



City of Inkster

26215 Trowbridge, Inkster, MI 48141
Phone: 313.563.9770 – Fax: 313.563.7378
Website: www.cityofinkster.com

HYBRID TOWN HALL MEETING

AGENDA

WEDNESDAY, AUGUST 11, 2021 AT 5:30 P.M.

(Live Streaming, Zoom, and In-Person)

**Booker T. Dozier Recreation Center
2025 Middlebelt Road
Inkster, MI 48141**

(Seating at the Recreation Center will be limited to allow for social distancing; face masks are required.)

Join Zoom Meeting

<https://us02web.zoom.us/j/83808418717>

Meeting ID: **838 0841 8717**

One tap mobile

+19294362866,,83808418717# US (New York)

+13017158592,,83808418717# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: **838 0841 8717**

- 1. Opening Address by Mayor Wimberly**
- 2. Introductions**
- 3. Rhythm & Blues Hall of Fame Presentation**
- 4. Q&A (Public Participation is limited to one (1) minute per person)**
- 5. Ending Notes**

Posted: 08/10/2021 @ 11:00 A.M.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2)(3) and the American with Disabilities Act (ADA)

Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster 2 days prior to the meeting by writing Verna Chapman, City Clerk, 26215 Trowbridge, Inkster, MI 48141 or by phoning 313.563.9770



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Proposed Site

3250 Middlebelt Rd.

Located just south of Michigan Ave on the west side of Middlebelt the site makes up 23.63 acres. The land is currently vacant.

Previously the site of Inkster High School

- ✓ Current land use – B-3, Business Thoroughfare
- ✓ Future land use – Industrial
 - With “Redevelopment Potential” for flexible development with higher quality amenities
- ✓ Potential use compatibility – It abuts low density residential as well as corridor convenience retail, and regional commercial which is an entertainment district boundary, a museum is a great buffer use for the site

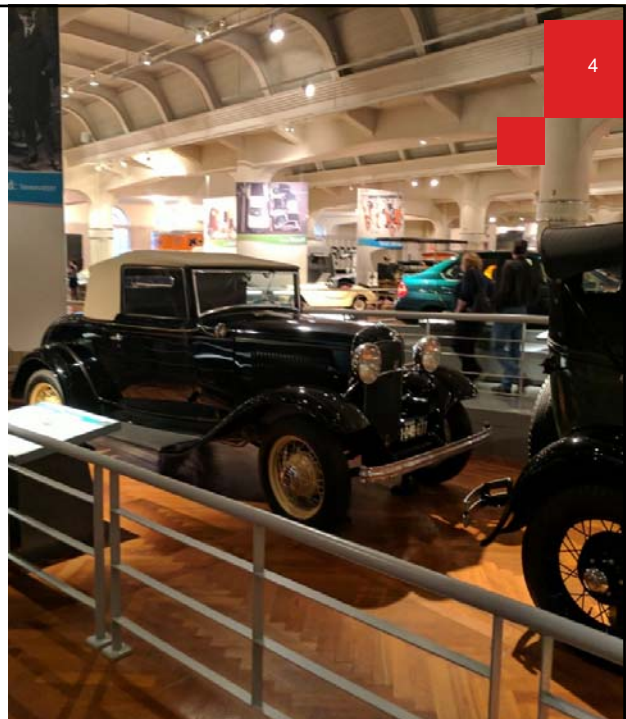
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Proximity to Local and Regional Destinations

- Airport - 5 miles south on Middlebelt with access by bus
- Henry Ford Museum & Greenfield Village – 7 miles east on Michigan Ave.
- Motown USA Museum
- Other regional museums:
 - Wayne Historical Museum
 - Dearborn Historical Museum
 - Yankee Air Museum
 - Eloise Haunted Attraction



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Potential Future Transportation – Michigan Ave Corridor

Proposed site centrally located in new transportation corridor
 Bus Rapid Transit
 Commuter/Regional Rail

Connect Ann Arbor to Detroit
 Bus would connect with Ypsilanti Transit Center and Dearborn Rail Station

BRT: Michigan Avenue at 14th Street - Corktown, Detroit



Regional Rail: John Dingell Transit Center - Dearborn



BRT: Huron Street at Glen Avenue - Ann Arbor



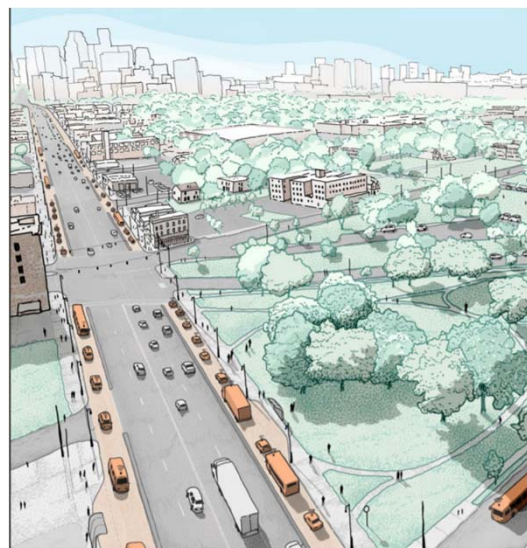
These visualizations show what potential BRT and regional rail along the Michigan Avenue Corridor would look like on the street and on the rails. They also show how the street design would change based on the location and amount of right of way.

Map of Proposed Michigan Ave Transit



Potential Future Transportation Cavnue on Michigan Ave

- A first-of-its-kind connected and autonomous vehicle (CAV) 40-mile driverless vehicle corridor between Downtown Detroit and Ann Arbor.
- Cavnue combines technology and road infrastructure to unlock the full potential of connected and autonomous vehicles.
- It will build on existing investments made by the state of Michigan and local communities in smart infrastructure and transit and will link key destinations and industrial, technological, academic and cultural clusters.



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Revenue / Fiscal Considerations

- Traditional financial benefits of land sale to City
 - ✓ No longer responsible for maintenance
 - ✓ Transfer of land – usually one-time market value payment
 - ✓ Annual taxes collected – split with County, State, Schools, Library
- What about a non-profit / tax exempt organization?
 - ✓ Transfer of Land – usually one-time market value payment
 - ✓ Annual taxes collected – none

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Revenue / Fiscal Considerations

- Land-lease would provide steady stream of revenue to the general fund
 - ✓ Similar to collecting taxes
 - ✓ Non-profit would pay lease fees *instead of taxes*
 - ✓ A 99-year lease-term would guarantee the cost of site development so that the developer could secure a construction loan
- Non-profit status is mitigated with a land lease
 - ✓ Long-term lease is equivalent to sale - must consider value of revenue stream
 - ✓ Must be equal to fair market value for sale + City portion of taxes
 - ✓ For a non-profit, deal this mitigates tax-exempt by creating a comparable revenue stream

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