



INKSTER CITY COUNCIL

Monday August 5, 2024
26215 Trowbridge, Inkster, MI 48141
(313) 563-9770
www.cityofinkster.com

Mayor – Byron H. Nolen
Mayor Pro Tem – Steven Chisholm, District IV

Council Members

Felicia Rutledge, District I
Freddie Bishop III, District II
Lindsay Scott, District III
Kim Howard, District V
DeArtriss Richardson, District VI

GEORGINA HOLLIDAY
CITY CLERK

TREASURER

TODD PERKINS
CITY ATTORNEY

The council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor.

Monday August 5, 2024
Orientation Session- 6:00PM
Regular City Council Agenda – 7:00 PM

1. Call Meeting 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/Introduction of Guests/Announcements
4. Public Hearing
5. Consent Agenda

- A. Approval of July 15, 2024 Regular Council Meeting Minutes
- B. Approval of July 25, 2024 Special Council Meeting Minutes

6. Boards and Commissions

- A. Appoint Carolyn Wilson to the Condemnation Board
- B. Appoint Angeline Lawrence to the Parks and Rec Commission
- C. Appoint James A. Eberheart Jr. to the Downtown Development Authority

7. Ordinances

1st Reading-none

2nd Reading

8. New Business

- A. Discussion/Action:** (Georgina Holliday, Clerk) Consider approval of Street Closure/Block Party Operation Refuge Art Gala featuring Ted Ellis August 23rd & 24th, time: 7:30p-10:00p location 27741 Carlysle, cross streets Carlysle and Henry.
- B. Discussion/Action:** (Georgina Holliday, Clerk) Consider approval of the Robichaud All Class Picnic (Robichaud Reunion) date: August 32, 2024 7a-6p place: Tyrone Wheatley Park on Penn St.
- C. Discussion/Action:** (Jerome Bivins, DPS Director) Adopt (1) Notice of Intent Resolution and (2) Bond Authorizing Ordinance, to provide for the acquisition, construction, installation, furnishing and equipping of additions and improvements to the water supply and sewage disposal system of the city and authorize the City Clerk to publish the Notices of Intent to issue bonds for water supply and sewage disposal system improvements.
- D. Discussion/Action:** (Jerome Bivins, DPS Director) Adopt Ordinance to amend the Bond Authorizing Ordinance previously adopted relative to the Clean Water State Revolving Fund Program
- E. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider the approval of the Special Land Use for a proposed Childcare Center in the B-2, Thoroughfare Mixed-Use District at 337 Inkster Road
- F. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD24-36) The parcel is located on the east side of Inkster Rd between Michigan Avenue. And Norfolk Street Parcel ID: **44022010023001**

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communications

12. 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).

13. Adjournment

July 25, 2024

Special City Council Meeting Minutes – 6:00 PM

The special meeting of the Council of the City of Inkster, Wayne County, was held on July 25, 2024, in compliance with the Open Meetings Act.

Prior to the Special Council Meeting: City Council members discussed: The Agenda.

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 6:00p

Moved by Councilwoman Rutledge Seconded by Mayor Pro Tem Chisholm to approve the agenda "removing A. consider approval of resolution to place proposed Increase for City of Inkster Senior Millage on November Ballot" B. Consider approval to amend proposed language for the Public Safety Millage" 7.25.24-motion carried

RESOLUTION #07-24__193_____GH

Excused-Councilwoman Scott

Excused-Councilwoman Richardson

ROLL CALL:

Mayor Nolen	Present
Mayor Pro-Tem Chisholm	Present
Councilmember Howard	Present
Councilmember Scott	Excused
Councilmember Rutledge	Present
Councilmember Bishop	Present
Councilmember Richardson	Excused

C. approval of the Deficit Elimination Plan for the State of Michigan Treasury Department.

Moved by Mayor Pro Tem Chisholm Seconded by Councilwoman Howard-motion carried

RESOLUTION #07-24-194GH

Excused Councilwoman Scott

Excused-Councilwoman Richardson

Public Participation

Charles Blackwell-City Attorney Todd Perkins has been corrupted by Mayor Byron Nolen and the Inkster City Council. Mayor Nolen has Todd Perkins making legal arguments in Court that he clearly knows is unconstitutional and violates state law

City Clerk

Early Voting starts July 27th-August 4th Here at City Hall hours are Saturdays & Sundays 8a-4p;
Monday-Friday 8:30a-4:30p.

Mayor and Council

No comments

Moved by Mayor Pro Tem Chisholm Seconded by Councilwoman Howard

Meeting adjourned at 6:12pm



CITY OF INKSTER

Boards & Commissions

[Made Operative by State Law, City of Inkster Charter Provision or City Of Inkster Ordinance]

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Sabrina Lawrence, Director

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 07/30/24

Rosie Allen Thompson

Exp. 07/30/24

Ruth E. Williams

Exp. 04/09/26

Tim Williams

Exp. 12/04/25

Antonio Edmonds

Exp. 05/10/26

Gabe Henderson

Exp. 07/30/24

Jean Liddell

Exp. 07/06/24

Debra Owens

Exp. 07/30/24

Chuck Coleman

Exp. 07/30/24

BOARD OF REVIEW

[MEETINGS: March, July, and December

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

Clerk of the Board – Non-Voting

William Miller

Exp. 03/08/25

Lenoria Warmack

Exp. 03/08/25

Ned Sanders (Alternate)

Exp. 03/08/25

Peggy Bishop

Exp. 03/08/25

BEAUTIFICATION COMMITTEE

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

2 Year Term

Vacant

Vacant

Gabe Henderson

Exp. 03/15/25

Vacant

Vacant

Lenoria Warmack

Exp. 10/31/24

Dennard Shaw

Exp. 04/29/26

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Christine Day

Exp. 08/30/24

Bernice Skeen

Exp. 08/30/24

LeWanna Abney-Mitchell

Exp. 07/27/24

Rory Malley

Exp. 07/01/25

Vacant

Vacant

BUILDING AUTHORITY COMMISSION - INACTIVE

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Vacant

Ex. Officio

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

(Mayoral)

Vacant

(At-Large)

Vacant

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Vacant

Vacant - (Employee Representative)

Vacant (Commission Appointment)

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Vacant (Building Contractor)

Exp. Tenure

Vacant (General Member)

Vacant (General Member)

Vacant (Contractor)

Vacant (Engineer)

Vacant (Alternate)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term

3 Members

Ordinance

Vacant Inspector

Exp. Tenure

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Ashley Williams		Exp. 03/13/28
Antonio Edmonds		Exp. 05/10/28
Ava Lindsey		Exp. 06/03/28
Gina Allen		Exp. 06/13/28
Sonya Jennings		Exp. 06/13/28
Randa Davis		Exp. 06/13/28
Vacant		
Rerhi Onomake		Exp. 06/01/27

Vacant

Vacant

Vacant

Vacant

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Vacant		
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		

ELECTRICAL EXAMINING BOARD-INACTIVE

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

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1]

4 Year Term	
Council Member (most votes)	Kim Howard
City Attorney-Todd Perkins	Tenure
City Clerk-Georgina Holliday	Tenure
Juan Bradford	12/27
Ruth E. Williams	12/28

GRANT WRITING COMMITTEE

Meetings to be held at City Hall-Resolution #04-24-99GH

City Liaison	Tenure
Councilwoman Scott	Tenure
Councilwoman Rutledge	Tenure
Ashley Williams	3 year
Resident	3 year
Resident	3 year

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term	5 Members	State Law and Ordinance 99
Will Miller		Exp. 02/25
Mable Stroman, Treasurer		Exp. 03/27
Evonne Moore, Vice Chair		Exp. 09/26 (Resident Housing)
Victor Wheeler, Member		Exp. 05/24
James Thomas		Exp. 01/27
Gregory Gillette		Exp. 08/27

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term	7 Members	State Law and Ordinance 196
Vacant	Dist. 1	
Vacant	Dist. 2	
Ruth E. Williams	Dist. 3	Exp. 02/06/25
Vacant	Dist. 4	
Vacant	Dist. 5	
Jean Liddell	Dist. 6	Exp. 03/19/26
Vacant		

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term	7 Members	Ordinance: 603
Vacant	Dist 1	
Vacant	Dist. 2	
Vacant	Dist. 3	
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term	7 Members	State Law and Ordinance 409
Aaron Sims		Exp. 04/05/2031
Connie Mitchell		Exp. 04/04/2031
Tavan Hall		Exp. 04/08/2031
Will Miller		Exp. 04/05/2031
Dal-Jaya Rose		Exp. 05/10/2031
Courtney Owens		Exp. 12/16/2026
Vacant		

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term	9 Members	Ordinances: 493 & 551
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Walter Johnson	Dist. 1	Exp. 03/01/2025
Shirley Hankerson	Dist. 2	Exp. 06/30/2025
Khalidah Muhammad	Dist. 3	Exp. 04/05/2025
Vacant	Dist. 4	
Vacant	Dist. 5	
Rory S. Malley	Dist. 6	Exp. 09/01/2025
Ashwanna Butts	Mayoral	Exp. 03/13/2026
S. Anthony Dooley	Mayoral	Exp. 05/10/2026
Judy Street	Council	Exp. 12/18/2025

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term 6 Members

Vacant	Dist. 1
Vacant	Dist. 2
Vacant	Dist. 3
Vacant	Dist. 4
Vacant	Dist. 5
Vacant	Dist. 6
Vacant	Mayoral

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term	9 Members	State Law and Ordinance 33
Byron H. Nolen (Mayor)		Tenure
Darryl Davis (City Appointee)		Exp. 12/19/26
Tonia Williams, (Vice Chair)		Exp. 12/19/26
Mack Willis		Exp. 12/19/26
Ashley Williams, (Recording Secretary)		Exp. 12/19/26
Norma McDaniel		Exp. 12/19/26
Steven Chisholm (Chair)		Exp. 12/19/26
Sheryl Hayes-Bradford		Exp. 09/30/25
Tavan Hall		Exp. 08/30/25

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term	5 Members	Charter
Juan Bradford	Mayoral	Exp.
Corey Snyder	Police Rep	Exp. 03/18/26
Jason Kay	Fire Rep	Exp. 03/18/26
Vacant	(City Council Rep)	
Velma Overman	Board of Trustee Rep	

WATER REVIEW COMMITTEE- INACTIVE

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

Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term	7 Members	State Law and Ordinance 277
Norma McDaniel	Dist. 1	Exp. 03/21/27
Ruth E. Williams	Dist. 2	Exp. 03/28/27
Ava Lindsey	Dist. 3	Exp. 06/03/27
Kimberely Johnson	Dist. 4	Exp. 03/21/27
Vanola Williams	Dist. 5	Exp. 03/21/27
Rebecca Daniels	Dist. 6	Exp. 03/19/27
Patrice Patton (At-Large)		Exp. 03/21/27

Nankin Transit

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

Byron Nolen, Mayor - Tenure
Barbara Cooper-Mayor Appointee

2015 Community Development Block Grant Advisory Council (CDBG)

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

Council Appointee
(Alternate)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

III

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term	13 Members	Resolution 85-8-331
Byron Nolen		Tenure
Kim Howard		Exp.09/08/26

Vacant

Vacant

Vacant

Vacant

Vacant

Kevin Harrington	Exp. 04/19/27
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Kenfentse Mandisa	Exp. 04/19/27
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Charmaine Kennedy	Exp. 03/05/27
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Jean Overman	Exp. 03/05/27
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Vijay Viruppanavar	Exp. 03/05/27
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Yolanda Lockett	Exp. 09/08/26
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BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years Up to 9 members Resolution 02-9-458

Vacant City Council Representative **Tenure**

, Treasurer Tenure

Vacant Community Tenure

Vacant

Vacant

NOTES:

____ Vacancies and/or Expired terms

*Has not taken the oath.



Georgina Holliday, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141

www.cityofinkster.com
Phone: 313.563.9770
Fax: 313.563.7378
gholliday@cityofinkster.com

Oath of Office. _____ (For Clerk's Office Use)

BOARDS AND COMMISSION APPLICATION

email to: gholliday@cityofinkster.com cc: mself@cityofinkster.com

Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: Carolyn Wilson

Date Requested: 7/22/24

Address: 3324 Foabelle
Inkster, MI 48141

Telephone: 313/61867 ext C

Telephone: _____ (H)

Email Address: CWilson@CityofInkster.com

How do you wish to receive information? ☐ Mail ☒ Pick it up ☐ E-Mail

What Board or Commission would you like to be appointed to:

Condemnation Board ?

How long have you been a City of Inkster resident? 58 years

Brief Description of why you would like to serve on a Board or Commission:

Currently working in building department, knowledgeable
about what's going on in the City, Completed online courses
for Technical II Building Construction 2015 MHC 6HR CE

**** Please note that serving on a Board or Commission will need your full participation and time. Most Boards and Commissions will need a quorum to officially conduct business and take action on agenda items.**

****Once you have been appointed by City Council to a Board or Commission, you must schedule an appointment within 10 days to take the Oath of Office.**

Please attach a brief Resume or Bio along with your application.



CERTIFICATE OF COMPLETION

This certificate is awarded to

Carolyn Wilson

26215 Trowbridge, Inkster, Michigan, Phone Number: 3139200750

This is to certify successful completion of the online course Technical II Building Construction 2015 MRC 6HR CE, earning six Technical credits. Course Approval: CP-19-00023

ICC Preferred Provider #2579

Course Approval #25554

This course satisfies 0.6 CEU ICC credits.

02/19/2021

DATE



3135 Logan Valley Road/Reverse City, MI 49664

John A. Francis

EXECUTIVE DIRECTOR



CAROLYN WILSON

SUPERVISORY ADMINISTRATIVE SPECIALIST

(313) 316-1867 • cwilson0421@yahoo.com • Inkster, MI 48141

CAREER OBJECTIVE

Highly organized individual with experience providing executive support to executives, directors and other professionals. Adept at streamlining office operations, managing calendars and providing administrative support. Experienced in coordinating projects, preparing reports and maintaining filing systems. Committed to delivering high-quality results in a timely and efficient manner.

SKILLS

- Data Collection
- Meeting Coordination
- Verbal and Written Communication
- Data Entry
- Filing
- Continuous Improvement Process
- Equipment Orientations
- Accounts Payable and Accounts Receivable
- Calendar Management
- Bookkeeping

EXPERIENCE

■ SUPERVISORY ADMINISTRATIVE SPECIALIST City of Inkster Inkster, MI

June 2020 - Present

- Resolved customer service issues with diplomacy and professionalism.
- Monitored inventory levels of office supplies to ensure adequate stock is available at all times.
- Managed daily operations of a busy office, including scheduling appointments, organizing meetings and managing phone calls.
- Prepared purchase orders for supplies using BS&A
- Processed invoices for payment in a timely manner according to company policy.
- Utilized customer service skills to respond to inquiries from internal and external customers in a timely manner.
- Answered and managed incoming and outgoing calls while recording accurate messages.
- Created weekly and monthly reports on various topics related to department operations.
- Answered inquiries from internal and external customers regarding administrative matters.
- Performed data entry tasks accurately while meeting tight deadlines.
- Utilized Microsoft Office Suite to create spreadsheets, databases and documents as needed.
- Created and presented monthly reports for the department monthly.
- Trained, coached and mentored staff members in administrative processes.
- Managed incoming and outgoing mail distribution, including scanning, sorting and delivering items promptly.
- Answered multi-line phone system professionally while providing excellent customer service.

Georgina L Holliday, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141



www.cityofinkster.com
Phone: (313) 563-9770
gholliday@cityofinkster.com

Oath of Office. _____ (For Clerk's Office Use)

BOARDS AND COMMISSION APPLICATION

email to: gholliday@cityofinkster.com cc: mself@cityofinkster.com

Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: Angeline Lawrence

Date Requested: 7/30/24

Address: 787 John Daly

Telephone: (313)623-5331 (W)

Inkster

Telephone: _____ (H)

Email Address: angelinelaw1@gmail.com

How do you wish to receive information?



Mail



Pick it up



E-Mail

What Board or Commission would you like to be appointed to:

parks and rec and Local Business Enterprise ?

How long have you been a City of Inkster resident? 13 years

Brief Description of why you would like to serve on a Board or Commission:

As a resident, the use of parks is important to the health and wellness of our community.

Parks should be clean and safe for residents of all ages to use.

I want to provide support to city to make sure our facilities are maintained. Also, the need for local businesses is important. I worked for an entrepreneurship hub in previous years.

**** Please note that serving on a Board or Commission will need your full participation and time. Most Boards and Commissions will need a quorum to officially conduct business and take action on agenda items.**

****Once you have been appointed by City Council to a Board or Commission, you must schedule an appointment within 10 days to take the Oath of Office.**

Please attach a brief Resume or Bio along with your application.

The City of Inkster

Boards & Commissions Descriptions

Applicants should have or be willing to acquire relevant knowledge for the board they apply for. Please note that this list is not all inclusive, nor will an applicant be turned down for an appointment due to a lack of any of the listed skills. We have previously found that those members that are most successful either already possess some or all the skills listed below or are open to expanding their current skill set. **Please check below if you have experience in the following based on the board or commission you're applying for:**

No.	Board	Description	Desired Qualifications
1	Aging Commission	Dedicated to addressing the needs and concerns of the elderly population within the community, providing support, resources, and advocacy for senior citizens.	☐ Experience in gerontology, social work, or healthcare administration. ☐ Knowledge of senior services and resources available within the community. ☐ Strong communication and advocacy skills, particularly for representing the needs of the elderly population.
2	Beautification Committee	Tasked with improving and maintaining the aesthetic appeal of public spaces, parks, streetscapes, and neighborhoods through landscaping, art installations, and urban design initiatives.	☐ Creativity and vision for enhancing the aesthetic appeal of public spaces. ☐ Ability to engage and mobilize community members and volunteers in beautification initiatives.
3	Board of Review	Responsible for hearing appeals from property owners regarding property tax assessments and ensuring fair and equitable property valuation.	☐ Legal background or experience in property assessment and taxation. ☐ Analytical skills for reviewing property assessment appeals and making fair decisions.

4	Brownfield Redevelopment Authority	Focuses on revitalizing contaminated or underutilized properties (brownfields) within the municipality, promoting sustainable development and economic growth while safeguarding public health and the environment.	☐ Expertise in environmental science, remediation, or land redevelopment. ☐ Understanding of brownfield redevelopment processes, regulations, and funding mechanisms. ☐ Experience in project management and navigating complex regulatory frameworks. ☐ Ability to collaborate with public and private stakeholders to facilitate sustainable redevelopment projects.
5	Building Authority Commission	Oversees the financing, construction, and maintenance of public buildings and facilities, ensuring they meet the needs of the community efficiently and effectively.	☐ Background in construction management, architecture, engineering, or real estate development. ☐ Ability to manage budgets and financial resources effectively for construction projects.
6	Cable Television Commission:	Regulates and oversees cable television services and providers within the municipality, ensuring quality programming, fair pricing, and adherence to local regulations.	☐ Knowledge of cable television technologies, industry trends, and regulatory issues.

No.	Board	Description	Desired Qualifications
7	Civil Service Commission & Board of Ethics	Manages civil service employment matters, including hiring, promotions, and disciplinary actions, while also upholding ethical standards and promoting integrity in local government.	☐ Experience in law, particularly in employment law or government ethics. ☐ Commitment to upholding high ethical standards and integrity in public service. ☐ Understanding of civil service regulations, hiring practices, and employee relations.
8	Condemnation Board	Deals with properties that are deemed unfit for habitation or use, often due to safety or health hazards, and may oversee their demolition or rehabilitation.	☐ Background in property law, real estate, or land use regulation. ☐ Understanding of property appraisal methods and market valuation principles. ☐ Ability to address property condemnation cases with empathy and sensitivity to affected property owners.
9	Construction Board of Appeals / Maintenance Board	Handles appeals related to building code violations, construction permits, and property maintenance issues, ensuring compliance with local regulations and standards.	☐ Background in construction management, building inspection, architecture, engineering, or related fields. ☐ Ability to impartially review and adjudicate appeals related to building code violations, construction permits, and property maintenance issues.

No.	Board	Description	Desired Qualifications
10	Downtown Development Authority	Focuses on revitalizing and promoting economic growth in the downtown area, often through infrastructure improvements, business incentives, and marketing initiatives.	☐ Background in urban planning, real estate development, or economic development with a focus on downtown revitalization. ☐ Ability to collaborate with local businesses, residents, and stakeholders to identify priorities and implement revitalization initiatives.
11	Economic Development Corporation:	Works to attract new businesses, retain existing ones, and stimulate economic growth through various strategies such as business incentives, workforce development, and infrastructure investments.	☐ Track record in economic development, business attraction, retention, and expansion efforts. ☐ Proficiency in managing economic development budgets, grants, and financing programs. ☐ Capability to develop and execute comprehensive economic development strategies that align with the municipality's goals and priorities.
12	Election Commission	Oversees the administration of local elections, including voter registration, candidate filings, polling place management, and election result certification, ensuring fair and transparent electoral processes.	☐ Understanding of election laws, regulations, and procedures at the local, state, and federal levels. ☐ Ability to coordinate and administer various aspects of the electoral process, including voter registration, candidate filings, and polling place management.

No.	Board	Description	Desired Qualifications
13	Electrical Examining Board	Responsible for licensing and regulating electricians within the municipality, ensuring they meet competency standards and adhere to safety regulations.	☐ Background in electrical engineering, contracting, or inspection. ☐ Understanding of relevant electrical codes, regulations, and standards.
14	Historical Commission	It preserves and promotes the municipality's historical and cultural heritage through activities such as landmark designation, historic site preservation, and educational programs.	☐ Historical Preservation Experience in historical research, preservation, or architectural history. ☐ Ability to engage with the community and advocate for historical preservation efforts.
15	Housing & Redevelopment Board	Addresses housing needs, promotes affordable housing opportunities, and revitalizes blighted or distressed neighborhoods through redevelopment projects and community partnerships.	☐ Background in urban planning, real estate development, or housing policy. ☐ Knowledge of redevelopment strategies, affordable housing programs, and community revitalization initiatives.
16	Library Board	Oversees the operations and policies of the public library system, ensuring access to information, educational resources, and cultural enrichment for all residents.	☐ Experience in library science, information science, or library administration. ☐ Ability to engage with diverse community members and advocate for library services and resources.

No.	Board	Description	Desired Qualifications
17	Local Business Enterprise Advisory Committee	Supports and advocates for local businesses, providing resources, networking opportunities, and policy recommendations to foster entrepreneurship and economic vitality.	☐ Business Development Experience: Track record in business development, entrepreneurship, or small business management. ☐ Knowledge of Local Business Climate: Understanding of the local business environment, economic trends, and challenges facing small businesses.
18	Local Offices Compensation Commission	Responsible for licensing and regulating electricians within the municipality, ensuring they meet competency standards and adhere to safety regulations.	☐ Background in finance, accounting, or compensation management. ☐ Understanding of local government operations.
19	Nankin Transit	It preserves and promotes the municipality's historical and cultural heritage through activities such as landmark designation, historic site preservation, and educational programs.	☐ Background in transportation planning or public transit management. ☐ Community Engagement Skills: Ability to engage with the community to assess transit needs.

No.	Board	Description	Desired Qualifications
20	Parks & Recreation Commission	Oversees the planning, development, and maintenance of parks, recreational facilities, and programs, promoting health, wellness, and community engagement.	☐ Experience in developing and managing recreational programs and facilities. ☐ Understanding of park maintenance, landscaping, and environmental stewardship.
21	Parks & Recreation Youth Commission	Focuses specifically on the recreational needs and interests of youth within the community, organizing programs, events, and initiatives tailored to younger residents.	☐ Background in youth development, education, or community outreach focused on youth. ☐ Knowledge of the recreational and developmental needs of youth within the community.
22	Planning Commission	Guides the long-term growth and development of the municipality through comprehensive planning efforts, zoning regulations, and land use policies that balance economic, environmental, and social considerations.	☐ Background in urban planning, land use planning, or community development. ☐ Understanding of zoning laws, land use policies, and comprehensive planning and policy principles.
23	Police & Fireman Retirement Board of Trustees	Manages retirement benefits and pension funds for police officers and firefighters, ensuring financial security for those who have served the community.	☐ Experience in pension fund management, retirement planning, or financial investment. ☐ Knowledge of police and fire department operations, retirement benefits, and pension regulations.

No.	Board	Description	Desired Qualifications
24	Tax Increment Finance Authority	It preserves and promotes the municipality's historical and cultural heritage through activities such as landmark designation, historic site preservation, and educational programs.	☐ Ability to analyze financial data, assess tax increment financing (TIF) proposals, and evaluate economic development projects. ☐ Background in economic development, real estate finance, or public-private partnerships.
25	Water Review Committee	Oversees water resource management, quality control, and infrastructure planning to ensure reliable and sustainable water supply for residents, businesses, and institutions.	☐ Background in water resource management, hydrology, or environmental science. ☐ Understanding of water quality regulations, infrastructure planning, and water conservation strategies.
26	Zoning & Housing Appeals Board	Reviews appeals and variances related to zoning ordinances, land use regulations, and housing policies, balancing the interests of property owners, developers, and the community.	☐ Experience in property law, land use regulation, or administrative law. ☐ Ability to impartially resolve disputes and appeals related to zoning and housing regulations.

Angeline Lawrence

Education	Western Governors University 2020 ▪ MBA, Master of Business Administration	Salt Lake City, UT
	University of Michigan 1993, 1995 ▪ B.A., Economics ▪ M.U.P., Master of Urban Planning, Economic Development	Ann Arbor, MI
	International Business and Innovation Association (InBIA) Entrepreneurship Center Management Certification 2018	Orlando, FL
	Western Michigan University 1997 ▪ Economic Development	Grand Rapids, MI
Experience	Tech Town Detroit 2021-Present Director, Entrepreneurial Education ▪ Program Director of Professional Service Network, Ask an Expert and Tech Town Strategy Sessions and Training Series. Responsible for daily operations of acuity scheduling, Training series and Strategy Sessions. ▪ Provided customer service to internal staff and external clients regarding missed or rescheduled appointments, access to zoom meetings, and scheduling of sessions. ▪ Supervised program coordinator and department intern for administrative support for special programs, reports, editing of videos and podcasts, monthly and quarterly management of expert schedules, troubleshooting scheduling issues for internal staff. ▪ Coordinated, created, and curated content for Alumni Newsletter, Building Business Podcast, Training series, video stacks, special workshops, and inaugural Black History Month Business Conference. ▪ Managed and negotiated contracts with local and national speakers and consultants for training series content and workshops. ▪ Coordinated with Small Business Services and Technology departments regarding scheduling, archive of videos in stacks and workshops. ▪ Provided support to Director of Department for required donor and Board of Governors reports, department budget preparation, and procurement of speakers for workshops, podcasts, and training series. ▪ Analyze data from client surveys for the Ask an Expert Program, Strategy Sessions and Training series. ▪ Built and maintained relationships with ecosystem partners and other Business Support Organizations by serving on special committees and attending monthly meetings and events.	Detroit, MI

**Entrepreneur Exchange Group
2013–2021**

Detroit, MI

Founder

- Program coordinator for the PROPEL PROJECT for women entrepreneurs. Identified and scheduled weekly guest speakers for cohort of 18 existing women entrepreneurs that focused on marketing, finance, state and local business resources and business expansion. Interviewed and published articles about each participant. Worked in conjunction with project creator to administer the weekly class for 10 months.
- Provided program administration and operation management for over \$35,000 in contracts for in-school, after school and summer cultural enrichment and language programs.
- Identified, interviewed, and screened language instructors for the Kids Explore Japan language and cultural enrichment program.
- Conducted site visits of staff and locations to ensure safety and proper on-site procedures for language instructors.
- Supervised instructors and other program staff.
- Procured teaching materials, supplies and instruction space for the program.
- Completed payroll, submitted attendance reports and expensive reports for federal grant dollars.
- Created proposals and budgets for new clients for the enrichment and language programs. Managed program budgets and expenditures for all summer and after school programs.
- Use of social media marketing and podcast to grow audience for clients and launch an Amazon best seller book, "Positioned for Power" in 2017.

**City of Adrian
5-2021-8-2021**

Adrian, MI

Community Development Director

- Plans, organizes, and directs day-to-day operations of the Community Development Department. Develops and implements departmental policies and procedures. Oversees
- Inspection Division, Code Enforcement, Planning and Zoning Division, and contractors.
- Prepares and administers departmental budgets, monitors receipts and expenditures, and ensures proper controls and accountability. Develops long and short-range plans for development to maximize benefits to the community within available funding.
- Coordinates with City Administrator and city legal representatives on an overall strategy for blight remediation efforts in the City.
- Develops and manages formal partnerships, collaborations, agreements, and contracts such as the Adrian-Tecumseh SmartZone, Lenawee Now and other community and stakeholder groups. Serves as a liaison between developers and business owners and other City Departments.
- Analyzes financial reports and funding streams. Researches and explores funding alternatives and recommends financial strategies.
- Attends various commissions, boards, and authorities such as the Planning Commission, Zoning Board of Appeals and City Commission. Reviews and evaluates project plans, complies status reports, coordinates consultants and manages project progress.

- Conducts project meetings regarding new construction, expansion, and rehabilitation projects. Works across departments to ensure compliance with regulations and city requirements. Receives and responds to questions and concerns from the community.

**Farmington Hills Planning and Community Development
2016-2021
Planner**

Farmington Hills, MI

- Staff liaison for the Farmington Hills Historic District Commission and Historical Commission. Manages annual budgets and expenditures for both commissions. Collaborates with city departments and the commission regarding building permits and construction projects that impact historic districts. Interface with residents, city staff and manager's office to address issues and inquiries.
- Prepare the annual report for Historic District Commission and reviews budget requests. Conducts reconnaissance surveys of potential historic homes.
- Review building, sign, fence, and special use permits. Review site and subdivision plans and land division requests.
- Review site plans for proposed residential developments and change of occupancy requests for conformance to the City Code and Zoning Ordinance.
- Coordinate and approve requests for address assignments of new homes within the City.
- Achieves compliance with the Zoning Ordinance and Planning Commission requirements through site inspections for certificates of occupancy.
- Use of GIS systems to analyze land use and zoning ordinance requirements for building permits.

**City of Detroit Planning Commission
1998-2004, 2006-2013**

Detroit, MI

Land Use and Community Development

- Established a microloan fund for existing and start-up businesses in Detroit with business training and development classes.
- Served on the micro-loan review board for the Detroit Enterprise Microloan Fund based in Detroit at Tech Town. Reviewed loan applications and recommended applications for funding to the executive board.
- Reviewed and made recommendations for funding to the City Council for the federal Community Development Block Grant program. Provided technical assistance to organizations and applicants submitting grant applications. Worked with city departments to create and review application intake process.
- Provided report and analysis of proposed modifications to existing redevelopment plan for the McDougall-Hunt District in accordance to Public Act 344.
- Collaborated with City Planning and Development staff, community organizations and Citizen Development Council members to revise the existing development plan's recommended goals, objectives, zoning classifications and land use designations. Conducted community meetings and public hearings within the neighborhoods and before the City Planning Commission and City Council.
- Reviewed and analyzed site plans and elevations for new development projects and modifications to existing buildings in major commercial and residential areas.
- Consulted with developers and community organizations regarding proposed developments that will affect the existing zoning and land uses.

- Examined the social, economic, physical and environmental impacts of development proposals on the surrounding project areas.
- Interfaced with various legislative and administrative departments regarding current studies, master plan, rezoning issues and urban renewal development plans.
- Applied knowledge of Public Acts 338 & 344, Neighborhood Enterprise Zone, Brownfield Redevelopment and Obsolete Property legislation to complete various development projects and plans throughout the City of Detroit.
- Projects included: Second Modified McDougall Hunt Redevelopment Plan, Gardenview Estates Phases 3 C&D, Tim Hortons Café and Bake Shop, Southwest Housing Solutions Mack Mixed Use Development, City of Detroit Airport, Gateway Thoroughfare Shopping Center 8 mile and Woodward, Perfecting Church, Tiger Stadium (old), Comerica Park, Ford Field, Arbor Drugs drug store and Kroger grocery store.

Madison Madison International
1994-1998, 2005-2006

Detroit, MI

Project Management and Community Planning

- In conjunction with consultant firms and City of Detroit staff, developed a survey for the commercial building and housing inventory. Supervised daily activities of office staff and community volunteers.
- Trained and supervised staff members and volunteers to gather information on community assets and existing conditions within the neighborhood cluster area.
- Conducted focus groups and community meetings to discuss issues and concerns regarding reinvestment within the neighborhood cluster area.
- Project Includes: City of Detroit Community Reinvestment Strategy

Project Management and Real Estate Development

- Supervised technical and administrative staff to complete graphic design, site plans, maps and reports for mixed use development projects.
- Completion of real estate development proposals for projects that range from infill housing, mixed use commercial and hotel resort facilities. Recommended appropriate zoning classifications for the implementation of real estate development projects for clients.
- Advised clients on successful completion of the site plan review and rezoning processes in the City of Detroit. Mediated conflicts with community organizations and developers for implementation of mixed use projects. Prepared market research and analysis of residential, commercial, retail and biotechnology development projects.
- Conducted research of historic districts and zoning ordinances to determine setbacks, parking, and height and lot requirements for various residential and commercial developments.
- Projects included: The Heidelberg Project – Art Installation and Mixed Use Project, University of Maryland Baltimore Biotechnology Park - Market Study, Detroit New Far East Side - Fox Creek Residential Development and Historic Washington Boulevard Retail Study.

Community and Economic Development

- Designed Program Management Plan and Implementation Phase for a 40 acre dilapidated neighborhood in Northwest Detroit. Identified program components and costs for each phase.
- Completed an inventory of utilities, transportation networks, zoning, land uses and housing conditions in conjunction with planners and architects. Provided land acquisition plan and site plan review for new and infill housing.
- Performed a demographic analysis and designed a market opinion survey for residents, businesses, community organizations and agencies.

- Projects include: Trinity Development Corporation Housing & Community Development Plan and William H. Revely Foundation Housing & Community Plan.

Skills

Map Info (GIS system), Microsoft Teams, Zoom, Windows 10, IOS, Building Building.Net (BS and software), Microsoft Word, Access, Publisher, Excel, Group Wise, PowerPoint and Project Management, social media (Google+, LinkedIn and Twitter).

**Continued
Education**

National Development Council ED 202 Real Estate Finance Certificate 2021
American Institute of Certified Planners (AICP) 2018
Project Management Institution for Learning, PM Course, May 1997
Inforum InGage Growth Entrepreneur Program May 2016
Michigan Chronicle Women of Excellence Award 2016

Organizations

American Planning Association member and Michigan Chapter member 2018
American Institute of Certified Planners member 2018
New Leaders Council, Chartering Member and Selections Vice-Chair 2014- 2015
Connect 313 – member and committee member of Policy, Advocacy and Ecosystem 2022
NBI – Roundtable member and Digital Access Committee 2022

References

Tracee Davie Patterson

Global Kids Explore

734.833.5285

Kay Reisen

MI-SBDC

Senior Business Consultant

313.379.4368

Kayreisen@gmail.com

Warren Galloway

Kiva US Partnerships

Warren Galloway and Associates

mkdconsulting@aol.com

313.310.2314



Georgina Holliday, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141

www.cityofinkster.com
Phone: 313.563.9770
Fax: 313.563.7378
gholliday@cityofinkster.com

07/24 2:37pm
ms

Oath of Office. (For Clerk's Office Use)

BOARDS AND COMMISSION APPLICATION

email to: gholliday@cityofinkster.com cc: mself@cityofinkster.com

Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: JAMES A EBERHEART JR

Date Requested: 7/24/2024

Address: 485 SUNNINGDALE DR Telephone: 313-408-8220 (W)
INKSTER, MI 48141 Telephone: 313-433-1299 (H)

Email Address: JAMESEBERHEART@gmail.com

How do you wish to receive information? ☒ Mail ☐ Pick it up ☒ E-Mail

What Board or Commission would you like to be appointed to:

DDA ?

How long have you been a City of Inkster resident? 36 years

Brief Description of why you would like to serve on a Board or Commission:

To bring my experience back within the development of my hometown.

**** Please note that serving on a Board or Commission will need your full participation and time. Most Boards and Commissions will need a quorum to officially conduct business and take action on agenda items.**

****Once you have been appointed by City Council to a Board or Commission, you must schedule an appointment within 10 days to take the Oath of Office.**

Please attach a brief Resume or Bio along with your application.

JAMES "SCREAL" EBERHEART JR

Inkster, MI 48141 | 313-768-7831 | jameseberheart@gmail.com

CAREER SUMMARY:

James "Screal" Eberheart Jr. is a seasoned community leader and visionary entrepreneur, adept at fostering economic growth, mental wellness, and civic engagement. As the Founder of Motivating Inner New DreamS (M.I.N.D.S), he has cultivated a culture of entrepreneurship and innovation, establishing mentorship programs and resource networks that empower individuals to become creators and leaders. His tenure at Force Detroit involved strategic fundraising and coalition building, securing substantial funding and regranteeing resources to grassroots organizations. With a strong background in managing large-scale community projects, Eberheart has demonstrated his ability to implement impactful programs, promote inclusivity, and advocate for systemic change. His extensive experience in community empowerment, strategic leadership, and civic advocacy, coupled with his involvement in ForbesBLK and other influential networks, positions him as an ideal candidate.

WORK EXPERIENCE:

Founder / Visioneer

Motivating Inner New DreamS | 2023 - Present

Entrepreneurship:

- Founded Motivating Inner New DreamS (M.I.N.D.S) to cultivate a culture of entrepreneurship and innovation within communities.
- Established mentorship programs, workshops, and resource networks to empower individuals to become creators, innovators, and leaders.
- Developed strategies to spark economic growth and self-sufficiency, creating opportunities for community members to thrive.

Mental Wellness:

- Committed to destigmatizing discussions around mental health and promoting emotional well-being.
- Created accessible mental health resources, workshops, and initiatives to support individuals in navigating life's challenges.
- Focused on fostering resilience and empowering individuals to prioritize their mental health.

Community Empowerment:

- Led community-driven initiatives, events, and projects to strengthen bonds and promote inclusivity.
- Facilitated collaboration and civic pride through various programs and activities.
- Advocated for safe, valued, and supportive environments where everyone can thrive.

Civic Engagement:

- Actively encouraged voter registration, education, and engagement within communities.
- Amplified the voices of community members to advocate for positive change.
- Engaged in policy advocacy to address the needs and aspirations of constituents.

Community Visioneer

Force Detroit / Faith In Action | 2020 - 2023

- Collaborate in fundraising a \$3.3 Million budget.
- Collaborate securing \$500K for Force Detroit from the State of Michigan Violence Intervention budget.
- Regrant an estimate of \$700K to grass root organizations/leaders annually.
- Coaching/Mentoring staff, evaluating performance, and collaborating with other staff and partners to ensure coordination and participation in communication strategies.
- Provide strategic leadership to FORCE campaigns, managing staff, volunteers, and interns, coordinating the implementation of campaign plans, and ensuring that appropriate systems and procedures are in place to support organizational goals and reporting directly to the Executive Director.
- Build and lead a cross-functional team of grass-root organizations/leaders, non profits, elected officials, and philanthropy, fostering a collaborative work environment focused on achieving measurable outcomes.
- Develop and maintain strong partnerships with community organizations/leaders, philanthropic organizations, and government officials to secure funding and resources.
- Facilitate meetings and trainings, coordinate coalitions, and develop partnerships.
- Implement the strategic planning and execution of programs and initiatives to drive inclusive economic opportunity for marginalized communities in Detroit and Statewide (Michigan).
- Provide strategic guidance and support to portfolio organizations, serving as an active coalition.
- Create and oversee processes to keep members and partners informed about campaign activities and to engage, recruit, and orient new members and partners as prioritized by the Executive Director.
- Implement a rigorous selection process to identify and support high-performing national solutions that directly addressed the community's violence.
- Actively engage community members with lived experience/directly impacted navigating poverty to ensure their voices were heard in decision-making processes.
- Represent the organization locally/nationally at various coalition tables, external events, conferences, and networking opportunities, effectively raising awareness and cultivating relationships reporting back directly to the Executive Director.

National City Manager

TandemED / Own Your Story | 2020 - 2022

- Successfully oversaw the implementation of grant programs focused on addressing social issues affecting African American/Black residents in multiple cities, including Detroit, MI, New Orleans, LA, Newark, NJ, and Jackson, MS area.
- Demonstrated a track record of regranting approximately \$1.1 Million to community passion projects and organizations within targeted campaign areas, effectively supporting grassroots initiatives.
- Conducted comprehensive due diligence and landscape analysis to identify prospective partner organizations with strong potential for community impact, ensuring the selection of high-performing and aligned organizations.
- Managed City Managers and collaborated with local community leaders, residents, and businesses to identify and address the specific needs of each community, fostering strong relationships and effective collaboration.
- Provided valuable resources and guidance to local campaigns, empowering them to develop and implement effective strategies that promote healthy perspectives and positive outcomes for Black youth and families.

Fellowship

Live Free Detroit - USA / Force Detroit | Detroit, MI | 2018 - 2020

- Developed and implemented strategic plans to drive the achievement of organizational goals and objectives. Led the development of long-term strategies, identified key priorities, and executed initiatives to advance the mission of the organization effectively.
- Fostered strong relationships and collaborations with diverse stakeholders including community leaders, government officials, philanthropic partners, and nonprofit organizations. Engaged stakeholders in the decision-making process, built consensus, and mobilized support for initiatives.
- Demonstrated expertise in financial management, including budget development, monitoring, and resource allocation. Oversaw financial operations, ensured fiscal responsibility, and maximized the utilization of resources to achieve desired outcomes.
- Led the development and implementation of programs that effectively addressed community needs and delivered measurable outcomes. Conducted comprehensive impact assessments to evaluate the effectiveness and success of programs and made data-driven adjustments to optimize results.
- Served as a strong advocate for the organization's mission and goals. Developed and executed strategic advocacy plans, engaged in public speaking engagements, and built relationships with media outlets to raise awareness of critical issues and increase community support.

Chief Visionary Officer / Vice President

New Era Detroit/Nation | Detroit, MI | 2014 - 2022

- Collaborated with the President and executive team to develop and implement long-term strategic plans for New Era Detroit/Nation, aligning organizational goals with core principles and advancing the mission of self-sufficiency and community responsibility.
- Oversaw the development, implementation, and management of 15 programs and 2 initiatives, ensuring alignment with core principles and contribution to creating self-sufficient and accountable communities. Provided guidance and support to chapter leaders, monitored program outcomes, and identified opportunities for improvement and expansion.
- Built strategic partnerships with community organizations, institutions, and stakeholders to amplify impact and promote self-sufficiency within urban communities. Engaged in community outreach efforts, attended meetings, and collaborated with community leaders to address the needs and concerns of the target population.
- Led fundraising strategies and secured financial resources for New Era Detroit's/Nation programs and initiatives. Cultivated relationships with potential donors, wrote grant proposals, and organized fundraising events to support the organization's financial sustainability and growth.
- Provided strategic leadership, direction, and support to the organization, ensuring the effective implementation of the mission and core principles.
- Collaborated closely with the President and Vice President to drive organizational goals, maintain alignment, and maximize impact.
- Represented New Era Detroit/Nation in external engagements, establishing partnerships, advocating for the organization's goals and values, and expanding its influence.
- Developed and implemented innovative programs, such as the Black To Reality youth economic educational program, to inspire and empower the next generation of Black youth and foster self-sufficiency and community responsibility.

RELEVANT PROJECTS:

ForbesBLK

Local Advisory Council Detroit | 2023 - Present

- Created and managed community partnerships and profile member experiences
- online campaigns for members, effectively driving brand awareness and engagement.
- Assist increase of member growth by 230% nationally and generated traffic to social media accounts by 175%

Community Volunteer Leadership Council

Co-Founder | 2023 - Present

- Created and managed community campaigns, effectively driving awareness and engagement within Detroit zipcode 48228

Inception 21st Century Mental Health Gym

Lead Ambassador | 2019 - Present

- Managed community partnerships and high profile customers experiences
- online campaigns for client, effectively driving brand awareness and engagement.
- Increased traffic to social media accounts by 30%

Black Caucus Foundation of Michigan

Special Project Outreach | 2017 - 2019

- Managed community campaigns for client, effectively driving awareness and engagement.

EDUCATION:

Detroit Recovery Project / Detroit Health Department | Pending Fall 2024

Community Health Worker

Wayne County Community College | Pending Spring 2027

Computer Information Systems

Wayne County Community College | Pending Spring 2027

Mental Health - African American Psychology

ACHIEVEMENTS:

- 2024 Soul and Harmony Award recipient (Black Excellence Impact Film)
- 2023 Spirit of Detroit Award recipient
- 2023 Giving Back: The Soul of Philanthropy Reframed and Exhibited
- 2023 ForbesBLK Member Local Advisory Council
- 2023 BlackExcellenceSociety Member
- 2022 State of Michigan Special Tribute
- 2022 Professional Community Intervention Training Institute
- 2022 White House Community Violence Intervention Initiative
- 2021 United States Patent and Trademark Office "Screal"
- 2020 State of Michigan "Human Trafficking" Special Tribute
- 2017 Write-In Candidate for Detroit City Council District 1
- 2017 Spirit of Detroit Award recipient
- 2017 Black Power Awards recipient of Political Organizers
- 2015 Global Award "Most Dedicated"
- 2015 Detroit Free Press (Front Cover) "NextGeneration of Activism."
- 2015 Developed community initiatives that are implemented nationally



Biography

James "Screal" Eberheart Jr.

Visioneer / Founder / Organizer

Sunningdale Dr. Inkster, MI 48141

Jameseberheart@gmail.com

James "Screal" Eberheart Jr. is an entrepreneurial driven and community-oriented professional dedicated to inclusive economic opportunities and addressing social and racial inequities. Screal offers a proven track record in leading high-impact initiatives that drive positive change.

As the Founder and Visioneer of Motivating Inner New DreamS (M.I.N.D.S) since 2023, Screal has cultivated a culture of entrepreneurship and innovation within communities. Through mentorship programs, workshops, and resource networks, he empowers individuals to become creators, innovators, and leaders, sparking economic growth and self-sufficiency.

Screal is passionately committed to mental wellness, working tirelessly to destigmatize discussions around mental health and promote emotional well-being. His initiatives provide accessible resources and workshops that support individuals in navigating life's challenges, resilience and prioritizing mental wellness.

A champion of community empowerment, Screal has led numerous initiatives and events that strengthen community bonds and promote inclusivity. He advocates for safe, valued, and supportive environments where everyone can thrive. His efforts extend to civic engagement, actively encouraging voter registration, education, and participation. Through policy advocacy, he amplifies community voices to advocate for positive change.

In his role at Force Detroit / Faith In Action from 2020 to 2023, Screal collaborated in fundraising a \$3.3 million budget and securing \$500K from the State of Michigan Violence Intervention budget. He regranted approximately \$700K annually to grassroots organizations and leaders, providing strategic leadership to FORCE campaigns and building cross-functional teams. His efforts ensured coordination and participation in communication strategies and maintained strong partnerships with community organizations, philanthropic bodies, and government officials.

As the National City Manager for TandemED / Own Your Story (2020-2022), Screal oversaw grant programs addressing social issues affecting African American/Black residents in multiple cities. He regranted approximately \$1.1 million to community projects and organizations, conducting comprehensive due diligence and landscape analysis to select high-performing organizations. His collaboration with local community leaders fostered strong relationships and effective collaboration.

During his fellowship at Live Free Detroit - USA / Force Detroit (2018-2020), Screal developed and implemented strategic plans, fostering strong stakeholder relationships and demonstrating expertise in financial management. His advocacy efforts and program development effectively addressed community needs, delivering measurable outcomes.

As the Chief Visionary Officer and Vice President of New Era Detroit/Nation (2014-2022), Screal collaborated with the executive team to develop and implement strategic plans, overseeing the management of 15 programs and two initiatives. He built strategic partnerships, led fundraising efforts, and represented the organization in external engagements, advocating for self-sufficiency and community responsibility.

Screal's achievements include receiving the 2024 Soul and Harmony Award, the 2023 Spirit of Detroit Award, State of Michigan Tributes and the 2023 ForbesBLK Local Advisory Council. He has been recognized with numerous tributes and awards for his dedication to community activism and empowerment. Screal continues to enhance his knowledge and skills. He has created and managed community campaigns, driven brand awareness, and significantly increased engagement and membership growth.

James "Screal" Eberheart Jr. is a visionary, entrepreneur and community leader, dedicated to empowering communities, promoting mental wellness, and enhancing civic engagement. His work exemplifies a deep commitment to driving inclusive economic opportunities and addressing social and racial inequities, making him an invaluable asset to any organization dedicated to positive change.

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: July 31, 2024

From: Georgina L. Holliday, Clerk

Date for Council's Consideration: August 5, 2024

ACTION REQUESTED: Consider approval of Street Closure/Block Party, Operation Refuge Art Gala Featuring Ted Ellis August 23rd & 24th time: 7:30pm-10:00pm location: 27741 Carlyslle. Cross Streets Carlyslle and Henry

Current Action X Emergency Future

Funds Budgeted: Yes Account # No N/A

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

Consider approval of Street Closure/Block Party, Operation Refuge Art Gala Featuring Ted Ellis August 23rd & 24th time: 7:30pm-10:00pm location: 27741 Carlyslle. Cross Streets Carlyslle and Henry

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by

Seconded by

Yes:

No:

Absent:

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Operation Refuge
Applicant Address: 27741 Canlysie Tuttle

Phone Number: 734-709-7806
Email (Optional): Velma.jean.benard@yahoo.com

REQUEST:

Street To Be Closed: Henry Cross Streets: Canlysie / Henry
Date(s) To Be Closed: Aug 23rd 24th
Event Hours: 7:30 am/pm to 10:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Art GALA "2nd Ellis"

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

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

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

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

Applicant Signature: Pastor Velma Benard Date: 7/10/2024

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS _____ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

Christ Temple City of Refuge 29741 Coalyde
Only Closing the end where the Church
is. Houses will remain open for Residence.

Georgina L. Holliday, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Operation Refuge
Applicant Address: 27741 Canlyste Fitch

Phone Number: 734-709-7806
Email (Optional): velma.jean.benard@operationrefuge.com

REQUEST:

Street To Be Closed: Henry Cross Streets: Canlyste & Henry
Date(s) To Be Closed: Aug 23rd & 24th
Event Hours: 7:30 am/pm to 10:30 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Art GALA "SEA ELLS"

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

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Applicant Signature: Pastor Velma Jean Benard

Date: 7/10/2024

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police ✓ Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades Cones Other

CITY COUNCIL APPROVAL: Date Approved:

Resolution Number:

City Clerk Signature:

Date:

Georgina L. Holliday, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name: Operation Refuge
Applicant Address: 27741 Carlyle Trl

Phone Number: 313-709-7806
Email (Optional): velma.kanbenar@operationrefuge.com

REQUEST:

Street To Be Closed: Henry Cross Streets: Carlyle & Henry
Date(s) To Be Closed: Aug 23rd & 24th
Event Hours: 7:30 am/pm to 10:30 am/pm (EVENTS MUST CONCLUDE BY 10PM)
Type Of Event: Art Gala "2ED Ells"

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

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

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

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

Applicant Signature: Gastón Velázquez

Date: 7/10/2024

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DP It BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: August 1, 2024

From: Georgina L. Holliday, Clerk

Date for Council's Consideration: August 5, 2024

ACTION REQUESTED: Consider approval of the Robichaud All Class Picnic (Robichaud Reunion)
Date: August 31, 2024 7a-6p Place: Tyrone Wheatley Park on Penn St.

Current Action X Emergency Future

Funds Budgeted: Yes Account # No N/A

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

Robichaud All Class Picnic (Robichaud Reunion) Date: August 31, 2024 7a-6p Place: Tyrone Wheatley Park on Penn St

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by

Seconded by

Yes:

No:

Absent:



City of Inkster, Michigan

Application Packet For Class 1 and Class 2 Events

Received: _____

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: gholliday@cityofinkster.com
www.cityofinkster.com

Event Title: Robichaud All Class Picnic

Type of Event: Robichaud Reunion

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

Event Date (s): Aug 31, 2024 Sat Event Hours: 7am - 6pm

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

Tyngue Wheatley Park Penn St. Inkster MI 48141

***Additional days for set up: 0 ***Additional days for clean-up: 0

***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: Juan C. Bradford E-mail Address: anadar7115@gmail.com

Phone 1: 313-653-9076 (work/home/cell) Phone 2: _____ (work/home/cell) Fax: 313-561-7699

Legal name of applicant's organization: Robichaud All Class Reunion FAX

Form of ownership:

☒ Doing Business As
error

☐ 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: 282 Cherry Lane

Mailing address: _____

City: INKSTER

State: MI

Zip: 48141

Phone: 313-655-9076 Fax: 313-561-7699 E-mail: _____

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.

CLASSES/CATEGORIES

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

	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 <i>N.A. with the City of Inkster</i>	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 Employee	\$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: Bobichard All Class Reunion
Location: Tyler Whetzel Park Reun / Beech Daly Trce

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

Event Date/time (s):
Date: Sat Aug 31, 2024 Start: 7am (AM/PM) End: 6:pm AM/PM

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

Name: Juan C. Bradford E-mail Address: juanbr45@gmail.com

Mailing address: 282 Cherry Lane

City: Det State: MI Zip: 48146

Day Phone: 313-655-9076 Evening Phone: _____

Cell Phone: _____ Fax: 313-561-7699

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

President: Denny Hall Secretary: Renee Stovall

Vice President: Susan Bradford Treasurer: Larry Fuller

+++++

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

NONE

**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: 400

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?

portable porta potties x 4

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 Trunklines. 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

NO ~~Ø~~
closures

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? Ø

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? 4 Handicap 1

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: No

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:

Please attach a scaled layout/set up for the event

Section

**City of Inkster
Event Permit**

Event Title: Rel
Event Date(s): Aug 31, 2024 Event Hours: 7AM - 10PM

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:

Juan C. Bradford
Applicant Name (printed)

[Signature]
Signature

June 1, 2024
Date

City of Inkster Approvals

<u>Department Approval</u>	<u>Name (printed)</u>	<u>Approved?</u>	<u>Date</u>
City Council	Resolution Number		
Public Works	<u>Jerome Bivins</u>		
Inkster Fire Dept.	Chief Jason Kaye		
Inkster Police	<u>Chief Jenkins</u>		
City Mayor	Mayor Byron Nolen		
City Clerk	<u>Georgina Holliday</u>		

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

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 31, 2024

From: Jerome Bivins, DPS Director Date for Council's Consideration: August 5, 2024

ACTION REQUESTED: Adopt (1) Notice of Intent Resolution and (2) Bond Authorizing Ordinance, to provide for the acquisition, construction, installation, furnishing and equipping of additions and improvements to the water supply and sewage disposal system of the city and authorize the City Clerk to publish the Notices of Intent to issue bonds for water supply and sewage disposal system improvements.

Current Action X Emergency Future

Funds Budgeted: Yes Account # No N/A

Mayor 's Approval



BACKGROUND:

We are asking the Council to approve, separately, (1) the Notice of Intent Resolution and (2) the Bond Authorizing Ordinance.

The City of Inkster has various projects such as Water Meters, Fire Hydrant & Valve Replacements, Lead Service Line Replacements & Potholes, and DPS Building Renovations just to name a few. The City previously approved bond documents for the water meter and DPS building projects, but the bids for the City's clean water revolving fund loan (CWSRF) project came in higher than anticipated. As a result, we are presenting new bond authorizing documents to expand the scope of the capital markets deal to include the cost overruns for the CWSRF project.

The Bond Authorizing Ordinance will authorize the City, if necessary to secure an investment grade rating, to issue the bonds through the Michigan Finance Authority and to pledge its revenue sharing in support of the repayment of the bonds.

The bonds will generate revenues to fund the improvements in lieu funding the improvements from the water and sewer fund budget on a pay as you go basis. The CWSRF overrun is approximately \$3,500,000, the water meter project is estimated at \$3,716,589.000, DPS Building Renovations: \$1,700,000, Pothole & Lead Service line replacement: \$2,000,000, Fire Hydrant & Valve Replacement: \$2,000,000.

The Department of Public Service is requesting that this body allows us to pursue a bond for acquisition, construction, installation, furnishing and equipping of additions and improvements to the water supply and sewage disposal system of the city and authorize the City Clerk to publish the Notices of Intent to issue bonds for water supply system not to exceed \$15,000,000.

This debt will allow the department to purchase and install new water meters and MTU's, replacing a system that is approximately 13 years old. In doing so, we will have a more up to date and adequate system for real time reads and other functionalities needed in providing a public service to the residents of the City of Inkster. With the Fire Hydrant & Valve Replacement, this will allow us to replace 10-15% of the damaged hydrants in one year. With the lead service replacement and potholing, the \$2,000,000 will allow us to replace more than the 67-80 hydrants we are currently doing. Roughly replacing 200 in one year, which will put a significant dent in the 200 hydrants we assume need replacing. Given the fact that the Environment Great Lakes, and Energy is proposing to lower the lead limit from 15 parts per billion to 10 parts per billion, this will give us a significant start on replacing those services ahead of the new mandate, which is being proposed by the Environmental Protection Agency in the next 10 years. As for potholing, which involves digging a test hole in a residence yard to see if they have lead service, this will help us to better establish an accurate inventory list of actual lead service lines, as we must have an inventory list to the state of Michigan of all lead service lines in the City of Inkster. As you can see, the city and its water department have many challenges coming before now and in the near future that will require this type of funding on a regular basis to keep up with the changing times and requirements being mandated upon us. In lieu of taking the \$1,700,000 that's in our budget now for DPS building renovations, we can offset it with this bond and take that money and utilize it toward the infrastructure work and making us a more ready and attractive city for potential real estate projects.

SCOPE OF SERVICES:

The acquisition, construction, installation, furnishing, and equipping of additions and improvements to the water supply and sewage disposal system of the City.

JUSTIFICATION:

It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by Engineers, which plans and specifications are hereby approved.

PROJECT IMPROVEMENTS:

Improve and promote the image of the City of Inkster.

COSTS:

The cost of these projects is not to exceed \$15,000,000 in bonding.

PROJECTED TIME TABLE:

The period of usefulness of the Project is estimated to be not less than forty (40) years.

RESOLUTIONS

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(1) Resolution to authorize the City to publish the Notice of Intent related to the issuance of its Water Supply and Sewage Disposal System Revenue Bonds and to make a declaration of intent to reimburse the City for any up-front project costs paid by the City.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

(2) Resolution to approve the Bond Authorizing Ordinance authorizing the issuance of its 2024A Water Supply and Sewage Disposal System Revenue Bonds to provide for the acquisition, construction, installation, furnishing, and equipping of additions and improvements to the water supply and sewage disposal system of the City; to authorize the issuance of the bonds through the Michigan Finance Authority and to pledge the City's revenue sharing if necessary.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**NOTICE OF INTENT RESOLUTION
WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BONDS**

CITY OF INKSTER
County of Wayne, State of Michigan

Minutes of a regular meeting of the City Council of the City of Inkster, County of Wayne, State of Michigan, held on the 5th day of August, 2024, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Council intends to authorize the issuance and sale of one or more series of Water Supply and Sewage Disposal System Revenue Bonds, pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in one or more series, in the principal amount of not to exceed Fifteen Million Dollars (\$15,000,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip Water Supply and Sewage Disposal System improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, valve wells; flushing and testing of watermains; hydro excavating, pot holing and excavation; relocation and replacement of water service lines and replacement of lead service lines; installation of an Advanced Metering Infrastructure (AMI) system including all software, communication and associated equipment and appurtenances for a fully functioning AMI system; procurement and installation of water meters compatible with the AMI system; improvements to, and renovation of, the City's Department of Public Services (DPS) administration building, including walls, doors, windows, window coverings, floors, ceiling, furniture, roof system, electrical system and electrical panels, lighting system, heating, ventilation and cooling system, building plumbing, water fixtures, communication and security system; renovation and conversion of a portion of the DPS garage to a conference room; the construction and outfitting of a building addition to the DPS garage; site improvements to the DPS yard, including but not limited to, demolition of existing abandoned structures, new pavement and striping, relocation and replacement of existing fencing, installation of an automated gate and gate security equipment; removal, rehabilitation, replacement, improvement and modifications to the City's sanitary sewer collection system, storm water system and combined sewer system; sewer separation improvements, including necessary improvements to control combined sewer overflow outfalls, regulators and associated structures and to improve the City's solid waste handling system; removal, replacement and addition of new sewer service connections, or sewer leads; improvements to the City's water system impacted by sewer improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, water service lines and lead service lines; meter replacement, hookup and installation of new meters; flushing and testing of watermains; removal, rehabilitation, replacement and improvement of sewer lines and associated pavement and hardscape restoration; pump station replacement and improvements; and lift station replacement and improvements, force main installation and rehabilitation together with all necessary interests in land, and all related

sites, structures, equipment, appurtenances and attachments thereto (the "Project"); and

WHEREAS, a Notice of Intent to Issue Bonds must be published at least forty-five (45) days before issuance of the same in order to comply with the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended; and

WHEREAS, the City intends, at this time to state its intentions to be reimbursed from proceeds of the bonds for any expenditures undertaken by the City for the Project prior to issuance of the bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a Notice of Intent to Issue Bonds in the *Telegram*, a newspaper of general circulation in the City.

2. The Notice of Intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Council does hereby determine that the form of Notice of Intent to Issue Bonds and the manner of publication directed is adequate notice to the electors of the City and users of the City's Water Supply and Sewage Disposal System and is well calculated to inform them of the intention of the City to issue the bonds, the purpose of the bonds, the security for the bonds and the rights of referendum of the electors with respect thereto, and that the provision of forty-five (45) days within which to file a referendum petition is adequate to ensure that the City's electors may exercise their legal rights of referendum.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from available funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is \$15,000,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

(Balance of this page intentionally left blank)

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Member: _____

NAYS: Member: _____

RESOLUTION DECLARED ADOPTED.

Georgina Holliday
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a regular meeting held on August 5, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Georgina Holliday
City Clerk

EXHIBIT A

[NOTE: PUBLISH AS ONE-QUARTER PAGE DISPLAY ADVERTISEMENT]

**NOTICE TO ELECTORS
OF THE CITY OF INKSTER AND
USERS OF THE CITY'S WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM
OF INTENT TO ISSUE REVENUE BONDS PAYABLE FROM THE REVENUES
OF SAID WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM
AND OF RIGHT OF REFERENDUM RELATING THERETO**

PLEASE TAKE NOTICE that the City Council of the City of Inkster intends to authorize the issuance and sale of Water Supply and Sewage Disposal System Revenue Bonds, in one or more series, pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in the principal amount of not to exceed Fifteen Million Dollars (\$15,000,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip Water Supply and Sewage Disposal System improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, valve wells; flushing and testing of watermains; hydro excavating, pot holing and excavation; relocation and replacement of water service lines and replacement of lead service lines; installation of an Advanced Metering Infrastructure (AMI) system including all software, communication and associated equipment and appurtenances for a fully functioning AMI system; procurement and installation of water meters compatible with the AMI system; improvements to, and renovation of, the City's Department of Public Services (DPS) administration building, including walls, doors, windows, window coverings, floors, ceiling, furniture, roof system, electrical system and electrical panels, lighting system, heating, ventilation and cooling system, building plumbing, water fixtures, communication and security system; renovation and conversion of a portion of the DPS garage to a conference room; the construction and outfitting of a building addition to the DPS garage; site improvements to the DPS yard, including but not limited to, demolition of existing abandoned structures, new pavement and striping, relocation and replacement of existing fencing, installation of an automated gate and gate security equipment; removal, rehabilitation, replacement, improvement and modifications to the City's sanitary sewer collection system, storm water system and combined sewer system; sewer separation improvements, including necessary improvements to control combined sewer overflow outfalls, regulators and associated structures and to improve the City's solid waste handling system; removal, replacement and addition of new sewer service connections, or sewer leads; improvements to the City's water system impacted by sewer improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, water service lines and lead service lines; meter replacement, hookup and installation of new meters; flushing and testing of watermains; removal, rehabilitation, replacement and improvement of sewer lines and associated pavement and hardscape restoration; pump station replacement and improvements; and lift station replacement and improvements, force main installation and rehabilitation together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto.

Said bonds may be issued in one or more series, each of which will mature in annual installments not to exceed forty (40) in number, with interest rates to be determined at sale but in no event to exceed such rates as may be permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID REVENUE BONDS shall be payable from the net revenues derived from the operation of the City's Water Supply and Sewage Disposal System. Said revenues consist of rates and charges for services supplied by said System which may from time to time be increased in order to provide sufficient revenues to meet expenses of operating and maintaining said System and paying debt service on certain existing revenue bonds, the bonds referred to herein and any future revenue bonds payable from the net revenues of said System. Schedules of rates presently in effect for the System are on file in the office of the City Clerk.

ADDITIONAL SECURITY FOR BONDS SOLD TO MICHIGAN FINANCE AUTHORITY

BECAUSE THE BONDS MAY BE SOLD TO THE MICHIGAN FINANCE AUTHORITY, THE CITY MAY PLEDGE FOR THE PAYMENT OF THE BONDS MONEY RECEIVED OR TO BE RECEIVED BY THE CITY DERIVED FROM IMPOSITION OF TAXES BY THE STATE AND RETURNED OR TO BE RETURNED TO THE CITY AS PROVIDED BY LAW, except for money the use of which is prohibited for such purposes by the State Constitution. The City may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the City as provided by law, to the Michigan Finance Authority or a trustee, and such funds may be pledged for the payment of the bonds.

ADDITIONALLY, THE CITY MAY PLEDGE ITS LIMITED TAX FULL FAITH AND CREDIT AS SECURITY FOR THE BONDS, IN WHICH EVENT DEBT SERVICE ON THE BONDS SHALL BE PAYABLE EITHER FROM REVENUES OF THE SYSTEM OR FROM AD VALOREM TAXES THAT MAY BE LEVIED ON ALL TAXABLE PROPERTY IN THE CITY, SUBJECT HOWEVER, TO CONSTITUTIONAL, STATUTORY AND CHARTER TAX RATE LIMITATIONS.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING AN ELECTION ON THE QUESTION OF ISSUING THE BONDS, SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY, IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. If such a petition is filed, the bonds cannot be issued unless approved by a majority vote of the electors of the City voting on the question of their issuance.

THIS NOTICE is given pursuant to the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended.

ADDITIONAL INFORMATION will be furnished at the office of the City Clerk upon request.

Georgina Holliday, City Clerk
City of Inkster

ORDINANCE NO. 891

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF ADDITIONS AND IMPROVEMENTS TO THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM OF THE CITY; TO PROVIDE FOR THE ISSUANCE AND SALE OF SENIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; TO PROVIDE FOR THE ESTABLISHMENT AND FUNDING OF A DEBT SERVICE RESERVE ACCOUNT; TO AMEND THE ADDITIONAL BONDS TEST IN ESTABLISHED IN ORDINANCE NO. 888; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF SYSTEM REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE CITY OF INKSTER ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

(a) "Act 94" means Act 94, Public Acts of Michigan, 1933, as amended.

(b) "Authorized Officers" means the Mayor, Treasurer or Interim Treasurer, Director of Public Works, and the Clerk of the City.

(c) "Bond" or "Bonds" means the Series 2024A Bonds and any other senior lien bonds issued pursuant to a duly authorized Ordinance of the City.

(d) "City" means the City of Inkster, County of Wayne, State of Michigan.

(e) "Junior Lien Bonds" means any bonds so designated and payable from Net Revenues, which are secured by a statutory second lien on the Net Revenues and are junior and subordinate to the Senior Lien Bonds.

(f) "Outstanding Junior Lien Bonds" mean the Series 2022A Bond, the Series 2022B Bond, and the Series 2024B Bond.

(g) "Outstanding Ordinances" means Ordinance No. 888 and Ordinance 890-A (as amended).

(h) "Project" means including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, valve wells; flushing and testing of watermains; hydro excavating, pot holing and excavation; relocation and replacement of water service lines and replacement of lead service lines; installation of an Advanced Metering Infrastructure (AMI) system including all software, communication and associated equipment and appurtenances for a fully functioning AMI system; procurement and installation of water meters compatible with the AMI system; improvements to, and renovation of, the City's Department of Public Services (DPS) administration building, including walls, doors, windows, window coverings, floors, ceiling, furniture, roof system, electrical system and electrical panels, lighting system, heating, ventilation and cooling system, building plumbing, water fixtures, communication and security system; renovation and conversion of a portion of the DPS garage to a conference room; the construction and outfitting of a building addition to the DPS garage; site improvements to the DPS yard, including but not limited to, demolition of existing abandoned structures, new pavement and striping, relocation and replacement of existing fencing, installation of an automated gate and gate security equipment; removal, rehabilitation, replacement, improvement and modifications to the City's sanitary sewer collection system, storm water system and combined sewer system; sewer separation improvements, including necessary improvements to control combined sewer overflow outfalls, regulators and associated structures and to improve the City's solid waste handling system; removal, replacement and addition of new sewer service connections, or sewer leads; improvements to the City's water system impacted by sewer improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, water service lines and lead service lines; meter replacement, hookup and installation of new meters; flushing and testing of watermains; removal, rehabilitation, replacement and improvement of sewer lines and associated pavement and hardscape restoration; pump station replacement and improvements; and lift station replacement and improvements, force main installation and rehabilitation together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto.

(i) "Reserve Account" means the Debt Service Reserve Account within the Bond and Interest Redemption Fund and established pursuant to Section 12 of this Ordinance.

(j) "Revenues" and "Net Revenues" mean the revenues and net revenues of the System and shall be construed as defined in Section 3 of Act 94, including with respect to "Revenues", the earnings derived from the investment of moneys in the various funds and accounts established by the Outstanding Ordinances and this Ordinance.

(k) "Sale Order" means the Sale Order to be executed by an Authorized Officer of the City respecting the sale of the Series 2024A Bonds.

(l) "Senior Lien Bonds" means any bonds or series of bonds so designated and payable from Net Revenues, which are secured by a statutory first lien on the Net Revenues and which are senior and superior in all respects with respect to the Net Revenues to any Junior Lien Bonds secured by the statutory second lien, together with any additional bonds of equal standing thereafter issued.

(m) "Series 2022A Bond" means the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022A, dated September 20, 2022.

(n) "Series 2022B Bond" means the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022B, dated September 20, 2022.

(o) "Series 2024A Bonds" means the Water Supply and Sewage Disposal System Revenue Bonds, Series 2024A of the City, to be issued in one or more series, authorized pursuant to this Ordinance.

(p) "Sufficient Government Obligations" means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds or Junior Lien Bonds and the principal and redemption premium, if any, on the Bonds or Junior Lien Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds or Junior Lien Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(q) "System" means the water supply and sewage disposal system of the City, including the Project and all additions, extensions and improvements hereafter acquired.

(r) "Transfer Agent" means the a bank or trust company selected by an Authorized Officer at the time of the sale.

(s) "Underwriter" means Huntington Securities, Inc.

Section 2. Necessity; Public Purpose; Estimated Cost; Useful Life; Conditions of Outstanding Ordinances Satisfied. It is hereby determined to be a necessary public purpose of the City to acquire, construct, furnish and equip the Project. The estimated cost of acquiring, constructing, furnishing and equipping the Project,

including making a deposit to the Debt Service Reserve Account, if necessary, and paying contingencies, engineering, legal and financing expenses, in an amount not to exceed Fifteen Million Dollars (\$15,000,000) is hereby approved. The City does hereby estimate the period of usefulness of the Project to be at least forty (40) years.

Except as amended by or expressly provided to the contrary in this Ordinance, all of the provisions of the Outstanding Ordinances shall apply to the Series 2024A Bonds issued pursuant to this Ordinance, the same as though each of said provisions were repeated in this Ordinance in detail; the purpose of this Ordinance being to authorize the issuance of additional revenue bonds to finance the cost of acquiring additions, extensions and improvements to the System, with such additional bonds senior in standing and priority of lien with the Outstanding Junior Lien Bonds for such purpose being authorized by the provisions of the Outstanding Ordinances, upon the conditions therein stated, which conditions have been fully met.

Section 3. Payment of Cost: Bonds Authorized. To pay the costs associated with the acquisition and construction the Project, including legal, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2024A Bonds, and to make a deposit into the Reserve Account, the City shall borrow the sum of not to exceed Fifteen Million Dollars (\$15,000,000), as finally determined in the Sale Order and issue the Series 2024A Bonds therefor, in one or more series, pursuant to the provisions of Act 94. The remaining costs, if any, shall be defrayed from System funds on hand and legally available for such use. If the Series 2024A Bonds are issued in more than one series, all of the provisions of this Ordinance shall be deemed to apply to each series of the Series 2024A Bonds.

Section 4. Bond Details. The Series 2024A Bonds shall be designated WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BONDS, SERIES 2024A, shall be payable solely and only out of the Net Revenues, as set forth more fully herein, shall consist of bonds of the denomination of \$5,000, or integral multiples of \$5,000 not exceeding in any one year the amount maturing in that year, dated as of the date of delivery or such other date as shall be determined in the Sale Order, numbered in order of authentication, and shall mature or be subject to mandatory redemption on October 1st in the years 2024 to 2064, inclusive, or such other years and in such amounts as shall be determined in the Sale Order.

The Series 2024A Bonds shall bear interest at a rate or rates determined on the sale thereof, but in any event not exceeding 7% per annum, payable on April 1 and October 1 of each year, commencing October 1, 2024, or such later date as determined in the Sale Order, by check by check or draft mailed by the Transfer Agent to the person or entity which is, as of the 15th day of the month preceding the interest payment date, the registered owner at the registered address as shown on the registration books of the Issuer maintained by the Transfer Agent. The date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the Issuer to conform to market practice in the future. The principal of the Series 2024A Bonds shall be payable at the principal office of the Transfer Agent.

The Series 2024A Bonds may be subject to redemption prior to maturity at the times and prices and in the manner finally determined in the Sale Order.

In case less than the full amount of an outstanding Bond is called for redemption, the Transfer Agent upon presentation of the Bond called in part for redemption shall register, authenticate and deliver to the registered owner a new bond in the principal amount of the portion of the original bond not called for redemption. Notice of redemption shall be given in the manner specified in the form of the Bonds contained in Section 14 of this Ordinance.

Section 5. Execution of Bonds. The Series 2024A Bonds shall be executed in the name of the City with the manual or facsimile signatures of the Mayor and the City Clerk and shall have the City's seal impressed or imprinted thereon. No Bond signed by facsimile signature shall be valid until authenticated by an authorized signer of the Transfer Agent. The Series 2024A Bonds shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser thereof in accordance with instructions from the Treasurer of the City upon payment of the purchase price for the Series 2024A Bonds in accordance with the bid therefor when accepted. Executed blank bonds for registration and issuance to transferees shall simultaneously, and from time to time thereafter as necessary, be delivered to the Transfer Agent for safekeeping.

Section 6. Registration and Transfer. Any bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any bond or bonds shall be surrendered for transfer, the City shall execute and the transfer agent shall authenticate and deliver a new bond or bonds, for like aggregate principal amount. The Transfer Agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The Transfer Agent shall not be required (i) to issue, register the transfer of or exchange any bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of bonds selected for redemption as described in the form of bonds contained in Section 14 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any bond so selected for redemption in whole or in part, except the unredeemed portion of bonds being redeemed in part. The City shall give the Transfer Agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The Transfer Agent shall keep or cause to be kept, at its principal office, sufficient books for the registration and transfer of the Series 2024A Bonds, which shall at all times be open to inspection by the City; and, upon presentation for such purpose, the Transfer

Agent shall, under such reasonable regulations as it may prescribe, transfer or cause to be transferred, on said books, bonds as hereinbefore provided.

If any bond shall become mutilated, the City, at the expense of the holder of the bond, shall execute, and the Transfer Agent shall authenticate and deliver, a new bond of like tenor in exchange and substitution for the mutilated bond, upon surrender to the Transfer Agent of the mutilated bond. If any bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the Transfer Agent and, if this evidence is satisfactory to both and indemnity satisfactory to the Transfer Agent shall be given, and if all requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended ("Act 354"), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the City, at the expense of the owner, shall execute, and the Transfer Agent shall thereupon authenticate and deliver, a new bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the bond so lost, destroyed or stolen. If any such bond shall have matured or shall be about to mature, instead of issuing a substitute bond the Transfer Agent may pay the same without surrender thereof.

The Series 2024A Bonds may be issued in book-entry-only form through The Depository Trust Company in New York, New York ("DTC") and any Authorized Officer of the City is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Series 2024A Bonds in book-entry-only form and to make such changes in the Bond form with the parameters of this ordinance as may be required to accomplish the foregoing.

Section 7. Security and Payment of Series 2024A Bonds: Defeasance. The Series 2024A Bonds and the interest thereon shall be payable solely and only from the Net Revenues, and to secure such payment, there is hereby recognized a statutory lien upon the whole of the Net Revenues which shall be a first lien to continue until payment in full of the principal of and interest on all Bonds payable from the Net Revenues, or, until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of all Bonds of a series then outstanding, principal and interest on such Bonds to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any. Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentence, the statutory lien shall be terminated with respect to that series of Bonds, the holders of that series shall have no further rights under this Ordinance except for payment from the deposited funds, and the Bonds of that series shall no longer be considered to be outstanding under this Ordinance. The statutory first lien referred to herein shall be senior in standing and priority with the City's Outstanding Junior Lien Bonds.

Section 8. Bondholders' Rights: Receiver. The holder or holders of the Series 2024A Bonds representing in the aggregate not less than twenty percent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the

System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the City, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest on the Series 2024A Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the City and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the City more particularly set forth herein and in Act 94.

The holder or holders of the Series 2024A Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Series 2024A Bonds and the security therefor.

Section 9. Rates and Charges. The rates and charges for service furnished by and the use of the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance.

Section 10. No Free Service or Use. No free service or use of the System, or service or use of the System at less than the reasonable cost and value thereof, shall be furnished by the System to any person, firm or corporation, public or private, or to any public agency or instrumentality, including the City.

Section 11. Fixing and Revising Rates. The rates now in effect are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Bonds and the Junior Lien Bonds as the same become due and payable, and the maintenance of the reserve therefor and to provide for all other obligations, expenditures and funds for the System required by law and this Ordinance. In addition, it is agreed that the rates shall be set from time to time so that there shall be produced each fiscal year Net Revenues in an amount not less than 110% of the principal of and interest on all Bonds coming due in each fiscal year and not less than 100% of the principal of and interest on all Junior Lien Bonds coming due in each fiscal year. The rates shall be fixed and revised from time to time as may be necessary to produce these amounts, and it is hereby covenanted and agreed to fix and maintain rates for services furnished by the System at all times sufficient to provide for the foregoing.

Section 12. Funds and Accounts: Flow of Funds. The funds and accounts and the flow of funds established in Section 14 of the Outstanding Ordinances are hereby continued.

Within the Bond and Interest Redemption Fund, there is hereby established a Debt Service Reserve Account (the "Reserve Account"). The funds on hand in the

Reserve Account will secure the Series 2024A Bonds on a *pari passu* basis with other Bonds of the System. The Reserve Account shall be established in such amounts, so that if required by the Underwriter of the Series 2024A Bonds, the Bond Reserve Account shall total a sum not-to-exceed the lesser of (a) the maximum annual principal and interest requirements on the Bonds outstanding, (b) 125% of the average annual debt service on the Bonds, or (c) an amount equal to 10% of the principal amount of the Bonds. In the event that the amount in said Reserve Account is greater than such large debt service requirement, such excess amount shall be transferred to the Bond and Interest Redemption Fund described herein. If it is necessary to increase the amount in the Bond Reserve Account, the City shall deposit a sum from the moneys on hand in the System or from proceeds of the Series 2024A Bonds prior to or concurrently with the delivery of the Series 2024A Bonds so that the Bond Reserve Account is fully funded as of the delivery of the Series 2024A Bonds.

Section 13. Disposition of Bond Proceeds. There is hereby established in a bank insured by the Federal Deposit Insurance Corporation to be selected by the Treasurer, a separate depository account to be designated “Water Supply and Sewage Disposal System Revenue Bonds, Series 2024A Construction Fund” (the “Construction Fund”), the moneys from time to time on deposit to be used solely to pay the cost of the Project and the incidental costs set forth in Section 3 of this Ordinance. The proceeds of sale of the Series 2024A Bonds shall be allocated and used as follows, or as set forth in the Sale Order:

First, any premium and accrued interest for the Series 2024A Bonds, if any, shall be deposited into the Bond and Interest Redemption Fund established by Ordinance 888.

Second, an amount necessary to fully fund the Reserve Account, if required by the purchaser of the Series 2024A Bonds, shall be deposited into the Reserve Account in the Bond and Interest Redemption Fund.

Third, the amount of funds necessary to pay the costs of the Project, as set forth in the Sale Order, shall be deposited in the Construction Fund. Moneys in the Construction Fund shall be applied solely in payment of the cost of the acquisition and construction of the Project, including any engineering expenses incident thereto. Any payments for construction, either on account or otherwise, shall not be made unless the registered engineer in charge of such work shall file with the City Council a signed statement to the effect that the work has been completed in accordance with the plans and specifications therefor; that it was done pursuant to and in accordance with the contract therefor (including properly authorized change orders), that the work is satisfactory and that any such work has not been previously paid for. The investment of the Bonds shall be limited as may be required by federal law.

Any unexpended balance of the proceeds of sale of the Series 2024A Bonds in the Construction Fund remaining after completion of the Project may, in the discretion of the

City, be used for further improvements and extensions to the System. Any remaining balance after such expenditure, or in the event no expenditure is made, the entire unexpended balance shall be paid into the Bond and Interest Redemption Fund and used for the redemption or purchase of callable Bonds or for any other purpose permitted by Act 94. The proceeds of sale of said bonds may be invested in whole or in part in the manner provided by Act 94.

Section 14. Bond Form. The Series 2024A Bonds shall be in substantially the following form with such changes as may be approved by an Authorized Officer and Bond Counsel:

R-1
UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF WAYNE

CITY OF INKSTER

WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BOND, SERIES 2024A

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____%	October 1, 20__	_____, 2024	

Registered Owner:

Principal Amount:

The City of Inkster, County of Wayne, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay, solely and only out of the hereinafter described Net Revenues of the City's System (hereinafter defined), the Principal Amount shown above in lawful money of the United States of America to the Registered Owner shown above, or registered assigns, on the Maturity Date shown above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue shown above or such later date to which interest has been paid, until paid, at the Interest Rate per annum shown above, payable on October 1, 2024, and semiannually thereafter. Principal of this bond is payable at the _____ office of _____, Michigan, (the "Transfer Agent"), or such other Transfer Agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date. Interest on this bond is payable by check or draft mailed by the Transfer Agent to the person or entity who or which is, as of the fifteenth (15th) day of the month preceding the interest payment date, the registered owner of record, at the registered address as shown on the registration books of the City kept by the Transfer Agent. For prompt payment of principal and interest on this bond, the City has irrevocably pledged the revenues of the Water Supply and Sewage Disposal System of the City (the "System"), including all appurtenances, extensions and improvements thereto, after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory first lien thereon is hereby recognized and created.

This bond is one of a series of bonds of even Date of Original Issue aggregating the principal sum of \$ _____, issued pursuant to Ordinance No. 888, 890-A and Ordinance No. 891 of the City, duly adopted by the City Council of the City (collectively, the "Ordinances"), and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying the cost of acquiring and constructing additions, extensions and improvements to the System. For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of equal standing as to the Net Revenues may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinances.

[Insert redemption provisions.]

In case less than the full amount of a bond is called for redemption the Transfer Agent upon presentation of the bond called in part for redemption shall register, authenticate and deliver to the registered owner a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption of any bond or portion thereof shall be given by the Transfer Agent at least thirty (30) days prior to the date fixed for redemption by mail to the registered owner at the registered address shown on the registration books kept by the Transfer Agent. Bonds shall be called for redemption in multiples of \$5,000 and any bond of a denomination of more than \$5,000 shall be treated as representing the number of bonds obtained by dividing the denomination of the bond by \$5,000 and such bond may be redeemed in part. Notice of redemption for a bond redeemed in part shall state that upon surrender of the bond to be redeemed a new bond or bonds in aggregate principal amount equal to the unredeemed portion of the bonds surrendered shall be issued to the registered owner thereof. No further interest on a bond or portion thereof called for redemption shall accrue after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the Transfer Agent to redeem the bond or portion thereof.

This bond is a self-liquidating bond and is not a general obligation of the City and does not constitute an indebtedness of the City within any constitutional, statutory or charter debt limitation of the City but is payable solely and only, both as to principal and interest, from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory lien hereinbefore mentioned. This bond is senior in standing and priority of payment as the City's Water Supply and Sewage Disposal Junior Lien Revenue Bonds, Series 2022A, its Water Supply and Sewage Disposal Junior Lien Revenue Bonds, Series 2022B, and its Water Supply and Sewage Disposal Junior Lien Revenue Bonds, Series 2024B.

The City has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the System shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the interest on and the principal of the bonds of this issue, the Outstanding Junior Lien Bonds and any additional bonds of equal standing as and when the same shall become due and payable, and to create and maintain a bond redemption fund (including a bond reserve account) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by the Ordinances.

This bond is transferable only upon the books of the City kept for that purpose at the office of the Transfer Agent by the registered owner hereof in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinances authorizing the bonds, and the Outstanding Junior Lien Bonds, and upon the payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond and the series of bonds of which this is one have been done and performed in regular and due time and form as required by law.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City, by its City Council, has caused this bond to be executed with the [manual/facsimile] signatures of its Mayor and its City Clerk and its corporate seal [or a facsimile thereof] to be [impressed/printed] hereon, all as of the Date of Original Issue.

CITY OF INKSTER

By _____
Its Mayor

(Seal)

Countersigned:

By _____
Its City Clerk

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned Ordinances.

_____, Michigan
Transfer Agent

By _____
Authorized Signatory

Date of Registration: _____

{INSERT STANDARD FORM OF ASSIGNMENT}

Section 15. Authorization of Negotiated Sale. The City has considered the option of selling the Series 2024A Bonds through a competitive sale and a negotiated sale, and has determined to proceed with the sale of the Series 2024A Bonds through negotiated sale because a negotiated sale will result in the most efficient and expeditious means of selling the 2024 Bonds and will result in the lowest interest cost to the City. The Bonds shall be sold by negotiated sale to the Underwriter, either directly or through the Michigan Finance Authority (the "MFA"), at prices and on terms and conditions provided in a purchase contract approved by the Authorized Officer within the parameters established hereby.

The Authorized Officers are each hereby authorized, without further approval of this City Council, to execute and deliver the purchase contract directly with the Underwriter or the MFA, as applicable, and to execute a Sale Order for the Bonds, evidencing the final terms for the Series 2024A Bonds, and to take all other necessary actions required to effectuate the sale, issuance and delivery of the Series 2024A Bonds within the parameters authorized in this Ordinance; *provided that* the principal amount of the Series 2024A Bonds shall not exceed the principal amount authorized in this Ordinance, the interest rate per annum on the Bonds shall not exceed 7.00% and the maximum Underwriter's discount on the Bonds shall not exceed 1.25% of the par amount of the Bonds. The Authorized Officers are each hereby authorized to execute any related documents, agreements, and certificates necessary to effectuate the sale and delivery of the Bonds.

Section 16. Sale of Series 2024A Bonds to the Michigan Finance Authority; Pledge of Revenue Sharing.

If the Bonds are sold to the MFA, the following additional provisions shall apply:

(a) Each series of Bonds shall be in the form of a single fully-registered, nonconvertible bond in the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments serially as finally determined at the time of sale of the Bonds and approved by the MFA and the Authorized Officer. Final determination of the principal amount the Bonds and the payment dates and amounts of principal installments of a series of Bonds shall be evidenced by execution of the Purchase Contract between the City and the MFA providing for sale of the Bonds, and any Authorized Officer is authorized and directed to execute and deliver the Purchase Contract when it is in final form and to make the determinations set forth above. Any Authorized Officer is authorized and directed to approve of a series designation with respect to each series of Bonds.

(b) The Bonds or principal installments thereof may be subject to prepayment prior to maturity in the manner and at the times as provided in the form of the Bond contained in this Resolution or as may be approved by an Authorized Officer at the time of sale of the Bonds or by the MFA at the time of prepayment.

(c) The Bonds shall bear interest at a rate or rates specified in the Purchase Contract and approved as evidenced by execution of the Purchase Contract, but in any event not to exceed the maximum interest rate established herein, and an Authorized Officer shall deliver the Bonds in accordance with the delivery instructions of the MFA.

(d) The Bonds shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Bonds shall be payable as provided in the Bond form in this Resolution as the same may be amended to conform to MFA requirements.

(e) The Trustee shall record on the registration books payment by the City of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the City Treasurer.

(f) Upon payment by the City of all outstanding principal of and interest on a Bond, the MFA shall deliver the respective Bond to the City for cancellation.

Notwithstanding any other provision herein to the contrary, as long as the MFA is the owner of the Bonds, the Bonds are payable as to principal, premium, if any, and interest at the corporate trust office of U.S. Bank National Association, Detroit, Michigan, or such other qualified bank or financial institution as shall be designated in writing to the City by the MFA (the "MFA's Depository"). The City or the Trustee will deposit with the MFA's Depository payments of the principal of, premium, if any, and interest on the Bonds in immediately available funds at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. Written notice of any redemption of the Bonds shall be given by the City and received by the MFA's Depository at least 40 days prior to the date on which such redemption is to be made, or such lesser period as may be set forth in the Purchase Contract.

If the Series 2024A Bonds are sold to the MFA, as additional security for the payment of principal and interest on the Bonds, pursuant to authorization provided in Act 227, Public Acts of Michigan, 1985, as amended ("Act 227"), and Act 279, the City may pledge for the payment of principal of and interest on the Bonds, distributable aid payments ("Revenue Sharing Payments") that the City is eligible to receive pursuant to the Michigan Constitution and Act 140, Public Acts of Michigan, 1971, as amended, which shall be subject to a statutory lien as provided in Act 227 and Act 279. If required to secure an investment grade rating, each Authorized Officer is hereby authorized to select a trustee and negotiate a trust agreement to provide for the pre-default intercept of the City's Revenue Sharing Payments to secure payment of the principal of and interest on the Series 2024A Bonds.

Section 17. Tax Covenants. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exclusion of the interest on the Series 2024A Bonds from gross income for federal income tax purposes under the

Internal Revenue Code of 1986, as amended, including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditures and investment of Series 2024A Bond proceeds and moneys deemed to be Series 2024A Bond proceeds.

Section 18. Adjustment of Bond Terms. The Authorized Officers are each hereby authorized to adjust the final bond details as set forth herein to the extent necessary or convenient to complete the sale of the Series 2024A Bonds and in pursuance of the forgoing are each authorized to exercise the authority and make the determinations pursuant to Sections 7a(1)(c)(i) and (v) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, date of issuance, interest payment dates, redemption rights, designation as qualified tax-exempt obligations and other matters within the parameters established by this Ordinance.

Section 19. Authorization of other Actions. The Authorized Officers are each authorized and directed to take all other actions necessary or advisable, and make such other filings with the Michigan Department of Treasury or with other parties, including an Application to Issue Long-Term Municipal Securities, to enable the issuance, sale and delivery of the Series 2024A Bonds as contemplated herein.

Section 20. Appointment of Bond Counsel. The representation of the City by Miller, Canfield, Paddock and Stone, P.L.C. as bond counsel is hereby approved, notwithstanding its periodic representation in unrelated matters of the Underwriter, the MFA and other potential parties to the transaction. The fees of bond counsel shall be paid from proceeds of the Series 2024A Bonds or other lawfully available funds of the City.

Section 21. Appointment of Municipal Advisor. The City hereby appoints PFM Financial Advisors, LLC as the municipal advisor with respect to the Series 2024A Bonds. The fees of the municipal advisor shall be paid from proceeds of the Series 2024A Bonds or other lawfully available funds of the City.

Section 22. Repeal; Savings Clause. Ordinance No. 889-A is hereby repealed in its entirety. The Outstanding Ordinances shall continue in effect, except as specifically supplemented or altered herein.

Section 23. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 24. Publication and Recordation. This Ordinance shall be published in full in *The Telegram*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the Mayor and the City Clerk.

Section 25. Continuing Disclosure. The City covenants to enter into a continuing disclosure undertaking for the benefit of the holders and beneficial owners of the Series 2024A Bonds in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, and the Authorized Officers are each hereby authorized to execute such undertaking prior to delivery of the Series 2024A Bonds.

Section 26. Amendment and Restatement of Additional Bonds Test. Section 20 of the Ordinance 888 is hereby amended and restated in full as follows:

Section 20. Additional Bonds. Except as hereinafter provided, the City shall not issue additional Bonds of equal or prior standing with any initial series of Bonds issued hereunder.

The right is reserved in accordance with the provisions of Act 94, to issue additional Bonds or Junior Lien Bonds payable from the Revenues of the System which shall be of equal standing and priority of lien on the Net Revenues of the System with the Bonds or Junior Lien Bonds but only for the following purposes and under the following terms and conditions:

(a) To complete the Project in accordance with the plans and specifications therefor. Such bonds shall not be authorized unless the engineers in charge of construction shall execute a certificate evidencing the fact that additional funds are needed to complete the Project in accordance with the plans and specifications therefor and stating the amount that will be required to complete the Project. If such certificate shall be so executed and filed with the City, it shall be the duty of the City to provide for and issue additional revenue bonds in the amount stated in said certificate to be necessary to complete the Project in accordance with the plans and specifications plus an amount necessary to issue such bonds or to provide for part or all of such amount from other sources.

(b) For subsequent repairs, extensions, enlargements and improvements to the System or for the purpose of refunding part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds. Bonds or Junior Lien Bonds for such purposes shall not be issued pursuant to this subparagraph (b) unless the Adjusted Net Revenues of the System for the preceding twelve-month operating year shall be equal to (i) at least one hundred twenty-five percent (125%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Bonds and on the additional Bonds then being issued and (ii) at least one hundred percent (100%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Junior Lien Bonds and on the additional Junior Lien Bonds then being issued. If the additional Bonds or Junior Lien Bonds are to be issued in whole or in part for refunding outstanding Bonds or Junior Lien Bonds, the annual

principal and interest requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds or Junior Lien Bonds to be refunded from the proceeds of the additional Bonds or Junior Lien Bonds. For purposes of this subparagraph (b) the City may elect to use as the last preceding operating year any operating year ending not more than sixteen months prior to the date of delivery of the additional Bonds or Junior Lien Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months prior to the date of delivery of the additional Bonds or Junior Lien Bonds. Determination by the City as to existence of conditions permitting the issuance of additional Bonds or Junior Lien Bonds shall be conclusive. No additional Bonds or Junior Lien Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the City shall then be in default in making its required payments to the Operation and Maintenance Account or the Redemption Account.

(c) For refunding a part or all of the Bonds or Junior Lien Bonds then outstanding and paying costs of issuing such additional Bonds or Junior Lien Bonds including deposits which may be required to be made to a bond reserve account (if any) for such Bonds or Junior Lien Bonds. No additional Bonds or Junior Lien Bonds shall be issued pursuant to this subsection unless the maximum amount of principal and interest maturing in any operating year after giving effect to the refunding shall be less than the maximum amount of principal and interest maturing in any operating year prior to giving effect to the refunding.

Section 27. Other Matters. The Authorized Officers are each authorized and directed to (a) approve the circulation of a preliminary official statement describing the Series 2024A Bonds and to deem the preliminary official statement “final” for purposes of Rule 15c2-12 of the SEC; (b) solicit bids for and approve the purchase of a municipal bond insurance policy for the Series 2024A Bonds; (c) apply for ratings on the Series 2024A Bonds; (d) pay costs of issuance including but not limited to transfer agent fees, verification agent fees, municipal advisor fees, bond counsel fees, rating agency fees, costs of printing the Bonds and the preliminary and final official statements, publication costs, and any other costs necessary to accomplish sale and delivery of the Bonds; and (e) do all other acts and take all other necessary procedures required to effectuate the sale, issuance and delivery of the Series 2024A Bonds.

Section 28. Effective Date. Pursuant to the provisions of Section 6 of Act 94, this Ordinance shall be approved on the date of first reading and accordingly this Ordinance shall immediately be effective upon its adoption.

Adopted and signed this 5th day of August, 2024.

Signed

Its Mayor

Signed

Its City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a regular meeting held on the 5th day of August, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting: _____
and that the following Members were absent: _____.

I further certify that Member _____ moved adoption of said Ordinance, and that said motion was supported by Member _____.

I further certify that the following Members voted for adoption of said Ordinance: _____
and that the following Members voted against adoption of said Ordinance: _____.

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Mayor and City Clerk.

Georgina Holliday, City Clerk
City of Inkster

42479389.1/103467.00022

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 31, 2024

From: Jerome Bivins, DPS Director Date for Council's Consider: August 5, 2024

ACTION REQUESTED: Adopt Ordinance to amend the Bond Authorizing Ordinance previously adopted relative to the Clean Water State Revolving Fund program.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND:

The City of Inkster recently secured funding for this project through the Clean Water State Revolving Fund (CWSRF) program. This program provides low interest loans for infrastructure necessary to reduce the potential for pollutant entering waters of the state. The City intends to complete Phase 3 and 4 of the Eastern Outfalls Elimination Project (EGLE Project Number 5812-01) (the "Project"). The total estimated cost of both phases of the Project is \$22,175,000. The City was awarded \$20,000,000 in American Rescue Plan Act (ARPA) grants and \$2,175,000 in CWSRF loans to complete Phases 3 and 4 of the Project. The loan includes most of the engineering design, construction, construction engineering and inspection cost. The grant includes all engineering design and construction fees.

The City Council previously adopted a bond authorizing ordinance (Ordinance 890-A) for this Project. This ordinance provides for technical corrections to Ordinance 890-A to reflect that the City operates a combined water supply and sewage disposal system.

SCOPE OF SERVICES:

The acquisition, construction, installation, furnishing, and equipping of additions and improvements to the water supply and sewage disposal system of the City.

JUSTIFICATION:

It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by Engineers, which plans and specifications are hereby approved.

PROJECT IMPROVEMENTS:

Improve and promote the image of the City of Inkster.

COSTS

The cost of that portion of the Project being financed with the Series 2024B Bonds is estimated to be \$2,175,000.00, including the payment of incident expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed. To pay part of the cost of acquiring the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2024B Bond, the City shall borrow the sum of not to exceed Two Million One Hundred Seventy-Five Thousand Dollars (\$2,175,00), an issue the Series 2024B Bond therefor pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from grant funds and City funds on hand and legally available for such use.

PROJECTED TIME TABLE:

The period of usefulness of the Project is estimated to be not less than forty (40) years.

RESOLUTION:

Resolution to adopt an Ordinance to maned Ordinance 889-A to make technical corrections to the designation of the City's system as a combined water supply and sewage disposal system.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

CITY OF INKSTER
ORDINANCE NO. 890-A (Amendment)

AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF ORDINANCE NO. 890-A OF THE CITY OF INKSTER:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF ADDITIONS AND IMPROVEMENTS TO THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM OF THE CITY; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AND CERTAIN OUTSTANDING BONDS OF THE SYSTEM; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF SYSTEM REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

WHEREAS, on February 19, 2024, the City Council of the City of Inkster (the "City"), adopted Ordinance No. 890-A authorizing the issuance of its Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2024B (the "Series 2024B Bonds") to finance improvements and repairs to the City's Water Supply and Sewage Disposal System; and

WHEREAS, the Series 2024B Bonds will be sold to the Michigan Finance Authority (the "MFA") pursuant to its Clean Water Revolving Loan program; and

WHEREAS, the designation of the System in Ordinance 890-A needs to be corrected to reflect the proper designation of the system as a water supply and sewage disposal system.

THEREFORE, THE CITY OF INKSTER ORDAINS:

Section 1. Global Amendment to Maximum Interest Rate on the Series 2024B Bonds. All provisions establishing the maximum interest rate to be paid on the Series 2024B Bonds are hereby amended to provide that the maximum interest rate to paid on the Series 2024B Bonds shall not exceed three and two percent (2.000%) per annum.

Section 2. Amendment and Restatement of Section 1 of Ordinance 890-A. Sections 1 (l) and (x) of Ordinance 890-A are hereby amended and restated in their entirety as follows:

Section 1. Definitions.

(l) "Project" means the removal, rehabilitation, replacement, improvement and modifications to the City's Water Supply and Sewage Disposal System, including removal, rehabilitation, replacement, improvement and

modifications to the City's sanitary sewer collection system, storm water system and combined sewer system; sewer separation improvements, including necessary improvements to control combined sewer overflow outfalls, regulators and associated structures and to improve the City's solid waste handling system; removal, replacement and addition of new sewer service connections, or sewer leads; improvements to the City's water system impacted by sewer improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, water service lines and lead service lines; meter replacement, hookup and installation of new meters; flushing and testing of watermains; removal, rehabilitation, replacement and improvement of sewer lines and associated pavement and hardscape restoration; pump station replacement and improvements; and lift station replacement and improvements, force main installation and rehabilitation; together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto

(x) "System" means the Water Supply and Sewage Disposal System of the City, including the Project and all additions, extensions and improvements hereafter acquired.

Section 3. Amendment and Restatement of Section 5 of Ordinance 890-A. Section 5 of Ordinance 890-A is hereby amended and restated in its entirety as follows:

Section 5. Issuance of Series 2024B Bond: Details. The Series 2024B Bond of the City, to be designated WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2024B is authorized to be issued in the aggregate principal sum of not to exceed Two Million One Hundred Seventy-Five Thousand Dollars (\$2,175,000) or such lesser amount as finally determined by order of the EGLE for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2024B Bond. The Series 2024B Bond shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof.

The Series 2024B Bond shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the EGLE at the time of sale of the Series 2024B Bond and approved by the Authority and an Authorized Officer. Principal installments of the Series 2024B Bond shall be payable on October 1 of the years 2025 through 2065, inclusive, or such other payment dates as hereinafter provided. Interest on the Series 2024B Bond shall be payable on April 1 and October 1 of each year, commencing April 1, 2025 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2024B Bond and the payment dates and amounts of principal installments of the Series 2024B Bond shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when in final form and to make the determinations set forth above; provided, however, that the first principal

installment shall be due no earlier than April 1, 2025 and the final principal installment shall be due no later than October 1, 2065 and that the total principal amount shall not exceed \$2,175,000.

The Series 2024B Bond shall bear interest at a rate of not to exceed three and two percent (2.00%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2024B Bond in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2024B Bond is expected to be drawn down by the City periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the City.

The Series 2024B Bond shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Series 2024B Bond shall be payable as provided in the Series 2024B Bond form in this Ordinance.

The Series 2024B Bond shall be subject to optional redemption by the City with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer shall record on the registration books payment by the City of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the City of all outstanding principal of and interest on the Series 2024B Bond, the Authority shall deliver the Series 2024B Bond to the City for cancellation.

Section 4. Amendment and Restatement of Section 8 of Ordinance 890-A. Section 8 of Ordinance 890-A is hereby amended and restated in its entirety as follows:

Section 8. Payment of Series 2024B Bond: Security: Priority of Lien. Principal of and interest on the Series 2024B Bond shall be payable solely from the Net Revenues, and to secure such payment, there is hereby recognized the statutory lien upon the whole of the Net Revenues which shall be a second lien, subject only to the statutory first lien established with respect to the Senior Lien Bonds, to continue until payment in full of the principal of and interest on all Junior Lien Bonds payable from the Net Revenues, or, until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of all Junior Lien Bonds of a series then outstanding, principal and interest on such Junior Lien Bonds to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any. The statutory lien on the Net Revenues created with respect to the Junior Lien Bonds

(including the Series 2024B Bond) shall at all times be and remain subordinate and inferior to the pledge of Net Revenues and the statutory first lien thereon authorized to be granted to secure any Senior Lien Bonds.

Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentences, the statutory lien shall be terminated with respect to that series of Bonds or Junior Lien Bonds, the holders of that series shall have no further rights under this Ordinance except for payment from the deposited funds, and the Bonds or Junior Lien Bonds of that series shall no longer be considered to be outstanding under the Outstanding Ordinances or this Ordinance.

Section 5. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed, and each section of this Ordinance and each subdivision of any section hereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

Section 6. Publication and Recordation. This Ordinance shall be published in full in *The Telegram*, a newspaper of general circulation in the City, qualified under State law to publish legal notices, promptly after its adoption, and the same shall be recorded in the Ordinance Book of the Issuer and such recording authenticated by the signatures of the Mayor and the City Clerk.

Section 7. Effective Date. This Ordinance is hereby determined by the City Council to be immediately necessary for the preservation of the peace, health and safety of the Issuer and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the City of Inkster, County of Wayne, State of Michigan, on August 5, 2024.

Mayor

(Seal)

Attest:

City Clerk

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a regular meeting held on August 5, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Open Meetings Act.

I further certify that the following Members were present at said meeting:

_____ and that the following Members were absent: _____.

I further certify that Member _____ moved adoption of said Ordinance, and that said motion was supported by Member _____.

I further certify that the following Members voted for adoption of said Ordinance: _____.

_____ and that the following Members voted against adoption of said Ordinance: _____.

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Mayor and the City Clerk.

City Clerk

42479256.2/103467.00021

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 30, 2024

From: Derek Dowdell, Comm. Dev. Dept.

Date for Council Consideration: August 5, 2024

ACTION REQUESTED: Consider the approval of a Special Land Use for a proposed Childcare Center in the B-2, Thoroughfare Mixed-Use District at 337 Inkster Road.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval

BACKGROUND INFORMATION

The Planning Department was asked to review the application for site plan and special land use application that was received on April 26, 2023, with the site plan dated April 15, 2024, and submitted on April 15, 2024.

The applicant Brilliant Crianças LLC, proposed utilizing a 1,500-square-foot portion of the 8,006-square-foot building to operate a childcare facility. The subject property is located on the south side of Cherry Hill, east of Inkster Road.

On Monday, July 24, 2023, the Planning Commission held a public hearing for the Special Land Use for a Childcare facility at 337 Inkster Road. Following the public hearing where seven members of the public spoke, the Planning Commission recommended tabling the item, due to the applicant needing to revise the site plan to include a playground per the State of Michigan Licensing and Regulatory Affairs (LARA) guidelines. On Monday, April 22, 2024, the applicant revised the site plan that included the playground, and a reduction of off-street parking. and the Planning Commission recommended approval with the conditions stated in the staff report, which were that the applicant had to seek a variance for the reduction of off-street parking and that a security camera needed to be placed onsite per the city ordinance.

On Thursday, July 18, 2024, The Zoning Board of Appeals met and approved the zoning variance request to reduce the off-street parking for the playground.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Department letter dated May 22, 2024, is attached. Based on the eight Special Land Use review standards and additional use standards the use appears to comply with the city zoning ordinance and meets the State of Michigan's LARA's requirements.

PROJECT OR IMPROVEMENT TASKS

N/A.

COSTS

N/A.

PROJECT TIME TABLE

N/A

RESOLUTION

Approval of the Special Land Use permit for a Childcare facility at 337 Inkster Road.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



May 22, 2024

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Lane Use Review: Child Day Care
Location: 337 Inkster Road
Parcel ID: 44-017-04-0700-002
Zoning: B-2; Thoroughfare Mixed Use District
Project #: SLU 23-07 (Item was tabled at the Planning Commission's July 24, 2023, meeting)

Dear Commissioners,

We have reviewed the application for special land use consideration. Bright Crianças, LLC (the "Applicant") proposes to use a 1,500 square foot portion of the 8,006 square foot building to operate a day care facility. The subject property is located on the south side of Cherry Hill, east of Inkster Road. This review is based on the application received April 26, 2023.



Pi  Subject site

The site is zoned B-2, Thoroughfare Mixed Use where day care facilities are considered special land uses. The applicant will be occupying an already built suite within the plaza located at 337 Inkster Road.

City of Inkster
26215 Trowbridge St
Inkster, MI 48141



Recommendations

Special Land Use Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend to conditional approval to the City Council for the proposed special land use for a daycare facility at 337 Inkster Road (Parcel ID 44-017-04-0700-002) with the following conditions:

1. *The applicant applies and receives a zoning variance to reduce off-street parking.*

On 7-18-24, The Zoning Board of Appeals approved the request to reduce off-street parking for the required playground for the daycare center.

2. *Per section Per Sec 155.076 (B) which states; Security cameras. For all non-residential commercial and business properties, security cameras shall be installed, maintained, and approved by the City Police Chief. All security cameras shall be high definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall operate 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system that is operated and monitored by a recognized security company is required. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.*

Respectfully submitted,



Derek Dowdell
Community Development Director



Special Land Use Review

Standards for Special Land Use are set forth by Section 155.289. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as Corridor Convenience Retail, which intends for the development of a daily services and goods to be readily available for the community. Permitted uses include retail and office uses on the first floor and office and residential on the second floors and above. Design guidelines and strict site plan scrutiny should be applied.

Proposed uses would include modest size food stores, hardware, drug stores, dry cleaners, banks, professional offices, and similar uses. This land use category is primarily located on Middle Belt Road, Inkster Road, and Beech Daly Road. Child care facilities can be reasonably understood as a daily service and therefore harmony with the Master Plan seems to be met.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.

Findings: The site is located along Inkster Road and has gone through site plan review. There is occupied single-family residential property located directly east of the subject property separated by fencing that appears to meet zoning standards.

3. IMPROVEMENT TO THE COMMUNITY

Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.

Findings: The proposed development could bring economic improvement and a needed service to the community. This standard is met.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.

Findings: The subject property is already developed with an existing building. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, we will defer any additional comments regarding this section to the City Engineer.



5. SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, traffic generation or other nuisances generated by the proposed use.

Findings: It can be reasonably assumed that a childcare facility will not have an influx of odor, smoke, and fumes. However, the facility may increase noise activities at this site, however, we do not believe this will be detrimental to any person, property, or general welfare. This standard appears to be met.

6. REDUCTION OF ECONOMIC VIABILITY

Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.

Findings: Childcare facilities are a needed service in the community and it can be assumed that the service will be utilized by the immediate and surrounding communities. We do not believe the current proposal will erode or reduce the economic viability of other existing land uses. The facility should help maintain and improve land values within the City.

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

Findings: This section is addressed in Sections 4 and 5 of the Special Land Use Review. The proposed use is not anticipated to create excessive public costs. However, we defer to the city engineer, fire department, and police department for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.

Findings: The use of the existing commercial building for a child care is supported by the intent of the B-2 District. Furthermore, the Site Plan review enforces zoning ordinance standards and guides the site to comply with the community's vision for a healthier, safer city. We recognize the existing marijuana establishment located at 315 Inkster Road approximately 268-ft door-to-door from the proposed child care facility. While the Inkster Zoning Ordinance requires marijuana establishments have a 500-ft buffer measured as the shortest distance from property line to property line from schools. However, because the marijuana establishment is existing, and the zoning code does not require child care facilities to be located 500-ft from marijuana establishments we believe that the use is consistent with the intent of the zoning ordinance.



Additional Use Standards Review

Additional use standards for child care centers are prescribed in the Zoning Ordinance, as noted in the table below. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

Use	Zoning Ordinance Use Standards – Applicable Sections
Day Nursery/Child Care Center	155.113

NURSERY SCHOOLS, DAY NURSERIES, AND CHILDCARE CENTERS (§ 155.113)

Petitioner shall comply with all state requirements of Act 47 of Public Acts of 1944, as amended.

Findings: To comply with all state requirements, the Petitioner must receive zoning authorization from the appropriate municipal authority; this is the purpose of the special land use review.

Department of Licensing and Regulatory Affairs and Licensing Childcare Centers of Michigan State Law regulates and requires all childcare centers to have an outdoor play area for any center operating with children in attendance for 3 or more continuous hours a day that has at least 1,200 square feet. More than 1,200 square feet of outdoor play area may be required when the minimum amount is not adequate for the number of children for which the center is licensed. The area must be easily accessible by a safe walking route.

The site plan proposes to convert 6 parking spaces on the north side of the building into a play area, reducing the number of parking spaces in the shopping center. Additionally, the applicant would need to apply for a variance from the Zoning Board of Appeals (ZBA) to reduce the required parking for the plaza.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 31, 2024

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: August 5, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case # LD24-36) The parcel is located on the east side of Inkster Rd between Michigan Ave. and Norfolk Street Parcel ID: 44022010023001 for \$5000 Please see Attached Wayne County Public Records.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

Hani Mustapha Eid has made an application to purchase one (1) vacant parcel located on Inkster Rd. on the east side of the street between Norfolk & Michigan Ave. The Parcel ID is 44022010023001.

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 must complete a title search of the property.

JUSTIFICATION

The parcel is in Zoning District B-2 Thoroughfare Mixed-Use.

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 \$5000.00

RESOLUTION

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

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$5000.00), 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.

MICHIGAN^{MI}
USA

ADVANCED

RIVER LICENSE



DOB 05-10-1966

HANI MUSTAPHA EID

DEARBORN, MI 48126-1223

Sex M

Lic Type F



Restrictions NONE

Hgt 602

End NONE

Eyes B



ISS 04-19-2022

EXP 05-19-2023

00-12-2022

Rev 07-01-2012



CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Vacant Lot on Inkster Rd

[illegible]

M 8255598-F

93055 New 7/22

Citizens

UP TO THE LIGHT TO VIEW TRUE

TERMARK

OFFICIAL CHECK

09574012
0115

519045213-6
July 22 2024

TO THE LIGHT TO VIEW TRUE WATERMARK

PAY ***** \$500.00 ***** DOLLARS

TO THE
ORDER OF * CITY OF INKSTER *

Drawn: Citizens Bank, N.A.



MEMO:

Hani Mustapha Eid
44022016023001
Inkster Rd.
519045213# 1011500120#

20752164#

ZARRAAS
AUTHORIZED SIGNATURE



Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: 2925 Inkster Road
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44022010023001
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.289267 / -83.309428
Block Group: 5709
City/Village/Town: Inkster
Subdivision: WESTWOOD SUB OF VAN ALSTINE
School District: Westwood
Property Category: VacantLand
Land Use: 402 - RESIDENTIAL VACANT
MLS Area: 05080 - Inkster
Legal Description: 30323A E 98 FT OF LOT 23 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	TH Seasonal
2023	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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

Assessments

TH Taxes

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Pace
COUNTY OF WAYNE	CITY OF INKSTER	11/22/2018	11/22/2018		DEED	54741/0524
MASJID MALCOLM SHABAZI	TREASURER OF THE CHART	11/18/2015	10/29/2015		QCD	52588/1035
TREASURER OF THE CHART	MASJID MALCOLM SHABAZI	11/11/2014	11/11/2014	\$7,100	QCD	51847/0603

Other Recordings

Origins	Oblique	Record Date	Doc Date	Amount	Doc Type	Liber/Pace
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Characteristics

Year Built: 1925
Exterior: Asbestos
Architecture Level: 1 Story
Water: /
#1 Porch/Dimensions: /
#2 Porch/Dimensions: /
Topography: Irregular
Pool: Attached
Garage Features: 1
Garage Year Built: 45,000X98.00
Storm Sewer: 4356
Land Dimension: 0.10
Acres: 0.10

Search for MLS Listings



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

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name HANI MUSTAPHA EID

Applicant's Address 7833 THEISEN DEARBORN MICHIGAN 48126

Applicant's Phone Number: 313 375-6777

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

PROPERTY INFORMATION -- Purchase Offer \$5000.00

Property Location Inkster EAST side

Between Street/Avenue NORFOLK and MICHIGAN AVE. Street/Avenue

Tax ID, Legal Description, and Address ONE VACANT LOTS ON INKSTER RD.
44022010023001

PLEASE SEE ATTACHED PUBLIC RECORD SHEET FOR EACH PARCEL LEGAL DESCRIPTION

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

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

THE LOT IS NEXT DOOR TO THE PURCHASERS BUSINESS. (EAGLE CLEANERS)

I understand and accept as evidenced by the good-faith deposit of \$500.00 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

7-24-24
Date

Broker's Name

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 23rd day of July, 2024, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and HANI MUSTAPHA EID located at 7833 THEISEN ST. DEARBORN, MI 48126, ("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:44022010023001

VACANT LOT ON INKSTER RD

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 THOUSAND Dollars (\$5,000.00) USD for the aforesaid property, as follows:
2. Down payment of FIVE HUNDRED Dollars (\$500.00) USD
3. The remainder of the purchase price of FOURTY FIVE HUNDRED/DOLLARS (\$4500.00) shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: 1.1.12

Sellers Initials: _____

PURCHASER:

By:  L.S.

By: _____ L.S.

Its:

Telephone No: 313 375-6777

HANI MUSTAPHA EID
7833 THEISEN
DEARBORN MI 48126

IN PRESENCE OF:

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

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.



LETTER OF GOOD STANDING

Date: 7-24-24

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, HANI MUSTAPHA EID (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.

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION ~~PLEASE~~ READ AND SIGN BEFORE ENTERING

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

SIGNATURE



DATE

7-24-24

PRINT NAME_HANI MUSTAPHA EID

DATE

SIGNATURE

DATE

PRINT NAME

DATE

WITNESS

PEGGY BISHOP-LUCAS

DATE



AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44022010023001, INKSTER, MICHIGAN (property
address)

I, HANI MUSTAPHA EID have read the requirements for the purchase of the
above-noted property and hereby agree to pay the property taxes and keep the
property free of debris.

 BUYER
Title


Signature

