



INKSTER CITY COUNCIL

July 15, 2019

26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Byron Nolen
Mayor Pro Tem – Timothy Williams, District I

Council Members:

Clarence Oden, Jr., District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

FELICIA RUTLEDGE
CITY CLERK

BYRON NOLEN
MAYOR

TREASURER
DARIN CARRINGTON

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
 - B. City Seal Discussion

Public Participation (limit to 3 minutes)

3. 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).
4. Adjournment

July 15, 2019

Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

4. Public Hearing

5. Consent Agenda

- A. July 1, 2019 Regular City Council Meeting Minutes.

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6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions.

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7. Previous Business

8. Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (City Council) Consideration and approval of a street closure of Inkster Road on August 17, 2019 for the City of Inkster back pack give-away in conjunction with Wayne County 2020 Census Committee with proper city approvals.

- B. Discussion/Action: (Kaitlyn Hines) Consider to enter into agreements with City approved developers/participants to collaborate in a reinvestment program through acquisition/redevelopment of tax-foreclosed, single-family residential structures and selected commercial or vacant properties.

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10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. 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).

15. Adjournment

Felicia Rutledge
City Clerk

July 1, 2019
Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, July 1, 2019.

Prior to the Regular Council Meeting: City Council members discussed:

A. Agenda Discussion

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to go into Executive Session 7:02p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard adjourn the closed Executive Session at 7:25 p.m. Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:30p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Wimberly

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watiey	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Chisholm	Present
Councilwoman Mitchell	Present		

Approval of Agenda

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with the deletion of item "C" under New Business and the addition of item "C" under New Business.
7-19-111R - Motion carried.**

Presentations/Discussion

- A. Adopt-a-Park – Abe Hachem and Robert Kato
- B. 1st Graduate of the I-Can Student Incentive Program – Sandra Watley, District III

Public Hearings

Consent Agenda

- A. June 17, 2019 Regular City Council Meeting Minutes.
- B. Allen Brother's & Attorney's PLLC Invoice \$22,014.10

**Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to approve the Consent Agenda.
Resolution 7-19-112R – Motion carried.**

Boards and Commission

- A. Update of current list of appointments to Boards & Commissions.

**Moved by Councilmember Howard, Seconded by Councilmember Oden to appoint Dorsey Williams to the Zoning Board of Appeals.
Resolution 7-19-113R – Motion carried.**

**Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to appoint Clarence Oden to the Zoning Board of Appeals.
Resolution 7-19-114R – Motion carried.**

Previous Business

Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

1. Council to offer a ***second*** reading and ***approval*** on an amendment (Z 19-03) to the City's Zoning Map to rezone one parcel, Lots 767 to 770 (APN 44-022-01-0767-000), located at the southwest corner of Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning.

**Moved by Councilmember Howard, Seconded by Councilmember Mitchell to approve a *second* reading on an amendment (Z 19-03) to the City's Zoning Map to rezone one parcel, Lots 767 to 770 (APN 44-022-01-0767-000), located at the southwest corner of Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning.
Resolution 7-19-115R – Motion carried.**

New Business

- A. Discussion/Action: (Felicia Rutledge) Consideration and approval for a Special Event for the Commission on Aging Annual Picnic from 11:30 a.m. until 2:30p.m. August 2, 2019 at Wheatley Park on Penn and Beech Daly.

**Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve for a Special Event for the Commission on Aging Annual Picnic from 11:30 a.m. until 2:30p.m. August 2, 2019 at Wheatley Park on Penn and Beech Daly.
Resolution 7-19-116R– Motion carried.**

- B. Discussion/Action: (Kaitlyn Hines) Consideration and approval of offer to purchase (Case # LD 19-13) two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, in the amount of \$21,000 to HWRSJT, LLC, Ronald Shunia.

**Moved by Councilmember Oden, Seconded by Councilmember Chisholm to approve of offer to purchase (Case # LD 19-13) two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, in the amount of \$21,000 to HWRSJT, LLC, Ronald Shunia.
Resolution -19-117R– Motion carried.**

- C. Discussion/Action: (Kaitlyn Hines) Consideration and approval of (Case # LD 19-14), deeding one (1) vacant Industrial lot which is located on the north side of Dunning St between Meadowvale Ave and Bayhan Ave. and are legally described as *30D242, 243A* LOT 242 AND W 15 FT LOT 243 WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR (Property I.D. 44 020 02 0242 301), 26130 Dunning, in the amount of \$1.00 to Habitat for Humanity. ~~REMOVED~~

- C. Discussion/Action: (Darin Carrington) Consideration and approval of Budget Amendment #2 to the General fund, Parks and Recreation fund, Water and Sewer fund, Major and Local street fund, Rubbish and Court Building fund.

**Moved by Councilmember Mitchell, Seconded by Councilmember Howard to approve of Budget Amendment #2 to the General fund, Parks and Recreation fund, Water and Sewer fund, Major and Local street fund, Rubbish and Court Building fund.
Resolution 7-19-118R– Motion carried.**

- D. Discussion/Action: (Kaitlyn Hines) Consideration and approval of offer to convey two structures: **4500 Inkster Rd.**, located on the west side of Inkster Rd. between Lehigh St. and Annapolis Ave. and is legally described as Lot 1 Demby Terraces Subdivision T2S, R9E, Liber 88, Pages 29, 30 (Property I.D. 44014050001000); **4360 Hickory St.**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve of offer to convey two structures: 4500 Inkster Rd., located on the west side of Inkster Rd. between Lehigh St. and Annapolis Ave. and is legally described as Lot 1 Demby Terraces Subdivision T2S, R9E, Liber 88, Pages 29, 30 (Property I.D. 44014050001000); 4360 Hickory St.
Resolution 7-19-119R– Motion carried.
NAY: (Watley)**

Public Participation

- **State Senator Betty Jean Alexander** – Lisa Clayton-Hicks on behalf of Senator Betty Jean Alexander stated that the Senator brings Holiday greetings and is trying to secure funds for the Malcolm X Home in Inkster.

- **State Representative Jewell Jones** – Stated he had been in reserve training and was happy to be back. He announced that Javion Johnson is now working for Wayne County and a non-profit they established. He further stated the Councilman Steven Chisholm would be working and joining his team. He lastly stated he looks forward to the Inkster Summerfest.
- **Wayne County Commissioner Glenn Anderson** – Gave a budget update. He further stated that Middlebelt would be repaved. He announced the STEM project on behalf of Operation Refuge.
- **Lucy Byrd** – Announced the Community Health Fair on August 18, 2019 from 12:00 p.m. until 4:00 p.m. at American International School.
- **Barbara Cooper** – Stated she visited Lemoyne Garden and Demby and was sad at the conditions. She stated the weeds were high and the grass was not cut. She asked if there was a board she could join to help.
- **Officer Lebo** – Announced Movie Night on July 19, 2019 at 9:00 p.m. in the Police Parking lot. She also announced National Night Out on August 6, 2019 from 5:00 p.m. until 9:00 p.m.
- **Linton X** – Stated that some situations have occurred in the city of Inkster. He asked that nothing be covered up and the truth be told. He stated he wanted to do whatever it takes to try to restore peace in the city.
- **Robert Johnson** – Stated that Habitat for Humanity received houses from the city with the correct address and wrong parcel number. He asked the city to look into this matter further.
- **Rev. George Williams** – Thanked the Mayor, Mayor Pro-Tem Williams, Councilman Chisholm, State Representative, Jewell Jones for coming out and supporting the Boys to Men Luncheon.

City Clerk

- Stated that AV Ballots had been mailed. Asked any resident wishing to receive and absentee ballot to contact the City Clerk's office at 313-563-9770.

City Treasurer

- Announced that summer tax bills would be mailed out.

Mayor and Council

- **Councilman Chisholm** – Stated that a resident was concerned about the TIFA Bonds and property on Michigan Ave. He stated that for last week for the bicycle group Ink Town Pedal Push, he was the only person that rode his bike. He stated he thinks the heat played a role in residents not riding.
- **Councilwoman Howard** – Wished residents a Happy and Safe Fourth of July Holiday.
- **Councilwoman Watley** – Announced her District III Advisory Meeting on the fourth Thursday of July at 5:00 p.m. in City Council Chambers to be followed by an I-CAN meeting.
- **Councilwoman Mitchell** – Thanked Peggi Bishop of Bishop Auto Wrecking for donating tires for the Children's Garden. She stated that an Inkster Census 2020 Board is being formulated and asked any person's interested to sign up on the flyer that was circulating. She lastly stated that Jason Dixon is helping to assist with making the City of Inkster a Smart City. She said that wireless kiosk would be placed around the city. She stated that a Town Hall would be had on July 17, 2019 at the Booker Dozier to get input on where citizens would like the kiosk to be placed.
- **Councilman Oden** – Stated that he agreed with Barbara Cooper that the whole city is going to have to work together to help take care of the community.
- **Mayor Pro-Tem Williams** – Announced the July 27, 2019 Inkster All Class picnic. He asked everyone to come out and support the Summerfest, July 5th thru the 7th. He asked everyone to patronize the vendors at the Summerfest. Lastly he stated to Shop Inkster.

- **Mayor Nolen** – Stated that City Offices would be closed on July 4th and July 5th. He invited all residents to come and enjoy the Summerfest. He said Friday is Blues Night, Saturday is contemporary and Sunday is Gospel Day. He wished everyone a safe Fourth of July Holiday.

Adjournment

There being no further business to come before Council, on a motion duly made
By Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams and carried,
the Regular Council meeting of July 1, 2019 was adjourned at 8:48 p.m.



Felicia Rutledge, City Clerk
City of Inkster

July 15, 2019

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

Exp. 12/31/05
Exp. 12/31/00
Exp. 12/31/01

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

Troy Seaton Dist. 1
~~Leon Houston~~ Dist. 2
Vacant Dist. 3
Octavia Smith Dist. 4
Thelma Jean Overman Dist. 5
Connie R. Mitchell Dist. 6
Sandra Watley **Mayoral**
Steven Chisholm At-Large

Ex. Officio

Exp. 01/17/20
Exp. Served Notice; Returned
Exp.
Exp. 07/03/20
Exp. 02/06/20
Exp. 02/04/22
Exp. 01/03/20
Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden
Vacant - (Employee Representative)
~~James White~~
- (Commission Appointment)

Exp. 6/18/15
Exp. 12/04/11

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Mark Minch (Building Contractor)
Deborah Owens (General Member)
Guy Borrusch General Member)
Dorsey Williams (Contractor)
James Garrett (Engineer)
Charles Rizzon (Alternate)

Exp. 9/19 (1 Year Term)
Exp. 9/19 (2 Year Term)
Exp. 9/19 (2 Year Term)
Exp. 9/20 (3 Year Term)
Exp. 9/20 (3 Year Term)
Exp. 12/19

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Shirley Hankerson		Exp. 12/21
Yvette Brock		Exp. 12/21
Charles Rizzo		Exp. 12/21
Rebecca Daniels		Exp. 02/22
Tom Michelini		Exp. 04/19
– Building Inspector		

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
Connie R. Mitchell		Tenure
Martha Theis		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Cynthia Adams (Secretary)		Exp. 12/17/22 – RESIGNED
Brittini Abiola (Vice Chair)		Exp. 05/18/19 – RESIGNED
Peter Cimeot		Exp. 01/21/18
Akindole Akinyemi (Chair)		Exp. 02/16/19 – RESIGNED
Val Ogbonaya		Exp. 07/20/19 – RESIGNED
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19
Clarence Oden		Exp. 7/1/23

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
Bishop Walter Starghill, Jr.		Exp. 06/07/16
Winnie Nwankwo		Exp. 05/18/21 – RESIGNED
Akindole Akinyemi		Exp. 05/18/21 – RESIGNED
Deborah Walker		Exp. 06/07/16
Mary Weislo		Exp. 03/07/17
Cassandra Leonard		Exp. 06/07/16
Herbert Johnson		Exp. 06/07/16
Dennis Weislo		Exp. 06/07/19
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD

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)	
City Attorney	Tenure
City Clerk	Tenure
Catherine Morris (Mayor and Council appointee)	12/20
LaGina Washington (Mayor and Council appointee)	12/22

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]
5 Year Term 6 Members State Law and Ordinance 99

Caroline Smith	Exp. 03/24
Mable Stroman	Exp. 3/22
Ellis Clifton	Exp. 3/19
DaSalla Scott	Exp. 9/20 (Resident Housing)
George Williams	Exp. 10/19

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

Theola Jones	Dist. 1	Exp. 02/06/19
Rhoda Littles	Dist. 2	Exp. 02/06/19
Ruth E. Williams	Dist. 3	Exp. 02/06/19
Vacant	Dist. 4	
Vacant	Dist. 5	
Jean Liddell	Dist. 6	Exp. 09/18/19
George Mitchell		Exp. 10/16/19
Gabe Henderson	Dist. ???	Exp. 08/20/20

LIBRARY BOARD 4 year term

Michael Welis	Exp. 2019
Akindede Akinyemi	Exp. 2019
DeAndra Crystal-Rikay Watley	Exp. 2019
Dosye A. Thompson	Exp. 2019
Emmereal Shawn Wells	Exp. 2019
Ruth E. Williams	Exp. 2019

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

Nell Harrison	Dist. 1	Exp. 3/21/18
Curtistine Barge	Dist. 2	Exp. 1/20/18
Brittini Abiolu	Dist. 3	Exp. 3/7/18
Olubisi B. Ajetunmobi	Dist. 4	Exp. 1/20/18
Vacant	Dist. 5	
Barbara Cooper	Dist. 6	Exp. 5/2/18
Marie Jenkins	Mayoral	
	Exp. 1/20/18	

July 15, 2019

LOCAL OFFICERS COMPENSATION COMMISSION

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

7 Year Term	7 Members	State Law and Ordinance 409
Lenoria Warmack		Exp. 10/17/2023
Thelma Jean Overman		Exp. 10/17/2023
Debra Owens		Exp. 10/17/2023
Ann Gross		Exp. 12/5/2023
Ronald Johnson		Exp. 12/19/2023
George Williams		Exp. 12/19/2023
Aaron Sims		Exp. 01/03/2024

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
VACANT	Dist. 1	Exp. 03/20/19
Opal Nolen	Dist. 2	Exp. 11/6/19
Tania James	Dist. 3	Exp. 04/01/21
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/19/20
VACANT	Dist. 5	Exp. 02/19/20
Connie R. Mitchell	Dist. 6	Exp. 09/05/19
Tonia Williams	Mayoral	Exp. 02/20/19
Shirley Hankerson	Mayoral	Exp. 4/15/21
Ned Sanders	Council	Exp. 07/07/19

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term 6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Tiwain Smith	Mayoral	Exp. 3/7/18

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
Marcus Hendricks (Council appointee)		Exp. 12/18
Byron Nolen (Mayor)		Tenure
Darryl Davis (City appointee)		Exp. 3/22
Timothy Williams (Mayor Pro-Tem)		Exp. 7/19
Mack Willis		Exp. 2/20
James Garrett		Exp. 09/20
William Ratliff (Vice-Chair)		Exp. 04/19
Lynette Cain (Secretary)		Exp. 05/19
Steven Chisholm (Chair)		Exp. 04/19
Kim Faison		Exp. 01/21

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
Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/17
Barry O'Bryan	Police Rep	

July 15, 2019

Mary Weislow (Treasurer)

Exp. 06/06/22

Winnie Nwankwo

Exp. 05/18/21

~~Kunlele Akinyemi~~

~~Exp. 05/18/21-RESIGNED~~

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

Timothy Williams, City Council Representative

Tenure

Darin Carrington, Treasurer

Tenure

~~Vacant Community~~

~~Tenure~~

Tonia C. Williams

Exp. 02/20/19

~~Vacant~~

~~Exp. 11/6/20~~

NOTES:

Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: July 11, 2019

From: Kaitlyn Hines
Planning Technician

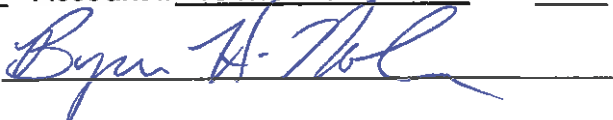
Date for Council Consideration: July 15, 2019

ACTION REQUESTED: Consider to enter into agreements with City approved developers/participants to collaborate in a reinvestment program through acquisition/redevelopment of tax-foreclosed, single-family residential structures and selected commercial or vacant properties.

Current Action Emergency Future

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

Mayor's Approval



BACKGROUND INFORMATION

City approved selected firms may be eligible to participate in the City's program for up to three (3) years. The City, at its sole discretion, may disqualify firms from future participation. Changed financial positions, poor performance, or other issues may be considered when determining continued qualification. Firms must be a qualified business. A qualified business shall mean a corporation, a limited liability company, general or limited partnership, or a sole proprietorship (1) authorized to transact business in the State of Michigan, and (2) remains the authorized and responsible entity through the completion of the project. A contract will be executed between the City of Inkster and the successful firm(s). Successful firm(s) will be required to have a minimum \$250,000 in the form of a line of credit and/or liquid asset from an approved financial institution

Eligible projects: The City of Inkster has implemented an acquisition/redevelopment program. Tax foreclosed single-family homes must be rehabilitated/redeveloped and sold for owner-occupancy only. Other property types may be designated as an eligible project at the sole discretion of the City. Firms are required to coordinate with the Inkster Building Department for all required building permits, inspections, etc. All buildings will be rehabilitated/redeveloped to meet, at a minimum, the Michigan Building Code and ordinances. Firms are required to use Energy Star and energy efficient technologies when redeveloping all properties

Exhibit A outlines properties offered and conditionally accepted by City approved developers.

SCOPE OF SERVICES

The City of Inkster will select City approved firm(s) to perform the following services with the intent to meet the objectives of the Program.

1. The City will exercise its right to have first selection of tax foreclosed properties that are available for purchase from the FROR Tax Foreclosure Property List. The City will then distribute among the selected firm(s) from such list in an equitable fashion as determined solely by the City from the properties made available through the Wayne County Treasurer.
2. The initial acquisition of properties will be done by the City of Inkster via the Wayne County Treasurer's Office FROR. The City must be reimbursed within five (5) business days for all costs associated with the acquisition of these properties.
3. The Program will be funded by the selected firm(s). Selected firms will be required to have a minimum \$250,000 in the form of a line of credit cash and/or liquid asset from an approved financial institution. The City, at its sole discretion, may require a lesser amount.
4. Once the City receives the initial Quit Claim Deed transferring ownership from the Wayne County Treasurer, a Quit Claim Deed will be prepared by the City and delivered to the purchasing firm(s). Purchasing firms shall pay all recording fees.
5. Selected firms will be responsible for up keep of homes before, during and after the redevelopment up to the final sales date (including but not limited to grass cutting, snow removal, property maintenance, etc.). Insurances must be maintained from date of acquisition and all property taxes for each acquired home/property are to be paid on time by contracted firm(s). 2019 property taxes, special assessments, water utility bills, and other City liens for each property are to be paid in a timely manner by the selected firm(s). Firms are responsible for knowing any and all outstanding encumbrances on all properties.
6. Firms must explain how and when the firm will perform the initial risk assessment for lead and asbestos. All contractors, trades and sub-trades that work on building components that contain lead must be lead certified and show proof of certification.
7. firms must identify any external sub-contractors and describe their roles and responsibilities
8. All rehabilitation/redevelopment work and completed sales transactions must be completed within twelve (12) months of the contract start date.
9. All sales by selected firms must be offered to the public at large. No private sales are permitted for the acquired properties. All sales must be "arm's length". All sales transactions (closings) to take place using an approved title company. Firms must provide title policy to each perspective homebuyer.

PROJECT OR IMPROVEMENT TASKS

1. Develop a plan to Diversify the tax base to ensure a sustainable budget for Inkster

COSTS

The initial acquisition of properties will be done by the City of Inkster via the Wayne County Treasurer's Office FROR. The City must be reimbursed within five (5) business days for all costs associated with the acquisition of these properties.

RESOLUTION

Authorization is hereby given to enter into agreements with City approved developers/participants to collaborate in a reinvestment program through acquisition/redevelopment/resale of tax-foreclosed, single-family residential structures and selected commercial or vacant properties.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

Exhibit A:

Address	Street	Parcel ID	Due Tax
26024	Andover	44-024-01-0112-002	\$5,244.45
26822	Andover	44-025-01-0226-002	\$7,713.25
26949	Andover	44-025-01-0246-002	\$5,752.18
550	Arlington	44-017-01-0155-001	\$5,976.70
205	Arlington	44-017-04-0513-000	\$8,513.14
28332	Carlisle	44-010-04-0644-300	\$4,133.99
26102	Carlisle	44-023-02-0311-000	\$3,674.24
26760	Colgate	44-025-01-0295-002	\$13,553.32
26043	Dartmouth	44-024-01-0144-000	\$15,326.70
26996	Dartmouth	44-025-01-0167-002	\$5,190.02
26883	Florence	44-022-01-0313-000	\$3,298.27
26129	Florence	44-023-02-0214-000	\$3,120.40
28452	Glenwood	44-005-02-0068-000	\$8,735.45
235	Harrison	44-003-05-0065-003	\$14,547.31
3752	Harrison	44-009-02-1076-000	\$4,794.98
29831	Hazelwood	44-002-01-0306-000	\$4,909.52
28951	Hazelwood	44-005-01-0198-000	\$14,905.36
1517	Helen	44-006-01-0326-002	\$6,957.80
1608	Helen	44-006-01-0542-000	\$11,246.42
3405	Hickory	44-010-02-0102-000	\$4,290.28
3767	Inkster	44 025 99 0003 000	\$12,924.34
4435	Irene	44-009-02-0173-002	\$13,701.47
2153	Isabelle	44-005-03-0533-000	\$5,202.21
4461	Isabelle	44-009-02-0651-000	\$45,364.36
3233	John Daly	44-022-01-0856-000	\$13,713.65
26271	Kitch	44-023-01-0236-004	\$24,002.17
26267	Lehigh	44-024-03-0295-000	\$3,650.80
366	Longfellow	44-004-02-0207-000	\$7,206.59
1598	Magnolia	44-006-01-0411-000	\$15,421.41
1403	Magnolia	44-006-01-0524-002	\$4,852.57
1725	Meadow lane	44-002-03-0018-000	\$5,518.17
1742	Meadow lane	44-002-03-0040-000	\$9,082.90
27243	New York	44-022-01-0521-000	\$5,893.53
27222	New York	44-022-01-0534-000	\$8,959.28
27063	Norfolk	44-022-01-0694-000	\$6,494.91
26195	Norfolk	44-023-07-0058-000	\$6,603.21
1248	Northwood	44-006-01-0242-000	\$28,241.09
26757	Oakland	44-018-03-0233-000	\$21,271.66
28556	Oakwood	44-005-02-0031-000	\$8,129.20
28631	Parkwood	44-005-03-0134-000	\$6,322.92
27218	Penn	44-022-01-0259-000	\$5,581.72
25948	Penn	44-023-03-0173-001	\$13,464.85

25940	Penn	44-023-03-0174-001	\$5,649.66
26342	Plum	44-020-02-0297-000	\$5,329.45
28550	Rosewood	44-005-03-0183-000	\$7,512.36
2206	Spring Hill	44-005-03-0444-000	\$3,586.09
3407	Spruce	44-010-05-0003-000	\$7,973.90
26103	Stanford	44-024-02-0368-000	\$3,823.20
26166	Stanford	44-024-03-0339-000	\$4,508.45
26658	Sunningdale	44-018-02-0887-000	\$1,186.36
4352	Walnut	44-014-03-0090-000	\$3,617.71
2433	Weithoff	44-021-02-0025-000	\$36,441.77