



**INKSTER CITY COUNCIL**  
Tuesday, January 20, 2026  
26215 Trowbridge, Inkster, MI 48141  
(313) 563-9770  
[www.cityofinkster.com](http://www.cityofinkster.com)

Mayor- Byron H. Nolen  
Mayor Pro Tern - 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.

Tuesday, January 20, 2026  
**Orientation Session - 6:00 PM**  
**Regular City Council Agenda - 7:00 PM**

**1. Call Meeting to Order**

A. Prayer

B. Pledge of Allegiance

C. Roll Call

D. Closed Session

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

**2. Approval of Agenda**

**3. Presentations/Introduction of Guests/Announcements**

**4. Public Hearing**

**5. Consent Agenda**

Approval of Regular City Council Meeting Minutes January 5, 2026

a. January 5, 2026 Minutes

**6. Boards and Commissions**

A. Boards and Commissions 01.15.2026

**7. Ordinances**

**1st Reading**

**2nd Reading**

**8. New Business**

A. **Inkster - Bond Authorizing Ordinance and Notice of Intent Resolution**

B. Exclusive Negotiation Period with Concord Infrastructure Partners for a proposed Data Center in the City of Inkster

C. Request To Purchase City-Owned 2 Two-Faced Ghost Billboards and Lease an Easement on Franklin Dr.

D. 2026 Holiday Schedule

**Public Participation (limit to 3 minutes)**

**9. City Clerk**

**10. City Treasurer**

**11. Mayor and Council Communication**

**12. Closed Session**

**13. Adjournment**

January 05, 2026

**Regular City Council Meeting – 7:00 PM**

The regular meeting of the Council of the City of Inkster, Wayne County, was held on January 5, 2026 in compliance with the Open Meetings Act.

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

**Closed Session**

**Moved by Councilwoman Howard Seconded by Councilwoman Rutledge to go into Closed session @6:36pm pm to discuss pending litigation.**

**Moved by Councilwoman Scott Seconded by Councilwoman Rutledge to come out of closed session @ 7:01pm**

**ROLL CALL VOTE:**

Councilmember Howard	Yea	Councilmember Scott	Yea
Councilmember Rutledge	Yea	Councilmember Bishop	Excused
Mayor Pro Tem Chisholm	Yea	Councilwoman Richardson	Yea

**Call Meeting to Order**

Mayor Byron Nolen called the meeting to order at 7:00pm

**Prayer**

Prayer was led by Doris Moton-Spruill

**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	Present (Inkster, MI)

**Approval of Agenda**

**Moved by Councilwoman Rutledge, Seconded by Mayor Pro-Tem Chisholm to approve agenda for January 5, 2026 meeting  
Resolution #01-26-01GH-5-0 Motion Carried  
Excused-Councilman Bishop**

**Presentations/Discussion**

**January 2026 update Zoning Board-A.C. Williams**

**Public Hearings**

**None**

**Consent Agenda**

A. Approval of December 15, 2025 Regular Meeting Minutes

**Moved by Councilwoman Howard Seconded Councilwoman Rutledge  
Resolution #01-26-02GH – 5-0 Motion Carried  
Excused-Councilman Bishop**

**Boards and Commission**

**None**

**Previous Business**

**Ordinance(s)**

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

**New Business**

**None**

**Public Participation**

- ❖ **Evonne Moore-MLK Day of Service-Inkster Housing MLK 1/19 10-1 Simmons Center. Xmas Party Thank You for all the support, Unity in the Community Hygiene kits, water, soup and sandwiches, hand sanitizer, hats/gloves need 150 kits 1/16 drop off 10-2: flyers tomorrow**
- ❖ **Jamal Harrison-water bill/lead in water, roads, speed bumps; lead notification, is Inkster offering any type of remediation. Mandated by the state to replace all lead**

lines. Water bill inconsistency is there a remedy soon. Roads-what is the plan for John Daly/Beech Daly any help for our roads.

- ❖ **Dr. Shetina M. Jones-Smith-AKA Inkster thank you all for your support over the last 2 years, ran again and won., invitation to join us at a chapter meeting come and talk about Inkster. Service Bldg. Vice Chair L. Johnson; Founders Day free event at Bloom in Southfield, partnership day of service.**
- ❖ **April K. Garrett-Weslyn A. Bennett Foundation 2026 activities 1<sup>st</sup> Saturday 3/7/26 noon; June Tenth 6/13/26 1pm Parade. Kids and cooking 9/19; last of critical family numbers, Sarah young passed away at 99 years old; Maxine Bennett in December. End of December 12 families 44 children 10 families that attend Daly School Weslyn Bennett 5<sup>th</sup> year nonprofit organization.**
- ❖ **Gabe Henderson-Inkster Goodfellows-Happy New Year THANK YOU (4xs) to all who helped the Inkster Goodfellows Police Fire council put add in paper. Prayers for Barbara Cooper lost her husband and sister-in-law; We Rise mon, tues & wed 3:30p-4:30p**

**Clerk- Still processing Business Licenses and FOIA's; Octavia Smith hosted a Walk on New Year's Day, and Antoine Shaw expressed to me his gratitude about Police and Fire (First Responders) always going above and beyond in taking care of the city.**

#### **City Treasurer**

**Water bills were mailed out 2 months not 1 month, 2 billing cycles; account online encourages all residents to get the new meters if not the next couple of months will have to stop service.**

#### **Mayor and Council**

- **Councilmember Rutledge-NC**
- **Councilmember Scott – NC**
- **Councilmember Bishop-Excused**
- **Councilmember Howard-NC**
- **Councilmember Richardson -Happy New Year community forum Feb month, Wayne County treasurer, will be taking a leave having surgery this week cancer requesting prayers, encourage everyone to go get tested.**
- **Mayor Pro-Tem Chisholm- A few accidents along Mich Ave traffic lights turned into blinking is a hazard, lights at Michigan and Harrison, Michigan and Henry Ruff**
- **Mayor Nolen-Happy New Year!**

#### **Adjournment**

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

By Councilwoman Richardson Seconded by Councilwoman Howard and carried, to conclude the Regular City Council meeting of Monday, January 5, 2026 @ 8:08 pm

**CITY OF INKSTER**  
Boards & Commissions

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

**AGING COMMISSION**

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

2 Year Term	11 Members	Ordinances: 414,457 & 508
<b>Sabrina Lawrence, Director</b>		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. 12/19/27
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
<b>Vacant</b> (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
<b>Vacant</b>		
<b>Vacant</b>		
Lenoria Warmack		Exp. 02/13/27
Dennard Shaw		Exp. 04/29/26
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
Bernice Skeen		Exp. 02/04/27
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		
<b>Vacant</b>		

**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
<b>Vacant</b>		
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

<b>City Liaison</b>	Tenure
<b>Councilwoman Scott</b>	Tenure
<b>Councilwoman Rutledge</b>	Tenure
<b>Ashley Williams</b>	3 year
<b>Resident</b>	3 year
<b>Resident</b>	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. 10/30 (Resident Housing)
James Thomas		Exp. 01/27
Gregory Gillette, Chair		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. 09/04/2027 |
| <b>Vacant</b>     | <b>Dist. 3</b> |                 |
| Kimberely Johnson | Dist. 4        | Exp. 10/02/2027 |
| <b>Vacant</b>     | <b>Dist. 5</b> |                 |
| Dwayne Logwood    | Dist. 6        | Exp. 09/29/2027 |
| Ashwanna Butts    | Mayoral        | Exp. 03/13/2026 |
| S. Anthony Dooley | Mayoral        | Exp. 10/08/2027 |
| 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 | <b>Mayoral</b> |

**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. 09/17/28 |
| Tavan Hall                             | Exp. 09/11/28 |

**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	<b>Mayoral</b>		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**





## REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 14, 2026

From:

Date for Council's Consideration: January 20, 2026

**ACTION REQUESTED:** Consider Inkster - Bond Authorizing Ordinance and Notice of Intent Resolution

**TYPE OF ACTION:**

**FUNDS BUDGETED:**

**ACCOUNT #:**

**APPROVERS:**

Date: January 15, 2026

\_\_\_\_\_  
Byron Nolen, Mayor

**BACKGROUND:**

**SCOPE OF SERVICES:**

**JUSTIFICATION:**

**PROJECT IMPROVEMENTS:**

**PROJECTED TIMELINE:**

**RESOLUTION:**

**Resolved By:** None

**Seconded By:** None

**Yes:** None

**No:** None

**Absent:**

**REQUEST FOR COUNCIL ACTION**

**To: Byron Nolen, Mayor**

**Date: January 13, 2026**

**From: Jerome Bivins, DPS Director    Date for Council's Consider: January 20, 2026**

**ACTION REQUESTED:** (1) Adopt Notice of Intent Resolution to authorize publication of City's intent to issue revenue bonds related to a drinking water revolving fund loan. (2) Adopt Bond Authorizing Ordinance to authorize the issuance of junior lien revenue bonds related to a drinking water revolving fund loan.

Current Action  Emergency  Future

Funds Budgeted:    Yes  Account # \_\_\_\_\_ No  N/A

Mayor 's Approval \_\_\_\_\_

**BACKGROUND:**

The City of Inkster recently secured funding for this project through the Drinking Water State Revolving Fund program. This program provides low interest loans for infrastructure improvements necessary to prevent lead from infiltrating into users homes and to upgrade water mains and other system components. With proceeds of the loan/bond, the City intends to pay for certain improvements to City's water supply and sewage disposal system, consisting of removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, and lead service lines; meter hookup; and to perform flushing and testing. The loan includes the costs of engineering design, construction, construction engineering, inspection cost and construction costs.

**SCOPE OF SERVICES:**

The acquisition, construction, installation, furnishing, and equipping of additions and improvements to the water supply and sewage disposal system of the City.

**JUSTIFICATION:**

It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by City's engineers, which plans and specifications are hereby approved.

**PROJECT IMPROVEMENTS:**

Improve and promote the image of the City of Inkster.

**COSTS**

The cost of the Project being financed with the Series 2026 Bonds is estimated to be \$20,000,000.00, including the payment of incident expenses as specified in the Ordinance, which estimate of cost is hereby approved and confirmed. To pay such costs and to pay the

legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2026 Bond, the City shall borrow the sum of not to exceed Twenty-Two Million Dollars (\$22,000,000), and issue the Series 2026 Bond therefor pursuant to the provisions of Act 94.

**PROJECTED TIME TABLE:**

The period of usefulness of the Project is estimated to be not less than forty (40) years.

**RESOLUTION:**

(1) Adoption of a resolution to authorize publication of a Notice of Intent Resolution related to the City’s intent to issue bonds, and (2) adoption of a Bond Authorizing Ordinance to authorize the issuance of the Bonds to secure the loan from the MI Finance Authority .

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:  
No:  
Absent:

**ORDINANCE NO. \_\_\_\_\_**  
**CITY OF INKSTER**

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF ADDITIONS AND IMPROVEMENTS TO THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM OF THE CITY; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AND CERTAIN OUTSTANDING BONDS OF THE SYSTEM; TO PROVIDE FOR THE PLEDGE OF SECURITY TO ENURE REPAYMENT OF THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF SYSTEM REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE CITY OF INKSTER ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

- (a) "Act 94" means Act 94, Public Acts of Michigan, 1933, as amended.
- (b) "Authority" means the Michigan Finance Authority or its successor.
- (c) "Authorized Officers" means the Mayor, the City Treasurer, the Director of Public Works, and the City Clerk of the City.
- (d) "Bonds" or "Senior Lien Bonds" means the Series 2024A Bond and any additional bonds or series of bonds so designated and payable from Net Revenues, which are secured by a statutory first lien on the Net Revenues established by this Ordinance and which are senior and superior in all respects with respect to the Net Revenues to any Junior Lien Bonds secured by the statutory second lien on the Net Revenues, together with any additional Bonds of equal standing thereafter issued.
- (e) "City" or "Issuer" means the City of Inkster, County of Wayne, State of Michigan.
- (f) "EGLE" means the means the Michigan Department of Environment, Great Lakes, and Energy, or its successor.

(g) “Engineers” means Alfred Benesch & Companies, registered engineers of Detroit, Michigan.

(h) “Junior Lien Bonds” means the Series 2026 Bonds, the Outstanding Junior Lien Bonds and any additional bonds of equal standing with the Series 2026 Bonds and the Outstanding Junior Lien Bonds which are secured by a statutory second lien on the Net Revenues and are junior and subordinate to the Senior Lien Bonds.

(i) “Outstanding Junior Lien Bonds” means the Series 2022A Bonds, Series 2022B Bonds, and Series 2024B Bonds.

(j) “Outstanding Ordinances” means Ordinance No. 888, Ordinance No. 889-A and Ordinance No. 890-A, as amended, of the City.

(k) “Outstanding Senior Lien Bonds” means the Series 2024A Bonds.

(l) “Project” means the acquisition, construction, furnishing and equipping of improvements to the Water Supply and Sewage Disposal System, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, and lead service lines; meter hookup; flushing and testing, together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto.

(m) “Purchase Contract” means the Purchase Contract to be entered into between the Authority and the City relating to the purchase by the Authority of the Series 2026 Bonds.

(n) “Revenues” and “Net Revenues” shall mean the revenues and net revenues of the City derived from the operation of the System and shall be construed as defined in Section 3 of Act 94, including with respect to “Revenues,” the earnings derived from the investment of moneys in the various funds and accounts established by the Outstanding Ordinances and this Ordinance.

(o) “Senior Lien Bonds” means the City’s Series 2024A Bonds.

(p) “Series 2022A Bonds” means the Series 2022A-1 Bonds and the Series 2022A-2 Bonds.

(q) “Series 2022A-1 Bonds” means the Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022A-1, of the City authorized by Ordinance No. 888.

(r) “Series 2022A-2 Bonds” means the City’s Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022A-2 (Federally Taxable), authorized by Ordinance No. 888.

(s) “Series 2022B Bonds” means the City’s Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022B, authorized by Ordinance No. 888.

(t) “Series 2024A Bonds” means the City’s Water Supply and Sewage Disposal System Revenue Bonds, Series 2024A, authorized by Ordinance No. 889-A.

(u) “Series 2024B Bonds” Water Supply and Sewage Disposal System Revenue Bonds, Series 2024A, authorized by Ordinance No. 890-A, as amended.

(v) “Series 2026 Bonds” means the City’s Water Supply and Sewage Disposal System Junior Lien Revenue Bond authorized by this Ordinance.

(w) “Sufficient Government Obligations” means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds or Junior Lien Bonds and the principal and redemption premium, if any, on the Bonds or Junior Lien Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds or Junior Lien Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(x) “Supplemental Agreement” means the supplemental agreement among the City, the Authority and the EGLE relating to the Series 2026 Bonds.

(x) “System” means the Water Supply and Sewage Disposal System of the City, including the Project and all additions, extensions and improvements hereafter acquired.

Section 2. Necessity; Approval of Plans and Specifications. It is hereby determined to be a necessary public purpose of the City to acquire and construct the Project in accordance with the plans and specifications prepared by the Engineers, which plans and specifications are hereby approved. The Project qualifies for the Drinking Water Revolving Fund financing program being administered by the EGLE and the Authority, whereby bonds of the City are sold to the Authority and bear interest at a fixed rate of not to exceed one percent (1.00%) per annum.

Section 3. Costs; Useful Life. The cost of the Project is estimated to be an amount not to exceed Twenty-Two Million Dollars (\$22,000,000), including the payment of incidental expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed. The period of usefulness of the Project is estimated to be not less than forty (40) years.

Section 4. Payment of Cost; Bonds Authorized. To pay part of the cost of acquiring the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2026 Bonds, the City shall borrow the sum of not to exceed Twenty-Two Million Dollars (\$22,000,000), and issue the Series 2026 Bonds therefor pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from grant funds and City funds on hand and legally available for such use.

Except as amended by or expressly provided to the contrary in this Ordinance, all of the provisions of the Outstanding Ordinances shall apply to the Series 2026 Bonds issued pursuant to

this Ordinance, the same as though each of said provisions were repeated in this Ordinance in detail; the purpose of this Ordinance being to authorize the issuance of additional revenue bonds of junior and subordinate standing and priority of lien to any Outstanding Senior Lien Bonds and of equal standing and priority of lien as to the Net Revenues with the Outstanding Junior Lien Bonds to finance the cost of acquiring additions, extensions and improvements to the System, additional bonds of junior and subordinate standing and priority of lien as to the Outstanding Senior Lien Bonds and of equal standing and priority of lien as to the Outstanding Junior Lien Bonds for such purpose being authorized by the provisions of the Outstanding Ordinance, upon the conditions therein stated, which conditions have been fully met.

Section 5. Issuance of Series 2026 Bond; Details. The Series 2026 Bonds of the City, to be designated WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026 is authorized to be issued in the aggregate principal sum of not to exceed Twenty-Two Million Dollars (\$22,000,000) or such lesser amount as finally determined by order of the EGLE for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2026 Bonds. The Series 2026 Bonds shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof.

The Series 2026 Bonds shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the EGLE at the time of sale of the Series 2026 Bonds and approved by the Authority and an Authorized Officer. Principal installments of the Series 2026 Bonds shall be payable on April 1 of the years 2028 through 2066, inclusive, or such other payment dates as hereinafter provided. Interest on the Series 2026 Bonds shall be payable on April 1 and October 1 of each year, commencing April 1, 2027 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2026 Bonds and the payment dates and amounts of principal installments of the Series 2026 Bonds shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when in final form and to make the determinations set forth above; provided, however, that the terms of the Series 2026 Bonds do not exceed the parameters established herein.

The Series 2026 Bonds shall bear interest at a rate of not to exceed one percent (1.00%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2026 Bonds in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2026 Bonds is expected to be drawn down by the City periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the City.

The Series 2026 Bonds shall not be convertible or exchangeable into more than one fully-registered Bonds. Principal of and interest on the Series 2026 Bonds shall be payable as provided in the Series 2026 Bonds form in this Ordinance.

The Series 2026 Bonds shall be subject to optional redemption by the City with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer shall record on the registration books payment by the City of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the City of all outstanding principal of and interest on the Series 2026 Bonds, the Authority shall deliver the Series 2026 Bonds to the City for cancellation.

Section 6. Execution of Series 2026 Bonds. The Series 2026 Bonds shall be signed by the manual or facsimile signature of the Mayor and countersigned by the manual or facsimile signature of the City Clerk and shall have the corporate seal of the City or facsimile thereof impressed thereon. The Series 2026 Bonds bearing the manual or facsimile signatures of the Mayor and the City Clerk sold to the Authority shall require no further authentication.

Section 7. Registration and Transfer. Any Bond or Junior Lien Bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond or Junior Lien Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the transfer agent. Whenever any Bond or Junior Lien Bond shall be surrendered for transfer, the City shall execute and the transfer agent shall authenticate and deliver a new Bond or Junior Lien Bond, for like aggregate principal amount. The transfer agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The City shall not be required (i) to issue, register the transfer of or exchange any Bond or Junior Lien Bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of Bonds selected for redemption as described in the form of Series 2026 Bonds contained in Section 18 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any Bond or Junior Lien Bond so selected for redemption in whole or in part, except the unredeemed portion of Bonds or Junior Lien Bonds being redeemed in part. The City shall give the transfer agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The transfer agent shall keep or cause to be kept at its principal office sufficient books for the registration and transfer of the Bonds or Junior Lien Bond, which shall at all times be open to inspection by the City; and upon presentation for such purpose the transfer agent shall under such reasonable regulations as it may prescribe transfer or cause to be transferred on said books Bonds or Junior Lien Bond as hereinbefore provided.

If any Bond or Junior Lien Bond shall become mutilated, the City, at the expense of the holder of the Bond, shall execute, and the transfer agent shall authenticate and deliver, a new Bond or Junior Lien Bond of like tenor in exchange and substitution for the mutilated Bond or Junior Lien Bond, upon surrender to the transfer agent of the mutilated Bond or Junior Lien Bonds. If any Bond or Junior Lien Bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the transfer agent and, if this evidence is satisfactory to both and indemnity satisfactory to the transfer agent shall be given, and if all

requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended (“Act 354”), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the City, at the expense of the owner, shall execute, and the transfer agent shall thereupon authenticate and deliver, a new Bond or Junior Lien Bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond or Junior Lien Bond so lost, destroyed or stolen. If any such Bond or Junior Lien Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond or Junior Lien Bond the transfer agent may pay the same without surrender thereof.

Section 8. Payment of Series 2026 Bond; Security; Revenue Sharing Pledge; Priority of Lien; Defeasance. Principal of and interest on the Series 2026 Bonds shall be payable solely from the Net Revenues, and to secure such payment, there is hereby recognized the statutory lien upon the whole of the Net Revenues which shall be a second lien, subject only to the statutory first lien established with respect to the Outstanding Senior Lien Bonds, to continue until payment in full of the principal of and interest on all Junior Lien Bonds payable from the Net Revenues, or, until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of all Junior Lien Bonds of a series then outstanding, principal and interest on such Junior Lien Bonds to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any. The statutory lien on the Net Revenues created with respect to the Junior Lien Bonds (including the Series 2026 Bond) shall at all times be and remain subordinate and inferior to the pledge of Net Revenues and the statutory first lien thereon authorized to be granted to secure any Senior Lien Bonds.

As additional security for repayment of the Series 2026 Bonds, the City hereby pledges, to the extent necessary to sell the Series 2026 Bonds to the Authority, pursuant to the authority of Act 227, Public Acts of Michigan, 1985, as amended, the payments the City is eligible to receive from the State of Michigan (the “State”) pursuant to the Constitution of the State and Act 140, Public Acts of Michigan, 1971, as amended, to the Authority as purchaser and holder of the Series 2026 Bonds, and the City hereby authorizes an Authorized Officer to approve, execute and deliver a Revenue Sharing Pledge Agreement between the City and the Authority, authorizing the State Treasurer to transmit the revenue sharing moneys assigned and pledged therein directly to the MFA or its designee in the event funds are not on hand to pay a scheduled debt service payment.

Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentences, the statutory lien shall be terminated with respect to that series of Bonds or Junior Lien Bonds, the holders of that series shall have no further rights under this Ordinance except for payment from the deposited funds, and the Bonds or Junior Lien Bonds of that series shall no longer be considered to be outstanding under the Outstanding Ordinances or this Ordinance.

Section 9. Bondholders’ Rights; Receiver. The holder or holders of the Bonds or Junior Lien Bonds representing in the aggregate not less than twenty percent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the City, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest on the Bonds or the Junior Lien Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the City and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the City more particularly set forth herein and in Act 94.

The holder or holders of the Bonds and the Junior Lien Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Bonds and the Junior Lien Bonds and the security therefor.

Section 10. Management; Fiscal Year. The operation, repair and management of the System and the acquisition and construction of the Project shall be under the supervision and control of the City Council. The City Council, in accordance with the relevant provisions of the City Charter, may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. The City Council may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The fiscal year of the System shall be the fiscal year of the City.

Section 11. Rates and Charges. The rates and charges for service furnished by and the use of the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance.

Section 12. No Free Service or Use. No free service or use of the System, or service or use of the System at less than cost, shall be furnished by the System to any person, firm or corporation, public or private, or to any public agency or instrumentality, including the City.

Section 13. Fixing and Revising Rates; Rate Covenant. The rates now in effect are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Bonds and the Junior Lien Bonds as the same become due and payable, and the maintenance of the reserve therefor and to provide for all other obligations, expenditures and funds for the System required by law and this Ordinance. In addition, it is agreed that the rates shall be set from time to time so that there shall be produced each fiscal year Net Revenues in an amount not less than 110% of the principal of and interest on all Bonds coming due in each fiscal year and not less than 100% of the principal of and interest on all Junior Lien Bonds coming due in each fiscal year. The rates shall be fixed and revised from time to time as may be necessary to produce these amounts, and it is hereby covenanted and agreed to fix and maintain rates for services furnished by the System at all times sufficient to provide for the foregoing.

Section 14. Funds and Accounts; Flow of Funds. The funds and accounts established by the Outstanding Ordinances are hereby continued, the flow of funds established by the Outstanding Ordinance, is hereby continued, and the applicable sections of the Outstanding Ordinance, relating to funds and accounts and flow of funds are incorporated herein by reference as if fully set forth.

Section 15. Bond Proceeds. The proceeds of the sale of the Series 2026 Bonds shall be deposited in a bank or banks, designated by the City, qualified to act as depository of the proceeds of sale under the provisions of Act 94, in an account designated 2026 WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM PROJECT CONSTRUCTION FUND (the "Construction Fund"). Moneys in the Construction Fund shall be applied solely in payment of the cost of the Project, including any engineering, legal and other expenses incident thereto and to the financing thereof.

Section 16. Bond Form. The Series 2026 Bonds shall be in substantially the following form with such changes or completion as necessary or appropriate to give effect to the intent of this Ordinance and further subject to such modifications which may be required by the Michigan Attorney General and the Authority and approved by bond counsel:

[BEGIN BOND FORM]

UNITED STATES OF AMERICA  
STATE OF MICHIGAN  
COUNTY OF WAYNE

CITY OF INKSTER

**WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM JUNIOR LIEN REVENUE BOND, SERIES 2026**

REGISTERED OWNER: Michigan Finance Authority

PRINCIPAL AMOUNT: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

DATE OF ORIGINAL ISSUE:

The CITY OF INKSTER, County of Wayne, State of Michigan (the "City"), for value received, hereby promises to pay, but only out of the hereinafter described Net Revenues of the City's Water Supply and Sewage Disposal System (hereinafter defined), to the Michigan Finance Authority (the "Authority"), or registered assigns, the Principal Amount shown above, or such portion thereof as shall have been advanced to the City pursuant to a Purchase Contract between the City and the Authority and a Supplemental Agreement by and among the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy, in lawful money of the United States of America, unless prepaid or reduced prior thereto as hereinafter provided.

During the time funds are being drawn down by the City under this Bond, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bonds.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule A attached hereto and made a part hereof, as such Schedule may be adjusted if less than \$ \_\_\_\_\_ is disbursed to the City or if a portion of the Principal Amount is prepaid as provided below, with interest on said principal installments from the date each said installment is delivered to the holder hereof until paid at the rate of one percent (1.00%) per annum. Interest is first payable April 1, 2027 and semiannually thereafter and principal is payable on the first day of April commencing April 1, 2028 (as identified in the Purchase Contract) and annually thereafter.

Principal installments of this bond are subject to prepayment by the City prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Notwithstanding any other provision of this bond, so long as the Authority is the owner of this bond, (a) this bond is payable as to principal, premium, if any, and interest at U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the City and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

#### Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the Authority) of such deficiency as additional interest on this Bonds.

For prompt payment of principal and interest on this bond, the City has irrevocably pledged the revenues of the Water Supply and Sewage Disposal System of the City, including all appurtenances, extensions and improvements thereto (the "System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory second lien thereon is hereby recognized and created, subject to the senior lien of any additional Bonds of the City hereafter issued by the City, as set forth in the Ordinance (hereinafter defined). The bonds of this issue are of junior standing and priority of lien as to the Net Revenues with the City's Water Supply and Sewage Disposal System Lien Revenue Bond, Series 2024B and of equal standing and priority of lien as to the Net Revenues with the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022A-1, the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022A-2 the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2022B, and the City's Water Supply and Sewage Disposal System Junior Lien Revenue Bond, Series 2024B (the "Outstanding Junior Lien Bonds") and any additional bonds hereafter issued by the City of equal standing and priority with the Outstanding Junior Lien Bonds. The City has reserved the right to issue such additional Bonds which shall either be superior and senior standing in all respects to the bonds of this issue as to the Net Revenues, or of equal standing and priority of lien as to the Net Revenues.

Purchasers of the bonds of this issue, by their acceptance of the bonds of this issue or a beneficial ownership interest therein, shall be deemed to have consented to the subordination of their interest in and lien upon the Net Revenues upon the issuance of senior lien bonds subsequent to the delivery of the bonds of this issue.

This bond is a single, fully-registered, non-convertible bond in the principal sum indicated above issued pursuant to Ordinance No. \_\_\_\_\_, duly adopted by the City Council of the City and the prior ordinances authorizing the issuance of the outstanding bonds (together, the "Ordinances"), and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying part of the cost of acquiring and constructing additions, extensions and improvements to the System.

For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of superior and equal standing may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinances.

This bond is a self-liquidating bond, payable, both as to principal and interest, solely and only from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory lien hereinbefore mentioned.

The City has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the System shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the interest upon and the principal of the bonds of this issue, any additional Bonds, and any additional Junior Lien Bonds, as and when the same shall become due and payable, and to maintain a bond redemption fund (including a bond reserve account, if any) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by said Ordinances.

This bond is transferable only upon the books of the City by the registered owner in person or the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the transfer agent, duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinances, and upon payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond have been done and performed in regular and due time and form as required by law.

IN WITNESS WHEREOF, the City of Inkster, County of Wayne, State of Michigan, by its City Council has caused this bond to be executed with the manual or facsimile signatures of its Mayor and its City Clerk and the corporate seal of the City to be impressed or imprinted hereon, all as of the Date of Original Issue.

**CITY OF INKSTER**

By \_\_\_\_\_  
Mayor

(Seal)

Countersigned:

By \_\_\_\_\_  
City Clerk

EGLE Project Number: \_\_\_\_\_  
EGLE Approved Amt: \$ \_\_\_\_\_

SCHEDULE A

Based on the schedule provided below unless revised as provided in this paragraph, repayment of the principal of the bond shall be made until the full amount advanced to the City is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes and Energy (the "Order"), approves a principal amount of assistance less than the amount of the bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the City and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the City by the Authority, or (3) that any portion of the principal amount of assistance approved by the Order and disbursed to the City is forgiven pursuant to the Order, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the City.

<u>Maturity Date</u>	<u>Principal Amount</u>
April 1, 2028	
April 1, 2029	
April 1, 2030	
April 1, 2031	
April 1, 2032	
April 1, 2033	
April 1, 2034	
April 1, 2035	
April 1, 2036	
April 1, 2037	
April 1, 2038	
April 1, 2039	
April 1, 2040	
April 1, 2041	
April 1, 2042	
April 1, 2043	
April 1, 2044	
April 1, 2045	
April 1, 2046	
April 1, 2047	
April 1, 2048	
April 1, 2049	
April 1, 2050	
April 1, 2051	
April 1, 2052	
April 1, 2053	
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April 1, 2056	
April 1, 2057	
April 1, 2058	
April 1, 2059	
April 1, 2060	
April 1, 2061	
April 1, 2062	
April 1, 2063	
April 1, 2064	
April 1, 2065	
April 1, 2066	

Interest on the bond shall accrue on that portion of principal disbursed by the Authority to the City which has not been forgiven pursuant to the Order from the date such portion is disbursed, until paid, at the rate of 1.00% per annum, first payable April 1, 2027, and semi-annually thereafter.

The City agrees that it will deposit with the Authority's Depository, or such other place as shall be designated in writing to the City by the Authority payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment.

[END BOND FORM]

Section 17. Negotiated Sale; Application to EGLE and Authority; Execution of Documents. The City determines that it is in the best interest of the City to negotiate the sale of the Series 2026 Bonds to the Authority because the Drinking Water Revolving Fund financing programs provide significant interest savings to the City compared to competitive sale in the municipal bond market. The Authorized Officers are hereby authorized to make application to the Authority and to the EGLE for placement of the Series 2026 Bonds with the Authority. The actions taken by the Authorized Officers with respect to the Series 2026 Bonds prior to the adoption of this Ordinance are ratified and confirmed. The Authorized Officers are authorized to execute and deliver the Purchase Contract, a revenue sharing pledge agreement, the Supplemental Agreement, and the Issuer's Certificate. Any Authorized Officer is further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the Series 2026 Bonds for the Drinking Water Revolving Fund. Prior to the delivery of the Series 2026 Bonds to the Authority, any Authorized Officer is hereby authorized to make such changes to the form of the Series 2026 Bonds contained in Section 16 of this Ordinance as may be necessary to conform to the requirements of Act 227, Public Acts of Michigan 1985, as amended ("Act 227"), including, but not limited to changes in the principal maturity and interest payment dates and references to additional security required by Act 227.

Section 18. Covenant Regarding Tax Exempt Status of the Bonds. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Series 2026 Bonds from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Series 2026 Bonds proceeds and moneys deemed to be Bond proceeds.

Section 19. Approval of Bond Counsel. The representation of the City by Miller, Canfield, Paddock and Stone, P.L.C. ("Miller Canfield"), as bond counsel is hereby approved, notwithstanding the representation by Miller Canfield of the Authority in connection with its financing programs and borrowings.

Section 20. Appointment of Municipal Advisor. The City hereby appoints PFM Financial Advisors, LLC as the municipal advisor with respect to the Series 2026 Bonds.

Section 21. Approval of Bond Details. The Authorized Officers are each hereby authorized to adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters, provided that the final terms of the Series 2026 Bonds do not exceed the parameters established herein.

Section 22. Savings Clause. All ordinances, resolutions or orders, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

Section 23. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 24. Publication and Recordation. This Ordinance shall be published in full in the *Telegram*, a newspaper of general circulation in the City qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the Mayor and the City Clerk.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

Section 25. Effective Date. This Ordinance shall be effective upon its adoption and publication.

ADOPTED AND SIGNED THIS 20th day of JANUARY, 2026.

Signed \_\_\_\_\_  
Mayor

Signed \_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Inkster, County of Wayne, Michigan, at a regular meeting held on the 20<sup>th</sup> day of January, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting: \_\_\_\_\_ and  
that the following Members were absent: \_\_\_\_\_.

I further certify that Member \_\_\_\_\_ moved for adoption of said Ordinance, and that said motion was supported by Member \_\_\_\_\_.

I further certify that the following Members voted for adoption of said Ordinance: \_\_\_\_\_ and  
that the following Members voted against adoption of said Ordinance: \_\_\_\_\_.

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Mayor and the City Clerk.

\_\_\_\_\_  
City Clerk

45400042.2/103467.00024

**NOTICE OF INTENT RESOLUTION  
WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM REVENUE BONDS**

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**CITY OF INKSTER**  
County of Wayne, State of Michigan

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Minutes of a regular meeting of the City Council of the City of Inkster, County of Wayne, State of Michigan, held on the 20<sup>th</sup> day of January, 2026, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members \_\_\_\_\_

ABSENT: Members \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, the City Council intends to authorize the issuance and sale of Water Supply and Sewage Disposal System Revenue Bonds, pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in one or more series, in the principal amount of not to exceed Twenty-Two Million Dollars (\$22,000,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip Water Supply and Sewage Disposal System improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, and lead service lines; meter hookup; flushing and testing, together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto (the "Project"); and

WHEREAS, a Notice of Intent to Issue Bonds must be published at least forty-five (45) days before issuance of the same in order to comply with the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended; and

WHEREAS, the City intends, at this time to state its intentions to be reimbursed from proceeds of the bonds for any expenditures undertaken by the City for the Project prior to issuance of the bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Clerk is hereby authorized and directed to publish a Notice of Intent to Issue Bonds in the *Telegram*, a newspaper of general circulation in the City.

2. The Notice of Intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is adequate notice to the electors of the City and users of the City's Water Supply and Sewage Disposal System and is well calculated to inform them of the intention of the City to issue the bonds, the purpose of the bonds, the security for the bonds and the rights of referendum of the electors with respect thereto, and that the provision of

forty-five (45) days within which to file a referendum petition is adequate to insure that the City's electors may exercise their legal rights of referendum.

4. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from available funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Projects, including issuance costs, is \$22,000,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

(Balance of this page intentionally left blank)

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Member: \_\_\_\_\_

NAYS: Member: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Georgina Holliday  
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a Regular Meeting held on January 20, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
Georgina Holliday  
City Clerk

EXHIBIT A

NOTICE TO ELECTORS  
OF THE CITY OF INKSTER AND  
USERS OF THE CITY'S WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM  
OF INTENT TO ISSUE REVENUE BONDS PAYABLE FROM THE REVENUES  
OF SAID WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM  
AND OF RIGHT OF REFERENDUM RELATING THERETO

---

PLEASE TAKE NOTICE that the City Council of the City of Inkster intends to authorize the issuance and sale of Water Supply and Sewage Disposal System Revenue Bonds, in one or more series, pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in the principal amount of not to exceed Twenty-Two Million Dollars (\$22,000,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip Water Supply and Sewage Disposal System improvements, including removal, rehabilitation, replacement and improvement of water mains, fire hydrants, valves, and lead service lines; meter hookup; flushing and testing, together with all necessary interests in land, and all related sites, structures, equipment, appurtenances and attachments thereto (the "Project").

Said bonds will mature in annual installments not to exceed forty (40) in number, with interest rates to be determined at sale but in no event to exceed such rates as may be permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID REVENUE BONDS shall be payable from the net revenues derived from the operation of the City's Water Supply and Sewage Disposal System. Said revenues consist of rates and charges for services supplied by said System which may from time to time be increased in order to provide sufficient revenues to meet expenses of operating and maintaining said System and paying debt service on certain existing revenue bonds, the bonds referred to herein and any future revenue bonds payable from the net revenues of said System. Schedules of rates presently in effect for the System are on file in the office of the City Clerk.

ADDITIONAL SECURITY FOR BONDS  
SOLD TO MICHIGAN FINANCE AUTHORITY

BECAUSE THE BONDS WILL BE SOLD TO THE MICHIGAN FINANCE AUTHORITY, THE CITY MAY PLEDGE FOR THE PAYMENT OF THE BONDS MONEY RECEIVED OR TO BE RECEIVED BY THE CITY DERIVED FROM IMPOSITION OF TAXES BY THE STATE AND RETURNED OR TO BE RETURNED TO THE CITY AS PROVIDED BY LAW, except for money the use of which is prohibited for such purposes by the State Constitution. The City may enter into an agreement providing for the payment of taxes, which taxes are collected by the State and returned to the City as provided by law, to the Michigan Finance Authority or a trustee, and such funds may be pledged for the payment of the bonds.

BECAUSE THE BONDS WILL BE SOLD TO THE MICHIGAN FINANCE AUTHORITY, THE CITY MAY PLEDGE ITS LIMITED TAX FULL FAITH AND CREDIT

AS SECURITY FOR THE BONDS, IN WHICH EVENT DEBT SERVICE ON THE BONDS SHALL BE PAYABLE EITHER FROM REVENUES OF THE SYSTEM OR FROM AD VALOREM TAXES THAT MAY BE LEVIED ON ALL TAXABLE PROPERTY IN THE CITY, SUBJECT HOWEVER, TO CONSTITUTIONAL, STATUTORY AND CHARTER TAX RATE LIMITATIONS.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING AN ELECTION ON THE QUESTION OF ISSUING THE BONDS, SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY, IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. If such a petition is filed, the bonds cannot be issued unless approved by a majority vote of the electors of the City voting on the question of their issuance.

THIS NOTICE is given pursuant to the requirements of Section 33 of Act 94, Public Acts of Michigan, 1933, as amended.

ADDITIONAL INFORMATION will be furnished at the office of the City Clerk upon request.

Georgina Holliday, City Clerk  
City of Inkster

45400033.1/103467.00024



## REQUEST FOR COUNCIL ACTION

**To:** Byron H. Nolen, Mayor

**Date:** January 14, 2026

**From:**

**Date for Council's Consideration:** January 20, 2026

**ACTION REQUESTED:** Consider Exclusive Negotiation Period with Concord Infrastructure Partners for a proposed Data Center in the City of Inkster

**TYPE OF ACTION:**

**FUNDS BUDGETED:**

**ACCOUNT #:**

**APPROVERS:**

\_\_\_\_\_  
Byron Nolen, Mayor

Date: January 15, 2026

**BACKGROUND:**

**SCOPE OF SERVICES:**

**JUSTIFICATION:**

**PROJECT IMPROVEMENTS:**

**PROJECTED TIMELINE:**

**RESOLUTION:**

**Resolved By:** None

**Seconded By:** None

**Yes:** None

**No:** None

**Absent:**

# THE SOVEREIGN INFRASTRUCTURE UTILITY (SIU) STANDARD

**STATUS:** [U.S. PATENT PENDING NO. 63/959,400]

**ALIGNMENT:** FEDERAL MANDATE FOR GRID-INDEPENDENT AI



---

## I. THE MISSION: REBIRTHING THE ARSENAL

Project Concord is the deployment of **Node 0**: A 100MW Sovereign Infrastructure Utility designed to anchor the National Security AI race in Michigan. Engineered for **Zero-Day Continuity**, our nodes remain operational during regional grid failures, ensuring the "Arsenal of Democracy" is resilient for the 21st century.

## II. THE TIER 1 SOVEREIGN STANDARD

*Every Concord Node is engineered to satisfy the "Sovereign Standard," protecting municipal resources and ratepayer costs:*

1. **ENERGY AUTONOMY (Grid Neutrality):** 100% Island-Mode capability via behind-the-meter generation and 440MWh BESS. **Zero draw from the residential grid.**
2. **HYDRAULIC FORTRESS (Water Neutrality):** Net-Zero Consumptive Water Use. 100% Closed-Loop cooling integrated with Atmospheric Water Generation (AWG). **Zero impact on municipal aquifers.**
3. **ADAPTIVE SITE ARCHITECTURE:** Deployment capability across **Contiguous Industrial Campuses** (100+ acres) or **Distributed Neighborhood Meshes**(Blight-to-Energy clusters), depending on municipal land availability.

## III. THE CIVIC DIVIDEND (NO COST TO CITY)

*Project Concord is a \$265M private capital investment that provides immediate public benefits:*

- **Workforce:** Launch of the **Concord Academy** to certify local residents as "Digital Riveters" for six-figure AI infrastructure careers.
- **The Blue Node:** Capturing recovered thermal energy to pre-heat municipal water loops or greenhouses at **\$0.00 cost to the City.**
- **Blight Remediation:** Utilization of brownfields or Land Bank liabilities to build taxable, high-tech assets.

## IV. LEGISLATIVE PROTECTIONS

Engineered to comply with the proposed **Section 4 "Sovereign Infrastructure"** standard in Lansing, ensuring the project remains incentivized while protecting the state from utility-draining data center models.

---

**CONTACT:** Michael Bardwell-Scott, Managing Partner | Concord Infrastructure Partners, SPE, LLC

**CONFIDENTIALITY NOTICE:** *This document contains proprietary information protected by pending U.S. Patent Application. Unauthorized distribution is prohibited.*

**OFFICE OF THE MAYOR | CITY OF INKSTER, MICHIGAN**

**EXECUTIVE DIRECTIVE: PROJECT CONCORD SITE ALIGNMENT & ADMINISTRATIVE CONSENT**

**TO:** City Manager, City Attorney, and Department of Economic Development

**FROM:** Mayor Byron Nolen

**DATE:** January 12, 2026

**RE:** Authorization for Strategic Infrastructure Evaluation – Project Concord (Node 0)

**I. ADMINISTRATIVE DIRECTIVE**

The Office of the Mayor, recognizing the historical significance of the “Arsenal of Democracy” legacy and the immediate national security imperatives of the AI infrastructure race, hereby directs the City Manager and relevant staff to enter into an **Exclusive Negotiation Period** of one hundred eighty (180) days with Concord Infrastructure Partners, SPE, LLC (the “Developer”). This period shall be dedicated to the finalization of a Master Development Agreement and a 50-year Stability Pact for the industrial parcels identified in the Michigan Avenue Corridor.

**II. ADMINISTRATIVE CONSENT FOR UTILITY FILINGS**

The City hereby grants Developer **Immediate Administrative Consent** to include the subject City-owned parcels in any and all regional, state, or federal utility and infrastructure filings, specifically including the **MISO Expedited Project Review (ERAS)** study cycle. This consent is granted for the sole purpose of establishing technical and hydraulic feasibility and does not constitute a final conveyance of title. This grant satisfies the “Site Control” or “Letter of Support” requirements for said regulatory bodies.

**III. FISCAL NON-RECOURSE (THE “CONFETTI” CLAUSE)**

This Directive is performance-contingent. Should the Developer fail to secure the required MISO queue position or fail to provide proof of Tier 1 industrial partnership within the Negotiation Period, this Directive shall expire by its own terms. The City incurs no fiscal obligation or liability for the Developer’s pre-development costs.

**IV. MANDATE TO STAFF**

The City Manager is directed to facilitate Developer’s access for environmental testing (Phase I/II) and to collaborate on the “Blue Node” thermal-integration study as a primary public benefit.

**SO ORDERED:**

---

**Mayor Byron Nolen**

City of Inkster, Michigan

# PROJECT CONCORD: THE SOVEREIGN NODE (INKSTER)

## EXECUTIVE FAQ FOR MUNICIPAL LEADERSHIP

### I. THE VISION & LEGACY

**Q: Why Inkster? A:** Inkster was the heartbeat of the original **Arsenal of Democracy**. Project Concord is the digital rebirth of that legacy. We are transforming underutilized industrial brownfields into a 21st-century "Digital Arsenal" that secures American AI sovereignty while creating generational wealth for Inkster residents.

**Q: Is this just another "Data Center"? A:** No. Project Concord is a **Sovereign Infrastructure Utility (SIU)**. Unlike standard data centers that drain local resources, Concord is a self-sustaining "island" with its own power generation and water systems, designed to act as a regional anchor for emergency continuity.

### II. ENVIRONMENTAL STEWARDSHIP (THE SHIELD)

**Q: How will this affect the city's water supply? A: Zero Impact.** Unlike legacy projects (such as Saline) that consume millions of gallons of aquifer water, Concord utilizes a **100% Closed-Loop Cooling system**. We recirculate the same water indefinitely. Any "makeup" water is harvested directly from the humidity in the air via **Atmospheric Water Generation (AWG)**. We don't take water from the city; we manufacture our own.

**Q: What about industrial noise? A:** The campus utilizes the **Concord Baffle**, an engineered acoustic perimeter that exceeds local noise ordinances. It is designed not as a fence, but as a public art installation that masks all operational sound while beautifying the Michigan Avenue Corridor.

### III. FISCAL & RISK MANAGEMENT

**Q: What is the cost to the taxpayers of Inkster? A: \$0.00.** The entire \$265 million Phase 1 capitalization is funded by private institutional equity and infrastructure debt. The City provides the land option (ENA), but the Developer assumes all costs for remediation, construction, and operation.

**Q: What happens if the project fails? A:** The City is protected by the "**Confetti Clause**." The Land Option is performance-based. If the Developer does not hit specific milestones (funding, MISO filing, construction), the agreement simply expires. The City retains the land and receives the environmental remediation plans at no cost. **There is massive upside with zero municipal risk.**

#### **IV. COMMUNITY IMPACT**

**Q: Will this create jobs for our residents? A:** Yes. Through the **Concord Academy**, we are launching a "Systems Technician" certification program specifically for Inkster residents. We are training the granddaughters of the original Rosie the Riveters for six-figure careers in AI infrastructure.

**Q: How does this help the average resident's bottom line? A:** Two ways:

1. **The Blue Node:** We capture waste heat to pre-heat the city's municipal water loop, lowering the City's natural gas expenditures.
2. **Watt Credits:** A portion of top-line revenue is allocated to a Community Trust, which issues non-transferable credits to residents to offset their utility bills and provide access to fresh produce from our on-site vertical farm (**The Concord Canopy**).

#### **V. SECURITY & RESILIENCE**

**Q: Why is "Island-Mode" important? A:** In the event of a "Zero-Day" regional grid failure or cyber-attack, the Concord Sovereign Node stays powered via its independent batteries and solar. It becomes Inkster's **Emergency heartbeat**, ensuring police, fire, and hospitals stay functional when the rest of the county goes dark.



## REQUEST FOR COUNCIL ACTION

**To:** Byron H. Nolen, Mayor

**Date:** January 14, 2026

**From:**

**Date for Council's Consideration:** January 20, 2026

**ACTION REQUESTED:** Consider Request To Purchase City-Owned 2 Two-Faced Ghost Billboards and Lease an Easement on Franklin Dr.

**TYPE OF ACTION:**

**FUNDS BUDGETED:**

**ACCOUNT #:**

**APPROVERS:**

Date: January 15, 2026

\_\_\_\_\_  
Byron Nolen, Mayor

**BACKGROUND:**

**SCOPE OF SERVICES:**

**JUSTIFICATION:**

**PROJECT IMPROVEMENTS:**

**PROJECTED TIMELINE:**

**RESOLUTION:**

**Resolved By:** None

**Seconded By:** None

**Yes:** None

**No:** None

**Absent:**

## BILL OF SALE

THIS BILL OF SALE dated \_\_\_\_\_ 2026, is given by **City of Inkster**, whose address is 26215 Trowbridge Street, Inkster MI 48141 (“Sellers”) to **International Outdoor, Inc.**, of 28423 Orchard Lake Rd., Ste. 200, Farmington Hills, MI 48334 (“Buyer”). Sellers warrants and convey to Buyer all of Sellers’ right, title, and interest in the following personal property (the “Property”):

1. Abandoned freestanding billboard sign located between 3645 and 3677 Inkster Road, Inkster MI 48141, whose photograph appears in Exhibit A (“Abandoned Sign #1”),
2. Abandoned freestanding billboard sign located at 3655 Harrison Street, Inkster, MI 48141, whose photograph appears in Exhibit B (“Abandoned Sign #2”),

Buyers and Sellers both consider these freestanding billboard signs to be abandoned and are falling into a state of disrepair. If these Abandoned signs are not removed, they could become a blight on the City of Inkster and a danger to the Community.

Buyer wishes to purchase the Abandoned signs in order to safely remove them at no cost to Seller.

Seller makes no representation or warranty related to either Abandoned Sign #1 or Abandoned Sign #2 at all. Buyer is purchasing the Abandoned signs at their own risk without warranty of title or merchantability including fitness for a particular use.

Buyer and Seller both acknowledge that each Abandoned sign contains two sign faces that the Seller counts towards the maximum number of billboard sign faces allowed in the City by Ordinance Section 153.253. The removal of each Abandoned sign will allow Buyer to develop one additional billboard in the City with two sign faces, subject to municipal approval by the City of Inkster.

Seller acknowledges that it is Buyer’s intention to replace the Abandoned signs with new billboards at locations to be determined at a later date, subject to municipal approval by the City of Inkster.

The purchase price allocated to the Property is Ten Thousand Dollars and No/100 (\$10,000.00). (Five thousand dollars per sign)

The remainder of this page is intentionally blank; signatures appear on the following page.

The Bill of Sale is signed by the Seller and Buyer below.

**SELLER**  
**City of Inkster**

Dated: \_\_\_\_\_

By: /s/ \_\_\_\_\_

**SELLER**  
**City of Inkster**

Dated: \_\_\_\_\_

By: /s/ \_\_\_\_\_

**BUYER**  
**INTERNATIONAL OUTDOOR, INC.**

Dated: \_\_\_\_\_

By: /s/ \_\_\_\_\_  
Latif Z. Oram  
Its: President

Exhibit A

Photograph of Abandoned Sign #1

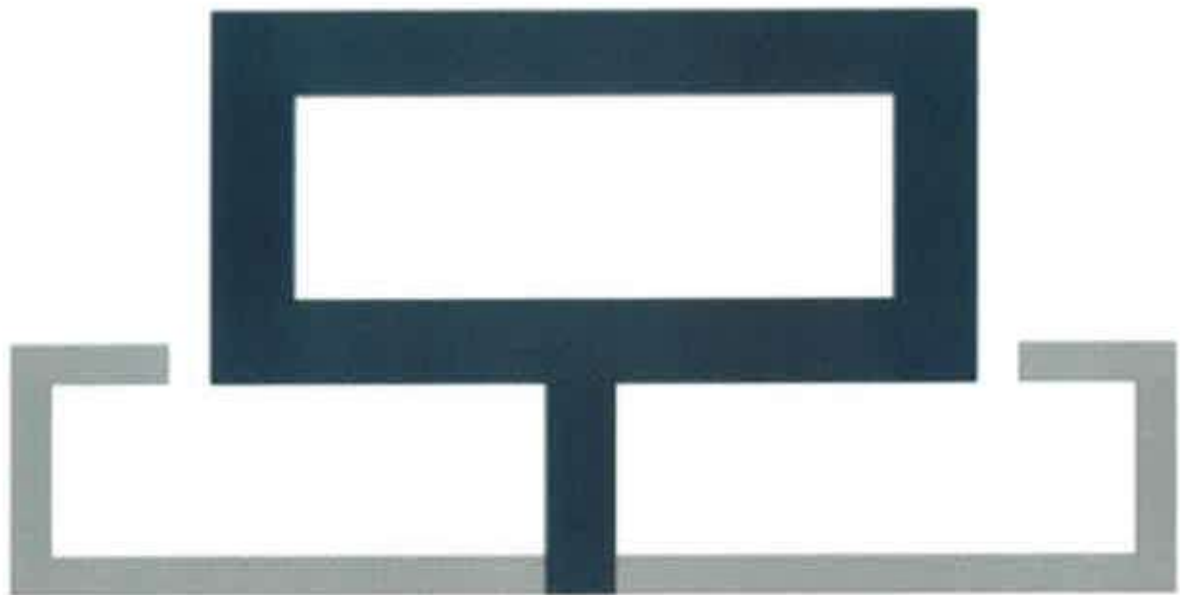


Exhibit B

Photograph of Abandoned Sign #2



**City of Inkster**  
**Regarding: Franklin Dr Road End**



**INTERNATIONAL**  
 **OUTDOOR**

**Location • Value • Service**

## City of Inkster – Building Department

We plan to build a billboard on the subject property. Here are our thoughts:

1. We use the best engineering and steel possible for this industry. We exceed the standard safety requirements by an additional ten percent . We utilize the safest and costliest structure in the industry. We engineer the structure so that it has absolutely no interference, or very minimal with any future use of the property, ingress, egress, etc. It would literally be maintenance free after completion.
2. The actual pole is a forty-eight-inch pole with an auger footing that is drilled 25-30 feet deep that only takes up a total of 25 square feet at the ground grade level. The rest of the billboard sign is thirty feet up in the air (this is known as “air rights”). This allows for minimal interference on the ground or the grade property and future property development and building envelopes. We can place bump guards around the pole for additional safety if necessary.
3. The pole will be 10 foot off the east property line and 49 feet from the front property line. Making the overhead structure 12 foot off the front property line and one foot off the side yard.
4. The maximum size board we would propose is a 14' X 48' at a height of **65'** +/- to top of sign.
5. No portion of the structure will be within 15 feet of the electrical lines. Nor will it be under or over the lines.



## SIGN PERMIT APPLICATION

Building Department  
 City of Inkster, Michigan  
 26215 Trowbridge, Inkster, Michigan 48141  
 building@cityofinkster.com  
 Inspection Line: 313-563-7716

Property Address: Franklin Rd Road End off Michigan Ave Date \_\_\_\_\_

Property Type (Check One): Residential \_\_\_\_\_ Multi-unit \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_  
 Indicate Status of Building and Equipment

\_\_\_\_\_ Existing Bldg \_\_\_\_\_ New Bldg  New Equipment \_\_\_\_\_ Replacement Equipment

Contractor Information: If a Contractor is Involved Respond to All Items

Vision Properties of Michigan Inc. 248-489-8989

Name: 28423 Orchard Lake Rd, Ste 200, Farmington Hills, MI 48334 Telephone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Owner Information: Respond to All Items; Permit Will Not Be Processed If Incomplete

City of Inkster 313-563-4236

Name: 26215 Trowbridge, Inkster, MI 48141 Telephone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant's Email Address \_\_\_\_\_

All of the information listed below may be submitted in a separate detail packet along with mounting details, site plan, and sign renderings. Color and copy of signage must meet ordinance requirements. Planning Department will review.

Type of sign (check all that apply): \$100 Face change only. New signs require additional Building, and if illuminated, Electrical permit(s). Those Fees are based on Building and Electrical permit fee schedules.

Ground Sign \_\_\_\_\_ Projecting Sign \_\_\_\_\_ Temporary Sign \_\_\_\_\_ Marquee \_\_\_\_\_ Wall Sign  
 \_\_\_\_\_ Banner  Illuminated \_\_\_\_\_ Message Board \_\_\_\_\_ Awning Sign

**1 sided Static, 1 sided digital**

Dimensions (fill in all that apply):

Sign height 14' Sign Width 48'

Bottom of sign to grade 50'

Top of sign to grade 65'

Square footage of sign (per face) 672 sq ft

Building frontage (sq. ft.) \_\_\_\_\_ per side

Square footage of existing signs \_\_\_\_\_

Face material \_\_\_\_\_

Frame material Steel

Bracket material \_\_\_\_\_

New Signs:	\$100.00
Face change:	\$100.00
Temporary sign:	\$30.00
Contractor Registration:	\$25.00

Application with Base Fee: \$ 90.00

**Total Permit Fee:** \_\_\_\_\_

The sign erector must be bonded and insured (\$25.00 registration fee). An electrical permit is required for all signs designed to be illuminated. A plot plan is required. All signs to meet all currently adopted code and ordinance requirements.

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Contractor's Signature \_\_\_\_\_

Date \_\_\_\_\_

OFFICIAL USE ONLY. Building: APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

Planning Department: APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

This is not a permit. Installation may not commence until a sign permit has been issued.

An original application with original signatures is required (no photocopies or facsimiles).

A self-addressed stamped envelope must accompany all mail-in applications.

There is a re-inspection fee of \$40.00 for failed or locked-out inspections.

REV. July 2018



## ***PROPOSED SIGN:***

14' X 48' (672 sq. ft.) surface area per side. "V" shaped like the other two we put up.

1-side static / 1-side digital

Sign Height: 65 feet.

Zoned: B-3 – General Business District

Distance from other signs: same side of road over 500 feet

Distance from Traveled Edge of Road: 20 feet

## **EASEMENT PURCHASE**

**Easement Purchase Price:                    \$65,000**

The City of Inkster would continue to receive the community benefit offer. That benefit has equated too over \$50,000 in advertising plus to date. 29+ months at \$1,500 or more per month plus artwork creative at \$750 per ad.

Upon construction of two new billboards (City of Inkster owned road end and 26017 Michigan Ave), the city of Inkster will benefit.

1. \$5,000 per board per year for free advertising x 4 signs = \$20,000+.
2. \$10,500 / board per year for personal property tax x 4 signs = \$43,000.

**NET BENEFIT: \$65,000 for easement purchase, \$43,000 taxes, \$20,000+ free advertising plus = additional revenue to the city in 2026 of \$128,000**



and



## **Community Benefit**

**As a local outdoor advertising provider, International Outdoor, Inc. prides itself on giving back to communities. Whether it be community messaging, county messaging, state messaging, non-profit messaging, etc. International Outdoor Inc. is always willing to help.**

**International Outdoor, Inc. will give the city one ad on each off-premise digital sign structure within the rotation for 5 years, or 12 weeks, as long as the off-premise sign is up, and as space availability exists.**

**We have produced and displayed a number of topics for the city. Some of that artwork is included. (See pages 8 and 9).**



# Zoning Map

## City of Inkster, Michigan

### Zoning Districts:

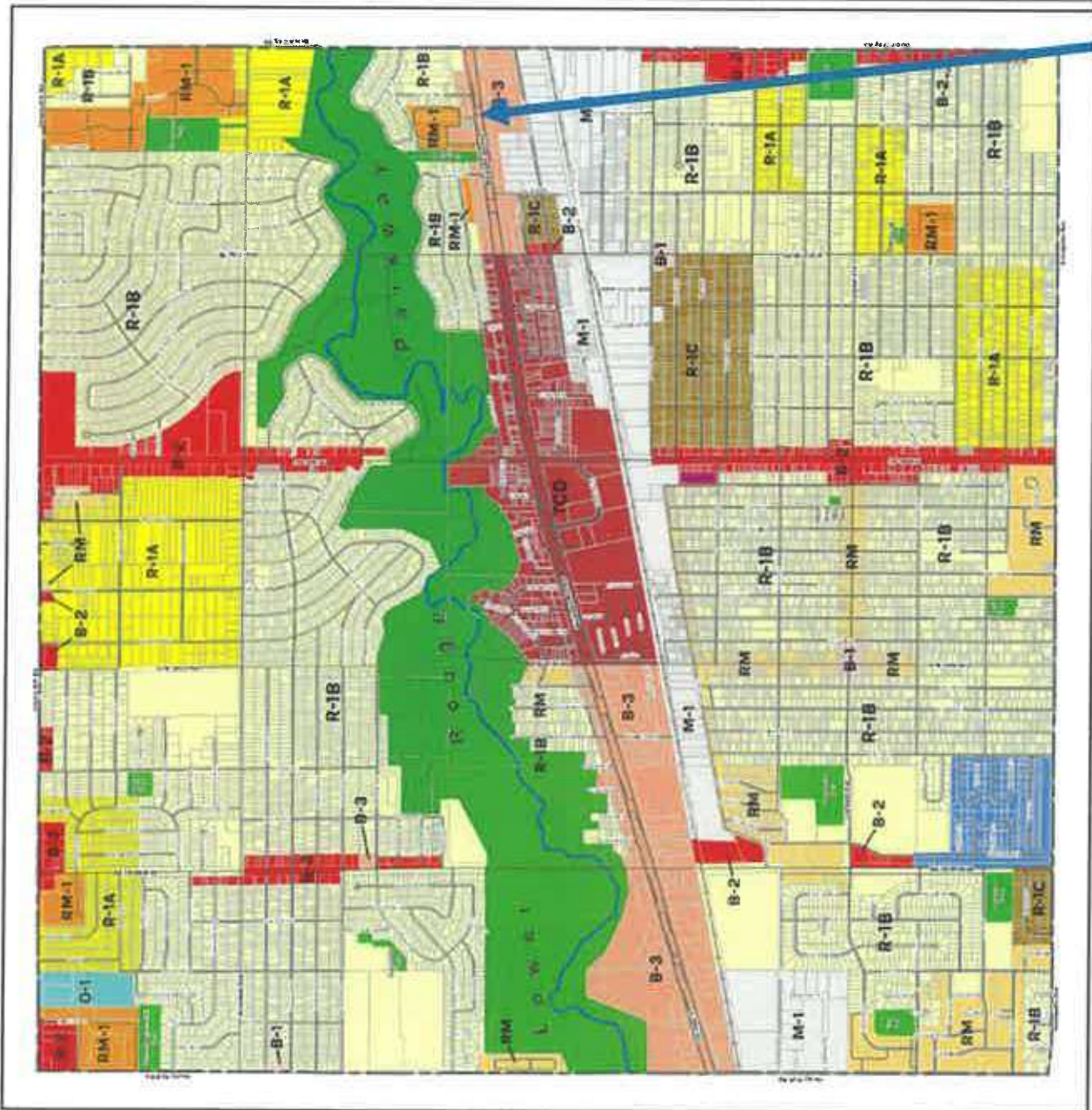
- R-1A One Family Residential District
- R-1B One Family Residential District
- R-1C One Family Residential District
- RM Restricted Multiple Dwelling District (Low Rise)
- RM-1 Multiple Family Residential District (Low Rise)
- O-1 Office District
- B-1 Local Business District
- B-2 Thoroughfare Mixed-Use District
- B-3 General Business District
- M-1 Light Industrial District
- TCO Town Center District
- Planned Unit Development (PUD)
- Parks and Open Space
- Rouge River Parkway

### Base Layers:

- Street Centerlines
- Railroads
- City Limits
- Parcels
- Lower Rouge River

Zoning Map Amended  
Through February 2021

*Handwritten signatures:*  
Hill 4/5/21  
K. J. Jumper



Site



# GIVING BACK

## Public Service Announcement



[CERTIFICATE OF APPRECIATION]

# International Outdoor

FOR DONATION OF BILLBOARDS FOR SGT. LEE SMITH

THANK YOU RANDY DRAM

WORKING TOGETHER TO BUILD STRONGER,  
SAFER COMMUNITIES IN SOUTHEAST MICHIGAN SINCE 2005

Randy Dram, President of Crime Stoppers

Lee Schroll, Jr., Board of Directors Chairman

International Outdoor Inc. was proud to partner with CRIME STOPPERS of Michigan with a FIVETHOUSAND DOLLAR (\$5,000) reward and our digital billboards to capture the killer of Sgt. Lee Smith.

### COMMON GOAL AND MISSION

- To empower people to make their neighborhoods, schools, churches & businesses safer through the anonymous reporting of crime.
- Reduce crime in Southeast Michigan • Increase citizen involvement in crime reduction • Make the region a better place to live, work and play

CRIME STOPPERS  
1-800-SPEAK UP

**SGT. LEE SMITH**

SGT. SMITH WAS  
KILLED BY A  
HIT-AND-RUN  
DRIVER AT HINES RD.  
IN WESTLAND  
ON AUGUST 14TH, 2018

SUSPECTED  
VEHICLE

IF YOUR TIP  
LEADS TO AN  
ARREST,  
YOU CAN EARN A  
CASH REWARD  
UP TO  
**\$15,000!**

CRIME STOPPERS  
1-800-SPEAK UP

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VEHICLE

IF YOUR TIP  
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ARREST,  
YOU CAN EARN A  
CASH REWARD  
UP TO  
**\$15,000!**

**CAPTURED**



# INTERNATIONAL OUTDOOR

Main Office: 28423 Orchard Lake Rd. Suite 200, Farmington Hills, MI 48334

248.489.8989



1 Take Back Day

Dispose of Unused, Unwanted & Expired Medications



NATIONAL TAKE BACK DAY  
October 26 - 10:30 to 2PM



LEANNA HICKS LIBRARY



2 Haunted Hallow


HAUNTED HALLOW  
SAFE NIGHT

OCT 31  
5PM-9PM


TRUNK OR TREAT  
SCARY MOVIES  
COSTUME CONTEST



**EARLY VOTING!**  
 November 2nd & 3rd  
 8:00AM - 4:00PM  
**INKSTER CITY HALL**



Georgina L. Holliday, Clerk



**FREE**

**NIGHT OUT**  
2024

*Live Music • Food • Games • Henna  
Bounce Houses • Bowling & More*

**TODAY • 6PM - 10PM**

**At the Inkster Police Department**





City of Inkster

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**SEP 19-21**



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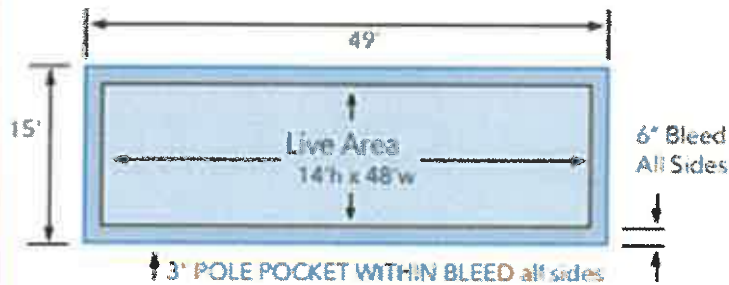
For More Information Call:

**313.563.9760**



# DESIGN & FINISHING SPECIFICATIONS

## 14' x 48' Bulletin



INTERNATIONAL

### Size:

**Final Trim:** 15' x 49' (includes pockets & bleed)

**Live Area:** 14' x 48'

### Substrate:

7-9 ounce lightweight vinyl

### Inks:

Inks must be weatherproof/waterproof with sufficient UV protection, and in compliance with product bulletin specifications of substrate manufacturer. Eco-Solvent, or Latex with UV.

### Mechanical Sizes:

- |                        |                          |
|------------------------|--------------------------|
| •Scale: 1/12 - 1" = 1' | •Scale: 1/24 - 1/2" = 1' |
| •Layout: 14" x 48"     | •Layout: 7" x 24"        |
| •Bleed: .5" x .5"      | •Bleed: .25" x .25"      |
| •Safety: 13" x 47"     | •Safety: 6.5" x 23.5"    |
| •Resolution: 300 DPI   | •Resolution: 600 DPI     |

- Fonts: Outlined or File(s)

Any live fonts used in the file must be provided.  
All images can be embedded or provided.

### Finishing:

There should be vertical seaming only and pockets should be heat seamed. 3" pole pockets contained within a 6" bleed on all four sides.

### Delivery:

All content is subject to the approval of International Outdoor.

**International Outdoor must receive copy 10 working days prior to posting date.**

International Outdoor Inc.  
28423 Orchard Lake Rd Suite 200  
Farmington Hills, MI 48334

### Disposition of Material:

All unused material remaining after conclusion of display will be disposed of immediately unless instructions are received 30 days prior to conclusion of display period.



**INTERNATIONAL OUTDOOR**

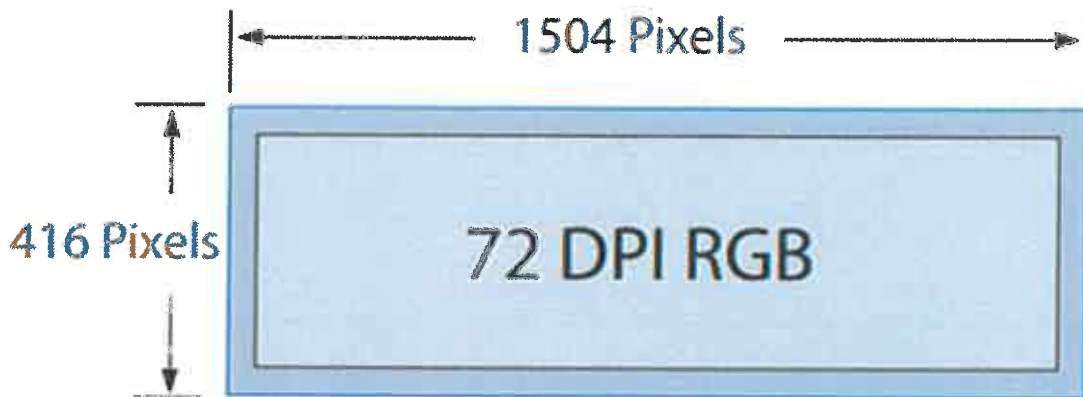
Main Office: 28423 Orchard Lake Rd. Suite 200, Farmington Hills, MI 48334

248.489.8989

geopath  
Audience Location Measurement

# DESIGN & FINISHING SPECIFICATIONS

## Digital Bulletin (14x48)



### Physical Sizing:

Board Size: 13 x 47' (14' x 48')

### Image Dimensions:

Scale: 1/1

Layout: 1504 x 416 - Pixels

Resolution: 72 DPI

Compression: Maximum or Lossless

### Media Files:

All artwork files accepted:

.AI  
.PSD  
.PDF  
.INDD  
.BMP  
.TIFF  
.JPG  
.PNG  
.GIF  
.EPS  
.SVG

Vector files are preferred.

### Delivery:

All content is subject to the approval of International Outdoor.

International Outdoor must receive copy 48 hours prior to posting date and time.



**INTERNATIONAL**  **OUTDOOR**

Main Office: 28423 Orchard Lake Rd. Suite 200, Farmington Hills, MI 48334

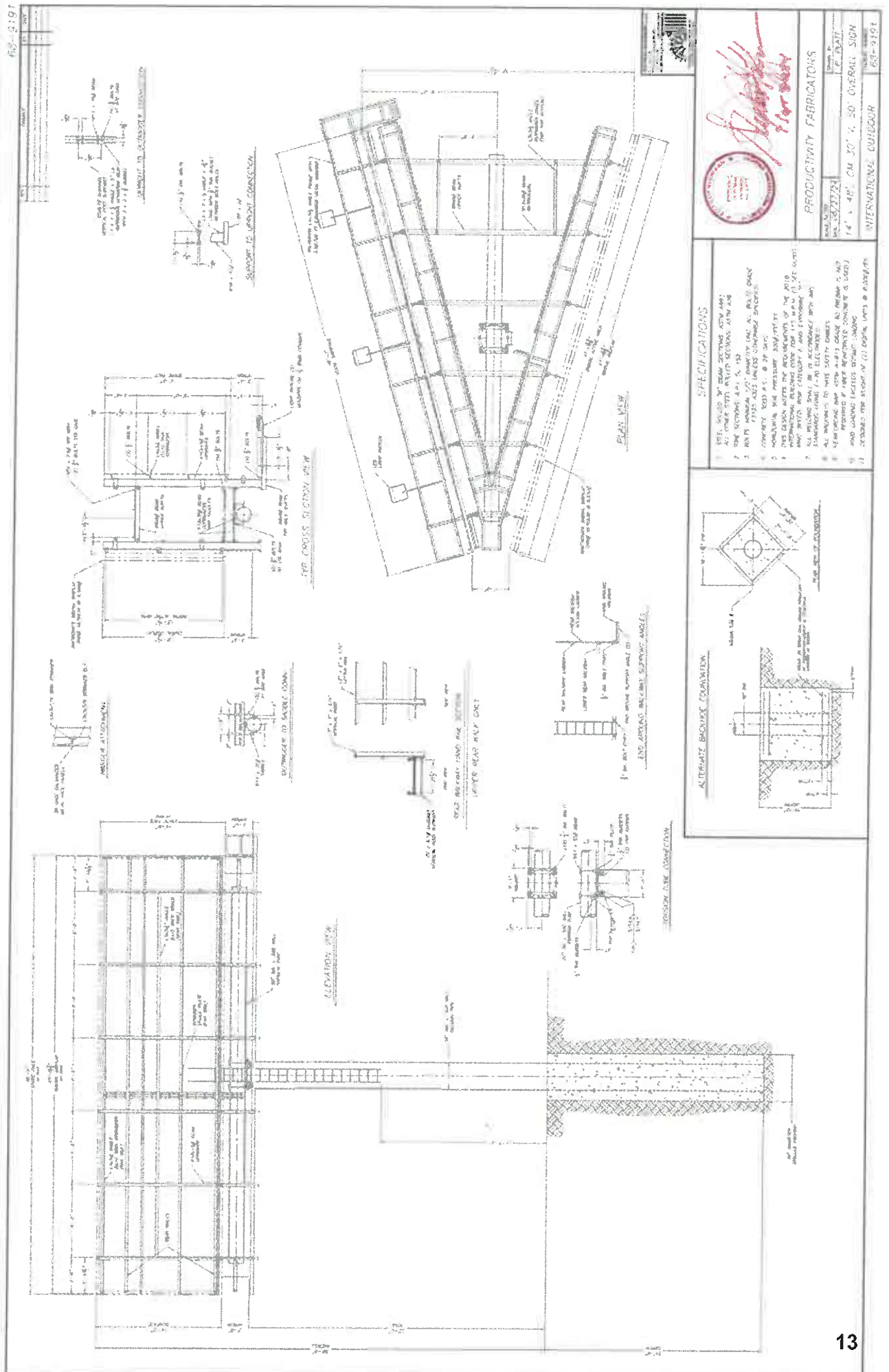
248.489.8989

**geopath**  
Audience Location Measurement

**Typical Billboard  
at Ground Level**



Sign will be built at 65 feet to top of sign. This plan will be replaced with prior to construction with corrected height.



## City Owned Road End Site

Sign would be center mount pole located in the greenbelt to the east of the parking field with a cantilever over the drive.

All measurements are approximate using  
2024 Google Maps

This Billboard is  
**AVAILABLE**  
248-489-8989



INTERNATIONAL  
OUTDOOR

**BUDGET  
INN**  
DAILY - WEEKLY  
COURTESIES - CABLE TV

Distance from Residential

way

R-1B  
RM-1

RM-1

R-1B

Michigan Avenue

B-3

R-1C

B-2

M-1



Cemetery

Fairbairn St

Kenwood Dr

Kean Ave

Bayhan Ave

Trowbridge Ave

New York Central Railroad

Brooklyn Ave

S River Park Dr  
Woodbine Dr  
Prado Ct

# Distance from Residential



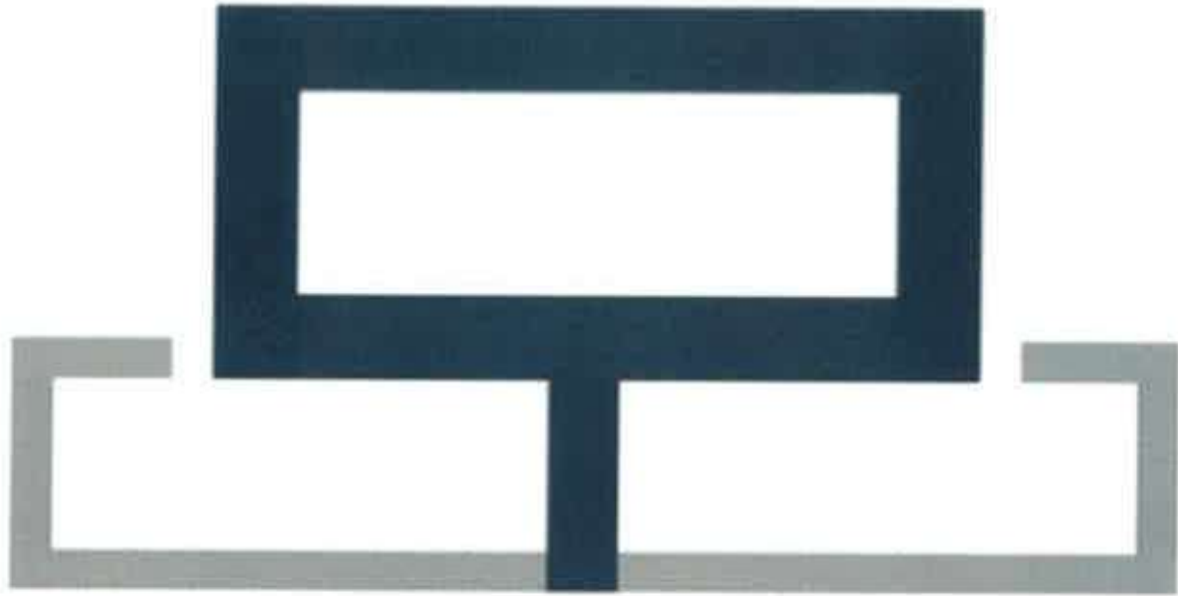
The "V" shaped sign will have **downward** angled digital LED lights geared towards a maximized viewing distance of 500 feet to center of roadway.



**With directional LED's there will be no effect on Residential**



**PLANNING COMMISSION  
SPECIAL LAND USE / WAIVER REQUEST-  
FRANKLIN RD PROPERTY**



**INTERNATIONAL  
OUTDOOR**

**Location • Value • Service**



Case number: \_\_\_\_\_  
 Date filed: 12-17-25  
 Project name: \_\_\_\_\_

## Site Plan Review & Special Land Use Application

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 the Planning Staff oversees the Final Site Plan Review. For more information about the process, see Chapter 155.288 of the Zoning Ordinance. Refer to Chapter 155.288, 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 for both Preliminary and Final Reviews. In addition, listed below are two checklists that must be completed during each review stage. Submissions can be brought to the Planning Department and e-mailed to: [planning@cityofinkster.com](mailto:planning@cityofinkster.com). The following items are needed for a Site Plan Review application to be considered complete:

1. A complete application;
2. A complete Preliminary Site Plan Review checklist;
3. One Site Plan Review application fee, see fee schedule; and
4. Preliminary Site Plan submission: Five paper 24"x 36" copies\* and one single pdf copy of the Site Plan.  
 \*Six paper copies of Site Plan if project is located within Town Center District.
5. Final Site Plan submission: Three paper 24"x 36" copies and one single pdf copy.
6. All Site Plans must be folded, stamped, sealed and signed by Michigan licensed architect or engineer.

APPLICANT INFORMATION		
Name International Outdoor, Inc.		
Address 28423 Orchard Lake Rd, Suite 200		
City Farmington Hills	State Michigan	Zip 48334
Phone 248-489-8989	E-mail gregm@iobillboard.com and legal2@iobillboard.com	

PROPERTY INFORMATION
Name of project Franklin Rd end sign
Address Franklin Rd End between 26110 Michigan Ave and 26940 Franklin Dr, Inkster, MI 48141
List all parcel identification numbers included in development Road End with no parcel identification
Property owner (must include proof of ownership within application, e.g. copy of the property deed) City of Inkster
Current use Abandoned Road End
Proposed use Billboard - 65' high, 14'x48' sign face, 1-side digital, 1-side static

Current zoning <b>B-3 zoning</b>
Gross Floor Area <b>N/A</b>
Number of Employees on Largest Shift <b>N/A</b>
Acreage <b>Unknown</b>
Legal description of property (may be attached) <b>Unknown</b>
Special Land Use Required?            Yes <input checked="" type="checkbox"/> 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:
----------------------	-------

Print Name:

Property Owner Signature:	Date:
---------------------------	-------

Print Name: **City of Inkster**

**NOTARY SIGNATURE**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

X Notary Public, Wayne County, Michigan	My Commission Expires:
--	------------------------

# Special Land Use/Waivers Requested:

1. **§ 155.241- (B) Prohibited signs (19) Billboards.**

Petitioner requests a waiver to place a billboard sign on the property at referred to as the Franklin Rd Road End to the extent that such a waiver is needed.

2. **§ 155.244 ILLUMINATION. (1) The maximum area of electronic messaging shall be half the total area of the sign in which the electronic message board is placed.**

Petitioner requests a waiver to allow for 100% of the sign area to be a digital display

3. **§ 155.244 ILLUMINATION. (5) When text is displayed, the background behind the text must be a solid color, for the purpose of ensuring that the text is readable. Images are permitted, provided that no text is displayed in front of them.**

Petitioner requests a waiver to allow text be displayed in front of images.

4. **§ 155.245 MEASUREMENT. (2) The faces are back-to-back so that only one face is visible at any given location.**

Petitioner request a waiver to allow a "V" shaped sign.

5. **§ 155.251 BUSINESS AND OFFICE DISTRICT SIGNS. (2) Area. the total sign area shall not exceed  $\frac{3}{4}$  of one square foot per lineal foot of parcel frontage, up to a maximum of 200 square feet.**

Petitioner requests a waiver to allow a sign with a total area per side of 672 square feet.

6. **§ 155.251 BUSINESS AND OFFICE DISTRICT SIGNS. (5) Height. The top of a freestanding sign shall not be higher than 25 feet.**

Petitioner requests a waiver to allow a sign at a height of 65 feet to top.



## **§ 155.256 WAIVER PROCESS.**

The Planning Commission, after a public hearing that meets the requirements of the State of Michigan and this Zoning Ordinance, shall have the ability to waive or modify any of the above standards, provided that the following criteria are met. A waiver granted under this section shall apply for the lifespan of the sign in question but shall not be transferable to any other sign or premises.

**The proposed sign is 2 sign faces at 65' top height above ground level at 672 square feet per sign face. As set forth in Section 155.256 above, these sign specifications require a waiver to be granted by the Planning Commission. The Applicant will show before the Planning Commission that it has met all the requirements to allow the Planning Commission to grant the waiver.**



(A) The applicant provides all requested information and pays all applicable application and review fees, to be determined by the City Council.

**The applicant (International Outdoor, Inc.) has provided all requested information and has paid all applicable application and review fees, as determined by the City Council.**

- ✓ **Completed Application (Eleven (11) Copies)**: The applicant has submitted 11 copies of a completed application.
- ✓ **Proof of Ownership**: Applicant has submitted proof of there permission to place a sign on the property.
- ✓ **Reason for request**: Dimensional waiver for size and height of sign.



(B) The proposed sign does not endanger the public health, safety, and welfare by virtue of being distracting to drivers, obscuring vision, being unnecessarily bright, being designed or constructed poorly, or in any other way.

**The proposed sign will be built to the highest safety standards; will not create a traffic hazard; and will be installed in accordance with all federal, state and local codes with respect to lighting. Included with this package is a safety study related to these types of signs and traffic.**

- ✓ **Communication: Signs serve as a means of communication, conveying important information, messages, or warnings. They can be vital for public safety, directing people in emergencies or providing essential information in various contexts such as transportation, public facilities, or workplaces.**
- ✓ **Cultural and Artistic Expression: Signs can also be a form of artistic expression, contributing to the cultural landscape of a place. They can add vibrancy and character to neighborhoods, celebrate diversity, and promote cultural heritage.**



(B) - Continued

- ✓ **Economic Benefits:** In commercial settings, signs play a crucial role in advertising and marketing, helping businesses attract customers and convey their brand identity. Restricting signs could have negative economic implications, particularly for small businesses that rely on signage to attract foot traffic.
  
- ✓ **Community Engagement:** Signs can foster community engagement by promoting events, initiatives, or causes that benefit the public. They can encourage participation in civic activities, promote community cohesion, and raise awareness about local issues.
  
- ✓ **Educational Purposes:** Signs can also serve educational purposes, providing information in public spaces, museums, historical sites, and educational institutions. They can enhance learning opportunities and promote understanding of different topics or cultures.



## Additional construction and safety notes:

1. We use the best engineering and steel possible for this industry. We exceed the standard safety requirements by an additional ten percent . We utilize the safest and costliest structure in the industry. We engineer the structure so that it has absolutely no interference, or very minimal with any future use of the property, ingress, egress, etc. It would literally be maintenance free after completion.
2. The actual pole is a forty-eight-inch pole with an auger footing that is drilled 25-30 feet deep that only takes up a total of 25 square feet at the ground grade level. The rest of the billboard sign is in the air (this is known as “air rights”). This allows for minimal interference on the ground or the grade property and future property development and building envelopes. We can place bump guards around the pole for additional safety if needed.
3. No portion of the structure can be within 15 feet of the electrical lines. Nor can it be under or over the lines.



(C) The design of the sign is consistent with the character of the surrounding area.

**The proposed sign is located in the B-3 General Business District along Michigan Avenue and will not have any impact on residential uses. The sign fits nicely into the character of the surrounding uses.**

(D) The sign does not block the view of other nearby signs to the extent that it would harm the ability of neighboring businesses to operate.

**The sign is proposed this way to prevent any view of on-site signs in the area. As you can see by the below simulated photo, the proposed sign will not block any existing signs.**

This Billboard is  
**AVAILABLE**  
248-489-8989



**BUDGET  
INN**  
DAILY - WEEKLY  
RESORTS - GOLF TR



(E) The sign will not be a nuisance to any residential uses.

**The viewable portion of the proposed site is over 1200' from residential to the South and will not impact residential to the North.**

(F) A sign designed to meet the standards of the ordinance would not adequately serve the purpose desired by the applicant.

**The sign as designed fits into the goals of the ordinance better than a sign that would be allowable under the ordinance but is smaller and lower to the ground. Section 155.231 highlights the goals of the sign ordinance.**

**A smaller sign that would not require a waiver of the height and size limits would block the view of other on-premises signs that may be constructed in the future and also would present a traffic hazard. A sign at 65' above ground does not affect the viewshed of travelers on the road traveling or turning. Further, the larger lettering that the proposed sign can utilize helps people identify the messaging faster, thus cutting down on the reading time. A smaller sign would require more time to read because the lettering will be smaller. This could affect traffic. The Applicant states that this sign is designed to meet the ordinance goals better.**



## **ADDITIONAL COMMUNITY BENEFITS**

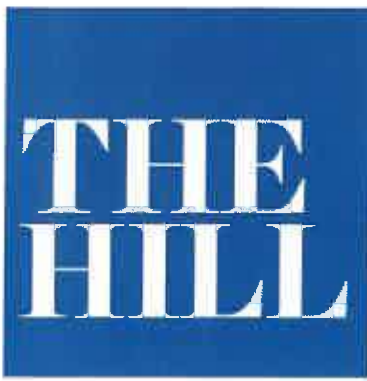
**Signs benefit us all in terms of communication, expression, safety, and cultural enrichment and that outweighs any potential drawbacks.**

**As a local outdoor advertising provider, International Outdoor, Inc. prides itself on giving back to communities. Whether it be community messaging, county messaging, state messaging, non-profit messaging, amber alerts etc. International Outdoor Inc. is always ready to help. **Sample sign slides in use today are included in the previous pages.****

**We have included traffic studies done here in Metro Detroit that show that billboard signs, whether static or digital, do not cause accidents. Studies have been done around the United States and there has been no evidence that billboard signs are harmful to traffic.**



## **TRAFFIC STUDIES FOLLOW**



## DOT study finds digital billboards don't distract drivers

BY KEITH LAING - 01/07/14 02:57 PM EST

Drivers are not distracted by digital billboards alongside roads, according to a study conducted by the Department of Transportation (DOT).

The study, which was released by the Federal Highway Administration (FHA), found that drivers are not any more likely to be distracted by digital billboards than stationary signs.

“On average, the drivers in this study devoted between 73 and 85 percent of their visual attention to the road ahead for both [Commercial Electronic Variable Message Signs] and standard billboards,” the study said. “This range is consistent with earlier field research studies. In the present study, the presence of CEVMS did not appear to be related to a decrease in looking toward the road ahead.”

The study surveyed drivers in Richmond, Va. and Reading, Pa. and found that the average length of time drivers spent looking at digital billboards was 379 milliseconds, compared to 335 milliseconds for standard signs.

The results were both well below the “currently accepted threshold of 2,000 milliseconds,” the study said.

“The results did not provide evidence indicating that CEVMS, as deployed and tested in the two selected cities, were associated with unacceptably long glances away from the road,” the study said. “When dwell times longer than the currently accepted threshold of 2,000 [milliseconds] occurred, the road ahead was still in the driver’s field of view. This was the case for both CEVMS and standard billboards.”

The results were cheered by the Washington, D.C.-based Outdoor Advertising Association of America (OAAA), which has pushed the transportation department to relax its rules regarding digital billboards.

“Studies have long shown that digital billboards do not cause distracted driving,” the outdoor advertising agency said in a statement. “The new federal study released on Dec. 30 comes to the same conclusion.”

To: International Outdoor, Inc.  
Patrick Depa

Date: 9.15.15

From: Jim Renshaw, PE, PTOE

Project: Crash Analysis  
(I-75 between Mile Marker 63 –  
76.8) in Troy, Madison Heights  
and Auburn Hills)

RE: Billboard Traffic Safety Evaluation

Project Number: 18827.00

---

### Introduction and Objective

Hundreds of research projects have been conducted by the Federal Highway Administration and/or the National Cooperative Highway Research Program relating to digital billboards (DBBs). Several conclusions can be drawn from these studies; however, no significant policy changes have been made to aid State agencies in regulating DBBs. There are a host of human factors, billboard operating characteristics, roadway conditions, and roadside conditions to take into account when conducting these nationwide research projects.

The purpose of this safety evaluation is quite simple. This project reviews the historical crash patterns, frequencies, and crash rates both before and after DBB installations on I-75 in southeast Michigan. This project represents the review of at least a thousand (1000) crash reports (aka UD-10 reports) along I-75 in order to determine if existing DBBs have exhibited adverse safety impacts or are safety neutral. Giffels Webster has been retained by International Outdoor Inc. to conduct this evaluation in preparation for proposed for two (2) DBB installations in the City of Troy, Michigan (identified below). In addition, this report presents the results of a "rolling" review of I-75 crashes that had been conducted by others along the same segments of I-75.

### Background

International Outdoor proposes two (2) new DBB installations in Troy, Michigan. They are:

- The 1705 "Austin" DBB – located on the east side of I 75 approximately 500 feet north of Maple Road
- The 1125 "Naughton" DBB – located on the south side of I 75 approximately 1200 feet east of Rochester Road

Four (4) comparable sites (called "Comps") have been selected for safety evaluation. They are:

- The "Comp #1" DBB – located on the east side of I-75 approximately 1300 feet north of 13 Mile Road. This DBB was installed and was operational. Installed July 2012.
- The "Comp #2" DBB – located on the west side of I-75 at the junction of the southbound 14 Mile Road entrance ramp with I-75 southbound mainlines. Installed June 2012.
- The "Comp #3" DBB – located on the west side of I-75 approximately 700 feet south of Auburn Road. Installed in 2010.
- The "Comp #4" DBB – located on the west side of I-75 near the junction of the southbound 12 Mile Road entrance ramp with I-75 southbound mainlines. Installed in 2012.

Crash history of "before" installation and "after" installation have been conducted for each of the four comparable locations within a view shed of five-hundred feet (500) in each direction of these double sided billboard signs. In like fashion, the most recent three (3) year crash history is reported for each proposed DBB location along the 500 ft. view shed/impact area. \*Appendix A illustrates graphically the location of each DBB and the view shed/impact area for both proposed locations and each comparables.

International Outdoor has indicated that the operating characteristics of each of the four (4) comparable DBB locations are similar to the operating characteristics of the proposed DBB locations. In addition, the roadway environment (speed limit, # of lanes, traffic counts) are similar to the four (4) comparable DBBs locations.

### Methodology and Results

Crash data and reports were collected, reviewed, and aggregated from the Southeast Michigan Council of Governments (SEMCOG) web-site and confirmed through the Michigan Highway Safety Bureau web-site. The analysis of crash statistics were conducted in conformance to recommended procedures from the Institute of Transportation Engineers (ITE) and the Highway Safety Manual (HSM). Severity, frequency and rate analysis were conducted on crashes that occurred within an approximate area of 500 feet on both sides of the double sided DBBs. This distance is the assumed view shed of the DBBs.

Crash rates, in accordance with ITE and HSM, were calculated based upon the following:

$$R = \frac{1,000,000 \times C}{365 \times N \times V}$$

Where: C = Number of crashes

N = number of years of data

V = Average Daily Traffic (vehicles per day)

A summary of the crash analyses is shown in Table 1. \*Appendix B provides more detail on each crash summarized in Table 1.

Table 1 – Summary of Crash Analyses

Name	Location	No. Years	Avg. AADT <sup>4</sup>	PDO <sup>3</sup> Crashes	Injury Crashes/Type	Freq.	Rate <sup>1</sup>
Comp #1 (Before)	North of 13 Mile Rd	2.5	147,500	5	2-Possible Injuries	7	0.05
Comp #1 (After)	North of 13 Mile Rd	2.5	154,630	16	1 – Minor Injury	17	0.12
Comp #2 (Before)	South of 14 Mile Rd	2.5	147,500	31	10–Possible Injs 1 – Minor Injury	42	0.31
Comp#2 (After)	South of 14 Mile Rd	2.5	154,630	24	9–Possible Injuries 2 – Minor Injuries	35	0.25
Comp #2 Ramp (Before)	14 Mile Road Southbound Entrance Ramp	2.5	22,000 <sup>2</sup>	5	None	5	0.25
Comp #2 Ramp (After)	14 Mile Road Southbound Entrance Ramp	2.5	22,000 <sup>2</sup>	10	2–Possible Injuries	12	0.60
Comp #3 (Before)	South of Auburn Rd	3	116,150	14	2–Possible Injuries 1 – Minor Injury	17	0.13
Comp #3 (After)	South of Auburn Rd	3	131,150	24	2 – Minor Injuries	26	0.18
Comp #4 (Before)	South of 12 Mile Rd	2	161,550	37	6-Possible Injuries	43	0.36
Comp #4 (After)	South of 12 Mile Rd	2	161,400	22	5–Possible Injuries 1 – Minor Injury	28	0.24
Proposed Austin	North of Maple Road	3	128,400	1	None	1	N/A
Proposed Naughton	East of Rochester Road	3	128,400	9	None	9	0.06

Notes:

1. Crashes per million vehicles miles
2. 2013 Ramp Volumes
3. Property Damage Only
4. Average Annual Daily Traffic (vehicles per day)

### Conclusions

An accident rate between 2 to 3 accidents per million vehicle mile (MVM) is considered worthy of safety countermeasures. The rates, frequency and severity of all comparables (whether "before" or "after") are modest along all spots/segments of the study area along I-75. As a result, there is no evidence that existing DBBs have any significant adverse safety consequences based upon this historical analysis. Consequently, no rational evidence exists to suggest adverse safety impacts for the proposed DBB locations.

\* Appendix C provides a data summary of a similar evaluation along I 75 where segments of the freeway in advance, within, and after the view shed of existing DBB were performed. In like manner, this analysis (which was conducted by an independent certified traffic engineer) suggests that DBBs along I-75 are safety neutral.

\*This data is in an excel format and included on the provided CD.

## APPENDIX

\*Data described in appendix A, B & C are in excel format and are included on the provided CD.

Additional national and local studies are also included on the provided CD. A list of the traffic Studies and Reports is provided on the following page.

# What does the Traffic Accident Data Say?

Traffic accident data is a valued, standard tool for policy makers. The National Highway Traffic Safety Administration (NHTSA) sums up this point:

"Traffic records are the basis for defining, managing, and evaluating traffic safety and performance."

Did you know that crash-data studies show no increase in accidents near digital billboards?

Industry in these markets reviewed:

## Cuyahoga County, OH

2007

- Accident reports 3 years before and after installation of digital billboards
- **7 digital billboards** located along interstates
- **33,000 accident records** from the Ohio Department of Transportation

2009

- This study updated the 2007 report, evaluating more time and data.
- Accident reports **4 years** before and after installation
- **7 digital billboards** along interstates (same structures as 2007 study)
- **60,000+ accident records** from the Ohio DOT

## Rochester, MN

2009

- Accident reports spanning more than **4 years** before and after installation
- **5 digital billboards** located along local roads
- **18,000 accident records** from the local police department

## Albuquerque, NM

2010

- Accident reports spanning **3 1/2 years** before and after the installation
- **17 digital billboards** located along local roads
- **7,000+ accident records** from the local police department

## Reading, PA

2010

- Accident reports spanning **4 years** before and after installation
- **26 digital billboard faces** on 20 structures along expressways and local roads
- **35,000 accident records** from Pennsylvania DOT and local police

## Key Findings

There is no statistically significant relationship between accidents and digital billboards; digital billboards are "safety neutral"

More than 120,000 accident records in proximity to 55 digital billboard faces were analyzed

### The age of driver is a neutral factor

- Younger drivers (under 21) show no increases in accident rates
- Older drivers (over 65) show no increases in accident rates
- The researchers said: "For comparisons of younger, older or nighttime drivers, there are no increases in accident rates near these digital billboards."

### Circumstances different...conclusion the same

Size of digital billboards were different:

Standardized bulletins in Cuyahoga County (14'x48')

Standardized bulletins in Rochester (10'6"x36')

Standardized posters in Albuquerque (12'x24')

Variety of bulletins, posters, and miscellaneous sizes in Reading

### Time of day is a neutral factor

Daytime and nighttime comparisons show no increases in rates in the area surrounding the digital billboards



**Digital Billboards are NOT Linked to Accidents**

# Industry's Traffic Safety Research

The outdoor advertising industry's foundation (Foundation for Outdoor Advertising Research and Education) has pioneered research on digital billboards and traffic safety, commissioning top experts to study driver behavior and also to analyze crash data. An initial study, released in 2007, was based on "human factors" such as drivers' eye glances. Meanwhile, engineering experts have analyzed accident reports provided by state and local authorities in jurisdictions across the country.

## Human Factors Research

Virginia Tech Transportation Institute (2007)

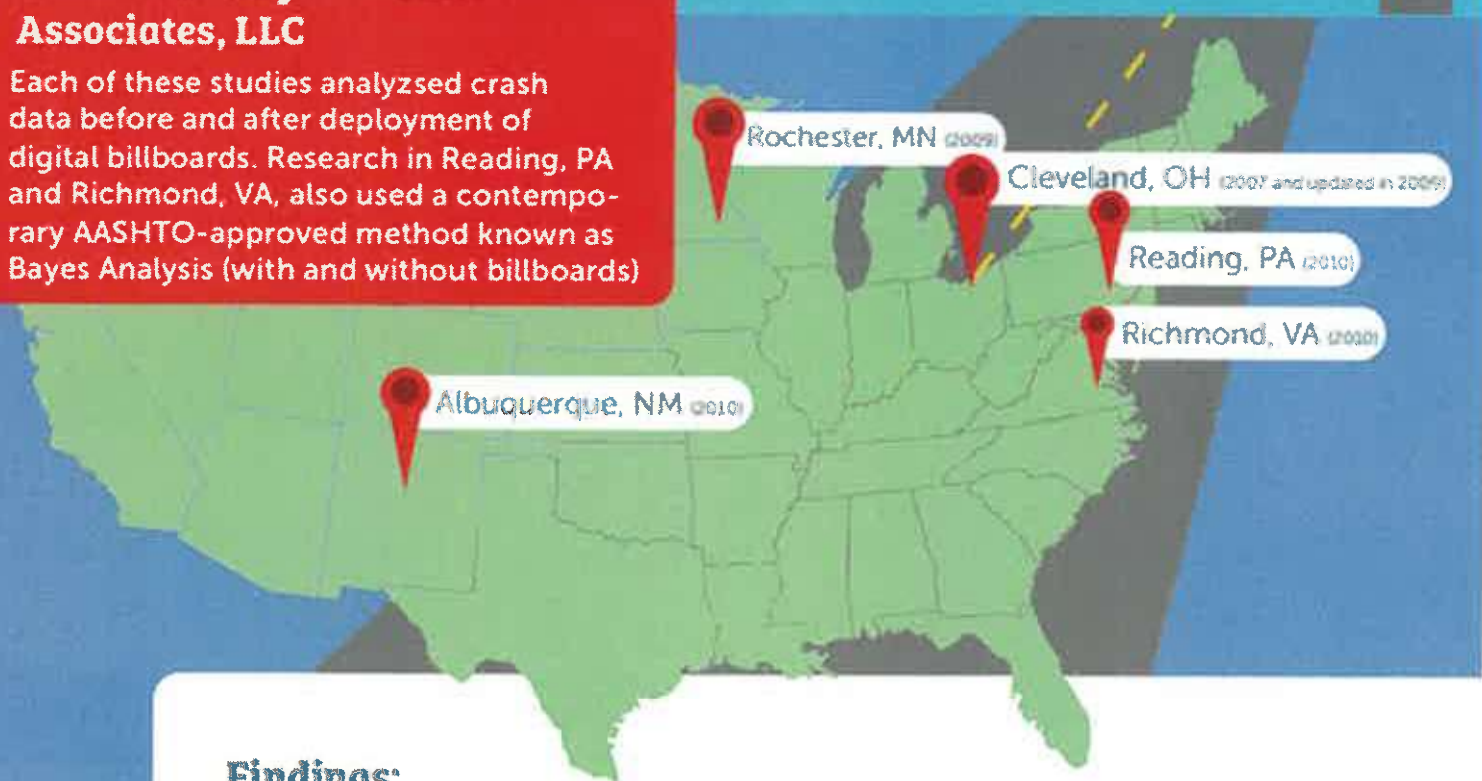
This study used an instrumented vehicle to measure eye glances in the presence of off-premise digital billboards and conventional billboards (The pending FHWA study relies on eye-glance methodology)

Findings of industry research:

- Drivers did not glance more frequently in the direction of digital billboards than in the direction of other event types
- The mean glance towards digital billboards was less than one second

## Accident Analysis Tantala Associates, LLC

Each of these studies analyzed crash data before and after deployment of digital billboards. Research in Reading, PA and Richmond, VA, also used a contemporary AASHTO-approved method known as Bayes Analysis (with and without billboards)



## Findings:

The accident data does not show a statistical relationship between vehicular accidents and billboards (conventional and digital billboards)

- The number or rate of vehicular accidents didn't increase after the installation of off-premise digital billboards
- The accident statistics near billboards are comparable to the accident statistics on similar sections of highway without billboards
- Accidents occur with or without billboards (digital or conventional)

# FHWA Final CEVMS Report Summary

## Key Points regarding the FHWA Research

- The Federal Highway Administration (FHWA) contracted the Science Applications International Corporation (SAIC) to study the effects of digital billboards on driver attention and distraction in 2007
- This study was aimed at determining if digital billboards posed an unsafe driver distraction and was based on how long drivers took their eyes off the road when in the presence of digital billboards.
- FHWA emphasized that the study employed highly accurate state of the art research methodology and eye tracking equipment, which ensures a high level of confidence in the eventual findings.
- The study was completed in early 2010, and a draft report was subjected to peer review in 2012.
- On December 30, 2013, FHWA released its final report

The FHWA conducted its research on digital billboards based on an eye-glance analysis in two test markets: Reading, PA, and Richmond, VA.

In both cities, digital billboards were located on freeways and local arterials.

## Results from the FHWA study indicate the following:

**1.**

The presence of digital billboards does not appear to be related to a decrease in looking toward the road ahead, which is consistent with earlier industry sponsored field research studies (VTTI).

**2.**

The longest fixation to a digital billboard was 1.34 seconds, and to a standard billboard it was 1.28 seconds, both of which are well below the accepted standard.<sup>1</sup>

1. According to the National Highway Traffic Safety Administration (NHTSA), safety concerns arise when a driver's eyes are diverted from the roadway by glances that continue for more than 2.0 seconds.

**3.**

When comparing the gaze at a CEVMS versus a standard billboard, the drivers in this study were more likely to gaze at CEVMS than at standard billboards.

**4.**

The researchers were careful to note the FHWA study adds to the knowledge base of digital billboard safety, but does not "present definitive answers" to the questions investigated.

## Bottom Line:

Digital billboard glances are well within federal safety standards concerning driver distraction.



## CITY SIGN PRECEDENT

### Billboards are defined in the Sign Ordinance:

#### § 155.233 DEFINITIONS.

**SIGN.** Any use of words, numbers, figures, devices, designs, logos or trademarks visible to the general public and designed to inform or attract the attention of persons not on the premises on which the *SIGN* is located, including the structure upon which such words, numbers, figures, devices, designs, logos or trademarks are or may be written, printed or affixed unless said structure is a building as defined in applicable city codes. A *SIGN* shall include a device commonly known as a "search lights" or mechanism which emits beam(s) of light into the air as well as "floating" displays such as balloons or stuffed or inflated figures.

(4) **BILLBOARD.** A freestanding or ground sign with an area in excess of 200 square feet.

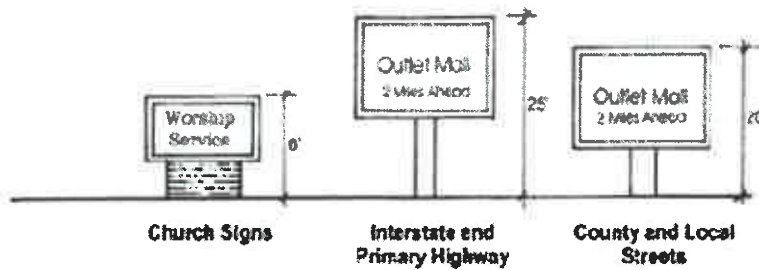
### Ground or Freestanding signs are allowed according to Table 12-1, Part 2

#### § 155.253 TABLES AND FIGURES.

(B) Table 12-1 Cross District Sign Schedule - Part 2.

Area and Height      Area: 32 square feet      Area: 300 square feet per face up to 600

Criteria (Maximum)                      square feet total for all sign faces



<i>Sign Type</i>		<i>Billboards</i>
<b>Number of Signs (Maximum)</b>	One sign per parcel, except corner parcels may have one sign facing each street up to a maximum of two signs.	No billboard shall be erected when 12 or more billboard faces are located in the city, or within the TCD (Town Center District).
<b>Sign Location</b>	Signs shall be located at least 10 feet inside of all property lines.	Signs shall be located at least 15 feet inside of all property lines.
<b>Additional Criteria</b>		See § 155.249 for additional requirements.

Table 12-1 – Part 2 allows Billboards up to 25’ tall on Interstate and Primary Highways and up to 20’ on County and Local streets as long as there are no more than 12 total sign faces in the City. Currently there are five billboard signs with eight total sign faces in the city.

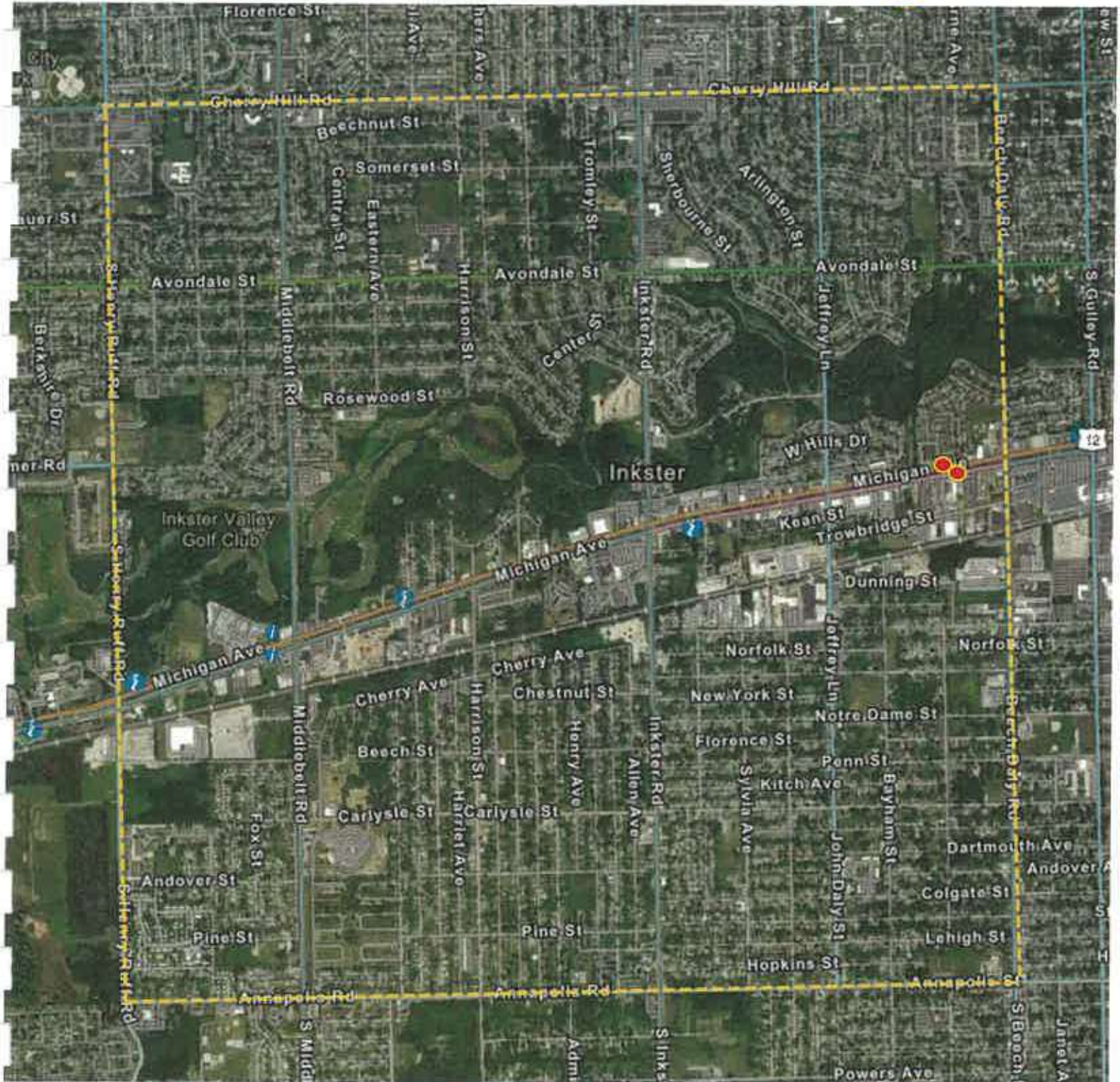
**The Sign Ordinance specifically anticipates this type of sign to be installed and operated.**



Discover. Grow. Unite.

# Billboards

● Proposed



# Summary Inkster Billboards

Address	Owner	Sign Type	Sign Area	Height	Zoning	Distance from Residential	Setback
27309 Michigan Ave	Outfront	1-sided digital	300	20'	TCD	60'	5'
28724 Michigan Ave	Harvey Wolfe	1-sided static	128	15'	B-3	100'	3'
30330 Michigan Ave	Outfront	2-sided static	400	30'	B-3	1,000+'	50'
29455 Michigan Ave	International Outdoor	1-side digital, 1-side static	672	45'	B-3	1,000+'	10'
29416 Michigan Ave	International Outdoor	1-side digital, 1-side static	672	55'	B-3	1,000+'	10'
between 3645 and 3677 Inkster Rd	Ghost Sign*	2-sided Static abandoned sign	96	18'	B-2	Residential Neighborhood	
3655 Harrison St	Ghost Sign*	2-sided Static abandoned sign	96	18'	B-1	Residential Neighborhood	
	TOTAL # of FACES	12*					

Currently there are only **5** Billboards with a total of **8** faces in Inkster, MI, plus **2\*** Ghost boards.

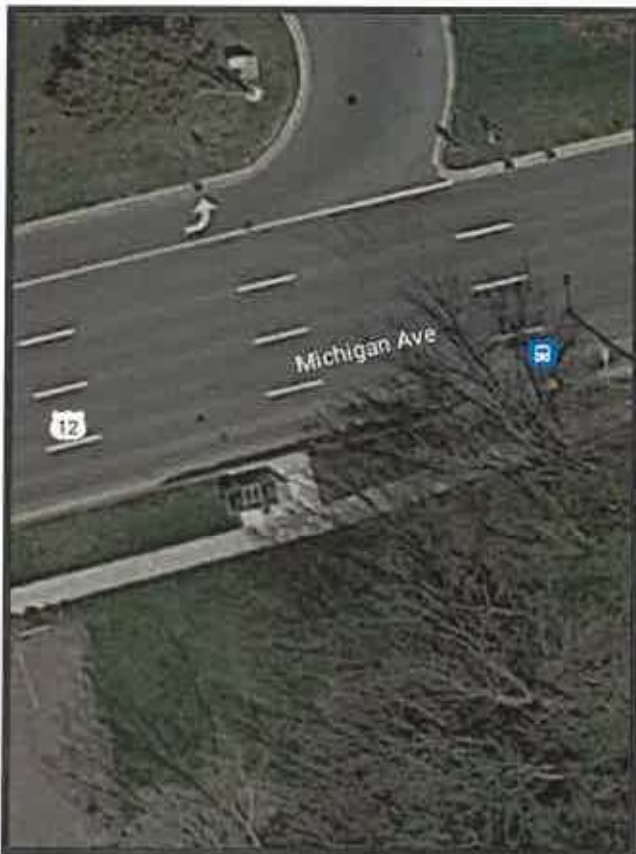


## Sign #1

**27309 Michigan Ave, Inkster, MI 48141**

The south side of M-12 east of Inkster Rd.

- Owner: Outfront Media
- 1 Sided Static
- Area: 12' x 25' = 300 sq ft
- Height: 20' tall
- Zoned: TCD – Town Center District
- Distance from noncommercial uses: 60 feet
- Distance from other signs: over 500 feet
- Setback: 5 feet
- Distance from Traveled Edge of Road: 30 feet
- All measurements are estimates from MDOT & Google



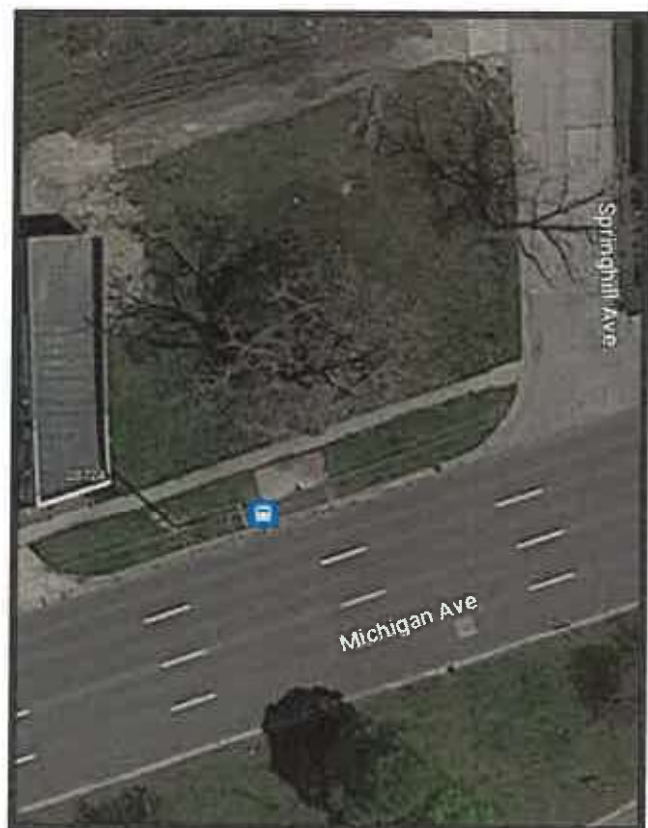


## Sign #2

**28724 Michigan Ave, Inkster, MI 48141**

The north side of M-12 west of Springhill Ave.

- Owner: Harvey Wolfe Company
- 1 Sided Static
- Area: 8' x 16' = 128 sq ft
- Height: 15' tall
- Zoned: B-3 – General Business District
- Distance from noncommercial uses: 100 feet
- Distance from other signs: over 500 feet
- Setback: 3 feet
- Distance from Traveled Edge of Road: 25 feet
- All measurements are estimates from MDOT & Google





### Sign #3

**30330 Michigan Ave, Inkster, MI 48141**

The north side of M-12 east of Henry Ruff Rd.

- Owner: Outfront Media
- 2-Sided Static
- Area: 10' x 40' = 400 sq ft per side
- Height: 30' tall
- Zoned: B-3 – General Business District
- Distance from noncommercial uses: over 1,000 feet
- Distance from other signs: over 500 feet
- Setback: 50 feet
- Distance from Traveled Edge of Road: 70 feet
- All measurements are estimates from MDOT & Google





## Sign #4

**29455 Michigan Ave, Inkster, MI 48141**

The south side of M-12 west of Middlebelt Rd.

- Owner: International Outdoor, Inc.
- 1-sided Static, 1-sided digital
- Area:  $14' \times 48' = 672$  sq ft per side
- Height: 45' tall
- Zoned: B-3 – General Business District
- Distance from noncommercial uses: over 500 feet
- Distance from other signs: over 1,000 feet
- Setback: 10 feet
- Distance from Traveled Edge of Road: 20 feet
- All measurements are estimates from MDOT & Google



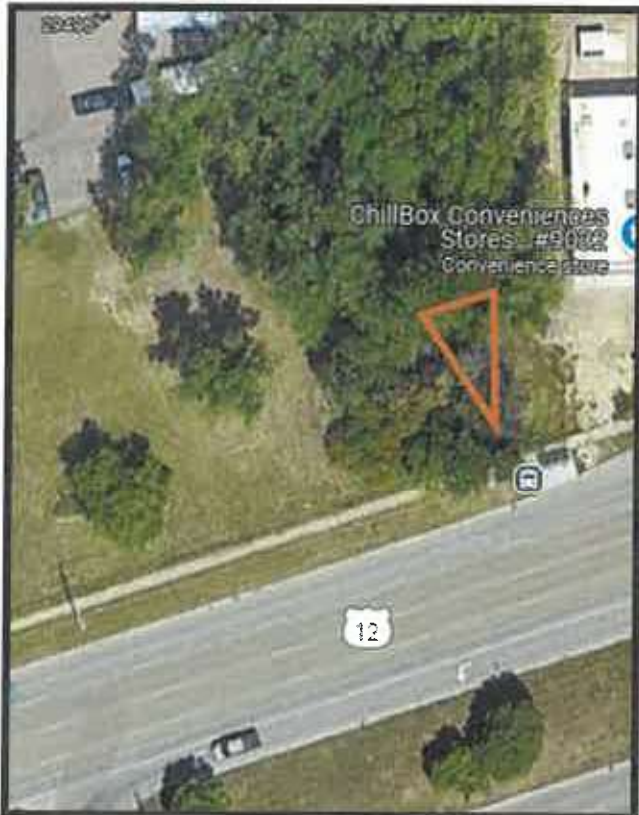


## Sign #5

**29416 Michigan Ave, Inkster, MI 48141**

The north side of M-12 west of Middlebelt Rd.

- Owner: International Outdoor
- 1-Sided Static, 1-side digital
- Area: 14' x 48' = 672 sq ft per side
- Height: 50' tall
- Zoned: B-3 – General Business District
- Distance from noncommercial uses: over 1,000 feet
- Distance from other signs: same side of road over 500 feet
- Setback: 10 feet
- Distance from Traveled Edge of Road: 20 feet
- All measurements are estimates from MDOT & Google



**Abandoned 10' x 14' Ghost sign  
3677 Inkster Rd, Inkster, MI 48141**



**2018**



**2022**



**2024**

**Abandoned 10' x 14' Ghost sign  
3683 Harrison, Inkster, MI 48141**



**2018**



**2021**



**2024**

## Michigan Act 106 of 1972 "The Highway Advertising Act"

252.317 Distances between signs; sign utilizing digital billboard; distance from interchange, intersection, or rest area.

Sec. 17.

(1) Except as otherwise provided in subsections (10) and (11), **along interstate highways and freeways**, a sign structure located in a business area, or un-zoned commercial or industrial area shall not be erected or maintained closer than **1,000 feet to another sign structure on the same side of the highway.**

(2) **Along primary highways**, a sign structure shall not be erected or maintained closer than **500 feet to another sign structure on the same side of the highway.**

(3) Except as otherwise provided in subsection (4), a sign utilizing a **digital billboard** permit shall not be closer than **1,750 feet to another sign utilizing a digital billboard permit on either side of the highway facing the same direction of oncoming traffic.**



# PLANNING COMMISSION WAIVER REQUEST- FRANKLIN RD

## Summary:

The Applicant International Outdoor has met and/or exceed the burden of proof needed to demonstrate that the Planning Commission should grant the requested waivers and allow this sign application to move forward as designed.

The Applicant reserves the right to provide additional factual and legal arguments at its hearing.

- **The off-premise sign/billboard will be on a property and in an area that is known to have and permit off-premise signs.**
- **The off-premise/billboard sign will be at a height that will not conflict with neighboring properties or residences.**
- **The off-premise/billboard sign will provide for an avenue for local businesses to advertise and for the State Police to make Amber Alerts and Public Safety announcements.**
- **The off-premise/billboard sign does not give off any noise or odor and will fit in with the surroundings.**

**And**

- **The off-premise/billboard sign does not create a traffic safety concern.**



January 5, 2026

City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

Honorable Members of the City Council,

I am writing to formally submit a proposal to purchase two city-owned, two-sided signs located within the City of Inkster.

Specifically, I am interested in purchasing the following signs:

- The two-sided sign located at 3683 Harrison, Inkster, MI 48141, for \$5,000
- The two-sided sign located on the lot adjacent to 3677 Inkster Road, Inkster, MI 48141, for \$5,000

The total proposed purchase price for both signs is \$10,000, with each sign individually valued at \$5,000.

Upon acquisition, my intent is to assume full responsibility for ownership of the signs. This would include either removing the signs by cutting them off at ground level or, alternatively, having the City of Inkster designate them as "on-premise signs" for use by any future occupant or owner of the respective premises. I am prepared to proceed in full compliance with all applicable city ordinances, zoning regulations, and any additional requirements related to the transfer or sale of these assets.

Please note that this proposed purchase is contingent upon approval to place two two-sided billboards along Michigan Avenue within the City of Inkster at the following locations:

- ☐ 26017 Michigan Avenue, Inkster, MI 48141
- ☐ Franklin Road (Road End), Inkster, MI 48141

Thank you for your time and consideration. I look forward to your response.

Sincerely,

Greg Miller  
International Outdoor, Inc.  
[GregM@iobillboard.com](mailto:GregM@iobillboard.com)  
Mobile: 248-817-9423

**Main Office:**

28423 Orchard Lake Rd. Suite 200 Phone: 248.489.8989  
Farmington Hills, MI 48334 Fax: 248.489.8990

**iobillboard.com**



## REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 15, 2026

From:

Date for Council's Consideration: January 20, 2026

**ACTION REQUESTED:** Consider 2026 Holiday Schedule

**TYPE OF ACTION:**

**FUNDS BUDGETED:**

**ACCOUNT #:**

**APPROVERS:**

Date: January 15, 2026

\_\_\_\_\_  
Byron Nolen, Mayor

**BACKGROUND:**

**SCOPE OF SERVICES:**

**JUSTIFICATION:**

**PROJECT IMPROVEMENTS:**

**PROJECTED TIMELINE:**

**RESOLUTION:**

**Resolved By:** None

**Seconded By:** None

**Yes:** None

**No:** None

**Absent:**

**REQUEST FOR COUNCIL ACTION**

To: Byron H. Nolen, Mayor

Date: January 12, 2026

From: Georgina Holliday, City Clerk

Date for Council's Consideration: January 20,2026

**ACTION REQUESTED: Consider approval of the 2026 Holiday Schedule for the City of Inkster website**

Current Action  Emergency \_\_\_\_\_ Future \_\_\_\_\_

Funds Budgeted: \_\_\_\_\_ Account # \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_

Mayor 's Approval \_\_\_\_\_

**BACKGROUND:**

**SCOPE OF SERVICES:**

**JUSTIFICATION:**

Holiday schedule for 2026 that is observed by the City of Inkster

**PROJECT IMPROVEMENTS:**

**PROJECTED TIMETABLE:**

**RESOLUTION:**

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:

# HOLIDAY SCHEDULE 2026



## *Mark your Calendars*

*New Year's Day-January 1, 2026*

*Martin Luther King Day-January 19, 2026*

*Good Friday-April 3, 2026*

*Memorial Day-May 25, 2026*

*Juneteenth-June 19, 2026*

*Independence Day-July 4, 2026*

*Labor Day-September 7, 2026*

*Veteran's Day-November 11, 2026*

*Thanksgiving Day-November 26, 2026*

*Day After Thanksgiving-November 27, 2026*

*Christmas Eve-December 24, 2026*

*Christmas Day-December 25, 2026*

*New Year's Eve-December 31, 2026*

