



INKSTER CITY COUNCIL

Monday January 21, 2025
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 Participation Form. Address Council as a whole through the Mayor.

Monday January 21, 2025
Orientation Session- 6:00PM
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order
 - A. Prayer
 - B. Pledge of Allegiance
 - C. Roll Call
 - D. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase, or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
2. Approval of Agenda
3. Presentations/Introduction of Guests/Announcements
4. Public Hearing

5. Consent Agenda

Approval of Regular City Council Meeting Minutes January 6, 2025

6. Boards and Commissions
none

7. Ordinances

1st Reading-none

2nd Reading

8. New Business

A. Discussion/Action: (Byron H. Nolen, Mayor) Consider approval for the renewal of the contract for our political consultants GCSI (Governmental Consultant Services, Inc.)

B. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approval to purchase one (1) vacant parcel (Case #LD25-01) The parcel is located on the north side of Andover between Meadowdale and Beech Daly Street Parcel ID: **44024010107000** for \$1000 Please see the attached (Wayne County Public Records)

C. Discussion/Action: (Tamika L. Jenkins, Interim Chief) Consider approval to adopt the request of Inkster Police Department establishing a K9-Unit

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communications

12. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

13. Adjournment

January 6, 2025

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on January 6, 2025 in compliance with the Open Meetings Act.

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

Closed Session

**Moved by Mayor Pro Tem Seconded by Councilman Bishop
to go into Closed session @ 6:16pm to discuss pending litigation.**

**Moved by Councilwoman Scott Seconded by Councilwoman Rutledge to come out of closed
session @ 6:58pm**

ROLL CALL VOTE:

**Councilmember Howard
Councilmember Rutledge
Councilmember Chisholm**

**Yea
Yea
Yea**

**Councilmember Scott
Councilmember Bishop
Councilwoman Richardson**

**Yea
Yea
Yea**

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 7:04pm

Prayer

Prayer was led by Evangelist Barbara Cooper

Pledge of Allegiance

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

Roll Call

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

Approval of Agenda

**Moved by Councilwoman Howard, Seconded by Councilman Bishop to approve
agenda for January 6, 2025 meeting
Resolution #01-25-01GH-Motion Carried**

Presentations/Discussion

- ❖ **Black History 28 days in February & Beyond; Community Fashion Show ICAN and Inkster Task Force; and restaurant crawl; Key Phrase "Circle up the Wagons" plant a little seed right here in Inkster-Sandra Whately and Connie Mitchell**

Public Hearings

None

Consent Agenda

- A. Approval of the December 16, 2024 Regular Meeting Minutes

**Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott
Resolution #01-25-02GH - Motion carried.**

Boards and Commission

**Moved by Mayor Pro Tem Chisholm Seconded by Councilwoman Rutledge to re-appoint Sandra Whately to the Police and Fire Pension Board.
Resolution# 01-25-03GH-Motion Carried.**

Previous Business

Ordinance(s)

- A. First Reading(s) none
- B. Second Reading(s) none

New Business

- A. Discussion/Action: (Georgina L. Hollday, Clerk) Consider approval of the 2025 (Amended) City Council Meeting Calendar. Correcting the monthly meeting for monthly meeting for Monday February 17, 2025
**Moved by Councilwoman Scott Seconded by Councilwoman Rutledge
#01-25-04GH-Motion carried**
- B. Discussion/Action: (Georgina Hollday, City Clerk) Consider approval of the Municipal Credit and Community Credit Contract for FY2025
**Moved by Councilwoman Scott Seconded by Councilman Bishop
#01-25-05GH-Motion carried**
- C. Discussion/Action: (Jason Kaye, Fire Chief) Consider approval authorizing Chief Jason Kaye to sign Grant Agreement for the air equipment.
**Moved by Councilwoman Rutledge Seconded by Councilwoman Scott
#01-25-06GH-Motion carried**

Public Participation

- 👉 Lisa B-Community Relations Director-IPD New Animal Shelter at the IPD, National Law Enforcement Day, National Human Trafficking Awareness Day, Chili Cook Off, Chat with the Chief, neighborhood Watch, coffee with a cop. Finalizing events for the year, want to thank everyone for coming out to Shop with a Cop. Blessed children in the store that wasn't even a part of it, Santa run to 18 children Newsletter come out tomorrow.
- 👉 Dr. Shatna M. Jones-Happy New Year; 1/20.25 AKA We are One at the Simmons Center 10-2. 2/14/25 Rhythm and Pearls, 3/22 Celebrating 65 years St Mary's Cultural Center \$125 5p
- 👉 Barbara Cooper-Inkster Goodfellows-Just wanted to Thank everyone that contributed
- 👉 Dr. Fleda Fleming-Westwood's Got Talent 2/1/25 3pm at Robtchaud High School
- 👉 Octavia Smith-ITF/Chambers-1/18 Winter Blast Virtual Golf 11-3; 2/14 Inkster Task Force Sneakers Ball at The Heights Event Center \$50 per person

City Clerk

Happy New Year, just reorganizing the Clerk's Office.

City Treasure

_Closed during Christmas Holidays processing payments as of 12/31

Mayor and Council

- **Councilmember Rutledge – No comment**
- **Councilmember Scott – No comment**
- **Councilmember Bishop -Happy New Year**
- **Councilmember Howard- No comment**
- **Councilmember Richardson -Happy New Year, and Rebecca Daniels lost her only brother on yesterday, call the health department code site on Thompson Towers regarding violations; get together and brainstorm**
- **Mayor Pro-Tem Chisholm – Thank publicly whomever picked and drafted a letter and send to Thompson Towers**
- **Mayor Nolen-Happy New Year**

Adjournment

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

By Councilwoman Howard Seconded by Councilwoman Richardson and carried, to conclude the Regular City Council meeting of Monday, January 6, 2025 @ 7:41 pm

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

Iris Long

Exp. 10/17/26

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

Ex. Officio

Vacant

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

Tavan Hall (General Member)

Vacant (Contractor)

Vacant (Engineer)

William Miller (Alternate)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term

3 Members

Ordinance

Carolyn Wilson Inspector

Exp. Tenure

Tavan Hall

William Miller

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
Vacant		
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

ELECTRICAL EXAMINING BOARD-INACTIVE

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

ELECTION COMMISSION

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

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

GRANT WRITING COMMITTEE

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

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

HOUSING AND REDEVELOPMENT

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

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

INKSTER HISTORICAL COMMISSION

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

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

LIBRARY BOARD COMMITTEE

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

4-Year Term - Elected / 6 Members.

AkIndele Aknyemi, President	Exp. 2028
Dr. Heaster Shoats, Vice President	Exp. 2028
Dr. Louise Edje, Secretary	Exp. 2028
Sharon Tate, Director	Exp. 2028
Carolyn Willson, 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
 Will Miller
 Dai-Jaya Rose
 Courtney Owens
 Vacant

Exp. 04/08/2031
 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. 12/31/2025
Corey Snyder	Police Rep	Exp. 12/31/2025
Jason Kay	Fire Rep	Exp. 12/31/2025
Sandra Whatley	City Council	Exp. 12/31/2026
Velma Overman	Board of Trustee Rep	Exp. 12/31/2026

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 Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

Byron Nolen, Mayor - **Tenure**

Barbara Cooper-Mayor Appointee

2015 Community Development Block Grant Advisory Council (CDBG)

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

Council Appointee

(Alternate)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

III

TAX INCREMENT FINANCE AUTHORITY

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

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

Vacant

Vacant

Vacant

Vacant

Vacant

Kevin Harrington	Exp. 04/19/27
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Kenfentse Mandisa	Exp. 04/19/27
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Charmaine Kennedy	Exp. 03/05/27
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Jean Overman	Exp. 03/05/27
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Vijay Viruppanavar
Yolanda Lockett

Exp. 03/05/27
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 H. Nolen, Mayor

Date: January 10, 2025

From: Byron H. Nolen

Date for Council's Consideration: January 21, 2025

ACTION REQUESTED: Consider approval for the renewal of the contract for our political consultants GCSI (Governmental Consultant Services, Inc.)

Current Action X Emergency Future

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

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

To provide professional services for the purpose of aiding Inkster in accomplishing its charter objectives, and GSCI agrees to the best of its ability to assist Inkster in accomplishing objectives.

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

RETAINER AGREEMENT

THIS AGREEMENT has been made and entered into this 1st day of February, 2025, by and between Governmental Consultant Services, Inc., a Michigan Corporation with its principal office located at 120 North Washington Square, Suite 110, Lansing, Michigan 48933, First Party, hereinafter referred to as GCSI, and the City of Inkster, a Michigan Municipal Corporation, located in Inkster, Michigan, Second Party, hereinafter sometimes called INKSTER.

GCSI'S REPRESENTATIONS AND WARRANTIES

1.1 GCSI has been duly organized and validly exists in good standing under the laws of the State of Michigan. GCSI has Corporate Power to enter into and carry out this Agreement.

1.2 This Agreement has been duly executed and delivered by its appropriate Corporate Officers and is duly authorized by its Board of Directors.

NEW CLIENT REPRESENTATIONS AND WARRANTIES

2.1 INKSTER has been duly organized and validly exists in good standing under the laws of the State of Michigan and its business affairs and conduct are in accord with the intent and purpose of its existence as described in its charter documents of record. INKSTER has Corporate Power to enter into and carry out this Agreement.

2.2 This Agreement has been duly executed and delivered by its City Manager and is duly authorized by its City Council.

AGREEMENT

3.1 INKSTER does hereby retain GCSI and GCSI does hereby agree to provide professional services for the purpose of aiding INKSTER in accomplishing its charter objectives, and GCSI agrees to the best of its ability to assist INKSTER in accomplishing such objectives.

3.2 It is understood and agreed that GCSI's operations hereunder are those of an independent contractor, and that GCSI has the authority to control and direct the performance of the details of the services to be rendered and performed and it is further agreed that GCSI's officers and employees are not employees of INKSTER and that GCSI is not, except as herein provided, subject to control by INKSTER.

COMPENSATION

4.1 For and in consideration for such services INKSTER agrees to pay GCSI and GCSI agrees to accept during the term of this Agreement, the sum of \$3,000 on the first day of each month commencing February 1, 2025 for professional services.

COSTS AND EXPENSES

5.1 It is understood and agreed that the compensation recited in Paragraph 4.1 includes usual and ordinary costs and expenses. If it develops that GCSI shall be exposed to extraordinary costs and expenses, then in that event, INKSTER shall assume and pay these costs providing the nature and circumstances thereof are disclosed to and approved by INKSTER prior to the time the same are incurred. In addition, INKSTER shall indemnify and hold GCSI harmless from any expense, liability, or loss (including without limitation, court costs and actual attorney fees arising from litigation relating to the passage of legislation), in any manner arising out of, or in connection with the professional services rendered by GCSI. Notwithstanding the foregoing, this indemnification does not apply to those expenses, liabilities or losses attributable to GCSI's sole negligence or which are for personal injury or direct damage to tangible property.

TERM

6.1 The term of this Agreement shall be for a minimum of 12 months, and continuing thereafter on a month-to-month basis until written notice of termination has been served with 30 days' prior notice by either party hereto.

NON-ASSIGNABILITY

7.1 This Agreement shall be personal to the parties hereof and shall not be transferable or assignable by operation of law or otherwise.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first written above.

GOVERNMENTAL CONSULTANT SERVICES, INCORPORATED

Michael Hawks, CEO

Date

Barbara Farrah, President

Date

CITY OF INKSTER

Byron H. Nolen, Mayor

Date

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 15, 2025

**From: Derek Dowdell,
Community Development Director**

Date for Council Consideration: January 21, 2025

ACTION REQUESTED: Consider approval to purchase one (1) vacant parcel (Case # LD25-01)
The parcel is located on the north side of Andover between Meadowdale and Beech Daly Street
Parcel ID: 44024010107000 for \$1000 Please see the attached (Wayne County Public Records)

Current Action X **Emergency** _____ **Future** _____

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

Mayor's Approval

BACKGROUND INFORMATION

Al Abass Shahrablee has made an application to purchase one (1) vacant parcel located on Andover, on the north side of the street between Meadowdale & Beech Daly. The Parcel ID 44024010107000 (30.00 ft x 138.00 ft). The applicant owns the parcel 25948 Andover (44024010105002) located next to the vacant parcel.

SCOPE OF SERVICES

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

JUSTIFICATION

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

PROJECT OR IMPROVEMENT TASK

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

COST

The Applicant is offering a total purchase price of \$1000.00

RESOLUTION

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

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$900.00), paying the cost of recording the deeds (\$15.00 each), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28057 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

CAUTION PLEASE READ AND SIGN BEFORE ENTERING

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

SIGNATURE  DATE 12-11-2024

PRINT NAME AL ABASS SHAHRABLEE DATE _____

SIGNATURE _____ DATE _____

PRINT NAME _____ DATE _____

WITNESS PEGGY BISHOP-LUCAS  DATE 12-09-2024



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

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

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

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

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

Purchase Offer: Indicate the dollar amount of the offer.

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

Page 2: Letter of Good Standing.

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

Required Attachments: Attach the following documents to the application –
Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

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

Good Faith Deposits:

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

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

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

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

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

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

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



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

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name AL ABASS SHAHRABLEE

Applicant's Address 13853 ROBERTSON ST. APT 1 DEARBORN MI 48126-3825

Applicant's Phone Number: 734 272-7318

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

PROPERTY INFORMATION -- Purchase Offer \$1000

Location : ANDOVER NORTH side of Street

Between Street/Avenue MEADOWDALE and BEECH DALY Street/Avenue

Tax ID, Legal Description, and Address VACANT LOT ON ANDOVER
44024010107000

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

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

THIS LOT IS NEXT TO THE BUYERS HOME. HE WOULD LIKE IT TO BE A PART OF HIS BACK YARD AND KEEP IT CLEAN. HE FEELS IT WILL BE EASIER TO KEEP IT NICE IF HE OWNS IT.

I understand and accept as evidenced by the good-faith deposit of \$100 for the offer to purchase city-owned property. Buyers will submit a 10% deposit when offer is accepted. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Al Abass Shahrablee
Applicant's Signature
Al Abass Shahrablee
Broker's Name

12-17-2024
Date



LETTER OF GOOD STANDING

Date: 12-17-2024

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

I, Al Abass Shahrablee (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
44024010107000, INKSTER, MICHIGAN (property
address)

I, AL ABASS SHAHRABLEE have read the requirements for the purchase of the
above-noted property and hereby agree to pay the property taxes and keep the
property free of any debris.

BUYER
Title

'Abbas Shahrablee
Signature

12-17-2024

Andover, Massachusetts, MA 01814

Reading Tax

Owner Information

Owner Name
Reading Tax
Reading Tax
Reading Tax

Location Information

Location City
Location State
Location Zip

Tax Information

Tax ID
Tax Year
Tax Amount

Assessment Information

Assessment Year
Assessment Value

Characteristics

Land Use - Commercial
Land Use - Industrial
Land Use - Residential
Land Use - Vacant

Assessment Tax

Assessment Tax
Assessment Tax
Assessment Tax

Location Information

Location City
Location State
Location Zip

Tax Information

Tax ID
Tax Year
Tax Amount

Assessment Information

Assessment Year
Assessment Value

Characteristics

Land Use - Commercial
Land Use - Industrial
Land Use - Residential
Land Use - Vacant



Andover
Al Abass Shahrabier
zeze@live.com
734 272-7318

Each day is a new day

CITY OF INKSTER

PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 10th day of December, 2024, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and AL ABASS SHAHRABLEE, located at 13853 ROBERTSON ST APT 1 DEARBORN MI 48126("Purchaser"):

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

Parcel ID:44024010107000

VACANT LOT ON ANDOVER

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

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

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of ONE THOUSAND Dollars (\$1000.00) USD for the aforesaid property, as follows:
2. Down payment of ONE HUNDRED Dollars (\$100.00) USD
3. The remainder of the purchase price NINE
4. HUNDRED/DOLLARS (\$900.00)
5. shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

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

ADDITIONAL CONDITIONS (If Any):

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

Purchasers Initials:

AS

Sellers Initials: _____

PURCHASER:

By: Al Abass Shahrablee 12-17-2024

By: _____ L.S.

Its:

Telephone No: 734 272-7318
AL ABASS SHAHRABLEE
13853 ROBERTSON ST. APT 1
DEARBORN, MI 48126

IN PRESENCE OF:

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

Dated:

[Signature]

12-09-2024

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.

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: Vacant Lot on Andover

[illegible]

MICHIGAN
MI USA

DRIVER LICENSE

NS 1205



ALI ABASS SHAHRABLEE

Eyes BRO

Sex M

Hgt 600

Lic Type 0

End NONE

Restrictions NONE

Rev 03-16-2011

DD:1205555673189

REQUEST FOR COUNCIL ACTION

To: Mrs. Georgina Holliday, City Clerk

Date: 1/15/2025

From: Tamika L. Jenkins, Interim Chief

Date for Council's Consideration: 1-21-2024

ACTION REQUESTED: Adopt the request of Inkster Police Department establishing a K9 Unit

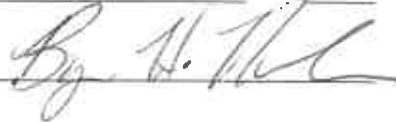
Current Action ☒

Emergency ☐

Future ☐

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

Mayor 's Approval



BACKGROUND:

Inkster Police Department Request for a K9 Unit

SCOPE OF SERVICES:

JUSTIFICATION:

The Inkster Police Department (IPD) is proposing the establishment of a K9 unit to enhance public safety and improve our ability to respond efficiently to crime and other critical situations in our community. Having a K9 officer will reduce our reliance on external agencies, improve response times, and strengthen our efforts to create a safe environment for all residents.

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

March 2025

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



INKSTER POLICE DEPARTMENT

OFFICE OF THE CHIEF

Proposal for Establishing a K9 Unit for the Inkster Police Department

To: Mayor Byron Nolen, City Council Members, and Residents of Inkster

From: Chief Tamika L. Jenkins, Inkster Police Department

Subject: Proposal for Introducing a K9 Unit to Enhance Public Safety in Inkster

Date: January 15, 2025

Introduction

The Inkster Police Department (IPD) is proposing the establishment of a K9 unit to enhance public safety and improve our ability to respond efficiently to crime and other critical situations in our community. Having a K9 officer will reduce our reliance on external agencies, improve response times, and strengthen our efforts to create a safe environment for all residents.

Why Inkster Needs a K9 Unit

1. **Improved Response Times:** IPD currently depends on surrounding agencies for K9 support, which can result in delays during high-priority incidents. A dedicated K9 officer would allow our department to respond swiftly, enabling officers to track offenders, locate missing persons, detect narcotics, and clear buildings as needed.
2. **Enhanced Public Safety:** A trained K9 significantly improves our department's capacity to locate and apprehend offenders, minimizing the risk to officers and the public. The presence of a K9 can also deter criminal activity, which benefits the entire community.
3. **Strengthening Community Relationships:** An IPD K9 unit would allow us to connect positively with residents through public demonstrations, school visits, and community events. These interactions foster trust and familiarity, especially among young people, and highlight our department's commitment to safety and service.

Existing Resources and Cost Analysis

- **Current Resources:** The IPD already has a K9-designated vehicle that only needs to be outfitted with a cage and fan to make it suitable for a K9 officer. This existing asset significantly reduces the startup costs and makes the unit easier to implement.
- **Training and Initial Cost:** The cost to establish the K9 unit, including the purchase of the K9 and comprehensive training, is \$15,000. This fee also covers ongoing access to the training facility. Current JAG Funds can be used with approval.
- **Ongoing Expenses:** Additional costs would include veterinary care, food, and yearly training sessions to ensure the K9 remains healthy, fit, and effective in the field. These operational costs are necessary for maintaining a high-performing K9 unit.

- **Long-Term Financial Benefits:** By reducing our dependence on external agencies, Inkster can save on indirect costs and time. Establishing our own K9 unit is an investment in both operational efficiency and financial prudence.

Impact on Crime Response and Safety

With a dedicated K9 unit, IPD will be better equipped to respond to crime and emergencies, offering essential support for investigations, narcotics detection, and high-risk searches. The immediate availability of a K9 in our city would ensure timely, safe, and effective responses to critical incidents, enhancing overall community safety. Ideally the city would need two (2) K9s one for the A shift and one for the B shift.

Conclusion

The establishment of a K9 unit aligns with the Inkster Police Department's mission to protect and serve with excellence. By funding this program, the City of Inkster demonstrates its commitment to proactive, self-reliant policing and the well-being of its residents. We believe this investment in a K9 unit will significantly benefit our city and its residents.

Next Steps

Upon approval, IPD will proceed with selecting a qualified handler, outfitting the existing K9 vehicle, and initiating the K9 training. We look forward to making this vision a reality for Inkster and appreciate your consideration and support.

Respectfully submitted,

Chief Tamika L. Jenkins
Inkster Police Department