



INKSTER CITY COUNCIL
Monday October 7, 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

DARIN CARRINGTON
TREASURER

TODD PERKINS
CITY ATTORNEY

The council may be addressed during the Regular Meeting by filling out the Public Participatic Form. Address Council as a whole through the Mayor. Email your comment to be read for one (minute into the record. clerk@cityofinkster.com

Monday October 7, 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
 - Veteran Hometown Hero Flag-Chanel Stephens
 - Recognition for DPS Crew-Pierre Douglas and Maleek Harris recognized for assisting a resident that collapsed on John Daly, both stayed until 911 arrived.
4. Public Hearing

None

5. Consent Agenda

A. Approval of September 16, 2024 Meeting Minutes

6. Boards and Commissions

- A. Approval to re-appoint Iris Long to the Aging Commission Board
- B. Approval to appoint Will Miller to the Condemnation Board
- C. Approval to appoint Tavan Hall to the Condemnation Board
- D. Approval to appoint Will Miller to the Construction Board of Appeals/Property Maintenance Board (3-year term)
- E. Approval to appoint Tavan Hall to the Construction Board of Appeals/Property Maintenance Board (3-year term)
- F. Approval to appoint Carolyn Wilson to the Construction Board of Appeals/Property Maintenance Board (3 year-term)

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 #LD24-38) The parcel is located on the west side of Inkster Rd. between Michigan Avenue and Chestnut Ave. **Parcel ID: 44010990001000** for \$360,500.00
- B. **Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase seven (7) vacant parcels (Case #LD24-47) The parcels are located between Meadowdale Ave and John Daly Rd. **Parcel ID's: 4402401090000; 44024010191000; 44024010192001; 44024010196002; 44024010130300; 44023010290001; 44023010290002;** in the amount of \$8,500.00. Armstrong Development Group wants the land to build single-family, affordable residential homes.
- C. **Discussion/Action:** (Jerome Bivins, DPS Director) Consider approval to Adopt Notice of Intent Resolution related to the City's proposed 2024 Capital Improvement Bonds for improvements to

the water supply and sewage disposal system of the city and authorize the City Clerk to publish the Notice of Intent.

- D. Discussion/Action:** (Sharde Crutchfield, Special Projects Director) Consider Approving the City of Inkster to join as a plaintiff in Wayne County Circuit Court alongside other Wayne County communities against Republic Services. The lawsuit is to prohibit the shipment of radioactive waste from New York to the Wayne Disposal landfill in Van Buren Township.

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

11 Members

Ordinances: 414,457 & 508

Sabrina Lawrence, Director

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 05/06/26

Rosie Allen Thompson

Exp. 09/18/26

Ruth E. Williams

Exp. 04/09/26

Tim Williams

Exp. 12/04/25

Antonio Edmonds

Exp. 05/10/26

Gabe Henderson

Exp. 09/23/26

Jean Liddell

Exp. 09/25/26

Debra Owens

Exp. 09/17/26

Chuck Coleman

Exp. 09/18/26

June Patterson

Exp. 09/25/26

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

Vacant

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

David Reilly (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

+

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
Rerhi Onomake		Exp. 06/01/27

Vacant

Vacant

Vacant

Vacant

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

6 Year Term	11 Members	State Law and Ordinances 517 and 570
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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
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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		

LIBRARY BOARD COMMITTEE

[MEETINGS: Third Thursday each month, held in the Study Room, Inkster Library.]

4-Year Term - Elected / 6 Members.

Akindele Akinyemi, President	Exp. 2028
Dr. Heaster Shoats, Vice President	Exp. 2028
Dr. Louise Edje, Secretary	Exp. 2028
Sharon Tate, Director	Exp. 2028
Carolyn Wilson, Director	Exp. 2028
Ruth E. Williams	Exp. 2028

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
 Dal-Jaya Rose
 Courtney Owens
 Vacant

Exp. 04/05/2031
 Exp. 05/10/2031
 Exp. 12/16/2026

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
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. 08/13/2026
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. 07/26/26
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.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: October 1, 2024

From: Derek Dowdell

Community Development Director

Date for Council Consideration: October 7, 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 ☒ Emergency ☐ Future ☐

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

Mayor's Approval Byron Nolen

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, and recycling.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and deed recording. The Planning Division highly recommends that the applicant completes a property title search.

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:

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

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

[illegible]

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

INTEROFFICE COMMUNICATION

TO: Oladipo Oyinsan, Supervisor
Remediation and Redevelopment Division, Southeast MI District Office

FROM: Joseph Walczak, Brownfield Assessment Program Manager
Remediation and Redevelopment Division, Superfund Section

DATE: August 3, 2006

SUBJECT: Brownfield Redevelopment Assessment Report for the Former DiMattia Property, Inkster, Michigan

I have attached, for your files, one copy of the Brownfield Redevelopment Assessment Report for the Former DiMattia Property, 2920 Inkster Road, Inkster, Michigan. Please forward this report to appropriate staff.

I have forwarded a copy of the report to Mr. Derek Dowdell at the City of Inkster for his files.

If you have any questions concerning this report, please contact me at 517-335-2151.

Attachment

cc: George Jackson, MDEQ
Site File

BROWNFIELD REDEVELOPMENT ASSESSMENT REPORT

FOR

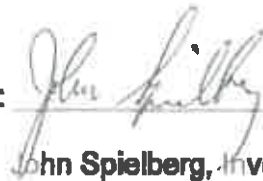
FORMER DIMATTIA PROPERTY

**2920 INKSTER ROAD
INKSTER, MICHIGAN 48141**

MIB000000124

AUGUST 2, 2006

REPORT PREPARED BY:



DATE:

8/2/06

John Spielberg, Investigation Team Leader

REVIEWED AND APPROVED BY:



DATE:

8/2/06

George Jackson, Chief

Michigan Department of Environmental Quality
Remediation and Redevelopment Division
Superfund Section
Site Evaluation Unit
P.O. Box 30426
Lansing, Michigan 48909

EXECUTIVE SUMMARY

The Michigan Department of Environmental Quality (MDEQ) was contracted via a cooperative agreement with the United States Environmental Protection Agency to conduct Brownfield Redevelopment Assessments (BFRAs). BFRAs are conducted to provide information on brownfield properties where potential environmental contamination may be acting as an impediment to future redevelopment activities. They are also conducted to determine if the property is a facility as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 201) and to provide recommendations for addressing issues during redevelopment. A facility is an area that contains a hazardous substance at a concentration that exceeds residential cleanup criteria established in Section 20120a(1)(a) or (17) of Part 201. File and data searches and environmental sample collection and analyses are used to obtain the needed information to make the determination and recommendations.

This BFRA report is written for the purpose of providing information on the property that will encourage redevelopment in a way that ensures protection of the public health, safety, welfare, and the environment. This information is intended for use by the local unit of government, the MDEQ, potential developers, and anyone who may become involved in the future redevelopment of the property. The report includes a summary of the property background, assessment procedures, results, conclusions, and recommendations. The conclusion as to whether the property is a facility as defined in Part 201 is made by comparison of sample concentrations of hazardous substances to state cleanup criteria established under Part 201.

A request was submitted on October 7, 2005 by the city of Inkster (City) to conduct a BFRA of the Former DiMattia Property (Property). The Property is located in the City and has a potential for being contaminated. Previous uses included lumber yard, municipal disposal, truck parking areas, automotive/truck repair and service, recycling, industrial waste removal, landscaping business, construction, metal products, salvage/junkyard, industrial machinery, and painting operations.

The field sampling event was conducted on November 7, 2005. It included the collection of 12 surficial soil and 12 soil boring samples, the photographing of general property conditions, and obtaining Global Positioning System data to determine sample and feature locations.

Analysis of 24 soil samples detected the presence of only a few organic contaminants at concentrations that exceed relevant Part 201 Generic Residential Cleanup Criteria. These included three semi-volatile organic compounds (benzo(a)anthracene, benzo(a)pyrene, and dibenzo(a,h)anthracene) in surface sample SS10. Several different metals were also present on the site in various samples and in excess of the state-wide

default background levels. Of these, only arsenic in surface samples SS3 through SS8 has potential for affecting property development. These levels are slightly above the 7.6 mg/kg Direct Contact Criterion and the 5.8 mg/kg statewide default background value. However, arsenic is naturally high in soil samples from this area of the state and the elevated levels observed on this property may be naturally occurring.

Due to the elevated levels of contaminants above Part 201 criteria, the MDEQ staff has determined that the Property meets the definition of a facility as defined in Part 201. Based on the findings of the BFRA, the MDEQ staff recommends that the following issues should be addressed before, or during, the redevelopment of the Property:

- There is direct contact risk in the northeast corner of the Property (SS10) as a result of contamination by polynuclear aromatic hydrocarbons (benzo(a)anthracene, benzo(a)pyrene, and dibenzo(a,h)anthracene) and possibly as a result of arsenic in the central areas of the Property (SS3 through SS8). These areas should be properly managed to reduce this risk. Further sampling should be performed to delineate the extent of contamination. Soil in excess of criteria should either be removed and properly disposed of in a regulated landfill, or the contaminated area should be covered with an exposure barrier such as clean soil or pavement to prevent exposure to future users of the Property. In addition to an exposure barrier, there should be a deed restriction on the Property describing the area of contamination and the proper precautions necessary to avoid exposure as well as a legal agreement to maintain the exposure barrier.
- Benzo(a)anthracene, benzo(a)pyrene, dibenzo(a,h)anthracene contamination, and arsenic levels should be evaluated with respect to responsibilities that may exist under Part 201. The nature of any response activity that may be required is dependent on the intended use of the Property and the party's liability under Part 201. A person who is liable for the contamination is required to achieve cleanup of the Property consistent with the cleanup criteria. The relevant criteria are a function of the intended property use, such as residential, commercial, or industrial. A non-labile developer is not required to implement a cleanup to achieve the appropriate cleanup criteria. However, a non-labile party must comply with the "due care" obligations specified in Section 7a of Part 201. These obligations include not exacerbating the existing contamination, exercising due care to assure there are not unacceptable exposures, and taking reasonable precautions against the reasonably foreseeable activities of third parties.
- Further information concerning Part 201 cleanup criteria, due care provisions, and remedial and/or removal activities may be obtained from the MDEQ Remediation and Redevelopment Division, Southeast Michigan District Office in Warren, Wayne County at 586-753-3700.

  Inkster Rd

Inkster Rd_VacantLand_Parcel ID 44010990001000

Inkster, Michigan

Google Street View

Sep 2023 [See more dates](#)

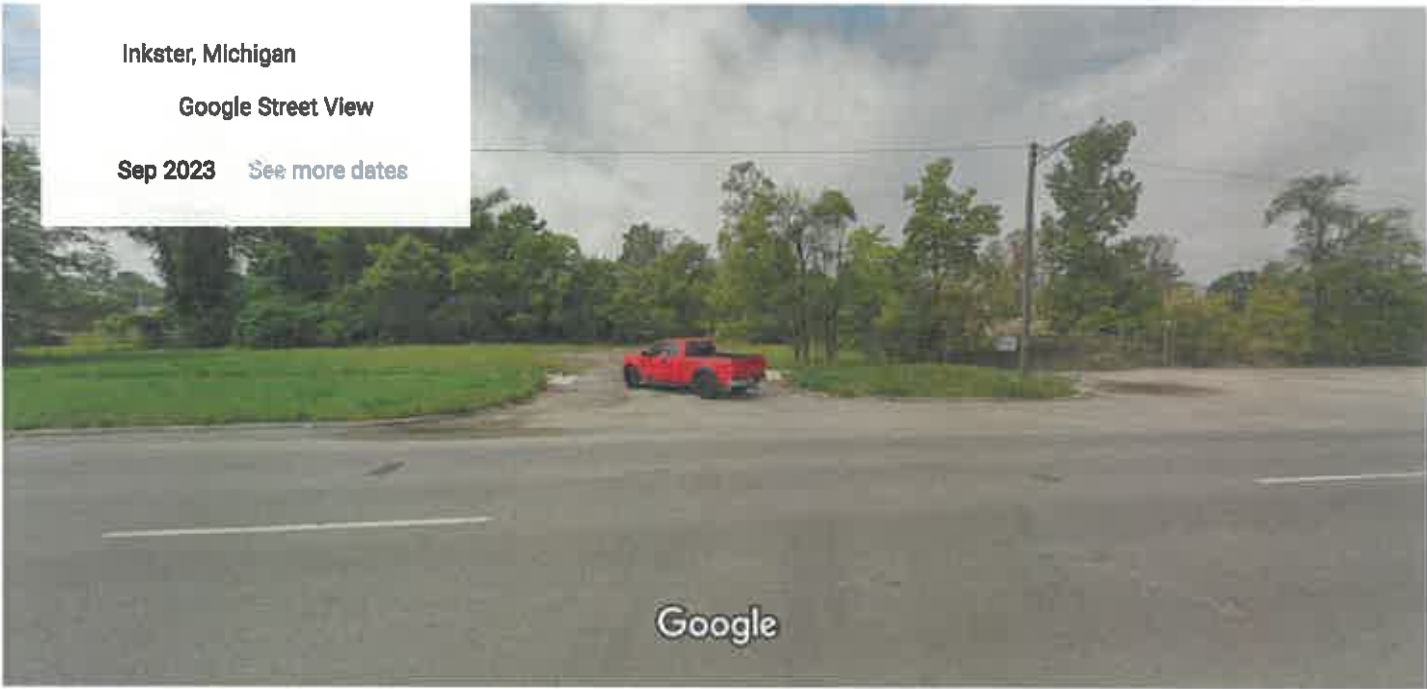


Image capture: Sep 2023 © 2024 Google



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 18FT 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 ALMANZAN and Audi Kureem (buyer's printed name),
certify having read, understand and agree to the aforementioned statement on the meaning of
"Good Standing."

I, [Signature] and Audi 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

500389958

Date August 06, 2024

\$ *****36,000.00

PAY Thirty-Six Thousand and 00/100

PAY TO THE City of Inkster
ORDER OF

MEMO: AYERLY LOGISTICS, INC

Issued by flagstar
1-888-245-6423

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈ 500389958⑈ ⑆ 226071004⑆ 344145⑈

Wayne County

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

Regrid

By Loveland Technologies · Aug 08, 2024







CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement dated and made effective as of this 26th day of September 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: 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--

PROPERTY ID: 44010990001000

COMMONLY KNOWN AS: Inkster Rd

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in the Purchase Agreement, the parties hereto agree to the following:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. **PRICE:** Buyer agrees to pay the sum of Three Hundred and Sixty Thousand Five Hundred Dollars (\$360,500.00) in consideration for which Seller will provide a Quit Claim Deed subject to existing land and use restrictions and easements and rights of way of record
2. **DOWN PAYMENT DEPOSIT:** Buyer to deposit (\$36,000.00) of Sale of Property to Seller in the form of a check, money order, cashier's check, or certified funds. Total sums deposited will be deemed the Earnest Money Deposit and applied to the purchase price at closing. The Earnest Money Deposit shall be disbursed ONLY in accordance with either: (a) the terms hereof; (b) or a fully executed mutual release. If offer made is not accepted by Seller, the Earnest Money Deposit shall be returned to Buyer.

ACKNOWLEDGEMENT OF EARNEST MONEY DEPOSIT: Received by: **Rebecca J. Daniels**
Pinnacle Real Estate and Investments

Rebecca J. Daniels

Company Name

Broker Signature

3. PROPERTY INSPECTION/DUE DILIGENCE CONTINGENCY: Buyer shall have 90 days from date of execution to conduct independent private inspection(s) of property at Buyer's expense. Due diligence may include, but is not limited to, any inspection(s) or research deemed necessary by Buyer including environmental status/studies, structural integrity, health or safety conditions, surveys, infestation and planning/building permits.

If Buyer DOES NOT notify Seller, in writing, within 10 calendar days from date of said inspections that Buyer is dissatisfied with results of due diligence, Agreement shall be binding without regard to inspection(s). If Buyer notifies Seller, in writing and within specified time, that, in Buyer's sole judgment, Buyer is dissatisfied with results of due diligence, Buyer shall provide/present to Seller the following:

A. Provide Seller with ALL final Inspection Report(s) regardless of purchase or intended use.

B. Present to Seller a Notice of Dissatisfaction with due diligence which shall render Agreement null and void, in which case Seller agrees to authorize Broker to return all earnest monies to Buyer.

4. Upon completion of due diligence, and notice of dissatisfaction, Buyer agrees to ensure that all debris, trash, or other materials generated by purchaser will be removed.

5. Upon completion and satisfaction of Inspection(s) results, Buyer will initiate development and apply for permits and plans as necessary in accordance with state and city ordinance.

MAINTENANCE OF PROPERTY: Purchaser is responsible to maintain grounds in an effort to keep grounds secure and safe of potential hazards.

6. DEFAULT:

A. **BUYER:** In the event Buyer fails to fulfill obligations set forth herein or fails to close this transaction in the time and manner provided, Seller may elect to enforce the terms hereof, declare the sale void, and retain Earnest Money Deposit (per paragraph 3) as liquidated damages and/or seek all available legal or equitable remedies.

B. **SELLER:** In the event Seller fails to fulfill obligations set forth herein or fails to close this transaction in the time and manner provided, Buyer may elect to enforce terms herein, declare

sale void, be entitled to refund of Earnest Money Deposit , and/or seek all available legal or equitable remedies.

7. LIABILITY OF BUYER FOR DAMAGES: Buyer shall be solely responsible for any and all damage to Property as a result of any and all inspection(s) of Property authorized by or conducted by Buyer.

8. The failure of the Purchaser to comply with said conditions or to cure any defaults 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.

9. DISCLAIMER OF BROKER(S) AND RELEASE: Broker and Broker(s)' agents specifically disclaim responsibility for the condition of Property and/or for performance of Agreement by the parties. Parties acknowledge that they are not relying on any representation or warranties that may have been made other than those in writing, and the parties waive and release and relinquish any and all claims or causes of action against the Broker, their officers, directors, employees and/or their agents for the condition of the Property or the performance of this Agreement by the parties. Broker and its agents are not experts in the areas of law, tax, financing, surveying, structural conditions, hazardous conditions, environmental studies or engineering, and Buyer acknowledges that Buyer has been advised to seek professional advice from experts in these areas.

To ensure intended use of premises it is recommended that Buyer research square footage building, easements and use restrictions.

10. ENTIRE AGREEMENT: This Agreement supersedes any and all understandings and agreements and constitutes the entire agreement between the parties and no oral representations or statements shall be considered a part hereof.

11. This is a legal and binding document, and both Buyer and Seller acknowledge that they have been advised to consult an attorney to protect their interests in this transaction.

12. TIME IS OF THE ESSENCE: Buyer and Seller understand that no extensions of time limits contained herein are expected or agreed to unless specified in writing and signed by both Buyer and Seller. Time is of the essence.

13. FEES: Seller agrees to pay Realtor®/Broker a commission of \$21,600.00 or 6% of the agreed upon Sales Price of (\$360,500.00).

14. FACSIMILE/ELECTRONIC AUTHORITY: As an Alternative to physical delivery, the parties agree that this Agreement, any amendment, or modification of this agreement and/or any written notice of communication in connection with the agreement may be delivered to the Buyer and Seller in care of the Broker via electronic mail or by facsimile via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. Both Buyer and Seller represent and warrants that an electronic email address has been provided to the Broker from which either party may receive electronic mail. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.

SALE OF PROPERTY

1. 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, plans, permits and a Certificate of Occupancy (if required)
4. The Purchaser shall complete closing within 7 days from satisfaction of due diligence 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 Five Hundred Dollars (\$360,500.00) USD for the aforesaid property as follows:
 - A. Down payment of Thirty-Six Thousand Dollars USD (\$36,000.00)
 - B. The remainder of the purchase price, Three Hundred and Twenty-Four Thousand Five Hundred Dollars USD (\$324,500.00) shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to : THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 4814

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster office located at 26215 Trowbridge, Inkster, MI 48141.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing
3. **BUYER ACCEPTANCE OF CONDITION: AS IS CONDITION** – By closing this transaction, Buyer shall be deemed to have accepted the Property in "AS IS" condition and it shall be deemed by closing this transaction that Buyer is satisfied with the condition of the Property.

Purchasers Initials: MA AK

Sellers Initials: _____

PURCHASER: R & M Investment Team, LLC

By: Maan A. Almansour Maan A. Almansour

By: Andi Kareem 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 Rebecca J. Daniels

Dated: 09-29-2024

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

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--82 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

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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Transfer Information

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

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

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

Search for MLS Listings

	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	26215 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 Zone	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-52 OLA B* PT OF WOLVERINE TRACTOR SUB S 1/2 SEC 25 T25 R9E DE5C AS W 101 FT LOTS 56 TO 58 INCL ALSO O LOTS 59 TO 62 INCL ALSO OUT LOT A AND B ALSO ADJ VAC SPR UCE ST 50 FT WIDE ALSO ADJ VA C ALLEY 18 FT WIDE ALSO PT OF E 1/2 SEC 25 T25 R9E DE5C AS B EG N09 DEG 02M 00S W 2255.20 FT AND N89 DEG 38M 00S W 60 FT FR OM SE 1/4 COR SEC 25-T11 N89 DE G 38M 00S W 270 FT-T11 N09 DEG 49 M 00S E 300 FT-T11 N89 DEG 22M 00 S W 188 FT-T11 N09 DEG 13M 00S W 198.80 FT-T11 N79 DEG 15M 00S E 4 44.58 FT-T11 SLY 424.04 FT-T11 S00 EG 02 M 00S E 186.50 FT-TO POB 1 4.03 AC-				
CHARACTERISTICS					
Acres	4.82	Land Use - CoreLogic	Residential Acreage		
Lot Sq Ft	209,959	Property Category	Re		
SELL SCORE					
Value As Of	2024-08-04 04:38:38				
LAST MARKET SALE & SALES HISTORY					
Owner Name	City Of Inkster				

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: September 24, 2024

From: Derek Dowdell, Comm. Dev. Dir.

Date for Consideration: October 7, 2024

ACTION REQUESTED:

Consider approval to purchase Seven (7) vacant parcels (Case# LD24-47) The parcels are located between Meadowdale Ave and John Daly Rd., **PARCEL IDs: 44024010190000; 44024010191000; 44024010192001; 44024010196002; 44024010130300; 44023010290001; 44023010290002** in the amount of \$8,500.00. Armstrong Development Group wants the land to build single-family, affordable residential homes.

Current Action X Emergency Future

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

Mayor's Approval

By H. Nolen

BACKGROUND INFORMATION

Armstrong Development Group has made an application to purchase (Case # LD24-47) Seven (7) Vacant Parcels located on Dartmouth Street between Meadowdale Ave and John Daly Rd., which are legally described as

31A190 LOT 190 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010190000**)

31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010191000**)

31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010192001**)

31A196B 197 198A W 28FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC ALLEY ADJ TO SAID LOTS FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010196002**)

31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010130300**)

31D290A W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR - K - 95.66 (**PARCEL ID 44023010290001**)

31D290B E 20FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR (**PARCEL ID 44023010290002**)

in the amount of \$8,500.00 (See attached Wayne County Records).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel(s) are in the R-1A and R-1B One-Family Residential Zoned Districts.

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 \$8,500.00

RESOLUTION

Authorization is hereby given for the sale of Seven (7) Vacant Parcels to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$7,300.00), 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:



Armstrong Development Group

Mission Statement

"To create vibrant, sustainable, and inclusive communities through thoughtful property development that enhances the quality of life for residents. We are committed to responsible growth, preserving local character, and fostering economic opportunities, while prioritizing environmental stewardship and long-term social value. Our mission is to build spaces where people can live, and thrive, while contributing positively to the community's future."

Native to Inkster, Todd Moss has put together a group of developers and investors with more than 75 years of combined experience. He still has a brother residing in Inkster, Bill Moss, and a host of other family members. Notably, his grandfather William Maddox was a highly respected detective in the Inkster Police Department for 27 years. His primary focus will be to increase homeownership in the city. With a passion to contribute to the revitalization of the community that raised him.

Development Team:

Todd Moss, CEO

Armstrong Development Group

Deanna Moss, CFO

Armstrong Development Group

Sargeant Major Adrian Hamrick, CEO, and President

OMI Construction

Vyshonn 'Silkk the Shocker' Miller, Founder

No Limit Records

Antonio Anderson, Jr., Investor

Boston Red Sox



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 313-563-9764 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)

Proof of Ownership If buying lot described as next to property –via recorded element

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

Good Faith Deposits:

o Vacant, residential lots – requires minimum \$200.00 deposit per lot.

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

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

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

Step 4: Submit **completed** application and attachments via e-mail to ddowdell@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 Armstrong Development Group

Applicant's Address 12005 Sutters Hill Ct., Charlotte, NC 28269

Applicant's Phone Number: (704) 492-3119

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

PROPERTY INFORMATION -- Purchase Offer \$8500.00

Address: DARTMOUTH STREET

Property Location: Dartmouth Street – Between Beech Daly and John Daly

**Tax ID's: 44024010190000 & 44024010191000 & 44024010192001 & 44024010196002
44024010130300 & 44023010290001 & 44023010290002**

Legal Description:

31A190 LOT 190 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33
P58 WCR

31A196B 197 198A W 28FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC
ALLEY ADJ TO SAID LOTS FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31D290A W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR - K - 95.66

31D290B E 20FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR

Summary of Proposed Use: The Armstrong Development Group would like to purchase seven (7) parcels of land to build affordable single family residential homes.

I understand and accept, as evidenced by the good-faith deposit of \$1200.00 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 09/10/2024
Deanna Moss on behalf of Armstrong Development Group



LETTER OF GOOD STANDING

Date: September 3, 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, Deanna Moss (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 _____, INKSTER, MI**
(property address)

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

Sworn and subscribed before me this _____ day of _____, 2024,
personally appeared before me _____ executed this document on
his/her own free will.

Printed Name

Title

Signature

Notary Public _____ **County, MI**

Commission Expires: _____



CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement dated and made effective as of this 9th day of September 2024, by and between ("Seller") the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster Michigan 48141, and (Purchaser) Armstrong Development Group located at 12005 Sutters Hill Ct., Charlotte, NC 28269

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

PROPERTY ID: 44024010190000

LEGAL DESCRIPTION: 31A190 LOT 190 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

PROPERTY ID: 44024010191000

LEGAL DESCRIPTION: 31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

PROPERTY ID: 44024010192001

LEGAL DESCRIPTION: 31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

PROPERTY ID: 44024010196002

LEGAL DESCRIPTION: 31A196B 197 198A W 28FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC ALLEY ADJ TO SAID LOTS FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

PROPERTY ID: 44024010130300

LEGAL DESCRIPTION: 31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

PROPERTY ID: 44023010290001

LEGAL DESCRIPTION: *31D290A* W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR - K - 95.66

PROPERTY ID: 44023010290002

LEGAL DESCRIPTION: 31D290B E 20FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR

COMMONLY KNOWN AS: DARTMOUTH

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 Dollars (\$8,500.00) USD for the aforesaid property as follows:
2. Down payment One Thousand Four Hundred Dollars USD (1,200.00)
3. The remainder of the purchase price Seven Thousand One Hundred Dollars (\$7,300.00) 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 One Thousand Four Hundred Dollars USD (1,400.00) 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: DM

Sellers Initials: _____

PURCHASER: Armstrong Development Group

By: 

By:

Its: CFO

Purchaser's Address:
12205 Sutters Hill Ct., Charlotte, NC 28269
Contact No: (704) 492-3119

IN PRESENCE OF:

Pinnacle Real Estate and Investments, LLC

Rebecca J. Daniels

Rebecca J. Daniels

Broker Signature

Dated: 09-11-2024

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

Dartmouth Ave, Inkster, MI 48141, Wayne County

APN: 44-023-01-0290-001 CLIP: 3924929720

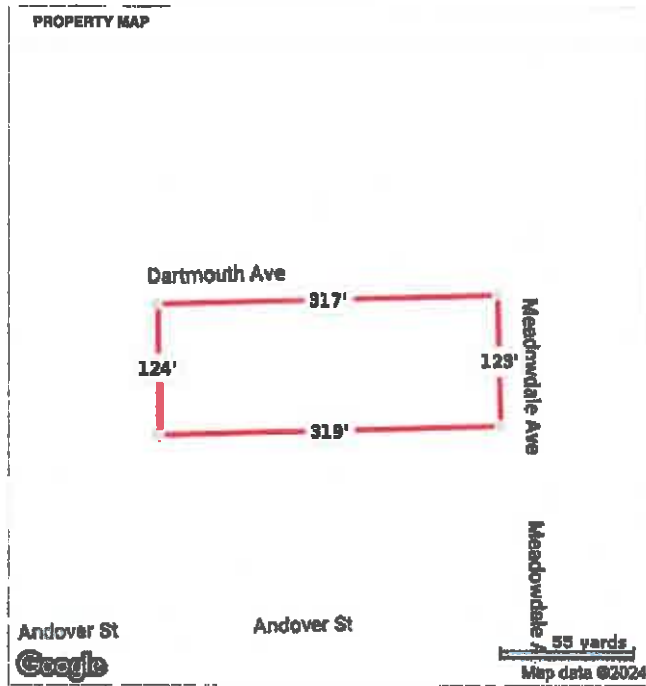
	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$1,400	12/19/2017
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	11,718	N/A	RES LOT	
OWNER INFORMATION					
Owner Name	City Of Inkster	Taxpayer Zip	48141		
Taxpayer Address	28215 Trowbridge St	Taxpayer Address ZIP + 4 Code	1800		
Taxpayer Address City & State	Inkster, MI				
COMMUNITY INSIGHTS					
Median Home Value	\$45,497	School District	WESTWOOD COMMUNITY SCHOOL DISTRICT		
Median Home Value Rating	1 / 10	Family Friendly Score	19 / 100		
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	72 / 100		
Total Incidents (1 yr)	77	Q1 Home Price Forecast	\$47,523		
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	10%		
LOCATION INFORMATION					
School District	Westwood	City/Village/Township	Inkster		
School District Name	Westwood	Lot #	290		
Subdivision	Robt M Grindley Sub 10 Of Little Farms	Flood Zone Code	X		
Census Tract	5710.00	Within 250 Feet of Multiple Flood Zones	No		
Census Block	1	Flood Zone Panel	26183C0243F		
Property Zip	48141	Flood Zone Date	12/03/2013		
TAX INFORMATION					
Property ID	44023010290001	Assessment Year	2023		
Legal Description	*31D290A* W 85 FT LOT 290 ROBT M GRINDLEYS SUB NO 10 OF LITTLE FARMS T26 R10E L39 P70 WC R - K - 85.68				
CHARACTERISTICS					
Lot Frontage	85	Lot Sq Ft	11,718		
Lot Depth	136	Land Use - CoreLogic	Residential Lot		
Acres	0.269	Property Category	Res		
SELL SCORE					
Value As Of	2024-07-07 04:37:27				
LAST MARKET SALE & SALES HISTORY					
Recording Date	12/19/2017	Deed Type	Quit Claim Deed		
Document Date	12/19/2017	Owner Name	City Of Inkster		
Sale Price	\$1,400	Grantor	Wayne County Land Bank Corp		
Liber/Page	54128-41	Multi/Spilt Sale	Multi		
Recording Date	12/19/2017	02/08/2017	09/09/2014	11/15/2004	
Document Date (Sales History)	12/19/2017	02/08/2017	09/09/2014	11/12/2004	
Sale Price	\$1,400			\$300	
Nominal	Y	Y	Y	Y	
Grantee	City Of Inkster	Wayne County Land Bank	Treasurer Of Wayne County	Steele Tiola	
Grantor	Wayne County Land Bank Corp	Treasurer Of Charter Cnty/Wayne M	Owner Record	Treasurer Of Wayne County	
Liber/Page	54128-41	53504-1378	51730-659	41827-263	
Deed Type	Quit Claim Deed	Quit Claim Deed	Tax Deed	Quit Claim Deed	



Dartmouth Ave, Inkster, MI 48141, Wayne County **Expired Listing**
APN: 44-024-01-0130-300 CLIP: 5774342311

MLS Beds	3	MLS Full Baths	2	Half Baths	N/A	Sale Price	\$1,400	Sale Date	12/19/2017
MLS Sq Ft	1,712	Lot Sq Ft	44,431	MLS Yr Built	2001	Type	RES ACG		
OWNER INFORMATION									
Owner Name	City Of Inkster			Taxpayer Zip	48141				
Taxpayer Address	26215 Trowbridge St			Taxpayer Address ZIP + 4 Code	1800				
Taxpayer Address City & State	Inkster, MI								
COMMUNITY INSIGHTS									
Median Home Value	\$45,497			School District	WESTWOOD COMMUNITY SCHOOL DISTRICT				
Median Home Value Rating	1 / 10			Family Friendly Score	19 / 100				
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100			Walkable Score	72 / 100				
Total Incidents (1 yr)	77			Q1 Home Price Forecast	\$47,523				
Standardized Test Rank	3 / 100			Last 2 Yr Home Appreciation	10%				
LOCATION INFORMATION									
School District	Westwood			City/Village/Township	Inkster				
School District Name	Westwood			Lot #	130				
Subdivision	Frank H Fellrath Sub			Flood Zone Code	X				
Census Tract	5710.00			Within 250 Feet of Multiple Flood Zone	No				
Census Block	1			Flood Zone Panel	26163C0243F				
Property Zip	48141			Flood Zone Date	12/03/2013				
TAX INFORMATION									
Property ID	44024010130300			Assessment Year	2023				
Legal Description	31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T28 R10E L33 P88 WCH								
CHARACTERISTICS									
Lot Frontage	321.97			Bedrooms	MLS: 3				
Lot Depth	138			Total Baths	MLS: 2				
Acres	1.02			MLS Total Baths	2				
Lot Sq Ft	44,431			Full Baths	MLS: 2				
Living Area Sq Ft	MLS: 1,712			Garage Capacity	MLS: 2				
Total Building Sq Ft	MLS: 1,712			Land Use - CoreLogic	Residential Acreage				
Year Built	MLS: 2001			Property Category	Res				
SELL SCORE									
Value As Of	2024-07-07 04:37:27								
LISTING INFORMATION									
MLS List Number	57000549157			MLS Original Price	\$144,900				
MLS Status	Expired			MLS Contract Date	07/26/2001				
MLS Status Date	07/27/2001			MLS List Agent	57000000040516-Terrance Hermen SU				
MLS List Date	03/01/2001			MLS List Office	FUTURE REAL ESTATE, INC.				
MLS List Price	\$144,900								
LAST MARKET SALE & SALES HISTORY									
Recording Date	12/19/2017			Deed Type	Quit Claim Deed				
Document Date	12/19/2017			Owner Name	City Of Inkster				
Sale Price	\$1,400			Grantor	Wayne County Land Bank Corp				
Liber/Page	54128-45			Multi/Spilt Sale	Multi				
Recording Date	12/19/2017	02/08/2017	08/18/2015	10/06/2005					
Document Date (Sales History)	12/19/2017	02/08/2017	08/21/2015	10/06/2005					
Sale Price	\$1,400			\$5,000					

Nominal	Y	Y	Y	Y
Grantee	City Of Inkster	Wayne County Land Bank	Treasurer Of Wayne County	Iddings Kevin
Grantor	Wayne County Land Bank Corp	Treasurer Of Charter Cnty/Wayne M	Owner Record	Treasurer Of Wayne County
Liber/Page	54128-45	53604-1401	52465-908	43394-231
Deed Type	Quit Claim Deed	Quit Claim Deed	Tax Deed	Quit Claim Deed



*Lot Dimensions are Estimated



Dartmouth Ave, Inkster, MI 48141, Wayne County

APN: 44-024-01-0191-000 CLIP: 8348849466

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft N/A	Lot Sq Ft 4,138	Yr Built N/A	Type RES LOT	
OWNER INFORMATION					
Owner Name	City Of Inkster		Taxpayer Zip	48141	
Taxpayer Address	26215 Trowbridge St		Taxpayer Address ZIP + 4 Code	1800	
Taxpayer Address City & State	Inkster, MI				
COMMUNITY INSIGHTS					
Median Home Value	\$45,497	School District	WESTWOOD COMMUNITY SCHOOL DISTRICT		
Median Home Value Rating	1 / 10	Family Friendly Score	19 / 100		
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	72 / 100		
Total Incidents (1 yr)	77	Q1 Home Price Forecast	\$47,523		
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	10%		
LOCATION INFORMATION					
School District	Westwood	City/Village/Township	Inkster		
School District Name	Westwood	Lot #	191		
Subdivision	Frank H Fellrath Sub	Flood Zone Code	X		
Census Tract	5710.00	Within 250 Feet of Multiple Flood Zones	No		
Census Block	1	Flood Zone Panel	26163C0243F		
Property Zip	48141	Flood Zone Date	12/03/2013		
TAX INFORMATION					
Property ID	44024010191000	Assessment Year	2023		
Legal Description	31A191 LOT 191 ALSO S 1/2 ADJ V AC ALLEY FRANK H FELLRATHS SUB T2S R10E L33 P58 WCH				
CHARACTERISTICS					
Lot Frontage	30	Lot Sq Ft	4,138		
Lot Depth	138	Land Use - CoreLogic	Residential Lot		
Acres	0.095	Property Category	Rs		
SELL SCORE					
Value As Of	2024-07-07 04:37:27				
LAST MARKET SALE & SALES HISTORY					
Owner Name	City Of Inkster				
Recording Date	02/20/2017		09/18/2015		
Document Date (Sales History)	02/20/2017		08/21/2015		
Nominal	Y		Y		
Grantee	Treasurer Of Controller City/Inks		Treasurer Of Wayne County		
Grantee	Inks				
Grantor	Treasurer Of Charter Cnty/Wayne MI		Owner Record		
Liber/Page	53528-1498		52474-853		
Deed Type	Quit Claim Deed		Tax Deed		



Dartmouth Ave, Inkster, MI 48141, Wayne County

Expired Listing

APN: 44-024-01-0196-002 CLIP: 1112528726

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	83	2	N/A	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,573	11,021	2003	RES LOT	
OWNER INFORMATION					
Owner Name	City Of Inkster	Taxpayer Zip	48141		
Taxpayer Address	28215 Trowbridge St	Taxpayer Address ZIP + 4 Code	1800		
Taxpayer Address City & State	Inkster, MI				
COMMUNITY INSIGHTS					
Median Home Value	\$45,497	School District	WESTWOOD COMMUNITY SCHOOL DISTRICT		
Median Home Value Rating	1 / 10	Family Friendly Score	19 / 100		
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	72 / 100		
Total Incidents (1 yr)	77	Q1 Home Price Forecast	\$47,523		
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	10%		
LOCATION INFORMATION					
School District	Westwood	City/Village/Township	Inkster		
School District Name	Westwood	Lot #	198		
Subdivision	Frank H Fellrath Sub	Flood Zone Code	X		
Census Tract	5710.00	Within 250 Feet of Multiple Flood Zone	No		
Census Block	1	Flood Zone Panel	26163C0243F		
Property Zip	48141	Flood Zone Date	12/03/2013		
TAX INFORMATION					
Property ID	44024010196002	Assessment Year	2023		
Legal Description	31A198B 197 198A W 28FT OF LOT 198 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO 1/2 VAC ALLEY A DJ TO SAID LOTS FRANK H FELLRATHS SUB T2S R10E L33 P68 W CR				
CHARACTERISTICS					
Lot Frontage	80	Bedrooms	MLS: 83		
Lot Depth	138	Total Baths	MLS: 2		
Acres	0.259	MLS Total Baths	2		
Lot Sq Ft	11,021	Full Baths	MLS: 2		
Basement Type	MLS: Basement	Garage Capacity	MLS: 2		
Living Area Sq Ft	MLS: 1,573	Land Use - CoreLogic	Residential Lot		
Total Building Sq Ft	MLS: 1,573	Property Category	Rs		
Year Built	MLS: 2003				
SELL SCORE					
Value As Of	2024-07-07 04:37:27				
LISTING INFORMATION					
MLS List Number	29034639	MLS List Price	\$157,000		
MLS Status	Expired	MLS Original Price	\$157,000		
MLS Status Date	12/16/2003	MLS List Agent	290932-Jamie Sweeney		
MLS List Date	04/14/2003	MLS List Office	REAL ESTATE ONE-DEARBORN H QTS		
LAST MARKET SALE & SALES HISTORY					
Owner Name	City Of Inkster				
Recording Date	01/18/2011				
Document Date (Sales History)	01/18/2011				
Nominal	Y				
Grantee	Treasurer Of Controller City/Inks				
Grantee	Inks				

Property Details - Courtesy of Rebecca Daniels, Realtor® II Ltd

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 07/10/24

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Grantor
Liber/Page
Deed Type

Treasurer Of Wayne County
48938-1318
Quit Claim Deed





PINNACLE REAL ESTATE AND INVESTMENTS

www.getinvestednow.com

(313) 268-3340

GOOD FAITH DEPOSIT

Date: September 9, 2024

The undersigned hereby submit to deposit the Sum of \$1200.00 **Certified Funds/M.O.** to the *City of Inkster* as Good Faith Deposit for the purchase of the Seven (7) Parcel's located on Dartmouth Street, Inkster MI, 48141

Property ID #'s: 44024010190000, 44024010191000, 44024010192001, 44024010196002, 44024010130300, 44023010290001, 44023010290002

LEGAL DESCRIPTION:

31A190 LOT 190 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A196B 197 198A W 28FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC ALLEY ADJ TO SAID LOTS FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR

31D290A W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR - K - 95.66

31D290B E 20FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS
T2S R10E L39 P70 WCR

Armstrong Development Group

Purchaser's Name

12005 Sutters Hill Ct., Charlotte, NC 28269

Purchaser's Address

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Dartmouth – Parcel ID#’s 44024010190000, 44024010191000, 44024010192001, 44024010196002, 44024010130300, 44023010290001, 44023010290002 - Residential

[illegible]

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Dartmouth	Property ID:	44024010190000
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.281464 / -83.293703
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	8704
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	FRANK H FELLRATH SUB	Property Category:	VacantLand
MLS Area:	08000 - Inkster	Land Use:	402 - RESIDENTIAL VACANT
Legal Description:	31A190 LOT 190 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P88 WCR		

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CYT	TH Seasonal
2023	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Re Val	Homestead %	TH Taxes
------	-------------	--------------	-------------	----------

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Pass
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/08/2017		QCD	53528/1497

Other Recordings

Oblique	Oblique	Record Date	Doc Date	Amount	Doc Type	Libar/Pass
---------	---------	-------------	----------	--------	----------	------------

Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	30.00X138.00 ✓
Topography:	Land Sqft:	4356
Irregular:	Acres:	0.10

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** **Property ID:** **44024010101000**
City/State/Zip: **Inkster, Michigan, 48141**
Owner Name: **City Of Inkster** **Lat/Long:** **42.281463 / -83.293808**
Taxpayer Address: **26115 Trowbridge Street** **Census Tract:** **8704**
City/State/Zip: **Inkster, Michigan, 48141-2479** **Block Group:**
City/Village/Town: **Inkster** **School District:** **Westwood**
Subdivision: **FRANK H PELLRATH SUB** **Property Category:** **VacantLand**
MLS Area: **68080 - Inkster** **Land Use:** **492 - RESIDENTIAL VACANT**
Legal Description: **31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. PELLRATHS SUB T2S R10E L33 P88 WCR**

Taxes

Year	Season	Total As Val	Admin Fee	Assmnt	CVT	TN 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 Ho Val	Hmstd %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	TREASURER CONTROLLER CI	02/20/2017	02/20/2017		QCD	53526/1496

Other Recordings

Debtors	Creditor	Record Date	Doc Date	Amount	Doc Type	Libar/Page
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	30.00X136.00 ✓
Topography:	Land Sqft:	4356
Irregular:	Acres:	0.10

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141 **Property ID:** 44024010192001 3
Owner Name: City Of Inkster **Lat/Long:** 42.281461 / -83.293904
Taxpayer Address: 26215 Trowbridge Street **Census Tract:** 8704
City/State/Zip: Inkster, Michigan, 48141-2479 **Block Group:**
City/Village/Town: Inkster **School District:** Westwood
Subdivision: FRANK H FELLRATH SUB **Property Category:** VacantLand
MLS Area: 05080 - Inkster **Land Use:** 402 - RESIDENTIAL VACANT
Legal Description: 31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T28 R10E L33 P58 WCR

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmt	CVT	TH Seasonal
2023	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Sq Val	Hmsbl %	TH Taxes
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Transfer Information

Grantor	Grantee	Record Date	Recd Date	Sale Price	Recd Type	Libor/Pasa
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/06/2017		QCD	53528/1500

Other Recordings

Oblique	Oblique	Record Date	Rec Date	Amount	Rec Type	Libor/Pasa
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X138.00 ✓
Topography:	Land Sqft:	3048
Irregular:	Acres:	0.07

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** Property ID: **44024010196002**
City/State/Zip: **Inkster, Michigan, 48141**
Owner Name: **City Of Inkster** Lat/Long: **42.281449 / -83.294463**
Taxpayer Address: **26215 Trowbridge Street** Census Tract: **5704**
City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:
City/Village/Town: **Inkster** School District: **Westwood**
Subdivision: **FRANK H FELLRATH SUB** Property Category: **VacantLand**
MLS Area: **05080 - Inkster** Land Use: **402 - RESIDENTIAL VACANT**
Legal Description: **31A196B 197 198A W 28FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC ALLEY ADJ TO SAID LOTS FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR**

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	TN 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 Ex Val	Hmbrd %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Doc Type	Libar/Page
COUNTY OF WAYNE	TREASURER CONTROLLER C	01/18/2011	01/18/2011		QCD	48939/1319

Other Recordings

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

Year Built: **1968** Pool:
Architecture Level: **1 Story** Garage Year Built:
Style: Garage Sqft: **483**
Water: Garage Capacity: **2**
#1 Porch/Dimensions: / Storm Sewer:
#2 Porch/Dimensions: / Land Dimension: **80.00X138.00** ✓
Topography: Land Sqft: **10890**
Irregular: Acres: **0.25**

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141

Property ID: 44024010130300

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

Lat/Long: 42.280958 / -83.294225
Census Tract: 5704
Block Group:

City/Village/Town: Inkster
Subdivision: FRANK H FELLRATH SUB
MLS Area: 05080 - Inkster
Legal Description: 31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T28 R10E L33 P88 WCR

School District: Westwood
Property Category: VacantLand
Land Use: 402 - RESIDENTIAL VACANT

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CYT	TH Seasonal
2023	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

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

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1401
WOJCIOWICZ RAYMOND J	IDDINGS KEVIN	10/06/2005	10/05/2005	\$5,000	QCD	43394/0231

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	322.00X136.00 ✓
Topography:	Land Sqft:	44491
Irregular:	Acres:	1.02

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44023010290001 (6)
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.281535 / -83.297350
Census Tract: 5704
Block Group:
City/Village/Town: Inkster
Subdivision: ROST M GRINDLEY SUB NO 10 OF LITTLE FARMS
School District: Westwood
Property Category: VacantLand
MLS Area: 05080 - Inkster
Land Use: 402 - RESIDENTIAL VACANT
Legal Description: *31D290A* W 85 FT LOT 290 ROST M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR - K - 98.66

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	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 Ex Val	Homestead %	Ttl Taxes
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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	53504/1378

Other Recordings

Debtor	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:	88.00X138.00 ✓
Topography:	Land Sqft:	11761
Irregular:	Acres:	0.27

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44023010200002
Owner Name: City Of Inkster
Taxpayer Address: PO Box 293
City/State/Zip: Inkster, Michigan, 48141-0293
Lat/Long: 42.281536 / -83.297304
Census Tract: 8704
Block Group:

City/Village/Town: Inkster
Subdivision: ROBT M GRINDLEY SUB NO 10 OF
LITTLE FARMS
MLS Area: 05000 - Inkster
Legal Description: 31D290B E 30FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70
WCR
School District: Westwood
Property Category: VacantLand
Land Use: 402 - RESIDENTIAL VACANT

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CVT	Tot 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 No Val	Hmstd %	TN Taxes
2023	\$0	\$0	100	\$0.00
2022	\$0	\$0	100	\$0.00
2021	\$0	\$0	100	\$0.00
2020	\$0	\$0	100	\$0.00
2019	\$0	\$0	100	\$0.00

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	53528/1467

Other Recordings

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

#1 Porch/Dimensions: /
#2 Porch/Dimensions: /
Topography:
Irregular:
Storm Sewer:
Land Dimension: 20.00X138.00 ✓
Land Sqft: 2614
Acres: 0.06

Search for MLS Listings



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

Lat/Long: 42.2814, -83.2973

Parcel Data Fields

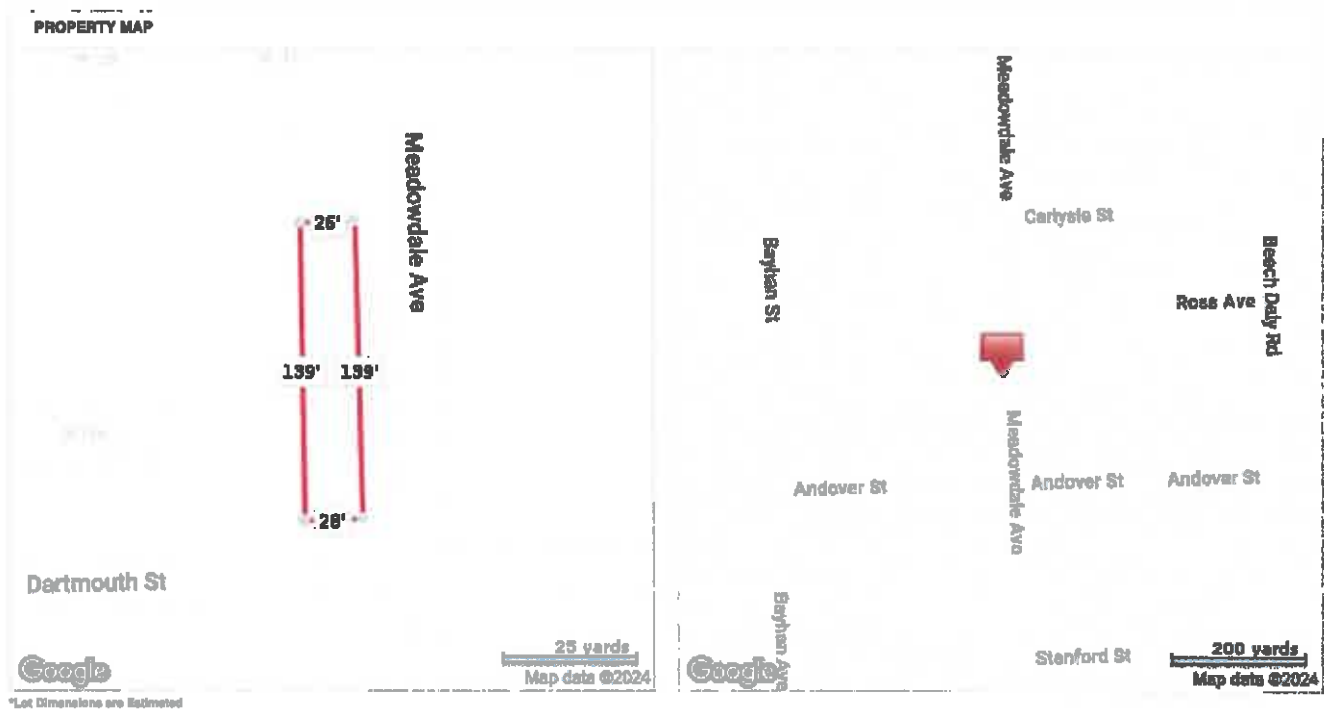
Parcel ID:	44 023 01 0290 002	Number of Agricultural Buildings:	0
Owner Name:	CITY OF INKSTER	Agricultural Buildings Calculated Value:	0.0
Parcel Address:	DARTMOUTH	Commercial Building Stories:	0.0
Parcel Address City:	INKSTER	Commercial Building Value:	0.0
Parcel Address Zip Code:	48141	Commercial Building Class:	A
Parcel Use Code:	402	Number of Commercial Buildings:	0.0
Homestead Exemption:	100	Commercial Building Floor Area:	0.0
Regrid Calculated Total Address Count:	0	Commercial Building Occupancy:	Apartment
Regrid Calculated Building Footprint Square Feet:	622	Commercial Building Year Built:	0
Regrid Calculated Building Count:	1	Commercial Building Price Floor:	0.0
USPS Delivery Point Validation:	N	Commercial Building Calculated Value:	0.0
Delivery Point Validation Notes:	A1M1	Residential Building Class:	D
CASS Error Codes:	3.1,14.1,A1	Residential Building Plus/Minus:	0
USPS Vacancy Indicator Date:	2022-11-02	Number of Residential Buildings:	0.0
Land Use Code:	4110.0	Residential Building Floor Area:	0.0
Ownership:		Residential Building Ground Area:	0.0
Land Use Code Description:	City, Village, Township, etc.	Residential Building Occupancy:	D
Ownership:		Residential Building Year Built:	0
FEMA Flood Zone:	X	Residential Building Price Floor:	0.0
FEMA Flood Zone Subtype:	AREA OF MINIMAL FLOOD HAZARD	Residential Building Calculated Value:	0.0
FEMA Flood Zone Raw Data:	[{"zone":"X","subtype":"AREA OF MINIMAL FLOOD HAZARD","percent":100}]	Residential Building Price Ground:	0.0
FEMA Flood Zone Data Date:	2023-10-17		

Census Provided	Westwood Community Schools	Residential Building Garage Area:	0.0
Unified School District:		Residential Building Basement Area:	0.0
Zoning Type:	Residential	Residential Building Effective Age:	0
Zoning Subtype:	Multi Family	Number of Residential Building Fireplaces:	0
Zoning Code Link:	https://zoneomics.com/code/inkster-MI	Number of Residential Building Full-Baths:	0
Placekey:	0mbwdfu3tr@63t-ywg-kpv	Number of Residential Building Half-Baths:	0
Zoning Area ID:	10641905	Number of Residential Building Bedrooms:	0
Zoning Code:	RM-1	Residential Building Heat:	Forced Air w/o Ducts
Number of Structures on Parcel:	0	Residential Building Story Height:	0
Number of Stories:	0.0	Residential Building Average Story Height:	0.0
Parcel Value Type:	ESTIMATED TOTAL CASH VALUE	Residential Building Depr:	0
Improvement Value:	0.0	R Or P:	0.0
Land Value:	3943.0	Is Exempt:	true
Total Parcel Value:	3943.0	Land I Value:	0.0
Agricultural Value:	0.0	Building Assessed Value 1:	0.0
Annual Tax Bill:	0.0	Building Assessed Value 2:	0.0
Mailing Address	INKSTER	Building Assessed Value 3:	0.0
City:		Land Assessed Value 1:	0.0
Mailing Address State:	MI	Land Assessed Value 2:	0.0
Mailing Address ZIP Code:	48141	Land Assessed Value 3:	0.0
Parcel Address	DARTMOUTH	MBOR State Equalized Value 1:	0.0
Street Name:		MBOR State Equalized Value 2:	0.0
Primary Address	county;cass	MBOR State Equalized Value 3:	0.0
Source:		Adjusted State Equalized Value 0:	0.0
Legal Description:	31D290B E 20FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70 WCR	Adjusted State Equalized Value 1:	0.0
Latitude:	42.281401	Adjusted State Equalized Value 2:	0.0
Longitude:	-83.297301	MBOR Tax Value 1:	0.0
Census 2020 Tract:	26163571000	MBOR Tax Value 2:	0.0
Census 2020 Block:	261635710001003	MBOR Tax Value 3:	0.0
Census 2020 Blockgroup:	261635710001	Tax 2:	0.0
Total Square Footage of Structures:	0	Tax 3:	0.0
County-Provided Acres:	0.063	Adjusted Tax Value 1:	0.0
PLSS Township:	0025	Adjusted Tax Value 2:	0.0
PLSS Section:	Section 31	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:	20.0	Home Date:	1994-05-01
Land Frontage 0:	20.0	Tax Status:	OK
Land Frontage 1:	0.0	Calculated Acres:	0.06315
Land Frontage 2:	0.0	Calculated Parcel Sq Ft:	2751
Land Depth 0:	138.0	Federal Qualified Opportunity Zone:	No
Land Depth 1:	0.0	LL_UUID:	8622c1f5-e4ae-4992-9c2d-5e200f62b748
Land Depth 2:	0.0		
Vacant:	false		
Old Property ID:	402		
Property Status:	Active		
School District:	82240		
Home Tax Year:	1994		

Dartmouth Ave, Inkster, MI 48141, Wayne County

APN: 44-024-01-0190-000 CLIP: 6072904590

	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	4,138	N/A	RES LOT	
OWNER INFORMATION					
Owner Name	City Of Inkster	Taxpayer Zip	48141		
Taxpayer Address	26215 Trowbridge St	Taxpayer Address ZIP + 4 Code	1800		
Taxpayer Address City & State	Inkster, MI				
COMMUNITY INSIGHTS					
Median Home Value	\$45,497	School District	WESTWOOD COMMUNITY SCHOOL DISTRICT		
Median Home Value Rating	1 / 10	Family Friendly Score	19 / 100		
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	72 / 100		
Total Incidents (1 yr)	77	Q1 Home Price Forecast	\$47,523		
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	10%		
LOCATION INFORMATION					
School District	Westwood	City/Village/Township	Inkster		
School District Name	Westwood	Lot #	190		
Subdivision	Frank H Fellrath Sub	Flood Zone Code	X		
Census Tract	5710.00	Within 250 Feet of Multiple Flood Zones	No		
Census Block	1	Flood Zone Panel	26163C0243F		
Property Zip	48141	Flood Zone Date	12/03/2013		
TAX INFORMATION					
Property ID	44024010190000	Assessment Year	2023		
Legal Description	31A190 LOT 190 ALSO S 1/2 ADJ V AC ALLEY FRANK H FELLRATHS SUB T2S R10E L33 P58 WCR				
CHARACTERISTICS					
Lot Frontage	30	Lot Sq Ft	4,138		
Lot Depth	138	Land Use - CoreLogic	Residential Lot		
Acres	0.095	Property Category	R8		
SELL SCORE					
Value As Of	2024-07-07 04:37:27				
LAST MARKET SALE & SALES HISTORY					
Owner Name	City Of Inkster				
Recording Date	02/20/2017		09/18/2015		
Document Date (Sales History)	02/20/2017		08/21/2015		
Nominal	Y		Y		
Grantee	Treasurer Of Controller City/Inks		Treasurer Of Wayne County		
Grantee	Inks				
Grantor	Treasurer Of Charter Cnty/Wayne M		Owner Record		
Liber/Page	53528-1467		52474-716		
Deed Type	Quit Claim Deed		Tax Deed		

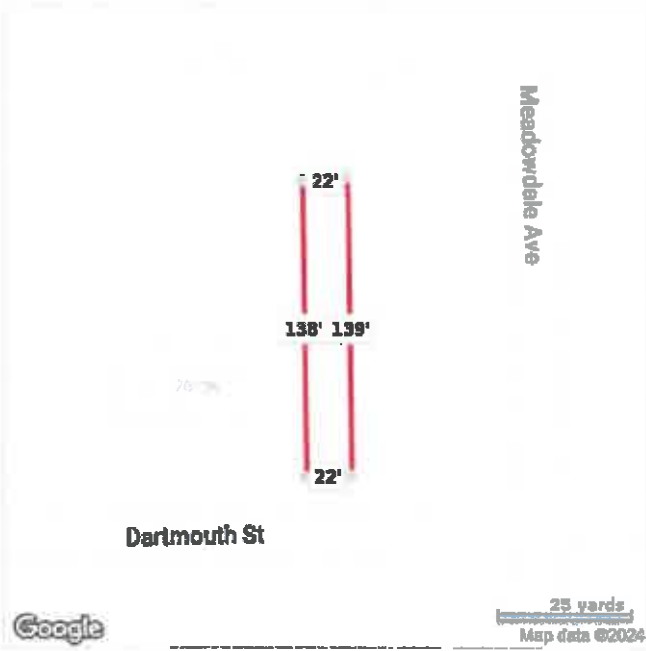


Dartmouth Ave, Inkster, MI 48141, Wayne County

APN: 44-024-01-0192-001 CLIP: 1083151340

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft N/A	Lot Sq Ft 3,049	Yr Built N/A	Type RES LOT	
OWNER INFORMATION					
Owner Name	City Of Inkster	Taxpayer Zip	48141		
Taxpayer Address	28216 Trowbridge St	Taxpayer Address ZIP + 4 Code	1800		
Taxpayer Address City & State	Inkster, MI				
COMMUNITY INSIGHTS					
Median Home Value	\$48,497	School District	WESTWOOD COMMUNITY SCHOOL DISTRICT		
Median Home Value Rating	1 / 10	Family Friendly Score	19 / 100		
Total Crime Risk Score (for the neighborhood, relative to the nation)	24 / 100	Walkable Score	72 / 100		
Total Incidents (1 yr)	77	Q1 Home Price Forecast	\$47,523		
Standardized Test Rank	3 / 100	Last 2 Yr Home Appreciation	10%		
LOCATION INFORMATION					
School District	Westwood	City/Village/Township	Inkster		
School District Name	Westwood	Lot #	192		
Subdivision	Frank H Fellrath Sub	Flood Zone Code	X		
Census Tract	5710.00	Within 250 Feet of Multiple Flood Zones	No		
Census Block	1	Flood Zone Panel	26183C0243F		
Property Zip	48141	Flood Zone Date	12/03/2013		
TAX INFORMATION					
Property ID	44024010192001	Assessment Year	2023		
Legal Description	31A192A E 22FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H FELLRATHS SUB T2S R10E L33 P68 WCR				
CHARACTERISTICS					
Lot Frontage	22	Lot Sq Ft	3,049		
Lot Depth	138	Land Use - CoreLogic	Residential Lot		
Acres	0.07	Property Category	Res		
SELL SCORE					
Value As Of	2024-07-07 04:37:27				
LAST MARKET SALE & SALES HISTORY					
Owner Name	City Of Inkster				
Recording Date	02/20/2017		09/18/2015		
Document Date (Sales History)	02/20/2017		08/21/2015		
Nominal	Y		Y		
Grantee	Treasurer Of Controller City/Inks		Treasurer Of Wayne County		
Grantor	Inks				
Grantor	Treasurer Of Charter Cnty/Wayne MI		Owner Record		
Liber/Page	53528-1500		62474-887		
Deed Type	Quit Claim Deed		Tax Deed		

PROPERTY MAP



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: October 2, 2024

From: Jerome Bivins, DPS Director Date for Council's Consideration: October 7, 2024

ACTION REQUESTED: Adopt Notice of Intent Resolution related to the City's proposed 2024 Capital Improvement Bonds for improvements to the water supply and sewage disposal system of the city and authorize the City Clerk to publish the Notice of Intent.

Current Action X Emergency _____ Future _____

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

Mayor 's Approval

BACKGROUND:

We are asking the Council to approve the Bond Authorizing Resolution.

The City of Inkster intends to construct various improvements to its water supply, sewage disposal and storm water systems. The City previously approved bond documents for these projects, which were anticipated to be issued as revenue bonds. However, we are changing the structure to reflect the proposed issuance of bonds through the MI Finance Authority. Additionally, the project scope has been expanded to include certain sewage disposal and storm water system improvements.

The bonds will generate revenues to fund the improvements in lieu funding the improvements from the water and sewer fund budget on a pay as you go basis. The CWSRF overrun is approximately \$3.5 million, the water meter project is estimated at \$6 million, DPS Building Renovations: \$1.7 million, Pothole & Lead Service line replacement: \$2 million, Fire Hydrant & Sewer Valve Replacement: \$2 million.

The Department of Public Service is requesting that this body allows us to pursue a bond for acquisition, construction, installation, furnishing and equipping of additions and improvements to the water supply and sewage disposal system of the city and authorize the issuance of the City's capital improvement bonds in an amount not to exceed \$17,000,000.

This debt will allow the department to purchase and install new water meters and MTU's, replacing a system that is approximately 13 years old. In doing so, we will have a more up to date and adequate system for real time reads and other functionalities needed in providing a public service to the residents of the City of Inkster. With the Fire Hydrant & Valve Replacement, this will allow us to replace 10-15% of the damaged hydrants in one year. With the lead service replacement and potholing, the \$2,000,000 will allow us to replace more than the 67-80 hydrants we are currently doing. Roughly replacing 200 in one year, which will put a significant dent in the 200 hydrants we assume need replacing. Given the fact that the

Environment Great Lakes, and Energy is proposing to lower the lead limit from 15 parts per billion to 10 parts per billion, this will give us a significant start on replacing those services ahead of the new mandate, which is being proposed by the Environmental Protection Agency in the next 10 years. As for potholing, which involves digging a test hole in a residence yard to see if they have lead service, this will help us to better establish an accurate inventory list of actual lead service lines, as we must have an inventory list to the state of Michigan of all lead service lines in the City of Inkster. As you can see, the city and its water department have many challenges coming before now and in the near future that will require this type of funding on a regular basis to keep up with the changing times and requirements being mandated upon us. In lieu of taking the \$1,700,000 that's in our budget now for DPS building renovations, we can offset it with this bond and take that money and utilize it toward the infrastructure work and making us a more ready and attractive city for potential real estate projects.

SCOPE OF SERVICES:

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

JUSTIFICATION:

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

PROJECT IMPROVEMENTS:

Improve and promote the image of the City of Inkster.

COSTS:

The cost of these projects is not to exceed \$17,000,000 in bonding.

PROJECTED TIME TABLE:

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

RESOLUTION

Resolution to authorize the City to publish the Notice of Intent related to the issuance of its Capital Improvement Bonds and to make a declaration of intent to reimburse the City for any up-front project costs paid by the City.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**RESOLUTION AUTHORIZING ISSUANCE OF
2024 CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION)**

**City of Inkster
County of Wayne, State of Michigan**

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

PRESENT: Members _____

ABSENT: Members _____

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

WHEREAS, the City of Inkster, County of Wayne, State of Michigan (the "City"), has previously determined that it is necessary to pay to pay all or part of the costs of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City, consisting generally of improvements to the City's Water Distribution, Sanitary, Storm and Combined Sewer Overflow Systems (collectively, the "System"), and the Maintenance and Operation Facility; the removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, valve wells; flushing and testing of watermains; restoration of landscaped areas and pavement for streets, driveways, sidewalks and other hardscape related to the improvements to the System; hydro excavating, pot holing and excavation of the System; the relocation and replacement of water service lines and replacement of lead service lines; the acquisition and installation of pressure reducing valves including an underground concrete vault with hatches and removable panels, pipelines, fittings, restrained joints, flanged joints, pressure gauges, necessary electrical and communication equipment such as a power source, a sump pump and related alarms, transducers and transmitters for sending alarm notifications; removal, rehabilitation, replacement and improvements to System pipelines, man holes, catch basins, inlets, outlets, and junction structures including all fittings; the acquisition and installation of water meters compatible with the Advanced Metering Infrastructure system including all software, communication and associated equipment and appurtenances; renovation of the City's Department of Public Services (DPS) administration building, interior walls, doors, windows, window coverings, floors, ceiling, furniture, roof system, electrical system and electrical panels, lighting system, heating, ventilation and cooling system, building plumbing, water fixtures, communication and security system; constructing an addition to the building and garage used for the storage of heavy machinery and equipment; renovations to convert part the garage to a conference room; the installation of a water filling station and meter; demolition of existing abandoned structures in the DPS yard, and site improvements to the DPS yard, together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto (collectively, the "Project"); and

WHEREAS, the City deems it necessary to borrow the principal amount of not to exceed Seventeen Million Dollars (\$17,000,000) and issue capital improvement bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), to pay all or part of the cost of the Project; and

WHEREAS, the City has previously published a notice of intent to issue the Bonds in accordance with Act 34, which provides that the Bonds may be issued without a vote of the electors of the City unless a proper petition for an election on the question of the issuance of the Bonds is filed with the City Clerk within a period of forty-five (45) days from the date of publication;

WHEREAS, the City desires to negotiate the sale of the Bonds to the Michigan Finance Authority (the "MFA") within the parameters established by this Resolution; and

WHEREAS, the City desires to request the sale of the MFA Bonds to Huntington Securities (the "Underwriter").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Bonds; Bond Terms. Bonds of the City designated 2024 Capital Improvement Bonds (Limited Tax General Obligation) (the "Bonds") are authorized to be issued in the aggregate principal sum of not to exceed Seventeen Million Dollars (\$17,000,000) for the purpose of paying all or part of the costs of the Project and the costs incidental to the issuance, sale and delivery of the Bonds. The issue shall consist of bonds in fully-registered form of the denomination of \$5,000, or multiples thereof not exceeding for each maturity the maximum principal amount of that maturity, numbered consecutively in order of registration. The Bonds will be dated as of the date of delivery (or such other date as determined at the time of sale thereof), be payable on the days and years determined by an Authorized Officer (defined below) at the time of sale, in the annual amounts determined at the time of sale and be subject to optional or mandatory redemption in the manner and at the times and prices to be determined at the time of sale by the Mayor, City Clerk, Treasurer or Interim Treasurer, or Public Works Director (each, an "Authorized Officer" and collectively, the "Authorized Officers").

The Bonds shall bear interest at a rate or rates to be determined at the time of sale thereof, but in any event not to exceed seven percent (7.00%) per annum, first payable on April 1, 2025 and semiannually thereafter each April 1 and October 1, by check or draft mailed by the Transfer Agent (as hereinafter defined) to the registered owner of record as of the 15th day of the month prior to the payment date for each interest payment. The record date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. The principal of the Bonds shall be payable at a bank or trust company as a registrar and transfer agent for the Bonds to be selected by an Authorized Officer (the "Transfer Agent"). The underwriter's discount shall not exceed 1.25% of the par amount of the Bonds.

2. Execution of Bonds; Book-Entry-Only Form. The Bonds of this issue shall be executed in the name of the City with the manual or facsimile signatures of the Mayor and City Clerk and shall have the seal of the City, or a facsimile thereof, printed or impressed on the Bonds. No Bond executed by facsimile signatures shall be valid until authenticated by an authorized

officer or representative of the Transfer Agent.

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

3. Transfer of Bonds. The Transfer Agent shall keep the books of registration for this issue on behalf of the City. Any Bond may be transferred upon such registration books by the registered owner of record, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate and deliver a new Bond or Bonds, for like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

4. Security for the Bonds; Limited Tax Pledge; Defeasance of Bonds. The City hereby pledges its limited tax full faith and credit for the prompt payment of the principal of and interest on the Bonds. The City shall, each year, budget the amount of the debt service coming due in the next fiscal year on the principal of and interest on the Bonds and shall advance as a first budget obligation from its general funds available therefor, or, if necessary levy taxes upon all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations, such sums as may be necessary to pay such debt service in said fiscal year. If the Bonds are sold to the MFA, the Bonds shall be additionally secured as provided in Section 9 hereof.

The City Treasurer is authorized and directed to open a separate fund to be known as the 2024 CAPITAL IMPROVEMENT BONDS DEBT RETIREMENT FUND (the "Debt Retirement Fund"), the moneys to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature. Into said fund there shall be placed the accrued interest, if any, received at the time of delivery of the Bonds.

In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional redemption, the principal of, premium, if any, and interest on the Bonds, shall be deposited in trust, this resolution shall be defeased and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of, premium, if any, and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

5. Construction Fund; Proceeds of Bond Sale. The City Treasurer is authorized and directed to open a separate account to be known as the 2024 CAPITAL IMPROVEMENT BONDS CONSTRUCTION FUND (the "Construction Fund"). The Treasurer shall deposit the proceeds of the Bonds less accrued interest and capitalized interest, if any, which shall be deposited into the

Debt Retirement Fund. The moneys in the Construction Fund shall be used solely to pay the costs of the Project and the costs of issuance of the Bonds.

6. Bond Form. The Bonds shall be in substantially the following form with such changes as may be required to conform the Bond to the final terms of the Bonds established by the Sale Order:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF WAYNE

CITY OF INKSTER
2024 CAPITAL IMPROVEMENT BOND
(LIMITED TAX GENERAL OBLIGATION)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	October 1, 20____	_____, 2024	
Registered Owner:	Michigan Finance Authority		
Principal Amount:	Dollars		

The CITY OF INKSTER, County of Wayne, State of Michigan (the "City"), for value received, hereby promises to pay to the Michigan Finance Authority (the "MFA"), or registered assigns, the Principal Amount shown above, in lawful money of the United States of America, unless prepaid prior thereto as hereinafter provided. Capitalized terms used herein, but not defined herein, shall have the meanings ascribed to them in the Resolution, as hereinafter defined.

The Principal Amount shall be payable in the annual principal installment amounts set forth in Schedule A attached hereto and made a part hereof, unless prepaid prior thereto as hereinafter provided, with interest on the unpaid portions of the principal installments hereof from the Date of Original Issue shown above or such later date to which interest has been paid, until paid, at the rates of interest as set forth on the attached Schedule A, first payable on _____, 20____, and semiannually thereafter on the first day of _____ and _____ of each year thereafter.

[Insert redemption provisions, if applicable]

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

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem the Bond or portion thereof.

Notwithstanding any other provision of this bond, as long as the MFA is the owner of this bond, (a) this bond is payable as to principal, premium, if any, and interest at the corporate trust office of U.S. Bank Trust Company, National Association, _____, or at such other place as shall be designated in writing to the City by the MFA (the "MFA's Depository"); (b) the City agrees that it will deposit with the MFA's Depository payments of the principal of, premium, if any, and interest on this bond in immediately available funds at least five business days prior to the date on which any such payment is due, whether by maturity, redemption or otherwise; and (c) written notice of any redemption of this bond shall be given by the City and received by the MFA's Depository at least 40 days prior to the date on which

such redemption is to be made.

Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the MFA's cost of providing funds (as determined by the MFA) to make payment on the bonds of the MFA issued to provide funds to purchase this bond, but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the MFA has been fully reimbursed for all costs incurred by the MFA (as determined by the MFA) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the MFA. In the event that (for reasons other than the default in the payment of any bond purchased by the MFA) the investment of amounts in the reserve account established by the MFA for the bonds of the MFA issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the MFA issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the MFA) of such deficiency as additional interest on this bond.

This bond is a single, fully-registered, non-convertible bond in the principal sum of \$ _____, issued pursuant to and in accordance with Act 34 and Act 279, Public Acts of Michigan, 1909, as amended, Act 227, Public Acts of Michigan, 1985, as amended ("Act 227") and pursuant to and in accordance with a Resolution duly adopted by the City Council of the City on October 7, 2024 and a Sale Order of the Authorized Officer of the City issued on _____, _____ (together, the "Resolution"). The Bonds are issued for the purpose of funding certain capital improvements in the City.

Security

This bond is payable out of the City's Debt Retirement Fund for this issue, and the City is obligated to levy annually ad valorem taxes to provide for the payment of the principal of and interest on the bonds of this issue as they mature on all taxable property in the City, subject to applicable constitutional, statutory and charter tax rate limitations.

As additional security for the City's obligation to pay the Bonds, pursuant to Act 227 the City has pledged the payments that the City is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended ("Distributable Aid"), pursuant to a certain Revenue Sharing Pledge Agreement by and between the City and the MFA. The pledge and lien on Distributable Aid securing the Bonds is on a [parity/first lien basis, senior to the payment of principal and interest on the City's _____]. The City has reserved the right to make additional pledges or assignments of Distributable Aid on a parity or subordinate basis with the pledge of Distributable Aid securing the Bonds as security for future bonds or obligations of the City, subject to the requirements for the issuance of additional bonds and obligations as provided in the Revenue Sharing Pledge Agreement.

This bond is transferable only upon the registration books of the City by the Registered Owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the City duly executed by the Registered Owner or the Registered Owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond and the series of bonds of which this is one, does not exceed any constitutional, statutory or charter debt limitation.

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

IN WITNESS WHEREOF, the City of Detroit, County of Wayne, State of Michigan, by its City Council, has caused this bond to be signed in the name of the City by the facsimile signatures of its Mayor and City Clerk and a facsimile of its corporate seal to be printed hereon, all as of the Date of Original Issue.

CITY OF INKSTER
County of Wayne
State of Michigan

By: _____
Its: Mayor

(SEAL)

By: _____
Its: City Clerk

(Form of Transfer Agent's Certificate of Authentication)

CERTIFICATE OF AUTHENTICATION

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

Transfer Agent

By: _____

Authorized: _____

DATE OF REGISTRATION:

[Bond printer to insert form of assignment]

7. Useful Life of Project. The estimated period of usefulness of the Project is hereby declared to be not less than thirty (30) years.

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

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

9. Sale of Bonds to the Michigan Finance Authority: Pledge of Revenue Sharing.

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

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

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

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

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

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

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

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

If the Bonds are sold to the MFA, as additional security for the payment of principal and interest on the Bonds, pursuant to authorization provided in Act 227, Public Acts of Michigan, 1985, as amended ("Act 227"), the City may pledge for the payment of principal of and interest on the Bonds, distributable aid payments ("Revenue Sharing Payments") that the City is eligible to receive pursuant to the Michigan Constitution and Act 140, Public Acts of Michigan, 1971, as amended, which shall be subject to a statutory lien as provided in Act 227. Each Authorized Officer is hereby authorized to (a) approve, execute and deliver a Revenue Sharing Pledge Agreement between the City and the MFA, authorizing the State Treasurer to transmit the Revenue Sharing Payments assigned and pledged therein directly to the MFA or its designee in the event funds are not on hand to pay a scheduled debt service payment or (b) select a trustee and negotiate, execute and deliver a trust agreement to provide for the pre-default intercept of the City's Revenue Sharing Payments to secure payment of the principal of and interest on the Bonds.

10. Adjustment of Bond Terms. The Authorized Officers are each individually authorized to adjust the final bond details as set forth herein to the extent necessary or convenient to complete the sale of the Bonds and in pursuance of the foregoing are each authorized to exercise the authority and make the determinations pursuant to Sections 315(1)(d) of Act 34, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, date of issuance, interest payment dates, redemption rights, and other matters within the parameters established by this resolution.

11. Tax Covenant. The City hereby covenants that, to the extent permitted by law, it shall take all actions within its control necessary to maintain the exclusion of interest on the Bonds

from adjusted gross income for federal income purposes under the Internal Revenue Code of 1986, as amended (the "Code") including, but not limited to, actions relating to the rebate of arbitrage earnings, if applicable, and the expenditure and investment of Bond proceeds and moneys deemed to be Bond proceeds.

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

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

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

15. Authorization of other Actions. The Authorized Officers are each authorized and directed to (a) approve the circulation of a preliminary official statement describing the Bonds and to deem the preliminary official statement "final" for purposes of Rule 15c2-12 of the SEC; (b) approve the circulation of a final official statement describing the Bonds and to execute the same on behalf of the City; (c) solicit bids for and approve the purchase of a municipal bond insurance policy for the Bonds, if deemed economically advantageous to the City; and (d) do all other acts and take all other necessary procedures required to effectuate the sale, issuance and delivery of the Bonds.

16. Department of Treasury. The Authorized Officers are hereby authorized to make application to Treasury for prior approval to issue the Bonds or file a qualifying statement. The Authorized Officers are further authorized to request any and all waivers, including without limitation, an application to issue long-term municipal securities, rating waivers, or exemptions from Treasury necessary for the issuance of the Bonds as recommended by the Municipal Advisor and Bond Counsel. The Authorized Officers are authorized to have prepared and filed a Security Report with Treasury pursuant to Act 34.

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

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Georgina Holliday
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a regular meeting held on October 7, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Georgina Holliday
City Clerk

42769057.2/103467.00022

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: October 2, 2024

From: Sharde Crutchfield
Special Projects, Director

Date for Council Consideration: October 7, 2024

ACTION REQUESTED: Consider approving the City of Inkster to join as a plaintiff in Wayne County Circuit Court alongside other Wayne County communities against Republic Services. The lawsuit is to prohibit the shipment of radioactive waste from New York to the Wayne Disposal landfill in Van Buren Township.

Current Action: ☒ Emergency: ☒ Future: ☐

Funds Budgeted: If Yes ☒ Account # 101-266-807.000 No: ☐ N/A: ☐

Mayor's Approval: _____

Byron Nolen

BACKGROUND INFORMATION

The cities of Belleville and Romulus, along with Van Buren and Canton Townships, have filed suit against Republic Services to stop the transport of waste linked to the Manhattan Project, which developed atomic bombs during and after World War II in upstate New York.

Approximately 6,000 cubic yards (25 semi-truckloads per week) of waste are planned to come from the Niagara Falls Storage Site in Lewiston, New York, continuing into early 2025. The waste involves 6,000 cubic yards of soil and concrete, plus 4,000 gallons of contaminated groundwater. The US Army Corps of Engineers will oversee the transport of the elevated radioactive waste along public roads and highways to the disposal site located off I-94 in Van Buren Township.

The lawsuit, filed in Wayne County Circuit Court, seeks a court order to pause the shipments until the communities can weigh in on Republic Services' hazardous waste license from the state. If the court doesn't intervene, the shipments could start without delay, but no court date has been set yet.

SCOPE OF SERVICES

The City Attorney will file to join other Wayne County communities in the complaint filed in Wayne County Circuit Court to prohibit the transfer of radioactive waste from New York to Van Buren Township.

JUSTIFICATION

The transfer and storage of radioactive materials may pose significant health risks to the City of Inkster, Wayne County, and all communities that depend on fresh water from the Great Lakes. Additionally, these materials create potential fire and safety hazards.

PROJECT OR IMPROVEMENT TASKS

1. Improve and promote the health and safety of Inkster residents and stakeholders

COSTS

The costs to join this lawsuit align with general legal costs commonly incurred through the City Attorney.

PROJECT TIMETABLE

The City Attorney will file to join within the coming days to ensure that the City of Inkster is a plaintiff before any additional court proceedings occur.

RESOLUTION

Authorization is hereby given to the City of Inkster to join as plaintiff against Republic Services to stop the shipment of radioactive waste from New York to the Wayne Disposal landfill in Van Buren Township.

Resolved By: _____

Seconded By: _____

Yes:

No:

Absent: