



INKSTER CITY COUNCIL

July 21, 2025
26215 Trowbridge, Inkster, MI 48141
(313) 563-9770
www.cityofinkster.com

Mayor – Byron H. Nolen
Mayor Pro Tem – Steven Chisholm, District IV

Council Members

Felicia Rutledge, District I
Freddie Bishop III, District II
Lindsay Scott, District III
Kim Howard, District V
DeArtriss Richardson, District VI

GEORGINA HOLLIDAY
CITY CLERK

DARIN CARRINGTON
TREASURER

TODD PERKINS
CITY ATTORNEY

The council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor.

July 21, 2025

Orientation Session- 6:00PM

Regular City Council Agenda – 7:00 PM

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

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

5. Consent Agenda

Approval of July 7, 2025 Regular Meeting Minutes

6. Boards and Commissions

7. Ordinances

1st Reading-

2nd Reading

8. New Business

A. Discussion/Action: (Georgina Holliday, City Clerk) Consider approval of the Big Dog Hot Dog Block Party, Special Community Event. Date: 8.21.25 Time: 6pm-11pm Location: Floyd B. Simmons Center 29150 Carlisle Inkster MI 48141

B. Discussion/Action: (Georgina L. Holliday, City Clerk) Consider approval of the Block Party/Street Closure for Donna and Vincent Lawrence. Date: 8.2.25 Time: 12pm-10pm Street to be closed: Florence St. Cross Streets: Sylvia/Princess

C. Discussion/Action: (Sharde Crutchfield, Special Projects Director) Consideration to (1) authorize the City of Inkster to exercise the First Right of Refusal to purchase tad foreclosed properties from the Wayne County Treasurer; and (2) enter into a contractual agreement with the listed vendors to participate in the Inkster Neighborhood Stabilization Program 2025-2026

D. Discussion/Action: (Derek Dowdell, Community Development Director) Consider request to Accept Michigan Economic Development Corporation (MEDC) Grant and Approve Contract for Zoning Ordinance Revision.

E. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approving Special Land Use (SLU 25-05) for a proposed nursing home in the B-2, Thoroughfare Mixed-Use District at 715 Inkster Road

F. Discussion/Action: (Georgina Holliday, City Clerk) Consider approval of the IHS Alumni Committee to request street closures for: Beech and Middlebelt only allowing residents entrance, the townhouses on the Middlebelt Service Dr. Also, Fox and Beech to prevent back entrance to the school grounds. In the request it would include four gates for the cut-offs and requested cones to separate outgoing and incoming traffic on the school grounds.

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communication

City Council Meeting Agenda 07.21.25

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

July 7, 2025

Regular City Council Meeting -- 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on July 7, 2025 in compliance with the Open Meetings Act.

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

Closed session-open: moved by Councilwoman Howard and seconded by Councilwoman Scott
@6:30 pm

Closed Session-closed: moved by Councilwoman Rutledge and Second by Councilwoman Scott@6:53pm

ROLL CALL VOTE:

Councilmember Howard
Councilmember Rutledge
Mayor Pro Tem Chisholm

Yea
Yea
Yea

Councilmember Scott
Councilmember Bishop
Councilwoman Richardson

Yea
Excused
Excused

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 7:01pm

Prayer

Prayer was led by Pastor Hearn

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	Excused (Inkster, MI.)
Councilwoman Scott	Present (Inkster, MI)
Councilwoman Howard	Present (Inkster, MI)
Councilwoman Richardson	Excused (Inkster, MI)

Approval of Agenda

Moved by Councilwoman Rutledge, Seconded by Councilwoman Howard to approve agenda for July 7, 2025 meeting

Resolution #07-25-107GH-4-0 Motion Carried

Councilwoman Richardson-excused

Councilman Bishop-excused

Presentations/Discussion

Inkster City Council Regular Meeting
July 7, 2025

Inkster Housing Commission-Gladys Neal

Public Hearings

Consent Agenda

**Approval of Regular City Council Meeting Minutes for June 16, 2025
Approval of Special City Council Meeting Minutes for June 24, 2025
Approval of Special City Council Meeting Minutes for June 26, 2025**

**Moved by Councilwoman Howard, Seconded by Councilwoman Rutledge
Resolution #07-25-108GH – 6-0 Motion carried.
Councilwoman Richardson-excused
Councilman Bishop-excused**

Boards and Commission

None

Previous Business

Ordinance(s)

Second Reading(s)

New Business

**A. Discussion/Action:(Jerome Bivins, DPS Director) Consider authorizing Administration to enter into an INTERGOVERNMENTAL AGREEMENT with Wayne County for construction and maintenance of approximately 4.5 Acre Greenway Trail in the City of Inkster from Justine Court west to Middlebelt Road and through the Inkster Valley Golf Course owned by the County along the lower rouge river (Phase III) moved by councilwoman Howard seconded by Mayor Pro Tem Chisholm
Resolution #07-25109GH 4-0 motion carried
Councilwoman Richardson-excused
Councilman Bishop-excused**

**B. Discussion/Action: Discussion/Action: (Georgina L. Holliday, City Clerk) Consider approval for the 6th Annual Ink-Town Ryderz Car & Bike Show. Date: August 3, 2025 Time: 12pm-8pm; Location: 3250 Middlebelt Rd. Inkster, MI 48141
Moved by Councilwoman Rutledge Seconded by Councilwoman Scott
4-0 motion carried-07-25-110GH**

C. Discussion/Action: Discussion/Action: (Jerome Bivins, DPS Director) Consider authorizing administration to approve the contract with HMC LLC for the Eastern Sewer

Reconstruction in the amount of \$495,925.91 plus a 10% contingency of \$49,592.59 for a total of \$545,518.50 for construction

Moved by Mayor Pro Tem Chisholm seconded by Councilwoman Rutledge

4-0 motion carried #07-25-111GH

Councilwoman Richardson-excused

Councilman Bishop-excused

D. Discussion/Action: (Georgina L. Holliday, City Clerk) Consider approval of the Clerk's Office Policy and Procedure Manual, this document is created for the Clerk's Office use only

Moved by Mayor pro tem Chisholm seconded by Councilwoman Howard

4-0 motion carried #07-12-112GH

Councilwoman Richardson-excused Councilman Bishop-excused

E. Discussion/Action: (Sharde Crutchfield, Special Projects Director) Consider approving the City of Inkster to include Payment in Lieu of Taxes (PILOT) for a service charge in lieu of taxes for Parkside Estates and Demby Terrace, a multiple family project for persons of low or moderate income to be financed pursuant to the provisions of the State Housing Development Authority Act of 1966 (PA 346). The service fee will be in the amount of \$75,000 annual payment or 5% of shelter rents, whichever is greater, for the development being led in part by the Inkster Housing Commission.

Moved by Councilwoman Rutledge Seconded by Councilwoman Scott

4-0 motion carried #07-25-113GH

Public Participation Limit to 3 minutes

-  Dr. Phyllis Long- A Journey with Lupus present Lupus Support Group 12-4 Saturday 07/19/25 Leanna Hicks Library, Mila T. Ivory guest speaker Thorn Elementary mind and body therapy, self-care
-  Evonne Moore-Unity in the Community backpack event, Inkster Housing 7/19 12-5 Annual Appreciation Day LeMoyne Park, National Night Out
-  Pastor John Hearn-Annapolis Point Official 7/19 12n-2p 72 new homes rsvp free homebuyers program seminar 7/26 10-1-p Dozier Center 1st merchants Bank
-  Maureen Moynihan- Parking Sign 232 Amherst Parking Sign down 6/30 called DPS
-  Gabe Henderson-Michigan Great Man, Mayor Nolen honored
-  Octavia Smith-Project Fresh 60 and over \$25 Stipend to residents 60 and over come by and say hi and support free samples every week
-  Sandrew King-AIA River Rouge School pulling up yard signs at AIA Ecorse no signs, RR permission to use yard signs, ordinance policy change to put yard signs down and community events. Putting down on easement call ordinance to pick up, call Quinton Meyers, lot behind on Dunnings lot overgrown.

Clerk

Public Accuracy Testing on July 16, 2025 in Council Chambers and Special Election for D1-P1 on August 5, 2025; keep James Richardson husband of Councilwoman Richardson in your prayers he is in the hospital and prayers for her to endure.

City Treasurer

No comment

Mayor and Council

- Councilmember Rutledge – no comment
- Councilmember Scott – no comment
- Councilmember Bishop -excused
- Councilmember Howard- no comment

- **Councilmember Richardson -excused**
- **Mayor Pro-Tem Chisholm – Chisholm and Scott zoom meeting with Thompson Towers MSHDA State Rep and State Senator**
- **Mayor Nolen-summer Camp started today and fireworks still going off, celebrate a couple more weeks of fireworks**

Adjournment

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

By Councilwoman Rutledge Seconded by Councilwoman Scott and carried, to conclude the Regular City Council meeting of Monday, July 7, 2025 @ 7:30pm

CITY OF INKSTER

Boards & Commissions

[Made Operative by State Law, City of Inkster Charter Provision or City Of Inkster Ordinance]

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term	11 Members	Ordinances: 414,457 & 508
Sabrina Lawrence, Director		Tenure
- (Ex-Officio Member)		
Rochelle Wells		Exp. 05/06/26
Rosie Allen Thompson		Exp. 09/18/26
Ruth E. Williams		Exp. 04/09/26
Tim Williams		Exp. 12/04/25
Antonio Edmonds		Exp. 05/10/26
Gabe Henderson		Exp. 09/23/26
Jean Liddell		Exp. 09/25/26
Debra Owens		Exp. 09/17/26
Chuck Coleman		Exp. 09/18/26
June Patterson		Exp. 09/25/26
Iris Long		Exp. 10/17/26

BOARD OF REVIEW

[MEETINGS: March, July, and December]

Annual Appointment	3 Members	Charter Provision and State Law
WCA Assessing		Clerk of the Board – Non-Voting
William Miller		Exp. 03/08/26
Lenoria Warmack		Exp. 03/08/26
Vacant (Alternate)		
Peggy Bishop		Exp. 03/08/26

BEAUTIFICATION COMMITTEE

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

2 Year Term		
Gwendolyn Rogers		Exp. 04/15/27
Dr. Phyllis M. Long		Exp. 04/14/27
Gabe Henderson		Exp. 02/18/27
Vacant		
Vacant		
Lenoria Warmack		Exp. 02/13/27
Dennard Shaw		Exp. 04/29/26
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Bernice Skeen		Exp. 02/04/27
Vacant		
Rory Malley		Exp. 07/01/25
Vacant		
Vacant		

BUILDING AUTHORITY COMMISSION - INACTIVE

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Vacant

Ex. Officio

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

(Mayoral)

Vacant

(At-Large)

Vacant

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Vacant

Vacant - (Employee Representative)

Vacant (Commission Appointment)

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

David Reilly (Building Contractor)

Exp. Tenure

Carolyn Wilson

Tavan Hall (General Member)

Vacant (Contractor)

Vacant (Engineer)

William Miller (Alternate)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term

3 Members

Ordinance

Carolyn Wilson Inspector

Exp. Tenure

Tavan Hall

William Miller

Vacant

Vacant

Vacant

+

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Ashley Williams		Exp. 03/13/28
Antonio Edmonds		Exp. 05/10/28
Ava Lindsey		Exp. 06/03/28
Gina Allen		Exp. 06/13/28
Sonya Jennings		Exp. 06/13/28
Randa Davis		Exp. 06/13/28
James A. Eberheart, Jr		Exp. 08/12/28
Rerhi Onomake		Exp. 06/01/27

Vacant

Vacant

Vacant

Vacant

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Vacant		
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

ELECTRICAL EXAMINING BOARD-INACTIVE

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

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1

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

GRANT WRITING COMMITTEE

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

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

HOUSING AND REDEVELOPMENT

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

5 Year Term	5 Members	State Law and Ordinance 99
Will Miller		Exp. 02/30
Mable Stroman, Treasurer		Exp. 03/27
Evonne Moore, Vice Chair		Exp. 09/26 (Resident Housing)
James Thomas		Exp. 01/27
Gregory Gillette		Exp. 08/27

INKSTER HISTORICAL COMMISSION

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

2 Year Term	7 Members	State Law and Ordinance 196
Vacant	Dist. 1	
Vacant	Dist. 2	
Ruth E. Williams	Dist. 3	Exp. 2/10/27
Vacant	Dist. 4	
Vacant	Dist. 5	
Jean Liddell	Dist. 6	Exp. 03/19/26
Vacant		

LIBRARY BOARD COMMITTEE

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

4-Year Term - Elected / 6 Members.

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

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term	7 Members	Ordinance: 603
Vacant	Dist 1	
Vacant	Dist. 2	
Vacant	Dist. 3	
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term

7 Members

State Law and Ordinance 409

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

PARKS AND RECREATION COMMISSION

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

2 Year Term

9 Members

Ordinances: 493 & 551

Walter Johnson

Dist. 1

Exp. 02/25/2027

Shirley Hankerson

Dist. 2

Exp. 06/30/2025

Khalidah Muhammad

Dist. 3

Exp. 04/05/2025

Angeline Lawrence

Dist. 4

Exp. 08/13/2026

Vacant

Dist. 5

Rory S. Malley

Dist. 6

Exp. 09/01/2025

Ashwanna Butts

Mayoral

Exp. 03/13/2026

S. Anthony Dooley

Mayoral

Exp. 05/10/2026

Judy Street

Council

Exp. 12/18/2025

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Vacant

Dist. 1

Vacant

Dist. 2

Vacant

Dist. 3

Vacant

Dist. 4

Vacant

Dist. 5

Vacant

Dist. 6

Vacant

Mayoral

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term

9 Members

State Law and Ordinance 33

Byron H. Nolen (Mayor)

Tenure

Darryl Davis (City Appointee)

Exp. 12/19/26

Tonia Williams, (Vice Chair)

Exp. 12/19/26

Mack Willis

Exp. 12/19/26

Ashley Williams, (Recording Secretary)

Exp. 12/19/26

Norma McDaniel

Exp. 12/19/26

Steven Chisholm (Chair)

Exp. 12/19/26

Sheryl Hayes-Bradford

Exp. 09/30/25

Tavan Hall

Exp. 08/30/25

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term	5 Members	Charter
Juan Bradford	Mayoral	Exp. 12/31/2025
Corey Snyder	Police Rep	Exp. 12/31/2025
Jason Kay	Fire Rep	Exp. 12/31/2025
Sandra Watley	City Council	Exp. 12/31/2026
Velma Overman	Board of Trustee Rep	Exp. 12/31/2026

WATER REVIEW COMMITTEE- INACTIVE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term	7 Members	State Law and Ordinance 277
Norma McDaniel	Dist. 1	Exp. 03/21/27
Ruth E. Williams	Dist. 2	Exp. 03/28/27
Ava Lindsey	Dist. 3	Exp. 06/03/27
Kimberely Johnson	Dist. 4	Exp. 03/21/27
Vanola Williams	Dist. 5	Exp. 03/21/27
Rebecca Daniels	Dist. 6	Exp. 03/19/27
Patrice Patton (At-Large)		Exp. 03/21/27

Nankin Transit

Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

Byron Nolen, Mayor - **Tenure**
Barbara Cooper-Mayor Appointee

2015 Community Development Block Grant Advisory Council (CDBG)

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

Council Appointee
(Alternate)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

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

6 Year Term

13 Members

Resolution 85-8-331

Byron Nolen

Tenure

Kim Howard

Exp.09/08/26

Vacant

Vacant

Vacant

Vacant

Vacant

Kevin Harrington

Exp. 04/19/27

Kenfentse Mandisa

Exp. 04/19/27

Charmaine Kennedy

Exp. 03/05/27

Jean Overman

Exp. 03/05/27

Vijay Viruppanavar

Exp. 03/05/27

Yolanda Lockett

Exp. 09/08/26

BROWNFIELD REDEVELOPMENT AUTHORITY

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

Terms 1, 2 and 3 years Up to 9 members

Resolution 02-9-458

Vacant, City Council Representative

Tenure

Treasurer

Tenure

Vacant Community

Tenure

Vacant

Vacant

NOTES:

____ Vacancies and/or Expired terms

*Has not taken the oath.

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: July 15, 2025

From: Georgina Holliday, City Clerk

Date for Council's Consideration: July 21, 2025

ACTION REQUESTED: Consider approval of the Big Dog Hot Dog Block Party, special community event. Date: 8.21.25 Time: 6p-11p Location: 29150 Carlisle (Floyd B. Simmons Center)

Current Action X Emergency Future

Funds Budgeted: _____ Account # _____ No. 2 N/A _____

Mayor 's Approval By H. 16

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

Special Community Event

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: 7/2/25
2:53 PM
[Signature]

NOTICE OF INTENT TO APPLY FOR AN EVENT PERMIT

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

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

Event Title: Big Dog Hot Dog Block Party
Type of Event: SPECIAL COMMUNITY EVENT
Estimated Class Level (please circle): Class 1 Class 2
Event Date (s): 8.21.25 Event Hours: 6p - 11p

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

Canby St.

***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: WALTER COOPER-TERRELL E-mail Address: COOPERTERRELLW@inksterhousing.org

Phone 1: 313 921 8820 (work/home/cell) Phone 2: _____ (work/home/cell) Fax: only

Legal name of applicant's organization: Big Dog Hot Dog

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: 26722 Coley St

Mailing address: _____

City: Inkster

State: MI

Zip: 48141

Phone: 313 971 8880 Fax: _____

E-mail: cooperterrell@inksterhousing.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 open to the public - Less than 1,000 people in attendance at any one time. - No alcoholic beverages sold, served, or consumed.	Determined by City Event Organizer	\$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14

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

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date: • Notice of Intent • Application Fee	30 Days Prior to Event Date: • Application • Copy of insurance rider (if necessary). • Security Deposit
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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
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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"

	<u>Application Fee</u>	
Class 1 Resident	\$75	\$75.00
Class 1 Non-Resident	\$150	
Class 2 Resident	\$100	
Class 2 Non-Resident	\$200	

Security Deposit (refundable minus any costs incurred)

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

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

Received: _____

EVENT PERMIT

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

Event Title: Big Dog Hot Dog Block Party

Location: Simmons Center

Estimated Class Level (please circle):

Class 1

Class 2

Event Date/time (s):

Date: 8-21-25

Start: 6

AM/PM

End: 9

AM/PM

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

Name: Walter Cooper

E-mail Address: terrellcooperw@inksterhousing.org

Mailing address: 26222 Colgate

City: Inkster

State: mi

Zip: 48141

Day Phone: _____

Evening Phone: _____

Cell Phone: 313.921.8880

Fax: _____

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

President: _____

Secretary: _____

Vice President: _____

Treasurer: _____

+++++

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: _____

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?

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

Will you require the use of City owned barricades to close the street(s)? Yes ☐ No ☐

If no, by what means will you close the street? _____

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

If it's the same as the applicant, please write SAME in the name field.

Name: _____ Address: _____ Phone: _____

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

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

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

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

**City of 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:

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 _____

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

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?

**City of Inkster
Event Permit**

Event Title: Pick Dooz Hot Dooz Block Party
Event Date(s): 6.21.25 Event Hours: 6p-9p

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:

WALTER COOPER-TENRELL [Signature] 6.2.25
Applicant Name (printed) Signature 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			
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.

No. 71364

City of Inkster

26215 Trowbridge
Inkster, MI 48141

Miscellaneous Cash Receipts

Received
From

Big Dot Holdings
75.00
Inkster MI 48141

DATE

7/2/25

AMOUNT \$

75.00

EXPLANATION:

Agent Court Packet
Application fee

ACCOUNT CLASSIFICATION

FUND

101-215-607-003

A/C NO.	AMOUNT
101-215-607-003	75.00
TOTAL \$ 75.00	

BY

J Hilliday

DO NOT WRITE IN THIS BOX

PAID

JUL 02 2025

**City of Inkster
Event Permit**

Event Title: Pick Day Hot Day Block Party
Event Date(s): 8.21.25 Event Hours: 6p-9p

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:

WALTER COOPER-TERRELL [Signature] 8.2.25
Applicant Name (printed) Signature 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	<u>Jason Kaye</u> YES	<u>7/16/2025</u>
Inkster Police	Chief Jenkins	Tamika Jenkins Yes	<u>7/16/2025</u>
City Mayor			
City Clerk	<u>Georgina Holliday</u>	<u>[Signature]</u>	<u>7/16/25</u>

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

**City of Inkster
Event Permit**

Event Title: Big Dooz Hot Dooz Block Party
Event Date(s): 6.21.25 Event Hours: 6p-9p

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:

Walter Cooper-Tenzel
Applicant Name (printed)

[Signature]
Signature

6.2.25
Date

City of Inkster Approvals

Department Approval	Name (printed)	Approved?	Date
City Council	Resolution Number	<u>[Signature]</u>	<u>7/16/25</u>
Public Works	<u>Jerome Bivins</u>		
Inkster Fire Dept.	Chief Jason Kaye		
Inkster Police	<u>Chief Jenkins</u>		
City Mayor		<u>[Signature]</u>	<u>7/16/25</u>
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.

**City of Inkster
Event Permit**

Event Title: Big Dooz Hot Dooz Black Party
Event Date(s): 8.21.25 Event Hours: 6p-9p

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:

Walter Cooper-Tenelle
Applicant Name (printed)

[Signature]
Signature

8.2.25
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	<u>Jason Kaye</u> YES	7/16/2025
Inkster Police	<u>Chief Jenkins</u>		
City Mayor			
City Clerk	<u>Georgina Holliday</u>		

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

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: July 17, 2025

From: Georgina Holliday, City Clerk

Date for Council's Consideration: July 21, 2025

ACTION REQUESTED: Consider approval of Donna and Vincent Lawrence Block Party/Street Closure Date: 8/2/25 Time: 12:00pm-10:00pm Street to be closed: Florence Street between Sylvia/Princess St. (In the event it rains on 8.2.25 can it be on 8.16.25 and if it rains on that day can it be on 8.23.25)

Current Action X Emergency Future

Funds Budgeted: Account # No N/A

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

Block Party/Stret Closure for Florence Street residents

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by

Seconded by

Yes:

No:

Absent:

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



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT: DONNA LAWRENCE
Vincent Lawrence
Name

313 595-4433
Phone Number

26858 FLORENCE
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Florence St.

Cross Streets: Sylvia / Princess

Date(s) To Be Closed: 8/2/25

Event Hours: 12 am/pm To 10 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. **Call to make arrangements: 313-563-9773**

Applicant Signature: Donna Lawrence

Date: 7/30/25

OFFICIAL USE ONLY
REQUIRED APPROVALS:

Police ☒ Fire ☒ DPS ☒ BLDG ☒

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

FLORENCE ST between SYLVIA / PRINCESS ST.
(Street) (Street)

and _____ for the date and time of Aug 2 2025
(Street) (Event date & time)

Block Party Coordinator: Vincent Bonina LAURENCE
(Contact Person)

Daytime Number: 313 595-4433 Evening Number: 12 - 10

Name	Address
Jennifer Ruiz-Padriguez	26311 Florence St.
Amber Williams	26894 Florence St
SPARKIE MASON	26882 FLORENCE ST
Claire Minnebo	26931 Florence St
Tiffany B	26847 FLORENCE ST.
Denetria Medley	26895 Florence
Charles + Faith Higgin	26846 Florence
Terri L Wyatt	26870 FLORENCE
Joy Miller	26943 Florence St
MAJOR PRINGLER	26930 Florence
Brianna Williams	26907 Florence
Taylor Calvin	26955 Florence
Tamara Cooper	26829 26859 Florence
Alex Bright	26934 Florence
VINCENT SANNERS	26942 FLORENCE
Geraldine Bachal	26871 Florence St.
Miriah Fine	26893 Florence St
Carolee Kelley	26954 FLORENCE ST

6/30/25

In the event it rains on Aug 2,
Can I have it on Aug 16 and if it
rains on Aug 16 Can I have it on Aug 23
Plz I Can Please

Thank you
Honna Lawrence
313-595-4433

RE: Street Closure/ Block Party Request

From Tamika Jenkins <tjenkins@cityofinkster.com>

Date Mon 7/7/2025 9:56 AM

To Vachal Moore <vmoores@cityofinkster.com>; Jerome Bivins <jbivins@cityofinkster.com>; Jason Kaye <jkaye@cityofinkster.com>

Cc Georgina Holliday <GHolliday@cityofinkster.com>

Approved!



Tamika Jenkins
Chief Of Police

tjenkins@cityofinkster.com
Phone: 313-563-9850 ext. 3104
Fax: 313-359-4125
26279 Michigan Ave, Inkster MI 48141

LAW ENFORCEMENT SENSITIVE - FOR OFFICIAL USE ONLY

"People will forget what you said, people will forget what you did, but people will never forget how you made them feel." Maya Angelou

From: Vachal Moore <vmoores@cityofinkster.com>

Sent: Thursday, July 3, 2025 3:07 PM

To: Jerome Bivins <jbivins@cityofinkster.com>; Jason Kaye <jkaye@cityofinkster.com>; Tamika Jenkins <tjenkins@cityofinkster.com>

Cc: Georgina Holliday <GHolliday@cityofinkster.com>

Subject: Street Closure/ Block Party Request

Good Afternoon,

Please see request for Street Closure/ Block Party.

["Actions prove who someone is, Words just prove who they pretend to be."](#)

Mr. Vachal L. Moore Jr.,
City of Inkster Deputy Clerk
313-563-9770 (ext. 9770)

Re: Street Closure/ Block Party Request

From Jason Kaye <jkaye@cityofinkster.com>

Date Mon 7/7/2025 10:26 AM

To Tamika Jenkins <tjenkins@cityofinkster.com>; Vachal Moore <vmore@cityofinkster.com>; Jerome Bivins <jbivins@cityofinkster.com>

Cc Georgina Holliday <GHolliday@cityofinkster.com>

 1 attachment (273 KB)

Donna Lawrence 8.02.25.pdf;

FD approved

Jason R. Kaye
Fire Chief

Inkster Fire Department
27717 Michigan Avenue
Inkster, Mi 48141
T: 313.563.9875
C:313.598.3895
jkaye@cityofinkster.com



From: Tamika Jenkins <tjenkins@cityofinkster.com>

Sent: Monday, July 7, 2025 9:56 AM

To: Vachal Moore <vmore@cityofinkster.com>; Jerome Bivins <jbivins@cityofinkster.com>; Jason Kaye <jkaye@cityofinkster.com>

Cc: Georgina Holliday <GHolliday@cityofinkster.com>

Subject: RE: Street Closure/ Block Party Request

Approved!

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



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT: DOLOREA LAWRENCE
Vincent Lawrence
Name

313 595-4033
Phone Number

26858 FLORENCE
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Florence St.

Cross Streets: Sylvia & Princess

Date(s) To Be Closed: 8/25/25

Event Hours: 12 am/pm To 10:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Dolorea Lawrence

Date: 7/20/25

OFFICIAL USE ONLY
REQUIRED APPROVALS:

Police _____ Fire _____ DPS ✓ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

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



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT: DOUGLA LAWRENCE
Vincent Lawrence
Name

313 595-4433
Phone Number

26858 Florence
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Florence St. Cross Streets: Sylvia, Princess

Date(s) To Be Closed: 8/2/25

Event Hours: 12 am/pm To 10:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Douglas Lawrence

Date: 7/30/25

OFFICIAL USE ONLY
REQUIRED APPROVALS:

Police _____ Fire _____ DPS _____ BLDG dr/cw ✓

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: Wednesday, July 17, 2025

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

Date for Council Consideration: Monday, July 21, 2025

ACTION REQUESTED: Consideration to (1) authorize the City of Inkster to exercise the First Right of Refusal to purchase tax foreclosed properties from the Wayne County Treasurer; and (2) enter into a contractual agreement with the listed vendors to participate in the Inkster Neighborhood Stabilization Program 2025-2026.

Current Action X Emergency Future

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

Mayor's Approval



BACKGROUND INFORMATION

The City of Inkster has selected the below qualified vendors to participate in the 2025 Neighborhood Stabilization Program. The vendors will be contractually obligated to rehabilitate and then sell or rent out the properties. All parcels must comply with the building department requirements to obtain a Certificate of Occupancy within one year. At the time of this request, parcel assignments had not been completed.

Pursuant to MCL 211.78m(1), a city, village, township, or city authority may purchase foreclosed property located within its community for the minimum bid if the State of Michigan fails to exercise its right of first refusal and no claimant has filed a claim for foreclosure sales proceeds under Section 78(t) of the Act. However, if a claim for foreclosure sales proceeds has been filed under Section 78(t) of the Act, your community may purchase any of those foreclosed properties for the greater of the minimum bid or the fair market value of the property ("FMV").

The foreclosure properties' common address, parcel identification number, legal description, and the delinquent amount are attached as presented by the Wayne County Treasurer (note: additional FMV required parcels were added on 7/15/25). All vendors will be expected to pay the City of Inkster's administration fee of \$2,000 and all Summer 2025 property taxes before deed conveyance.

Recommended Vendors:

- | | |
|-------------------------------|--------------------------------|
| 1. All Year Transportation | 11. Lindsay Scott |
| 2. C&A Carpet | 12. Mosley Heating and Cooling |
| 3. Curtis Bell | 13. Peggy & Nelson Lucas |
| 4. Sage Fidelis Holdings | 14. Re-Image Realty |
| 5. Darin Carrington | 15. Renew Realty |
| 6. Don Hooker | 16. S. Rich Realty |
| 7. Felicia Rutledge | 17. The Perfect Cut |
| 8. Fidell Morris | 18. Thompson Luxury Estates |
| 9. Finness Connection | 19. TMK LLC |
| 10. Hayes Property Management | 20. Vestco Management |

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 within five (5) business days for all costs associated with the acquisition of the properties by the applicant.

RESOLUTION

Authorization is hereby given to the City of Inkster to exercise the First Right of Refusal to purchase tax foreclosed properties from the Wayne County Treasurer; and authorization is given to enter into a contractual agreement with the listed vendors to participate in the Inkster Neighborhood Stabilization Program 2025-2026.

Resolved by: _____

Seconded by: _____

Yes:

No:

Absent:

Sale No.		Description	FMV	Min Bid Price
X 5250	44-002-01-0551-000	29637 GRANDVIEW INKSTER	\$68,000.00	\$8,262.09
23D551 23C552A LOT 551 AND THE W 5 FT OF LOT 552 GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR				
X 5251	44-002-01-0566-001	818 MIDDLEBELT INKSTER	\$94,400.00	\$20,214.99
23C566A LOT 566 EXC THE E 17FT THEREOF GRAND VIEW GARDENS SUB NO. 1 T2S R9E L47 P45 WCR				
X 5252	44-005-01-0011-000	0 AVONDALE INKSTER	\$6,000.00	\$1,897.73
24J11 LOT 11 GRAND VIEW GARDENS SUB T2S R9E L45 P94 WCR				
X 5256	* 44-005-03-0191-000	* 28614 ROSEWOOD INKSTER	\$85,400.00	\$14,193.05
24N191 LOT 191 HYDE PARK SUB T2S R9E L51 P9 WCR				
X 5257	44-005-03-0407-000	2483 EASTERN INKSTER	\$63,600.00	\$7,746.22
25H407 408 LOTS 407 AND 408 HYDE PARK SUB T2S R9E L51 P9 WCR				
X 5258	44-006-01-0435-000	28327 PARKWOOD INKSTER	\$54,000.00	\$6,371.70
24P435 LOT 435 DEARBORN HILLS MANOR T2S R9E L52 P93 WCR				
X 5259	44-006-01-0483-000	1107 HARRISON INKSTER	\$67,800.00	\$11,517.77
24P483 LOT 483 DEARBORN HILLS MANOR T2S R9E L52 P93 WCR				
X 5260	44-007-01-0063-001	2204 INKSTER RD INKSTER	\$125,800.00	\$16,533.57
25A63A W 93 FT OF LOT 63 ASSESSORS INKSTER PLAT NO. 2 T2S R9E L64 P64 WCR				
X 5261	44-009-02-0297-000	0 SPRING HILL INKSTER	\$4,400.00	\$1,456.09
25N297 LOT 297 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR				
X 5262	44-009-02-0441-000	4063 SPRING HILL INKSTER	\$28,800.00	\$2,863.36
36D441 LOT 441 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR				
X 5263	44-009-02-0550-000	3514 ISABELLE INKSTER	\$48,000.00	\$9,113.56
25N550 LOT 550 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR				
X 5265	44-009-02-0814-000	0 HARRIET INKSTER	\$7,600.00	\$2,410.87
25N814 TO 816 LOTS 814 TO 816 INCL DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR				
X 5268	* 44-009-02-1071-000	* 3718 HARRISON INKSTER	\$40,200.00	\$11,580.16
36D1071 1072 LOTS 1071 AND 1072 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR				
X 5269	44-009-03-0083-000	3651 MIDDLEBELT INKSTER	\$359,200.00	\$183,262.83
25V83 TO 98 LOTS 83 TO 98 INCL ALSO ADJ VAC STREETS CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR				

Please note that the stated minimum bid price may be adjusted for additional costs incurred prior to sale related to the maintenance, repair, or remediation of the property under MCL 211.78m.

* A Parcel with an asterisk indicates that a claim for surplus proceeds was filed and therefore it will be sold for the higher of the minimum bid or Fair Market Value.
FMV indicated is subject to further verification.

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/1/2025

Sale No.		Description	FMV	Min Bid Price
X 5270	44-010-03-0015-000	3556 WALNUT INKSTER	\$86,600.00	\$4,349.86
25R15 16 LOTS 15 AND 16 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR				
X 5271	44-010-06-0099-000	3561 ALLEN INKSTER	\$54,400.00	\$7,346.81
25U99 LOT 99 ALSO W 1/2 ADJ VAC ALLEY WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR				
X 5273	44-010-06-0116-000	0 ALLEN INKSTER	\$4,600.00	\$1,603.15
25U116 LOT 116 ALSO E 1/2 ADJ VAC ALLEY WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR - K - 38.34				
X 5274	44-010-06-0170-000	0 ALLEN INKSTER	\$4,400.00	\$1,640.73
25U170 LOT 170 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR				
X 5275	44-010-06-0523-000	0 HENRY INKSTER	\$4,400.00	\$1,729.73
25U523 LOT 523 ALSO E 1/2 ADJ VAC ALLEY WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR				
X 5277	44-014-01-0047-000	3742 ALLEN INKSTER	\$86,200.00	\$8,505.84
PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2011. 36A47 LOT 47 ALSO E 1/2 ADJ VAC ALLEY ALSO S 1/2 ADJ VAC ALLEY VAN ALSTINE BLVE SUB T2S R9E L55 P4 WCR				
X 5281	44-014-02-0222-002	4067 WILLIAMS INKSTER	\$63,800.00	\$6,668.92
36B222B 223A N 30 FT OF LOT 222 AND THE S 10 FT OF LOT 223 ALSO W 1/2 ADJ VAC ALLEY BURNS-VAN ALSTINE SUB T2S R93 L60 P70 WCR				
X 5282	44-014-03-0389-000	0 HICKORY INKSTER	\$4,600.00	\$1,714.48
36C389 LOT 389 ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR				
X 5283	44-014-03-0408-000	3912 HICKORY INKSTER	\$68,800.00	\$11,475.52
36C408 409 LOTS 408 AND 409 ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR				
X 5284	44-014-03-0487-000	4415 HICKORY INKSTER	\$61,200.00	\$8,280.26
36C487 488 LOTS 487 AND 488 ALSO W 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR				
X 5285	44-016-99-0031-001	0 AVONDALE INKSTER	\$29,200.00	\$6,967.99
19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC				
X 5286	44-018-02-0976-002	1025 SHADOWLAWN INKSTER	\$67,200.00	\$11,566.89
19C976B 977A LOT 976 EXC THE N 15.0FT THEREOF ALSO LOT 977 EXC THE S 15.0FT THEREOF WESTWOOD HILLS SUB NO. 2 T2S R10E L55 P38 WCR				
X 5287	44-020-02-0257-000	26181 DUNNING INKSTER	\$68,000.00	\$7,081.34
30D257 LOT 257 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR				

Please note that the stated minimum bid price may be adjusted for additional costs incurred prior to sale related to the maintenance, repair, or remediation of the property under MCL 211.78m.

* A Parcel with an asterisk indicates that a claim for surplus proceeds was filed and therefore it will be sold for the higher of the minimum bid or Fair Market Value.
FMV indicated is subject to further verification.

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/1/2025

Sale No.	Description	FMV	Min Bid Price
X 5288	44-021-02-0001-000 27203 MICHIGAN AVE INKSTER	\$129,800.00	\$13,642.65
30F1 LOT 1 WIETHOFF'S SUB T2S R10E L65 P42 WCR			
X 5290	44-021-02-0012-300 0 WIETHOFF CT INKSTER	\$7,400.00	\$2,293.48
30F12 LOT 12 AND N 1/2 ADJ VAC SOUTHERN AVE WIETHOFF'S SUB T2S R10E L65 P42 WCR			
X 5291	44-022-01-0041-001 3269 INKSTER INKSTER	\$119,200.00	\$17,589.72
30J41A 42A LOTS 41 AND 42 EXC THE W 27 FT THEREOF WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR			
X 5292	44-022-01-0277-000 26916 PENN INKSTER	\$54,600.00	\$7,238.07
30J277 LOT 277 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR			
X 5293	44-022-01-0585-000 26827 YALE INKSTER	\$69,800.00	\$5,346.59
30J585 LOT 585 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR			
X 5294	44-022-01-0648-000 26862 YALE INKSTER	\$61,000.00	\$6,631.79
30J648 LOT 648 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR			
X 5295	44-022-01-0824-000 3232 JOHN DALY INKSTER	\$40,400.00	\$4,320.17
30J824 LOT 824 ALSO E 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR			
X 5298	44-024-01-0031-002 25920 COLGATE INKSTER	\$66,200.00	\$7,526.90
31A31B 32 33 W 20FT OF LOT 31 ALSO LOTS 32 AND 33 ALSO S 1/2 ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR			
X 5299	44-024-02-0337-000 26016 STANFORD INKSTER	\$51,000.00	\$12,241.79
31B337 LOT 337 ALSO S 1/2 ADJ VAC ALLEY ROUGELVANIA SUB NO. 1 T2S R10E L54 P81 WCR			
X 5300	44-024-03-0242-000 26216 ANNAPOLIS INKSTER	\$56,000.00	\$9,908.06
*31C242 31C243 31C244A * LOTS 242 AND 243 THE W 10 FT OF LOT 244 ALSO S 1/2 ADJ VAC ALLEY- - - LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR			
X 5301	44-024-03-0296-000 26279 LEHIGH INKSTER	\$60,600.00	\$7,286.13
31C296 LOT 296 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR			
X 5302	44-024-03-0326-000 26323 STANFORD INKSTER	\$6,200.00	\$2,130.53
31C326 LOT 326 ALSO N 1/2 ADJ VAC ALLEY LUKASZEWICZ DEARBORN SUB NO. 1 T2S R10E L58 P98 WCR			
X 5305	44-025-02-1629-000 0 COLGATE INKSTER	\$5,600.00	\$7,825.28
31F1629 LOT 1629 ALSO N 1/2 ADJ VAC ALLEY WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR			

Please note that the stated minimum bid price may be adjusted for additional costs incurred prior to sale related to the maintenance, repair, or remediation of the property under MCL 211.78m.

* A Parcel with an asterisk indicates that a claim for surplus proceeds was filed and therefore it will be sold for the higher of the minimum bid or Fair Market Value.
FMV indicated is subject to further verification.

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/1/2025

Sale No.		Description	FMV	Min Bid Price
X 5306	44-025-02-1695-000	26870 STANFORD INKSTER	\$112,400.00	\$10,229.59
31F1695 1696 LOTS 1695 AND 1696 ALSO S 1/2 ADJ VAC ALLEY WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR				
X 5308	44-025-02-1987-000	26432 ANNAPOLIS INKSTER	\$64,000.00	\$9,503.71
31F1987 31F1988 LOTS 1987 AND 1988 ALSO S 1/2 OF ADJ VAC ALLEY WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR				
X 5310	44-025-04-1126-000	27221 ANDOVER INKSTER	\$63,000.00	\$9,691.03
31P1126 LOT 1126 HOLTZMAN AND SILVERMAN SUB NO. 6 T2S R10E L76 P13 WCR				

Please note that the stated minimum bid price may be adjusted for additional costs incurred prior to sale related to the maintenance, repair, or remediation of the property under MCL 211.78m.

* A Parcel with an asterisk indicates that a claim for surplus proceeds was filed and therefore it will be sold for the higher of the minimum bid or Fair Market Value.
FMV indicated is subject to further verification.

The Legal Description and Tax Identifier specify the Property.

The street address is provided as additional information and is not guaranteed to be accurate by the Treasurer. Revised 7/1/2025



ERIC R. SABREE
WAYNE COUNTY TREASURER

JEAN-VIERRE ADAMS
Chief Deputy Treasurer

July 15, 2025

City of Inkster Assessor
Attn: Marwan Abdullah
26215 Trowbridge
Inkster, MI 48141

VIA E MAIL

RE: Right of Refusal to Purchase Tax Foreclosed Property in Wayne County

Dear Mr. Abdullah:

Per our Right of Refusal letter dated July 1, 2025, a final determination of the offer price will be contingent upon our final confirmation of the receipt of all claims in our office. Since the original Right of Refusal list was sent, the following parcels were added to the list that the City will have to purchase at the Fair Market Value price. Please update your list to include these parcels at the Fair Market Value purchase price, not the Minimum Bid.

If you have questions or need additional information, please contact Sharai Drew at (313) 224-5986.

Sincerely,

A handwritten signature in black ink that reads "Eric R. Sabree". The signature is stylized with a large, flowing "E" and "S".

ERIC R. SABREE
Wayne County Treasurer

Sharai D. Drew
Department Manager, Auction/Payment Resolution

sdrew@waynecounty.mi.gov
www.treasurer.waynecounty.com

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44010060170000
44014010047000
44014030408000
44014030487000
44020020257000
44021020001000
44024010031002
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REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 14, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: July 21, 2025

ACTION REQUESTED: Consider Request to Accept Michigan Economic Development Corporation (MEDC) Grant and Approve Contract for Zoning Ordinance Revision

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

The City of Inkster has been awarded a grant in the amount of **\$21,250** from the Michigan Economic Development Corporation (MEDC). This grant is specifically designated to support efforts in updating and improving the City's regulatory framework, including its Zoning Ordinance, to foster economic development and enhance community planning.

SCOPE OF SERVICES **TASK BASE FEE**

Task 1: Technical Review \$5,000
Task 2: Draft Zoning Amendments \$15,000
Task 3: Draft Zoning Map \$7,500
Task 4: Meetings \$5,000
Task 5: Full Draft Ordinance Included
Task 6: Revisions \$4,500
Task 7: Final Document/Deliverable Included
TOTAL \$37,000

JUSTIFICATION

A modern, clear, and effective Zoning Ordinance is crucial for guiding responsible development, attracting investment, and ensuring the long-term vitality of our community. The current ordinance requires significant revision to align with contemporary planning practices, address current and future development needs, and streamline processes for residents and businesses.

PROJECT OR IMPROVEMENT TASKS

Updating the Zoning Ordinance to reflect the 2025 Master Plan.

COSTS

\$37,000- \$21,250 (MEDC Grant) = \$17,750 (Net Cost)

PROJECT TIME TABLE

Project schedule is anticipated to be 10-months (this time table is subject to change).

RESOLUTION

Approval to accept the MEDC Grant of \$ 21,500 and approve the contract with McKenna & Assoc. for \$37,000.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



MEMORANDUM

TO: City of Inkster City Council

FROM: Derek Dowdell, Community Development Director

DATE: July 14, 2025

SUBJECT: Request to Accept Michigan Economic Development Corporation (MEDC) Grant and Approve Contract for Zoning Ordinance Revision

Dear Honorable Mayor and City Council Members,

This memorandum respectfully requests your approval to accept a grant from the Michigan Economic Development Corporation (MEDC) and to authorize a contract with McKenna and Associates for the comprehensive revision of the City of Inkster's Zoning Ordinance.

Background:

The City of Inkster has been awarded a grant in the amount of **\$21,250** from the Michigan Economic Development Corporation (MEDC). This grant is specifically designated to support efforts in updating and improving the City's regulatory framework, including its Zoning Ordinance, to foster economic development and enhance community planning.

A modern, clear, and effective Zoning Ordinance is crucial for guiding responsible development, attracting investment, and ensuring the long-term vitality of our community. The current ordinance requires significant revision to align with contemporary planning practices, address current and future development needs, and streamline processes for residents and businesses.

Proposed Action:

We propose to engage **McKenna and Associates**, a reputable firm with extensive experience in municipal planning and zoning, to undertake the revision and rewrite of the City's Zoning Ordinance. After thorough review and negotiation, the total cost for their services has been determined to be **\$37,000**.

Financial Summary:

The financial breakdown for this project is as follows:

- **Total Cost for Zoning Ordinance Revision/Rewrite: \$37,000**



- **Less MEDC Grant Award:** (\$21,250)
- **Net Cost to City of Inkster: \$15,750**

The net cost of **\$15,750** represents a significant leveraging of the MEDC grant, allowing the City to undertake this critical update at a reduced expense.

Recommendation:

Therefore, it is respectfully requested that the City Council take the following actions:

1. **Accept the \$21,250 grant** from the Michigan Economic Development Corporation (MEDC) for the purpose of Zoning Ordinance revision.
2. **Approve the contract with McKenna and Associates** for a total amount of \$37,000 to revise and rewrite the City of Inkster's Zoning Ordinance, with the understanding that \$21,250 will be offset by the MEDC grant, resulting in a net cost of \$15,750 to the City.

We believe this investment is vital for the future growth and orderly development of the City of Inkster.

Thank you for your time and consideration of this important matter.

Sincerely,

Derek Dowdell

Derek Dowdell
Community Development Director

Tally Sheet

Scoring Criteria	Points Available	Score
Name of Firm: Giffels Webster		
Work Plan/Approach	30	30
Cost	20	10
Personnel (experience and qualifications)	20	20
Capability (firm experience/references)	20	10
Completeness of Response	10	10
Total Available		80

Scoring Criteria	Points Available	Score
Name of Firm: McKenna and Assoc.		
Work Plan/Approach	30	20
Cost	20	20
Personnel (experience and qualifications)	20	20
Capability (firm experience/references)	20	20
Completeness of Response	10	10
Total Available		90

Scoring Criteria	Points Available	Score
Name of Firm: Amedia LLC		
Work Plan/Approach	30	30
Cost	20	20
Personnel (experience and qualifications)	20	10
Capability (firm experience/references)	20	10
Completeness of Response	10	10
Total Available		80

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 15, 2025

From: Derek Dowdell,
Community Development Dir.

Date for Council Consideration: July 21, 2025

ACTION REQUESTED: Consider approving Special Land Use (SLU 25-05) for a proposed nursing home in the B-2, Thoroughfare Mixed-Use District at 715 Inkster Road.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

On Monday, July 14, 2025 the Planning Commission held a public hearing for the proposed Special Land Use for a nursing home at 715 Inkster Road. Following the public hearing where the representative of the owner spoke in support of the proposed project and one letter was received that was opposed to the proposed use, the Planning Commission recommended approval for the Special Land Use (25-05).

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Department letter dated July 9, 2025, recommends approval of the Special Land Use. Based on the eight Special Land Use review standards and additional use standards. Staff finds that the project is: an improvement to the community, does not burden public services, increases economic viability of the area, and is 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 will provide commercial vibrancy to the B-2, Thoroughfare Mixed-Use District. It also ensures the property is utilized and can contribute to the City's tax base.

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If approved by City Council, the applicant will need to obtain a certificate of occupancy and business license within one year of approval.

RESOLUTION

Approval of the Special Land Use permit for a proposed nursing at 715 Inkster Road.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

July 9, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject:	For Nursing Home (Supportive residential facility for non-ambulatory individuals)
Location:	715 Inkster Road Parcel ID: 44-017-99-0001-002
Zoning:	B-2 ; Throughfare Mixed Use District
Project #:	SLU 25-05
Applicant(s)	Ihsan Asmar
Owner(s)	The Revocable Living Trust Of Ihsan Asmar

Dear Commissioners,

We have reviewed the application for special land use consideration. Ihsan Asmer, Forever Cares Manor Nursing Homes (the "Applicant") proposes to re-occupy a vacant 4,960 square foot building on a 0.47-acre lot to operate Nursing Home Facility (Supportive residential facility for non-ambulatory individuals). A Supportive residential facility for non-ambulatory individuals is a specialized living environment designed to provide comprehensive care and assistance to people who are unable to walk independently. These facilities offer a stable and structured setting, often resembling a home, where residents receive continuous supervision and support for their daily needs.

The subject property is located on the south side of Cherry Hill, east of Inkster Road. This review is based on the application received June 20, 2025.

PROJECT SUMMARY

The site is zoned B-2, Throughfare Mixed Use where nursing homes are considered special land uses. The applicant will be occupying a currently vacant building located at 715 Inkster Road.



 Subject site



RECOMMENDATIONS

Special Land Use Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

The planning department did receive a letter (included in package) from a resident opposed to the proposed use.

I recommend considering approval of the proposed special land use for a nursing home at 715 Inkster Road (Parcel ID 44-017-99-0001-002).

Respectfully submitted,

Derek Dowdell

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

Will 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 this area as Public/Semi-Public, which intends for the development of not-for profit agencies, public facilities such as the U.S. Armory and Dozier Community Center, fire stations, large religious establishments, private schools, fraternal organizations, and hospitals.

The proposed use of semi-educational residential lodging is harmonious with the goals and policies of the Master Plan as it is similar in use with the mentioned intentions.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained so as 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 site is located along Inkster Road and has gone through previous site plan review. There is occupied single-family residential property located east of the subject property separated by fencing that appears to meet zoning standards. Additionally there is existing educational facilities to the north and east that we believe will be harmonious to the proposed use.

3. IMPROVEMENT TO THE COMMUNITY

Will 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 current site and building is currently vacant and no new exterior changes have been proposed at this time. The proposed development could bring economic improvement by utilizing a vacant site. This standard is met.

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: The subject property is already developed with an existing building. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, we will defer any additional comments regarding this section to the City Engineer.

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

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

Findings: The proposed use is not expected to have an influx of odor, smoke, fumes, or noise. This standard appears to be met.



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: The subject site is currently vacant and does not provide economic viability to the surrounding existing land uses. The proposed use is anticipated to increase economic viability for the site by bringing new residents to the community.

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 determinate 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. 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 use of the existing building for residential lodging use is supported by the intent of the B-2 District. However, the applicant has not submitted a new site plan. Submission of a new site plan may be deemed as a requirement or condition upon approval to ensure all standards are met and that parking can be provided. In addition, the applicant must provide the number of occupants to ensure parking on site is adequate.

Additional Use Standards Review

Additional use standards for Nursing and Convalescent Homes are prescribed in the Zoning Ordinance, as noted in the table below. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

Use	Zoning Ordinance Use Standards – Applicable Sections
Nursing And Convalescent Homes	155.114

§ 155.114 NURSING AND CONVALESCENT HOMES.

1. Buildings of greater than the maximum height allowed in may be allowed, provided front, side and rear § 155.061, yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.

Findings: Given that this is a proposed reuse of the existing building any setbacks or dimensional requirements are considered an existing and can be deemed an existing non-conformity.

2. Wherever the off-street parking lot is adjacent to land zoned for residential purposes, a continuous and obscuring wall four and one-half feet in height shall be provided along the sides



of the parking area adjacent to the residentially zoned land. The wall shall be further subject to the provisions of § 155.074.

Findings: Not applicable for this site use.

3. The site shall be so located as to have at least one property line abutting a major thoroughfare of not less than 86 feet of right-of-way width, either existing or proposed, and all ingress and egress to the site shall be directly onto said major thoroughfare or marginal access service drive thereof.

Findings: Not applicable for this site use.

4. Convalescent homes, currently abutting a thoroughfare of not less than 66 feet of right-of-way width, existing or proposed, may be allowed to expand or construct new facilities, provided other applicable portions of this chapter are complied with. All ingress and egress shall be directly onto said thoroughfare.

Findings: Not applicable for this site use.

5. The site shall be developed so as to create a land-to-building ratio on the lot or parcel whereby for each bed in the convalescent home there shall be provided not less than 1,500 square feet of open space. The 1,500 square feet of land area per bed shall provide for landscape setting, off-street parking, service drives, loading space, yard requirements, and space required for accessory uses. The 1,500 square feet requirement is over and above the building coverage area.

Findings: Not applicable for this site use.

6. No building shall be closer than 40 feet from any property line.

Findings: Not applicable for this site use.

7. Applicable licenses with the state shall be maintained.
8. Review and approval of a site plan submitted to the Planning Commission pursuant to the conditions imposed under § 155.286, Site plan review.



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 (§155.046)

Findings. The B-2 Thoroughfare Mixed-Use District intends to provide for a mixed-use environment of business and higher density residential land uses. The district further intends to permit business establishments that balance both the convenience and comparison shopping needs of neighboring residents. These uses are more intensive than those permitted in the B-1 Local Business District, but not large-scale vehicle dominated establishments as found in the B-3 General Business District. Per section 155.046 (D)(5) Special Land uses; Nursing and Convalescent Homes require a public hearing and Special Land Use permit.

The site is approximately 0.47 an acre and is located on the Northeast side of Inkster Road between Woodsfield Street and Avondale Street. The parcel has an existing building. The parcel is owned by Samawi Property Management LLC.

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

Location	Existing Land Use	Zoning District
Subject Site	Commercial Building	B-2 Thoroughfare Mixed-Use
North	School	B-2 Thoroughfare Mixed-Use
South	Church	B-2 Thoroughfare Mixed-Use
East	Residential Housing	R-1B One Family Residential
West	Vacant Land	B-2 Thoroughfare Mixed-Use

2. DIMENSIONAL STANDARDS (§155.061)

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



Finding. The following chart provides the dimensional requirements for the B-2 Throughfare Mixed Use District.

Dimensional Requirements (\$155.061)	Required	Proposed
Front Setback	0 Feet	0
Rear Setback	0	0
Side Yard Setback (One)	No side yards are required along interior side lot lines within the district, except as required in the building code	*
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	35 feet (Max)	25

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

3. ARCHITECTURAL FEATURES (\$155.072)

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

Findings: Appears to meet the standards.

4. IMPACT ON PUBLIC SERVICES

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

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

5. VEHICULAR ACCESS & CIRCULATION

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

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

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



6. PEDESTRIAN ACCESS & CIRCULATION

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

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

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

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

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

8. LANDSCAPING (§155.073)

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

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

Finding: Meets the requirements

9. SCREENING AND BUFFER (§155.074; 155.075)

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

Findings: Meets the requirements.

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

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

Findings: 10 parking spaces meet the requirements.



11. EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

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

Findings:

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

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

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

Case number: _____
Date filed: _____
Project name: _____

Site Plan* Review Application

*Check this box if you are also applying for a Special Land Use permit ☒

There are two stages for the City of Inkster's Site Plan Review process: Preliminary Review and Final Review. The Planning Commission oversees the Preliminary Site Plan Review process while Planning Staff oversees the Final Site Plan Review. For more information about the process, see [Chapter 155.286](#) of the Zoning Ordinance. Refer to Chapter 155.286, Article B, sections 1-4 to understand the different projects in which a site plan is or is not required.

Listed below is the Site Plan Review Application. Submissions can be brought to the Planning Department and e-mailed to: planning@cityofinkster.com. Include the following items for a complete Site Plan Review submission:

1. A complete signed application and paid fee ([see fee schedule](#));
2. A complete Preliminary Site Plan Review checklist;
3. One Preliminary Site Plan submission: three paper 24" x 36" copies and one single pdf copy;
4. All Site Plans must be folded, stamped, sealed and signed by Michigan licensed architect or engineer.

Site plan submissions should include the following preliminary items:

1. Site plan showing proposed site layout and uses
2. Screening and landscape plan
3. Floor plans
4. Elevations
5. Access and circulation plan
6. Lighting plan
7. Utilities and drainage plan

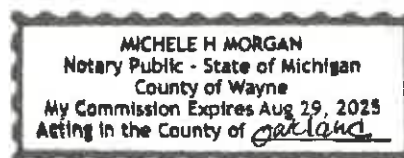
APPLICANT INFORMATION			
Name Ihsan Asmar			
Address 4004 Lovett Court			
City Inkster	State MI	Zip 48141	
Phone (734) 589-8770	E-mail Forevercarehomes@gmail.com		

PROPERTY INFORMATION	
Name of project Forever Care Manor Nursing Home	
Address 715 Inkster Rd, Inkster Mi 48141	

Current zoning	B-2	Page 2
Gross Floor Area	4,960 SF	
Number of Employees on Largest Shift	6-10 staff	
Acreage	0.48	
Legal description of property (may be attached): 19BB1A2 PT OF NW 1/4 SEC 19 T2S R10E DESC AS BEG N00DEG 04M 30S W 702FT FROM W 1/4 COR SEC 19 TH N00DEG 04M 30S W 98FT TH S89DEG 33M E 212FT TH S00DEG 04M 30S E 98FT TH N89DEG 33M W 212FT TO PUB 0.48 AC		
Special Land Use Required?	Yes No	

SIGNATURE	
I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Inkster to access the subject property for the purposes of preparing staff reports and/or evaluating this application. I understand that all building, electrical, plumbing and fire codes must be met prior to occupancy.	
Applicant Signature:	Date:
	06-10-2025
Print Name:	Ihsan Asmar
Property Owner Signature:	Date:
	06-10-2025
Print Name:	Ihsan Asmar - Autocrat 4
NOTARY SIGNATURE 	
Subscribed and sworn to before me this 10 day of June 2025	
X Notary Public, Wayne County, Michigan	My Commission Expires: 8/29/2025

Building / Planning Department		
Approved	Conditionally Approved	Not Approved
Additional requirements/notes (e.g. Special Land Use Review, Variance)		
Staff name	Review date	
Fee	Fee paid?	



Preliminary Site Plan Review Checklist

This checklist **must** be completed by the site plan professional and submitted with the Site Plan Review Application. The site plan professional will be **required to initial all items within the checklist** as a verification that the Site Plan submission is complete. If an item is omitted from the Site Plan submission, then mark the reasoning in the Notes column. When applicable, the professional may use the Notes column to indicate the page number for site plan requirements.

The following information is categorized into different sections to help organize the Site Plan submission and allow for an efficient review. The City may require and request other reasonable and relevant information to assist in the review of the proposed development.

GENERAL SITE PLAN REVIEW REQUIREMENTS

Requirements	Applicant review	Notes	City review
Name, address, phone number of owner/lessee and professional who prepared the plans	I.P.	Page 1	
Proof of property ownership	I.P.	Copy of Deed Provided	
Seal of registered architect, landscape architect, land surveyor, or, civil engineer that prepared the plan	I.P.	3 Copied Provided	
Name and address of the proposed project	I.P.	Page 1	
Scale, north arrow, date of site plan preparation, and date of any revision. Each time the site plan is revised/resubmitted, the revision date must be clearly indicated on the plan	I.P.	Page 1	
Include the following elements on the first page of the Site Plan submission:			
Legal description of the site. The boundaries of the entire parcel shall be indicated in the site plan.	I.P.	Page 1	
Location map with north arrow showing the site in location to major streets, bodies of water, railroad lines, zoning and environmentally sensitive areas (e.g. wetlands) within a quarter mile	I.P.	Page 1	
Estimated number of full-time and part-time employees and hours of operation	I.P.	6-8 full-time employees	

SITE PLAN DRAWING – Section 155.073 (B) and (C); 155.074; 155.075; 155.076 (B); 155.079

Below is a table of general site plan standards, however, consult the above zoning code sections for more detail.

Requirements	Applicant review	Notes	City review
The site plan drawing should be at a scale of not less than one inch equals 30 feet	I.P.	Page 2 Scale 1 in=20 Ft)	
Criteria to show conditions adjacent to the proposed site:			
Dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties	I.P.	Page 1	
Surrounding land uses and zoning of properties abutting the site	I.P.	Page 1	
Location of all existing structures within 100 feet of the subject property lines	I.P.	Page 1	
All existing and proposed roadways, drives, parking areas, and pedestrian paths within 100 feet of the subject property	I.P.	Page 2	
Location and width of all abutting streets, rights-of-way, easements, and pavements	I.P.	Page 2	
Criteria to show elements within the proposed site:			
Location of all existing and proposed lot lines, lot dimensions, and property lines	I.P.	Page 1	
Location of all existing and proposed easements	I.P.	Page 1	

Location, height and dimensions of all existing and proposed structures, with its respective uses, number of stories, gross building area, setback lines, distances between structures	I.P.	Page 5	
Location and dimensions of existing and proposed sidewalks, drives, pedestrian and bicycle paths, roadways, parking areas and loading/unloading areas. Applicant may request that the loading zone size be reduced to 10' x 35'. Loading areas must be screened from public view.	I.P.	Page 1	
Types of surfacing, such as asphalt or concrete paving, turfing, sod, or stone to be used	N/A	No Modifications to Existing	
Location of existing vegetation on site	I.P.	Page 1	
Location, height and type of existing and proposed walls and fences including materials and color	N/A	No Modifications to Existing	
Location of screened trash storage area (e.g. dumpster) and method of screening	I.P.	Page 1	
Security plan, including security camera locations	I.P.	Page 1	
Note indicating any anticipated changes in terms of dust, odor, smoke, fumes, noise, light, etc.	N/A	No Modifications to Existing	
Note indicating ancillary improvements proposed to remedy or prevent problems created by the development	N/A	No Modifications to Existing	
Assessment of potential impacts from the use, storage, processing, or movement of hazardous materials or chemicals, if applicable	N/A	No Modifications to Existing	

ACCESS AND CIRCULATION PLAN – Section 155.077; 155.078

Below is a table of general site plan standards, however, consult the above zoning code sections for more detail.

Requirements	Applicant review	Notes	City review
Schedule of parking needs in accordance with Section 155.077 (B) and Section 155.078 (A). Applicants may seek a waiver of parking requirements.	I.P.	Page 1- See Recorded Easement Provided-Exhibit A	
Location and dimensions of standard and barrier free parking spaces, including signage.	I.P.	Page 1	
Dimensions, curve radii and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	I.P.	Page 3	
Dimensions of acceleration, deceleration, passing and maneuvering lanes	I.P.	Page 2	
Dimensions of parking spaces, islands, circulation aisles and loading zones	I.P.	See Exhibit A-Easement	
Proposed fire lanes and fire lane sign	N/A	No Modifications to Existing	
Proposed signs and pavement markings for traffic control	N/A	No Modifications to Existing	

LANDSCAPE PLAN – Section 155.073 (D); 155.080

Below is a table of general site plan standards, however, consult the above zoning code sections for more detail.

Requirements	Applicant review	Notes	City review
Location of existing and proposed lawns and landscaped areas	I.P.	Page 1	
Location of existing and proposed shrubs, trees, and other live plant material. One street tree shall be planted per every 35 linear feet of right-of-way. One ornamental tree shall be planted for every 75 linear feet of right-of-way.	N/A	No Modifications to Existing	
Planting list: include caliper size, height, method of installation, botanical and common name, and quantity	N/A	No Modifications to Existing	
Landscape maintenance schedule	I.P.	Page 1	

ELEVATION DRAWINGS – Section 155.061; 155.072 (F) and (G); 155.251

Below is a table of general site plan standards, however, consult the above zoning code sections for more detail.

Requirements	Applicant review	Notes	City review
Elevations (front, sides and rear views) of all sides of the building(s), including window and door openings	I.P	Page 5	
Height and setbacks of existing and proposed structures as defined in Section 155.061	I.P	Page 5	
Types of facing materials and colors to be used on structures, this includes accessory structures and all buildings. Exterior colors shall be subtle, neutral colors and at least 30% of the ground floor street façade shall be constructed with windows or other transparent material.	N/A	No Modifications to Existing	
Show the address location on the building and size of numbers	I.P		
Show proposed sign location for all buildings and uses on site, including character, size, letters, symbols, and method of illumination lighting. Note that a sign application is a separate planning process from the Site Plan Review and will need to be completed to install signage.	N/A	No Modifications to Existing	

FLOOR PLAN

Requirements	Applicant review	Notes	City review
A floor plan drawing showing the specific use areas of all existing and proposed building on-site and total floor area	I.P	Page 3	

LIGHTING PLAN – Section 155.076

Requirements	Applicant review	Notes	City review
Location and height of all freestanding, building-mounted and canopy light fixtures on the site plan and building elevations	I.P	Page 1	
Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in foot-candles)	N/A	No Modifications to Existing	
Fixture specifications including total lumen output, type of lamp and method of shielding	I.P	Page 1	

UTILITIES AND DRAINAGE PLAN

Requirements	Applicant review	Notes	City review
Location and size of existing and proposed storm sewers	I.P	Page 1	
Location and size of existing and proposed sanitary sewers	I.P	Page 1	
Location of existing and proposed building leads for water and sewer	I.P	Page 21	
Location of existing and proposed water mains, well sites, water meters, water service and fire hydrants	I.P	Page 1	
Location and dimensions of existing and proposed utility and drainage easements	I.P	Page 1	
Location of existing and proposed gas, electric and telephone lines, above and below ground	I.P	Page 1	
Location of all roof drains	I.P	Page 1	
Location of transformers and utility boxes	I.P	Page 1	
Show a typical pavement cross section for all proposed paving that includes the approximate thickness of pavement, type of pavement (e.g. concrete, hot mix asphalt)	N/A	No Modifications to Existing	

Storm water management facilities are required for all developments that increase the imperviousness of the existing site. All storm water management facilities shall be designed to the Wayne County Storm Water Management Standards and reviewed and approved by the Wayne County Permits Office. If imperviousness of the site is increased:	N/A	No Modifications to Existing	
- Indicate general location and concept of storm water detention. Detailed detention calculations are not required until final site plan approval. - Provide the approximate location of the detention inlet pipeline, outlet pipeline and proposed connection to the existing public storm sewer system	N/A	No Modifications to Existing	
Note indicating that "The proper water, storm sewer, and sanitary sewer connections, as applicable, shall be confirmed by the Department of Public Services prior to issuance of any construction or occupancy permits for the proposed new development."	N/A	No Modifications to Existing	

Imued Potres 06/12/2025

Design Professional

Letter of Intent

Forever Care Homes

Ihsan Asmar
4004 Lovett Ct.
Inkster Mi 48141
License # AS820354772

June 10, 2025

Planning & Community Development Department
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Request for Special Land Use Permit – 715 Inkster Road, Inkster, MI 48141

Dear Planning Director and Members of the Planning Commission:

I am writing on behalf of Forever Care Manor Nursing Home to respectfully request the issuance of a Special Land Use Permit for the property located at 715 Inkster Road, Inkster, MI 48141. This request is made to allow the redevelopment of the currently vacant commercial building into a supportive residential facility for **non-ambulatory individuals** in need of specialized housing and care.

Property Overview

Property Owner: The Revocable Living Trust of Ihsan Asmar

- Address: 715 Inkster Road, Inkster, MI 48141
- Parcel ID: 44-017-99-0001-002
- Current Zoning: B-2 (General Business)
- Current Use: Vacant Commercial Building
- Proposed Use: Licensed supportive housing for non-ambulatory residents
- Lot Size: 0.48 acres (20,908.8 SF)
- Building Size: 4,360 SF
- Year Built: 1955
- Parking - Permanent Easement - **Exhibit A**
- Building Classification: Class C – Specialty/Shelter
- Legal Description: (See **Exhibit B** for Expanded Legal Description)
19BB1A2 PT OF NW 1/4 SEC 19 T2S R10E DESC AS BEG N00DEG 04M 30S
W 702FT BEGINNING AT A POINT ON THE EAST OF INKSTER ROAD, 120
FEET WIDE DISTANT SOUTH 89 DEGREES 33 MINUTES EAST 60 FEET
FROM W 1/4 COR SEC 19 TH N00DEG 04M 30S W 98FT TH S89DEG 33M E
212FT TH S00DEG 04M 30S E 98FT TH N89DEG 33M W 212FT TO POB
0.48 AC
- Proof of Ownership: Recorded Quit Claim Deed- **Exhibit C**

Parcel Map:



Project Summary

Forever Care Homes is committed to creating barrier-free, dignified housing environments for individuals with cognitive or physical impairments. This proposed redevelopment will transform a long-vacant property into a warm, fully accessible residential care facility for non-ambulatory individuals. It will include private and semi-private rooms, accessible bathrooms, common living spaces, and 24/7 trained staff support.

Community Benefit and Alignment with City Goals

This project directly supports the goals outlined in the City of Inkster's 2025 Proposed Master Plan, which emphasizes high-quality, diverse, and affordable housing that prevents displacement and ensures equitable access. Specifically:

- It meets a critical need for accessible housing for marginalized populations, as identified through public feedback on the 2025 Draft Master Plan.
- It converts an underutilized commercial site into a meaningful community resource, improving both the function and appearance of the neighborhood.
- It contributes to neighborhood stability, safety, and inclusion by integrating residents with special needs into the community in a respectful, non-disruptive manner.

Site Impact and Compatibility

The development will retain the current building exterior, ensuring consistency with surrounding commercial uses. The facility will operate quietly and professionally, without any adverse impacts on neighboring properties. The parking needs of the building are defined in Exhibit A which documents a perpetual easement guarantees:

- 20 designated parking spaces during normal weekday business hours of 8 am-5 pm, and
- 10 designated spaces during evening, weekend and holidays to meet both staff and visitor needs.

Community Engagement

We recognize the importance of engaging local stakeholders and plan to meet with neighboring property owners to share project details, answer questions, and address concerns. We are committed to transparency, responsiveness, and building strong local relationships. We believe that utilizing this facility for supportive housing for non-ambulatory individuals is the best practical use of this beautiful residential facility

Conclusion and Request

Forever Care Homes is dedicated to enhancing lives through compassionate housing. We are confident that this proposed development aligns with Inkster's vision for inclusive growth, smart redevelopment, and improved quality of life for all residents.

Enclosed please find the completed application, preliminary site plan, required documentation, and application fee. We respectfully ask for your favorable consideration of this request.

Thank you for your time and support. I welcome the opportunity to discuss the project further at your convenience.

Sincerely,



Ihsan Asmar

President
Forever Care Homes

603367 JUN 20 2005

Li-42982 Pa-102
 205297567 6/20/2005
 Bernard J. Youngblood
 Wayne Co. Register of Deeds

Recorder Will Pick Up & Forward

PERPETUAL EASEMENT AGREEMENT

This Perpetual Easement Agreement is entered into this 25 day of May 2005, by and between Michigan Educational Facilities LLC, a Delaware limited liability company, whose address is 3400 Peachtree Road, Suite 550, Atlanta, GA 30326 ("Grantor"), and Property Link for Non-Profits, Inc., a Michigan non-profit corporation, whose address is 30000 Hiveley, Inkster, Michigan 48141 ("Grantee").

WHEREAS, Grantor is the owner of certain property situated in the City of Inkster, County of Wayne, State of Michigan, described on Exhibit A attached hereto (the "Grantor's Premises"); and

WHEREAS, Grantee is the owner of certain property situated in the City of Inkster, County of Wayne, State of Michigan, described on Exhibit B attached hereto (the "Grantee's Premises") which is contiguous to Grantor's Premises (Grantor's Premises and Grantee's Premises being sometimes referred to collectively as the "Premises");

WHEREAS, Grantor and Grantee are desirous of obtaining and granting to each other a reciprocal non-exclusive easement for the purpose of use of the existing entrance drive on the Premises, more particularly described on the attached Exhibit C (the "Access Road"); and

WHEREAS, Grantor has also agreed to grant to Grantee a non-exclusive easement for use of a portion of the parking lot located on the Grantor's Premises as more particularly described herein and which is depicted on the attached Exhibit D ("Parking Lot").

NOW, THEREFORE, in consideration of the mutual agreements set forth herein and for other lawful consideration, receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. **Grant of Easement for Access Road.** Grantor and Grantee (collectively, the "Parties") hereby grant and convey to each other a non-exclusive perpetual easement appurtenant of ingress and egress and right-of-way on and over the Access Road ("Road Easement") and to have and hold said easement and right-of-way unto the Parties successors and assigns in perpetuity, subject in all respects to covenants, terms and conditions contained herein. Anything in this Agreement to the contrary notwithstanding, no permanent structures shall be constructed or installed by the Parties, or the Parties' successors and assigns, on the Access Road.

2. **Grant of Easement for Parking Lot.** In addition to the Road Easement, Grantor hereby grants to Grantee a non-exclusive perpetual easement appurtenant for use of a maximum of twenty (20) parking spaces in the shaded area shown on the Parking Lot during normal business hours (8 a.m. - 5 p.m., Monday through Friday) and a minimum of ten (10) parking spaces in the Parking Lot after normal business hours and on weekends and holidays ("Parking Lot Easement") (the Parking Lot Easement and Road Easement shall be collectively referred to herein as, the "Easements") and to have and hold said Easements unto the Grantee's successors and assigns in perpetuity, subject in all respects to covenants, terms and conditions contained herein. Grantor and Grantee agree to work together when special events

EAS-36-6R-10P (A) pm

LI-42982

Pa-103

or activities are scheduled to ensure that both Grantor and Grantee can each continue to conduct its business, activities, or events. The Grantor may from time to time change the location of the shaded area for Grantee's parking so long as it does not reduce the total number of parking spaces available to Grantee.

3. **Obligations.** Grantor, at its sole expense, shall maintain, repair and replace the Access Road and the Parking Lot and the respective related improvements on the Access Road and the Parking Lot, including the removal of snow (when Grantor deems such maintenance, repair and/or replacement necessary in its sole and absolute discretion). Grantee hereby agrees to reimburse Grantor for twenty-five percent (25%) of the expenses and costs incurred by Grantor with respect to the maintenance, repair and replacement of the Parking Lot; provided, however, Grantee shall be responsible to reimburse Grantor for any and all cost or expense incurred by Grantor arising from or related to damage to the Parking Lot caused by Grantee or Grantee's agents, employees, invitees, and guests.

4. **General Indemnity.**

(a) Grantee, its successors and assigns, shall indemnify, defend and hold Grantor, its successors, assigns, officers, directors, shareholders, agents, employees and representatives (individually and collectively, the "Grantor Indemnitees") harmless from and against any and all loss, damage, liability and expense (including without limitation reasonable attorneys fees and costs of suit) which any of the Grantor Indemnitees may suffer, sustain or incur as a result of (i) Grantee's use of the Access Road and/or Parking Lot, (ii) Grantee's agents, employees, invitees and guests use of the Access Road and/or Parking Lot, and (iii) Grantee's failure to comply with or breach of any of the covenants, terms, or conditions of this Agreement.

(b) Grantor, its successors and assigns, shall indemnify, defend and hold Grantee, its successors, assigns, officers, directors, shareholders, agents, employees and representatives (individually and collectively, the "Grantee Indemnitees") harmless from and against any and all loss, damage, liability and expense (including without limitation reasonable attorneys fees and costs of suit) which any of the Grantee Indemnitees may suffer, sustain or incur as a result of (i) Grantor's use of the Access Road and/or Parking Lot, (ii) Grantor's agents, employees, invitees and guests use of the Access Road and/or Parking Lot, and (iii) Grantor's failure to comply with or breach of any of the covenants, terms, or conditions of this Agreement.

5. **Insurance.** Grantor and Grantee shall each procure and keep in effect public liability and property damage insurance for its Premises issued by an insurance company acceptable to such other party in the amount of at least \$2,000,000 per occurrence, or such other amounts as the other party shall reasonably require. Grantee's policy shall name Grantor as an additional named insured. Grantor's policy shall name Grantee as an additional named insured. A copy of the policy or certificate evidencing such coverage shall be provided to each respective party, along with evidence of payment of premiums therefor and for all renewals.

6. **Self-Help Remedy.** If either Party fails to perform any obligation to be performed by it under this Easement Agreement and fails to cure the non-performance of the obligation within thirty (30) days after written notice from the other (however, only reasonable notice shall be required in an emergency, depending on the cause and urgency of such emergency), such other Party shall have the right, but not the obligation, to perform the obligation and be reimbursed for the reasonable cost of that performance by the defaulting Party within ten (10) days after receipt of a statement therefor with any documentation substantiating the costs so incurred. Thereafter, interest shall accrue upon any unpaid amounts at a rate of ten percent (10%) per annum.

Li-42982

Pa-104

7. Title. The Parties hereby covenant to the other that each are lawfully seized and possessed of the Easement Property, that the Parties have good and lawful right to convey it or any part of it, that it is free from all encumbrances other than those restrictions of record, and that the Parties, their successors and assigns will forever warrant and defend the title to the Easement Property, against lawful claims of all persons whatsoever.

8. Runs with Land. The Parties hereby further agree that the Easements granted herein shall run with the land and shall inure to the use and benefit of the Parties, their successors and assigns.

9. No Cancellation. The Parties hereby acknowledge and agree that the Easements are perpetual and permanent, and no breach of this Agreement by either party shall entitle the non-defaulting party to rescind, cancel or otherwise terminate this Agreement. However, this limitation will not affect in any manner any other rights or remedies which the non-defaulting party may have by reason of any breach of this Agreement. This Agreement and the Easements may be terminated only upon recording of a termination notice executed by the Parties or their successors or assigns, in the records of the County in which the Premises is situated.

10. Entire Agreement; Amendment. This Agreement contains the entire agreement between the parties relating to the subject matter of this Agreement, this Agreement is not subject to or supplemented by any previous correspondence or discussions between the parties or any other document not expressly referenced herein. This Agreement may be amended or modified and any requirement of this Agreement may be waived only by the written consent of all the parties hereto, evidenced by a document which has been fully executed, notarized, and recorded in the records of the County in which the Premises is situated.

This Agreement supersedes and replaces the easement contained in the Land Contract dated September 30 1988 and recorded in Liber 23923, Pages 766-769 of the Wayne County Records between the Roman Catholic Archdiocese of Detroit as Vendor and Youth Living Centers, Inc., as Vendee, and any deed given pursuant thereto whether now or hereafter recorded. The Vendee's interest in said land contract has been assigned to the Grantee.

11. Governing Laws. The laws of the State of Michigan shall govern the interpretation, validity, performance and enforcement of this Agreement.

12. No Relationship of Agent or Principal. Nothing construed in this Agreement shall be deemed or construed by either party or by any third party, to create the relationship of agent or principal, or limited or general partner, or joint venture, or any other association between or among the parties hereto.

13. Costs and Expenses of Suit. In the event Grantor or Grantee institutes legal proceedings against the other for breach of or interpretation of any of the terms, conditions or covenants of this Agreement, the party against whom a judgment is entered, shall pay all costs and expenses relative thereto, including reasonable attorneys' fees of the prevailing party.

14. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement. The signature page from one or more counterparts may be detached and reattached to any other executed counterparts of this Agreement.

15. Facsimile Signatures. The parties agree that facsimile signatures shall be considered the same as an original signature for all purposes under this Agreement.

[SIGNATURE PAGE FOLLOWS]

Li-42982

Pg-105

IN WITNESS WHEREOF, the parties hereto affix their hands this 20th day of May 2005.

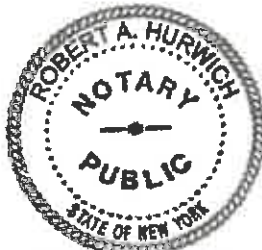
MICHIGAN EDUCATIONAL FACILITIES LLC,
a Delaware limited liability company

By: AL DUBIN

Its: V.P.

12-28-04
STATE OF ~~MICHIGAN~~ NEW YORK
12-28-04) ss.
COUNTY OF ~~WAYNE~~ NEW YORK

The foregoing instrument was acknowledged before me this 20th day of May 2005, by AL DUBIN VP of Michigan Educational Facilities LLC, a Delaware limited liability company, on behalf of said company.



COUNTY OF NEW YORK
EXP. JUNE 4, 2007

Robert A. Hurwich
Notary Public, Franklin County, NY
Acting in Franklin County, NY
My commission expires: June 4, 2007

[SIGNATURES CONTINUED ON NEXT PAGE]

LI-42982

Pa-106

PROPERTY LINK FOR NON-PROFIT, INC.,
a Michigan nonprofit corporation

By: Quinda G. Cash
Name: Quinda G. CASH
Its: CEO

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

The foregoing instrument was acknowledged before me this 20th day of MAY 2005, by
Quinda G. CASH the CEO of Property
Link for Non-Profits, a Michigan nonprofit corporation, on behalf of said entity. *INC.

MICHAEL FLANAGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jan. 8, 2008
Acting as the County of WAYNE

Michael Flanagan
Notary Public, WAYNE County, MI
Acting in WAYNE County, MI
My commission expires: 06-02-08
MICHAEL FLANAGAN

DRAFTED BY AND WHEN RECORDED RETURN TO:
Thomas R. Luplow, Esq.
Braun Kendrick Finkbeiner P.L.C.
4301 Fashion Square Blvd.
Saginaw, MI 48603
(989) 498-2100

Li-42982

Pa-107

EXHIBIT A
GRANTOR'S PREMISES

Land in the Village of Inkster, County of Wayne and State of Michigan described as:

A parcel of land being a part of the N.W. 1/4 of Section 19, T2S, R10E, Village of Inkster, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the East line of Inkster Road 120 feet wide, distant S 89° 33' East, 60 feet and N 00° 04' 30" West, 479 feet from the West 1/4 corner of Section 19, T2S, R10E, and proceeding thence North 00° 04' 30" West along said East line 223.00 feet; thence South 89° 33' East 568.71 feet; thence along a curve concave to the N.E. radius 1881.05 feet, central angle 09° 51' 51" chord bearing S 45° 57' 57" East, a distance of 323.45 feet; thence N 89° 33' W 800.96 feet to the point of beginning and containing 3.4713 acres of land.

and

Land in the Village of Inkster, County of Wayne and State of Michigan described as:

A parcel of land being a part of the N.W. 1/4 of Section 19, T2S, R10E, Village of Inkster, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the East line of Inkster Road 120 feet wide, distant S 89° 33' East, 60 feet and N 00° 04' 30" West, 800.00 feet from the W 1/4 corner of Section 19, T2S, R10E, and proceeding thence N 00° 04' 30" West along said East line 270.00 feet; thence South 89° 33' East, 316.00 feet; thence along a curve concave to the N.E. radius 1881.05 feet central angle 13° 41' 17", chord bearing S 34° 23' 03" East, a distance of 448.32 feet, thence N 89° 33' West 356.71 feet; thence N 00° 04' 30" West 98.00 feet; thence North 89° 33' 00" West 212.00 feet to the point of beginning and containing 3.1679 acres of land. Also: Lots 313 and 314, Cherry Hill Manor Subdivision #2, being a Subdivision of part of the N.W. 1/4 of Section 19, T2S, R10E, Village of Inkster, Wayne County, Michigan as recorded in Liber 72, Page 59 of Plats, Wayne County Records.

Li-42982

Pg-108

EXHIBIT B
GRANTEE'S PREMISES

Land in the Village of Inkster, County of Wayne and State of Michigan described as:

A parcel of land being a part of the N.W. 1/4 of Section 19, T2S, R10E, Village of Inkster, Wayne County, Michigan and being more particularly described as follows: Beginning at a point on the East line of Inkster Road, 120 feet wide distant South 89° 33' East, 60 feet and North 00° 04' 30" West, 702.00 feet from the W 1/4 corner of Section 19, T2S, R10E, and proceeding thence North 00° 04' 30" West, along said East line 98.00 feet; thence South 89° 33' East 212.00 feet; thence South 00° 04' 30" East, 98.00 feet; thence North 89° 33' West 212.00 feet to the point of beginning, and containing 0.4770 acres of land.

CK/A 715 S. INKSTER ROAD

TAX # 82-44-017-99-0001-002

Li-42982

Pa-109

EXHIBIT C
ACCESS ROAD

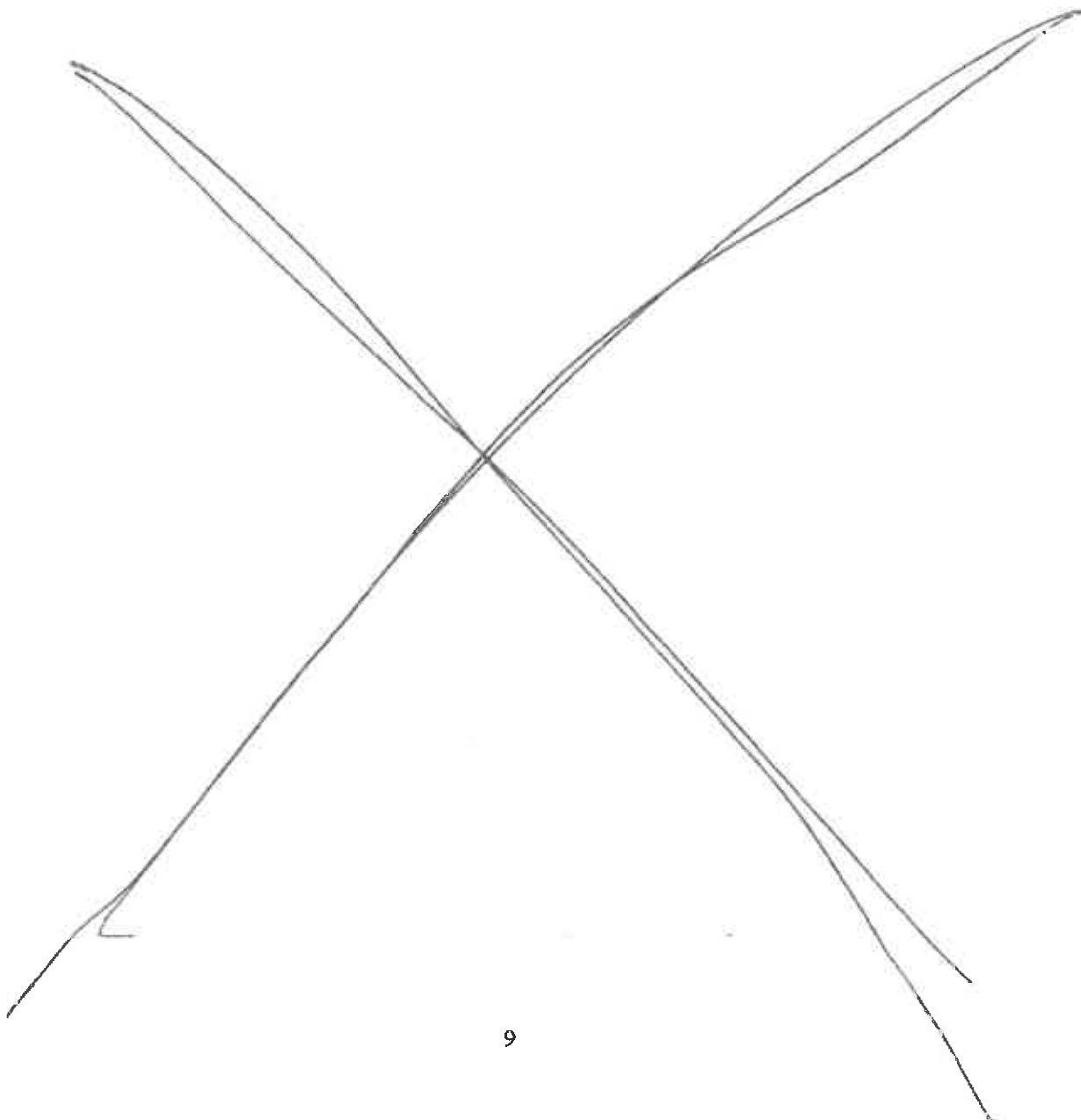
Land in the Village of Inkster, County of Wayne and State of Michigan described as:

Beginning at a point on the East line of Inkster Road, 120.00 feet wide distant South 89° 33' 00" East 60.00 feet and North 00° 04' 30" West 776.59 feet from the West 1/4 corner of Section 19, T2S, R10E and proceeding thence North 00° 04' 30" West 23.41 feet; thence North 84° 25' 30" East, 130.00 feet; thence South 89° 33' 00" East 82.62 feet; thence South 00° 04' 30" East 23.41 feet; thence North 89° 33' 00" West 95.35 feet; thence South 84° 25' 30" West, 117.18 feet to a point of beginning.

Li-42982

Pa-110

**EXHIBIT D
PARKING LOT**



WALK
K. PLUMB
FOOT SOLE
FOOTING.

Li-42982

Pa-111

EXISTING D TO PERPETUAL
EASEMENT AGREEMENT

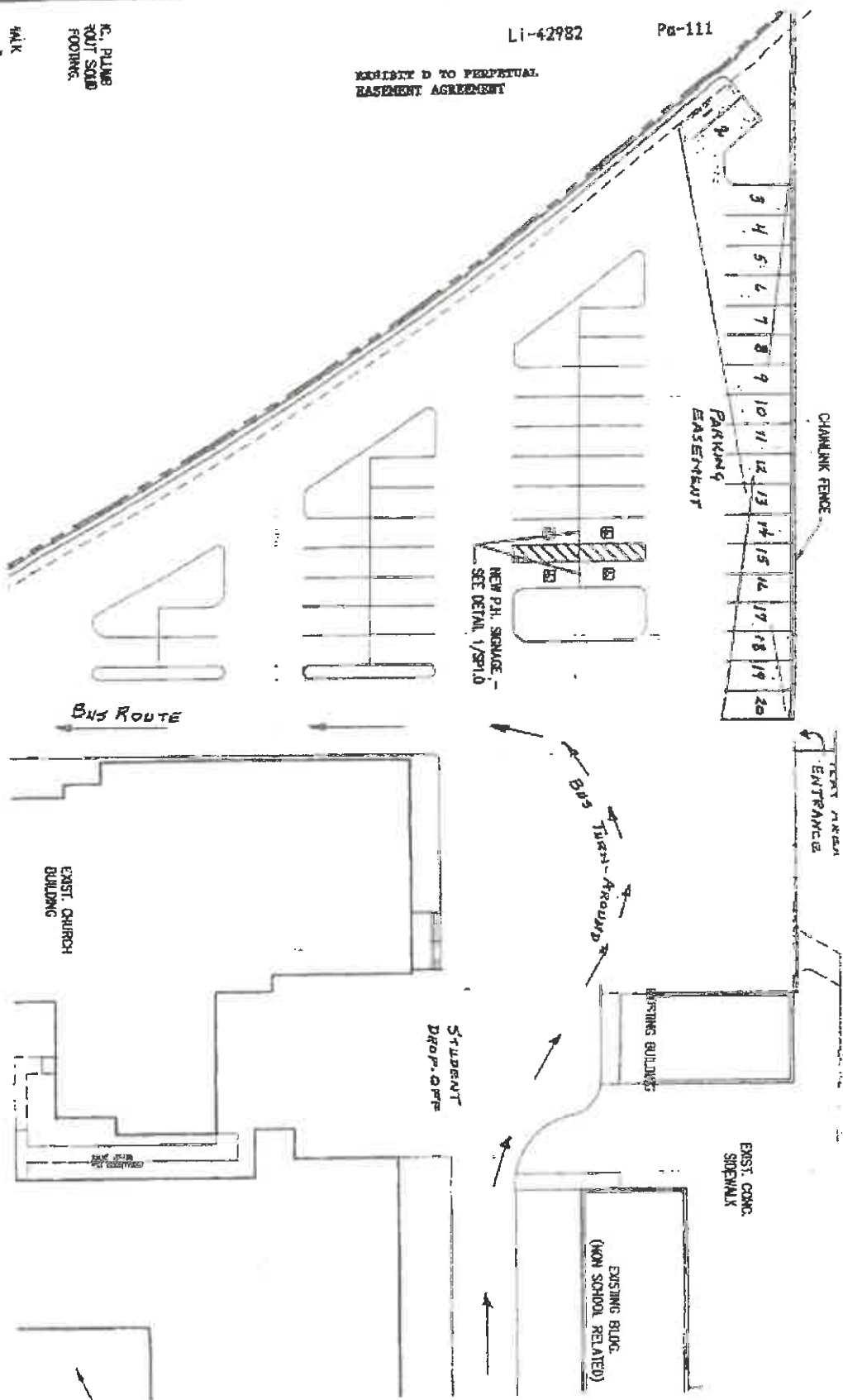


Exhibit B

PROPERTY DESCRIPTION:

Land situated in the City of Inkster, County of Wayne, State of MI described as follows:

A parcel of land being a part of the Northwest 1/4 of Section 19, Town 2 South, Range 10 East, and being more particularly described as follows: Beginning at a point on the east line of Inkster Road, 120 feet wide distant South 89 degrees 33 minutes East 60 feet and North 00 degrees 04 minutes 30 seconds West 702.00 feet from the West 1/4 corner of Section 19, Town 2 South, Range 10 East, and proceeding thence North 00 degrees 04 minutes 30 seconds West, along said East line 98.00 feet; thence South 89 degrees 33 minutes East, 212.00 feet; thence South 00 degrees 04 minutes 30 seconds East, 98.00 feet; thence North 89 degrees 33 minutes West 212 feet to the point of beginning.

Easement Parcel:

Together with a non-exclusive easement(s) as created, limited and defined by Perpetual Easement Agreement recorded in Liber 42982, page 102, Wayne County Records.

Commonly known as: 715 Inkster Road, Inkster, MI, 48141
Tax ID: 44-017-99-0001-002

QUIT CLAIM DEED

STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That Autocrat 4, LLC a MI. Limited Liability Co.

Whose address is: 37416 Chesterfield Court, Farmington Hills, MI 48331

Quit Claims to: The Revocable Living Trust of Ihsan Asmar dated February 14, 2019

Whose address is: 37416 Chesterfield Court, Farmington Hills, MI 48331

The following premises situated in the City of Inkster, County of Wayne, State of Michigan, to wit:

See Attached Legal Description marked as Exhibit A.

Parcel ID #: 44-017-99-0001-002

For the full consideration of: Exempt pursuant to MCL 207.505 (a) and MCL 207.526 (a)

Signed by:

Autocrat 4, LLC a MI. Limited Liability Co.

Ihsan Asmar, managing member

STATE OF MICHIGAN)

COUNTY OF) ss

The foregoing instrument was acknowledged before me this 22 day of October, 2021 by Ihsan Asmar on behalf of Autocrat 4, LLC.

JILL ADAMS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES APRIL 15, 2024
ACTING IN OAKLAND COUNTY

Jill Adams
Notary Public
Oakland County, Michigan
My Commission Expires:

Instrument Drafted by and after recording return to:
MARK B. DICKOW
370 E. Maple Road, Suite 200
Birmingham, MI 48009
(248) 530-0762

Sent subsequent tax bills to:
Grantee

Michigan version of T-200
2/15/10 (Rev. 05-10)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 416 of 1996. Part 4 is voluntary.

This form must be filed whenever real estate or some type of personal property is transferred from one owner to another recording a deed. The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Name of Seller (or Landowner) (Print)		2. County		3. Date of Transfer (or Landowner's signature)	
7-15 Kalamazoo Co.		Wayne		October 22, 2021	
4. Location of Real Estate (Check appropriate to fill in either name in the space below)			5. Purchase Price of Real Estate		
☒ City ☐ Township ☐ Village Brighton			\$1		
6. Property Identification Number (PIN) (If you don't have a PIN, attach a map showing location. This number ranges from 10 to 25 digits. It usually includes township and sometimes includes section. It is not the property tax lot and not the same as section number.)			7. Seller's (Transferor's) Name		
44-0170-0001-002			Alfred M. L. LLC		
			8. Seller's (Transferor's) Name and Mailing Address		
			The Revocable Living Trust of Helen Asmus		
			9. Seller's (Transferor's) Telephone Number		
			248-881-7543		
10. Type of Transfer (Check all that apply. Do not check more than one box. Do not check "Other" unless you are sure the transfer is not covered by any of the other boxes. See page 2 for details.)					
☐ Land Contract ☐ Lease ☐ Deed ☒ Other (Specify: Transfer into Trust)					
11. Was the property purchased from a financial institution?		12. Is the transfer between related persons?		13. Amount of Cash Payment	
☐ Yes ☒ No		☒ Yes ☐ No		N/A	
14. If you financed the purchase, did you pay market rate of interest?		15. Amount Financed (Borrowed)			
☐ Yes ☒ No		N/A			
EXEMPTION TO RECORDING DUTY Certain types of transfers are exempt from recording. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.					
☐ Transfer from one spouse to the other spouse ☐ Change in ownership solely to include or exclude a spouse ☐ Transfer between certain family members (see page 2) ☐ Transfer of real portion of a property subject to a life lease or life estate (until the life estate or life lease expires) ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor (see page 2) ☐ Transfer to effect the foreclosure or forfeiture of real property ☐ Transfer by redemption from a foreclosure ☒ Transfer into a trust where the settlor transfers a spouse's separate property to the trust and is also the sole beneficiary of the trust ☐ Transfer resulting from a court order unless the order specifies a monetary payment ☐ Transfer creating a remainder, joint tenancy or life estate when the transferor is an original owner of the property (or holder's joint) ☐ Transfer to establish or release a security interest (mortgage) ☐ Transfer of real estate through normal public trading of a stock ☐ Transfer between entities under common control or among members of an affiliated group ☐ Transfer resulting from transactions that qualify as a fire-arm acquisition under Section 265 of the Internal Revenue Code ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. ☐ Transfer of qualified forest land property when the property remains qualified forest land property and affidavit has been filed.					
Number of land with qualified conservation easement (land only - including easements) None					
Signature of Seller (or Landowner) (Print Name) Helen Asmus, Trustee					
Date		Date			
10-22-21		10-22-21			
Daytime Phone Number		E-mail Address			
248-881-7543		helenasmus@hotmail.com			

Assignment and Transfer of Membership Interest

FOR VALUE RECEIVED, the undersigned hereby sells assigns and transfers his interest, which consists of 100% of the membership interest in Autocrat 4, LLC, a Michigan Limited Liability Company, to The Revocable Living Trust of Ihsan Asmar dated February 14, 2019.

The transfer of said membership interest on the books of the limited liability company is to be executed by Ihsan Asmar, who is appointed by the Company.

October ²² 2021


Witness


Ihsan Asmar

ACCEPTANCE OF ASSIGNMENT


Ihsan Asmar, Trustee of the
Revocable Living Trust Ihsan Asmar
Dated February 14, 2019

2786 Page 2

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

***Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of the subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00;
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.

Program Description



4004 Lovett Ct. Inkster Mi 48141
forevercarehomes@gmail.com
(248) 881-7543

Program Description

Forever Care Homes is an AFC company located in Inkster, Michigan. We provide a vital service for adults who need assistance with daily living in a supportive, community-based setting. By offering personalized care in a home-like environment, these facilities help residents maintain a level of independence and quality of life. Understanding the types, regulations, benefits, and challenges of AFC homes is essential for making informed decisions about long-term care options.

Forever Care Homes are licensed residential facilities that provide 24-hour supervision, personal care, and protection for adults who cannot live independently. These homes offer room and board, assistance with daily activities, and a structured environment to support residents' well-being. They differ from nursing homes in that they do not provide continuous nursing care, focusing instead on personal support and community integration.

Forever Care Homes offer several advantages for residents:

- Personalized Care: Smaller resident-to-staff ratios allow for individualized attention.
- Community Integration: Residents often participate in community activities, fostering a sense of belonging.
- Home-Like Environment: The residential setting promotes comfort and familiarity.
- Cost-Effectiveness: Generally more affordable than institutional care options.

Our homes aim to enhance the quality of life for residents by providing supportive, non-institutional living arrangements.

Forever Care Homes in Michigan are regulated under the Adult Foster Care Facility Licensing Act (Public Act 218 of 1979). The Michigan Department of Licensing and Regulatory Affairs (LARA) oversees the licensing process, which includes:

- Staff Qualifications: Ensuring caregivers have the necessary training and background checks.
- Facility Standards: Compliance with health, safety, and fire codes.
- Resident Rights: Protecting the rights and dignity of residents.
- Care Plans: Developing individualized plans to meet each resident's needs.

Our regular inspections and compliance checks are conducted to maintain high standards of care.

Facility Photos & Walk-Through Video

Exterior Photos – 715 Inkster Rd



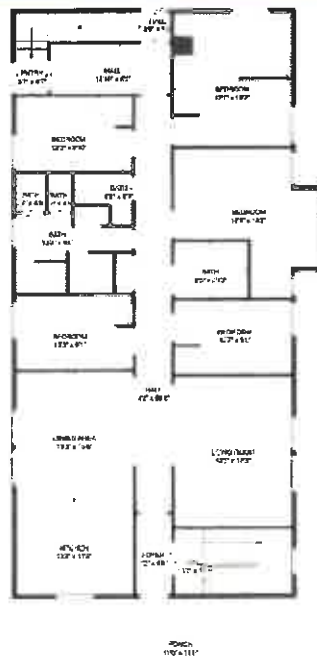
Drone Images: 715 Inkster Rd



Entire Building Floor Plan 715 Inkster Rd



First Floor Plan



Interior Photos







Here is a link to a video walkthrough: <https://vimeo.com/1088840040>

July 8, 2025

Roger Stone
600 Inkster Rd.
Inkster, MI 48141

City of Inkster
Planning Department
26215 Trowbridge
Inkster, MI 48141

RE: Case No. 25-05 (SLU)

I oppose the special land use to allow for a Nursing Home facility in the B-2 area of the city of Inkster.

- The consideration of special land use for a Nursing Home and Supportive Residential Facility would add considerable traffic congestion in an already congested Inkster Preparatory Academy school area. Parent drop-off and pick-up and the Nursing Home business with multiple shifts would conflict. Staff shift changes create unwanted traffic and safety concern through the neighborhoods on Inkster Rd, Woodsfield, Avondale and Sherbourne Drives.
- Typical school yard noise, (which significantly benefits children's development), due to the proximity of the potential Nursing Home facility to Inkster Preparatory Academy could disrupt residents, creating a negative impact. This makes nursing home residential facility inappropriate for rest, recovery and well-being of potential residents.
- The location of the building lacks fencing and green space for staff and residents; an important aspect for the health and well-being of staff and residents and neighbors.

I appreciate the opportunity to express my concerns and oppose the matter of change of land use for a Nursing Home and Supportive Residential Facility.

Thank you,



Roger Stone

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: July 17, 2025

From: Georgina Holliday, City Clerk

Date for Council's Consideration: July 21, 2025

ACTION REQUESTED: Consider approval of the IHS alumni committee to request street closures for: Beech and Middlebelt only allowing residents entrance, the townhouses on the Middlebelt Service Dr. Also, Fox and Beech to prevent back entrance to the school grounds. In the request it would include four gates for the cut-offs and requested cones to separate outgoing and incoming traffic at the school grounds.

Current Action X Emergency Future

Funds Budgeted: _____ Account # _____ No N/A

Mayor 's Approval

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

To stop the outgoing and incoming traffic to the school grounds

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Outlook

Re: Street Closure

From DeAtriss Richardson <drichardson@cityofinkster.com>

Date Thu 7/17/2025 12:06 PM

To Georgina Holliday <GHolliday@cityofinkster.com>

The IHS alumni committee requests street closures for: Beech and Middlebelt; only allowing residents entrance Otis the townhouses on the Middlebelt service drive. Also Fox and Beech to prevent back entrance to the school grounds. In the request it would include four gates for the cut offs and requesting Combs to separate outgoing and ingoing traffic at the school grounds. Representatives will be at the meeting to explain their request and address any concerns.

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From: Georgina Holliday <GHolliday@cityofinkster.com>

Sent: Thursday, July 17, 2025 11:17:24 AM

To: DeAtriss Richardson <drichardson@cityofinkster.com>

Subject: Street Closure

Good morning,

I called and left you a voicemail this morning regarding the request, can you send me an email with this request and I will add it as an add on for Monday night agenda, please state the streets to be blocked off.

Thank You

Georgina L. Holliday, BSBA MBA

City Clerk

City of Inkster

26215 Trowbridge St.

Inkster MI 48141

313-563-9767 direct line

gholliday@cityofinkster.com

