



INKSTER CITY COUNCIL

April 7, 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.

April 7, 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
 - ❖ Senator Dayna Polehanki of Michigan State Senate-Legislative Updates
4. Public Hearing

5. Consent Agenda

Approval of Regular City Council Meeting Minutes

6. Boards and Commissions

- A. Approval to appoint Gwendolyn Rogers to the Beautification Committee
- B. Approval to appoint Phyllis M. Long to the Beautification Committee

7. Ordinances

1st Reading-

2nd Reading

8. New Business

- A. Discussion/Action:** (Georgina Holliday, City Clerk) Consider approval for Juneteenth Celebration Parade, Event Date: Saturday June 14, 2025; Event Hours: 12:30pm-1:45pm Small Parade with floats, bands and walkers; Location: Hamlin Drive, Inkster, MI. Street to Close: Hamlin Dr. from Michigan Avenue to Inkster.
- B. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase Five (5) vacant parcels (Case #LD25-03) The parcels are located between Meadowdale Ave and John Daly Rd., **PARCEL IDs: 44024010190000; 440241019100; 44024010192001; 44024010196002 and 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.
- C. Discussion/Action:** (Sharde Crutchfield, Special Projects Director) Consider approval of issuing a replacement deed for 26115 Dunning, Inkster, MI 48141, legally described as *30D249B 30D251A* LOT 249 EXCEPT EAST 28 FT. LOT 250, AND EAST 7 FEET OF LOT 251 ALSO N ½ ADJ VAC ALLEY THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 (Property I.D. 44020020249300) to Habitat for Humanity.
- D. Discussion/Action:** (Darin Carrington, Treasurer) Consider approval of the Administration submitting recommendation to City Council for accepting of a bid for the construction of the Senior Wellness Center at the Dozier Recreation Center. The Administration is submitting this item to council for their review and consideration.
- E. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider amending resolution #11-24-260FR, Neighborhood Enterprise Zone (NEZ) Certificate application request. The application proposes to break the project down into four phases. For funding purposes, each phase will require a separate NEZ certificate application with a different LLC name.
- F. Discussion/Action:** (Sharde Crutchfield, Special Projects Director) Consider authorization for the City of Inkster to solicit applicants from developers to participate in the Inkster Neighborhood Stabilization Program 2025-2026 to redevelop/rehabilitate foreclosed properties assigned to through the First Right of Refusal.

- G. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approving or denying a Special Land Use (25-03) to allow for Automobile Service Station and to allow for Liquor, Beer and Wine Sales in the B-3, General Business Zoned District at 2617 Middlebelt Road. Site is located on the northeast corner of Middlebelt Road and Michigan Ave. This item was tabled per the applicant request at the March 3, 2025, City Council Meeting.
- H. Discussion/Action:** (Jerome Bivins, DPS Director) Consider authorizing the Administration to enter into an agreement with Giffels Webster for Phase 3 of Greenway Trail for design and oversight. Adopt the resolution attached for the request for funding for this project.
- I. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider Planning Commission recommendation to deny the application for Zoning Amendment to allow Vehicle Repair Facility-Major in General Business District.

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communication

12. Closed Session

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

13. Adjournment

March 17, 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 Howard Seconded by Councilwoman Rutledge to go into Closed session 7:42pm to discuss pending litigation.

Moved by Councilwoman Rutledge Seconded by Councilwoman Scott to come out of closed session @ 8:22pm

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 7:05pm

Prayer

Prayer was led by Rebecca Danleis

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 Rutledge, Seconded by Councilman Bishop to approve agenda for March 3, 2025 Meeting-Motion Carried- Resolution #03-25-45GH

6-0 votes

Inkster City Council Regular Meeting
March 17, 2025

Presentations/Discussion

Public Hearings

None

Consent Agenda

A. Approval of March 17, 2025 Regular Meeting Minutes

**Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott
Resolution #03-25-46GH - Motion Carried.**

6-0 votes

Boards and Commission

Ordinance(s)

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. Moved by Mayor Pro Tem
Chisholm and Seconded by Councilwoman Rutledge to remove from table
Resolution #03-25-47GH-Motion carried
6-0 votes
Moved by Councilwoman Richardson and Seconded by Councilwoman
Scott to DENY Resolution #03-25-48GH**
- 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. Moved by Councilwoman Rutledge, Seconded by Mayor Pro
Tem Chisholm
Resolution #03-25-49GH-Motion carried
6-0 votes**
- C. Discussion/Action: (Derek Dowdell, Community Development Director)
Consider approval to purchase five (5) vacant parcels (Case # LD 25-03).
The parcels are located on Dartmouth between Meadowdale Ave and
Bayhan St. Parcel IDs: 44024010190000; 44024010191000;
44024010192001; 44024010196002; 44024010130300 in the amount of
\$10,500. Deanna Moss, CFO of Armstrong Development Group, would like
the land to build single families, affordable housing, residential homes.**

Moved by Councilwoman Bishop Seconded by Councilwoman Scott
Resolution #03-25-50GH-Motion carried
6-0 votes

- 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.
Moved by Councilwoman Richardson, Seconded by Councilwoman Scott
Resolution # 03-25-51GH-Motion carried
6-0 votes

Public Participation

- ❖ Evonne Moore-IHC, Unity In The Community Easter Egg Event Weslyn donated some funds for prizes donations til April 8th 10-2; Happy St. Patrick's Day Unity In The Community Saturday 4/12/25 FBS Center 11a-2p still in need of donations plan for 500. IPD, Wayne County Sheriffs, Detroit Rescue Mission need candy and plastic eggs.
- ❖ April K. Garrett-Kick Start Reading Month 2 Saturdays left this Saturday Mayor will be reading kids 5-11 3/29 special surprise, AKA 65th Anniversary Gala this Saturday tickets \$125.00
- ❖ Rebecca Daniels-Words of appreciation on 1/5 brother passed away, 1/7 house caught fire. Public Thanks & Appreciation; special thanks to councilwoman Richardson and the love from the community.
- ❖ Lisa B-Community Outreach Director, IPD announcements, participating in the parade reaching out for volunteers. Shoutout to women for March Hustle and Groove-Thursday at the Rec Center, Project Prom collecting donations thru Delta's, AKA's can be dropped off at the Police station. Donation Drive business that is able to get any discounts working with AIA, Parade, ads for booklet deadline April 30th.
- ❖ Monica Miller-Speed bumps removal, the ones that have been removed on Steinhauer close to Western will be replaced. (response from Jerome Bivins, DPS Director) They were removed for winter and will be put back for the spring. City ordinance came on block today for a concern.
- ❖ Charles Blackwell-"Dear Inkster Residents" It's Important that you know that City of Inkster Clerk Georgina Holliday has committed contempt of court by refusing to follow the Wayne County Circuit Court ruling that I obtained against the City that she publicly and verbally read my public comments at City Council meetings.

City Clerk

I attended the MAMC Michigan Association Municipal Clerks Institute from 3/9-3/14 completed 120 hours and I will be receiving my first certificate part 1 of 3 trainings.

City Treasurer

No comment

Mayor and Council

- ❖ **Mayor Nolen-visited Tomlinson Middle School last week did a Q&A had a good time, water meters are coming doing by trash day pickup look out for scheduling, new IT Director Phineas Cody.**
- ❖ **Mayor Pro Tem Chisholm-In attendance for Pastor Hearn's son funeral, patronized a Inkster restaurant with Chief Jenkins; attending school board meeting, Taylor superintendent reached out to attend there retreat; has dates, March Reading Month.**
- ❖ **Councilwoman Rutledge-No comments, but just to speak on Michigan Avenue MDOT doing work 2 lanes closed for 3 weeks and other 2 lanes for 3 weeks and Code Red was sent out.**
- ❖ **Councilman Bishop-No comment**
- ❖ **Councilwoman Scott-March as MS Moth Awareness Month raise awareness, learn about and join the walk stand in solidarity, join the fight for the cure. May 4th join the walk, support with funds Downtown near Cheyenne Park.**
- ❖ **Councilwoman Richardson-Construction on Michigan Avenue doing one side at a time 3 weeks to complete then move over to other side. Are we still doing the sidewalk project; Middlebelt to Harrison, Cherryhill & Avondale, still waiting on funds. Those who need assistance with property taxes have until March 31st.**
- ❖ **Councilwoman Howard-No comment.**

Adjournment

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

By Councilwoman Scott Seconded by Councilman Bishop and carried, to conclude the Regular City Council meeting of Monday, March 17, 2025 @ 8:20 pm



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

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

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

BOARDS AND COMMISSION APPLICATION

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

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

Requestor/Appointee Name: Gwendolyn Rogers

Date Requested: 3-21-2025

Address: 817 Harrison Telephone: 313-574-9134 (W)
Inkster, MI 48141 Telephone: _____ (H)

Email Address: honey.mast@hotmail.com

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

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

Beautification Committee?

How long have you been a City of Inkster resident? 67 years

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

To help beautify Inkster.

I retired August 28, 2021, I worked at the University of Michigan Medical Center, Ann Arbor.

Hobbies: Outside Maintenance, Old Movies And Restoring Old Furniture

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

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

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

The City of Inkster

Boards & Commissions Descriptions

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

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

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

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

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

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

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

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

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

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



Ross 3/25/15
www.cityofinkster.com
Phone: (313) 563-9770
gholliday@cityofinkster.com

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

BOARDS AND COMMISSION APPLICATION

email to: gholliday@cityofinkster.com cc: mself@cityofinkster.com
Mail to City Clerk's Office, City Of Inkster, 26215 Trowbridge, Inkster MI. 48141

Requestor/Appointee Name: Phyllis M. Long.

Date Requested: 3/28/25

Address: 26729 Ross

Telephone: _____ (W)

Telephone: 313-465-0270 (H)

Email Address: IDirector1@aol.com

How do you wish to receive information?

☐ Mail

☐ Pick it up

☒ E-Mail

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

Beautification?

How long have you been a City of Inkster resident? 38 years

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

I would like to be on the Beautification Committee because

I love my city! I'm passionate about creating environments that uplift and inspire. I would love to contribute to enhancing my community.

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

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

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

Phyllis Marie Long

26729 Ross

Inkster, Michigan, 48141

IDirector1@aol.com

313-465-0270

March 27, 2025

Beautification Committee Selection Team

Inkster, Michigan, Inkster City Council

26215 Trowbridge Street

Inkster, Michigan, 48141

Subject: Application for Beautification Committee Position

Dear Beautification Committee Selection Team,

I am excited to express my interest in joining the **Beautification Committee**. With a deep passion for community service and a strong background in **event planning, outreach, and volunteer leadership**, I am eager to contribute my time and skills toward enhancing the beauty and well-being of our community.

For over two decades, I have been dedicated to **community engagement and service** through my roles as **Founder and President of A Journey with Lupus** and a **classroom Paraprofessional at Westwood Community School District**. These experiences have allowed me to lead initiatives, organize events, and collaborate with diverse teams to create positive change.

I believe my dedication to teamwork, punctuality, and kindness aligns well with the goals of the Beautification Committee. I would love the opportunity to apply my skills in **organizing beautification projects, coordinating community involvement, and fostering a sense of pride in our shared spaces**.

I welcome the opportunity to further discuss how I can contribute to the committee's mission. Thank you for your time and consideration—I look forward to the possibility of working together.

Sincerely,

Dr. Phyllis M. Long

Phyllis Marie Long

313-465-0270

IDirector1@aol.com

Inkster, Michigan, 48141

Professional Experience

Founder & President

A Journey with Lupus, February 2023 – Present

- **Lead and manage a lupus advocacy organization focused on awareness, support, and resource accessibility.**
- **Organize educational seminars and events to educate communities on lupus and its impact.**
- **Secure funding through donor outreach and fund raisers to expand support services.**
- **Collaborate with medical professionals and faith-based organizations, and community groups to enhance lupus education and support.**

Classroom Paraprofessional

Westwood Community School District, February 26, 2004 - Present

- **Provide direct classroom support to special needs students, ensuring individualized educational and developmental assistance.**
- **Foster an inclusive and structured learning environment tailored to students' unique abilities and needs.**
- **Collaborate with teachers, therapists, and families to implement personalized learning strategies.**
- **Demonstrate strong teamwork, punctuality, and kindness while supporting students' academic and social growth.**

Education

Northwestern High School-

Detroit, MI

Diploma, 1981

Wayne County Community College-

Downtown Campus

Detroit, MI

Associate's in Liberal Arts, 1986

Destiny School of Ministry-

Roseville, MI

Doctorate of Religious Education, 2020

Skills

- **Punctual & Reliable**
- **Team Collaboration**
- **Respectful & Compassionate**
- **Advocacy & Public Speaking**
- **Event Planning & Community Outreach**
- **Special Needs Student Support**

Certification & Training

- **Licensed Minister, 2011- Present**
- **Advanced Professional Intervention (API) Training, 2023**
- **Alert, Lockdown, Inform, Counter, Evacuate (ALICE) Training, 2023**

Volunteer Experience

Westwood Community School District Food Pantry

Thorne Elementary School, 2024 - Present

- Assist with organizing, packing, and distributing food to individuals and families in need.
- Maintain a welcoming and supportive environment for those receiving assistance.

Adult Christian Education Teacher,

Christ Temple Church of the Apostolic Faith, 2024 – Present

- Teach and lead Christian Education Studies for adults.
- Go over lessons that encourage spiritual growth and biblical understanding.
- Foster a welcoming and engaging learning environment for participants.

Visiting the Sick and Shut-In

- Provide emotional, spiritual, and practical support to members of the congregation who are ill or unable to attend services.
- Assist with daily tasks, including cooking, cleaning, grocery shopping, and washing clothes to support their well-being.

Awards & Recognitions

- Thorne Elementary Support Staff of the Year, 2021-2022

References

Available upon request

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: March 25, 2025

From: Georgina L. Holliday, Clerk

Date for Council's Consideration: April 7, 2025

ACTION REQUESTED: Consider approval for Juneteenth Celebration Parade. Event date: Saturday June 14, 2025; Event Hours: 12:30 p.m.-1:45 p.m. Small Parade with floats, bands and walkers Location: Hamlin Drive, Inkster, MI Street to close: Hamlin Dr. from Michigan Ave to Inkster Rd.

Current Action X Emergency _____ Future _____

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

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

To have a Parade in Celebration of Juneteenth on Saturday June 14, 2025 from 12:45p- 1:30p

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



City of Inkster, Michigan

Application Packet For Class 1 and Class 2 Events

Received: 5/14/25
2:30p

NOTICE OF INTENT TO APPLY FOR AN EVENT PERMIT

The first page of this packet implies your intent to hold an event, reserve a park, or close a street in the city of Inkster. The due date for the Notice of Intent can be found on the next page under your event class. In order to reserve a date and location, please fill out this first page and mail or email it to:

City Clerk's Office
26215 Trowbridge Rd. Inkster, MI. 48141
Office: (313) 563-9770; Fax: (313) 563-7378
E-Mail: ghollday@cityofinkster.com
www.cityofinkster.com

Event Title: Juneteenth Celebration Parade

Type of Event: Small Parade with floats, bands, music and walkers

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

Event Date (s): Saturday, June 14, 2025 Event Hours: 12:30 p.m. to 1:45 p.m.

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

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

***Please note, the rental rate allows for set up to begin after 5:00 pm the day prior and clean up to end by 10:00AM following your event. If this does not allow you enough time, please discuss with the Clerk's Office.

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

Name: April K. Garrett E-mail Address: info@weslynbenett.org

Phone 1: 734-516-5976 (work/home/cell) Phone2: _____ (work/home/cell) Fax: _____

Legal name of applicant's organization: Weslyn A. Bennett Foundation

Form of ownership:

☐ Doing Business As

☐ Corporation

☒ Non-Profit

**City of Inkster
Event Permit**

☐ Individual

☐ Association

☐ Partnership

Applicant organization is:

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

Legal address: 49524 Courtyard Lane Canton, MI 48188

Mailing address: P.O. Box 226

City: Inkster State: MI Zip: 48141

Phone: 734-516-5976 Fax: _____ E-mail: infor@weslynbenett.org

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

CLASSES/CATEGORIES

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

	Pre-event meeting	Security Deposit Req.	City services Requirement	Notice of intent due	Applicable sections
Class 1 event: - Any street closure or park reservation that is not open to the public - Neighborhood association block parties. - Family reunion or private organization park reservation. - Less than 500 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed. - Single day event.	May be Required	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14
Class 2 event: - Any event, street closure or park reservation that is <u>open</u> to the public - Less than 1,000 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed.	Determined by City Event Organizer	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14

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

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

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

Class 2 Permit Deadlines

30 Days Prior to Event Date:

- Notice of Intent
- Application Fee

30 Days Prior to Event Date:

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

INSURANCE REQUIREMENTS

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

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

Class 1 Insurance requirements

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

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

Class 2 Insurance requirements

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

FEES

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

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

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

Park key fee

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

Application Fee (non-refundable)

- Payable to "City of Inkster"

	Application Fee	
Class 1 Resident	\$75	
Class 1 Non-Resident	\$150	
Class 2 Resident	\$100	
Class 2 Non-Resident	\$200	\$200.00 ✕

Security Deposit (refundable minus any costs incurred)

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

Inkster Police Department Service Fees/Auxiliary

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

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

Equipment Rates:

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

Department of Public Works Service Fees

Labor Rates:

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

Fire Department Rates

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

Equipment Rates

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

INVOICE EXAMPLES FROM PREVIOUS YEARS

Department of Public Works (DPW)

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

Qty	Description	Unit Price	Total
2.5 hrs.	DPW Crew Chief Employee	\$20.76	\$51.90
2.5 hrs.	DPW Employee	\$18.48	\$46.20
.5 hrs.	Pick-up Truck	\$ 20.00	\$ 10.00
.5 hrs.	Loader	\$150.00	\$75.00
1 hrs.	Stake Truck	\$75.00	\$75.00
.5 hrs.	Trailer	\$50.00	\$25.00
4.5 cubic yards	Trash removal	\$20 per cubic yard (1 Republic Management box = 55 gallon trash bag = 1/4 a cubic yard. i.e. 4 55 gallon trash bags = \$20	\$85.00

EVENT PERMIT

Please note Event Organizer (s) is responsible for notifying vendors and attendees: Of the No Alcohol Policy/Ordinance.

Event Title: Juneteenth Celebration Parade

Location: Hamlin Drive - Inkster, MI

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

Event Date/time (s):

Date: June 14, 2025 Start: 12:30 AM/PM End: 1:45 AM/PM

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

Name: April K. Garrett E-mail Address: info@weslynbennett.org

Mailing address: P.O. Box 226

City: Inkster State: MI Zip: 48141

Day Phone: 734-516-5976 Evening Phone: _____

Cell Phone: 734-516-5976 Fax: _____

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

President: <u>April K. Garrett</u> <u>49524 Courtyard Lane</u> <u>Canton, MI 48188</u>	Secretary: <u>Glynis Akridge-Peterson</u> <u>3821 Irene Street</u> <u>Inkster, MI 48141</u>	Director: <u>Timothy Williams</u> <u>4330 Springhill</u> <u>Inkster, MI 48141</u>
Vice President: <u>Kesha Daniels</u> <u>24985 Santa Barbara</u> <u>Southfield, MI 48075</u>	Treasurer: <u>Craig G. Peterson, Jr.</u> <u>3821 Irene Street</u> <u>Inkster, MI 48141</u>	Director: <u>Leonard S. Akridge</u> <u>6728 Lakeview Blvd #1710</u> <u>Westland, MI 48185</u>
Director: <u>Darryl A. Walker</u> <u>22361 Atlantic Pointe Farmington, MI 48336</u>	Director: <u>Gloriane Wiley</u> <u>4326 Somerset Detroit, MI 48224</u>	

+++++

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

City of Inkster
Event Permit
 Section
 requirement
 by class

1, 2

Please read and check the boxes stating that you are aware of the following.

1a. Ordinance inclusion on Promotional Materials

Please check the box to indicate you have read and understood this section.

The City of Inkster ***highly encourages*** adding the following information on all promotional materials, fliers, websites, etc. because people violating this ordinance will be asked to leave the premises:

☒ "The City's event ordinance prohibits the allowance of Alcoholic Beverages on premises.

1b. Ordinance Inclusion on Signage:

☒ The City does not allow posting of flyers on any poles (utility or otherwise) within the City limits, nor does it allow posting of signs in any public right of way (space between street and sidewalk) without express permission (please attach copies of written authorization).

Please note that the event organizer is responsible for informing vendors and other participants of these ordinances.

1, 2

2. Attendance:

Please estimate the number of people you expect to attend the event: 200

1, 2
DPW

3. Utilities:

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

☐ Yes (see below) ☒ No

☐ Electricity ☐ Water ☐ Other _____

Are the necessary utilities available at the location?

☒ Yes ☐ No (see below)

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

**City of Inkster
Event Permit**

Section
requirement
by class

1, 2
DPW

4. Street closures:

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

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

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

EXAMPLE:

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

Street to close	From	To	Date	Time	Trunkline?
Hamlin Road	Michigan Ave	Inkster Road	6/14/25	12:30 p.m.	N
				-1:45 p.m.	

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

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

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

Name: Timothy Williams Address: 4330 Springhill Phone: 734-748-0302
Inkster, MI 48141

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

Communication will be shared in writing with Hamlin Place residents through their management company, Inkster Post Office and Western Wayne Family Health Centers.

Will you permit local residential traffic street access during the event? Yes ☒ No ☐

If no, how do you intend to accommodate residents? _____

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

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

1, 2

5. Food Permit:

Will any food be prepared, distributed, or sold at event?

☐ Yes (see below) ☒ No

If food will be prepared on site, distributed or sold each vendor must apply for and receive a permit from the **City Clerk's Office/Wayne County. ******

Please note that the Wayne County Health Department must be contacted and advised of event date (s), times, and event organizer contact information in case they have any questions.

1, 2

6. Restrooms:

***Wheatley Park has Restrooms.**

Does your event require restroom facilities?

☐ Yes (see below) ☒ No

How many portable restrooms are you supplying? _____

1, 2
IPD

7. Noise Permit:

Does your event require a noise permit: ☐ Yes (see below) ☒ No

Type of sound at this event:

☒ P.A. system ☒ live band ☐ stereo equipment ☐ other: _____

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

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

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

Date:	Time from:	Time to:
June 14, 2025	12:30 p.m.	2:30 p.m.

Please attach a scaled layout/set up for the event

Section

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

1, 2
DPW

8. Temporary Apparatus:
Will your event include any of the following?

☐ Yes (see below) ☒ No

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

☐ Tent (s) ☐ Portable toilet (s)*** ☐ Inflatable
devices***

☐ Portable lights ☐ Other _____

☐ Bleacher (s) Number requested from the City _____

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

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

1, 2
DPW

9. Trash:
How many trash receptacles (with liners) do you intend to
provide None

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

Using Leanna Hicks Public Library dumpster for trash disposal

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

1, 2
DPW

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

What date do you agree to restore the location to the condition in which you found it?
June 14, 2025

**City of Inkster
Event Permit**

Event Title: Juneteenth Celebration Parade

Event Date(s): June 14, 2025

Event Hours: 12:30 p.m. - 1:45 p.m.

ATTESTATION

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit (s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution.

I hereby agree to comply with all Federal and State Statutes and with all City of Inkster Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Mayor or their designee. I authorize the Fire Chief to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event.

This application represents my intent for the proposed event to the best of my knowledge. I am authorized to sign on behalf of the organization:

April K. Garrett
Applicant Name (printed)

April K. Garrett
Signature

2-26-2025
Date

City of Inkster Approvals

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Marie Demyan PHONE (A/C, No, Ext): (734)454-5450 E-MAIL: marie@loyaltyinsurance.com ADDRESS:	FAX (A/C, No): (734)454-5457
Loyalty Insurance Agency 41575 Joy Road Suite 100 Canton, MI 48187	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A: Michigan Millers	14508
WESLYN A BENNETT FOUNDATION PO Box 226 Inkster, MI 48141	INSURER B: Michigan Millers	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 00023647-167577

REVISION NUMBER: 8

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y	C0548560	03/05/2025	03/05/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (If a occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B			S0101475	03/05/2025	03/05/2026	D & O 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by written contract, certificate holder is included as an additional insured on the general liability policy.

CERTIFICATE HOLDER

CANCELLATION

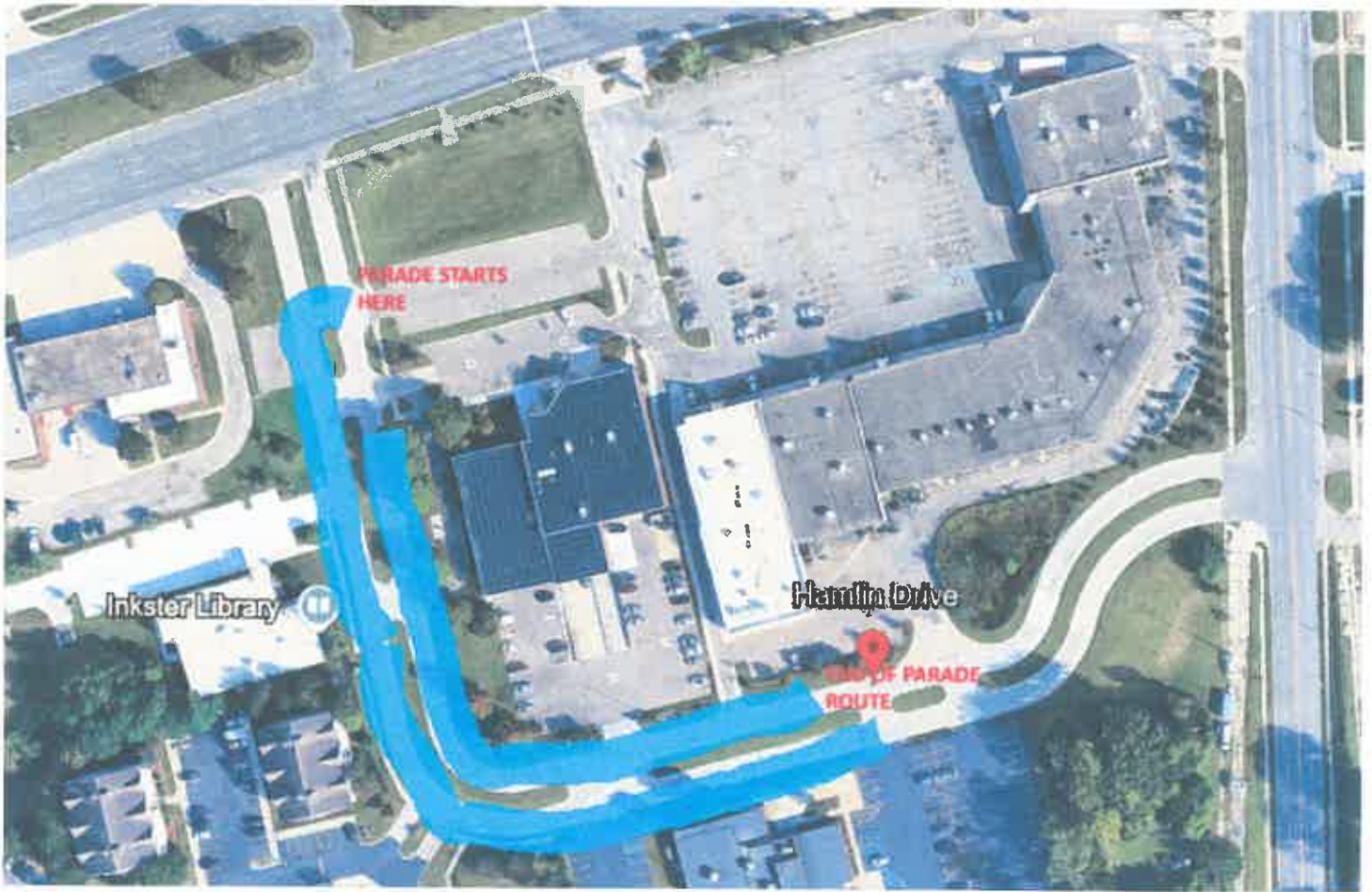
City of Inkster
26215 Trowbridge Rd
Inkster, MI 48141

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marie Demyan

(MLI)





Weslyn A. Bennett
Foundation ©

P.O. Box 226

Inkster, Michigan 48141

www.weslynbennett.org

info@weslynbennett.org

734-252-9722



Board of Directors

February 26, 2025

April K. Garrett
President

Kesha M. Daniels
Vice-President

Glynis M. Akridge-Peterson
Secretary

Craig G. Peterson Jr.
Treasurer

Leonard S. Akridge
Director

Darryl A. Walker
Director

Gloriane Hymon Wiley
Director

Timothy Williams
Director

United States Postal Service
Inkster Post Office
27631 Michigan Avenue
Inkster, MI 48141

Dear Postmaster:

The Weslyn A. Bennett Foundation is a nonprofit organization that provides educational enrichment programming for children and youth in Inkster and the surrounding communities. We are planning our fourth annual Juneteenth celebration in the city of Inkster. This year we are going to have a Juneteenth Parade and Puppet Show.

We are requesting your permission to close Hamlin Drive from the hours of 12:00 p.m. to 2:00 p.m. on Saturday June 14, 2025. This is a safety requirement determined by the city of Inkster. We would like a response from you in writing or via email by March 31, 2025, so that we can complete our planning. We thank you for your support in this endeavor.

Please contact us with any questions at 734-252-9722 or 734-748-0302.

Sincerely,

Advisory Board

Felicia Benson

Shawn E. Blanks

Chanel J. Cabbil

Mary E. Moss

April K. Garrett, President
Weslyn A. Bennett Foundation

Timothy Williams, Director
Weslyn A. Bennett Foundation



P.O. Box 226
Inkster, Michigan 48141
www.weslynbennett.org
info@weslynbennett.org
734-252-9722



Board of Directors

February 26, 2025

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Treasurer

Leonard S. Akridge
Director

Darryl A. Walker
Director

Glorlane Hymon Wiley
Director

Timothy Williams
Director

Ms. Linda Atkins, Chief Executive Officer
Western Wayne Family Health Centers
2700 Hamlin Blvd
Inkster, MI 48141

Dear Ms. Atkins:

The Weslyn A. Bennett Foundation is a nonprofit organization that provides educational enrichment programming for children and youth in Inkster and the surrounding communities. We are planning our fourth annual Juneteenth celebration in the city of Inkster. This year we are going to have a Juneteenth Parade and Puppet Show.

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Felicia Benson

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Sincerely,

April K. Garrett, President
Weslyn A. Bennett Foundation

Timothy Williams, Director
Weslyn A. Bennett Foundation



Weslyn A. Bennett
FOUNDATION ©

P.O. Box 226
Inkster, Michigan 48141
www.weslynbennett.org
info@weslynbennett.org
734-252-9722



Board of Directors

February 26, 2025

April K. Garrett
President

Hamlin Place Estates
2680 Hamlin Driver
Inkster, MI 48141

Kesha M. Daniels
Vice-President

Glynis M. Akridge-Peterson
Secretary

Dear Hamlin Place Estates Management:

Craig G. Peterson Jr.
Treasurer

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Leonard S. Akridge
Director

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Darryl A. Walker
Director

Gloriane Hymon Wiley
Director

Please contact us with any questions at 734-252-9722 or 734-748-0302.

Timothy Williams
Director

Sincerely,

Advisory Board

Felicia Benson

April K. Garrett, President
Weslyn A. Bennett Foundation

Timothy Williams, Director
Weslyn A. Bennett Foundation

Shawn E. Blanks

Chanel J. Cabbil

Mary E. Moss

No. 68821

City of Inkster

Booker T. Dozier Parks & Recreation
2025 Middlebelt Rd
Inkster, MI 48141

PAID

MAR 04 2025

PAID

Received
From

Wendy Bennett Foundation

751-516-2000

DATE

03/04/25

AMOUNT \$

100.00

EXPLANATION:

fund 1

ACCOUNT CLASSIFICATION

FUND

A/C NO.	AMOUNT
711-1	75
TOTAL \$	75

DO NOT WRITE IN THIS BOX

BY

**City of Inkster
Event Permit**

Event Title: Juneteenth Celebration Parade

Event Date(s): June 14, 2025

Event Hours: 12:30 a.m. - 1:45 p.m.

ATTESTATION

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit (s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution.

I hereby agree to comply with all Federal and State Statutes and with all City of Inkster Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Mayor or their designee. I authorize the Fire Chief to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event.

This application represents my intent for the proposed event to the best of my knowledge. I am authorized to sign on behalf of the organization:

April K. Garrett
Applicant Name (printed)

April K. Garrett
Signature

2-26-2025
Date

City of Inkster Approvals

Department Approval	Name (printed)	Approved?	Date
City Council	Resolution Number		
Public Works	<u>Jerome Elvins</u>	<u>June B. Lino</u>	<u>3-24-25</u>
Inkster Fire Dept.	Chief Jason Kaye	<u>Jason Kaye</u>	<u>3-25-2025</u>
Inkster Police	Chief Jenkins	<u>James A. Jenkins</u>	<u>3-25-25</u>
City Mayor	Mayor Byron Nolen		
City Clerk	<u>Georgia Holliday</u>	<u>Georgia Holliday</u>	<u>3-25-25</u>

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

To: Byron Nolen, Mayor

Date: March 24, 2025

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: April 7, 2025

ACTION REQUESTED: Consider approval to purchase Five (5) vacant parcels (Case# LD 25-03) The parcels are located between Meadowdale Ave and John Daly Rd., **PARCEL IDs: 44024010190000; 44024010191000; 44024010192001; 44024010196002; and 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 Byron H. Nolen

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 John Daly Rd., which are legally described as

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

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

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

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

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

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 property.

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:



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 78 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

Vyahonn '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.

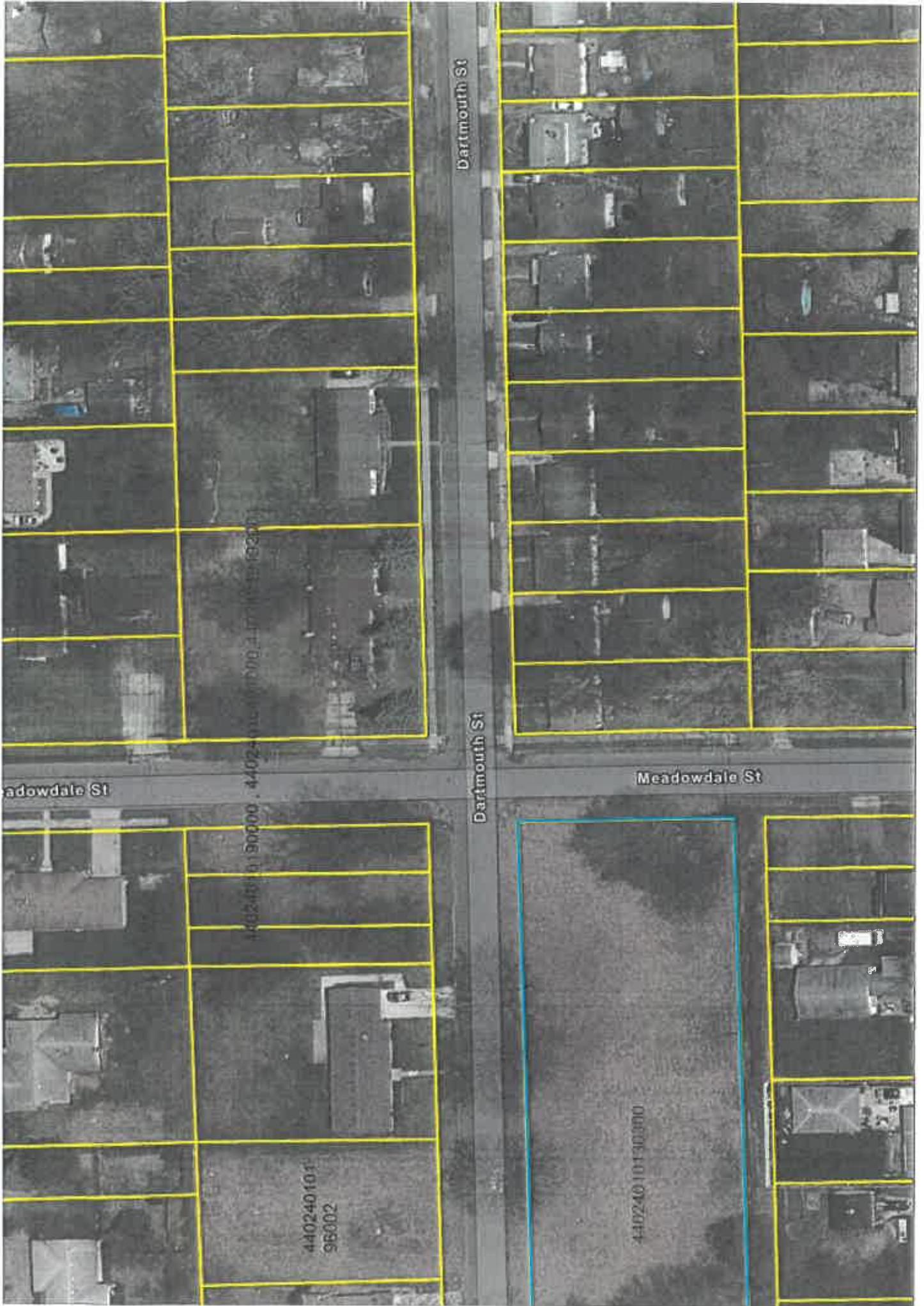
Should this interest rate increase or decrease, the amount for which you have been Conditionally Pre-Approval will be adjusted accordingly. Any material omission or misrepresentation in your Pre-Approval request may void your Conditional Pre-Approval. Any material or adverse change in your financial 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



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

**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

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.

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

_____
Deanna Moss

Applicant's Signature

Date: 02/05/2025



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: _____

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

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

[illegible]



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

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

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: DM

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

Rebecca J. Daniels

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** Property ID: **44024010190000**
City/State/Zip: **Inkster, Michigan, 48141**
Owner Name: **City Of Inkster** Lat/Long: **42.281464 / -83.252703**
Taxpayer Address: **36218 Trowbridge Street** Census Tract: **5784**
City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:
City/Village/Town: **Inkster** School District: **Westwood**
Subdivision: **FRANK H PELLRATH SUB** Property Category: **VacantLand**
MLS Area: **08000 - Inkster** Land Use: **482 - RESIDENTIAL VACANT**
Legal Description: **31A196 LOT 196 ALSO 6 1/2 ADJ VAC ALLEY FRANK H. PELLRATHS SUB T26 R10E L33 P88 WCR**

Taxes

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

Assessments

Year	Taxable Val	State Ex Val	Market %	TM Taxes
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Transfer Information

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

Other Recordings

Oblique	Oblique	Record Date	Recd Date	Amount	Rec 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: 44024010181000 2
Owner Name: City Of Inkster
Toplayer Address: 28218 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lat/Long: 42.281463 / -83.293808
Canons Tract: 5704
Block Group:
City/Village/Town: Inkster
Subdivision: FRANK H PELLRATH SUB
School District: Westwood
MLS Area: 08080 - Inkster
Property Category: VacantLand
Land Use: 402 - RESIDENTIAL VACANT
Legal Description: 31A191 LOT 191 ALSO S 1/2 ADJ VAC ALLEY FRANK H. PELLRATHS SUB T28 R10E L33 P58 WCR

Taxes

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

Assessments

Year	Taxable Val	State Ex Val	Homestead	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libert/Pass
SABREE ERIC R	TREASURER CONTROLLER CI	02/20/2017	02/20/2017		QCD	53528/1498

Other Records

Oblique	Oblique	Record Date	Doc Date	Amount	Doc Type	Libert/Pass
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	30.00X138.00 ✓
Topography:	Land Sqft:	4386
Irregular:	Acres:	0.10

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** Property ID: **44024010102001**
 City/State/Zip: **Inkster, Michigan, 48141**
 Owner Name: **City Of Inkster** Lat/Long: **42.281461 / -83.282804**
 Taxpayer Address: **26315 Trowbridge Street** Census Tract: **8784**
 City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:
 City/Village/Town: **Inkster** School District: **Westwood**
 Subdivision: **FRANK H FILLRATH SUB** Property Category: **VacantLand**
 MLS Area: **08080 - Inkster** Land Use: **402 - RESIDENTIAL VACANT**
 Legal Description: **31A192A & 23FT OF LOT 192 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FILLRATHS SUB T2S R10E L33 PSS WCR**

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	CYT	TM 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 %	TM Taxes
------	-------------	--------------	---------	----------

Transfer Information

Grantor	Grantee	Record Date	Good Date	Sale Price	Recd Type	Libar/Paga
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/08/2017		QCD	53528/1500

Other Recordings

Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Libar/Paga
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Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	22.00X138.00 ✓
Topography:	Land Sqft:	3049
Irregular:	Acres:	0.07

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** Property ID: **44024010106002**
 City/State/Zip: **Inkster, Michigan, 48141**

Owner Name: **City Of Inkster** Lat/Long: **42.251449 / -83.294463**
 Taxpayer Address: **26215 Trowbridge Street** Census Tract: **8704**
 City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:

City/Village/Town: **Inkster** School District: **Westwood**
 Subdivision: **FRANK H PELLRATH SUB** Property Category: **VacantLand**
 MLS Area: **05000 - Inkster** Land Use: **402 - RESIDENTIAL VACANT**
 Legal Description: **31A1905 197 198A W 20FT OF LOT 196 ALSO LOT 197 AND E 22FT OF LOT 198 ALSO S 1/2 VAC ALLY ADJ TO SAID LOTS FRANK H. PELLRATHS SUB T2S R10E L33 P88 WCR**

Taxes

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

Assessments

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

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

Other Recordings

Oblique	Chiller	Record Date	Doc Date	Amount	Doc Type	Libar/Pass
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Characteristics

Year Built:	1988	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
Style:		Garage Sqft:	403
Water:		Garage Capacity:	2
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	80.00X138.00 ✓
Topography:		Land Sqft:	10890
Irregular:		Acres:	0.25

Search for MLS Listings

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: **Dartmouth** Property ID: **44024010130300**
City/State/Zip: **Inkster, Michigan, 48141**
Owner Name: **City Of Inkster** Lat/Long: **42.280958 / -82.294225**
Taxpayer Address: **28218 Trowbridge Street** Census Tract: **8704**
City/State/Zip: **Inkster, Michigan, 48141-2479** Block Group:
City/Village/Town: **Inkster** School District: **Westwood**
Subdivision: **FRANK H PELLRATH SUB** Property Category: **VacantLand**
MLS Area: **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. PELLRATHS SUB T2S R10E L33 P88 WCR**

Taxes

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

Assessments

Year	Taxable Val	State Eq Val	Hmstrd St	TN Taxes
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Transfer Information

Transferor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Pack
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/06/2017	02/06/2017		QCD	53504/1401
WOJTCWICZ RAYMOND J	DOODINGS KEVIN	10/06/2005	10/05/2005	\$5,000	QCD	43394/0231

Other Recordings

Release	Release	Record Date	Doc Date	Amount	Doc Type	Libar/Pack
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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

Location & Ownership

Property Address: Dartmouth
Inkster, Michigan, 48141
Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
Inkster, Michigan, 48141-2479
City/Village/Town: Inkster
Subdivision: ROBT M GRINDLEY SUB NO 10 OF
LITTLE FARMS
MLS Area: 05060 - Inkster
Legal Description: *310290A* W 85 FT LOT 290 ROBT M. GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L30 P70
WCR - A - 95.66

Property ID: 440230102000001
Lat/Long: 42.281535 / -83.297350
Census Tract: 8704
Block Group:
School District: Westwood
Property Category: VacantLand

Land Use: 402 - RESIDENTIAL VACANT

Taxes

Year	Season	Total Ad Val	Admin Fee	Amount	LVT	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	Homestead Ex	Ttl Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libor/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/06/2017	02/06/2017		QCD	53504/1378

Other Recordings

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

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	\$5.00X198.00 ✓
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: **Inkster, Michigan, 48141**
 Owner Name: **City Of Inkster** Lat/Long: **42.281836 / -83.287204**
 Taxpayer Address: **PO Box 293** Census Tract: **8704**
 City/State/Zip: **Inkster, Michigan, 48141-0293** Block Group:

City/Village/Town: **Inkster** School District: **Westwood**
 Subdivision: **ROBT M GRINDLEY SUB NO 10 OF** Property Category: **VacantLand**
 Little Farms
 MLS Area: **68088 - Inkster** Land Use: **402 - RESIDENTIAL VACANT**
 Legal Description: **S1D2908 L 20FT LOT 200 ROBT M GRINDLEYS SUB NO. 10 OF LITTLE FARMS T2S R10E L29 P70 WCR**

Taxes

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

Assessments

Year	Taxable Val	State Ex 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	Libr/Page
SABREE ERIC R	TREASURER CONTROLLER C	02/20/2017	02/20/2017		QCD	53528/1487

Other Recordings

Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Libr/Page
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Characteristics

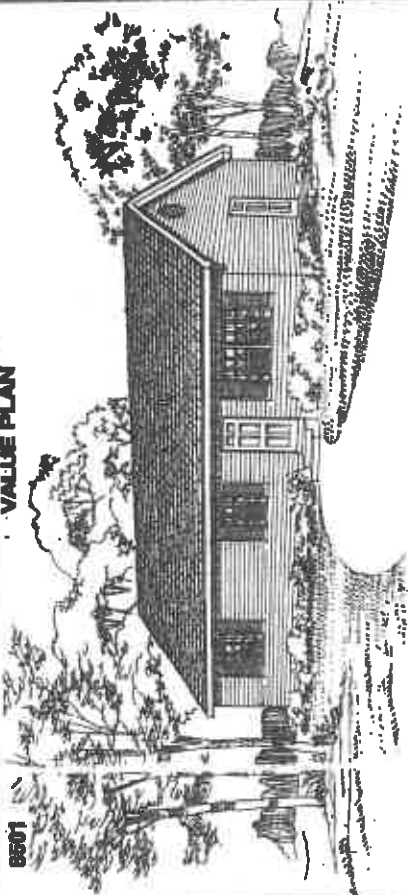
#1 Porch/Dimensions: /
 #2 Porch/Dimensions: /
 Topography:
 Irregular:
 Storm Sewer:
 Land Dimension: **20.00X138.00** ✓
 Land Sqft: **2814**
 Acres: **0.06**

Search for MLS Listings

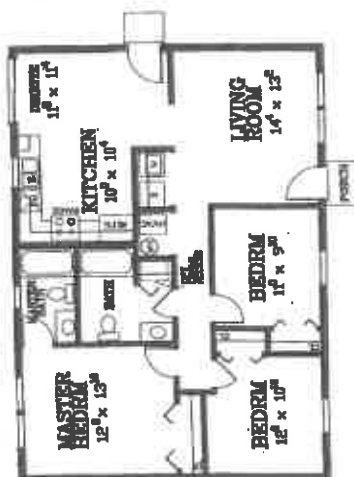
ST. ALBANS II

8601

VALUE PLAN



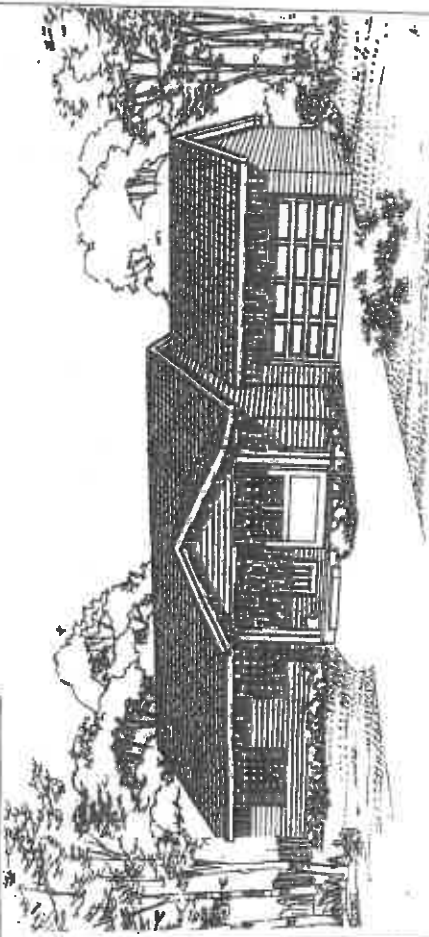
Total Living Area: 1,120 Sq. Ft.



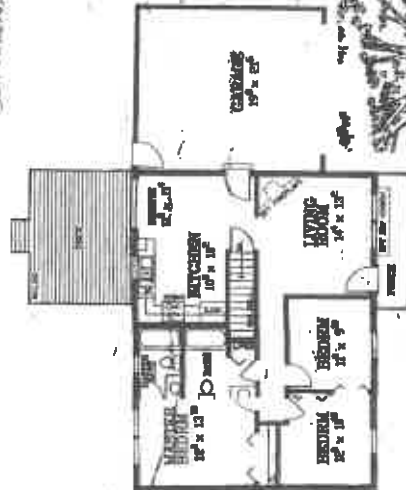
Width 40'-0"
Depth 28'-0"

84 AFFORDABLE HOMES

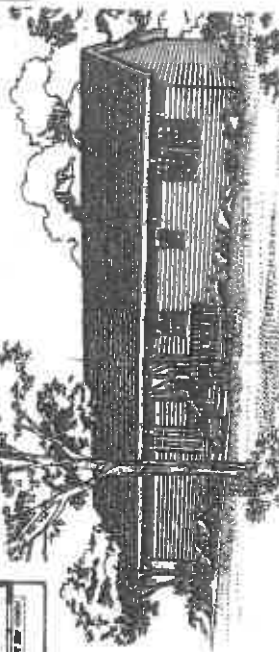
ENHANCED PLAN



Total Living Area: 1,132 Sq. Ft.



Width 60'-0"
Depth 28'-0"
Depth 44'-0" (porch)



ENHANCED REAR ELEVATION

ST. ALBANS I

1-800-353-8484

84 LUMBER

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: Wednesday, April 2, 2025

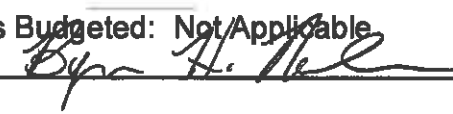
From: Sharde Crutchfield
Special Projects, Director

Date for Council Consideration: Monday, April 7, 2025

ACTION REQUESTED: Consider approval of issuing a replacement deed for 26115 Dunning Inkster, MI 48141, legally described as *30D249B 30D250 30D251A* LOT 249 EXCEPT EAST 28 FT, LOT 250, AND EAST 7 FEET OF LOT 251 ALSO N 1/2 ADJ VAC ALLEY THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 (Property I.D. 44 020 02 0249 300) to Habitat For Humanity.

Current Action X Emergency Future

Funds Budgeted: Not Applicable

Mayor's Approval 

BACKGROUND INFORMATION

The current property owner, Earl Miller, has requested a copy of the deed issued to Habitat for Humanity in or around 2005. There is historical institutional knowledge of the transaction, along with city tax documents referencing a sale for \$9,600 on January 25, 2005 via Quit Claim Deed. However, there is no record of this deed with the Wayne County Register of Deeds, resulting in a present-day break in the chain of title.

SCOPE OF SERVICES

Executing a Quit Claim Deed and submitting it, along with the city council's resolution, for recording at the current owner's expense

JUSTIFICATION

There is no deed on record with the Wayne County Register of Deeds office.

PROJECT OR IMPROVEMENT TASK

This request does not address a project or task.

RESOLUTION

Authorization is hereby given to the City of Inkster to issue a replacement deed for 26115 Dunning St. Inkster, MI 48141, legally described as *30D249B 30D250 30D251A* LOT 249 EXCEPT EAST 28 FT, LOT 250, AND EAST 7 FEET OF LOT 251 ALSO N 1/2 ADJ VAC ALLEY THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 (Property I.D. 44 020 02 0249 300) to Habitat For Humanity.

Resolved by: _____

Seconded by: _____

26115 DUNNING INKSTER, MI 48141 (Property Address)

Parcel Number: 44 020 02 0249 300 Account Number: 1160490



Item 1 of 2

1 Image / 1 Sketch

Customer Name: MILLER, EARL**Summary Information**

> Residential Building Summary

- Year Built: 2006 - Bedrooms: 0
- Full Bath: 1 - Full Bath: 1
- Sq. Feet: 1,222 - Acres: 0.201

> Utility Billing Information found

> Assessed Value: \$97,100 | Taxable Value: \$81,449

> Property Tax information found

> Building Department Information found

Owner and Taxpayer Information**Owner**

MILLER, EARL
26115 DUNNING
INKSTER, MI 48141

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	44 INKSTER
School District	WESTWOOD COMMUNITY SCHOOLS	Assessed Value	\$97,100
MAP #	No Data to Display	Taxable Value	\$81,449
User Number Index	0	State Equalized Value	\$97,100
User Alpha 1	Not Available	Date of Last Name Change	11/09/2023
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 09/17/2007

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	-
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$79,000	\$79,000	\$79,000
2023	\$63,100	\$63,100	\$36,321
2022	\$50,500	\$50,500	\$34,592

Land Information:

Zoning Code	No Data to Display	Total Acres	0.201
Land Value	\$7,839	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	44-WESTWOOD	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	64.00 ft	137.00 ft
Total Frontage: 64.00 ft		Average Depth: 137.00 ft

30D249B 30D250 30D251A LOT 249 EXCEPT EAST 28 FT, LOT 250, AND EAST 7 FEET OF LOT 251 ALSO N 1/2 ADJ VAC ALLEY THEREOF WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR

Land Division Act Information

Date of Last Split/Combine	07/06/2005	Number of Splits Left	8
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	07/06/2005	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	44 020 02 0248 000		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/05/2023	\$10,000.00	QC	MAYCOCK, THOMAS	MILLER, EARL	21-NOT USED/OTHER	
03/25/2014	\$0.00	QC	EF MILLER INVESTMENTS	MAYCOCK, THOMAS	21-NOT USED/OTHER	
06/12/2011	\$10,000.00	QC	HABITAT FOR HUMANITY OF WESTERN WAY	EF MILLER INVESTMENTS	21-NOT USED/OTHER	2011296154
01/25/2005	\$9,600.00	QC	CITY OF INKSTER	HABITAT FOR HUMANITY	21-NOT USED/OTHER	

Building Information - 1222 sq ft 1.00 STORY (Residential)

General

Floor Area	1,222 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	1,222 sq ft
Foundation Size	1,222 sq ft		
Year Built	2006	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C -5
Effective Age	18 yrs	Tri-Level	No
Percent Complete	0%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	1.00 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding/Brick	1,222 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
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Built-In Information

Appliance Allow.	1
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Porch Information

CCP (1 Story)	138 sq ft	Foundation	Standard
CPP	105 sq ft	Foundation	Standard

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: April 3, 2025

From: Darin Carrington, Treasurer

Date for Council's Consideration: April 7, 2025

ACTION REQUESTED: The Administration is submitting to City Council recommendation for accepting of a bid for the construction of the Senior Wellness Center at the Dozier Recreation Center. The Administration is submitting this item to Council for their review and consideration.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☒

Mayor 's Approval



BACKGROUND:

The City of Inkster received a grant from the Federal Department of Housing and Urban Development (HUD) for construction of a new Senior Wellness Center at the Dozier Recreation Center. This grant is in the amount of \$2.5 million. A contract was awarded last year to Renaissance City Developers for a number of pre-construction services. This included drafting of design plans for the Senior Center, drafting and reviewing of bid documents for the project construction and project managing the Center's construction phase.

In 2024, a bid was put out for the construction of the Center. However, the bids that were submitted were above the budgeted amount from the HUD grant. The City worked with the project manager to revise the project design to lower costs to be in line with the approximately \$2.2 million that was available for the project construction.

A new bid was put out a few months ago and a number of responses were received. Several of the responses were at or below the \$2.2 million target. The project manager identified DCR Services & Construction as the best qualified bid and recommended them to be awarded the contract. The Administration has reviewed the bids and agrees with the recommendation. We are submitting DCR's bid to the Council and recommend that they be awarded the bid.

SCOPE OF SERVICES:

The project will be for the complete construction of the proposed Senior Wellness Center.

JUSTIFICATION:

The City has been working for some time with the Commission on Aging to get this project launched. We have been able to get a design and construction plan that is in line with the funds available from the HUD grant. We have identified a bidder in DCR that has the experience working with the City and experience with these types of construction projects.

PROJECT IMPROVEMENTS:

This project will create a new Senior Wellness Center that will be able to offer a wide array of services and activities for the City's senior residents. The new Center will provide the seniors with dedicated space for these services and activities.

COSTS:

The projected cost of this contract is approximately \$2.1 million. Most of the costs of the projected are expected to be incurred in next fiscal year. This is a reimbursable grant so initial expenses will be funded through the City's General Fund. Some costs have been incurred to date and reimbursement requests have been prepared. For the bulk of the project costs they will be included in the FY 2026 budget.

PROJECTED TIMETABLE:

The project will begin later this month (April 2025) and is expected to be completed in approximately 15 months in July 2026.

RESOLUTION:

The Administration is hereby authorized to enter into the proposed contract with DCR Services & Construction for the construction of the Senior Wellness Center.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

Senior Wellness Center Addition Bid Tab and Recommendations

Mr. Terence Anderson, President
Renaissance City Developers Inc.,
Date: March 21, 2025

Mr. Derek Dowdell, Planning Director
City of Inkster, Michigan

Dear Mr. Dowdell,

This letter provides a recommendation regarding the bids received for the City of Inkster – Senior Wellness Center project. We have reviewed the proposals and are providing our analysis to support the selection process.

Multiple bids were received for the project. Here's a summary of the key bidders and their proposed amounts, including notes on qualification from the provided bid tabulation:

- **DCR Services & Construction Inc.:** \$2,092,960 – Best Qualified Bidder
- **DA Contractors:** \$2,082,866.44795 – Excludes domestic water and fire main relocation which are required. Incomplete Bid
- **Corrigan Construction:** \$2,134,862.56
- **NCR Builders:** \$2,177,000
- **DMC Consultants Inc.:** \$2,401,931.8
- **LaSalle:** \$2,421,232
- **Quadrante Construction LLC:** \$2,650,921
- **Decima LLC:** \$3,039,352.31
- **RB Construction:** \$3,325,057.9
- **Final Touch Floors:** \$160,570.49 – Not qualified, only bid on flooring
-

We recommend DCR Services & Construction, Inc. for the following reasons:

Management Team and their Experience: DCR's team has seasoned staff with an average of 20 years of experience in construction and environmental consulting & remediation. Their full-time professionals include project managers, professional and registered geologists, superintendents, estimators, information specialists, accountants, and self-perform trades.

Company Experience: DCR was established in 2007 and has 18 years of experience in construction and environmental services. They are an SBA 8(a), HUBZone, Small Disadvantaged certified minority construction and environmental services company.

Project Start: DCR Services is available to start as soon as April 14, 2025 and complete the project by July 2, 2026.

Bonding Capacity: DCR can provide a performance and payment bond for the project

I would highly recommend the City of Inkster award the contract to DCR based on their experience, management team, their prior performance working with the City of Inkster, and their competitive bid.

If you have any questions, please let us know and we look forward to working together on this project.

Sincerely,

Terence Anderson

President

Renaissance City Developers Inc.

City of Inkster

Senior Wellness Center Bid Tabulation

By: Renaissance City Developers Date: March 20, 2025

Bidder	Price	Similar Project Completed	PM Qualification	Project Start	Project Finish
Final Touch Floors	160,570.49	☐	☐		
	2,082,866.45				
DA Contractors		☐	☐	4/21/2025	4/17/2026
DCR Services & Construction Inc.	2,092,960.00	☒	☒	4/14/2025	7/2/2026
Corrigan Construction	2,134,862.56	☒	☒	6/15/2025	2/15/2026
NCR Builders	2,177,000.00	☒	☒		
DMC Consultants Inc.	2,401,931.80	☒	☒	4/21/2025	1/31/2026
LaSalle	2,421,232.00	☒	☒	4/14/2025	12/14/2025
Quadrate Construction LLC	2,650,921.00	☒	☒	4/14/2025	10/14/2025
Decima LLC	3,039,352.31	☐	☐	4/14/2025	3/23/2026
RB Construction Co.	3,325,057.90	☒	☒		

1

Project Duration	Comments
	Not qualified they only bid on flooring
	Excludes domestic water and fire main relocation per DA and Bid
12	form does not show a cost for the Bonds. Incomplete Bid
15	Best Qualified Bidder
8	
10	Bonds not included on Bid Form but included
8	
6	
11	(12,500) VE Project Experience not relevant
10	

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: April 1, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: April 7, 2025

ACTION REQUESTED: Consider amending resolution # 11-24-260FR, Neighborhood Enterprise Zone (NEZ) Certificate application request. The applicant proposes to break the project down into four phases. For funding purposes, each phase will require a separate NEZ certificate application with a different LLC name.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

Annapolis Pointe is a 72-parcel development where the City Council of Inkster created a Neighborhood Enterprise Zone (NEZ) for the purpose of creating new housing (Single Family) in the City of Inkster. The NEZ allows a reduction in taxes on the property for 15 years to promote revitalization of neighborhoods.

The developer must submit a certificate application to the State of Michigan for the reduction of taxes.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The applicant proposes to break the project down into four phases. For funding purposes, each phase will require a separate NEZ certificate application with a different LLC name. The LLC names are:

- Annapolis Pointe Phase I Limited Dividend Housing Association LLC
- Annapolis Pointe Phase I LLC
- Annapolis Pointe Phase II LLC
- Annapolis Pointe Phase III LLC

PROJECT OR IMPROVEMENT TASKS

COSTS

NA

REQUEST FOR COUNCIL ACTION

PROJECT TIME TABLE

NA

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Resolution No 05-24-122GH

May 6, 2024

At a meeting of the City Council of the City of Inkster, Wayne County, Michigan, held at City Hall, 26215 Trowbridge Street, MI 48141, on the 6th day of May 2025 at 7:00 p.m.

Present: Nolen, Chisholm, Rutledge, Bishop, Scott, Howard, Richardson

Absent: None

The following resolution was offered by **Rutledge** and supported by **Scott**.

WHEREAS, In February of 2024, the City Council indicated its intent to establish a Neighborhood Enterprise Zone (hereinafter "NEZ") within the City of Inkster and instructed the administration to meet the requirements set forth in Section 3 of act 147 of 1992;

WHEREAS, Section 3 of Act 147 of 1992 requires the City to provide written notice at least 60 days before adopting resolution designating a neighborhood enterprise zone to the assessor and to the governing body of each taxing unit that levies ad valorem taxes within the proposed neighborhood enterprise zone; and,

WHEREAS, the notice was sent to the assessor and taxing jurisdictions via certified mail on February 27, 2024 (attached here too as (exhibit A) with the public hearing date of March 4th 2024;

WHEREAS, the city published notice of the first public hearing on February 15, 2024, in the Telegram newspaper (exhibit B);

WHEREAS, notice was mailed to all properties within the district notifying them of the public hearing (Exhibit C);

WHEREAS, the city published notice of the second public hearing on April 15, 2024 in the Telegram newspaper (exhibit D)

WHEREAS, On May 6, 2024, the City Council of Inkster issued a resolution of statement, stating as Follows:

1. That NEZ is in line with the City of Inkster's goals and objectives of creating a variety of different housing types for its residents;
2. The NEZ shall consist of approximately 8.91 acres (exhibit E);



3. The City Council establishes that the NEZ shall not grant a certificate for a period of greater than fifteen (15) years in the NEZ.

RESOLVED BY THE COUNCIL OF THE CITY OF INKSTER: Approval to create a Neighborhood Enterprise Zone (NEZ) in the Planned Unit Development District, 72 parcels in the site area known as Annapolis Pointe.

NOW, THEREFORE, BE IT RESOLVED

MOTION BY: Councilmember Rutledge

SECOND BY: Councilmember Scott

VOTE: 6-0, Motion carried.

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a Regular City Council meeting held on May 6, 2024 and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 268, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Georgina Holliday, City Clerk

CITY OF INKSTER PUBLIC NOTICE (continued)

[illegible]

PUBLISH BY: February 8, 2024
Planning Department • 313.553.9760

TELEGRAM
COMMUNITY CALENDAR

List created by Renee Summers. To have your event included, send an email to info@telegramnews.net. Put Community Calendar in subject.

WANTED!!
YOUR BEST RECIPES



Send to
info@telegramnews.net or mail to
Telegram News P. O. Box 29085
Ecorse, MI 48229.
For more questions call 313-828-2855





Exhibit
B

February 27, 2024

To: Michigan State Tax Commission, Wayne County Treasurer, Wayne County Clerk, Wayne County Community College, Taylor School District, Wayne RESA, City of Inkster Assessor, Wayne County Equalization Department, Board of Wayne County Commissioners, Huron-Clinton Metropolitan Authority, Detroit Zoological Society, Detroit Institute of Arts, Wayne County Transit Authority, Michigan Economic Development Corporation, Michigan State Housing Development Authority, Environment, Great Lakes, and Energy, Wayne County Transit Authority Leanna Hicks Library of Inkster

From: The City of Inkster

Re: Notice For Neighborhood Enterprise Zone in Inkster

To Whom It May Concern:

Please let this letter and attached/enclosed materials serve as the City of Inkster's (hereinafter "City") notice to our assessor and the applicable taxing jurisdictions of the City Council's intent to establish a Neighborhood Enterprise Zone (hereinafter "NEZ") in the City. According to MCL 207.773(3), the city must provide written notice to the assessor and the governing body of each taxing unit not less than 60 days before passing the resolution creating an NEZ. The City Council intends to pass the resolution on May 6, 2024, at the regularly scheduled meeting at 7:00 p.m. In addition, the City Council will set the public hearing on April 15, 2024, at the regularly scheduled City Council meeting at 7:00 p.m. City Council meetings occur in Council Chambers at the Inkster City Hall, 26215 Trowbridge Street, Inkster, MI 48141 at 7:00 p.m.

Enclosed with this notice are the parcels and total acreage proposed for the NEZ. The city is proposing to create an NEZ for new facilities (owner-occupied homes) in a Planned Unit Development District for residential single-family homes that will receive a statutory tax abatement for 15 years.

Please get in touch with the Community Development office with any questions or concerns at 313-563-9760 or email, planning@cityofinkster.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Dowdell", written in a cursive style.

Derek Dowdell

Community Development Director

**NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN**

RE: Intent To Create a Neighborhood Enterprise Zone (NEZ) District

The Inkster City Council will hold a public hearing in the Council Chambers, 26215 Trowbridge St, Inkster, MI 48141 on **March 4, 2024**, at 7:00 p.m. Information to join the meeting can be found at City Hall, the address is listed above or at www.cityofinkster.com.

The City of Inkster is proposing the creation of a Neighborhood Enterprise Zone (hereinafter "NEZ") district in the City of Inkster for New Facilities. The Neighborhood Enterprise Zone (NEZ) Program was established by Public Act 147 of 1992, as amended. The program provides a tax incentive for the development and rehabilitation of residential housing. A qualified local unit of government may designate one or more areas as an NEZ within that local unit of government. The program was established to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. The program also encourages owner-occupied housing and new investment in communities.

The City of Inkster is proposing to set up the district along Annapolis Avenue and on streets with vacant lots that could use new housing developments, including Wayland Court, Crystal Court, Yorkville Court, Bridgeport Court, York Ave, Northland Avenue, and Middlebelt Road in the Planned Unit Development (PUD) zoned district, also known as Annapolis Pointe.

A new facility is defined as a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner-occupied as a principal residence. This definition includes a new individual condominium unit, in a structure with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. A new facility may receive a tax incentive for a period of between 6 and 15 years.

For more information from the State of Michigan (Michigan Economic Development Corporation) please visit:

<http://www.michigan.gov/4a14e6/globalassets/documents/fact-sheets/neighborhood-enterprise-zone-pa-147.pdf>

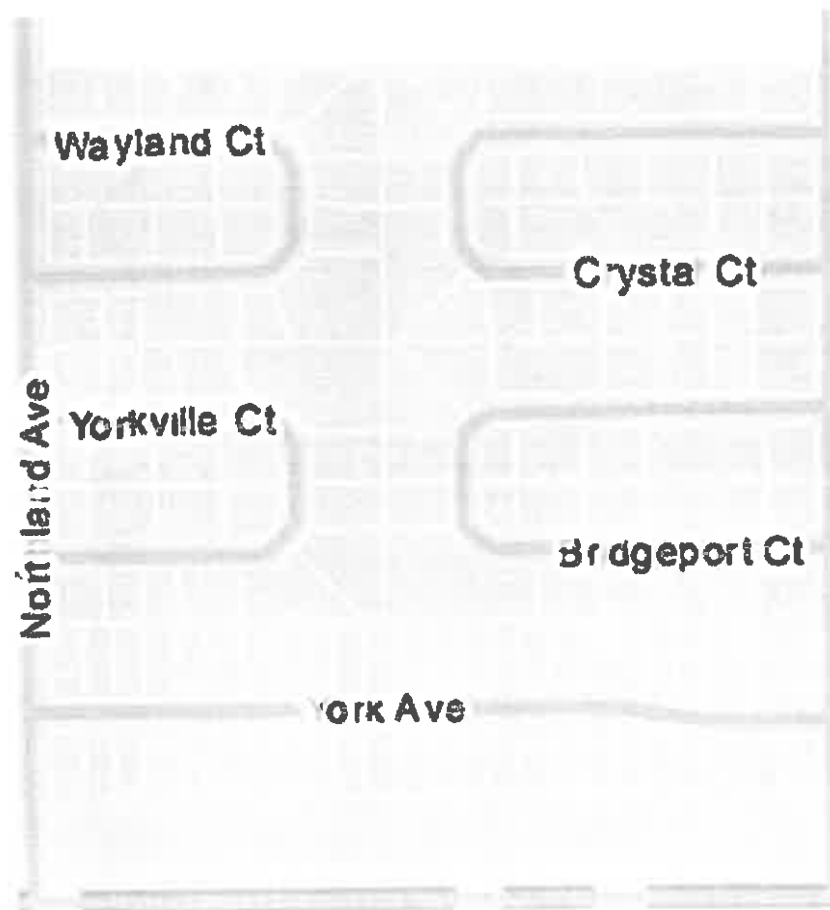
http://www.michigan.gov/documents/taxes/OPRA_Qualified_Local_Govt_Units_2015_8_25_2_498400_7.pdf

https://www.michigan.gov/documents/taxes/NEZ_FAQs_Final2_490111_2.pdf

Exhibit

C

**NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN**



CITY OF INKSTER PUBLIC NOTICE Continued

Location Map

Location Map

NORTH

Annapolis Avenue



CES.
OUR

Dearborn

on Day.
 100 4/12/202

2005	Pontiac	
1998	Mercury	
2014	Chevy	Malibu

White 1G11C5SL0

CITY OF INKSTER PUBLIC NOTICE

NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Intent To Create a Neighborhood Enterprise Zone (NEZ) District

The Inkster City Council will hold a public hearing in the Council Chambers, 26215 Towerbridge St, Inkster, MI 48141 on April 18, 2024, at 7:00 p.m. Information to join the meeting can be found at City Hall, the address is listed above or at www.cityofinkster.com.

The City of Inkster is proposing the creation of a Neighborhood Enterprise Zone (hereinafter "NEZ") district in the City of Inkster for New Facilities. The Neighborhood Enterprise Zone (NEZ) Program was established by Public Act 147 of 1982, as amended. The program provides a tax incentive for the development and rehabilitation of residential housing. A qualified local unit of government may designate one or more areas as an NEZ within that local unit of government. The program was established to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. The program also encourages owner-occupied housing and new investment in communities.

The City of Inkster is proposing to set up the district along Annapolis Avenue and on streets with vacant lots that could use new housing developments, including Wayland Court, Crystal Court, Yorkville Court, and Bridgeport Court, in the Planned Unit Development (PUD) zoned district, also known as Annapolis Pointe. The subject properties are listed below by parcel number.

A new facility is defined as a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner-occupied as a principal residence. This definition includes a new individual condominium unit, in a structure with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. A new facility may receive a tax incentive for a period of between 8 and 15 years.

For more NEZ information from the State of Michigan (Michigan Economic Development Corporation) please visit:

<https://www.mplaza.org/4a14a6/globalassets/documents/fact-sheets/neighborhood-enterprise-zone-se-147.pdf>

https://www.michigan.gov/documents/taxes/OPRA_Qualified_Local_Govt_Units_2015_8_25_2_498400_7.pdf

https://www.moh.gov/documents/taxes/NE2_FAQs_Final2_490111_7.pdf

Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the attention of the City of Inkster Planning Department, 28215 Trowbridge, Inkster, Michigan, 48141. Comments will be received through 12:00 noon, Monday, April 15, 2024. Please reference Annapolis Pointe NEZ in all correspondence.

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.583.8770.

Georgina Holliday
Inkster City Clerk

PUBLISHED BY: April 4, 2024

Planning Department • 313.563.9760

PUBLIC HEARING CONTINUED - NEXT COLUMN

Parcel #	Total Acres
44 015 03 0018 000	0.129
44 015 03 0019 000	0.099
44 015 03 0020 000	0.099
44 015 03 0022 000	0.119
44 015 03 0023 000	0.119
44 015 03 0024 000	0.119
44 015 03 0025 000	0.114
44 015 03 0027 000	0.118
44 015 03 0029 000	0.118
44 015 03 0030 000	0.124
44 015 03 0031 000	0.119
44 015 03 0032 000	0.119
44 015 03 0033 000	0.119
44 015 03 0035 000	0.139
44 015 03 0036 000	0.129
44 015 03 0037 000	0.119
44 015 03 0038 000	0.119
44 015 03 0039 000	0.119
44 015 03 0040 000	0.115
44 015 03 0041 000	0.118
44 015 03 0044 000	0.118
44 015 03 0046 000	0.119
44 015 03 0047 000	0.119
44 015 03 0055 000	0.119
44 015 03 0056 000	0.119
44 015 03 0058 000	0.119
44 015 03 0059 000	0.119
44 015 03 0060 000	0.123
44 015 03 0061 000	0.118
44 015 03 0063 000	0.197
44 015 03 0064 000	0.118
44 015 03 0065 000	0.119
44 015 03 0066 000	0.119
44 015 03 0067 000	0.119
44 015 03 0068 000	0.119
44 015 03 0069 000	0.129
44 015 03 0070 000	0.129
44 015 03 0071 000	0.119
44 015 03 0072 000	0.119
44 015 03 0073 000	0.119
44 015 03 0074 000	0.119
44 015 03 0075 000	0.118
44 015 03 0080 000	0.129
44 015 03 0084 000	0.119
44 015 03 0085 000	0.125

Exhibit

E

44 015 03 0086 000	0.104
44 015 03 0087 000	0.109
44 015 03 0088 000	0.141
44 015 03 0089 000	0.117
44 015 03 0090 000	0.119
44 015 03 0091 000	0.119
44 015 03 0092 000	0.119
44 015 03 0093 000	0.115
44 015 03 0094 000	0.155
44 015 03 0095 000	0.155
44 015 03 0096 000	0.182
44 015 03 0097 000	0.129
44 015 03 0098 000	0.119
44 015 03 0099 000	0.119
44 015 03 0100 000	0.119
44 015 03 0101 000	0.119
44 015 03 0102 000	0.118
44 015 03 0103 000	0.192
44 015 03 0104 000	0.192
44 015 03 0105 000	0.118
44 015 03 0106 000	0.133
44 015 03 0107 000	0.139
44 015 03 0108 000	0.129
44 015 03 0109 000	0.129
44 015 03 0110 000	0.129
44 015 03 0111 000	0.129
Total =	8.91 Acres

City of Inkster 4,003 Acres (Per Google)

Annapolis Ponite is 0.22% of the City

**Resolution to Approve an Application for Neighborhood Enterprise Zone
(New) Certificate, PA 147 of 1992, as amended**

Minutes of a regular meeting of the City Council of the City of Inkster, held on November 4, 2024, at 26215 Trowbridge Inkster, Michigan 48141 in Inkster City Hall Council Chambers at 7:00pm

PRESENT: Mayor Byron Nolan, Mayor ProTem Steven Chisholm, Councilwoman Kim Howard, Councilwoman D'Artriss Richardson, Councilwoman Felicia Rutledge, Councilman Freddie Bishop III, Councilwoman Lindsay Scott

ABSENT: None

The following preamble and resolution were offered by _____ Mayor Pro-Tem Steven Chisholm__ and supported by _____ Councilwoman Lindsay Scott _____.

**Resolution 11-24-260FR Approving an Application for a Neighborhood Enterprise Zone
(New) Certificate for *Annapolis Pointe Phase I LLC* Located at (See list of parcels attached)**

WHEREAS, the City Council of the City of Inkster established a Neighborhood Enterprise Zone on November 4, 2024 as required under PA 147 of 1992 after a public hearing held on April 15, 2024; and

WHEREAS, the applicant Annapolis Pointe is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inkster
Be and hereby is granted a Neighborhood Enterprise Zone
(New) Facility Exemption for property located at (See attached list of
parcels) for a period of 15 years, beginning December
31, 2025, and ending December 30, 2040, pursuant to the
provisions of PA 147 of 1992, as amended.

AYES: 6

NAYS: 0

RESOLUTION DECLARED ADOPTED.

Clerk

**Resolution to Approve an Application for Neighborhood Enterprise Zone
(New) Certificate, PA 147 of 1992, as amended**

Minutes of a regular meeting of the City Council of the City of Inkster, held on November 4, 2024, at 26215 Trowbridge Inkster, Michigan 48141 in Inkster City Hall Council Chambers at 7:00pm

PRESENT: Mayor Byron Nolan, Mayor ProTem Steven Chisholm, Councilwoman Kim Howard, Councilwoman D'Artriss Richardson, Councilwoman Felicia Rutledge, Councilman Freddie Bishop III, Councilwoman Lindsay Scott

ABSENT: None

The following preamble and resolution were offered by _____ Mayor Pro-Tem Steven Chisholm__ and supported by _____ Councilwoman Lindsay Scott_____.

**Resolution 11-24-260FR Approving an Application for a Neighborhood Enterprise Zone
(New) Certificate for *Annapolis Pointe Phase III LLC* Located at (See list of parcels attached)**

WHEREAS, the City Council of the City of Inkster established a Neighborhood Enterprise Zone on November 4, 2024 as required under PA 147 of 1992 after a public hearing held on April 15, 2024; and

WHEREAS, the applicant Annapolis Pointe is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inkster
Be and hereby is granted a Neighborhood Enterprise Zone
(New) Facility Exemption for property located at (See attached list of parcels)
for a period of 15 years, beginning December
31, 2025, and ending December 30, 2040, pursuant to the
provisions of PA 147 of 1992, as amended.

AYES: 6

NAYS: 0

RESOLUTION DECLARED ADOPTED.

Clerk

**Resolution to Approve an Application for Neighborhood Enterprise Zone
(New) Certificate, PA 147 of 1992, as amended**

Minutes of a regular meeting of the City Council of the City of Inkster, held on November 4, 2024, at 26215 Trowbridge Inkster, Michigan 48141 in Inkster City Hall Council Chambers at 7:00pm

PRESENT: Mayor Byron Nolan, Mayor ProTem Steven Chisholm, Councilwoman Kim Howard, Councilwoman D'Artriss Richardson, Councilwoman Felicia Rutledge, Councilman Freddie Bishop III, Councilwoman Lindsay Scott

ABSENT: None

The following preamble and resolution were offered by _____ Mayor Pro-Tem Steven Chisholm__ and supported by _____ Councilwoman Lindsay Scott _____.

**Resolution 11-24-260FR Approving an Application for a Neighborhood Enterprise Zone
(New) Certificate for *Annapolis Pointe Phase II LLC* Located at (See list of parcels attached)**

WHEREAS, the City Council of the City of Inkster established a Neighborhood Enterprise Zone on November 4, 2024 as required under PA 147 of 1992 after a public hearing held on April 15, 2024; and

WHEREAS, the applicant Annapolis Pointe is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inkster
Be and hereby is granted a Neighborhood Enterprise Zone
(New) Facility Exemption for property located at (See attached list of parcels)
for a period of 15 years, beginning December
31, 2025, and ending December 30, 2040, pursuant to the
provisions of PA 147 of 1992, as amended.

AYES: 6

NAYS: 0

RESOLUTION DECLARED ADOPTED.

Clerk

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: Wednesday, April 2, 2025

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

Date for Council Consideration: Monday, April 7, 2025

ACTION REQUESTED: Consider authorization for the City of Inkster to solicit applicants from developers to participate in the Inkster Neighborhood Stabilization Program 2025-2026 to redevelop/rehabilitate foreclosed properties assigned to through the First Right of Refusal.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # 101.727.673.170 No X N/A

Mayor's Approval



BACKGROUND INFORMATION

The City of Inkster is seeking Request for Qualifications (RFQ) from qualified developers to provide professional services to acquire, rehabilitate, and sell, or rent residential tax foreclosed properties in targeted residential neighborhoods. Services shall be performed for the Inkster Neighborhood Stabilization Program (INSP). The City of Inkster will select one or more developers/participants ("applicants") to collaborate in a reinvestment program through the acquisition/redevelopment/resale of tax-foreclosed, single-family residential structures and selected commercial or vacant properties. These properties will be acquired from the Wayne County Treasurer's Office through the City's First Right of Refusal (FROR). Properties may be vacant or occupied.

SCOPE OF WORK

The quantitative and qualitative qualifications expected from INSP applicants are outlined below and are as they appear in the program application.

1. The initial acquisition of properties will be done by the City of Inkster via the Wayne County Treasurer's Office FROR. Upon receipt of deeds and executed contracts, the City will issue a Quit Claim deed to the participant.
2. The Program will be funded by the selected applicants. Selected applicants will be required to have a minimum of \$50,000 in the form of a line of credit cash and/or liquid assets from an approved financial institution. The City, at its sole discretion, may require a lesser amount.
3. Each property will have a distinct acquisition cost, which includes any outstanding delinquent taxes or the fair market value of the property as determined upon the conclusion of foreclosure proceedings. Additionally, developers will be responsible for a \$2,000 administrative fee payable to the City of Inkster, as well as the Summer 2025 property taxes.

4. Once the City receives the initial Quit Claim Deed transferring ownership from the Wayne County Treasurer, a Quit Claim Deed will be prepared by the City and made available to the participants, upon council approval.
5. All participants will be required to sign a Reconveyance Deed at the time the Quit Claim Deed is executed. The Reconveyance Deed will be fully executed by the City of Inkster in the event of prolonged egregious noncompliance.
6. Selected applicants will be responsible for the upkeep of homes before, during, and after the redevelopment (including but not limited to grass cutting, snow removal, property maintenance, etc.). Insurance should be maintained from the date of acquisition, and all property taxes for each acquired parcel are to be paid on time by the participant.

All properties acquired through the Inkster Neighborhood Stabilization Program (INSP) must undergo renovation, with receipt of a Certificate of Occupancy within (12) months from the date the Quit Claim Deed is issued.

PROJECT OR IMPROVEMENT TASKS

1. Develop a plan to address the City's current debt and legacy costs
2. Develop a plan to Diversify the tax base to ensure a sustainable budget for Inkster

COSTS

The City of Inkster will acquire properties via the Wayne County Treasurer's Office First Right of Refusal at a cost due for delinquent taxes or the property's fair market value if the former taxpayer files a claim for excess proceeds. After assigning bundle(s) to applicants, the City will be reimbursed all costs in addition to applicable administration fees and Summer 2025 taxes within five (5) business days for all costs associated with the acquisition of the properties by the applicant.

PROJECT TIMETABLE*

- The City of Inkster will solicit applications from developers starting April 2025.
 - Contracts are expected to be awarded after approval by the Inkster City Council by July 21, 2025.
 - Wayne County will transfer properties to the City of Inkster via First Right of Refusal in July of 2025.
 - The developer will pay for the assigned property in full (at the cost incurred by the City to purchase the parcel from the County in addition to any administration costs) within 5 business days of notice in July 2025.
 - The City of Inkster will transfer properties to selected applicants of INSP in July 2025.
 - The applicant, who is under contract, has 12 months to complete the rehabilitation and receive a Certificate of Occupancy from the Inkster Building Department
- *All dates are subject to change based on initial deed transfer from Wayne County to the City of Inkster

RESOLUTION

Authorization is hereby given to the City of Inkster to solicit applications from developers to participate in the Inkster Neighborhood Stabilization Program 2025-2026, to redevelop/rehabilitate foreclosed properties assigned through the First Right of Refusal.

Resolved by: _____

Seconded by: _____

Yes:

No:

Absent:



Inkster Neighborhood Stabilization Program (INSP)

**Acquisition & Redevelopment of Tax Foreclosed Properties
(Project Year 2025-2026)**

Issue Date: April 14th, 2025

Due By: June 5th, 2025

Submit applications via email to community.development@cityofinkster.com

The Planning & Community Development Department will facilitate this program.

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

DEVELOPER ACQUISITION & REHABILITATION (Project Year 2025 - 2026)

The City of Inkster is seeking participants to provide professional services to acquire, rehabilitate, and either sell or rent tax foreclosed properties. Services shall be performed for the Inkster Neighborhood Stabilization Program (INSP).

For additional information regarding the request for proposals, please contact the Planning & Community Development staff at 313.563.9760 or via email at community.development@cityofinkster.com

This municipality is an equal-opportunity employer. Businesses owned by women or minorities are strongly encouraged to bid. The Contractor shall comply with all the provisions of the City of Inkster.

The City of Inkster reserves the right to reject any applications, waive defects in submitted applications, enter negotiations with any applicant, re-solicit and request new applications, and conduct an application evaluation review meeting with any applicants. The City will not be responsible for any costs or fees associated with the preparation of a response to this request for qualifications.

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

Program Overview

The City of Inkster is soliciting applications from qualified developers to provide professional services for the acquisition, rehabilitation, and disposition of tax-foreclosed properties under the Inkster Neighborhood Stabilization Program (INSP). Selected developers will acquire properties through the City's First Right of Refusal (FROR) process from the Wayne County Treasurer's Office. Properties made available through this program may be either vacant or occupied. All applicants must demonstrate the financial and operational capacity necessary to comply with program requirements and successfully execute property redevelopment.

New applicants, as well as former participants who have participated in INSP, are eligible to apply. Selected applicants must comply with all program guidelines and conditions, and the City reserves the right to disqualify applicants based on financial standing, past performance, or other relevant factors. To ensure the ability to fulfill program obligations, applicants must have a minimum financial capacity of \$50,000 in liquid assets or a line of credit from an approved financial institution.

The program requires that all tax-foreclosed, single-family residential properties acquired under this initiative be rehabilitated or redeveloped within twelve months of receiving a Quit Claim Deed and subsequently sold or rented. All redevelopment efforts must adhere to the Michigan Building Code and City Ordinances. Developers are encouraged to incorporate energy-efficient upgrades, including Energy Star-certified technologies. Coordination with the Inkster Building Department is mandatory for permitting, inspections, and obtaining a Certificate of Occupancy **before** resale or rental occurs. In addition, selected applicants will assume full responsibility for property maintenance, including but not limited to landscaping, snow removal, and general upkeep, both during and after redevelopment until ownership has transferred.

Acquisition & Property Selection Process

The City of Inkster reserves the right to make the first selection of tax-foreclosed properties available for purchase from the 2025 FROR Tax Foreclosure property list. Following this selection, the remaining properties will be assigned to approved developers in accordance with program guidelines. Each property will have a distinct acquisition cost, which includes any outstanding delinquent taxes or the fair market value of the property as determined upon the conclusion of foreclosure proceedings. Additionally, developers will be responsible for a \$2,000 administrative fee payable to the City of Inkster, as well as the Summer 2025 property taxes.

Applicants will be notified of their program participation at the same time as their parcel(s) offer. Once properties are assigned, developers must accept or decline their designated parcels within seventy-two (72) hours of notification. Payment for accepted properties must be

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

completed within five business days of the initial notice. Any parcels declined by an applicant will be reassigned to another selected participant at the City's discretion. **It is important to note that the City of Inkster will not be responsible for the displacement of any existing occupants of tax-foreclosed properties and that properties are sold as-is.**

City of Inkster Employee Participation

Employees of the City of Inkster are eligible to participate in the INSP program, provided they meet the same documentation and qualification requirements as the public, in addition to having maintained consistent part or full-time employment with the City of Inkster for one year prior to application deadline. Selected employees will receive the entire FROR property list and must make their selection within seventy-two (72) hours of participation notice. This benefit is strictly limited to a one-time use per lifetime, meaning that an employee may only take advantage of this selection process once.

Contract Execution & Compliance

All selected applicants must enter a formal contract with the City of Inkster upon approval. Once properties are acquired, a Reconveyance Deed must be signed, granting the City the right to reclaim ownership in cases of prolonged egregious noncompliance with program requirements. Developers must maintain appropriate insurance coverage from the date of acquisition and ensure that all utilities and property taxes remain current. Any failure to comply with contractual obligations, including delays in rehabilitation or financial mismanagement, may result in disqualification from future participation in the program.

In the event an applicant does not meet the required contract deadlines or other contract provisions without expressed written approval from the City of Inkster, the acquired properties will be transferred back to the City of Inkster via a Reconveyance Deed. The Reconveyance Deed will be signed by the applicant during transaction period, however, this deed will not be fully executed or recorded unless prolonged noncompliance occurs. Applicants will not be reimbursed for any expenses, and they will no longer be eligible to participate in future program activities.

Scope of Services

The City of Inkster will select applicants to carry out the necessary services to achieve the objectives of the Inkster Neighborhood Stabilization Program (INSP). Following this selection, the City will allocate properties to the chosen applicants in a manner it deems equitable, based on the inventory made available through the Wayne County Treasurer.

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

In accordance with the General Property Tax Act (Public Act 206 of 1893), specifically Sections 78a to 78l, the City is required to claim properties from Wayne County within an expedited timeframe. As a result, the notice of participation and property assignment will occur simultaneously. The City does not receive advance notice of the number of parcels that will be available through the FROR process. To ensure an appropriate balance between available properties and participating applicants, the City cannot provide prior confirmation of program participation before finalizing the number of parcels secured.

The program outline is as follows:

1. The initial acquisition of properties will be done by the City of Inkster via the Wayne County Treasurer's Office FROR. Upon receipt of deeds and executed contracts, the City will issue a Quit Claim deed to the participant.
2. The Program will be funded by the selected applicants. Selected applicants will be required to have a minimum of \$50,000 in the form of a line of credit cash and/or liquid assets from an approved financial institution. The City, at its sole discretion, may require a lesser amount.
3. Each property will have a distinct acquisition cost, which includes any outstanding delinquent taxes or the fair market value of the property as determined upon the conclusion of foreclosure proceedings. Additionally, developers will be responsible for a \$2,000 administrative fee payable to the City of Inkster, as well as the Summer 2025 property taxes.
4. Once the City receives the initial Quit Claim Deed transferring ownership from the Wayne County Treasurer, a Quit Claim Deed will be prepared by the City and made available to the participants, upon council approval.
5. All participants will be required to sign a Reconveyance Deed at the time the Quit Claim Deed is executed. The Reconveyance Deed will be fully executed by the City of Inkster in the event of prolonged egregious noncompliance.
6. Selected applicants will be responsible for the upkeep of homes before, during, and after the redevelopment (including but not limited to grass cutting, snow removal, property maintenance, etc.). Insurance should be maintained from the date of acquisition, and all property taxes for each acquired parcel are to be paid on time by the participant.
7. All properties acquired through the Inkster Neighborhood Stabilization Program (INSP) must undergo complete rehabilitation, with receipt of a Certificate of Occupancy within (12) months from the date the Quit Claim Deed is issued.

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Financial Requirements

Applicants must provide documentation demonstrating available funding for participation in the Inkster Neighborhood Stabilization Program (INSP), including details on the sources of those funds. All financial accounts must directly identify the applicant as the account holder. If the financial documentation belongs to a third party, a notarized letter must be included, granting the applicant authorization to use the funds for INSP participation. Additionally, applicants must submit financial statements covering the most recent three-month period, verifying a consistent balance of at least \$50,000 as proof of funds required for program qualification.

Submission Requirements

Application submissions must meet minimum requirements. At the City's discretion, missing or additional information may be requested. After an initial review of the submissions, the City may schedule interviews with qualified applicants. A contract will be executed with the selected applicants upon approval from the City Council. Contracts are expected to be presented to City Council for approval by July 21, 2025.

Each qualification submission must include the following:

1. **Cover Page** – A title page labeled *Inkster Neighborhood Stabilization Program Submission*, including the applicant's name, applicable business name, address, phone number, and email address.
2. **Identification & Business Documentation** – A copy of the applicant's driver's license and applicable business documents verifying the applicant's status as an officer of the organization.
3. **Required Forms** – A signed copy of the attached business questionnaire, non-collusion form, affidavit, release, and certification form.
4. **Occupancy Plan** – A detailed description of the plan for occupancy upon completion of rehabilitation, specifying whether the property will be sold or rented and outlining the process for either option.
5. **Financial Documentation** – Financial statements from the most recent three-month period, demonstrating a consistent balance of at least \$50,000 as proof of funds required for program qualification.
6. **References** – Three (3) references related to the implementation of or participation with residential redevelopment, preferably from community members of Inkster.

Project Scope – A statement specifying the number of properties the applicant intends to undertake, proposed rehabilitation (roof, electrical, plumbing, flooring, appliances, landscaping, etc.) including any minimum or maximum acquisition limits. Specify the desired number of houses your applicant would like to undertake as well as specify any maximum or minimum number of properties to be acquired.

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

Applicants should also describe any current projects their organization is involved in and explain efforts to engage and contract with women- and minority-owned business enterprises (W/MBEs).

Legal & Administrative Provisions

The City of Inkster reserves the right to reject any application, waive irregularities in submitted proposals, engage in negotiations with applicants, reissue solicitations, or conduct evaluation meetings at its discretion. The City bears no responsibility for any costs incurred by applicants in the preparation or submission of responses to this program, nor for any legal or administrative actions related to property occupancy, including potential evictions. Applicants are strongly encouraged to obtain title insurance and secure a Warranty Deed upon acquisition to protect their interests.

If the City determines that a proposing applicant has made a misstatement on their application the City may disqualify the application or terminate an executed contract. The City of Inkster reserves the right to accept or reject any or all submissions and to waive any informality in any proposals should it consider the same to be in its' best interest. The City of Inkster is an equal-opportunity employer. The selected applicants must also ensure that employees and applicants for employment are not discriminated against because of, but not limited to, their race, color, religion, sex, or national origin. Additionally, this municipality is an equal-opportunity employer, and businesses owned by women and minorities are strongly encouraged to apply.

Freedom of Information Act (FOIA) Requirements: Responses are subject to public disclosure after the response deadline by the State law. For additional information, contact the City Clerk's Office at 313.563.9767.

Deadline for Submittal: Emailed responses to this RFQ must be received no later than **11:59 p.m. on Friday, June 5, 2025**, via email at community.development@cityofinkster.com. The email subject should read "Inkster Neighborhood Stabilization RFQ". Qualifications received after the deadline will not be considered.

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025



BUSINESS INFORMATION QUESTIONNAIRE

This response is submitted in the name of (PLEASE PRINT and provide a copy of identification):

(Name of Business): _____

The undersigned hereby designates below their business address to which all notices, directions, or other communications may be served or mailed:

Street: _____

City: _____

State: _____ Zip: _____

Telephone Number: _____

The undersigned hereby declares that they have legal status checked below (CHECK ONE):

☐ INDIVIDUAL

☐ INDIVIDUAL DOING BUSINESS UNDER AN ASSUMED NAME

☐ PARTNERSHIP - The Assumed Name of the Co-Partnership is registered in the County of _____, State of Michigan

☐ CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF _____

☐ NOT NOW LICENSED TO DO BUSINESS IN THE STATE OF MICHIGAN

☐ LIMITED LIABILITY CORPORATION

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

BUSINESS INFORMATION QUESTIONNAIRE (continued)

LIST OF PARTNERS, PRINCIPALS, CORPORATE OFFICERS OR OWNERS

(Provide a Copy of the Identification of all identified officers):

NAME AND TITLE

HOME ADDRESS

LIST OF CORPORATE DIRECTORS:

NAME AND TITLE

HOME ADDRESS

LIST OF PRINCIPAL STOCKHOLDERS (i.e. those holding 5% or more of the outstanding stock):

NAME AND TITLE

HOME ADDRESS

I hereby certify that the foregoing business information is true, correct, and complete:

(Name of Business)

(Signature)

(Title)

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025



NON-COLLUSION RESPONSE FORM

TO: The City of Inkster

_____, being first duly sworn, deposes and says:

That he is (a partner or officer, etc.) of the applicant of,

the party submitting the response form, that such response is genuine and not collusive or sham; that said respondent has not colluded, conspired, connived, or agreed, directly or indirectly, with any other business, to put in sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of the affiant or any other respondent, or to fix any overhead, profit or cost element of said response, or of that of any respondent, or to secure any advantage against the City of Inkster or any person interested in the RFQ; and that all statements in said RFQ are true.

SUBMITTAL REQUIREMENTS: The undersigned certifies it has attached a complete response to each of the submittal requirements listed in the Evaluation Process section of this RFQ. If categories are not applicable, please write "Not Applicable"

I hereby certify that I have the legal authorization to bind the applicant hereunder and the foregoing business information is true, correct, and complete:

(Name of Business)

(Signature)

(Address)

(Printed Name)

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025



Affidavit, Release and Certification Form (2025-2026)

The undersigned applicant hereby applies to the City of Inkster (the "City"), for a commitment to the Inkster Neighborhood Stabilization Program. The undersigned is responsible for ensuring that the project will consist of housing as described in the application, and will satisfy all applicable City, State, and Federal requirements in the acquisition, rehabilitation, and subsequent operation of the project to receive a commitment to INSP. The applicant represents and certifies that the applicant has not requested any funds that are necessary to provide affordable housing as outlined in the City's Program. In planning this Program, the applicant certifies that it has provided for and will continue to encourage the participation of persons of low income as defined in the Program.

The applicant understands that the City will determine the eligibility of the applicant, at least in part, on the figures submitted with the application by the applicant, the readiness of the applicant to proceed, and the applicant's ability to implement all tasks outlined in this RFQ. The applicant is responsible for the accuracy of these figures. Misrepresentations or omissions may be the basis for the cancellation, termination, and/or repayment of an award.

The applicant acknowledges and agrees that it will, at all times, cooperate with requests for the submittal of additional information from the City.

The applicant acknowledges and agrees to fully comply and cooperate with all monitoring activities of the City after the date of commitment. The applicant will give the City of Inkster access to and the right to examine all records, books, papers, or documents related to the application and implementation of the City of Inkster INSP. By executing this authorization and release, the applicant authorizes the City to obtain, furnish, and release, to all appropriate agencies, complete records, reports, and/or information about the applicant and its application under the Program.

The applicant agrees that the City, its agents, employees, attorneys, contractors, and representatives will at all times be indemnified and held harmless against all losses, costs, damages, expenses and liabilities of whatsoever nature or kind (including, but not confined to, attorney's fees, litigation and court costs, amounts paid in settlement and amounts paid to discharge judgments, and any loss from such judgments or assessments) directly or indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of the applicant's application and implementation of the Program.

The applicant hereby represents and certifies under penalty of A.R.S. 13-2311 and 39-161 that the information set forth herein and all material submitted by the applicant to the City, are to the best of the applicant's knowledge, true, complete, and accurately describe the proposed project. The undersigned is duly authorized to execute this instrument on behalf of the applicant and possesses the legal authority to apply for funds and to implement the proposed Program.

The applicant understands that all representations made herein, and all documentation submitted is subject to verification by the City and that any misrepresentations or inaccuracies,

INKSTER NEIGHBORHOOD STABILIZATION PROGRAM (INSP), 2025

whether intentional or not, may subject the application to a loss of competitive scoring points or disqualification. For verification, the applicant hereby authorizes the City to request information related to this transaction from any lender, investor, or other institution or entity named in this application.

IN WITNESS WHEREOF, the applicant has caused this document to be duly executed in its name as of this _____ day of _____, 2025.

Applicant Name (print):	Signature:
By:	

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: April 1, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: April 7, 2025

ACTION REQUESTED: Consider approving or denying a Special Land Use (25-03) to allow for Automobile Service Station and to allow for Liquor, Beer and Wine Sales in the B-3, General Business Zoned District at 2617 Middlebelt Road. Site is located on the northeast corner of Middlebelt Road and Michigan Ave. 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, March 24, 2025, the Planning Commission held a public hearing for the proposed Automobile Service Station and to allow for Liquor, Beer and Wine Sales at 2617 Middlebelt Road. Following the public hearing where the applicant's representative spoke in support of the proposal and provided support for the proposed use. Mr. Zaid Arabo is the applicant.

The existing structure is a former auto repair facility (Brother's Service) located on 0.47 of an acre.

The Planning Commission recommended approving Special Land Use (25-03) to allow for an Automobile Service Station and to allow for Liquor, Beer and Wine Sales with the following condition that:

1. The amount of floor space for alcohol items is no more than 15% of the store.

SCOPE OF SERVICES

N/A

JUSTIFICATION

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 25-03 to allow for allow for an Automobile Service Station and to allow for Liquor, Beer and Wine Sales with the following condition that:

1.The amount of floor space for alcohol items is no more than 15% of the store.

OR

2. Consider denial of SLU 25-03 to allow for an Automobile Service Station and to allow for Liquor, Beer and Wine Sales.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



March 13, 2025

Subject:

Site Plan Review: Proposed Automobile Service Station with Alcohol, Beer, and Wine sales

Location:

2617 Middlebelt Road

Zoning:

(Parcel # 44008011430002)

Applicant(s):

B-3 General Business District

Owner(s):

Zaid Arabo

2617 Middlebelt Property LLC

Dear Commissioners,

The City of Inkster Planning Department has reviewed the below Site Plan and Special Land Use application for the proposed Automobile Service Station with Alcohol, Beer, and Wine sales.

The applicant proposes building an automobile service (gas) station with Alcohol, Beer, and Wine sales to replace the existing closed automotive repair shop (Brother's Service). The site is located at the Northeast corner of Middlebelt Road and Michigan Ave. The proposed structure is one-story, 2,799 square feet located on 0.47 of an acre.



Aerial Phot



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 an automobile station with Alcohol, Beer, and Wine sales in a B-3 zoned district.

Or

2. Consider denial to allow for an automobile station with Alcohol, Beer, and Wine sales in a B-3 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. *Provide a photometric plan;*
2. *Provide the details of the Canopy, including the canopy height;*
3. *A security plan needs to be provided and will need to be reviewed by the City Police Chief;*
4. *The site plan is subject to review from the City Engineering, Fire Department, Police Department.*
5. *Final Site Plan is required*

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D. Dowdell", is written over the printed name.

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

Appears to 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 goods 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 proposed structure and its elevation appear to be harmonious with the surrounding buildings. The proposed 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

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

Findings: The proposed automobile station could be a valuable investment for the community, by job creation, local tax revenue and providing necessities for traveling public, 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.

6. 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.

Will further and enhance the health, safety, welfare, morals, character, 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: The automobile station could provide convenience for the users of the station. It's crucial to acknowledge that while alcohol sales generate economic and certain 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.

At the City Council's March 3, 2025, meeting, a city moratorium on gas stations, as well as Alcohol, Beer, and Wine was enacted for 1 year. This application was submitted prior to the implementation of the moratorium and is therefore not subject to its restrictions.

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 (§155.047)

Findings. The B-3 General Business District intends to provide locations for the development of businesses which cater primarily to the comparison-shopping needs of the city's and surrounding communities' residents on an intermittent or semi-monthly or greater basis. Per section 155.047 (D)(23) Special Land uses; Automobile service stations require a public hearing and Special Land Use permit.

The site is approximately 0.47 an acre and is located on the Northeast corner of Middlebelt Road and Michigan Ave. The parcel is vacant with a Department of Public Services small pump station located in the Carlisle Street Right of Way. The parcel is owned by the City of Inkster.

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

Subject Site	B-3 General Business	Same
North	Rouge River Parkway	Rouge River Parkway
South	Recreational marijuana business	B-3 General Business
East	Vacant Retail shop	B-3 General Business
West	Gas Station with Retail	B-3 General Business

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 preserve environmentally sensitive areas.



Finding. The following chart provides the dimensional requirements for the B-3 General Business District.

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 area and width, and the maximum percentage 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 onsite 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.



6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of public health, safety and welfare in regard to onsite 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.

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 hazards. 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 regarding size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings: 11 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 it 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). No photometric plan was provided.

Exterior Lighting. The proposed project must meet the illumination and height standards set forth by the Zoning Ordinance and listed in the table below.

The following table details the maximum allowed illumination (levels in footcandles "fc.") per section 155.076, in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments
Max. Illumination	20 fc.	Not provided	-
Max. Illumination at the Property Line			
For uses adjacent to residential (zoned or used) property	0.1 fc.	Not provided	-
For uses adjacent to non-residential property	0.3 fc.	Not provided	-
Max. Lighting Fixture Height			
For uses adjacent to residential (zoned or used) property	20 ft.	Not provided	-
For uses adjacent to non-residential property	25 ft.	Not provided	-

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.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: March 31, 2025

From: Jerome Bivins, DPS Director Date for Council's Consideration: April 7, 2025

ACTION REQUESTED: Consider authorizing the Administration to enter into an agreement with Giffels Webster for Phase 3 of Greenway Trail for design and oversight. Adopt the resolution attached for the request for funding for this project.

Current Action X

Emergency _____

Future

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

Mayor 's Approval Dy H. Mc

BACKGROUND:

The City of Inkster is seeking additional funding for Phase 3 of the Greenway project to extend from the existing end at Justine Court to Middlebelt Road. This trail will provide a unique vantage point of the Rouge River Valley and many of its natural features to bicyclists, joggers, and pedestrians. Much of the trail passes through well-established woodlands, wetlands and water features. In addition, this phase of the trail will connect to the Dozier Recreation Center (via an existing sidewalk), the Downtown businesses, various residential connections, and other public recreation areas. The proposed complete Inkster portion of the greenway trail will originate at Beech Daly Road (joining Dearborn Heights and nearby Dearborn) to its westerly boundary at Henry Ruff Road (joining Westland). Phase 1 has been partially completed and Phase 2 has been fully completed. The completed phases provide connectivity to major municipal parks within the City. The upcoming Phase 3 is another crucial step moving closer to full connectivity within the City and to adjacent communities.

More specifically, Phase 3 begins at Justine Court where it connects to the terminus of Phase 2. The main trail continues to follow the Lower Rouge River until reaching the Inkster Wetland. The Inkster Wetland is an existing “constructed wetland” used for stormwater detention during periods of high river flows and overbank flooding. This facility is a major component of the larger Rouge River Restoration Project. The ability to bring trail users to this water feature will further enhance the opportunities for outdoor field trips and nature-based education for local school children and interested nature lovers. A natural interpretive exhibit will explain the function of the wetland as well as identify much of the native wildlife including frogs, fish, deer, waterfowl, and butterflies. In defined wetland or other low elevation areas, a wooden boardwalk (featuring helical piers) is proposed to be constructed to minimize impacts to the underlying wetlands and blend in with the natural environment. Continuing west from the Inkster Wetland, the pathway gets nearer to the Lower Rouge River and follows the river. A spur at Harriet Street is planned to allow another location the public can easily access the trail from existing residential streets. This spur is approximately halfway through the planned Phase 3. The trail continues away from the Lower Rouge River and into the rough area of hole number 2 at the Inkster Valley Golf Course. The trail will follow the edge of the tree line and will be protected against errant golf balls by a proposed fence adjacent to the path edge on the course side. The trail will follow the southerly extents of the golf course property, near the terminus of Hyde Park Road, which is a dead-end street connecting to Michigan Avenue.

SCOPE OF SERVICES:

Construction of Phase 3 of the greenway. The TAP Grant Program funds vary each year depending on Michigan's budget but is typically around \$20 million spread throughout the state. The Transportation Alternative Program (TAP) funds projects regionally based on competitiveness and cost. A 20% match is required.

In addition to applying for construction funds, design to make this project "shovel ready" is also included in this scope request.

JUSTIFICATION:

Continuing with the ongoing efforts of this project with the ultimate goal of a continuous path through the City from the western to the eastern borders. This grant does require a specific dollar amount match.

PROJECT IMPROVEMENTS:

Extension of the greenway to improve and promote recreation, along with improve health and welfare of Inkster residents. The scope includes 4,800 LF of 10' wide asphalt path, 6,598 SFT of H-10 Loading boardwalk, 426 LF of timber retaining wall, and other associated appurtenances.

COSTS:

The cost of construction is estimated to be approximately \$3,078,051.53, along with other design and soft costs. Wayne County Parks committed to fund \$200,000.00, so the City participating share of the total project construction costs would be \$415,610.31. The grant funds requested would be \$2,462,441.22.

Giffels Webster design costs are a total of \$268,500.

PROJECTED TIMETABLE:

Estimated timetable is based on the timetable of the grant. The tentative funding decision date is currently scheduled for July 23, 2025, for the application that was submitted February 19, 2025. The updated Resolution has been requested and must be provided by May 23, 2025.

Design can start in Spring/Summer 2025 with the current deadline to submit final plans to MDOT being May 1, 2026. It is expected that bidding will occur in late 2026 for 2026-2027 construction.

RESOLUTION:

To adopt a resolution on behalf of the City of Inkster for the Greenway Trail Phase III TAP Grant funding Request.

Resolved by _____

Seconded by _____

Yes:
No:
Absent:



Agreement for Professional Services

This Agreement (the "Agreement"), is effective as of March 31, 2025, between Giffels Webster, located at 28 W. Adams Street, Suite 1200, Detroit, MI 48226 and the following person or entity ("Client"):

Client Name & Address: City of Inkster
26215 Trowbridge
Inkster, MI 48141

Client Contact: Jerome Bivins 313-563-9774
jbivins@cityofinkster.com

Project Name & Number: Inkster Greenway Trail – Phase III 18033.05

Project Location & Area: Lower Rouge Greenway, Inkster

The Client and Giffels Webster enter into this Agreement for certain professional consulting and related services to be provided by Giffels Webster with respect to the above Project ("Project"). The parties agree as follows:

I. PROJECT DESCRIPTION

The City of Inkster portion of the greenway trail is proposed to be approximately 4.5 miles long and will wind throughout the extent of the City, mostly through the existing Lower Rouge Parkway, following the course of the Lower Rouge River. This trail will provide a unique vantage point of the river and many of its natural elements to bicyclists, joggers, walkers, and pedestrians. Much of the trail passes through well-established woodlands, wetlands and water features. Another positive result from the development of the trail will be the connection to the Dozier Recreation Center, the Downtown businesses, various residential connections, and other public recreation areas. The proposed complete Inkster portion of the greenway trail will originate at Beech Daly Road (joining Dearborn Heights and nearby Dearborn) to its westerly boundary at Henry Ruff Road (joining Westland). Segments 1 and 2 of the trail have already been constructed starting at John Daly moving westerly to Justine Court in the center of the City. The completed segments provide connectivity to major municipal parks within the City. The upcoming Segment 3 is another step moving closer to full connectivity within the City and to adjacent communities.

Segment 3 begins at Justine Court where it connects to the terminus of Segment 2. The main trail continues to follow the Lower Rouge River until reaching the Inkster Wetland. The Inkster Wetland is a constructed wetland used for stormwater detention during periods of high river flows and overbank flooding. This facility is a major component of the larger Rouge River Restoration Project. The ability to bring trail users to this water feature will further enhance the opportunities for outdoor field trips and nature-based education for local school children and interested nature lovers. A natural interpretive exhibit will explain the function of the wetland as well as identify much of the native wildlife including: frogs, fish, deer, waterfowl, and butterflies. In defined wetland or other low elevation areas, a

wooden boardwalk (featuring helical piers) is proposed to be constructed to minimize impacts to the surrounding wetlands and blend in with the natural environment. Continuing west from the Inkster Wetland, the pathway gets nearer to the Lower Rouge River and follows the river. A spur at Harriet Street is planned to allow another location the public can easily access the trail. There is an existing temporary pathway in this location that was cleared by Wayne County Parks in recent years for maintenance access of the park. The planned spur at Harriet will utilize this already cleared area to allow continual maintenance as well as trail users. This spur is approximately halfway through the planned Segment 3. The trail continues away from the Lower Rouge River and into the rough area of hole number 2 at the Inkster Valley Golf Course. The trail will follow the edge of the tree line and will be protected against errant golf balls by a proposed fence adjacent to the path edge on the course side. The trail will follow the southerly extents of the golf course property, near the terminus of Hyde Park Road, which is a dead-end street connecting to Michigan Avenue.

The terminus of the proposed Segment 3 is at the east side of Middlebelt Road. The trail will meet Middlebelt Road at its current grade, south of the existing road bridge over the Lower Rouge River. At this point, trail users can head south to Michigan Avenue (connecting to an existing walk along Michigan Avenue) or will have the opportunity to head north to the Dozier Recreation Center. This connection to the north helps to meet the goal of providing connectivity to key recreational facilities in the City.

The project includes the design of a ten-foot-wide shared use path along with relevant boardwalks at any wetland crossings. The project is expected to be funded by an MDOT TAP Grant so all the design will meet AASHTO and MDOT standards. The design will include input from MDOT/SEMCOG as their requirements will be met funding the project, in addition to Wayne County as it is on their property.

Construction is expected to be completed as a Local Agency Project.

II. SCOPE OF SERVICES

Giffels Webster will provide consulting services for the Project, as summarized below ("Scope of Services"). Only those services summarized are included in this Agreement. Giffels Webster and the Client agree that services not identified in Scope of Services are not the responsibility of Giffels Webster unless provided for under a separate written agreement or approved additional services request.

PRE-DESIGN

Pre-design services include investigations, studies and other analysis required either as a foundation for design services or to supplement design documents related to project approvals. Services requiring the engagement of an outside subconsultant are noted.

Topographic Survey | Preparation of a topographic survey using conventional ground surveying techniques, laser scanning and/or aerial survey mapping, subject to the details outlined below. The limits of our survey are identified in the project description. Giffels Webster previously helped the City secure a SEMCOG Planning & Assistance

grant, that is currently active, that will help fund a portion of the topographic survey. The budget provided is reflective of what remains to be completed.

- a. Topographic survey information to be obtained under this Agreement will include information relating to the following:
 - i. Existing utilities (from existing, available facility drawings).
 - ii. Surface elevations will be taken on an approximate 25-foot grid to define relief variations.
 - iii. Visible surface features (pavement, curbs, sidewalks, utility structures, walls, fences and buildings).
 - iv. Rims and inverts/top of pipe elevations for visible and accessible utility structures placed in a 'schedule of structures'.
 - v. Tree and shrub lines on the edges of the property, along with individual tree identification along the proposed route.
 - vi. Wetland flags placed by others or as contracted separately.
- b. An electronic version of the topographic survey drawing in PDF format will be provided to the Client.

Geotechnical Services | Engagement of a sub-consultant to conduct subsurface exploration services, subject to the details outlined below.

- a. Field locate soil boring locations by use of GPS and from existing site features.
- b. Contact local on-call center to identify potential underground utility conflicts within the area of proposed soil boring locations.
- c. Perform seventeen (17) soil borings in the area of the proposed future site development to 5 – 30 feet below existing grade.
- d. Perform laboratory testing per industry standard ASTM standards.
- e. Prepare engineering report summarizing the findings and presenting evaluations, conclusions and recommendations.

Floodplain Services | Surveying and design services related to the submittal of the Joint Permit Application to EGLE.

- a. A review of the floodplain maps issued by FEMA for the area as well as the identified floodplain elevation as located on the topographic survey supplied by Client or completed by Giffels Webster previously.
- b. Provide calculations of floodplain fill and compensating cut for permit information.
- c. Work with client to determine construction sequence that satisfies EGLE and limits the disruption and potential erosion of the site.
- d. Prepare drawings of plan view and cross-sections of the site to illustrate cut and fill areas as well as wetland impacts if present on site.
- e. Conditional / Letters of Map Revisions (CLOMR / LOMR) and/or Letters of Map Amendment (LOMA) are not included in the base fee and will be furnished under separate contracts as needed.

DESIGN

Design services do not include the assembly and submittal of plans to the Community for site plan or permitting purposes nor representation of the Client during the entitlement process. Construction staging and phasing plans are not included in the scope of this work, unless specifically outlined below. The preparation of maintenance of traffic and/or

detour plans required for permitting are also not included and will be contracted separately as needed.

Construction Documents | Prepare detailed construction level documents, subject to the details and related tasks outlined below. We have assumed a 9-month Construction Document period.

Civil Engineering

- a. Prepare detailed engineering plans and technical specifications for on-site clearing, erosion control, grading, site demolition, pavement improvements, boardwalks, and retaining walls.
- b. Develop calculations for foundation design, indicating anticipated design loads and the net allowable bearing capacity.
- c. Develop calculations for the block configuration and geogrid reinforcement locations, where necessary, to be used for earth retention.
- d. Construction Document package will include front end and technical specifications for submittal to MDOT.
- e. Present and review the construction documents in person with the Client and incorporate up to 2 rounds of Client review.
- f. Present final design and layout to City Council.

Landscape Architecture

- a. Prepare detailed landscape plans, notes, technical specifications, plant lists and site amenities for use in construction. These are expected to be re-planting trees from the grant.

APPROVALS

Approval services base fees do not include the payment of application, review or permit fees. Legal aspects related to approvals are not included in Giffels Webster's scope of work and will be coordinated by the Client through Client's attorney and may include, but not be limited to, preparation and processing of the master deed, covenants and restrictions, consent judgment, declarations, covenants, restrictions and any other legal matters that might arise during processing. Giffels Webster will provide a cursory review of legal documents prepared by others on behalf of the Client to review consistency with documents prepared by Giffels Webster.

Permitting | Assistance related to the submittal of design documents prepared by Giffels Webster and subsequent approvals related to required project permits, subject to the details and related tasks outlined below.

- a. Assist the Client in the preparation of permit applications.
- b. Submit plans prepared by Giffels Webster to outside approval agencies per community, county and state requirements for approval. More specifically, we will:
 - i. Follow up with the appropriate County Department related to the review and approval of the site soil erosion control permit.
 - ii. Follow up with Wayne County related to the review and approval of plans for work within the Middlebelt right-of-way.

- c. Submit plans prepared by Giffels Webster to outside approval agencies per community, county and state requirements for approval. It is anticipated the project will require the following permits/approvals
 - i. Wayne County SESC
 - ii. Wayne County DPS
 - iii. EGLE Joint Permit Application
- d. Assist the Client in tracking the permitting and approval process by making follow-up calls and contacts with the approval agencies. If requested, monthly updates will be provided to the Client.

PRE-CONSTRUCTION

Pre-construction services are intended to Support the Client leading up to bid opening, continuing through the bid evaluation period, and ending upon the selected contractor's Notice of Award.

Easement Documentation | Preparation of a sketch and description reflecting the proposed easement in relation to the property boundary previously prepared, and subject to the details outlined below. This includes the description and coordination of IGA with Wayne County, but does not include preparation of legal documents for the agreement.

- a. The preparation of one easement sketch will be provided on 8-1/2"x14" sized paper suitable for recording.
- b. Coordinate with the Client and other party to the easement and assist in determining preferred easement extents.
- c. An electronic version of each signed and sealed easement sketch and description in PDF format will be provided to the Client.

Bidding | Services related to the Bidding process as follows the MDOT Letting Schedule. It is expected that MDOT will bid the project and provide most of the front-end bid package, standard contract agreement forms, general conditions, supplemental general conditions, invitation/advertisement to bid, instructions to bidders, bonding requirements, etc. Our team will provide MDOT specific requests and support during bidding, including questions, pre-bid meetings, and evaluation.

- a. Preparation of a draft bid package that would include project specific conditions, detailed engineering plans, and technical specifications.
- b. Modification of the bid package to incorporate up to two (2) rounds of Client review comments and provide an electronic copy of the bid documents to the Client.
- c. Answer questions and issue addenda during the bid period as requested by the Client.
- d. Attend the bid opening and analyze results and make recommendations to the Client with respect to awarding the contract.
- e. Provide PDF format electronic copies of the bid package for the Client's use.

COORDINATION

Coordination services are intended to provide added assistance to the Client outside of the services outlined elsewhere in this Agreement. Giffels Webster is not an agent of the Client, and these services do not include any financial or legal consultation or advice.

Project Coordination | Assistance related to the overall project coordination, subject to the details and related tasks outlined below.

- a. Document and track action items related to owner/designer coordination, or design coordination with external parties such as the governing jurisdictions or other stakeholders but not to include management of subconsultants working under any other trade or directly for the owner.
- b. Facilitate owner/design team communication with city departments and non-government organizations as needed to support project approvals, including Michigan Department of Transportation (MDOT), Michigan Department of Energy, Great Lakes, and Environment (EGLE), City Council, Planning Commission, and community non-government organizations.
- c. Develop a project schedule exhibit of key project milestones throughout pre-design and design, including necessary entitlements, based on direction and input from the owner and members of the design team.
- d. Meetings with the design team and client to review project progress and milestones described above.

CONSTRUCTION

Services during construction and project close-out to support the Client and project team. Giffels Webster is providing inspections or certifications of the work product. Giffels Webster will observe the progress and quality of the executed work and to determine if the work is proceeding in accordance with the plans, specifications and contract documents between the Client and the contractor. Differing field conditions requiring plan revisions or revisions requested to reduce construction costs are not included and will be contracted separately as needed.

Construction Administration and Inspection | Full-time field inspection of all contracted work and technical assistance related to the general administration of the construction contract, subject to the details and related tasks outlined below.

- a. Giffels Webster shall review and approve or take other appropriate action on Contractor submittals, such as shop drawings, product data, samples and other data, which the Contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions; all of which are the sole responsibility of the Contractor. Our review shall be conducted with reasonable promptness while allowing sufficient time to permit adequate review. Review of a specific item shall not indicate that Giffels Webster has reviewed the entire assembly of which the item is a component. Giffels Webster shall not be responsible for any deviations from the Construction Documents not brought to our attention in writing by the Contractor. Giffels Webster shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

- b. Full-time field inspection of all work performed by the contractor. Preparation of Inspector's Daily Reports (IDRs) detailing all work performed each day.
- c. Visit the construction site by Engineer to observe the general progress of construction.
- d. Participate in project progress meetings every two weeks during construction.
- e. Perform on-site inspection of materials to ensure compliance with the contract documents.
- f. Clarification of contract documents prepared by Giffels Webster. Such clarification shall in no way alter any of the terms or conditions of this Agreement.
- g. Technical support in processing progress payments to contractors based on Giffels Webster's opinion of the degree of completion of the work, and recommending issuance of such payments to the contractor by the Client. Giffels Webster shall not be the guarantor or surety with respect to the Contractor's obligation to perform the work in accordance with the plans, specifications and contract documents.
- h. Technical assistance with agency acceptance, reports and supporting documents.
- i. Perform MDOT Computerized Office Technician duties and following all MDOT Local Agency Project responsibilities.

Construction Layout | Provide surveying layout services for the improvements reflected in the construction documents prepared by Giffels Webster. One set of line and grade stakes will be set for each improvement based on being staked one construction operation at a time and in an organized construction sequence. In the event that any staking is destroyed by an act of God or parties other than the surveyor, the cost of re-staking shall be paid by the Client as additional services.

Staking sign locations, landscape plantings, irrigation systems, utility sleeves, undercut measurement, volume calculations, concrete pads, sidewalks, basements, building foundations, column locations, grading certifications, replacement of damaged stakes and re-staking are not included. These are considered optional services to be contracted and paid for separately.

The staking interval for each infrastructure system will be as follows:

Layout of the following:	Staking frequency/deliverable:
<i>Clearing limits and erosion control fencing</i>	<i>1 set of stakes at a 50' interval and at changes of direction</i>
<i>Mass grading – roads/pathway</i>	<i>1 set of stakes at a 50'-100' interval</i>
<i>Swales, ditches and slope changes</i>	<i>1 set of stakes at a 100' interval</i>
<i>Storm sewer</i>	<i>1 set of stakes at a 100' interval + double offsets at structures + culvert locations</i>
<i>Boardwalks</i>	<i>1 set of stakes at a 50' interval</i>
<i>Retaining walls</i>	<i>25' interval (line and grade as determined by others)</i>
<i>Fences and gates</i>	<i>100' interval for line</i>

Material Testing | Engagement of a sub-consultant to conduct material testing services, subject to the details outlined below.

- a. Compaction testing for all sand backfill excavations under or within 1:1 influence of existing or new pavement.
- b. Pavement material testing (concrete or asphalt) for all pavement restoration required by the project.
- c. Prepare QAQC plan that is subject to approval by MDOT.
- d. Follow MDOT material testing requirements for Local Agency requirements, including certified personnel.

Record Drawings | Preparation of record drawings reflecting the as-built condition of improvements designed by Giffels Webster, subject to the details and related tasks outlined below.

- a. Obtain structure locations, inverts, and slopes from field survey data and add this information to the construction plans. Acquisition of any franchise utility information would be considered optional services.
- b. Elevations at lot corners, along pavement and at buildings or foundations have not been included since most communities do not require this information on record drawings.
- c. Record drawings are prepared using information concerning the nature and location of the Contractor's work, as reported by the Contractor, but has not been verified by Giffels Webster. The Client agrees that Giffels Webster has not reviewed the drawings provided by the Contractor or observed and measured the construction to determine that the drawings accurately reflect all deviations from the original Contract Documents and that this review and assurance is beyond the scope of services of this Agreement.

EXCLUSIONS

In addition to the clarifications identified above, the following services are specifically excluded for our scope of work. Giffels Webster will provide a separate written scope and agreement should the client wish to add additional services.

- A. Preparation of detailed due diligence reports, including videotaping of sewers and/or site conditions.
- B. Preparation of traffic impact assessments or impact studies.
- C. Wetland delineation services.
- D. Design of traffic signals and pedestrian signals.
- E. Preparation of building plot plans.
- F. Mechanical and plumbing design including water system booster stations, PRV's or meter stations.
- G. Electrical design, including site electrical conduit and handholes, site lighting, photometrics, motorized fences, guard structures.
- H. Services to support or lead project entitlements, including the preparation of documents to support property rezoning.
- I. Preparation of documents to support the dedication/vacation of public rights-of-way or encroachment into the public rights-of-way.
- J. Preparation of documents to support sustainable design certifications, community drainage credits or financing approvals.

- K. Preparation of stormwater management and/or operations and maintenance manuals or exhibits.
- L. Preparation of maintenance of traffic and/or staging plans.
- M. Flow study and model of Rouge River and floodway for EGLE permitting.

III. COMPENSATION

The fees associated with each task identified in our Scope of Services are summarized below. The Client shall pay all of the costs of review, inspection, zoning, assessment, permit and bond fees, capital/lateral charges, tap fees, as well as any other fees not specifically covered by the terms of this Agreement.

Fees listed as Time and Expense % of cost are based on the awarded contract cost that will be determined after bidding and therefore are noted as TBD or "To Be Determined" once a construction contract has been awarded.

Task	Basis	Fee
PRE-DESIGN		
Topographic Survey	Lump Sum	\$25,000
Geotechnical Services	Lump Sum	\$18,500
Floodplain Services	Lump Sum	\$15,000
DESIGN		
Construction Documents	Lump Sum	\$165,000
APPROVALS		
Permitting	Lump Sum	\$15,000
PRE-CONSTRUCTION		
Easement Documentation	Lump Sum	\$7,500
Bidding	Lump Sum	\$7,500
COORDINATION		
Project Coordination	Time & Expense	\$15,000
Design Total		\$268,500
CONSTRUCTION		
Construction Administration and Inspection	T&E 15% of Cost	TBD
Construction Layout	T&E 1% of Cost	TBD
Material Testing	T&E 1% of Cost	TBD
Record Drawings	Lump Sum	TBD

IV. TERMS AND CONDITIONS

a. REIMBURSABLE EXPENSES

Reimbursable expenses, which include shipping, handling, postage and delivery fees, out of town travel, outside reproduction (drawings, reports or other deliverables not being used internally by Giffels Webster for the completion of our effort) and subconsultant costs will be reimbursed by the Client at cost plus 15%. If the Giffels Webster's fees outlined above included an allowance, not to exceed, these expenses will be reimbursed by the Client. Additional reimbursable expenses may be provided beyond this value if they are mutually agreed to prior by the Client and Giffels Webster in writing. If no allowance is provided above, the Client agrees to reimburse Giffels Webster for all reimbursable expenses.

b. INVOICING

Time and expense portions of this Agreement will be invoiced in accordance with Exhibit A | Bill Rate Schedule. Unless otherwise noted, time and expense tasks are budgets based on the current understanding of scope and that they shall be billed hourly and may exceed the specified budget. Only those items specified as not-to-exceed shall be capped in total cost at the dollar amount provided. Lump sum portions will be invoiced on a percentage completion-to-date basis. Progress invoices for all work will be submitted to the Client monthly and a final bill will be submitted upon completion of the services.

Client shall pay Giffels Webster in full within 30 days of the date of the invoice, and Client shall be responsible for paying Giffels Webster the time-price differential amount of 1.5% per month for any late payment. The Client agrees to review invoices upon receipt and forward all requests for amendments or clarifications in writing to Giffels Webster within 14 days of the date of the invoice; otherwise, Client waives any right to dispute an invoice. Client shall be responsible for all of Giffels Webster's attorney fees and costs incurred to recover payment.

c. STANDARD OF CARE

All services performed by Giffels Webster will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar circumstances at the same time and in the same or similar locality. No warranty, express or implied, is made or intended by this proposal to provide consulting services. Actual conditions may vary from those reasonably expected and Giffels Webster's data, interpretations and recommendations are based solely on the information readily available.

d. RESPONSIBILITY FOR RESILIENT DESIGN

Giffels Webster will design in compliance with existing codes and regulations in place and applicable to the design services at the time the design is prepared. The Client acknowledges that climate change may result in disruptive events that exceed the requirements of the existing codes and regulations and that Giffels Webster cannot anticipate these events. The Client agrees that Giffels Webster is not liable for changes in the environment or site that exceed existing and applicable codes if they

are not identified in writing as required design or study parameters at the time the services are provided.

e. INSURANCE

Giffels Webster and its staff and contracted consultants are protected by worker's compensation insurance. Giffels Webster has such coverage under public liability, professional liability and property damage insurance policies which it deems to be adequate. Giffels Webster shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Client waives any subrogation rights against Giffels Webster and its consultants and subconsultants, including for any payments made by Client's insurer.

f. LIABILITY

To the fullest extent permitted by law and notwithstanding any other provision of this Agreement, the total liability in the aggregate of Giffels Webster and Giffels Webster's officers, directors, partners, employers, agents, and contracted consultants to the Client and anyone claiming by, through or under the Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including, but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty expressed or implied, shall not exceed the total compensation received by Giffels Webster under this Agreement.

Giffels Webster is not responsible for any unauthorized deviation from the plans, specification or contract documents. Giffels Webster shall not be liable to the Client for any indirect damages, whether such liability arises in contract or warranty, tort, including negligence, strict or statutory liability, or any other cause of action. Giffels Webster shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing any of the work.

The Client and Giffels Webster waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to this Agreement, regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory, or disruptive climate events even if the affected party has knowledge of the possibility of such damages.

g. DATA COLLECTION

The means, methods and selection of technologies used in the collection of field data are at the sole discretion of Giffels Webster. The Client understands that some technologies automatically collect data that may not be required by Giffels Webster to complete the services included in this Agreement. The Client further understands that Giffels Webster does not review data that is not directly related to the scope of services included in this Agreement, and Client agrees that Giffels Webster has no responsibility to do so and that Giffels Webster has no responsibility to advise the

Client of any deficiencies that might be found if that data were reviewed. Client agrees to furnish to Giffels Webster any information and documents in Client's possession, custody, or control; that are relevant to the services to be provided herein; prior to Giffels Webster commencing services.

h. PUBLIC AGENCY APPROVALS

Giffels Webster shall not be liable for damages resulting from the actions or inactions of public agencies including, but not limited to, permit processing, environmental impact reports, zoning matters, use or conditional use permits and building permits. Giffels Webster shall only act as an advisor to the Client in the governmental and public relations aspects of the Project. The Client understands that if construction documents are bid and/or awarded prior to the completion of public agency reviews, there may be increases in construction costs and change orders for which Giffels Webster has no responsibility.

i. INSTRUMENTS OF SERVICE

The Client acknowledges that Giffels Webster's drawings, plans, specifications, and other similar documents, whether in written, graphic, or electronic form, are instruments of professional service (the "Instruments") and not products. Giffels Webster and its contracted consultants shall be deemed the authors and owners of their respective Instruments and shall retain all common law, statutory and other reserved rights, including copyrights and trademarks. Upon full payment of Giffels Webster's compensation for this Project, a license to use the Instruments for their intended purpose related to this Project shall be transferred to the Client.

Giffels Webster shall not be deprived of the right to retain reproducible copies of the Instruments and the right to reuse information contained in them in the normal course of Giffels Webster's practice. The Client recognizes that the Instruments shall not be reused for additions, modifications, or renovations on this Project or for any new project without the written approval of Giffels Webster. The Client agrees to waive any claim against Giffels Webster and to defend, indemnify, and hold the Giffels Webster harmless from any claim or liability for injury or loss allegedly arising from any reuse of the Instruments by the Client or any agent of the Client without Giffels Webster's approval. The Client further agrees to compensate Giffels Webster for any time spent or expenses incurred in defense of any such claim, in accordance with Giffels Webster's prevailing fee schedule and expense reimbursement policy at the time of such claim and to pay Giffels Webster's reasonable attorney fees incurred in the defense of such claim.

j. ELECTRONIC DATA

CAD files and other electronic data shared by Giffels Webster ("Data") are components of the Instruments and are only for the Client's benefit related to this Project and for a specific use. The Client agrees that the delivery of Data does not in any way provide or imply an express warranty or guarantee to anyone that all dimensions and details are exact or to indicate that the use the Data implies the review and approval by Giffels Webster for any future use.

There is no representation of the suitability of the Data for other purposes, or of the durability of the Data or the medium on which the Data is furnished. Any use for a purpose other than that for which the Data is intended shall be at the receiver's risk, and the receiver shall protect and indemnify Giffels Webster from any claims, costs, losses, or damages (including Giffels Webster's reasonable attorney fees). Transfer of the Data does not transfer any license to use the underlying software or extinguish the rights of Giffels Webster to reuse the Data in the general course of a professional practice.

The Client hereby agrees that it will only rely upon Instruments that are printed copies containing the signatures and seals of the design professionals responsible for the work. The Client understands that Data provided by Giffels Webster may vary slightly from the information which is contained in the approved signed and sealed Instruments. In such cases, Client understands that the information in the signed and sealed printed copies supersedes Data shared by Giffels Webster.

k. ESTIMATES

In providing estimates of probably construction cost, the Client understands that Giffels Webster has no control over (a) the cost of labor, material or equipment; (b) the means, methods and procedures of the Contractor's work, (c) Contractor's method of pricing; or (d) the results of competitive bidding. Giffels Webster's estimates of probable construction costs are based on Giffels Webster's experience and qualifications and represent its judgment as a design professional and are not guarantees that construction costs will not vary from cost estimates. If the Client wishes greater assurance as to probable construction cost, the Client should employ an independent cost estimator at the Client's cost. The earthwork cut and fill quantities determined by Giffels Webster are to be considered estimates only. The Client acknowledges that calculating cuts and fills is not an exact science due to variations in topsoil thickness, shrinkage, compaction methods, material inconsistencies and other natural conditions.

l. METHODS AND PROCEDURES

Giffels Webster shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the Client, or the safety precautions and safety programs incidental to the work of the Client. Giffels Webster shall not be responsible for the job safety or site safety of the Project and shall not be responsible for compliance with safety programs and related OSHA or MIOSHA regulations required to be followed by the contractor or its employees, subcontractors and agents. Jobsite safety shall be the sole responsibility of the Client and their contractor. Similarly, Giffels Webster shall not be liable for the actions or inactions of the Client's contractor(s).

The parties mutually acknowledge and agree that services and information provided by Giffels Webster are solely for Client's guidance, and to the extent that the Client provides information from Giffels Webster to third parties for services, Client will first require the third party, by contract, waiver, or otherwise, to agree that Giffels Webster owes no duty in contract, tort, or otherwise to the third party for any services or information provided by Giffels Webster, whether related to Giffels Webster's design,

investigation, construction administration, or any other services. The parties further acknowledge that nothing in this Agreement is deemed to give any third party a claim or right of action against either party which is not otherwise specified in the agreement.

m. CERTIFICATIONS

If the Client requests Giffels Webster to execute certificates, the proposed language of such certificates shall be submitted to Giffels Webster for review at least 14 days prior to the requested dates of execution. Giffels Webster shall not be required to execute certificates that would require knowledge, services or responsibilities beyond the scope of this Agreement or require Giffels Webster to certify, guarantee or warrant the existence of conditions whose existence Giffels Webster cannot ascertain. The Client agrees not to make the resolution of any dispute with Giffels Webster or the payment of any amount due to Giffels Webster in any way contingent upon Giffels Webster signing any such documents.

n. HAZARDOUS SUBSTANCES

Giffels Webster and the Client agree that the discovery of unanticipated hazardous substances constitutes a changed condition, which requires the renegotiation of the Scope of Work or termination of this Agreement. Giffels Webster and the Client also agree that the discovery of unanticipated hazardous substances may make it necessary to take immediate measures to protect health and safety. The Client agrees to compensate Giffels Webster for the additional cost of those measures. In addition, the Client waives any claim against Giffels Webster and agrees to defend, indemnify, and hold Giffels Webster harmless from any claim or injury or loss arising from Giffels Webster's discovery of unanticipated hazardous substances. It is understood and agreed that Giffels Webster is not, and has no responsibility as, a handler, generator, operator, treater, storer, transporter, or arranger for transport or disposal of hazardous or toxic substances found or identified at the site, and that Giffels Webster shall not be responsible to arrange for any of the same.

o. RIGHT-OF-ENTRY

The Client will arrange for right-of-entry and access to the property for the purpose of performing studies, tests, surveying and evaluations required in accordance with this Agreement. While Giffels Webster will take reasonable precautions to minimize any damage to the property, it is understood by the Client that some damage may occur, the correction of which is not Giffels Webster's responsibility under this Agreement, or otherwise.

p. ASSIGNMENT

Neither the Client nor Giffels Webster may delegate or assign its duties or rights under this Agreement without the written consent of the other party, such consent not to be unreasonably withheld.

q. DELAYS

If Giffels Webster is delayed at any time in the progress of the services by any reason beyond its control, including any act or omission of the Client, by any act or omission of a contractor or by adverse weather or other conditions not reasonably anticipated,

the time for completion of the services shall be extended by a time equal to the time of such delay and an equitable adjustment in Giffels Webster's fee shall be made as may be reasonable under the circumstances.

r. CHANGES TO THE AGREEMENT

The Client and Giffels Webster agree that the discovery of unanticipated or changed conditions may require a renegotiation of the Scope of Services, or termination of the Agreement. Furthermore, changes in the scope of the project or to any of the assumptions used in the preparation of the Agreement may also require a renegotiation of the Scope of Services. If the Agreement is changed, Giffels Webster shall be entitled to an appropriate adjustment in schedule and compensation. If renegotiated terms cannot be agreed to, the Client agrees that Giffels Webster has the right to terminate this Agreement.

s. TERMINATION AND SUSPENSION

Either party may terminate this Agreement in the event of the other party's material breach after providing the breaching party written notice with an opportunity to cure within 5 days. A material breach shall include Client's failure to timely pay Giffels Webster. In addition, either party may terminate this Agreement for convenience and without cause upon written notice to the other. Should a termination for cause by Giffels Webster be deemed improper, then the termination shall be treated as a termination for convenience. In the event of termination, Giffels Webster shall be paid for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this Agreement, and reimbursed for all termination expenses. Without limiting any other rights, Giffels Webster may suspend its services for late payment and shall be reimbursed for all costs due to the suspension.

t. PHOTOGRAPHY

The Client permits the taking and use of photographs by Giffels Webster (or Giffels Webster's agent) of the Client's project site; and irrevocably grants to Giffels Webster and its legal representatives, agents, and assigns full perpetual rights to take and use such photographs in Giffels Webster's advertising, trade, or for any purpose. The Client also consents to the use of any printed matter in conjunction therewith and hereby waives any right to inspect or approve the finished product or products, or the advertising copy or other published matter that may be used in connection therewith, or the use to which it may be put. This authorization shall be binding upon the Client and legal representatives, successors, and assigns.

u. DISPUTE RESOLUTION

As a condition precedent to either party initiating legal proceedings, executives of each party shall meet within 14 days' notice from either party to try to settle the dispute in good faith ("Executive Meeting"). If the Executive Meeting does not resolve the dispute, the parties agree to participate in mediation within 45 days of the Executive Meeting. If the Executive Meeting and mediation do not resolve the dispute, the parties may proceed with legal proceedings. Any disputes between the parties in any way arising out of or concerning the Project and/or this Agreement shall exclusively be brought

into arbitration with the hearing conducted in Wayne County, Michigan. The arbitrator shall be selected pursuant to American Arbitration Association's ("AAA") List and Appointment procedures, the arbitration shall be conducted in accordance with the AAA Construction Rules but with a single arbitrator, and any arbitration award shall be final and binding.

v. CONTRACT DOCUMENTS

The contract documents shall consist of this Agreement, including any document expressly incorporated by reference by this Agreement. All other understandings, discussions, agreements, proposals, correspondence, electronic mail, and other communications of any descriptions pre-existing the parties' agreement are superseded by this Agreement. This Agreement constitutes the parties' complete, entire, and final understanding of the subject matter of this agreement. The parties agree that the Agreement has been negotiated between the parties, and that no provision or ambiguity should be interpreted against the other party as a drafter of the agreement. This Agreement may only be amended or modified by written agreement between the parties.

w. CORPORATE PROTECTION

It is intended by the Parties to this Agreement that Giffels Webster and the Client in connection with the Project shall not subject the other party's individual employees, officers, or directors to any personal legal exposure or liability for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Giffels Webster and the Client agree that the sole and exclusive remedy for any claim, demand, damages, or suit arising out of the Project and/or this Agreement shall be directed and/or asserted only against Giffels Webster and the Client, and not against any of either Giffels Webster's or the Client's individual employees, officers or directors, and the Parties hereby waive any claims, demands, damages, and suits against the other Party's employees, officers, and directors.

V. ACCEPTANCE AND AUTHORIZATION TO PROCEED

The Client certifies that the person executing this Agreement is authorized to sign on behalf of the Client's organization. The Client understands that this Agreement includes Exhibit A | Bill Rate Schedule and all executed additional service requests. The Client also certifies that, if it is a business entity, it is registered and in good standing with the State of Michigan, is authorized to conduct business in Michigan and is adequately capitalized to meet the financial obligations of this Agreement. If the Client agrees with the terms of this Agreement, the Client should sign both copies of the Agreement and return one copy to Giffels Webster. Giffels Webster's receipt of the signed Agreement from the Client will constitute a written notice to proceed unless otherwise indicated in writing by the Client.

GIFFELS WEBSTER

BY: 
Name: Mike Kozak
Title: Partner
March 31, 2025

CITY OF INKSTER

BY: _____
Name:
Authorized Representative
Date:

EXHIBIT A BILL RATE SCHEDULE

All work will be billed according to the following minimum rate schedule unless specific agreement is made in writing with an officer of Giffels Webster for another basis of charges. Time and material agreements will be invoiced in accordance with the rates identified below while lump sum portions of Agreements will be invoiced on a percentage completion-to-date basis.

Construction Inspector	\$80	Intern.....	\$55
Senior Construction Inspector	\$90	Clerical Administrative	\$40
Construction Administrator	\$80	Project Assistant	\$75
Senior Construction Administrator ...	\$90	Project Technician.....	\$90
Instrument Crew.....	\$130	Senior Technician	\$100
Survey Crew	\$165	Lead Technician.....	\$110
Instrument Layout Crew	\$130	Landscape Designer	\$105
Construction Layout Crew.....	\$165	Senior Landscape Designer	\$120
Staff Surveyor	\$90	Landscape Architect.....	\$125
Project Surveyor	\$105	Senior Landscape Architect	\$125
Senior Surveyor	\$115	Landscape Architecture Manager.....	\$135
Lead Surveyor.....	\$120	Project Engineer.....	\$105
Survey Manager.....	\$120	Senior Engineer	\$115
GIS Analyst.....	\$85	Lead Engineer.....	\$130
GIS Specialist	\$95	Traffic Engineer.....	\$125
Senior GIS Specialist	\$105	Project Manager.....	\$135
GIS Manager	\$120	Senior Project Manager.....	\$165
Staff Planner	\$90	Partner Emeritus	\$165
Associate Planner	\$105	Partner	\$165
Senior Planner	\$115	Principal Partner.....	\$165
Principal Planner.....	\$120		

Notes to the Billing Rate Schedule:

1. The assignment of personnel is solely the responsibility of Giffels Webster.
2. These rates include charges for computer and survey equipment, local travel, stakes, staff benefits, internal printing costs, telephone, fax and other overhead costs and profit.
3. Outside services not normally provided by Giffels Webster, and other reimbursable expenses (special equipment, printing, reproduction, printing and reproduction, out-of-town travel, shipping and subcontracted services) used for this project will be billed as described in the above Section IV and are not included in the above hourly charge rates.
4. Overtime work (over 8 hours per day) for Construction Inspector time will be invoiced at a rate equal to 1.5 times the above scheduled rate.

CITY OF INKSTER

A RESOLUTION TO ESTABLISH A REQUEST FOR FUNDING, DESIGNATE AN AGENT, ATTEST TO THE EXISTENCE OF FUNDS AND COMMIT TO IMPLEMENTING A MAINTENANCE PROGRAM FOR DEVELOPMENT OF THE INKSTER GREENWAY TRAIL – PHASE III FUNDED BY THE MDOT TRANSPORTATION ALTERNATIVES PROGRAM.

WHEREAS, the City of Inkster is applying for funds through MDOT from the Transportation Alternatives Program for the construction of a shared use pathway, including an asphalt non-motorized pathway, boardwalk, and all other related appurtenances.

WHEREAS, the total construction cost is estimated at \$3,078,051.53, and

WHEREAS, The City of Inkster has committed funds for the Non-Participating items of \$30,000.00, and

WHEREAS, The participating match cost consist of \$415,610.31 from the City of Inkster, and

WHEREAS, the grant funds from MDOT TAP Grant are \$2,462,441.22, and

WHEREAS, the participating match costs consist of \$200,000 from Wayne County Parks

WHEREAS, MDOT requires a formal commitment from the public agency that will be receiving these funds and will be implementing and maintaining this infrastructure project, and,

NOW, THEREFORE, BE IT RESOLVED THAT, The City of Inkster has authorized Jerome Bivins, DPS Director, to act as agent on behalf of the City of Inkster to request Transportation Alternatives Program funding, to act as the applicant's agent during the project development, and to sign a project agreement upon receipt of a funding award.

BE IT FURTHER RESOLVED THAT, the City of Inkster attests to the existence of, and commits to, the funds necessary to carry out the project, including engineering, construction, permit fees, administration costs, cost overruns, non-participating items and matching funds.

BE IT FURTHER RESOLVED THAT, the City of Inkster commits to funding and implementing a maintenance program over the design life of the facilities constructed with Transportation Alternatives Program funding.

AYES:

NAYES:

ABSENT:

**RESOLUTION DECLARED ADOPTED
CERTIFICATION**

The forgoing resolution was certified at a City of Inkster City Council meeting held on April 7, 2025.

(signature)

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: April 1, 2025

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: April 7, 2025

ACTION REQUESTED: Consider Planning Commission recommendation to deny the application for a Zoning Amendment to allow Vehicle Repair Facility - Major in the General Business District.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval

BACKGROUND INFORMATION

On Monday, March 24, 2025, the Planning Commission held a public hearing, and no recommendation was made to approve or deny the text amendment to the City's Zoning Ordinance, Chapter 155, Article 49 to allow Vehicle Repair Facility - Major as a Special Land Use in the B-3 General Business District. A motion was made to deny the text amendment request, but it did not pass 2-3. There was not another motion made. During the public hearing two members of the public spoke in support of the amendment.

The attached memo with the Planner's report provides a detailed analysis of the request. Broadly the request is not supported by the Planning Department given that the future land use in the Master Plan specifically calls for Mixed Development and the oversaturation of auto-related businesses in the city's B-3 General Business District.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The City of Inkster allows citizens to make application to amend the zoning ordinance. Once an application is received it is reviewed by the Planning Commission during a public hearing and then a recommendation is made to the City Council. The City Council shall make a decision on whether to approve or deny the amendment being requested. The Planning Department has also included a memo reviewing the potential amendment with the City's current Zoning Code and Master Plan.

PROJECT OR IMPROVEMENT TASKS

The amendment would permit Vehicle Repair Facility - Major as a Special Land Use in the General Business District.

COSTS

N/A

PROJECT TIME TABLE

If the City Council decides to deny the request, there is no extended timetable. If the City Council decides they are in support of the amendment then the first reading would occur at the April 7th Meeting followed by a second reading at the April 21th meeting. The ordinance would then take effect upon the 7 days after publication of the notice of the amendment.

RESOLUTION

First Reading of the Zoning Amendment for Vehicle Repair Facility - Major as a Special Land Use in the General Business District.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



March 13, 2025

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Review of Amendments to the Zoning Ordinance Regarding Permitted Uses in the General Business District (B-3)

Dear Planning Commissioners:

Recently, a property owner/renter (the applicant proposing the text amendment) inquired about the permitted uses for General Business District (B-3) in the City of Inkster. The applicant owns/rents the property at 30191 Michigan Avenue, where they would like to propose a Collision Shop (*Vehicle Repair Facility - Major*) on the south side of Michigan Avenue, east of Henry Ruff Road. Currently, Automotive Repair (Major) is not an allowable use in the B-3 General Business District. Below is the definition of (*Vehicle Repair Facility - Major*) per Section 155.029 Definitions:

VEHICLE REPAIR FACILITY, MAJOR. *A place is defined as a business offering repair and replacement services including, but not limited to, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and such other activities whose external effects shall adversely extend beyond the property line but not including the sale of gasoline.*

There are currently several existing Major Vehicle Repair facilities located in the B-3 zoning district, however this writer was unable to located exactly when the zoning ordinance was changed to where this use (Vehicle Repair Facility, Major) was removed from the B-3 zoning district.

Additionally, in both the Master Plan and the Zoning Ordinance, the intent of the B-3 General Business is to provide locations for development of businesses which cater primarily to the comparison-shopping needs of the city's and surrounding communities' residents on an intermittent or semi-monthly or greater basis. Convenience type commercial uses are permitted in combination with the predominant comparison uses in planned shopping center developments where a combination of such uses is considered appropriate based on the desired economic function and quality and range of businesses in the B-3 District.

In the past, there have been patterns with auto-related uses, specifically used car dealerships, of non-compliance with code. Code Enforcement has worked diligently to bring existing uses into compliance, but given this history, the Planning Commission should seriously consider the potential compliance issues that could arise by allowing more auto-related uses.

At the March 3, 2025, the City Council enacted a resolution for a moratorium on the approval and permitting of new gas stations, liquor stores and automobile repair (major) facilities. This was due to the oversaturation of these types of uses in the City of Inkster.

Therefore, we do not recommend that the Planning Commission consider amending the Zoning Ordinance to allow ***Vehicle Repair Facility, Major*** in the B-3 General Business. We look forward to reviewing this with you at an upcoming Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads 'Derek Dowdell'.

Derek Dowdell
Director of Community Development



The following is a proposed amendment to Section 155.047(D) of the City of Inkster Zoning Ordinance. Proposed additions are underlined and proposed deletions are in ~~strikethrough~~.

Section 155.047 B-3 General Business District, (D) Special Land Uses permitted. Special land uses.

The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ ~~155.111~~ through ~~155.142~~, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

- (1) All uses allowed in a B-2 District which shall be subject to the same special land use as in a B-2 District.
- (2) Outdoor sales space for exclusive sale of new or secondhand vehicles or house trailers.
- (3) Open air business uses for the retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies; provided further that such uses shall be located at the exterior end of the building mass.
- (4) Adult supply stores.
- (5) Adult motion picture theaters.
- (6) Arcades.
- (7) Bar or establishment for the sale of beer or intoxicating liquor for consumption on the premises.
- (8) Cabaret.
- (9) Firearms sales establishments.
- (10) Motels, inns and travel lodges.
- (11) Hotels.
- (12) Massage establishments.
- (13) Pawnshops.
- (14) Pool or billiard halls.
- (15) Public lodging house, transient housing, rooming houses.
- (16) Secondhand stores.
- (17) Specially designated distributor (SDD).
- (18) Specially designated merchant (SDM).
- (19) Tattoo establishments.
- (20) Carry-out, fast food, drive-thru or drive-in restaurants.
- (21) Vehicle wash establishments, when completely enclosed in building.
- (22) Commercial kennel provided all activities are conducted within a totally enclosed main building and provided further that no property line abuts a district zoned for residential use.
- (23) Automobile service stations.
- (24) Automobile service centers, when developed as part of a larger planned shopping center. The design shall integrate the automobile service center within the site plan and architectural character of the total shopping center. A building permit shall not be issued separately for the construction of any automobile service center.
- (25) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height.
- (26) Greenhouse and florist operations involving the growing, wholesaling and/or retailing of plant materials.
- (27) Nursing and convalescent homes.
- (28) Theaters, assembly halls, concert halls or similar places of assembly when conducted within enclosed buildings, subject to the requirements of § 155.218.
- (29) Business schools and colleges or private schools operated for profit.
- (30) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
- (31) Research and development facilities.
- (32) Manufactured housing communities, subject to requirements of § ~~155.140~~ of this chapter.



Discover. Grow. Unite.

- (33) Fast food restaurants without drive-thru service.
- (34) Charitable gaming room subject to the regulations of § 155.145.
- (35) Minor vehicle repair, subject to the regulations of § 155.128.
- (36) Commercial warehouse, wholesale operations and distribution subject to the regulations of § 155.147.
- (37) Medical marijuana provisioning centers subject to the regulations of § 155.148.
- (38) Religious institutions.
- (39) New and used vehicle and trailer indoor sales, showroom or office.
- (40) Self-storage facilities.
- (41) Major vehicle repair, subject to the regulation of § 155.129.

