



INKSTER CITY COUNCIL
Tuesday September 3, 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.

Tuesday September 3, 2024
Orientation Session – 6:00 PM
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

T Squared Tutoring–Rozella Townsend-Free monthly tutoring for middle and high school students
4. Public Hearing

None

5. Consent Agenda

A. Approval of August 19, 2024 Regular Meeting Minutes

6. Boards and Commissions

7. Ordinances

None

1st Reading

None

2nd Reading

None

8. New Business

- A. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD24-39) the parcel is located on the east side of Bayhan between Princeton and Carlisle. Parcel ID: **44022011008000** in the amount of \$1,500.00 (see attached Wayne County Records)
- B. Discussion/Action:** (Georgina Holliday, City Clerk) Consider approval of the Annual Senior Cookout (Commission on Aging). Place: Tyrone Wheatley Park, Date: September 20, 2024 Time: 11:30am-2:30pm.
- C. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD24-38) The parcel is located on the West side of Inkster Rd between Michigan and Chestnut Ave., Parcel ID: **44010990001000** for \$360,500.00.
- D. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case # LD24-40) The parcel is located on the north side of Norfolk between Princess and John Daly Street. Parcel ID: **44022010755000** for \$1500 Please see attached (Wayne County Public Records).
- E. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD24-41) The parcel is located on the south side of Lehigh Street between Meadowdale Street and Beech Daly Street Parcel ID: **44024020410000** for \$1500 Please see attached (Wayne County Public Records).

- F. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD24-42) The parcel is located on the south side of Kean Street between Princess Street and John Daly Street. Parcel ID: 44020020048000 for \$1500 Please see attached (Wayne County Public Records).
- G. Discussion/Action:** (Sharde Crutchfield, Special Projects Director) Consider approval to implement a new social media policy. This is to ensure the use of social media in an official City capacity is carried out in a manner that is consistent with the current local, state and federal laws.

Public Participation (limit to 3 minutes)

9. City Clerk
10. City Treasurer
11. Mayor and Council Communication
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

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. 09/21/24

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

Carolyn Wilson

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
James A. Eberheart, Jr		Exp. 08/12/28
Rerhl 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
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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
Dai-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
Angeline Lawrence	Dist. 4	Exp. 08/13/2025
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: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barnes 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
Kenfentse Mandisa	Exp. 04/19/27
Charmaine Kennedy	Exp. 03/05/27
Jean Overman	Exp. 03/05/27
Vijay Viruppanavar	Exp. 03/05/27
Yolanda Lockett	Exp. 09/08/26

BROWNFIELD REDEVELOPMENT AUTHORITY

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

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

Vacant, City Council Representative	Tenure
, Treasurer	Tenure
Vacant Community	Tenure
Vacant	
Vacant	

NOTES:

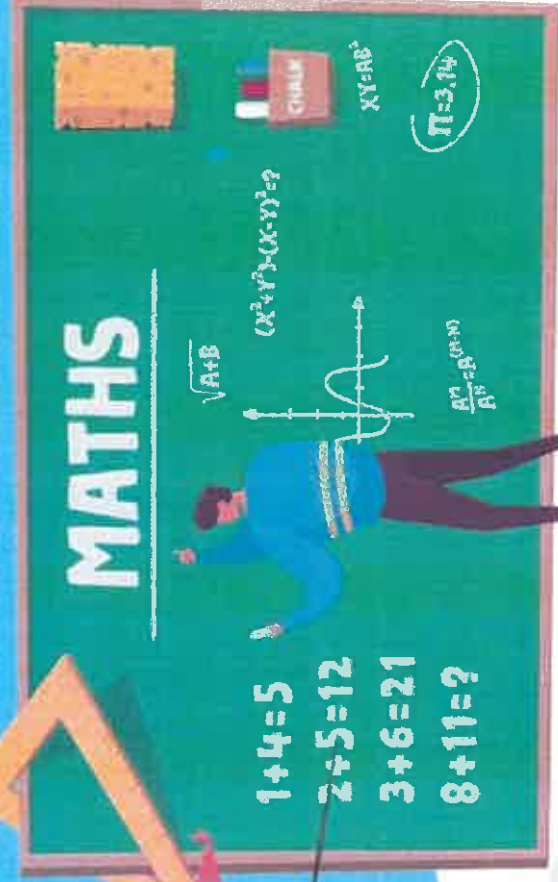
____ Vacancies and/or Expired terms

*Has not taken the oath.

NEED HELP WITH MATH OR SCIENCE?

FREE

WE OFFER MONTHLY TUTORING FOR
MIDDLE & HIGH SCHOOL STUDENTS
BY OUR SKILLED HIGH SCHOOL TUTORS



EVERY 1ST SATURDAY OF THE MONTH (SEPTEMBER - DECEMBER) FROM 12:00 - 2:00 P.M.

August 19, 2024

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on August 19, 2024 in compliance with the Open Meetings Act.

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

Moved by Councilwoman Scott, Seconded by Councilwoman Rutledge to go into Closed session @ 6:18pm to discuss pending litigation.

ROLL CALL VOTE:

Councilmember Howard	Yea	Councilmember Scott	Yea
Councilmember Rutledge	Yea	Councilmember Bishop	Yea
Councilmember Chisholm	Yea		

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 7:00pm

Prayer

Prayer was led by Deacon Rose

Pledge of Allegiance

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

Roll Call

Mayor Nolen	Excused (Inkster, MI.)
Mayor Pro-Tem Chisholm	Present (Inkster, MI.)
Councilwoman Rutledge	Present (Inkster, MI.)
Councilman Bishop, II	Present (Inkster, MI.)
Councilwoman Scott	Present (Inkster, MI)
Councilman Howard	Present (Inkster, MI)
Councilman Richardson	Excused (Inkster, MI)

Approval of Agenda

Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott to approve agenda adding Item "F Consider approval of the proposed confidential settlement statement"

Resolution #08-24-207GH-Motion Carried

Excused: Councilwoman Richardson

"Amending Item D. to change Ink Town Ryderz Car and Bike Show to a Street Closure/Block Party at: Northland and York St Time: 12p-8p; have map information to clerk office by Wednesday 8/21

Resolution #08-24-212GH-Motion Carried

Excused: Councilwoman Richardson

Presentations/Discussion

Public Hearings

Consent Agenda

A. Approval of August 5, 2024, Regular City Council Meeting Minutes.

**Moved by Councilwoman Rutledge, Seconded by Councilwoman Howard
Resolution 08-24-208GH - Motion carried.**

Excused Councilwoman Richardson

Boards and Commission

Previous Business

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

New Business

A. Discussion/Action: (Derek Dowdell, Community Development Director) approval to accept the CMF/DNR Spark Grant for \$977, 500 to redesign and reconstruct Tyrone Wheatley Park (located on Beech Daly Road between Penn and Carlisle Streets)

Moved by Councilman Bishop, Seconded by Councilwoman Scott

Resolution #08-24-209GH-Motion Carried

Excused: Councilwoman Richardson

B. Discussion/Action: (Georgina Holliday, Clerk) approval for Labor Day Block Party September 1, 2024 location: 3305 Allen cross streets Beech and Chestnut; time of event: 9a-9p

Moved by Councilwoman Howard, Seconded by Councilman Bishop

Resolution #08-24-210GH-Motion Carried

Excused: Councilwoman Richardson

C. Discussion/Action: (Georgina Holliday, Clerk) approval for Halloween Annual block Party, date: October 26, 2024 location: 28961 Oakwood St cross streets Central and Eastern time: 5p-9p

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop

Resolution #08-24-211GH-Motion Carried

Excused: Councilwoman Richardson

D. Discussion/Action: (Georgina Holliday, Clerk) approval of the Ink-Town Ryderz 6th Annual Car & Bike Show. September 1, 2024 time of event: 12p-8p; location: 3650 Middlebelt Rd

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop

Resolution # 08-24-212GH-Motion Carried

Excused: Councilwoman Richardson

- E. Discussion/Action: (Georgina Holliday, Clerk) approval of Movie Night In The Street; location: 28961 Oakwood St; date: August 31, 2024 time: 6p-11p cross street Central and Eastern**

Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott

Resolution # 08-24-213GH-Motion Carried

Excused: Councilwoman Richardson

- F. Discussion/Action: Closed Session-approval of the proposed Confidential Settlement Statement (Brock)**

Moved by Councilman Bishop, Seconded by Councilwoman Scott

Resolution # 08-24-214GH-Motion Carried

Excused: Councilwoman Richardson

Public Participation

- **Tarlkh Hunter-Would like to change Car Show/Bike Show to Block Party/Street Closure September 1, 2024**
- **Sandrew King-Back to School Bash AIA & Inkster Partnership**
- **Vest Barksdale-Water Increased from 23.00 a month to 168.00, need some answers**
- **Dr. Shetina M. Jones-AKA Inkster Chapter Voter Engagement Kickoff starts Saturday, working with other partners, also on Sept. 17th event at Robichaud High School**
- **DeAndre Esters-Lawsuit against strategic alliance, wants the city to work with Jason Dixon**
- **Craig Kobylka-Fix N. River Park Drive, process has been going on in the neighborhood regarding pulling up street, street is destroyed**
- **Barbara Cooper-Inkster Goodfellows Pancake Breakfast October 19, 2024 at Recreation Complex, asking all business to put an ad in the paper.**
- **Asia Rising-Operation Refuge Ted Ellis Event, reminder Friday 6:30p-9:00p**
- **Gabe Henderson-Inkster Clean Up Day, dumpster 8/31 Westwood Park, Wheatley Park, LeMoyné Park start at 9a Dozier for bags, gloves, etc. starting at District 2, border of Middlebelt to Avondale, Henry Ruff to Cherryhill**
- **James "Screal" Eberheart, Jr.-Sign up for Code Red, update on windshield project, graduating this Friday with his certification, doing a survey regarding people with their complaints and concerns, staff directory on website. Want to put together something with the Mayor and Council citywide.**

City Clerk

Contact Clerk's office regarding Early Voting and Absentee Ballot

All Public Comments must be received by the Clerk's Office 72 hours prior to meeting

City Treasurer

No comment

Mayor and Council

- **Councilmember Rutledge – No comment**
- **Councilmember Scott – No comment.**

- **Councilmember Bishop – No comment.**
- **Councilmember Howard – No comment**
- **Councilmember Richardson – Excused**
- **Mayor Pro-Tem Chisholm – No Comment**
- **Mayor Nolen Excused**

Closed Session

Adjournment

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

By Councilwoman Rutledge, Seconded by Councilwoman Scott and carried, to conclude the Regular City Council meeting of Monday, August 19, 2024 at 7:37pm



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: August 26, 2024

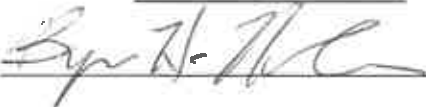
From: Derek Dowdell

Community Development Director Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case#LD24-39) The parcel is located on the East side of Bayhan between Princeton and Carlisle, **PARCEL ID: 44022011008000** in the amount of \$1,500.00 (See attached Wayne County Records).

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101-727-673-130 No N/A

Mayor's Approval 

BACKGROUND INFORMATION

Regina and Chukwudi Okaro have made an application to purchase (Case #LD24-39) One (1) Vacant Parcel located on the East side of Bayhan between Princeton and Carlisle, which is legally described as 30J1008 LOT 1008 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (PARCEL ID 44022011008000) in the amount of \$ 1,500.00. Regina and Chukwudi Okaro would like to purchase the land to aide in the improvement and beautification of their community while improving and diversifying their investment portfolio.

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 completes a title search of the property.

JUSTIFICATION

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

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$1,500.00

RESOLUTION

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

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$1,300.00), paying the cost of recording the deed (\$15.00), Per Parcel entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



3125 Bayhan St

VACANT LAND_PARCEL ID 44022011008000

Inkster, Michigan

Google Street View

Aug 2018 [See more dates](#)

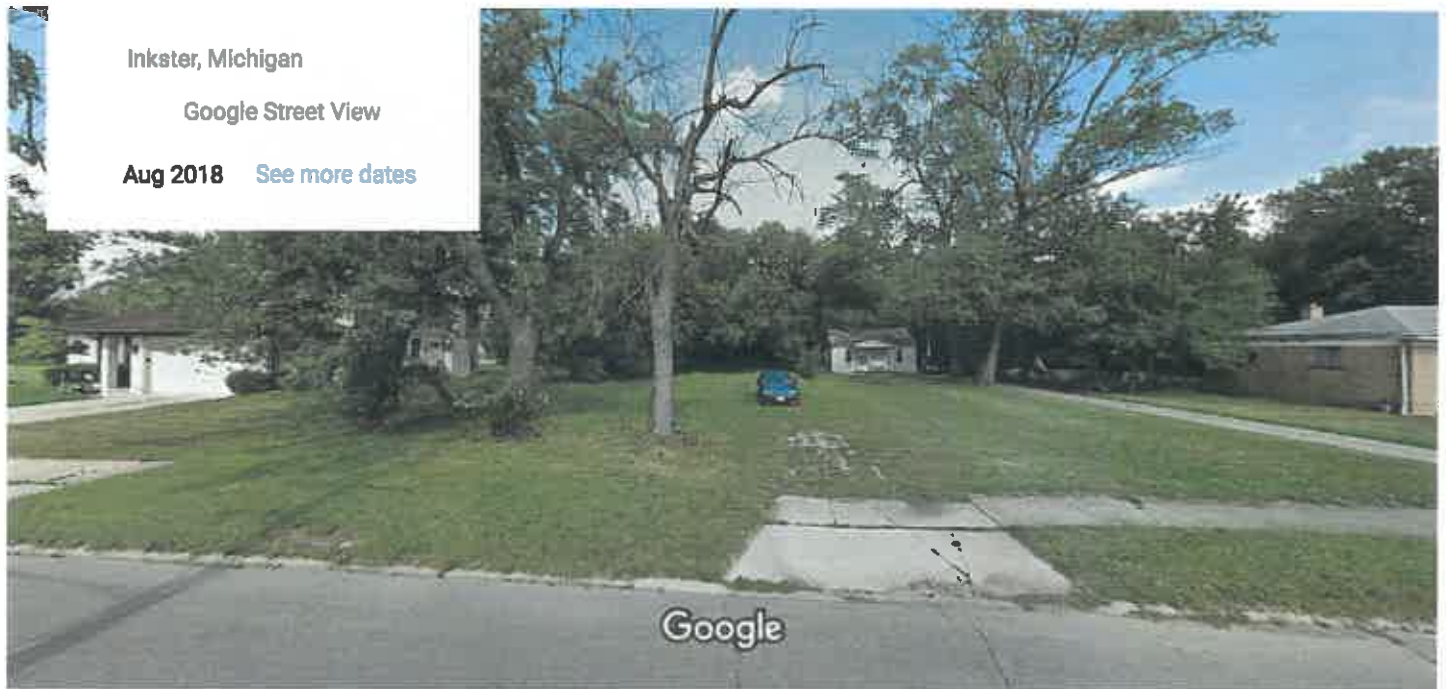
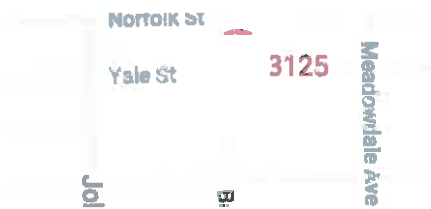


Image capture: Aug 2018 © 2024 Google



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

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



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

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Regina and Chukwudi Okaro .

Applicant's Address 422 Brentwood St., Inkster, Michigan 48141

Applicant's Phone Number: (734) 217-6183

Proposed Owner's Name (as indicated on deed): Regina and Chukwudi Okaro

PROPERTY INFORMATION -- Purchase Offer \$1500.00

Address: 1325 BAYHAN

Property Location: East side of Bayhan – Between Princeton. and Carlyse

Tax ID's: 44022011008000

Legal Description:

30J1008 LOT 1008.WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

Summary of Proposed Use: To aide in the improvement and beautification of her community while improving and diversifying her investment portfolio.

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

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

 Applicant's Signature Date 08/22/2024
Regina and Chukwud Okaro



LETTER OF GOOD STANDING

Date: August 22, 2024

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, Reginald Okoro/Chukwura Francis OKARO (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

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

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: 3125 Bayhan – Parcel ID# 44022011008000 - Residential, Vacant Land

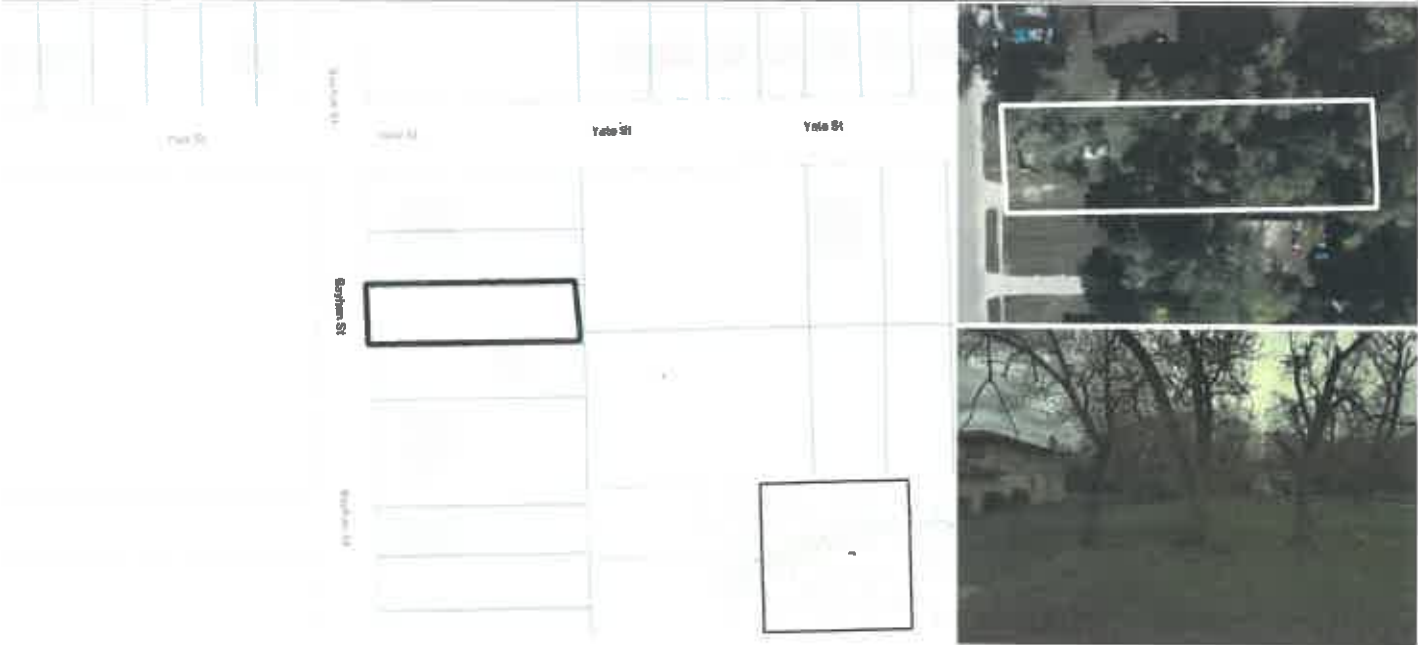
[illegible]

3125 Bayhan, Inkster, MI

<https://app.regrid.com/us/mi/wayne/inkster/92075>

Regrid

By Loveland Technologies · Aug 22, 2024



In: 48141, Census Tract 5710, Inkster, Wayne County, Michigan

Lat/Long: 42.28799, -83.29662

Parcel Data Fields

Parcel ID:	44 022 01 1008 000	Property Status:	Active
Owner Name:	CITY OF INKSTER	School District:	82240
Parcel Address:	3125 BAYHAN	Home Tax Year:	1994
Parcel Address	INKSTER	Number of Agricultural Buildings:	0
City:		Agricultural Buildings	0.0
Parcel Address Zip	48141	Calculated Value:	
Code:		Commercial Building Stories:	0.0
Parcel Use Code:	402	Commercial Building Value:	0.0
Homestead	0	Commercial Building Class:	A
Exemption:		Number of Commercial Buildings:	0.0
Regrid Calculated	0	Commercial Building Floor Area:	0.0
Total Address Count:		Commercial Building	Apartment
Regrid Calculated	0	Occupancy:	
Building Footprint		Commercial Building Year	0
Square Feet:		Built:	
Regrid Calculated	0	Commercial Building Price	0.0
Building Count:		Floor:	
USPS Delivery	N	Commercial Building	0.0
Point Validation:		Calculated Value:	
Delivery Point	N N	Residential Building Class:	D
Validation Codes:		Residential Building	0
Delivery Point	AAM3	Plus/Minus:	
Validation Notes:		Number of Residential Buildings:	0.0
Delivery Point	S	Residential Building Floor Area:	0.0
Match Type:		Residential Building Ground Area:	0.0
CASS Error Codes:	4.1,11.0,11.5,11.14,A1	Residential Building	D
USPS Vacancy	2024-08-01	Occupancy:	
Indicator Date:		Residential Building Year	0
Land Use Code:	4110.0	Built:	
Ownership:		Residential Building Price	0.0
Land Use Code	City, Village, Township, etc.	Floor:	
Description:			
Ownership:			
FEMA Flood Zone:	X		
FEMA Flood Zone	AREA OF MINIMAL FLOOD HAZARD		
Subtype:			

FEMA Flood Zone Raw Data:	[{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":100}]	Residential Building Calculated Value:	0.0
FEMA Flood Zone Data Date:	2023-10-17	Residential Building Price Ground:	0.0
Census Provided Unified School District:	Westwood Community Schools	Residential Building Garage Area:	0.0
Zoning Type:	Residential	Residential Building Basement Area:	0.0
Zoning Subtype:	Single Family	Residential Building Effective Age:	0
Zoning Code Link:	https://www.zoneomics.com/code/inkster-MI	Number of Residential Building Fireplaces:	0
Placekey:	0qibbuyf2p@63t-yrf-tjv	Number of Residential Building Full-Baths:	0
Zoning Area ID:	10641909	Number of Residential Building Half-Baths:	0
Zoning Code:	R-1B	Number of Residential Building Bedrooms:	0
Number of Structures on Parcel:	0	Residential Building Heat:	Forced Air w/o Ducts
Number of Stories:	0.0	Residential Building Story Height:	0
Parcel Value Type:	ESTIMATED TOTAL CASH VALUE	Residential Building Average Story Height:	0.0
Improvement Value:	0.0	Residential Building Depr:	0
Land Value:	6970.0	R Or P:	0.0
Total Parcel Value:	6970.0	Is Exempt:	true
Agricultural Value:	0.0	Land I Value:	0.0
Last Sale Price:	40000.0	Building Assessed Value 1:	0.0
Last Sale Date:	2001-12-12	Building Assessed Value 2:	0.0
Annual Tax Bill:	0.0	Building Assessed Value 3:	0.0
Mailing Address:	26215 TROWBRIDGE	Land Assessed Value 1:	0.0
Mailing Address City:	INKSTER	Land Assessed Value 2:	0.0
Mailing Address State:	MI	Land Assessed Value 3:	0.0
Mailing Address ZIP Code:	48141	MBOR State Equalized Value 1:	0.0
Parcel Address Number:	3125	MBOR State Equalized Value 2:	0.0
Parcel Address Street Name:	BAYHAN	MBOR State Equalized Value 3:	0.0
Primary Address Source:	county;cass	Adjusted State Equalized Value 0:	0.0
Legal Description:	30J1008 LOT 1008 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR	Adjusted State Equalized Value 1:	0.0
Latitude:	42.287992	Adjusted State Equalized Value 2:	0.0
Longitude:	-83.296620	MBOR Tax Value 1:	0.0
Census 2020 Tract:	26163571000	MBOR Tax Value 2:	0.0
Census 2020 Block:	261635710002014	MBOR Tax Value 3:	0.0
Census 2020 Blockgroup:	261635710002	Tax 2:	0.0
Total Square Footage of Structures:	0	Tax 3:	0.0
County-Provided Acres:	0.198	Adjusted Tax Value 1:	0.0
PLSS Township:	002S	Adjusted Tax Value 2:	0.0
PLSS Section:	Section 30	Adjusted Assessed Value 1:	0.0
PLSS Range:	010E	Adjusted Assessed Value 2:	0.0
Land Acres 0:	0.0	Assessed 3:	0.0
Land Acres 1:	0.0	Secondary Unit:	44
Frontage:	50.0	Home Date:	1994-05-01
Land Frontage 0:	50.0	Tax Status:	OK
Land Frontage 1:	0.0	Calculated Acres:	0.21423
Land Frontage 2:	0.0	Calculated Parcel Sq Ft:	9332
Land Depth 0:	172.5	Federal Qualified Opportunity Zone:	No
Land Depth 1:	0.0	LL_UUID:	cdf6daf5-ee5a-4566-9c0e-2e555395d682
Land Depth 2:	0.0		
Vacant:	false		
Old Property ID:	402		



CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement dated and made effective as of this 22nd day of August 2024, by and between ("Seller") the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster Michigan 48141, and (Purchaser) Regina and Chukwudi Okaro, located at 422 Brentwood St., Inkster, Michigan 48141

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

LEGAL DESCRIPTION: 30J1008 LOT 1008 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

PROPERTY ID: 44022011008000

COMMONLY KNOWN AS: 3125 BAYHAN

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in the 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 and/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 Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.
-

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of One Thousand Five Hundred Dollars (\$1,500.00) USD for the aforesaid property as follows:
2. Down payment Two Hundred dollars USD (\$200.00)
3. The remainder of the purchase price One Thousand One Hundred Dollars (\$1100.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to : THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141
4. A transaction fee of Two Hundred Dollars USD (200.00) by CERTIFIED CHECK OR MONEY ORDER made payable to, Pinnacle Real Estate and Investments and will be deducted from the total purchase price

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.

2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing

ADDITIONAL CONDITIONS (if Any):

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

Purchasers Initials: RO/LFO

Sellers Initials: _____

PURCHASER: Regina and Chukwudi Okaro

By: 

By: 

Its:

Purchaser's Address:

422 Brentwood St., Inkster, Michigan 48141

Contact No: (734) 217-6183

IN PRESENCE OF:

Pinnacle Real Estate and Investments, LLC

Rebecca J. Daniels

Broker Signature 

Dated: 8/22/24

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

PINNACLE REAL ESTATE AND INVESTMENTS

www.getinvestednow.com

(313) 268-3340

GOOD FAITH DEPOSIT

Date: August 22, 2024

The undersigned hereby submit to deposit the Sum of \$200.00 **Certified Funds/M.O.** to the *City of Inkster* as Good Faith Deposit for the purchase of the Parcel located on 3125 Bayhan, Inkster MI, 48141

Property ID: **44022011008000**

Legal Description: **30J1008 LOT 1008 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR**

Regina and Chukwudi Okar

Purchaser's Name

422 Brentwood Inkster Michigan 48141

Purchaser's Address

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

FIFTH THIRD BANK **CASHIER'S CHECK** **August 22, 2024** **89270283**

Pay to the
Order of: CITY OF INKSTER**

Amount: TWO HUNDRED 00/100 US DOLLARS \$*****200.00

Drawn on: Fifth Third Bank
National Association

Transaction Number: 849498509
Coat Center: 7956

Memo: 3125 BAYHAN
Purchased by:

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

Fifth Third Bank
Authorized Signature

⑈39270283⑈ ⑆042101190⑆ 0082649531⑈

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	3125 Bayhan	Property ID:	44022011008000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.287984 / -83.296616
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5710
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	WESTWOOD SUB OF VAN ALSTINE FARM	Property Category:	VacantLand
MLS Area:	05080 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	30J1008 LOT 1008 WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CYT	Ttl 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

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

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
COUNTY OF WAYNE	TREASURER CONTROLLER C	01/18/2011	01/18/2011		QCD	48939/1311
WOJTOWICZ RAYMOND J	SARNECKY II JOHN T	11/28/2007	11/26/2007	\$3,500	QCD	46824/0049
HALL ADA F	FIVE STAR HOME SOLUTION	03/29/2005	03/24/2005		QCD	42371/1269
WILLS PAULA R	WMC MTG CORP	10/26/2000	10/11/2000	\$47,787	DEED	00000/0000

Other Recordings

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

Living Area SF:	1310	Bedrooms:	
Basement Sqft:		Bathrooms:	1.0
Year Built:	1944	Pool:	
Architecture Level:	1 1/4 Story	Garage Year Built:	
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	50.00X172.50
Topography:		Land Sqft:	8712
Irregular:		Acres:	0.20

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	3125 Bayhan	Property ID:	44022011008000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.287984 / -83.296616
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5710
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	WESTWOOD SUB OF VAN ALSTINE FARM	Property Category:	VacantLand
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Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl 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

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
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Other Recordings

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

Living Area SF:	1310	Bedrooms:	
Basement Sqft:		Bathrooms:	1.0
Year Built:	1944	Pool:	
Architecture Level:	1 1/4 Story	Garage Year Built:	
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	50.00X172.50
Topography:		Land Sqft:	8712
Irregular:		Acres:	0.20

Search for MLS Listings

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: August 27, 2024

From: Georgina Holliday, City Clerk

Date for Council's Consideration: September 3, 2024

ACTION REQUESTED: Consider approval for the Annual Senior Cookout (Commission on Aging).
Place: Tyrone Wheatley Park, Date: September 20, 2024 Time: 11:30am-2:30pm

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

Annual Senior Picnic for Commission on Aging

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: Annual Senior Cookout

Type of Event: _____

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

Event Date (s): September 20th, 2024 Event Hours: 11:30 - 2:30

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

Wheatly Park

***Additional days for set up: N/A ***Additional days for clean-up: N/A

***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: Sabrina Lawrence E-mail Address: slawrence@cityofinkster.com

Phone 1: 313 561 2382 (work/home/cell) Phone 2: 313 600 3187 (work/home/cell) Fax: —

Legal name of applicant's organization: Commission On Aging

Form of ownership:

☐ Doing Business As

☐ Corporation

☒ Non-Profit

**City of Inkster
Event Permit**

☐ Individual

☐ Association

☐ Partnership

Applicant organization is:

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

Legal address: Booker T. Dozier Recreation Center

Mailing address: 2025 Middlebelt Rd

City: Inkster State: Michigan Zip: 48141

Phone: 313 600 3167 Fax: _____ E-mail: slawrence@cityofinkster.com

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

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 not open to the public - Neighborhood association block parties. - Family reunion or private organization park reservation. - Less than 500 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed. - Single day event.	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 open to the public - Less than 1,000 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed.	Determined by City Event Organizer	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14

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

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

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

Class 2 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

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

INSURANCE REQUIREMENTS

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

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

Class 1 Insurance requirements

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

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

Class 2 Insurance requirements

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

FEES

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

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

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

Park key fee

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

Application Fee (non-refundable)

- Payable to "City of Inkster"

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

Security Deposit (refundable minus any costs incurred)

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

**City of Inkster
Event Permit**

Inkster Police Department Service Fees/Auxiliary

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

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

Equipment Rates:

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

Department of Public Works Service Fees

Labor Rates:

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

Fire Department Rates

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

Equipment Rates

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

INVOICE EXAMPLES FROM PREVIOUS YEARS

Department of Public Works (DPW)

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

Qty	Description	Unit Price	Total
2.5 hrs.	DPW Crew Chief 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.	Traller	\$50.00	\$25.00
4.5 cubic yards	Trash removal	\$20 per cubic yard (1 Republic Management box = 55 gallon trash bag = ¼ 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: Annual Senior Cookout

Location: Wheatley Park

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

Event Date/time (s):

Date: 9/20/2024 Start: 11:30 AM/PM End: 2:30 AM/PM

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

Name: Sabrina Lawrence E-mail Address: slawrence@cityofinkster.com

Mailing address: 2025 Middlebelt

City: Inkster State: MI Zip: 48141

Day Phone: 313 561-2382 Evening Phone: _____

Cell Phone: 313 600-3187 Fax: _____

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

President: Chuck Coleman Secretary: Deborah Owens

Vice President: Rochelle Wells Treasurer: Sabrina Lawrence

+++++

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

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

1, 2
1, 2
1, 2 DPW

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 fliers 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.

2. Attendance:
 Please estimate the number of people you expect to attend the event: 150

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

☒ Yes (see below) ☒ No

☐ Electricity ☒ Water ☐ Other _____

Are the necessary utilities available at the location?
☒ Yes ☐ No (see below)

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

**City of Inkster
Event Permit**

**Section
requirement
by class**

**1, 2
DPW**

4. Street closures:

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

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

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

EXAMPLE:

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

Street to close	From	To	Date	Time	Trunkline?

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

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

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

Name: _____ Address: _____ Phone: _____

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

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

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

City of Inster
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:

***Whantley Park has Restrooms.**

Does your event require restroom facilities?

☒ Yes (see below) ☐ No

How many portable restrooms are you supplying? 0

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: bose speaker

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

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

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

Date:	Time from:	Time to:
<u>9/20/24</u>	<u>11:30</u>	<u>2:30</u>

Please attach a scaled layout/set up for the event

Section

City of Inster
Event Permit
requirement
by class

1, 2
DPW

8. Temporary Apparatus:

Will your event include any of the following?

☐ Yes (see below) ☒ No

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

☐ Tent (s)
devices***

☐ Portable toilet (s)***

☐ Inflatable

☐ Portable lights

☐ Other _____

☐ Bleacher (s) Number requested from the City _____

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

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

1, 2
DPW

9. Trash:

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

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

usually provides cans & liners

Republic sells event trash boxes (55 gallons each, 1box is equal to ¼ cubic yard). You
can contact them at 877-264-5544

1, 2
DPW

10. Site Restoration:

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

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

9/20/24

**City of Inkster
Event Permit**

Event Title: Annual Senior Cookout

Event Date(s): 9/20/24

Event Hours: 11:30 - 2:30

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:

Sabrina Lawrence
Applicant Name (printed)

[Signature]
Signature

8/14/24
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 Blvins</u>		
Inkster Fire Dept.	Chief Jason Kaye		
Inkster Police	<u>Chief Jenkins</u>		
City Mayor			
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: August 27, 2024

From: Derek Dowdell

Community Development Director

Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case#LD24-38) The parcel is located on the West side of Inkster Rd between Michigan and Chestnut Ave., **PARCEL ID: 44010990001000** for \$ 360,500.00.

Current Action X Emergency Future

Funds Budgeted: If Yes X Account # 101-727-673-130 No N/A

Mayor's Approval



BACKGROUND INFORMATION

R & M INVESTMENT TEAM, LLC has made an application to purchase (Case #LD24-38) One (1) Vacant Parcel located on the West side of Inkster Rd between Michigan Ave. and Chestnut Ave., which is legally described as *25A1 D E1 F1 U56A-62 OLA B* PT OF WOLVERINE TRACTOR SUB T25 R9E L38 P34 WCR DESC AS W 101FT LOTS 56 TO 58 INCL ALSO LOTS 59 TO 62 INCL ALSO OUTLOT A AND B ALSO ADJ VAC SPRUCE ST 50FT WIDE ALSO ADJ VAC ALLEY 16FT WIDE ALSO PT OF E 1/2 SEC 25 T25 R9E DESC AS BEG N0DEG 02M 00S W 2258.20FT AND N89DEG 36M 00S W 60FT FROM SE 1/4 COR SEC 25--THN89DEG 36M 00S W 270FT-TH N0DEG 49M 00S E 380FT-TH N89DEG 22M 00S W 198FT-TH N1DEG13M 00S W 198.80FT-TH N79DEG 15M 00S E 446.58FT-TH SLY484.06FT-TH S0DEG 02M 00S E186.80FT-TO POB 14.03 AC-- (**PARCEL ID 44010990001000**) for \$360,500.00. R & M INVESTMENT TEAM would like the land to build a truck stop, to include a mechanic shop, storage, recycle and convenience store.

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 completes a title search of the property.

JUSTIFICATION

The parcel is located in the M-1 Light Industrial District

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$360,500.00

RESOLUTION

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

Complete closing on the property within thirty (90) days by paying the balance of the price of the sale (\$324,500.00), paying the cost of recording the deed (\$15.00), per parcel entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	209,959	N/A	RES ACG	

OWNER INFORMATION

Owner Name	City Of Inkster	Taxpayer Zip	48141
Taxpayer Address	26216 Trowbridge St	Taxpayer Address ZIP + 4 Code	1800
Taxpayer Address City & State	Inkster, MI		

COMMUNITY INSIGHTS

Median Home Value	\$108,555	School District	TAYLOR SCHOOL DISTRICT
Median Home Value Rating	1 / 10	Family Friendly Score	20 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	33 / 100	Walkable Score	72 / 100
Total Incidents (1 yr)	80	Q1 Home Price Forecast	\$112,474
Standardized Test Rank	11 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION

School District	Taylor	Section	25
School District Name	Taylor	Range	09E
Subdivision	Wolverine Tractor Sub	Lot #	56
Census Tract	5704.00	Flood Zone Code	X
Census Block	2	Within 250 Feet of Multiple Flood Zones	No
Property Zip	48141	Flood Zone Panel	26183C0241E
City/Village/Township	Inkster	Flood Zone Date	02/02/2012
Township	25		

TAX INFORMATION

Property ID	44010990001000	Assessment Year	2023
Legal Description	*25A1 D E1 F1 U56A-82 OLA B* PT OF WOLVERINE TRACTOR SUB B125 BDE138 F24 WCR DESC AS W 101FT LOTS 56 TO 58 INCL ALS O LOTS 56 TO 62 INCL ALSO OUT LOT A AND B ALSO ADJ VAC SPR DCE ST 50FT WIDE ALSO ADJ VA C ALLEY 18FT WIDE ALSO ADJ VA E 1/2 SEC 26 T2S R9E DESC AS B EG N09DEG 02M 00S W 2255.20FT AND N69DEG 36M 00S W 80FT FR OM SE 1/4 COR SEC 26-T1 N09DE G 36M 00S W 270FT-T1 N09DEG 49 M 00S E 350FT-T1 N09DEG 22M 00 S W 1985FT-T1 N10DEG 13M 00S W 198.80FT-T1 N79DEG 16M 00S E 4 46.58FT-T1 S1/4 464.06FT-T1 S0D EG 02 M 00S E 186.80FT-TO POB 1 4.03 AC-		

CHARACTERISTICS

Acres	4.62	Land Use - CoreLogic	Residential Acreage
Lot Sq Ft	209,959	Property Category	Ra

SELL SCORE

Value As Of	2024-08-04 04:38:35
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LAST MARKET SALE & SALES HISTORY

Owner Name	City Of Inkster
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CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Inkster Rd – Parcel# 44010990001000 - Commercial, Vacant Land

[illegible]



CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement dated and made effective as of this 9th day of August 2024, by and between ("Seller") the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster Michigan 48141, and (Purchaser) R & M INVESTMENT TEAM, LLC., located at 38995 Trawick, Sterling Heights, Michigan 48310

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

LEGAL DESCRIPTION: *25A1 D E1 F1 U56A-62 OLA B* PT OF WOLVERINE TRACTOR SUB T25 R9E L38 P34 WCR DESC AS W 101FT LOTS 56 TO 58 INCL ALSO LOTS 59 TO 62 INCL ALSO OUTLOT A AND B ALSO ADJ VAC SPRUCE ST 50FT WIDE ALSO ADJ VAC ALLEY 16FT WIDE ALSO PT OF E 1/2 SEC 25 T25 R9E DESC AS BEG N0DEG 02M 00S W 2258.20FT AND N89DEG 36M 00S W 60FT FROM SE 1/4 COR SEC 25--TH N89DEG 35M 00S W 270FT-TH N0DEG 49M 00S E 380FT-TH N89DEG 22M 00S W 198FT-TH N1DEG 13M 00S W 198.80FT-TH N79DEG 15M 00S E 446.58FT-TH SLY 484.06FT-TH S0DEG 02M 00S E 186.80FT-TO POB 14.03 AC--

PROPERTY ID: 44010990001000

COMMONLY KNOWN AS: INKSTER RD

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in the 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 and/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 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 90 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 90 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of Three Hundred and Sixty Thousand and Five Hundred Dollars (\$360,500.00) USD for the aforesaid property as follows:
 2. Down payment Thirty-Six Thousand Dollars USD (\$36,000.00)
 3. The remainder of the purchase price Three Hundred and Twenty-Four Thousand and Five Hundred Dollars (\$324,500.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to : THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141
 4. A transaction fee of Twenty-One Thousand Six Hundred Dollars USD (\$21,600.00) by CERTIFIED CHECK OR MONEY ORDER made payable to, Pinnacle Real Estate and Investments and will be deducted from the total purchase price
-

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 90 days of Council approval of this Purchase Agreement and lift of contingency as stated in paragraph (2)/ADDITIONAL CONDITIONS
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing

ADDITIONAL CONDITIONS (If Any):

- 1.) Offer contingent upon approval of development/plans from Inkster Building/Planning Department.
- 2.) The Buyer is requesting the Depcsit returned if Offer is not accepted.

Purchasers Initials: MA/AK

Sellers Initials: _____

PURCHASER: R & M INVESTMENT TEAM, LLC

By: Maan A. Almansour 

By: Andi Kareem 

Its: Owner's

Purchaser's Address:

38995 Trawick, Sterling Heights, Michigan 48310

Contact No: (248) 722-7229

IN PRESENCE OF:

Pinnacle Real Estate and Investments, LLC

Rebecca J. Daniels

Broker Signature 

Dated: 8/6/24

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

**SELLERS:
CITY OF INKSTER**

By: _____ L.S.

Its: _____

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

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

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

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Inkster Road	Property ID:	44010990001000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.289709 / -83.312371
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5704
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Taylor
Subdivision:	WOLVERINE TRACTOR SUB	Property Category:	VacantLand
MLS Area:	05080 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	*25A1 D E1 F1 U56A--62 OLA B* PT OF WOLVERINE TRACTOR SUB T25 R9E L38 P34 WCR DESC AS W 101FT LOTS 56 TO 58 INCL ALSO LOTS 59 TO 62 INCL ALSO OUTLOT A AND B ALSO ADJ VAC SPRUCE ST 50FT WIDE ALSO ADJ VAC ALLEY 16FT WIDE ALSO PT OF E 1/2 SEC 25 T25 R9E DESC AS BEG N0DEG 02M 00S W 2258.20FT AND N89DEG 36M 00S W 60FT FROM SE 1/4 COR SEC 25--TH N89DEG 36M 00S W 270FT-TH N0DEG 49M 00S E 380FT-TH N89DEG 22M 00S W 198FT-TH N1DEG 13M 00S W 198.80FT-TH N79DEG 15M 00S E 446.58FT-TH SLY 484.06FT-TH S0DEG 02M 00S E 186.80FT-TO POB 14.03 AC--		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
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

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

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

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

#1 Porch/Dimensions: /	Storm Sewer:	
Topography:	Land Sqft:	611147
Irregular:	Acres:	14.03

Search for MLS Listings

Google Maps

 Inkster Rd

Inkster Rd_VacantLand_Parcel ID 44010990001000

Inkster, Michigan

Google Street View

Sep 2023 See more dates

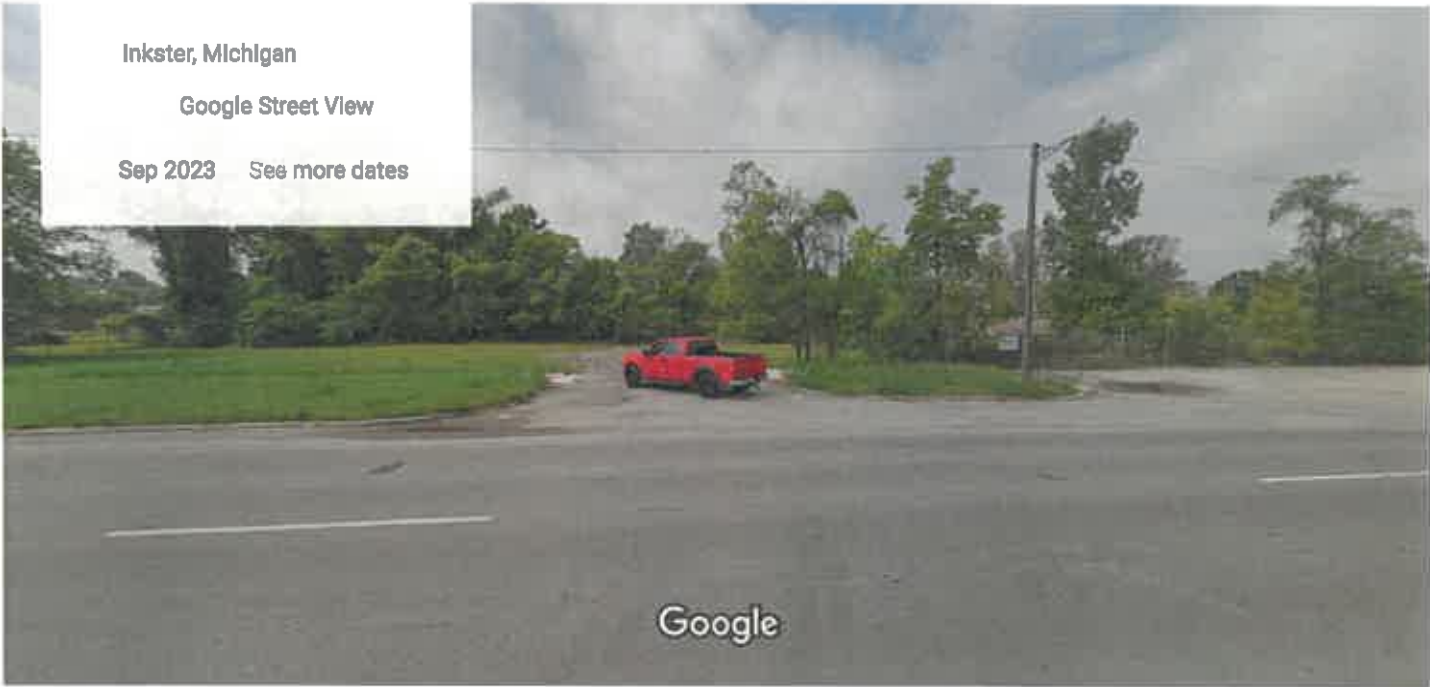


Image capture: Sep 2023 © 2024 Google



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

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



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

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name: R & M INVESTMENT TEAM, LLC

Applicant's Address: 38995 Trawick Ct, Sterling Heights, MI 48310

Applicant's Phone Number: (248) 722-7229

Proposed Owner's Name (as indicated on deed): R & M INVESTMENT TEAM, LLC

PROPERTY INFORMATION – Purchase Offer \$360,500.00

Property Location: West side of Inkster Rd – Between Michigan and Chestnut Ave.

Tax ID: 44010990001000

Legal Description:

25A1 D E1 F1 U56A–62 OLA B PT OF WOLVERINE TRACTOR SUB T25 R9E L38 P34 WCR
DESC ASW 101FT LOTS 56 TO 58 INCL ALSO LOTS 59 TO 62 INCL ALSO OUTLOT A AND B
ALSO ADJ VAC SPRUCE ST 50FT WIDE ALSO ADJ VAC ALLEY 16FT WIDE ALSO PT OF E
1/2 SEC 25 T25 R9E DESC AS BEG N0DEG 02M 00S W 2258.20FT AND N89DEG 36M 00S
W 60FT FROM SE 1/4 COR SEC 25—TH N89DEG 36M 00S W 270FT—TH N0DEG 49M 00S E
380FT—TH N89DEG 22M 00S W 198FT—TH N1DEG 13M 00S W 198.80FT—TH N79DEG 15M
00S E 446.58FT—TH SLY 484.06FT—TH S0DEG 02M 00S E186.80FT—TO POB 14.03 AC—

Address: INKSTER RD

Summary of Proposed Use: R & M INVESTMENT TEAM, LLC would like to purchase the land to build a truck stop, to include a mechanic shop, storage, recycle and convenience store.

I understand and accept as evidenced by the good-faith deposit of \$36,000.00 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 Date 08/06/2024




LETTER OF GOOD STANDING

Date: August 6, 2024

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.

We, MAAN ALMANSOUR and Audhi Kureem (buyer's printed name),
certify having read, understand and agree to the aforementioned statement on the meaning of
"Good Standing."

I, [Signature] and Audhi Kureem (buyer's signature),
certify that we are in "Good Standing" with the City of Inkster

PINNACLE REAL ESTATE AND INVESTMENTS

www.getinvestednow.com

(313) 268-3340

GOOD FAITH DEPOSIT

Date 08/06/2024

The undersigned hereby submit to deposit the Sum of \$36,000.00 Certified Funds/M.O. to the *City of Inkster* as Good Faith Deposit for the purchase of the Vacant Land located on Inkster Rd, Inkster MI, 48141

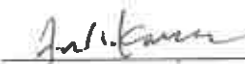
Property ID: 44010990001000

Legal Description: *25A1 D E1 F1 U56A-62 OLA B* PT OF WOLVERINE TRACTOR SUB T25 R9E L38 P34 WCR DESC AS W 101FT LOTS 56 TO 58 INCL ALSO LOTS 59 TO 62 INCL ALSO OUTLOT A AND B ALSO ADJ VAC SPRUCE ST 50FT WIDE ALSO ADJ VAC ALLEY 16FT WIDE ALSO PT OF E 1/2 SEC 25 T25 R9E DESC AS BEG N0DEG 02M 00S W 2258.20FT AND N89DEG 36M 00S W 60FT FROM SE 1/4 COR SEC 25--TH N89DEG 36M 00S W 270FT--TH N0DEG 49M 00S E 380FT--TH N89DEG 22M 00S W 198FT--TH N1DEG 13M 00S W 198.80FT--TH N79DEG 15M 00S E 446.58FT--TH SLY 484.06FT--TH S0DEG 02M 00S E 186.80FT--TO POB 14.03 AC--

R & M INVESTMENT TEAM, LLC



Purchaser's Name



Purchaser's Name



OFFICIAL CHECK

500389958

Date August 06, 2024

\$ *****36,000.00

PAY Thirty-Six Thousand and 00/100*****

PAY TO THE City of Inkster
ORDER OF

MEMO: AVERLY LOGISTICS, INC

Issued by flagstar
1-888-246-6423



AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈ 500389958⑈ ⑆ 226071004⑆ 344145⑈

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: August 27, 2024

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case # LD24-40) The parcel is located on the north side of Norfolk between Princess and John Daly Street. Parcel ID: 44022010755000 for \$1500 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

David Williams has made an application to purchase one (1) vacant parcel located on Norfolk on the north side of the street between Princess & John Daly. The Parcel ID is 44022010755000.

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 located in Zoning R-1C One Family Residential District

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$1500.00

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 (\$1400.00), paying the cost of recording the deeds (\$15.00 each), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

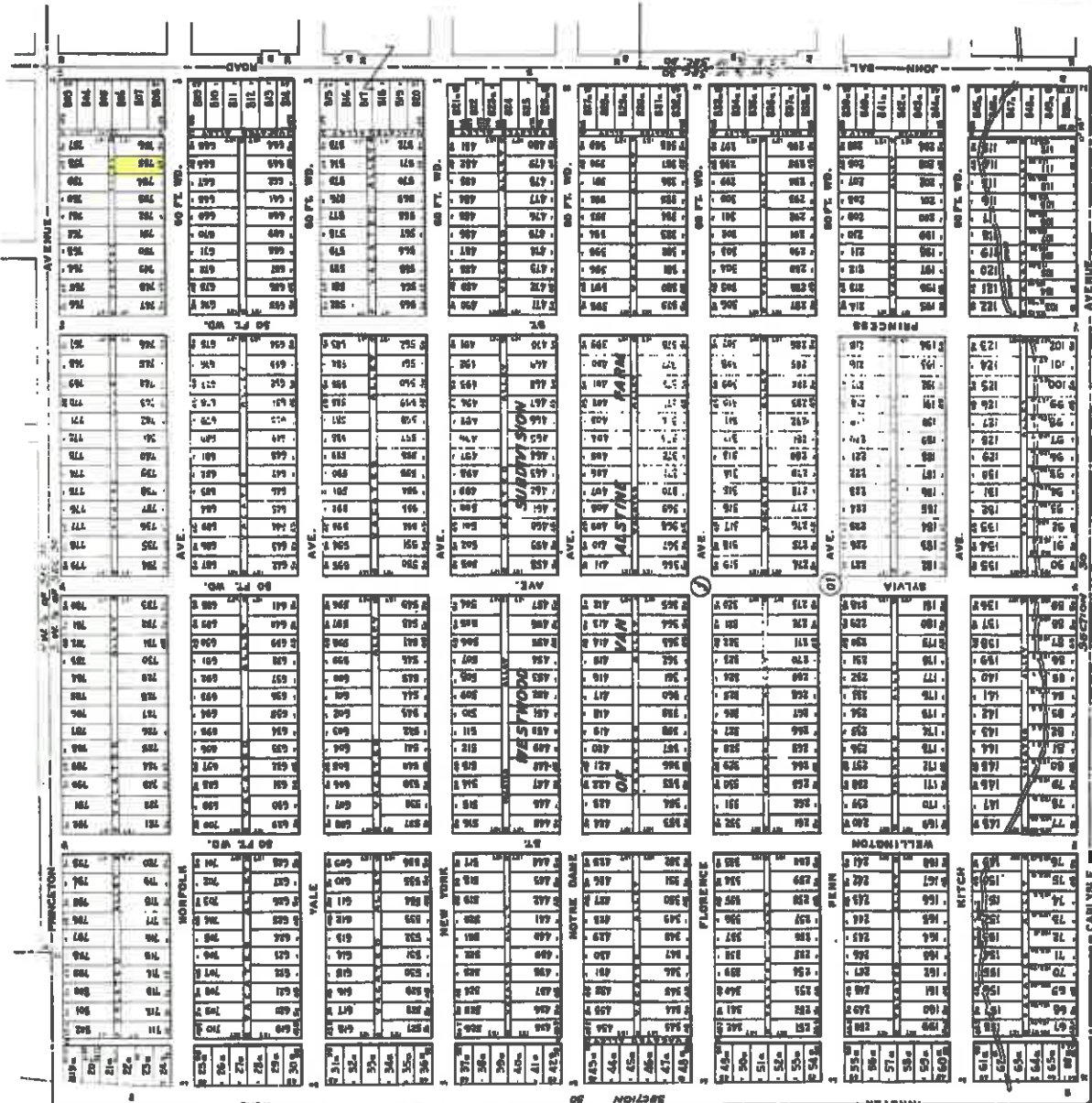




CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Vacant Lot on Norfolk

[illegible]



S.W. 1/4 SECTION 30
CITY OF INKSTER
 T. 2 S. R. 10 E.
 WAYNE COUNTY, MICHIGAN

SCALE 1" = 500' FEET

DEPARTMENT of MANAGEMENT and BUDGET
 ASSESSMENT and EVALUATION DIVISION

© 1990 COUNTY OF WAYNE, STATE OF MICHIGAN

ALL RIGHTS RESERVED. NO PART OF THIS MAP OR REPORT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE COUNTY OF WAYNE, MICHIGAN.

Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]
 Date: [Date]

8-10-88
 8-11-88
 8-12-88
 8-13-88
 8-14-88
 8-15-88
 8-16-88
 8-17-88
 8-18-88
 8-19-88
 8-20-88



Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	26642 Norfolk	Property ID:	44022010755000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.289505 / -83.300945
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5709
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	WESTWOOD SUB OF VAN ALSTINE FARM	Property Category:	VacantLand
MLS Area:	05080 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	30J755 LOT 755 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	Ttl 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

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

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

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	45.00X135.00
Topography:	Land Sqft:	6098
Irregular:	Acres:	0.14

Search for MLS Listings

David Williams
26652 Norfolk
7-444-6044

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 23rd day of August, 2024, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and DAVID WILLIAMS located at 26652 NORFOLK INKSTER, 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:44022010755000

VACANT LOT ON NORFOLK

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of ONE THOUSAND FIVE HUNDRED Dollars (\$1500.00) USD for the aforesaid property, as follows:
2. Down payment of ONE HUNDRED Dollars (\$100.00) USD
3. The remainder of the purchase price of ONE THOUSAND FOUR HUNDRED/DOLLARS (\$1400.00) 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.

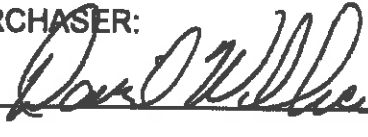
ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: 

Sellers Initials: _____

PURCHASER:

By:  L.S.

By: _____ L.S.

Its:

Telephone No: 734 444-6044

DAVID WILLIAMS
26652 NORFOLK
INKSTER MI 48141

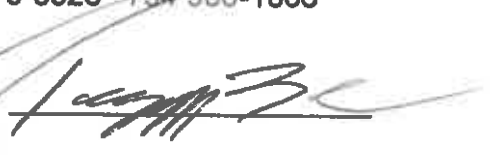
IN PRESENCE OF:

Murray's Real Estate Services LLC

Inkster MI 48141

Stephanie Taylor & Peggy Bishop

313 478-8526 734 306-1066

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.



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

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

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **DAVID WILLIAMS**

Applicant's Address **26652 NORFOLK INKSTER MI 48141**

Applicant's Phone Number: **313 444-6044**

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

PROPERTY INFORMATION -- Purchase Offer \$1500

Location : **NORFOLK NORTH side of Street**

Between Street/Avenue **PRINCESS and JOHN DALY Street/Avenue**

Tax ID, Legal Description, and Address **VACANT LOT ON NORFOLK
44022010755000**

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

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

THIS LOT IS NEXT TO THE BUYERS HOME.

I understand and accept as evidenced by the good-faith deposit of \$100 for the offer to purchase city-owned property. Buyers will submit a 10% deposit when offer is accepted. 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

Date

Broker's Name



LETTER OF GOOD STANDING

Date: 8-26-24

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

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



AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44022010755000, INKSTER, MICHIGAN (property
address)

I, DAVID WILLIAMS 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 any debris.

BUYER
Title


Signature

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 8-26-24

PRINT NAME

DAVID WILLIAMS

DATE

SIGNATURE

DATE

PRINT NAME

DATE

WITNESS

PEGGY BISHOP-LUCAS



DATE 8-26-24

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: August 27, 2024

From: Derek Dowdell,
Community Director

Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case # LD24-41) The parcel is located on the south side of Lehigh Street between Meadowdale Street and Beech Daly Street Parcel ID: 44024020410000 for \$1500 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

Rodney Dean Brown Jr. has made an application to purchase one (1) vacant parcel located on Lehigh Street on the south side of the street between Beech Daly & Meadowdale Street. The Parcel ID is 44024020410000.

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 located in Zoning R-1B One Family Residential District

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$1500.00

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 (\$1500.00), paying the cost of recording the deeds (\$15.00 each), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

CITY OF INKSTER

PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 22nd day of July, 2024, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and RODNEY DEAN BROWN JR. located at 25987 LEHIGH INKSTER, MI 48121, ("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:44024020410000

VACANT LOT ON LEHIGH

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of ONE THOUSAND FIVE HUNDRED Dollars (\$1500.00) USD for the aforesaid property, as follows:
2. Down payment of ONE HUNDRED Dollars (\$100.00) USD
3. The remainder of the purchase price of ONE THOUSAND FIVE HUNDRED /DOLLARS (\$1,400.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials: _____

RB

Sellers Initials: _____

PURCHASER:

By: RODNEY DEAN BROWN JR 07-29-2024

By: _____ L.S.

Its:

Telephone No: 313 878-1448

RODNEY DEAN BROWN JR.
25987 LEHIGH
INKSTER MI 48141

IN PRESENCE OF:

Murray's Real Estate Services LLC
Inkster MI 48141

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

[Signature]

Dated: 07-29-2024

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.





Valid Money Order

MoneyGram

10. Validate: Touch the stop sign, then switch it fade and reappear.

DEPOSIT PROMPTLY

PAY TO THE
ORDER OF/
PAGAR A LA
ORDEN DE

City of Detroit
IMPORTANT - SEE BACK

BACK BEFORE CASHING

BUYER'S GUIDE TO THE
PURCHASER, SELLER AND
FACTORY

By using this form, you agree to the terms and conditions of the offer.

...AND OTHER ITEMS ON THE REVE...

ORDER: ADDRESS: Payable to:

Wells Fargo Bank, N.A.
FARIBAUT

MONEYGRAM PAYMENT SYSTEM

9006-1

QUESTION

1974

MONEY ORDER NUMBER
77941742197

12742

PAY EXACTLY

INTERNATIONAL MONEY ORDER

0919005331779 4174219700

90

26005 Lehigh Street, Inkster, MI 48141-3283 Sold 12/17/2001

Realist Tax

 **Realist**

Owner Information

Owner Name:

City Of Inkster

Tax Billing Zip:

48141

Mailing Address:

26215 Trowbridge St

Tax Billing Zip+4:

1800

Tax Billing City & State:

Inkster MI

Carrier Route:

C002

Location Information

Location City:

Inkster

MLS Area:

08080

School District:

Westwood

Census Tract:

571000

School District Code:

Westwood

Carrier Route:

C002

Subdivision:

Rougelvania Sub 1-Inkster

Estimated Value

RealAVM:

\$102,400

Value As Of:

07/08/2024

Estimated Value Range High:

\$133,100

Confidence Score:

20

Estimated Value Range Low:

\$71,700

Forecast Standard Deviation:

30

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the

Tax Information

Tax ID:

44-024-02-0410-000

Parcel ID:

44024020410000

Alternate Tax ID:

44024020410000

Lot:

410

Legal Description:

31B410 LOT 410 ALSO N 1/2 ADJ VAC ALLEY ROUGELVANIA SUB NO. 1 T2S R10E L54 P81 WCR

Assessment & Taxes

Assessment Year

2023

2022

2021

Characteristics

Land Use - Corelogic:

Residential (Nec)

Estimated Lot Sq Ft:

5,350

Land Use - State:

Residential

Lot Frontage:

40

Land Use - County:

Residential Vacant

Lot Depth:

134

Estimated Lot Acres:

0.123

Garage Capacity:

0

Rodney Brown

26005 Lehigh Street, Inkster, MI 48141-3283

Sold 12/17/2021

Realist Tax

 Realist

Owner Information

Owner Name:
Mailing Address:
Tax Billing City & State:

City Of Inkster
26215 Trowbridge St
Inkster MI

Tax Billing Zip:
Tax Billing Zip+4:
Carrier Route:

48141
1800
C002

Location Information

Location City:
School District:
School District Code:
Subdivision:

Inkster
Westwood
Westwood
RougeValley Sub 1-Inkster

MLS Area:
Census Tract:
Carrier Route:

05080
571000
C002

Estimated Value

RealAVM®:
Estimated Value Range High:
Estimated Value Range Low:

\$102,400
\$133,100
\$71,700

Value As Of:
Confidence Score:
Forecast Standard Deviation:

07/08/2024
20
30

(1) RealAVM® is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the

Tax Information

Tax ID:
Alternate Tax ID:
Legal Description:

44-024-02-0410-800
44024020410000
31B410 LOT 410 ALSO N 1/2 ADJ VAC ALLEY ROUGELVANIA SUB NO. 1 T2S R10E L54 P&1 WCR

Parcel ID:
Lot:

44024020410000
410

Assessment & Taxes

Assessment Year

2023 2022 2021

Characteristics

Land Use - Corelogic:
Land Use - State:
Land Use - County:
Estimated Lot Acres:

Residential (Nec)
Residential
Residential Vacant
0.123

Estimated Lot Sq Ft:
Lot Frontage:
Lot Depth:
Garage Capacity:

5,358
40
134
0

Rodney Brown

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 RODNEY DEAN BROWN JR DATE 07-19-2024

PRINT NAME RODNEY DEAN BROWN JR.
DATE _____

SIGNATURE _____ DATE _____

PRINT NAME _____ DATE _____

WITNESS _____ PEGGY BISHOP-LUCAS [Signature] DATE 2024

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Vacant Lot on Lehigh

[illegible]



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

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

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

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

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

Purchase Offer: Indicate the dollar amount of the offer.

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

Page 2: Letter of Good Standing.

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

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

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

Good Faith Deposits:

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

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

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

NOTE: **All City property is sold "AS IS"**

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

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

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



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

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name RODNEY DEAN BROWN JR.

Applicant's Address 25987 LEHIGH INKSTER MI 48141

Applicant's Phone Number: 313 878-1448

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

PROPERTY INFORMATION -- Purchase Offer \$1500

Location : LEHIGH SOUTH side of Street

Between Street/Avenue MEADOWDALE and BEECH DALY Street/Avenue

Tax ID, Legal Description, and Address VACANT LOT ON LEHIGH
44024020410000

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

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

THIS LOT IS NEXT TO THE BUYERS HOME.

I understand and accept as evidenced by the good-faith deposit of \$100 for the offer to purchase city-owned property. Buyers will submit a 10% deposit when offer is accepted. 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.

title.
RODNEY DEAN BROWN JR.
Applicant's Signature

Broker's Name

07-29-2024

07-29-2024
Date



LETTER OF GOOD STANDING

Date: 07-29-2024

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

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



AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44024020410000 _____, INKSTER, MICHIGAN (property
address)

I, RODNEY DEAN BROWN 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 any debris.

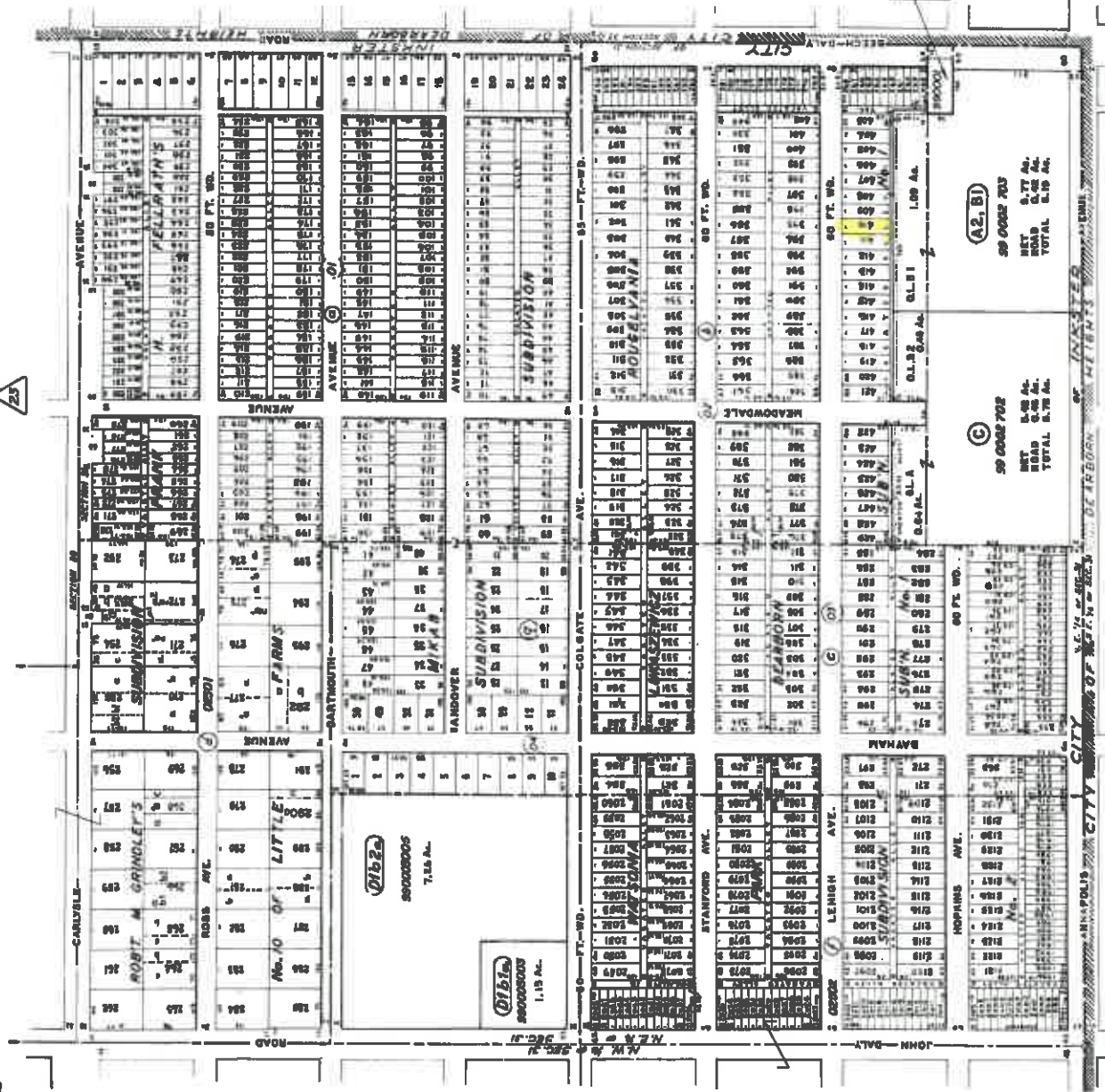
BUYER
Title

Signature

RODNEY DEAN BROWN JR

07-29-2024

Date: 3-1-20
 Drawn by: Jennifer J. Adams
 Checked by: [blank]
 Approved by: [blank]
 Printed: [blank]
 1-12-20
 2-12-20
 3-12-20
 4-12-20
 5-12-20
 6-12-20
 7-12-20
 8-12-20
 9-12-20
 10-12-20
 11-12-20
 12-12-20



N.E. 1/4 SECTION 31
CITY OF INKSTER
 T. 2 S. R. 10 E.
 WAYNE COUNTY, MICHIGAN
 SCALE: 1" = 200' FEET
DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT and EQUALIZATION DIVISION
 © 2005 COUNTY OF WAYNE, STATE OF MICHIGAN
 ALL RIGHTS RESERVED. NO PART OF THIS MAP OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE COUNTY CLERK OF WAYNE COUNTY, MICHIGAN.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: August 27, 2024

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case # LD24-42) The parcel is located on the south side of Kean Street between Princess Street and John Daly Street Parcel ID: 44020020048000 for \$1500 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

Mark Tyler has made an application to purchase one (1) vacant parcel located on Kean Street on the north side of the street between John Daly & Princess Street. The Parcel ID is 44020020048000.

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 located in Zoning TCD Town Center District

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$1500.00

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 (\$1500.00), paying the cost of recording the deeds (\$15.00 each), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

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

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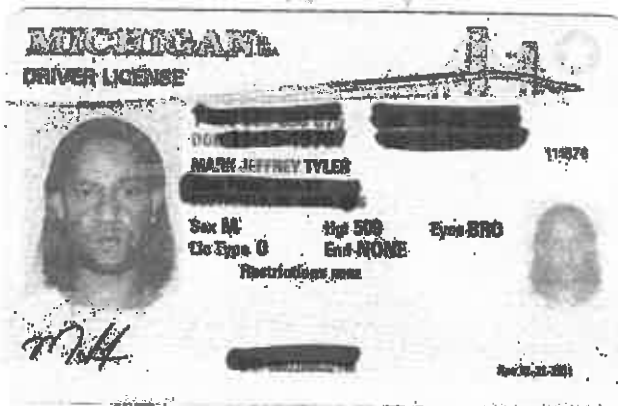
SIGNATURE  DATE 07-08-2024

PRINT NAME__MARK JEFFREY
TYLER_____DATE_____

SIGNATURE _____DATE_____

PRINT NAME_____DATE_____

WITNESS _____ PEGGY BISHOP-LUCAS  DATE 07-09-2024



teamtaylor42@gmail.com
248/801-2123



Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Penn	Property ID:	44023030170003
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.285112 / -83.293438
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5710
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	ROBT M GRINDLEY SUB NO 9 OF LITTLE FARMS	Property Category:	VacantLand
MLS Area:	05080 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	30N170A2 S 133.25 FT OF LOT 170 ROBT M. GRINDLEYS SUB NO. 9 OF LITTLE FARMS T2S R10E L34 P5 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	Ttl Seasonal
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
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

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

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
SABREE ERIC R	TEASUER CONTROLLER CIT	11/30/2017	11/30/2017		QCD	54095/1026

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	85.10X133.20
Topography:	Land Sqft:	11326
Irregular:	Acres:	0.26

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Notre Dame	Property ID:	44023040146308
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.286917 / -83.291094
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5710
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	ROBT M GRINDLEY SUB NO 8 OF LITTLE FARMS	Property Category:	VacantLand
MLS Area:	05080 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2022. *30P 146B2* W.150 FT LOT 146 ROBT M GRINDLEYS SUB NO 8 OF LITTLE FARMS T2S R10E L 34 P 4 WCR - K - 148.12		

Taxes

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

Assessments

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

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1389
NEW HOME BUILDERS INC	BAZZI BROTHERS DEVELOP	08/29/2007	07/23/2007		LC	46617/1091
WOJTOWICZ RAYMOND J	NEW HOME BUILDERS INC	10/06/2005	10/05/2005	\$1,600	QCD	43394/0233

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	97.40X150.00
Topography:	Land Sqft:	14810
Irregular:	Acres:	0.34

Search for MLS Listings

Building in the future. (N)

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Vacant Lot on Kean

x	Applicant Name:	Mark Jeffrey Tyler
x	Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
x	Land sales \$100.00 (Vacant Land)	Structure and Vacant Land \$100 Deposit
x	Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
x	Legal Description and Parcel I.D. #	44020020048000
x	Purchase Agreement	
x	Real Estate Agreement	
x	Letter of Good Standing	
x	Release of all Claims & Liabilities	
	Photo Identification: Explanation If address don't match with lots adjacent	
x	Aerial Map And Satellite Map	Google Maps
x	Plat map	Shared drive
x	Realty COMP – Realtor Comparative Market Analysis (Structures only)	
x	Water Department Response (Land Sales only)	Send email to Water re:
x	Code Enforcement Response (Land Sales only)	Send email to Code Enforcement re:
x	Taxes: City and County up to Date	Send email to Tax and Water
x	Detailed Explanation for Proposed Use	
x	Assign Case Number (Enter in Excel)	
x	Create File Folder/Tab	
x	Scan Application Package	



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

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

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

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

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

Purchase Offer: Indicate the dollar amount of the offer.

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

Page 2: Letter of Good Standing.

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

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

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

Good Faith Deposits:

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

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

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

NOTE: **All City property is sold "AS IS"**

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

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

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



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

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **MARK JEFFREY TYLER**

Applicant's Address **22060 POINCIANA ST. SOUTHFIELD MICHIGAN 48033**

Applicant's Phone Number: **248 801-2123**

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

PROPERTY INFORMATION -- Purchase Offer \$1500.00

Property Location **KEAN** **SOUTH** side

Between Street/Avenue **JOHN DALY** and **PRINCESS** Street/Avenue

Tax ID, Legal Description, and Address **VACANT LOT ON KEAN**
44020020048000

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)

BUYER WANTS TO BUILD IN THE FUTURE,

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

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


Applicant's Signature
Peggy Bishop-Casas

07-08-2024

Date

Broker's Name



LETTER OF GOOD STANDING

Date: 07-08-2024

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

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



AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44020020048000, INKSTER, MICHIGAN (property
address)

I, MARK JEFFREY TYLER 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 any debris.

Printed Name

BUYER
Title

mt
Signature

07-08-2024

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: Wednesday, August 28, 2024

**From: Sharde Crutchfield
Special Projects, Director**

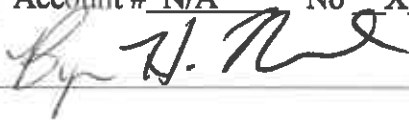
Date for Council Consideration: September 3, 2024

ACTION REQUESTED: Consider approval to implement a new social media policy. This is to ensure the use of social media in an official City capacity is carried out in a manner that is consistent with the current local, state, and federal laws.

Current Action X Emergency Future

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

Mayor's Approval



BACKGROUND INFORMATION

The primary strength of social media lies in its capacity for interaction between the public and the government, fostering what is recognized as a public forum protected by the First Amendment. Therefore, under this policy, City Official social media pages (including personal pages of government officials used in an official capacity as a public body) are prohibited from blocking, restricting, or banning individuals. Additionally, these pages must refrain from deleting, removing, banning, or hiding individual comments.

All social networking pages managed by City officials and personal pages of elected government officials, when used in an official capacity, must feature an introductory statement. This statement should explicitly outline the page's purpose and subject matter. It must be evident that these pages are maintained either by the City or the respective official, with prominent City contact information provided. Additionally, contact details of the designated administrator responsible for managing social media content must be included to address any issues. Furthermore, the statement must highlight that all posted articles and content are subject to public disclosure.

The following guidelines should be employed when using public-facing social media services in an official capacity for the City of Inkster:

- Do not discuss any city information that is not considered public information. The discussion of sensitive, proprietary, or classified information is strictly prohibited.
- Do not use ethnic slurs, profanity, personal insults, or engage in any unlawful conduct.
- Avoid comments or topics that may be objectionable or inflammatory.
- Correct all mistakes quickly. Do not alter previous posts without indicating that you have done so.
- When reposting or referencing a post on one of the Inkster online platforms, provide a

link to the original post.

- Safeguard the privacy of the City's citizens. Adhere to all privacy protection laws, including HIPAA.
- Follow all copyright laws, public records laws, retention laws, fair use and financial disclosure laws, and any other laws that might apply to the City or your functional area.
- Do not cite vendors, suppliers, clients, citizens, co-workers, or other stakeholders without their approval.
- Do not endorse commercial products, services, or entities.

JUSTIFICATION

A City's official social media content may be subject to the Open Meetings Act. Therefore, the City's official social media must refrain from contemporaneous discussions or debates of public business. This includes discussions open to the public on posts and discussions in private such as chat rooms, direct messages, messaging, and all other private ways of communication on social media pages. Additionally, the Freedom of Information Act (FOIA): All content posted on official SOM social media pages is public record. Content removed from official Inkster social media sites that are archived becomes a public record as well. With limited exceptions, such content is therefore not exempt from FOIA requests. FOIA requests should be submitted through the City Clerk's office.

PROJECT OR IMPROVEMENT TASKS

1. Improve and promote the image of Inkster

COSTS

There is not a cost associated with the proposed social media policy.

PROJECT TIME TABLE

The implementation of this policy would be immediate, with training occurring as needed.

RESOLUTION

Authorization to implement a new social media policy. This is to ensure the use of social media in an official City capacity is carried out in a manner that is consistent with the current local, state, and federal laws.

Resolved by: _____

Seconded by: _____

Yes:

No:

Absent:



Policy Number	Policy Title	Revised
24-MG-Social Media	Policy for the Use of Social Media	June 13, 2024

1. Purpose & Rationale

In the City of Inkster ("City"), we understand that social media can be used by the City's elected officials, departments, commissions, and committees as a practical way to not only connect with City residents but also provide them with transparency in government. However, the use of social media in an official City capacity must be carried out in a manner that is consistent with the current local, state, and federal laws. This includes complying with the First Amendment rights of members of the public who wish to access or post comments in response to, social media content published by the City. This policy applies to all City social media, including social media used by elected City officials, representatives, and committee members in an official capacity.

Carefully read these guidelines and policies and ensure that your content is consistent with these policies.

2. Terms and Definitions

- **Social Media:** Social media refers to online platforms and websites that allow users to create and share content, interact with others, and participate in virtual communities. These platforms often facilitate various forms of communication, such as text, images, videos, and links, and enable users to connect with friends, family, colleagues, and like-minded individuals around the world. Examples of social media include **Facebook, Instagram, YouTube, TikTok, Twitter, LinkedIn, Flickr, etc.**
- **Blog:** (an abridgment of the term web log) is a City website with regular entries of **commentary descriptions of events, or other material such as graphic video.**
- **City Official Social Media Page:** A city social media outlet (as defined above). This includes government officials who own or operate social media pages to act in their official capacity as a public body (private personal pages are not included).
- **Content:** Content is information shared on a platform, like text, images, videos, or links, to convey messages, engage audiences, and achieve specific goals.
- **Comment:** A comment on social media is a user's response or reaction to a post. It allows for interactive communication and dialogue among users.

3. Approval & Administration

The City appoints **Troy Seaton, Media Specialist**, as the Social Media Administrator. They must be trained in this policy. Responsibilities include overseeing social media presence, content approval, and ensuring compliance with policy and laws. The Social Media Administrator can remove non-compliant content from City entities. Removed content must be retained to comply with the City retention policy, the Freedom of Information Act, and all local, state, and federal e-discovery laws.

- Only staff authorized by the **Media Specialist** may use an existing social media channel. This includes any social media channel (such as a particular Inkster Facebook group or specific platform) that is managed by an Inkster employee as part of their official duties.
- Divisions may request access to a particular platform or a specific social media channel from the Media Specialist via email. The division director or designee must provide details on service, audience, content, and recommended contributors. Designees must ensure proper management and content updating of requested channels. The designated individual must possess a comprehensive understanding of this policy, as well as relevant content and technical expertise.
- Site management rights are limited and closely monitored by the **Media Specialist, Division Director, and/or City Attorney**.
- The Media Specialist or Social Media Administrator is exclusively authorized to create official channels and subsequently grant access to authorized staff or contributors. To maintain professionalism, content not created by the Social Media Administrator will be subject to deletion.

4. Guidelines for Users Authorized to Use Inkster Social Media Platforms

4.1 Image, Brand, and Reputation

When utilizing social media, ensure that all communications and interactions uphold the municipality's reputation and contribute positively to the city's image. This includes recognizing the value of **using social media to improve customer service, supplement official agency website information, solicit feedback, keep residents informed of news and events, educate customers on technical tasks, and recruit and retain staff**. Remember, your actions reflect not only on yourself but also on the municipality you represent.

- **Consistency is Key:** Ensure that all social media accounts representing our municipality adhere to a consistent visual identity, including logos, colors, and fonts. This consistency reinforces brand recognition among residents and stakeholders.
- **Official Designation:** Verify local government social media accounts with platform-provided badges to distinguish them from unofficial or impersonator accounts.

42 Introduction Statement

All social networking pages managed by City officials and personal pages of elected government officials, when used in an official capacity, must feature an introductory statement. This statement should explicitly outline the page's purpose and subject matter. It must be evident that these pages are maintained either by the City or the respective official, with prominent City contact information provided. Additionally, contact details of the designated administrator responsible for managing social media content must be included to address any issues. Furthermore, the statement must highlight that all posted articles and content are subject to public disclosure.

43 Content Policy

The following guidelines should be employed when using public-facing social media services in an official capacity for the City of Inkster:

- Do not discuss any city information that is not considered public information. The discussion of sensitive, proprietary, or classified information is strictly prohibited.
- Do not use ethnic slurs, profanity, personal insults, or engage in any unlawful conduct.
- Avoid comments or topics that may be objectionable or inflammatory.
- Correct all mistakes quickly. Do not alter previous posts without indicating that you have done so.
- When reposting or referencing a post on one of the Inkster online platforms, provide a link to the original post.
- Safeguard the privacy of the City's citizens. Adhere to all privacy protection laws, including HIPAA.
- Follow all copyright laws, public records laws, retention laws, fair use and financial disclosure laws, and any other laws that might apply to the City or your functional area.
- Do not cite vendors, suppliers, clients, citizens, co-workers, or other stakeholders without their approval.
- Do not endorse commercial products, services, or entities.

44 Community Comments & Guidelines

The primary strength of social media lies in its capacity for interaction between the public and the government, fostering what is recognized as a public forum protected by the **First Amendment**. Any violation of this principle could result in financial penalties. Therefore, under this policy, City Official Social Media Pages (including personal pages of government officials used in an official capacity as a public body) are **prohibited from blocking, restricting, or banning individuals**. Additionally, these pages must refrain from deleting, removing, banning, or hiding individual comments.

However, with approval from the Social Media Administrator, **Inkster Official Social Media Pages** may remove the following:

- Profane or obscene language or content;
- Content that promotes or perpetuates discrimination against protected classes;
- Content intended to sexually harass others;
- Content that encourages or promotes illegal activity;
- Spam, or any content that links to external sites;
- Solicitations of commerce, or advertisements, which include promotion or endorsement of a product, service, or individual;
- Promotions of services, products, or political candidates or organizations;
- Content that violates the intellectual property interests of any third party (i.e. copyright or trademark infringement);
- Content that includes sensitive personal identifying information, including, but not limited to social security numbers, financial account numbers, or driver's license numbers. For your protection, never post sensitive personal identifying information on social media!
- Information that may compromise the safety or security of the public, including public systems, and infrastructure;
- Information that may compromise the safety or security of the state, including state employees;
- Threats of violence;
- Trolling, or posting inflammatory, off-topic, or inappropriate comments or content for the purpose of upsetting other users and provoking an emotional response or disrupting on-topic discussion.

45 Comments Disabled

- A City's official social media platform may choose to only share information without engaging in public dialogue. In such cases, the platform must disable all comments and public posts. The Designee cannot selectively enable comments; all comments/posts must be disabled. This type of municipal social media platform requires approval from the City Attorney.

5. Laws, Regulations, and Practices to Follow

- A City's official social media content may be subject to the **Open Meetings Act**. Therefore, the City's official social media must refrain from contemporaneous discussions or debates of public business. This includes discussions open to the public on posts and discussions in private such as chat rooms, direct messages, messaging, and all other private ways of communication on social media pages.
- **Freedom of Information Act (FOIA)**: All content posted on official SOM social media pages is public record. Content removed from official Inkster social media sites that are archived becomes a public record as well. With limited exceptions, such content is therefore not exempt from FOIA requests. FOIA requests should be submitted through the City Attorney.

6. Disclaimers

All City official social media pages, if applicable must post a disclaimer stating the following:

- The act of **"friending" or "following"** between this page or its employees and a citizen does not imply endorsement of that individual's actions or comments.
 - Comments and content posted by the public on Inkster's social media do not reflect the opinions or position of Inkster.
 - This agency's social media site serves as a limited public forum and all content published is subject to monitoring. User-generated posts will be rejected or removed (if possible) when the content: (1) Is off-subject or out of context (2) Contains obscenity or material that appeals to the prurient interest (3) Contains personal identifying information or sensitive personal information (4) Contains offensive terms that target protected classes (5) Is threatening, harassing, or discriminatory (6) Incites or promotes violence or illegal activities (7) Contains information that reasonably could compromise individual or public safety (8) Advertises or promotes a commercial product or service or any entity or individual (9) Promotes or endorses political campaigns or candidates. While the City values individuals' right to express opinions, it encourages individuals to keep comments relevant to the original post.
 - All content posted on this page is subject to the Freedom of Information Act, and all local, state, and federal e-discovery laws.
 - The City of Inkster is not responsible for, nor can it control, content on, or the design of third-party sites.
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7. Social Media Duties, Training, and Back-Up

7.1 Training

- Social media users within the municipality requiring interaction with the City's social media pages, including administrators, department members, city employees, and committee members, will receive policy training upon onboarding and annually thereafter.
- Elected officials shall be trained on the Policy once upon entering office. Elected officials including the Mayor and City Council are encouraged to invite followers from their respective platforms to the official municipal social media pages.
- Each person trained will receive a copy of the **Social Media Acknowledgement Form** and must acknowledge and sign the Form before administering a city social media page.

72 Employee Standards of Conduct

- The City of Inkster Employees should remember that standards of ethical behavior are applicable and should adhere to all city policies, as well as all state and federal laws. Information on any forum must be presented following professional standards for **good grammar, spelling, brevity, clarity, and accuracy, and avoid jargon, obscure terminology, or acronyms.**
- **False Statements:** City employees will maintain the highest standard of personal and institutional integrity in all communications. Employees will communicate truthfully and accurately, strive to avoid misunderstandings and correct errors of fact as they become known.
- **Misuse of Information in Government Records:** Any unauthorized disclosure of a government record or information in a government record that is deemed confidential by law is a violation of public trust and law.
- City business may not be conducted by personal emails, correspondence, or personal social media activity. Any unsolicited official contact through a personal email or social media account should be forwarded to the recipient's official email account and a response sent from that account. Employees may, however, use their personal social media accounts to support or promulgate publicly available information about agency activities and programs.

73 Back-Up

- The Social Media Administrator will ensure all administrative access and login information is stored in a secure location, accessible only to authorized personnel.
- Authorized personnel should utilize a designated password manager or encrypted storage solution approved by the municipality for storing login credentials securely.
- Backup copies of administrative access and login information should be regularly updated and maintained to reflect any changes or updates to access permissions or login credentials.
- Backup copies should be stored in multiple secure locations to ensure redundancy and resilience against potential loss or damage including but not limited to the **Mayor's Office and Clerks Office.**

8. Compliance & Monitoring

- **Responsibility:** The Social Media Administrator is responsible for monitoring social media activity to ensure adherence to the municipality's social media policy.
 - **Reporting and Resolution:** Any instances of non-compliance or policy violations identified during monitoring will be promptly reported to appropriate personnel for investigation and resolution.
 - **Review and Update:** This policy will be periodically reviewed and updated as necessary to reflect changes in technology, regulations, or organizational needs.
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9. Restrictions & Appeals

Account restrictions can occur due to violations of platform policies, inappropriate content, copyright infringement, security concerns, or legal issues.

- Users can appeal account restrictions by submitting a written request to the Social Media Administrator via email. Requests will be addressed promptly. A statement committing to adhere to the Policy in the future is sufficient to lift restrictions unless repeated violations occur.
- After repeat violations, users must submit a written statement explaining why reinstatement should be granted. Access will be restored if the provided grounds are deemed sufficient. Guidelines for review may include (1) the user's thorough review of platform policies, (2) acknowledgment of account restriction reasons, (3) commitment to rectify issues, (4) demonstrated understanding of platform rules, (5) and submission of a written reinstatement request outlining grounds.
- The Social Media Administrator will provide a written denial of reinstatement, signed by them, which will specify the reasons for the denial.
- Users denied reinstatement can reapply after a reasonable period (six months) has elapsed

The City of Inkster Social Media Policy Acknowledgment Form

I acknowledge that I have read and understand **The City of Inkster's Policy for Use of Social Media**. I understand that it is my responsibility to adhere to the guidelines outlined in the policy while engaging on social media platforms on behalf of **The City of Inkster**.

By signing this form, I agree to comply with the following:

1. I have read and understand the contents of the social media policy and will act according to these policies and procedures.
2. I understand that if I have questions or concerns at any time about the social media policy, I will consult the Social Media Administrator or the City Attorney for clarification.
3. Maintain professionalism and integrity in all social media interactions.
4. Adhere to copyright laws and obtain proper permissions for sharing third-party content.
5. Refrain from engaging in any activities that may harm the reputation or interests of The City of Inkster.
6. Finally, I understand that the contents of the social media policy may change at any time.

Name (Please Print): _____ Signature: _____

Date: _____

GRETCHEN WHITMER
GOVERNOR



MARLON I. BROWN, DPA
DIRECTOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING
VIA ELECTRONIC MAIL

August 19, 2024

RE: Municipal Notification - Complete Application

The Cannabis Regulatory Agency (CRA) has received a complete application for a state license from an applicant indicating their marijuana establishment will be located in your municipality. Section 9 of the Michigan Regulation and Taxation of Marihuana Act (MRTMA), MCL 333.27959, requires the CRA to provide notice of receipt of a complete application to the municipality in which the establishment is to be located.

Please note the following information concerning the application:

Applicant Name: BBUDDZ! LLC

Application Number: AU-RA-001293

Establishment Type: Marihuana Retailer

Establishment Address: 29245 Michigan AVE
Inkster MI, 48141

Supplemental Applicants: Green Ink 420 LLC, 29225 & 29245 Michigan Ave Properties LLC, Rohnne Saad, Ahmad Jaber, Danny Haidar, Ally Saad

If the municipality does not notify the CRA that the proposed marijuana establishment above is not in compliance with an ordinance consistent with section 6 of the MRTMA, and the licensee otherwise qualifies for the license, the CRA will issue the state license.

If the proposed establishment above is not in compliance with an ordinance consistent with section 6 of the MRTMA, please immediately complete and return the enclosed Municipal Notification of Noncompliance form.

Please confirm receipt of this notification. If the CRA does not receive confirmation that this notification was received and/or does not receive a completed Municipal Notification of Noncompliance form within ten days, the CRA will follow up with the municipality.

For guidance on frequently asked municipality-related questions about the CRA's licensing and inspections processes, please review the CRA's [Municipal Guide](#).

If you have questions or concerns regarding this notification, you may contact the CRA by calling (517) 284-8599 or emailing CRA-AdultUseLicensing@michigan.gov.

Sincerely,

Applications Section
Licensing Division
Cannabis Regulatory Agency