



INKSTER CITY COUNCIL

Monday March 17, 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 March 17, 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 March 3, 2025

6. Boards and Commissions

7. Ordinances

1st Reading- (None)

2nd Reading- (None)

8. New Business

A. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approval or denying a Special Land Use (25-02) to allow for Liquor, Beer, and wines Sales in the B-1, Local Business District at 1173(1183) Henry Ruff. Site is located on the northeast corner of Henry Ruff Road and Glenwood Street. This item was tabled per the applicant request at the March 3, 2025, City Council Meeting.

B. Discussion/Action: (Jerome Bivins, DPS Director) Consider approval to adopt a resolution on behalf of the City of Inkster for road closure on Michigan Avenue between Hamlin and Bayhan, May 26, 2025, for Memorial Day Parade.

C. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approval to purchase Five (5) vacant parcels (Case# LD 25-03). The parcels are located between Meadowdale Ave and Bayhan St. Parcel IDs: 44024010190000; 44024010191000; 44024010192001; 44024010196002; 44024010130300 in the amount of \$10,500.00. Deanna Moss, CFO of Armstrong Development Group, would like the land to build single families, affordable housing, residential homes.

D. Discussion/Action: (Jerome Bivins, DPS Director) Consider approval authorizing administration to approve the contract with Major Contracting for the Henry St. Watermain Improvements in the amount of \$2,114,768.20, plus a 6% contingency of \$126,886.09 for a total of \$2,241,654.29 for construction.

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communication

12. Closed Session

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

13. Adjournment

March 3, 2025

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on February 17, 2025 in compliance with the Open Meetings Act.

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

Closed Session

Moved by Councilwoman Rutledge Seconded by Councilwoman Scott to go into Closed session 6:30pm to discuss pending litigation.

Moved by Councilwoman Rutledge Seconded by Councilwoman Howard to come out of closed session @ 6:56pm

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 7:03pm

Prayer

Prayer was led by Sandrew King

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 Councilwoman Rutledge to approve agenda for March 3, 2025 Meeting-Motion Carried-Resolution #03-25-34GH

6-0 votes

Presentations/Discussion

Public Hearings

None

Consent Agenda

A. Approval of March 3, 2025 Regular Meeting Minutes

**Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott
Resolution #03-25-35GH - Motion Carried.**

6-0 votes

Boards and Commission

Ordinance(s)

2nd Reading(s) – Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference; City Ordinance 92.010 Fire Inspections

New Business

- A. Discussion/Action: (Jason Kaye, Fire Chief) Consider approval to update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference, Ordinance 92.010 Fire Inspections.
Moved by Councilwoman Scott, Seconded by Councilwoman Rutledge
Resolution #03-25-36GH-Motion carried
6-0 votes**
- B. Discussion/Action: (Jerome Bivins, DPS Director) Consider authorizing administration to approve agreements with Kerr Pump and Supply for preventative maintenance of five combined sewer pump stations and the repair of the Carlisle Pump Station.
Moved by Councilwoman Howard, Seconded by Councilman Bishop
Resolution #03-25-37GH-Motion carried
6-0 votes**
- C. Discussion/Action: (Jerome Bivins, DPS Director) Consider authorizing administration to approve a pump-station service agreement with Kerr Pump and Supply for emergency maintenance and repair of the City's five combined sewer pump stations.
Moved by Councilwoman Howard Seconded by Councilwoman Rutledge
Resolution #03-25-38GH-Motion carried
6-0 votes**

- D. Discussion/Action: (Jerome Bivins, DPS Director) Consider authorizing administration to approve the purchase of back-up pumps from Mersino Dewatering, LLC. For maintenance activities and emergency operation of the combined sewer pump stations
Moved by Councilwoman Rutledge, Seconded by Mayor Pro Tem Chisholm
Resolution # 03-25-39GH-Motion carried
6-0 votes
- E. Discussion/Action: (Jerome Bivins, DPS Director) Consider adopting to Certify existing Industrial Drive east of Henry Ruff accordance with Act. 51
Moved by Councilwoman Rutledge, Seconded by Councilman Bishop
Resolution #03-25-40GH-Motion carried
6-0 votes
- F. Discussion/Action: (Derek Dowdell, Community Development Director) Consider a resolution to enact a moratorium on the approval and permitting new gas stations, liquor stores, and Automobile and Vehicle Repair (Major) including Collision, Transmssion and Undercoating Shops within the city limits.
Moved by Councilwoman Rutledge, Seconded by Councilwoman Richardson
Resolution #03-25-41GH-Motion Carried
6-0 votes
- G. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approval to purchase One (1) vacant parcel: 44022010471000 Notre Dame (Case #LD-25-02)
Moved by Councilman Bishop, Seconded by Councilwoman Scott
Resolution # 03-25-42GH-Motion Carried
- H. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approving or denying a Special Land Use (25-02) to allow for Liquor, Beer, and Wine Sales in the B-1, Local Business District at 1173 (1183) Henry Ruff. Site is located on the northeast corner of Henry Ruff Road and Glenwood Street (TABELED) until next council meeting
Moved by Councilwoman Howard, Seconded by Councilwoman Richardson
Resolution #03-25-44GH-Motion Carried
6-0 votes
- I. Discussion/Action: (Derek Dowdell, Community Development Director) Consider resolution of adoption of the Inkster 2025 Master Plan
Moved by Councilwoman Scott, Seconded by Councilwoman Rutledge
Resolution # 03-25-44GH-Motion Carried

Public Participation

- 👉 John Knight-Charter-having an issue with receiving Pension on the 1st of every month, it states in the city charter that it is to be deposited on the 1st of every month. Bank was switched as of November of last year which the disbursement comes from.
- 👉 Nasser Khaldredine-Water bill is being based off estimate and not meter reading, was told if he had overpaid, he would not receive a refund.
- 👉 Sandrew King-Water main breaks, and Seniors at AIA need credited hours can assist with gardening, beautification committee, pickleball court at Dozier Rec. AIA to donate 10 sets to Dozier, address landfill on Dunning and progress on lot. The Public Charter School in the city plans on working with the Chief this summer with the students.
- 👉 Mike Jones-IPD Events-March newsletter, Hustle & Groove 3/6 & 3/20 at Booker Dozier; 3/13 Coffee with a Cop

- ✚ Ashawnna Butts- Earth Day Celebration, Home Depot Grant to update Parkwood Manor Park, can all departments give feedback on grants obtained for Parkwood Manor, may need help with planting the trees, high school students and any suggestions or ideas.
- ✚ Gabe Henderson-Beautification-Booker Dozier dumpsters four (4) different sites: 4/26;5/24;6/28;7/26;8/23;9/27;10/25, last Saturday of the month.
- ✚ Chris Sanders-City of Inkster Mayor Pro Tem celebrated his 25th Birthday and holding since he doesn't answer his phone.

City Clerk

No comment

City Treasurer

Tax deadline this past Friday, any taxes not paid have to be made at Wayne County.

Mayor and Council

- Councilman Bishop— No comment
- Councilwoman Rutledge-Thanked J. Bivins for removing speed bump, condemnation board get the house on the 11st Springhill and Cherry, need to get code enforcement back over there its back having dumping issues, and enjoyed Trap Bingo.
- Councilwoman Howard-No comment
- Councilwoman Scott- Shop Inkster
- Councilmember Richardson -Thanks to the residents that did attend on Saturday. Eric Sabree was there, Rashida Tlaib talked about issues that's going on in Washington. No electricity on one side of wall at rec, citizens contacted accessors office and stated no return call, DTE rep was a no show at event, TY Chief Jenkins at chat with the Chief, food was delicious, flyers from Wayne County Veteran Affairs and SOS Mobile unit were utilized.
- Mayor Pro-Tem Chisholm – Spring Convention Political Processes, how to enhance, hold music for Priority Waste "I love trash by Oscar the Grouch" no bulk pickup, encourage everyone to stay healthy and changed furnace filters
- Mayor Nolen-Attended Robichaud High School and played Stump the Mayor, Saturday March Reading Month, pop in and read a short story, tutoring 12-2 FREE at Inkster Library. Sending condolences to Pastor John Hearn on the loss of his son who was in a fatal car accident in Taylor he was 36 years old.

Adjournment

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

By Councilwoman Rutledge Seconded by Mayor Pro Tem Chisholm and carried, to conclude the Regular City Council meeting of Monday, March 3, 2025 @ 7:43 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. 03/08/26
Lenoria Warmack		Exp. 03/08/26
Vacant (Alternate)		
Peggy Bishop		Exp. 03/08/26

BEAUTIFICATION COMMITTEE

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

2 Year Term

Vacant

Vacant

Gabe Henderson	Exp. 02/18/27
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Vacant

Vacant

Lenoria Warmack	Exp. 02/13/27
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Dennard Shaw	Exp. 04/29/26
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Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Bernice Skeen	Exp. 02/04/27
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Vacant

Rory Malley	Exp. 07/01/25
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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. 02/30

Mable Stroman, Treasurer

Exp. 03/27

Evonne Moore, Vice Chair

Exp. 09/26 (Resident Housing)

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. 2/10/27

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 Edge, 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

Exp. 04/05/2031

Dai-Jaya Rose

Exp. 05/10/2031

Vacant

Vacant

PARKS AND RECREATION COMMISSION

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

2 Year Term

9 Members

Ordinances: 493 & 551

Walter Johnson

Dist. 1

Exp. 02/25/2027

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 Watley	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 Bams 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

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: March 6, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: March 17, 2024

ACTION REQUESTED: Consider approving or denying a Special Land Use (25-02) to allow for Liquor, Beer, and Wine Sales in the B-1, Local Business District at 1173(1183) Henry Ruff. Site is located on the northeast corner of Henry Ruff Road and Glenwood Street. This item was tabled per the applicant request at the March 3, 2025, City Council meeting.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

On Monday, February 24, 2025, the Planning Commission held a public hearing for the proposed Special Land Use to allow for Liquor, Beer, and Wine Sales at 1173(1183) Henry Ruff. Following the public hearing where the applicant's representative spoke in support of the proposal and provided support for the proposed use. Mr. Ali Alsamawi is the applicant.

The existing retail store currently sales convenience items like potato chips, pop and other similar items. The existing structure is a one-story, 7,440 square feet (4,200 square feet for the store) located on 0.285 of an acre.

The Planning Commission, due to a tie 4-4, did not recommend denying or approving Special Land Use (25-02).

SCOPE OF SERVICES

N/A

JUSTIFICATION

1. The Planning Department letter dated February 19, 2025, recommends considering approval to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Or

2. Considering denial to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Based on the eight Special Land Use review standards and additional use standards. Staff finds that the project may: not be burden public services, increase the economic viability of the area, and appears consistent with the intent of the Zoning Ordinance as well as the Master Plan. The Planning Department Special Land Use review is attached.

PROJECT OR IMPROVEMENT TASKS

The proposed project ensures that the property will continue to be utilized and contribute to the City's tax base.

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE **NA**

RESOLUTION

1. Consider approval of SLU to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district located at 1173(1183) Henry Ruff Road.

Or

2. Consider denial of SLU to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district located at 1173(1183) Henry Ruff Road.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



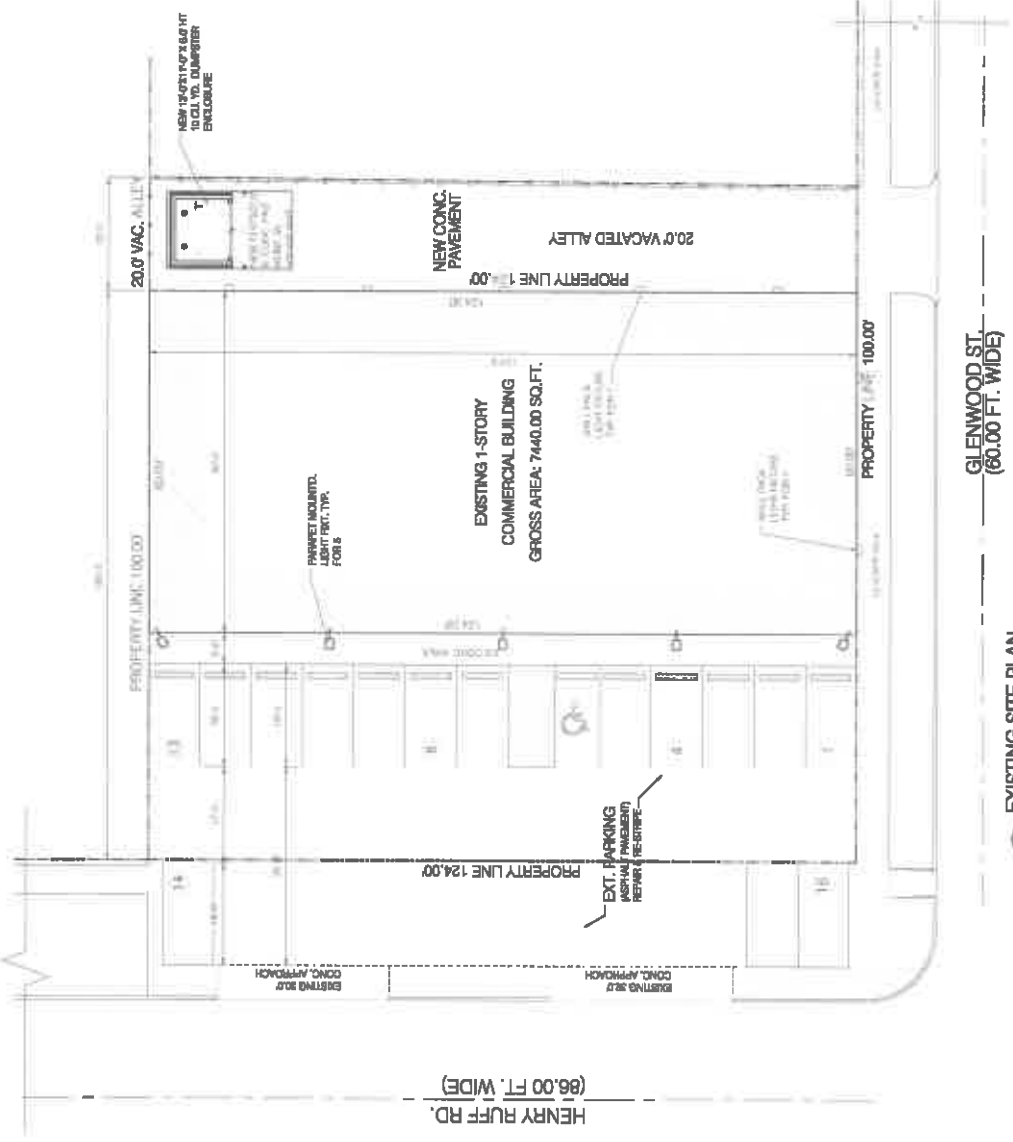
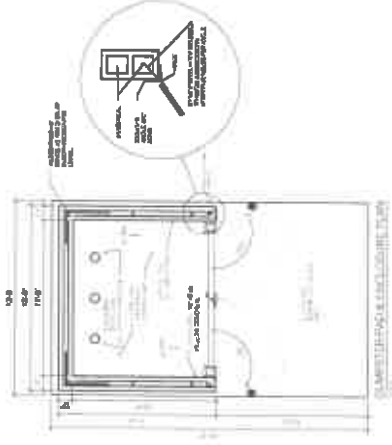
LOCATION MAP



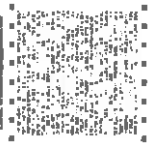
SITE INFORMATION

ITEM	DESCRIPTION
1	EXISTING 1-STORY COMMERCIAL BUILDING
2	NEW 12'-0" x 10'-0" x 6'-0" HT. DUMPSTER ENCLOSURE
3	NEW 20'-0" VAC. ALLEY
4	NEW CONC. PAVEMENT
5	EXT. PARKING
6	CONC. APPROACH

20'-0" VAC. ALLEY



EXISTING SITE PLAN



BUILD-OUT PLAN FOR EXISTING BUILDING
Project Location: 1175, 1177, 1179, & 1183 HENRY BLVD
CANTON, MI 48103
ALL ALASKA
BALANCE PROPERTY MANAGEMENT
4888 SOUTHWICK DR.
CANTON, MI 48103

APPROVED BY:
F & M Engineering, PLLC
Mechanical Head Office
12000 Park Road
Canton, MI 48103
Tel: (313) 578-4055
Email: f&m@fandm.com

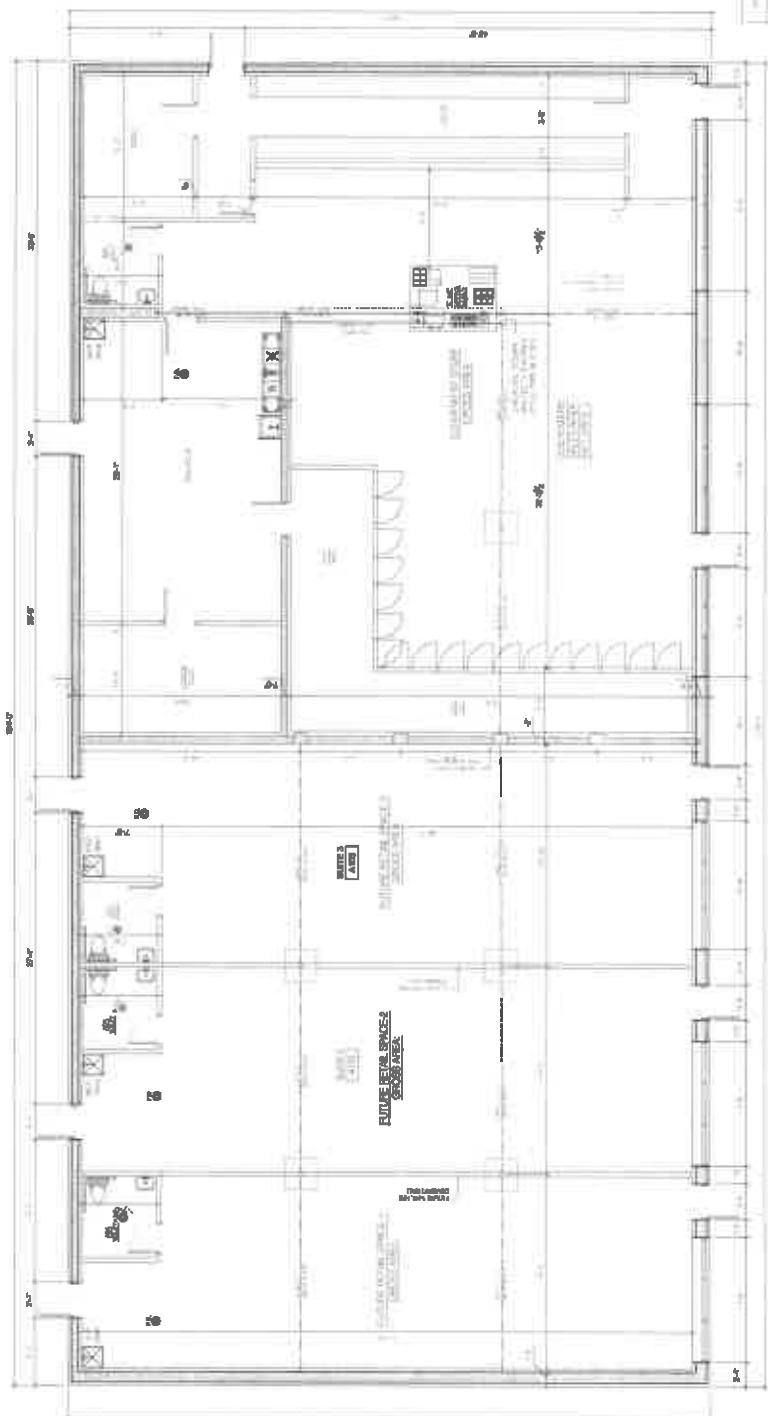


Date: 10/26/2021
Issued For: Permitting

Drawn: J. Smith
Checked: J. Smith
Approved: J. Smith
Permit No.: 24-1205

PROPOSED FLOOR PLAN

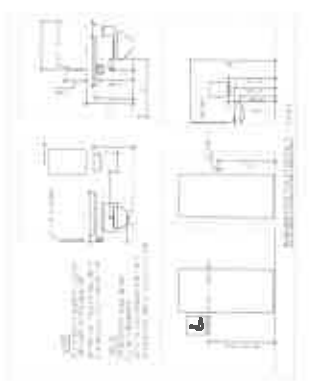
Scale: 1/8" = 1'-0"
Sheet Number: A-1
3 of 4



PROPOSED FLOOR PLAN

CODE INFORMATION

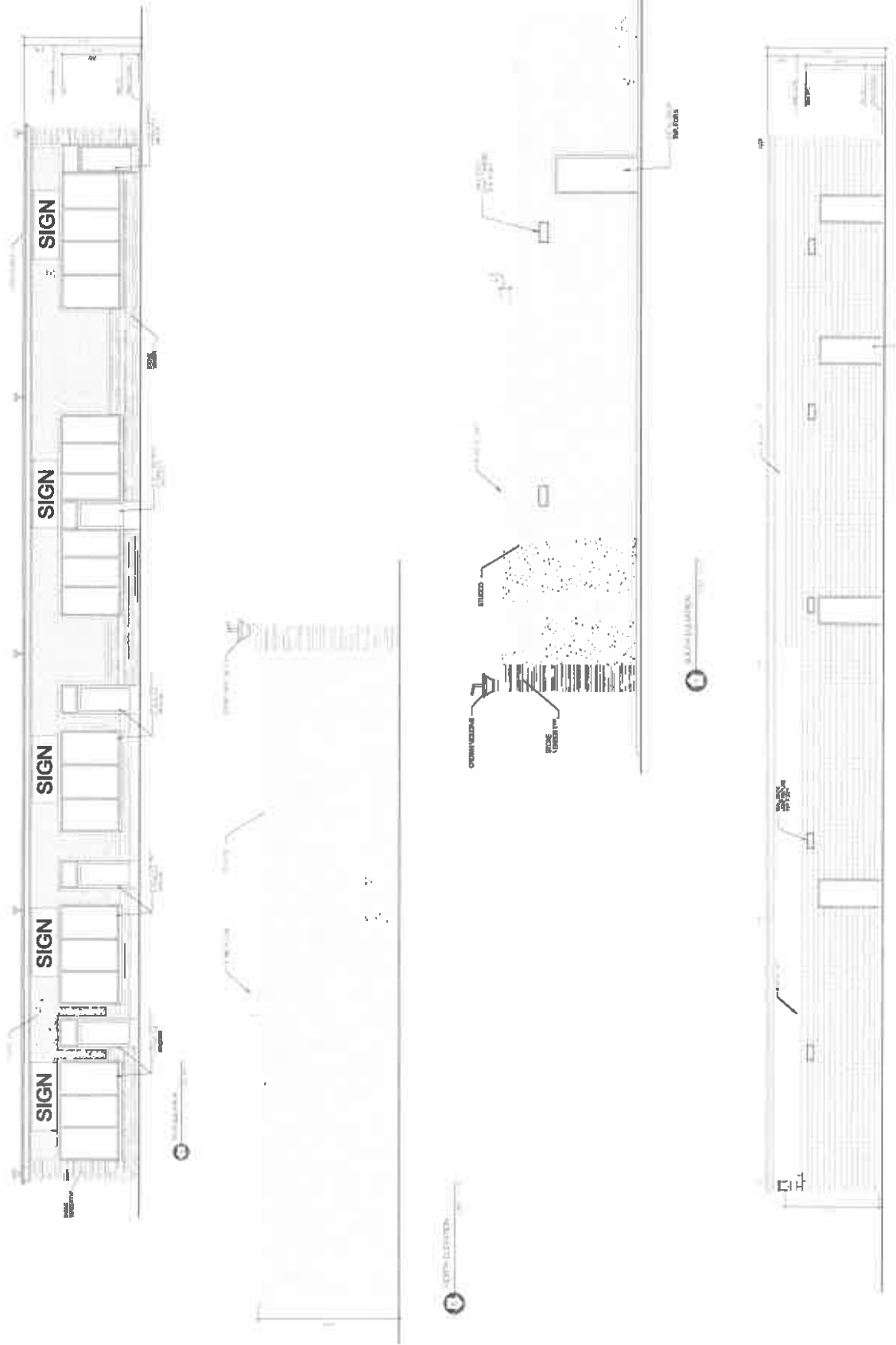
1. BUILDING TYPE: COMMERCIAL	2. BUILDING HEIGHT: 2-3 STORIES
3. APPLICABLE CODE: INTERNATIONAL BUILDING CODE (IBC) 2018	4. OCCUPANCY: RETAIL
5. OCCUPANCY: RETAIL	6. OCCUPANCY: RETAIL
7. ALLOWABLE BUILDING HEIGHT: 35 FT.	8. ALLOWABLE BUILDING HEIGHT: 35 FT.
9. NUMBER OF STORIES: 3	10. NUMBER OF STORIES: 3





Scale:	As Shown
North Arrow:	As Shown
Project Number:	24-1205
Sheet Number:	A-2

BUILDING ELEVATION



Petition to Inkster City Council

Date	:	September 14, 2024
Petition Organizer	:	Quick Corner Convenience Stores
Address	:	1183 Henry Ruff, Inkster, MI 48141
Contact	:	Alex Alsamawi 313-220-7258

We, the undersigned, petition the City Council to grant a Special Land Use Permit to Quick Corner Convenience Stores so that they can sell Alcohol, Beer, and Wine along with Grocery and Convenience items in their store. We, as residents of Inkster, who live within walking distance of the store, welcome the idea of a full-service convenience store within a walkable distance from our homes.

No.	Name	Address	Signature
	Christine Mami	30190 Oakwood St	Christine Mami
	Charnice Johnson	19923 Liberty St	Charnice Johnson
	Carolyn Johnson	29973 Liberty St	Carolyn Johnson
	Latisha Jackson	29943 Liberty	Latisha Jackson
	Sanchez McClure	313-443-6287 1200 Henry Ruff	Sanchez McClure
	Samata March	30059 Glenwood 30059 Glenwood	Samata March
	Meghan Delaney	29927 Oakwood St	Meghan Delaney
	Maria Maria Walker	27161 Yale St	Maria Maria Walker
	Lauri Noddy	29867 Hazelwood St	Lauri Noddy
	Alice R. Gray	30017 Oakwood St	Alice R. Gray
	De'Antae	20034 Yorkwood St	De'Antae
	Sylvester Shup	213 Henry Ruff	Sylvester Shup
	Shell Dickens	2900 Sunwood St	Shell Dickens
	va Hunter	29951 Grandview St	va Hunter

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No.	Name	Address	Signature
1	Margaret Barnes	29947 Spring Arbor Dr	Margaret Barnes
2	MARK Raymond	2555 Henry Ruff Rd. Trlr 43	Mark Raymond
3	Leroy Patton	30223 Hazelwood	Leroy Patton
4	Jackie Kirkwood	29813 Hazelwood	Jackie Kirkwood
5	DANIEL ANDREU	30102 Eastern	Daniel Andreu
6	LARRY J. JONES	30052 Glenwood	Larry Jones
7	Shirley Allen	1488 Jeffrey Ln	Shirley Allen
8	Tim Flores	30131 Oakwood St	Tim Flores
9	Randy Flores	30131 Oakwood St	Randy Flores
	Raymond	29909 Hazelwood	Raymond
	MARK D. JONES	29927 Oakwood	Mark Jones
	Tim Raymond	2555 Henry Ruff Rd. Trlr 43	Tim Raymond
	Robert Jones	29521 Hazelwood	Robert Jones
	DANIEL ANDREU	1035 Henry Ruff	Daniel Andreu

Petition to Inkster City Council

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No.	Name	Address	Signature
	Dante Drew	6200 N. Wayne Rd	Dante Drew
	Eric Matthews	3364 Moore St	Eric Matthews
	Gerald Foster	2555 Henry Ruff P.O.	Gerald Foster
	Leifur Lemos	30121 Glenwood	Leifur Lemos
	Justine Kew	29985 Glenwood	Justine Kew
	Max Carter	30045 Oakwood	Max Carter
	Tamara Parker	29937 Glenwood St	Tamara Parker
	Robert Paul	2555 Henry Ruff Rd #02	Robert Paul
	Nancy LaClair	2555 Henry Ruff Rd, 02	Nancy LaClair
	Alexis Cawley	30167 Oakwood St	Alexis Cawley
	Landria	2555 Henry Ruff Rd	Landria
	LISA Housch	Cherry Hill Trl	Lisa Housch
	Ms Terri Green	30282 Carlyle	Ms Terri Green

Petition to Inkster City Council

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No.	Name	Address	Signature
	DETROIT Robinson	30013 Hazelwood	Robinson
	Burice Banks	24476 Glenwood 18141	Burice Banks
	Jack Butler	1170 Henry Ruff	Jack Butler
	Jack Butler II	1170 Henry Ruff	Jack Butler II
	Theresa Butler	495 Fairwood In the	Theresa Butler
	Ann Sympke	29915 Glenwood	Ann Sympke
	MARY DAVIS	29618 Glenwood St.	Mary Davis
	SANDRA GONZA	18958 Oakwood	Sandra Gonzales
	Alexis Connelly	30167 Oakwood St	Alexis Connelly
	Katieen Sob	22065 W Smile rd	Katieen Sob
	Jerry Mitchell	30233 Avondale	Jerry Mitchell
	Stephen Combs	30124 Hazelwood St	Stephen Combs
	Monica Combs	30124 Hazelwood	Monica Combs
	IRIS TUDOR	27918 Hazelwood	Iris Tudor

February 19, 2025

Subject:

Site Plan Review: Proposed Liquor, Beer and
Wine Sales

Location:

1173 (1183) Henry Ruff Road
(Parcel # 44002020783301)

Zoning:

B-1 Local Business District

Applicant(s):

Ali Alsamawi

Owner(s):

Samawi Property Management LLC

Dear Commissioners,

The City of Inkster Planning Department has reviewed the below Site Plan and Special Land Use application for the proposed Liquor, Beer and Wine Sales in a retail store.

The applicant proposes Liquor, Beer and Wine Sales in a retail store. The existing retail store currently sales convenience items like potato chips, pop and other similar items. The site is located on the Northeast corner of Henry Ruff Road and Glenwood Street. The existing structure is a one-story, 7,440 square feet (4,200 square feet for the store) located on 0.285 of an acre.





RECOMMENDATIONS

Special Land Use Consideration. Comments received during the public hearing should be added to the following considerations when making the recommendation to City Council.

1. Consider approval to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Or

2. Consider denial to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Site Plan Consideration. The following items are a list of requirements that can be reviewed administratively: Outstanding items are indicated with an underline throughout the letter and are listed below for convenience:

1. *Landscaping Plan is required;*
2. *A security plan needs to be provided and will need to be reviewed by the City Police Chief;*
3. *The site plan is subject to review from the City Engineering, Fire Department, Police Department.*
4. *Final Site Plan is required*

Respectfully submitted,

Derek Dowdell
Community Development Director



Special Land Use Review

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

1. HARMONY WITH MASTER PLAN

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

Findings: The 2017 Master Plan Future Land Use Map designates convenience businesses are important to neighborhood residents by providing day to day personal services and good are vital to quality of life in the city of Inkster.

2. HARMONY WITH EXISTING CHARACTER

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

Findings: The existing structure and its elevation appear to be harmonious with the surrounding buildings. The existing structure has been designed to blend into the neighborhood and therefore this use does not suggest a change in the character of the area.

3. IMPROVEMENT TO THE COMMUNITY

It could be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the City as a whole.

Findings: The existing store could be a valuable investment for the community, by job creation, local tax revenue and providing necessities for convenience for the surrounding area, it enhances the overall quality of life for residents.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

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

Findings: We will defer any observations of additional resources above and beyond the normal expectation to the City Police, City Engineer, and City Fire Department.

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

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

Findings: The subject site is not expected to create undue strains on traffic. The site is designed to not create any excessive impacts of lighting or glare. The use is not anticipated to create vibration, smoke, or fumes.



6. REDUCTION OF ECONOMIC VIABILITY

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

Findings: NA

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

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

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

8. ENHANCE HEALTH, SAFETY, WELFARE, MORALS, CHARACTER, COMFORT AND CONVENIENCE.

The proposed use may enhance the comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.

Findings: It's crucial to acknowledge that while alcohol sales generate economic and some social benefits, they also pose significant public health and social challenges. Therefore, responsible regulation and education are essential to mitigate the negative impacts of alcohol consumption.

9. CONSISTENT WITH INTENT OF ZONING ORDINANCE

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

Findings: The proposed use appears to be consistent with the zoning ordinance.



Site Plan Review

Standards for Site Plan Approval are set forth by **Section 155.287**. This project is reviewed against the City's **Zoning Ordinance, Master Plan**, existing site conditions, sound planning and design principles. I offer the following comments for consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING AND USE (§155.045)

Findings. The B-1 Local Business District intends to provide residential-scale convenience shopping and personal service uses to meet the day-to-day needs of people. Uses exhibiting low intensity, limited hours of operation, low volumes of traffic, low noise levels and developed at scale and character of nearby neighborhoods are intended for the B-1 District. Per section 155.045 (D)(9) Special Land uses; Liquor, Beer, and Wine sales require a public hearing and Special Land Use permit.

The site is approximately 0.28 an acre and is located on the Northeast corner of Henry Ruff Road and Glenwood Street. The parcel is has an existing multi-unit (5 units) commercial building. The parcel is owned by Samawi Property Management LLC.

The following chart provides information on existing land use and current zoning of the subject site and surrounding uses.

Subject Site	Commercial building	B-1 Local Business
North	DTE Substation	B-1 Local Business
South	Residential Housing	R-1B One Family Residential
East	Residential Housing	R-1B One Family Residential
West	Residential Housing (city of Westland)	Residential (city of Westland)

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the proposed development is aesthetically pleasing and harmonious with adjacent existing and prospective development of contiguous properties and the general planning area. Buildings and structures will meet or exceed setback standards, build-to lines, height and other dimensional standards, and placed to preserve environmentally sensitive areas.

Finding. The following chart provides the dimensional requirements for the R1-B, Single Family Residential District.

Dimensional Requirements		
Front Setback	0 Feet	0
Rear Setback	0	0
Side Yard Setback (One)	0 Feet	25
Lot Size	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Height	25 feet	25

* The minimum lot area and width, and the maximum percent of building coverage shall be determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks as provided herein for the respective uses and use districts.

3. ARCHITECTURAL FEATURES (\$155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings: Appears to meet the standards.

4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer, City Fire Chief, and City Police Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings. The proposed structure vehicular circulation appears to meet the best interest of public health and safety.

For more information on Parking and Loading standards, see section below.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.



Findings: No additional sidewalks are proposed on the site. There are existing sidewalks along the property lines abutting.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings shall be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

8. LANDSCAPING (§155.073)

Findings: (§155.073(D)(13) *Right-of-way landscaping (subject to the following)* Deciduous shade trees planted at a minimum concentration of one street tree per 35 linear feet of right-of-way. Required trees may be planted at regular intervals or in groupings.

One ornamental tree shall be planted for every 75 lineal feet of right-of-way frontage. Ornamental trees may be clustered or planted at regular intervals.

The site plan did not include a landscaping page, which is required.

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings: Meets the requirements.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

The parking pattern proposed shall be in the best interest of the public health, safety and welfare in regards to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings: 16 parking spaces meet the requirements.

11. EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security. For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.



Findings:

Exterior Lighting (§155.076(A)). *Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines (§155.076.A.5).*

Exterior lighting. The proposed project appears to meet the illumination and height standards set forth by the Zoning Ordinance.

Security cameras. A security plan needs to be provided and will need to be reviewed by the City Police Chief. The applicant needs to provide information that security cameras will have a minimum resolution of 1080p.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

REQUEST AND ORDER TO CLOSE STATE HIGHWAY

For each parade or event, the local governmental agency is required to complete and submit this form and the on-line Advance Notice of Permitted Activity together with a map of the parade route or event, showing police traffic control points and any traffic control signing that will be put in place. Submit requests to the appropriate MDOT Transportation Service Center a minimum of 30 days in advance of the parade or event and the on-line Advance Notice of Permitted Activity a maximum of 21 days in advance of the parade or event.

Parade or Event Name: 56th Memorial Day Parade

Same Parade Route or Traffic Control Plan as last year? ☒ Yes ☐ No

IN ACCORDANCE WITH THE PROVISION OF ACT 328, Section 497, Public Acts of 1931, as amended and Act 200, Section 3, Public Acts of 1969, as amended and subject to the application and resolution on file,

City of Inkster

(local government agency) hereby requests that

State Highway US 12, be ☐ Closed ☒ Partially Closed

From Harrison (cross street) to Bayhan (cross street)

During the following date(s) and time(s):

Starting Date 05/26/25 Starting Time 10:00 am

Ending Date 05/26/25 Ending Time 3:00pm

Requested by: Jerome Blvns Title: DPS Director Date: 03/18/25
Print

Digitally signed by Jerome Blvns
Date: 2023.03.07 10:23:04 -0500

Signature

MDOT USE ONLY – DO NOT WRITE BELOW THIS LINE

BY PROVISION OF THE LAW, one copy of this order must be posted at each end of State Highway being closed to traffic. It will be necessary for you to see that proper traffic control signs are erected, and adequate police protection is provided during the time specified in this Official Closing Order.

IN WITNESS WHEREOF, I have hereunto set my hand in _____, Michigan

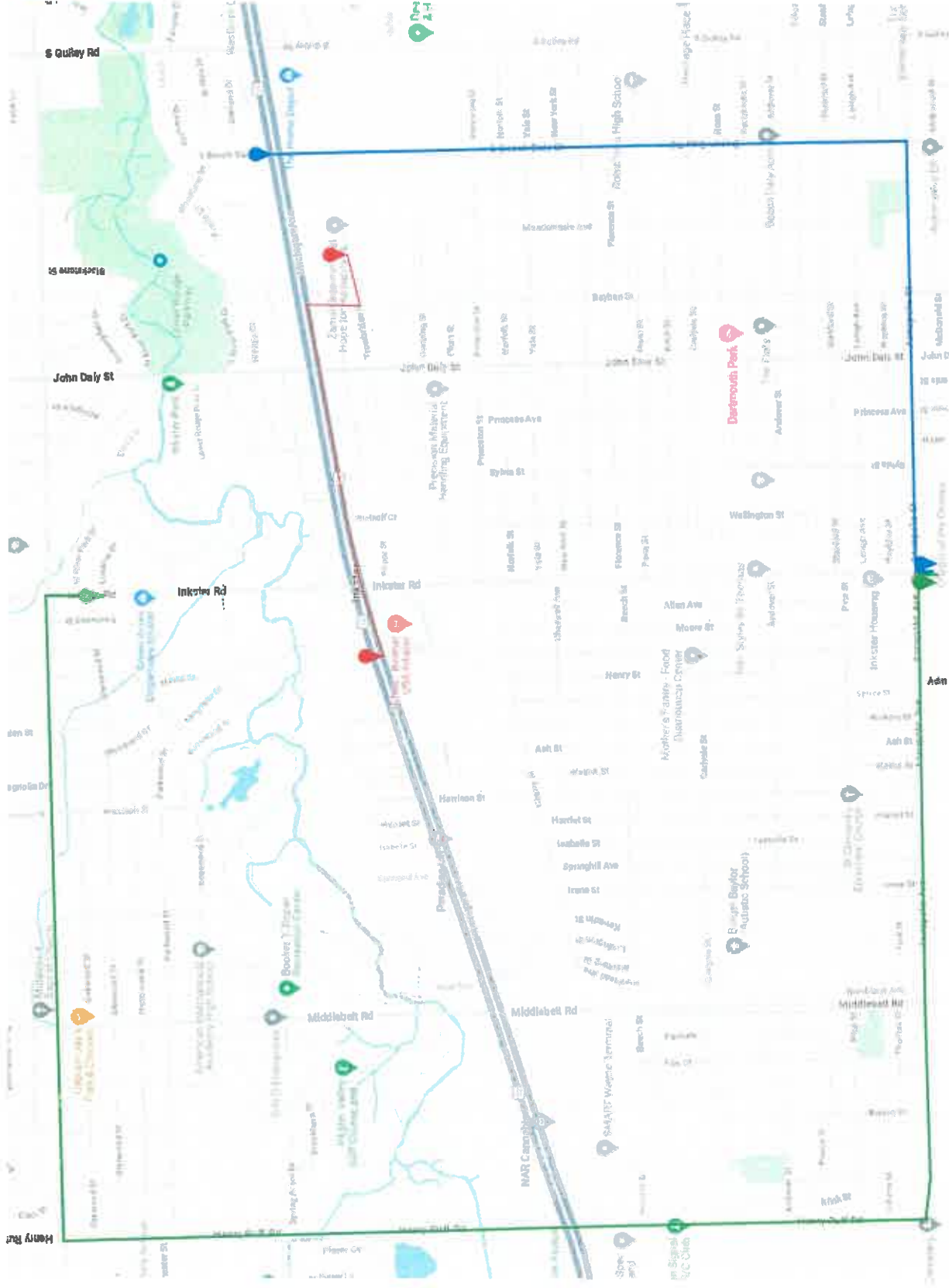
this _____, 20____, and do hereby Order this State Highway Closure.

MDOT DIRECTOR OR DESIGNEE SIGNATURE

PRINT NAME/TITLE

Inkster 2025 Memorial Day Parade

- Michigan Ave Detour Route
- Parade Route
- Inkster Road Detour



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: March 11, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: March 17, 2025

ACTION REQUESTED: Consider approval to purchase Five (5) vacant parcels (Case# LD 25-03) The parcels are located between Meadowdale Ave and Bayhan St., **PARCEL IDs: 44024010190000; 44024010191000; 44024010192001; 44024010196002; 44024010130300** in the amount of \$10,500.00. Deanna Moss, CFO of Armstrong Development Group would like the land to build single family, affordable housing, residential homes.

Current Action X Emergency Future

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

Mayor's Approval



BACKGROUND INFORMATION

Deanna Moss, CFO of Armstrong Development Group has made an application to purchase (Case #LD 25-03) Five (5) Vacant Parcels located on Dartmouth Street between Meadowdale Ave. and Bayhan St., 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**) **30 x 138**

31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR (**PARCEL ID 44024010191000**) **30 x 138**

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**) **22 x 138**

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**) **80 x 138**

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**) **321 x 138**

in the amount of \$10,500.00 (See attached Wayne County Records).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel(s) are in the R-1A and R-1B One Family Residential 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 \$10,500.00.

RESOLUTION

Authorization is hereby given for the sale of Five (5) 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 (\$9,300.00), 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:

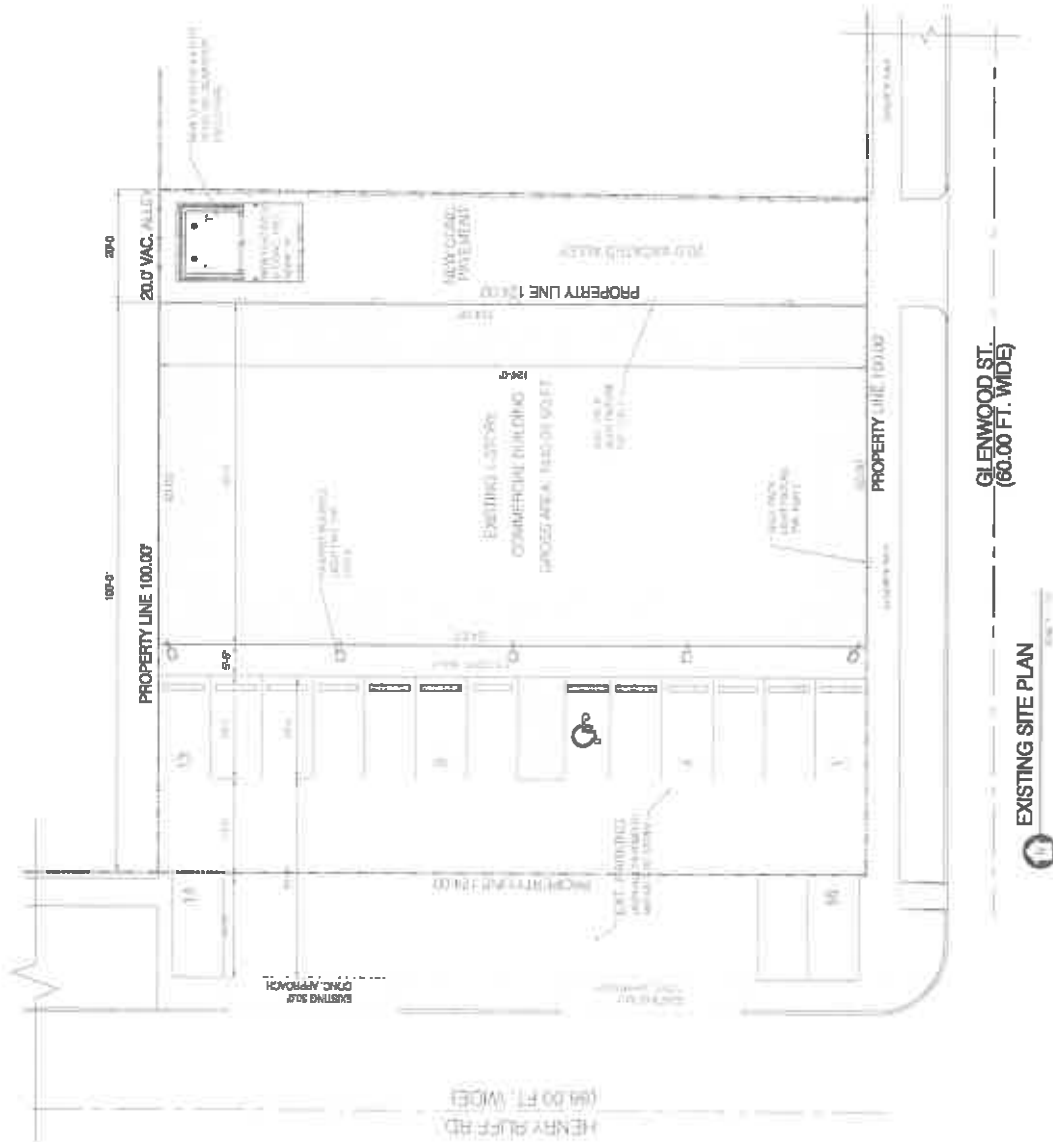
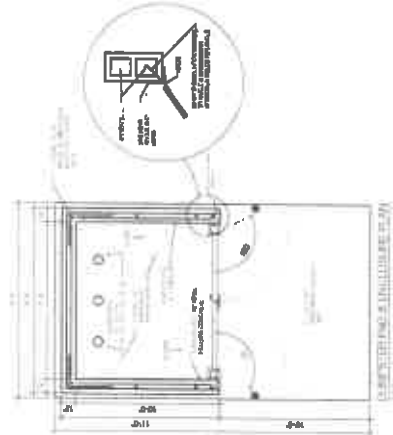
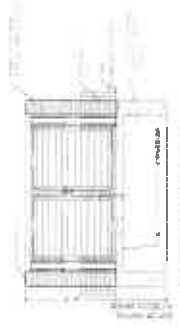
Absent:

SP-1

LOCATION

SITE INFORMATION

ACCUPLISH 3.0

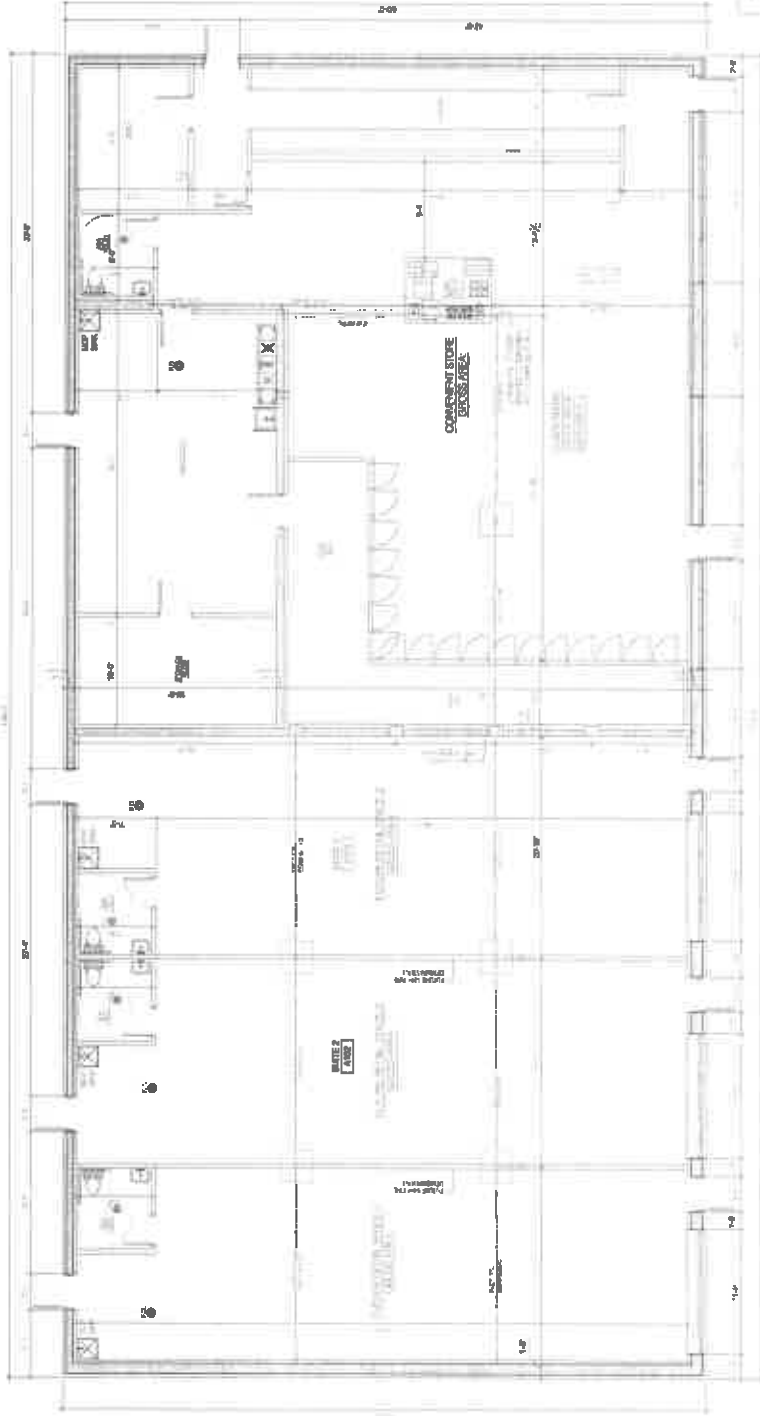


GLENWOOD ST.
(60.00 FT. WIDE)



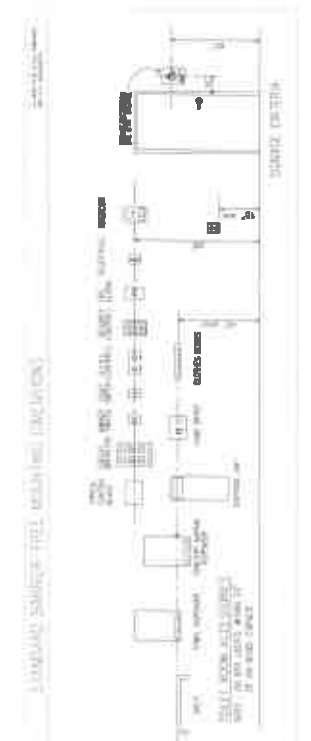
SITE PHOTOMETRIC PLAN

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	12/1/2014	J. J. JONES	J. J. JONES
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			



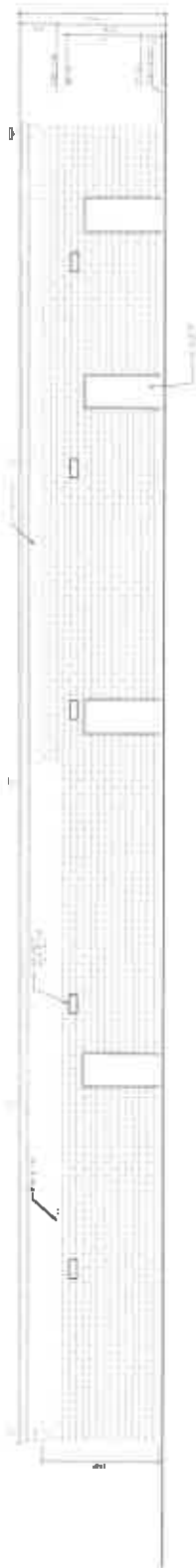
PROPOSED FLOOR PLAN

CODE INFORMATION	
1. BUILDING TYPE	RESIDENTIAL
2. BUILDING HEIGHT	3 STORIES
3. BUILDING AREA	10,000 SQ. FT.
4. BUILDING VOLUME	30,000 CU. FT.
5. BUILDING USE	RESIDENTIAL
6. BUILDING OCCUPANCY	RESIDENTIAL
7. BUILDING OCCUPANCY	RESIDENTIAL
8. BUILDING OCCUPANCY	RESIDENTIAL
9. BUILDING OCCUPANCY	RESIDENTIAL
10. BUILDING OCCUPANCY	RESIDENTIAL
11. BUILDING OCCUPANCY	RESIDENTIAL
12. BUILDING OCCUPANCY	RESIDENTIAL
13. BUILDING OCCUPANCY	RESIDENTIAL
14. BUILDING OCCUPANCY	RESIDENTIAL
15. BUILDING OCCUPANCY	RESIDENTIAL
16. BUILDING OCCUPANCY	RESIDENTIAL
17. BUILDING OCCUPANCY	RESIDENTIAL
18. BUILDING OCCUPANCY	RESIDENTIAL
19. BUILDING OCCUPANCY	RESIDENTIAL
20. BUILDING OCCUPANCY	RESIDENTIAL





North Elevation



South Elevation



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

Sergeant Major Adrian Hamrick, CEO, and President

OMI Construction

Richard Mason, President

Armstrong Development Group

Vyshonn 'Silkk the Shocker' Miller, Founder

No Limit Records

Antonio Anderson, Jr., Investor

Boston Red Sox



Pre-Approval Letter

Richard Mason

Has been conditionally Pre-Approved by East Coast Capital Corp. for a RESIDENTIAL mortgage for an Owner Occupied/ Vacation Home/ Investment

Loan amount \$250,000.00

- **Loan Type: Conv/FHA**
- **Loan Term: 30 YEARS FIXED**

This Conditional Pre-Approval is based on review of your Credit Report and the information provided by you with respect to income, employment, expenses, outstanding liabilities, and the current interest rate of (prevailing). A trimerge credit report has to be pulled and Income and assets have to be verified.

Should this interest rate increase or decrease, the amount for which you have been Conditionally Pre-Approval will be adjusted accordingly. Any material omission or misrepresentation in your Pre-Approval request may void your Conditional Pre-Approval. Any material or adverse change in your financial position or credit rating may also void your Conditional Pre-Approval. This Pre-Approval does not constitute a loan approval or commitment to issue you a loan. This Pre-Approval is not a Guarantee of a specific interest rate, fees or terms. East Coast Capital Corp. can arrange a written loan commitment from a lender only after receiving and verifying your specific loan information. Any mortgage loan commitment from said lender may be subject to further conditions not specified herein. This Conditional Pre-Approval is personal to the above named. It may not be assigned, sold or transferred to anyone else. This Conditional Pre-Approval does not intend or purport to confer any rights or privileges upon any third parties, including, but not limited to, sellers of real property, real property, real estate brokers or their agents.

This Conditional Pre-Approval expires on 06/01/2025

By: SETH FASS
Loan Originator
NMLS #1403

Date 03/06/2025

25 Melville Park Road Suite 200, Melville, NY 11791
Nationwide Mortgage Banker
Tel: (516) 753-6090 Fax: (516) 753-6160, NLMS# 1403

Dartmouth Parcels



December 2, 2024



Map data: Microsoft, Esri, Community Maps Contributors, Province of Ontario, BCNOC, © OpenStreetMap contributors, Esri, TomTom, Garmin, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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 Five (5) Parcel's located on Dartmouth Street, Inkster MI, 48141

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

Deanna Moss, CFO of Armstrong Development Group
Purchaser's Name

12205 Sutters Hill Ct., Charlotte, NC 28269
Purchaser's Address



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 MLuong@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: Deanna Moss

Applicant's Address: 12205 Sutters Hill Ct., Charlotte, NC 28269

Applicant's Phone Number: (704) 890-0199

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

PROPERTY INFORMATION -- Purchase Offer \$10,500.00

Address: DARTMOUTH

Property Location: Dartmouth Street (Between Beech Daly and John Daly)

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

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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

Summary of Proposed Use: Deanna Moss, CFO of Armstrong Development Group, would like to purchase Five (5) 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.

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Applicant's Signature

Date: 02/05/2025

Deanna Moss



LETTER OF GOOD STANDING

Date: November 11, 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 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 _____, 2025,
personally appeared before me _____ executed this document on
his/her own free will.

Printed Name

Title

Signature

Notary Public _____ **County, MI**

Commission Expires: _____



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APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

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Applicant's Phone Number: (704) 890-0199

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FELLRATHS SUB T2S R10E L33 P58 WCR

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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

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**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 _____, 2025,
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 4th day of February 2025, by and between ("Seller") the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster Michigan 48141, and (Purchaser) Deanna Moss, located at 12205 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

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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

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 (\$10,500.00) USD for the aforesaid property as follows:
2. Down payment One Thousand-Two Hundred Dollars USD (\$1,200.00)
3. The remainder of the purchase price One Thousand One Hundred Dollars (\$9,300.00) 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-Two Hundred Dollars USD (\$1,200.00) of the Sales Price 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 office 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: Deanna Moss

By: Deanna Moss

By:

Its:

Purchaser's Address:

12205 Sutters Hill Ct., Charlotte, NC 28269

Contact No. (704) 890-0199

IN PRESENCE OF:

Pinnacle Real Estate and Investments, LLC

Rebecca J. Daniels

Broker Signature 

Dated: 02-06-2025

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

Property ID: 44024010190000

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

Let/Long: 42.281464 / -83.283703
Census Tract: 5704
Block Group:

City/Village/Town: Inkster
Subdivision: FRANK H PELLRATH SUB
MLS Area: 05080 - Inkster
Legal Description: 31A190 LOT 190 ALSO 6 1/2 ADJ VAC ALLEY FRANK H. PELLRATHS SUB T25 R10E L33 P58 WCR

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

Taxes

Year	Season	Total Ad 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 Reg Val	Homestead %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Doc Date	Sale Price	Deed Type	Libar/Page
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/Page
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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
City/State/Zip: Inkster, Michigan, 48141

Property ID: 44024010191000

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

Lat/Long: 42.281463 / -83.293808
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Block Group:

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2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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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
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SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/08/2017		QCD	53528/1500

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X132.00 ✓
Topography:	Land Sqft:	3049
Irregular:	Acres:	0.07

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44024010196002

Owner Name: City Of Inkster
Taxpayer Address: 26218 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479

City/Village/Town: Inkster
Subdivision: FRANK H FELLRATH SUB
MLS Area: 05000 - Inkster
Legal Description: 31A195B 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

Lat/Long: 42.281449 / -83.294463
Census Tract: 8704
Block Group:

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

Taxes

Year	Season	Total Ad 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 Eq Val	Hmstd %	TN Taxes
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Transfer Information

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

Other Recordings

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

Year Built:	1966	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:	60.00X136.00 ✓
Topography:		Land Sqft:	10890
Irregular:		Acres:	0.25

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** Property ID: **44024010130300**
 City/State/Zip: **Inkster, Michigan, 48141**
 Owner Name: **City Of Inkster** Lat/Long: **42.280988 / -83.294226**
 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: **31A130-139 LOTS 130 TO 139 INCL ALSO N 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P88 WCR**

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 Eq Val	Hmstd %	Ttl 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
WOJTOWICZ RAYMOND J	IDDINGS KEVIN	10/06/2005	10/05/2005	\$5,000	QCD	43394/0231

Other Recordings

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	322.00X138.00 ✓
Topography:	Land Sqft:	44431
Irregular:	Acres:	1.02

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Ownership

Property Address: Dartmouth
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44023010280001

Owner Name: City Of Inkster
Taxpayer Address: 28215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.281535 / -83.297350
Census Tract: 8704
Block Group:

City/Village/Town: Inkster
Subdivision: ROBT M GRINDLEY SUB NO 10 OF LITTLE FARMS
School District: Westwood
Property Category: VacantLand

MLS Area: 45080 - Inkster
Legal Description: * 31.0290A* W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L39 P70
Land Use: 402 - RESIDENTIAL VACANT
WCR - 1 - 95.66

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	LV1	TW 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	Hmstct	Tot 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

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

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	85.00X198.00 ✓
Topography:	Land Sqft:	11761
Irregular:	Acres:	0.27

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth Inkster, Michigan, 48141** Property ID: **44023010290002**
 City/State/Zip: **City Of Inkster** Lat/Long: **42.281536 / -83.297304**
 Owner Name: **City Of Inkster** Census Tract: **5704**
 Taxing Authority: **PO Box 293** Block Group:
 City/State/Zip: **Inkster, Michigan, 48141-0293**

City/Village/Town: **Inkster** School District: **Westwood**
 Subdivision: **ROBT M GRINDLEY SUB NO 10 OF LITTLE FARMS** Property Category: **VacantLand**
 MLS Area: **05080 - Inkster** Land Use: **402 - RESIDENTIAL VACAN**
 Legal Description: **310290B L 10FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R1E L39 P70 WCR**

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	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 En Val	Homestead %	Ttl 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	53528/1487

Other Recordings

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

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

Search for MLS Listings

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

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

[illegible]

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: March 12, 2025

From: Jerome Bivins, DPS Director Date for Council's Consideration: March 17, 2025

ACTION REQUESTED: Consider authorizing administration to approve the contract with Major Contracting for the Henry St. Watermain Improvements in the amount of \$2,114,768.20, plus a 6% contingency of \$126,886.09 for a total of \$2,241,654.29 for construction.

Current Action ☒ X

Emergency ☐

Future ☐

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

Mayor's Approval



BACKGROUND:

The City of Inkster was awarded funds from the Drinking Water State Revolving Fund for the reconstruction of water distribution main on Henry St. for an approximate length of 4,650 lineal feet. These funds shall be used for the construction of water mains, lead service line replacements, and associated restoration.

SCOPE OF SERVICES:

Increasing the size of the existing water mains to 8-inches in diameter on Henry St. from Lehigh St. to Cherry St. Replacing approximately 13 Lead service lines along the water main on Henry St.

JUSTIFICATION:

Recent work on replacing the lead services in areas near Henry St. found the pipelines brittle when reconnecting the new service materials and the need for special connection fittings were required. In addition, the existing pipelines are undersized in diameter and EGLE recommends minimum 8-inch pipelines for water systems the size of Inkster.

PROJECT IMPROVEMENTS:

Improvements to the City's water system and improve and promote the health and welfare of Inkster residents.

COSTS:

Henry St. Watermain Improvements in the amount of \$2,114,768.20, plus a 6% contingency of \$126,886.09 for a total of \$2,241,654.29 for construction.

PROJECTED TIMETABLE:

Estimated timetable is (5) five months for replacement of services and restoration.

RESOLUTION:

Authorization is hereby given to administration to enter into contract, with Major Contracting for the Henry St. Watermain Improvements in the amount of \$2,114,768.20, plus a 6% contingency of \$126,886.09 for a total of \$2,241,654.29 for construction.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Benesch
1155 Brewery Park Blvd, Suite 240
Detroit, MI 48207
www.benesch.com
313-963-0612
313-963-2156

March 12, 2025

City of Inkster
Department of Public Services
26900 Princeton
Inkster, MI 48141

Attention: Jerome Bivins, Department of Public Services Director

Re: Henry St. Water Main Improvements Bid Recommendation

Dear Mr. Bivins:

Project 24-07_INK – Henry St. Water Main Improvements was advertised on Michigan Inter-Governmental Trade Network (MITN) beginning January 29, 2025. A mandatory pre-bid meeting was held on February 12, 2025, at 2:00 p.m. at Inkster City Hall. A total of ten companies attended this mandatory pre-bid meeting. The Bid Opening for the above referenced project was held on Wednesday, March 5, 2025, at 2:00 p.m. at Inkster City Hall. A total of three contractors submitted bids on the Henry St. Water Main Improvements Project. The following is a list of the three bidders on the project listed in order from lowest to highest bid:

	Bidder's Name	Bid Total as Read	Bid Total as Tabulated	Percent over Low Bid
1	Major Contracting Group, Inc	\$2,114,768.20	\$2,114,768.20	Low Bid
2	DVM Utilities, Inc.	\$2,211,238.00	\$2,211,239.00	5%
3	Pamar Enterprises, Inc.	\$2,693,071.20	\$2,693,071.20	27%

All the bid subtotals and total dollar amounts have been checked and verified for accuracy.

Major Contracting has been identified as the bidder under consideration for award. Major Contracting met all requirements of the project including bonds, attendance at the mandatory pre-bid meeting, and acknowledgement of addenda. Benesch agrees with the City that attendance at the mandatory pre-bid meeting was critical to the contractor understanding the complexity of the scope of work.

The engineer's estimate of probable construction cost is \$2,891,026.10 without the recommended 6% contingency for unforeseen conditions during construction. In comparison, Major Contracting's bid of \$2,114,768.20 is 26.9% less than the engineer's estimate. The engineer's estimate of probable construction cost was developed using 2024 MDOT Average Unit Prices and other local projects. In general, MDOT unit prices are higher than local municipal projects due to overall project scale. Attached is the line-item unit price bid tabulation along with the engineer's estimate.

Major Contracting has demonstrated their ability to meet the minimum qualifications related to this work through satisfactory performance on other projects of similar type and scale.

We recommend awarding this contract to Major Contracting in the amount of \$2,114,768.20. We further recommend the City approve a 6% contingency in amount of \$126,806.09 for use at the City's discretion for

3/12/2025

Jerome Bivins, Department of Public Services Director

Page | 2 of 2



unforeseen conditions related to the project. The funds for this project come from American Recovery and Rescue Plan grants. Consequently, The Michigan Department of Environment, Great Lakes, and Energy limits the contingency to 6%.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Kemp".

Benesch

Mark Kemp, P.E.

Project Engineer

CC: Inkster City Treasurer
Daniel Guastella, P.E., Project Manager
File: 24-07_INK

Attachments:

Pre-Bid Meeting- Sign-in Attendance Sheet
24-07_INK, Henry Bid Tabulation

23-02_INK, 23-03_INK



Henry St. and Moore St. Watermain Improvements



Pre-Bid Meeting 24-07_INK, 24-08_INK	Meeting Date: 2/12/2025
Facilitator: Mark Kemp, P.E., Project Engineer	Place/Room: Council Chambers

Name	Company	Email	Primary Phone
Carmie Gmalley	Benesch	cgmalley@benesch.com	313 495 6296
Mark Kemp	Benesch	mkemp@benesch.com	313 234 0315
Randy Taylor	RJT	RJTenterprise@outlook.com	313-218-5201
Mayerin Meyer	Absolute Quality	MAVE@AQINC.net	734-231-1533
Pan Donazio	BIDIGARE	PAN@BIDIGARE-CONTRACTORS.COM	248-735-1113
Alec Bergman	Benesch	abergman@benesch.com	248-763-2613
Nick Salisbury	Diversified ex	chrisdiversified@thco.com	(734) 216-0733
Anthony Moon	Diversified ex	RyanM1028@yahoocan	734-216-0875
Bill Schuch	ALL SEASONS UNDERGROUND	BILL@ALLSEASONSUNDERGROUND.COM	517 908 4528
Reed Raymond	SSI	rreymond@ssi-mi.com	909-313-7385
Ron Lawrence	Paman Enterprises	estimating@pamanenterprises.com	(586) 749-8593
Shreyas Chavan	Major Contracting Group	Schuchman@majorcontracting.com	269-633-0468
Alex Tribuzio	DVM	atribuzio@dvmutilities.com	248-767-8362
MICHAEL Mancini	DVM	mmancini@dvmutilities.com	248-249-4671
Aditi Narkh	DMC	aditin@dmccorpusa.com	682-352-4840



