARBOR, MI 48106-1111

Sex M Height 5'00 Eyes BROWN

Lic Type E.C. End CY

Restrictions none



Chetley Poley

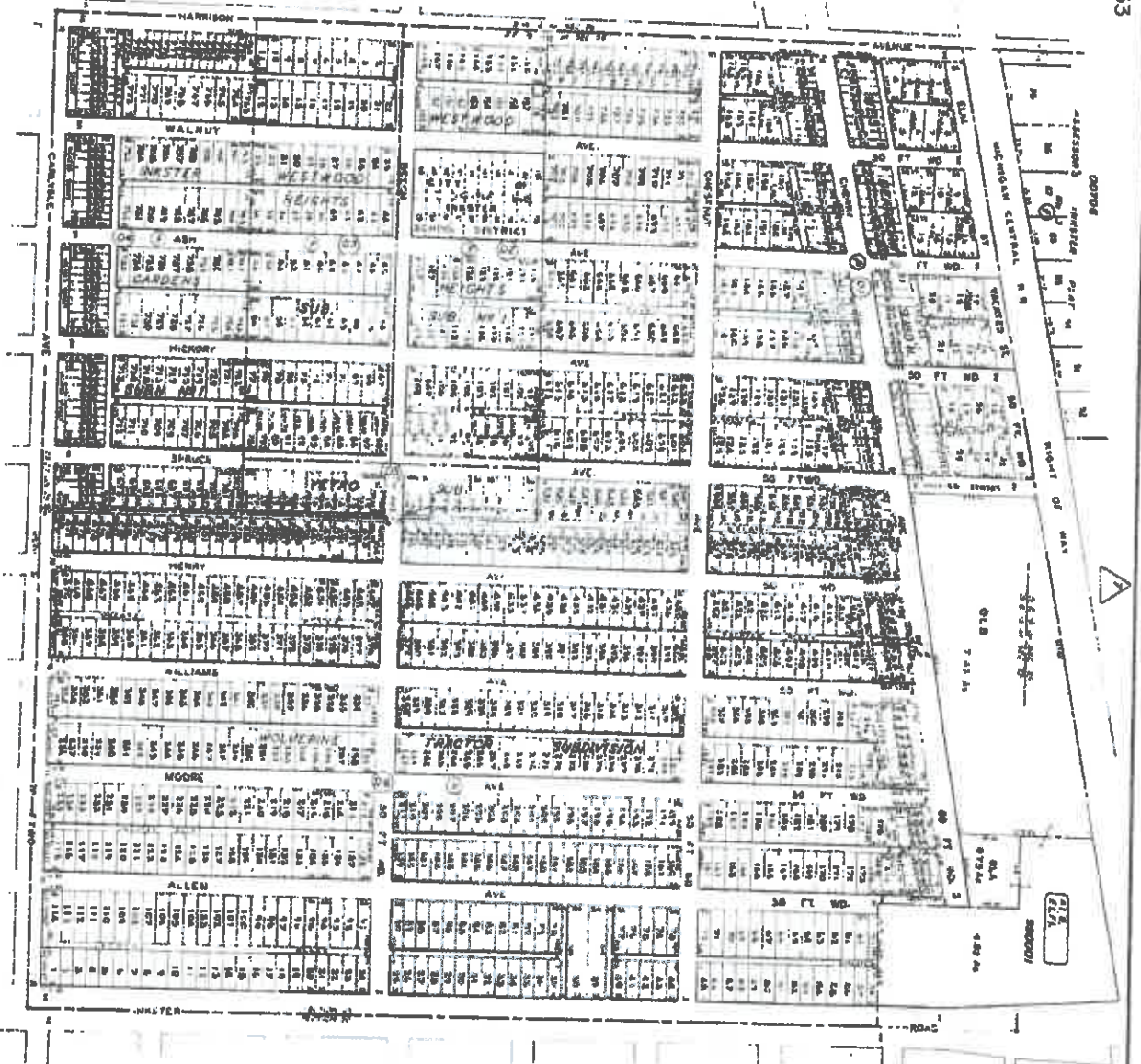
NO CORRECTIONS

EXP 01-01-2024
EXP 01-12-2023

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Cherry

✓	Applicant Name:	Anthony Paisley
✓	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. #	44010010051000, 44010010051000
✓	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	
✓	Plat map	Google Maps
✓	Realty COMP - Realtor Comparative Market Analysis (Structures Only)	Shared drive
✓	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 Down
✓	Taxes: City and County up to Date	
✓	Detailed Explanation for Proposed Use	
✓	Assign Case Number (Enter in Excel)	
✓	Create File Folder/Tab	
✓	Scan Application Package	RFCH LD 21-22

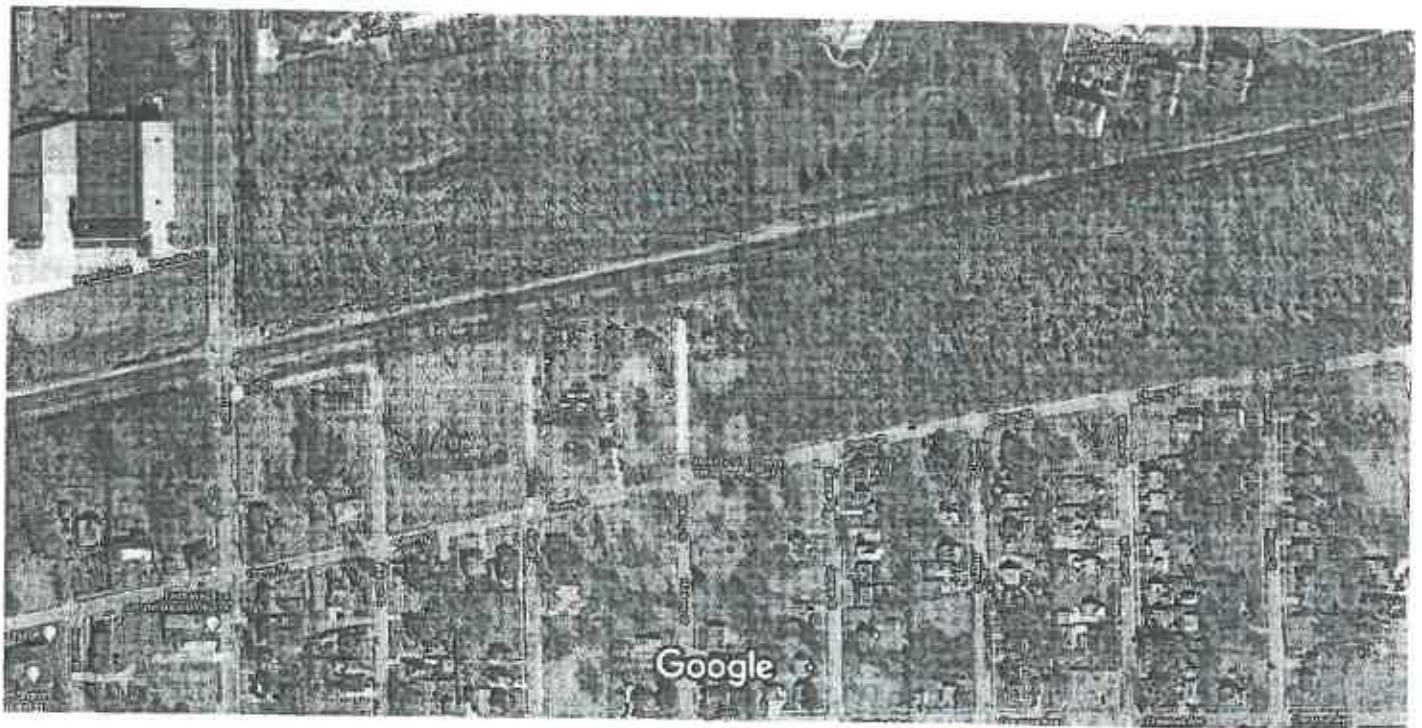


S.E. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT and EDUCATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

2. JOHN ROBERTS, JR. and L. J. ROBERTS, JR. are the owners of the property shown on this map. The property is located in the City of Inkster, Wayne County, Michigan. The property is shown on the map as being part of the S.E. 1/4 of Section 25, T. 2 S. R. 9 E. The property is shown on the map as being part of the City of Inkster, Wayne County, Michigan. The property is shown on the map as being part of the City of Inkster, Wayne County, Michigan.

Google Maps Cherry St & Hickory St



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft



Cherry St & Hickory St

Intersection



Directions



Save



Nearby



Send to your
phone



Share



Inkster, MI 48141

Photos

HELD DOCUMENT UP TO THE LIGHT TO VIEW THE WATERMARK

282111107 NEW 01/08 88100C4308

CHASE

CASHIER'S CHECK

HELD DOCUMENT UP TO THE LIGHT TO VIEW THE WATERMARK

Remitter: ANTHONY M PASLEY/DBA AJTP INVESTMENT

Date 12/02/2020

9051224907 25-3 440

Valid after 7 years

Pay To The Order Of: CITY OF INKSTER

Pay: FOUR HUNDRED DOLLARS AND 00 CENTS

**** 400.00 ****

Do not write outside this box

Memo: Charity Parcel

Note: For information only. Comment has no effect on bank's payment.

Drawn JPMORGAN CHASE BANK, N.A.

Reginald Chambers

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



⑈9051224907⑈ ⑆044000037⑆ 758661326⑈

Parking

Pharmacies

ATMs

2911

2914

2942

Hickory St

Ash St

2916

28140

Hickory St &
St, Inkster, MI

Hickory St

Cherry St

Cherry St

Ash St

Ash St

29115

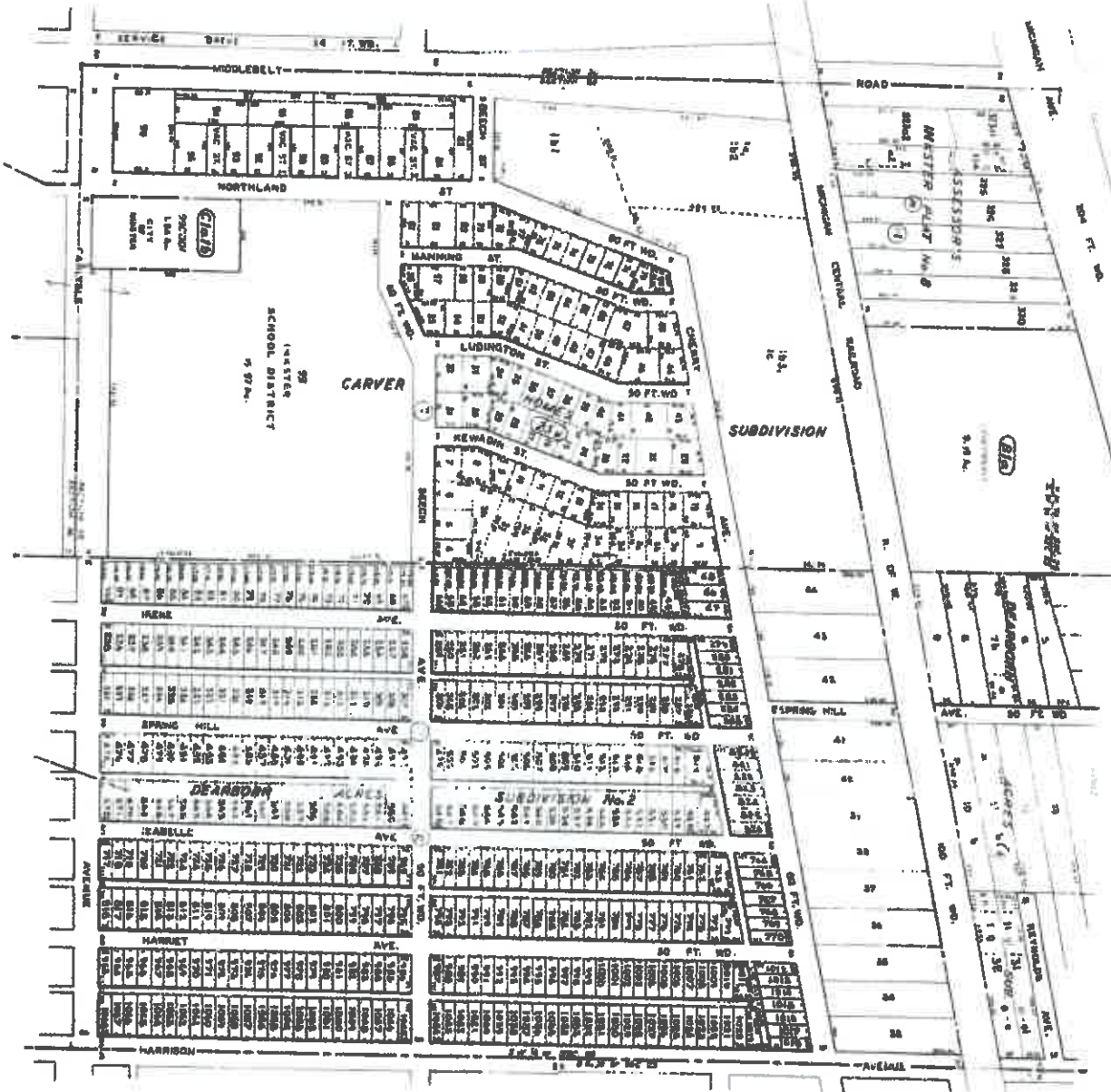
Hickory St

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address:

Harriet

✓ Applicant Name:	Michael Wells
✓ 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. #	44009026814000
✓ 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	
✓ Plat map	Google Maps
✓ Realty COMP - Real Estate Comparative Market Analysis (Structures only)	Shared drive
✓ 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
✓ Taxes: City and County up to Date	Dawn
✓ Detailed Explanation for Proposed Use	
✓ Assign Case Number (Enter in Excel)	LD 21-27
✓ Create File Folder/Tab	
✓ Scan Application Package	



S.W. 14 SECTION 25
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

1. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF INKSTER'S POLICY ON THE SALE OF LAND.
2. THE CITY OF INKSTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.
3. THE CITY OF INKSTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.

1. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF INKSTER'S POLICY ON THE SALE OF LAND.
2. THE CITY OF INKSTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.
3. THE CITY OF INKSTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Harriet** Property ID: **44009020814000**
 City/State/Zip: **Inkster, Michigan, 48141**

Owner Name: **City Of Inkster** Lat/Long: **42.283050 / -83.320722**
 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: **28N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR**

TransactionDesk:

[Start a Listing Agent Exam](#)

REALIST Links:

[Full Report](#)

[Comparables](#)

[Market Trends](#)

[Neighborhood Profile](#)

REMIIE Links:

[Start Data+ Integration](#)

[Generate Pre-Property View](#)

Data Co-op Links:

[Data Co-op Links](#)

[Data Co-op Report](#)

[Data Co-op Consolidated Report](#)

RPR Links:

[RPR Links](#)

[RPR Complete Property Report](#)

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assesmt	CVT	Ttl 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 En Val	Hmstd %	Ttl Taxes
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Transfer Information

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

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

Year Built: **1927** Pool:

Exterior: **Aluminum, Vinyl** Garage Features: **Detached**

Heating: **Forced Air** Gas Service:

#1 Porch/Dimensions: **/** Storm Sewer:

#2 Porch/Dimensions: **/** Land Dimension: **105.00X111.00**

Topography: **/** Land Sqft: **11674**

Irregular: **/** Acres: **0.27**

Search for MLS Listings

Click Arrow for Property History

44009020814000

County is 'WAY - Wayne County'
 Property ID is like '44009020814000'
 Found 1 result in 0.02 seconds.



Serial Number

26907707687

POSTAL MONEY ORDER

Year, Month, Day
2020-08-11

Post Office
481410

U.S. Dollars and Cents

\$100.00

Amount One Hundred Dollars and 00/100

Pay to

City of Inkster

Clerk 98

Address

26215 Trowbridge

From

Michael Wells

Inkster, Mi 48141

Address

7417 Vaughan St Detroit, Mi

Memo

48228

1:000000800 2:

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

26907707687

8/16/2021



City of Inkster, Michigan

Application Packet For Class 1 and Class 2 Events

Received

(Signature)

NOTICE OF INTENT TO APPLY FOR AN EVENT PERMIT

The first page of this packet implies your intent to hold an event, reserve a park, or close a street in the city of Inkster. The due date for the Notice of Intent can be found on the next page under your event class. In order to reserve a date and location, please fill out this first page and mail or email it to:

City Clerk's Office
26215 Trowbridge Rd. Inkster, MI. 48141
Office: (313) 563-9770; Fax: (313) 563-7378
E-Mail: frutledge@cityofinkster.com
www.cityofinkster.com

No Street Block

Event Title: INK-Town Ryderz 3rd Annual car and bike show

Type of Event: CAR SHOW

Estimated Class Level (please circle):

Class 1

Class 2

Event Date (s): September 5, 2021

Event Hours: 10:00AM - 6:00PM

Park Name and Location (if only interested in a portion of a park, please specify the portion):

3250 Middlebelt old Inkster High School

***Additional days for set up:

***Additional days for clean-up:

***Please note, the rental rate allows for set up to begin after 5:00 pm the day prior and clean up to end by 10:00AM following your event. If this does not allow you enough time, please discuss with the Clerk's Office.

(Signature)

Please name the person(s) principally responsible for this event (applicant):

Name: Aaron Smith

E-mail Address: ar251m977@gmail.com

Phone 1: 734-636-7707 (work/home/cell)

Phone 2: _____ (work/home/cell)

Fax: _____

Legal name of applicant's organization: INK town Ryderz

Form of ownership:

☒ Doing Business As

☐ Corporation

☐ Non-Profit

**City of Inkster
Event Permit**

☐ Individual

☐ Association

☐ Partnership

Applicant organization is:

☒ Resident or located in the City (proof of residency is required) ☐ Non-resident

★ Legal address: 3430 SPRINGHILL AVE

Mailing address: _____

City: DETROIT

State: MI

Zip: 48211

Phone: 7346363707 Fax: _____

E-mail: adams1977@gmail.com

The permit shall not be issued until the application (pages 8-13) has been reviewed and approved by the Clerk's Office, DPW, Police Department, Fire Department, City Mayor, and City Council.

City of Inster
Event Permit

CLASSES/CATEGORIES

Alcohol is strictly prohibited in any City Street and/or any Public Property pursuant to the Inster City Code.

	Pre-event meeting	Security Deposit Req.	City services Requirement	Notice of intent due	Applicable sections
Class 1 event:	May be Required	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14
- Any street closure or park reservation that is not open to the public: - Neighborhood association block parties. - Family reunion or private organization park reservation. - Less than 500 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed. - Single day event.					
Class 2 event:	Determined by City Event Organizer	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14
- Any event, street closure or park reservation that is open to the public: - Less than 1,000 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed.					

Please note your Security Deposit will be returned to you upon completed payment of your invoice. Fees are based on services provided.

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

- Application
- Copy of Insurance rider (if necessary).
- Security Deposit

Class 2 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

- Application
- Copy of Insurance rider.
- Pre-event meeting scheduled (if necessary).
- Security Deposit

INSURANCE REQUIREMENTS

TIP: Check with your own insurance carriers (business, organization, auto, renters, home owners, etc.) to see if they will extend your coverage to cover the event before starting from scratch.

Please submit only the Certificate of Liability Insurance page of the policy with your application if your event class requires it.

Class 1 Insurance requirements

Insurance will be required for all Class 1 Events in the amount of \$250,000 per occurrence, naming the City of Inkster as additionally insured if any of the following instances are planned:

- Planned/Organized athletic event.
- Any commercial service being provided, including but not limited to:
 - Setting up of tents/canopies, such as family reunions, weddings, etc.
 - A hired act – magician, animal rides, band, etc.
 - A hired service, such as caterers, portable toilets, moonwalks, rides, etc.

Class 2 Insurance requirements

Insurance will be required for all Class 2 Events in the amount of \$250,000 per occurrence, naming the City of Inkster as additionally insured.

**City of Inkster
Event Permit**

FEES

The City of Inkster provides a variety of public services for events. Event permit holders shall reimburse the City for 100% of the cost of services provided. The fees and rates below do not constitute a written or implied contract. The need for services and cost estimates will be determined at the pre-event meeting between the event permit applicant and City staff.

Fees paid via cash, check, credit card or money order payable to "City of Inkster" should be submitted with the application. If you wish to pay your application fee via credit card, please complete the Credit Card Authorization Form. **Only MasterCard and Visa can be accepted for payment and a 3% fee is associated with using a credit card.** If the actual costs differ from the amount paid, the City of Inkster or the permit holder must refund or pay the difference within 30 days after the event. Penalties and interest will be charged for late payments. The penalty for late payments is 3.0% of the outstanding balance. The interest charge for late payments is 0.5% of the outstanding balance each month until paid in full.

These rates are subject to change without notice on July 1.

Park key fee

To ensure that you have access to the park during the hours on the approved application, you can pick up a key for your event at the DPW office anytime Monday through Thursday between 9a – 4p for a \$20 key deposit. The deposit is 100% refundable after the key is returned.

Application Fee (non-refundable)

- Payable to "City of Inkster"

	Application Fee	
Class 1 Resident	\$75	
Class 1 Non-Resident	\$150	
Class 2 Resident	\$100	
Class 2 Non-Resident	\$200	

Security Deposit (refundable minus any costs incurred)

- Class 1 Event: \$300
- Class 2 Event: \$300
- Paid via check or money order or credit card payable to "City of Inkster"

**City of Inkster
Event Permit**

Inkster Police Department Service Fees/Auxiliary

Labor Rates: These rates change annually on July 1 and are subject to change at any time

- Uniformed police officer: \$45/hour
- Uniformed sergeant: \$67/hour
- Uniformed lieutenant: \$69/hour

• Volunteer Service Corps: The Police Department's Volunteer Service Corps (VSC) is designed to supplement or substitute uniformed police personnel when appropriate. However, the Police Department has the sole authority to determine the level of use and deployment, if any, of the VSC for an event. In other words, some events may have VSC service and others even may not – the decision lies solely with the Police Department and its evaluation of event service needs. Although VSC members are volunteers, event permit holders are charged for a Sergeant's time to organize and schedule VSC members (1 hour for every 4 VSC members).

- 1-4 VSC members \$67/Per Day
- 5-8 VSC members \$134/Per Day
- 9-12 VSC members \$201/Per Day

Equipment Rates:

- Mobile command post \$11.44/hour
- Police cruiser \$8.09/hour

Department of Public Works Service Fees
Labor Rates:

- Park worker (Straight Time): \$18.48/hour
- Park worker (Overtime): \$27.72/hour
- Crew Chief (straight time) \$20.76/hour
- Crew Chief (overtime) \$31.14/hour

Fire Department Rates

- Firefighter (Straight Time): \$ 38.00 /hour
(Rescue Vehicle)

Equipment Rates

- Trailer \$75.00/hour
- Pick Up Truck \$420.00/hour
- Stake Truck \$75.00/hour
- Weed Whip 4.16/hour
- Mower 26.43/hour
- Sweeper \$150.00/hour
- Loader \$150.00/hour

INVOICE EXAMPLES FROM PREVIOUS YEARS

Department of Public Works (DPW)

This is a common invoice for trash removal. Four of Republics trash boxes (55 gallon each) are equal to one cubic yard of trash. So the example below shows disposal of 18 boxes of trash.

Qty	Description	Unit Price	Total
2.5 hrs.	DPW Crew Chief	\$20.76	\$51.90
2.5 hrs.	DPW Employee	\$18.48	\$46.20
.5 hrs.	Pick-up Truck	\$ 20.00	\$ 10.00
.5 hrs.	Loader	\$150.00	\$75.00
1 hrs.	Stake Truck	\$75.00	\$75.00
.5 hrs.	Trailer	\$50.00	\$25.00
4.5 cubic yards	Trash removal	\$20 per cubic yard (1 Republic Management box = 55 gallon trash bag = 1/4 a cubic yard. I.e. 4 55 gallon trash bags = \$20	\$85.00

Received: _____

EVENT PERMIT

Please note Event Organizer (s) is responsible for notifying vendors and attendees: Of the No Alcohol Policy/Ordinance.

Event Title: 3rd Annual car and Bike Show

Location: 3250 Middlebelt Rd

Estimated Class Level (please circle): Class 1 Class 2

Event Date/time (s):
Date: 9-5-2021 Start: 6 AM AM/PM End: 8 PM AM/PM

Please name the person (s) principally responsible for this event (applicant):
Name: Aaron Sims E-mail Address: aesims1977@gmail.com

Mailing address: 3430 Spring Hill Ave

City: Ann Arbor State: MI Zip: 48141

Day Phone: _____ Evening Phone: _____

Cell Phone: 734-636-3707 Fax: _____

Names and addresses of all officers and directors (attach separate sheet if necessary):

President: Tarikh Khan Secretary: Aaron Sims

Vice President: Jason Turner Treasurer: Aaron Sims

+++++

Were there any changes to event date/location/time/structure/etc. since the Notice of Intent was submitted?
If yes, please describe and explain:

N/O

**City of Inkster
Event Permit**

**Section
requirement
by class**

1, 2

Please read and check the boxes stating that you are aware of the following.
1a. Ordinance Inclusion on Promotional Materials
Please check the box to indicate you have read and understood this section.

The City of Inkster **highly encourages** adding the following information on all promotional materials, fliers, websites, etc. because people violating this ordinance will be asked to leave the premises:

☒ "The City's event ordinance prohibits the allowance of Alcoholic Beverages on premises.

1b. Ordinance Inclusion on Signage:

☒ The City does not allow posting of flyers on any poles (utility or otherwise) within the City limits, nor does it allow posting of signs in any public right of way (space between street and sidewalk) without express permission (please attach copies of written authorization).

Please note that the event organizer is responsible for informing vendors and other participants of these ordinances.

1, 2

2. Attendance:

Please estimate the number of people you expect to attend the event: 1000 or more

1, 2
DPW

3. Utilities:

Does this event require any utilities? (Electricity in the parks may need to be requested in order to be turned on; not all parks are equipped with electricity).

☐ Yes (see below) ☒ No

☐ Electricity ☐ Water ☐ Other _____

Are the necessary utilities available at the location?

☐ Yes ☒ No (see below)

If not, how do you propose supplying the required utilities?

**City of Inkster
Event Permit**

**Section
requirement
by class**

**1, 2
DPW**

4. Street closures: None

Does your event require street closures: ☐ Yes (see below) ☒ No

Michigan Ave., is considered a State Trunkline. MDOT must be notified of any closings of these streets. If you are listing a state trunkline, please put a Y in the trunkline column.

Please list all streets that will be closed, including their intersecting streets on either end.

EXAMPLE:

Street to close	From	To	Date	Time	Trunkline?
Penn	9/1/13	9/5/13	8/30/13	Noon-3p	N

Street to close	From	To	Date	Time	Trunkline?

(Please be sure to include enough time for event set up and clean up. Please attach additional sheets as necessary).

Will you require the use of City owned barricades to close the street(s)? Yes ☐ No ☒
If no, by what means will you close the street? _____

If yes, please provide the name and address of the person who will take responsibility for the barricades during the course of the event. (Barricades can be picked up at the Inkster Police Department the day before your event. Barricades should be returned to the Inkster Police Department upon completion of your event or a fee will be incurred. If it's the same as the applicant, please write SAME in the name field.

Name: _____ Address: _____ Phone: _____

Describe the means by which you intend to inform residents of the street closing.

Will you permit local residential traffic street access during the event? Yes ☒ No ☐
If no, how do you intend to accommodate residents? _____

****Must have an entrance and exit for Emergency Vehicles.**

**City of Inkster
Event Permit**

**Section
requirement
by class**

1, 2

5. Food Permit:

Will any food be prepared, distributed, or sold at event?

☒ Yes (see below) ☐ No

If food will be prepared on site, distributed or sold each vendor must apply for and receive a permit from the City Clerk's Office/Wayne County. ***

Please note that the Wayne County Health Department must be contacted and advised of event date (s), times, and event organizer contact information in case they have any questions.

1, 2

6. Restrooms:

***Wheatley Park has Restrooms.**

Does your event require restroom facilities?

☒ Yes (see below) ☐ No

How many portable restrooms are you supplying? 6

1, 2
IPD

7. Noise Permit:

Does your event require a noise permit: ☐ Yes (see below) ☒ No

Type of sound at this event:

☒ P.A. system ☐ live band ☐ stereo equipment ☐ other: _____

Event coordinators are responsible for monitoring noise levels and ensuring compliance with the stated noise policy for park events.

1. Permissible Noise Levels – Maximum decibel levels shall not exceed 80 dB (A) from the hours of 10 am thru 10 pm. Maximum decibel levels shall not exceed 75 dB (A) from the hours of 10 pm thru 10 am. These measurements shall be taken from the ROW along the perimeters of the parks. Parties in violation will be given (1) warning to correct violations. If a second violation occurs, then the event will be shut down. Event holders are responsible for any cost incurred to the IPD in this respect.
2. No obscene language or racial epithets shall be allowed during stage productions.
3. The IPD reserve the right to cancel any production for any violation of item (1) or (2). No refunds shall be given and additional costs may be deducted from the security deposit.

Please state the days and times that music or P.A. system will be used:

Date:	Time from:	Time to:
4-5-2021	12 PM	6 PM

Please attach a sound layout/set up for the event

Section

**City of Inkster
Event Permit
requirement
by class**

1, 2
DPW

8. Temporary Apparatus:

Will your event include any of the following?

☒ Yes (see below) ☐ No

If yes, check all that apply and include placement of each on event site plan:
(Note that the city can only supply bleachers and picnic tables)

☐ Tent (s)
devices***

☒ Portable toilet (s)***

☐ Inflatable

☐ Portable lights

☐ Other _____

☐ Bleacher (s) Number requested from the City _____

☐ Picnic Table (s) Number requested from the City _____

***Please see page 4 for insurance requirements if these are utilized.

1, 2
DPW

9. Trash:

How many trash receptacles (with liners) do you intend to provide _____

10

How do you intend to dispose of the trash following your event? yes

Republic sells event trash boxes (55 gallons each, 1box is equal to 1/4 cubic yard). You can contact them at 877-264-5544

1, 2
DPW

10. Site Restoration:

Site restoration and equipment removal are required by 10:00 am the morning following your event.

What date do you agree to restore the location to the condition in which you found it?

4-5-2017

**City of Inkster
Event Permit**

Event Title: INKSTER MILE 2 CAR and bike show
Event Date(s): September 5, 2021 Event Hours: 10 AM - 6 PM

ATTESTATION

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit (s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution.

I hereby agree to comply with all Federal and State Statutes and with all City of Inkster Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Mayor or their designee. I authorize the Fire Chief to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event.

This application represents my intent for the proposed event to the best of my knowledge. I am authorized to sign on behalf of the organization:

Applicant Name (printed)

Sims

Signature

July 1, 2021
Date

City of Inkster Approvals

Department Approval

Name (printed)
Resolution Number

Approved?

Date

City Council

Public Works

Inkster Fire Dept.

Inkster Police

Mayor

City Clerk

A permit shall not be issued until all information has been submitted, application and security deposit fees paid and approved by all departments.



City of Inkster, Michigan

Application Packet For Class 1 and Class 2 Events

Received: 4/12/2017

NOTICE OF INTENT TO APPLY FOR AN EVENT PERMIT

The first page of this packet implies your intent to hold an event, reserve a park, or close a street in the city of Inkster. The due date for the Notice of Intent can be found on the next page under your event class. In order to reserve a date and location, please fill out this first page and mail or email it to:

City Clerk's Office
26215 Trowbridge Rd. Inkster, MI. 48141
Office: (313) 563-9770; Fax: (313) 563-7378
E-Mail: clerk@cityofinkster.com
www.cityofinkster.com

Event Title: Old School Jazz & Gospel Explosion
Type of Event: Community Event
Estimated Class Level (please circle): Class 1 Class 2
Event Date (s): Aug 28 & Aug 29, 2017 Event Hours: 12:00 - 8 p.m.
Park Name and Location (If only interested in a portion of a park, please specify the portion):
Floyd B. Simmons Park 29150 Cadyside Ink, MI 48141
***Additional days for set up: 1 ***Additional days for clean-up: 1

***Please note, the rental rate allows for set up to begin after 5:00 pm the day prior and clean up to end by 10:00AM following your event. If this does not allow you enough time, please discuss with the Clerk's Office.

Please name the person(s) principally responsible for this event (applicant):
Name: Barbara Albert E-mail Address: balbert21@aol.com
Phone 1: _____ (work/home/cell) Phone 2: 734) 226-8115 (work/home/cell) Fax: _____
Legal name of applicant's organization: Barbara Albert
Form of ownership:
☐ Doing Business As ☐ Corporation ☐ Non-Profit

City of Inkster
Event Permit

☒ Individual

☐ Association

☐ Partnership

Applicant organization is:

☒ Resident or located in the City (proof of residency is required) ☐ Non-resident

Legal address: 1811 Lexington PKWY

Mailing address: 1811 Lexington PKWY

City: LAKE

State: MI

Zip: 48141

Phone: 734) 726-8115 Fax: _____

E-mail: balbert21@gmail.com

The permit shall not be issued until the application (pages 8-13) has been reviewed and approved by the Clerk's Office, DPW, Police Department, Fire Department, City Mayor, and City Council.

**City of Inglewood
Event Permit**

CLASSES/CATEGORIES

Alcohol is strictly prohibited in any City Street and/or any Public Property pursuant to the Inglewood City Code.

Class	Pre-event meeting	Security Deposit Req.	City services Requirement	Notice of Intent due	Applicable sections
Class 1 event: - Any street closure or park reservation that is <u>not</u> open to the public - Neighborhood association block parties. - Family reunion or private organization park reservation. - Less than 500 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed. - Single day event.	May be Required	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14
Class 2 event: - Any event, street closure or park reservation that is <u>open</u> to the public - Less than 1,000 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed.	Determined by City Event Organizer	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14

Please note your Security Deposit will be returned to you upon completed payment of your invoice. Fees are based on services provided.

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

- Application
- Copy of Insurance rider (if necessary).
- Security Deposit

Class 2 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

- Application
- Copy of Insurance rider.
- Pre-event meeting scheduled (if necessary).
- Security Deposit

INSURANCE REQUIREMENTS

TIP: Check with your own insurance carriers (business, organization, auto, renters, home owners, etc.) to see if they will extend your coverage to cover the event before starting from scratch.

Please submit only the **Certificate of Liability Insurance** page of the policy with your application if your event class requires it.

Class 1 Insurance requirements

Insurance will be required for all Class 1 Events in the amount of \$250,000 per occurrence, naming the City of Inkster as additionally insured if any of the following instances are planned:

- Planned/Organized athletic event.
- Any commercial service being provided, including but not limited to:
 - Setting up of tents/canopies, such as family reunions, weddings, etc.
 - A hired act – magician, animal rides, band, etc.
 - A hired service, such as caterers, portable toilets, moonwalks, rides, etc.

Class 2 Insurance requirements

Insurance will be required for all Class 2 Events in the amount of \$250,000 per occurrence, naming the City of Inkster as additionally insured.

FEES

The City of Inkster provides a variety of public services for events. Event permit holders shall reimburse the City for 100% of the cost of services provided. The fees and rates below do not constitute a written or implied contract. The need for services and cost estimates will be determined at the pre-event meeting between the event permit applicant and City staff.

Fees paid via cash, check, credit card or money order payable to "City of Inkster" should be submitted with the application. If you wish to pay your application fee via credit card, please complete the Credit Card Authorization Form. Only MasterCard and Visa can be accepted for payment and a 3% fee is associated with using a credit card. If the actual costs differ from the amount paid, the City of Inkster or the permit holder must refund or pay the difference within 30 days after the event. Penalties and interest will be charged for late payments. The penalty for late payments is 3.0% of the outstanding balance. The interest charge for late payments is 0.5% of the outstanding balance each month until paid in full.

These rates are subject to change without notice on July 1.

Park key fee

To ensure that you have access to the park during the hours on the approved application, you can pick up a key for your event at the DPW office anytime Monday through Thursday between 9a – 4p for a \$20 key deposit. The deposit is 100% refundable after the key is returned.

Application Fee (non-refundable)

- Payable to "City of Inkster"

	Application Fee	
Class 1 Resident	\$75	
Class 1 Non-Resident	\$150	
Class 2 Resident	\$100	
Class 2 Non-Resident	\$200	

Security Deposit (refundable minus any costs incurred)

- Class 1 Event: \$300
- Class 2 Event: \$300
- Paid via check or money order or credit card payable to "City of Inkster"

**City of Inkster
Event Permit**

Inkster Police Department Service Fees/Auxiliary

Labor Rates: These rates change annually on July 1 and are subject to change at any time

- Uniformed police officer: \$45/hour
- Uniformed sergeant: \$67/hour
- Uniformed lieutenant: \$69/hour
- Volunteer Service Corps: The Police Department's Volunteer Service Corps (VSC) is designed to supplement or substitute uniformed police personnel when appropriate. However, the Police Department has the sole authority to determine the level of use and deployment, if any, of the VSC for an event. In other words, some events may have VSC service and others events may not – the decision lies solely with the Police Department and its evaluation of event service needs. Although VSC members are volunteers, event permit holders are charged for a Sergeant's time to organize and schedule VSC members (1 hour for every 4 VSC members).
 - 1-4 VSC members \$67/Per Day
 - 5-8 VSC members \$134/Per Day
 - 9-12 VSC members \$201/Per Day

Equipment Rates:

- Mobile command post \$11.44/hour
- Police cruiser \$8.09/hour

Department of Public Works Service Fees

Labor Rates:

- Park worker (Straight Time): \$18.48/hour
- Park worker (Overtime): \$27.72/hour
- Crew Chief (straight time) \$20.76/hour
- Crew Chief (overtime) \$31.14/hour

Fire Department Rates

- Firefighter (Straight Time):\$ 38.00 /hour
(Rescue Vehicle)

Equipment Rates

- Trailer \$75.00/hour
- Pick Up Truck \$420.00/hour
- Stake Truck \$75.00/hour
- Weed Whip 4.16/hour
- Mower 26.43/hour
- Sweeper \$150.00/hour
- Loader \$150.00/hour

INVOICE EXAMPLES FROM PREVIOUS YEARS

Department of Public Works (DPW)

This is a common invoice for trash removal. Four of Republics trash boxes (55 gallons each) are equal to one cubic yard of trash. So the example below shows disposal of 18 boxes of trash.

Qty	Description	Unit Price	Total
2.5 hrs.	DPW Crew Chief	\$20.76	\$51.90
2.5 hrs.	DPW Employee	\$18.48	\$46.20
.5 hrs.	Pick-up Truck	\$ 20.00	\$ 10.00
.5 hrs.	Loader	\$150.00	\$75.00
1 hrs.	Stake Truck	\$75.00	\$75.00
.5 hrs.	Trailer	\$50.00	\$25.00
4.5 cubic yards	Trash removal	\$20 per cubic yard	\$85.00
	(1 Republic Management box = 55 gallon trash bag = 1/4 a cubic yard. I.e. 4 55 gallon trash bags = \$20		

Received: _____

EVENT PERMIT

Please note Event Organizer (s) is responsible for notifying vendors and attendees: Of the No Alcohol Policy/Ordinance.

Event Title: An Old School Jazz & Gospel Explosion

Location: 29150 Carlisle Inkster, Mi (Fred B. Simmons, Park)

Estimated Class Level (please circle): Class 1 Class 2

Event Date/time (s):

Date: Aug 28, Aug 29, 21 Start: _____ AM/PM End: _____ AM/PM

Please name the person (s) principally responsible for this event (applicant):

Name: Barbara Albert E-mail Address: balbert211@gmail.com

Mailing address: 1811 Lexington PKWY

City: Inkster State: Mi Zip: 48141

Day Phone: (734) 726-8111 Evening Phone: Same

Cell Phone: Same Fax: _____

Names and addresses of all officers and directors (attach separate sheet if necessary):

President: N/A Secretary: _____

Vice President: _____ Treasurer: _____

+++++

Were there any changes to event date/location/time/structure/etc. since the Notice of Intent was submitted?
If yes, please describe and explain:

City of Inkster
Event Permit

Section
requirement
by class

1, 2

Please read and check the boxes stating that you are aware of the following.
1a. Ordinance Inclusion on Promotional Materials
Please check the box to indicate you have read and understood this section.

The City of Inkster *highly encourages* adding the following information on all promotional materials, fliers, websites, etc. because people violating this ordinance will be asked to leave the premises:

☒ The City's event ordinance prohibits the allowance of Alcoholic Beverages on premises.

1b. Ordinance Inclusion on Signage:

☒ The City does not allow posting of flyers on any poles (utility or otherwise) within the City limits, nor does it allow posting of signs in any public right of way (space between street and sidewalk) without express permission (please attach copies of written authorization).

Please note that the event organizer is responsible for informing vendors and other participants of these ordinances.

1, 2

2. Attendance:

Please estimate the number of people you expect to attend the event: 500 - 1000

1, 2
DPW

3. Utilities:

Does this event require any utilities? (Electricity in the parks may need to be requested in order to be turned on; not all parks are equipped with electricity).

☒ Yes (see below) ☐ No

☐ Electricity ☐ Water ☐ Other _____

Are the necessary utilities available at the location?

☐ Yes ☐ No (see below)

If not, how do you propose supplying the required utilities? by Generators

City of Inkster
Event Permit

Section
requirement
by class

1, 2
DPW

4. Street closures:

Does your event require street closures: ☒ Yes (see below) ☐ No

Michigan Ave., is considered a State Trunkline. MDOT must be notified of any closings of these streets. If you are listing a state trunkline, please put a Y in the trunkline column.

Please list all streets that will be closed, including their intersecting streets on either end.

EXAMPLE:

Street to close	From	To	Date	Time	Trunkline?
Penn	9/1/13	9/5/13	8/30/13	Noon-3p	N

Street to close	From	To	Date	Time	Trunkline?
Carlisle to Beach					

(Please be sure to include enough time for event set up and clean up. Please attach additional sheets as necessary).

Will you require the use of City owned barricades to close the street(s)? Yes ☐ No ☒
If no, by what means will you close the street? if not we'll use cones

If yes, please provide the name and address of the person who will take responsibility for the barricades during the course of the event. (Barricades can be picked up at the Inkster Police Department the day before your event. Barricades should be returned to the Inkster Police Department upon completion of your event or a fee will be incurred.
If it's the same as the applicant, please write SAME in the name field.

Name: Barbara Albert Address: 811 Lexington Phone: (734) 726-8115

Describe the means by which you intend to inform residents of the street closing.

Radio/street signs/social media and or calling.

Will you permit local residential traffic street access during the event? Yes ☐ No ☒

If no, how do you intend to accommodate residents? By signage.

****Must have an entrance and exit for Emergency Vehicles.**

City of Inkster
Event Permit

Section
requirement
by class

1, 2

5. Food Permit:

Will any food be prepared, distributed, or sold at event?

☒ Yes (see below) ☐ No

If food will be prepared on site, distributed or sold each vendor must apply for and receive a permit from the City Clerk's Office/Wayne County. ****

Please note that the Wayne County Health Department must be contacted and advised of event date (s), times, and event organizer contact information in case they have any questions.

1, 2

6. Restrooms:

*Wheatley Park has Restrooms.

Does your event require restroom facilities?

☒ Yes (see below) ☐ No

How many portable restrooms are you supplying? Three (3) - Six (6)

1, 2
IPD

7. Noise Permit:

Does your event require a noise permit: ☒ Yes (see below) ☐ No

Type of sound at this event:

☒ P.A. system ☒ live band ☐ stereo equipment ☐ other: Maybe

Event coordinators are responsible for monitoring noise levels and ensuring compliance with the stated noise policy for park events.

1. Permissible Noise Levels - Maximum decibel levels shall not exceed 80 dB (A) from the hours of 10 am thru 10 pm. Maximum decibel levels shall not exceed 75 dB (A) from the hours of 10 pm thru 10 am. These measurements shall be taken from the ROW along the perimeters of the parks. Parties in violation will be given (1) warning to correct violations. If a second violation occurs, then the event will be shut down. Event holders are responsible for any cost incurred to the IPD in this respect.
2. No obscene language or racial epithets shall be allowed during stage productions.
3. The IPD reserve the right to cancel any production for any violation of item (1) or (2). No refunds shall be given and additional costs may be deducted from the security deposit.

Please state the days and times that music or P.A. system will be used:

Date:	Time from:	Time to:
<u>Aug 28, 29/2021</u>	<u>12p - 10p</u>	<u>10 pm</u>

Please attach a scaled layout/sit up for the event

Section

City of Inkster
Event Permit
requirement
by class

1, 2
DPW

8. Temporary Apparatus:
Will your event include any of the following?
☒ Yes (see below) ☐ No

If yes, check all that apply and include placement of each on event site plan:
(Note that the city can only supply bleachers and picnic tables)

☒ Tent (s) ☐ Portable toilet (s)*** ☐ Inflatable
devices***

☒ Portable lights ☐ Other _____

☐ Bleacher (s) Number requested from the City _____

☐ Picnic Table (s) Number requested from the City _____

***Please see page 4 for insurance requirements if these are utilized.

1, 2
DPW

9. Trash:
How many trash receptacles (with liners) do you intend to
provide ten (10)

How do you intend to dispose of the trash following your event? Curbside And
or _____

Republic sells event trash boxes (55 gallons each, 1box is equal to 1/4 cubic yard). You
can contact them at 877-264-5544

1, 2
DPW

10. Site Restoration:
*Site restoration and equipment removal are required by 10:00 am the morning
following your event.*

What date do you agree to restore the location to the condition in which you found it? 8/30/21

**City of Inkster
Event Permit**

Event Title: Old School Jazz & Gospel Outdoors
Event Date(s): 8/28-8/29/2021 Event Hours: 12pm-8pm

ATTESTATION

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit (s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution.

I hereby agree to comply with all Federal and State Statutes and with all City of Inkster Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Mayor or their designee. I authorize the Fire Chief to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event.

This application represents my intent for the proposed event to the best of my knowledge. I am authorized to sign on behalf of the organization:

Barbara Albert
Applicant Name (printed)

[Signature]
Signature

8/2/21
Date

City of Inkster Approvals

Department Approval	Name (printed)	Approved?	Date
City Council	Resolution Number		
Public Works			
Inkster Fire Dept.			
Inkster Police			
Mayor			
City Clerk			

A permit shall not be issued until all information has been submitted, application and security deposit fees paid and approved by all departments.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT ALTERATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Velon Wells 10768 Belleville Rd Belleville, MI 48111	CONTACT NAME Velon Wells PHONE 734-687-0170 FAX 734-687-0572 EMAIL v.wells@acord.com ADDRESS 10768 Belleville Rd Belleville, MI 48111
INSURED Barbara Albert O/A Gospel & Jazz Explosion 1811 Lexington Parkway Inster, MI 48141	INSURER A: United States Liability Insurance Company INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____

COVERAGES: **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF COVERAGE	POLICY NUMBER	POLICY EXP. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
GENERAL LIABILITY					
☒ COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE 1,000,000
CLAIM-MADE ☐ COORD					DAMAGE TO RENTED PREMISES (if applicable) 100,000
		SE 1022372	08/04/2021	08/08/2021	MED EXP (Any occupation) 1,000
					PERSONAL AND INJURY 1,000,000
					GENERAL AGGREGATE 2,000,000
					PRODUCTS - CONSUMER AGG 500 L-886
AUTOMOBILE LIABILITY					
ANY AUTO					COMBINED SINGLE LIMIT (See schedule) 5
ALL OWNED AUTOS					BODILY INJURY (Per person) 5
HOOD AUTOS					BODILY INJURY (Per accident) 5
					PROPERTY DAMAGE (Per accident) 5
UMBRELLA LIAB					EACH OCCURRENCE 5
HOUSEHOLD LIAB					AGGREGATE 5
WORKERS COMPENSATION AND EMPLOYERS LIABILITY					WC STATUTORY LIMITS OTHER
ANY EMPLOYMENT (See schedule)					ALL EACH ACCIDENT 5
					ALL DISEASE - EMPLOYEES 5
					ALL DISEASE - POLICY LIMIT 5

DESCRIPTION OF OPERATIONS / ACTIVITIES / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Gospel & Jazz Explosion at 25160 Cayuga St Inster, MI 48141

CERTIFICATE POLICIES

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

[Signature]

ACORD 25 (08/2020)

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