

City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Agenda - Final

Monday, August 24, 2020

5:30 PM

ELECTRONIC PUBLIC MEETING

CITY COUNCIL

*Monica Galloway, President, Ward 7
Maurice D. Davis, Vice President, Ward 2*

Eric Mays, Ward 1

Kate Fields, Ward 4

Herbert J. Winfrey, Ward 6

Santino J. Guerra, Ward 3

Jerri Winfrey-Carter, Ward 5

Allan Griggs, Ward 8

Eva L. Worthing, Ward 9

Inez M. Brown, City Clerk

Davina Donahue, Deputy Clerk

SPECIAL PUBLIC NOTICE -- ELECTRONIC PUBLIC MEETING**AMENDED PUBLIC NOTICE****FLINT CITY COUNCIL ELECTRONIC PUBLIC MEETING**

On March 10, 2020, Governor Gretchen Whitmer declared a State of Emergency after two individuals were confirmed as testing presumptively positive for COVID-19. On March 12, 2020, Mayor Sheldon A. Neeley declared a local State of Emergency to exist in the City of Flint, a result of the threat of COVID-19, and closed City Hall to the public effective March 17, 2020. On March 22, 2020, Mayor Neeley asked residents to participate in a voluntary shelter in place. On March 23, 2020, the City Council approved the continuation of the declaration of a local State of Emergency.

On July 29, 2020, Governor Whitmer instituted Executive Order No. 2020-160 (Amended Safe Start Order) which governs activities in Michigan that remain restricted due to the COVID-19 pandemic. The order took effect on July 31, 2020, and rescinded EO 2020-115. On August 7, 2020, Governor Whitmer instituted Executive Order No. 2020-165 (Declaration of state of emergency and state of disaster related to the COVID-19 pandemic), which took immediate effect and rescinded EO 2020-151.

On July 17, 2020, Governor Whitmer instituted Executive Order No. 2020-154 (Alternative means to conduct government business during the COVID-19 pandemic), which provided temporary alternative means to conduct public meetings, and rescinded EO 2020-129. Therefore, in accordance with Governor Whitmer's Executive Order 2020-154 promoting the public health and safety of the state of Michigan and its residents, and allowing for electronic public meetings during this pandemic, the following meeting is scheduled electronically:

Flint City Council Meeting
Monday, August 24, 2020, at 5:30 p.m.

1. The public and media may listen to the meeting online by live stream at www.youtube.com/user/spectaclestv <<http://www.youtube.com/user/spectaclestv>> or through Start Meeting Solution by dialing (617) 944-8177. The public and media may also listen/participate by downloading the StartMeeting App on Google Play or the App Store, and entering the meeting phone number.
 2. In order to speak during the PUBLIC SPEAKING PERIOD of the meeting by telephone, participants will also call (617) 944-8177:
 - a. All callers will be queued and muted until the Public Speaking portion of the agenda;
 - b. Public speakers will be unmuted in order and asked if they wish to address the City Council ON ANY SUBJECT;
 - c. Public speakers should state and spell their name for the record and will be allowed three (3) minutes for public speaking;
 - d. The speaker will be returned to mute after the 3 minutes have expired;
 - e. After the telephonic public speakers are completed, emailed public comments will be read by the City Clerk. All emailed public comments will be timed for 3 minutes;
 - f. Per Rules Governing Meetings of the Council (Rule 7.1 VII), there will only be one speaking opportunity per speaker. Consequently, public participants who call in and speak during the public speaking period of the meeting WILL NOT have written comments as submitted read by the City Clerk.
 4. The public may send public comments by email to CouncilPublicComment@cityofflint.com <<mailto:CouncilPublicComment@cityofflint.com>> no later than 10 minutes prior to the meeting start time of 5:30 p.m.
 5. Persons with disabilities may participate in the meeting by the above-mentioned means or by emailing a request for an accommodation to CouncilPublicComment@cityofflint.com <<mailto:CouncilPublicComment@cityofflint.com>>, with the subject line Request for Accommodation, or by contacting the City Clerk at (810) 766-7418 to request accommodation - including but not limited to interpreters.
- If there are any questions concerning this notice, please direct them to City Council office at (810) 766-7418.

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****PRAYER OR BLESSING****READING OF DISORDERLY PERSONS CITY CODE SUBSECTION**

Any person that persists in disrupting this meeting will be in violation of Flint City Code Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.

REQUEST FOR CHANGES AND/OR ADDITIONS TO AGENDA

Council shall vote on any agenda changes.

EXECUTIVE (CLOSED) SESSION

The Department of Law requests an Executive Session for the purpose of updating the City Council on three cases: Ralph Bieber v City of Flint, Case No. 18-112051-NO; Barkey v Inez Brown and City of Flint, Case No. 20-114457-CZ; and Baker et al v City of Flint et al, Case No. 19-113438-CD.

PRESENTATION OF MINUTES

200354 Summary Minutes/Flint City Council/June 22, 2020

Summary Minutes of the Flint City Council regular ELECTRONIC PUBLIC MEETING held Monday, June 22, 2020, at 5:31 p.m.

SPECIAL ORDERS

200344 Special Order/Letter/Rehmann Robson

A Special Order as requested by Council President Monica Galloway to discuss in detail the documents received from the Rehmann Robson auditors before they are signed.

200345 Special Order/Inez M. Brown/Election Assistance

A Special Order as requested by Councilperson Kate Fields to talk to City Clerk Inez M. Brown about how the City Council can assist her in the upcoming November election.

200291 Special Order/Resolution Implementation/Policies & Procedures

A Special Order as requested by Council President Monica Galloway to discuss resolution implementation -- policies and procedures.

PUBLIC HEARINGS**PUBLIC SPEAKING****COUNCIL RESPONSE****PETITIONS AND UNOFFICIAL COMMUNICATIONS****200355** Communication/AT&T Michigan/Annual Video Report

Communication dated July 31, 2020, from Michigan Bell Telephone Company, dba AT&T Michigan to City Clerk, re: AT&T's Thirteenth Annual Video Report to the Michigan Public Service Commission (MPSC) and franchising entities in the State of Michigan regarding its deployment progress.

200356 Notice of Public Hearing/Michigan Public Service Commission [MPSC]

Notice of Public Hearing received August 19, 2020, re: Michigan Public Service Commission (MPSC) notice of hearing for the gas customers of Consumers Energy Company, Case No. U-20234, to be held August 18, 2020, at 10:00 a.m., by Video/Teleconferencing.

200358 Notice of Public Hearing/Michigan Public Service Commission [MPSC]

Notice of Public Hearing received August 19, 2020, re: Michigan Public Service Commission (MPSC) notice of hearing for the electric customers of Consumers Energy Company and DTE Electric Company, Case No. U-20844, to be held August 19, 2020, at 10:00 a.m., by Video/Teleconferencing.

200359 Financial Report/Karegnondi Water Authority (KWA)

Communication received August 18, 2020, re: The Karegnondi Water Authority (KWA) July 2020 Financial Report.

COMMUNICATIONS (from Mayor and other City Officials)**200360** Traffic Engineering/Closure Permits

Sidewalk, Lane and Street Closures permits (14) dated July/August 2020 for requested activities/events, with noted responsibility for the placement of the required traffic control devices, and/or personnel, for the protection of traffic and event participants.

ADDITIONAL COMMUNICATIONS

APPOINTMENTS

200337 Appointment/Flint Housing Commission/Board of Commissioners/Armando Hernandez

Resolution resolving that the Flint City Council approves the appointment of Armando Hernandez (3058 Misty Creek Dr., Swartz Creek, MI 48473) to the Flint Housing Commission's Board of Commissioners for a five-year term, commencing August 31, 2020, and expiring August 31, 2025. [By way of background, Mr. Hernandez is replacing Jessie McIntosh, whose term expires August 31, 2020.]

LICENSES

RESOLUTIONS

[NOTE: Resolution 200275 for a contract with William E. Walter for HVAC Services in the amount of \$150,000.00 per year was adopted by City Council on 7-13-20 (see Resolution 200346). Resolution 200278 for a purchase order to McNaughton-McKay Electric for Allen Bradley modules and parts in the amount of \$86,000.00 per year was adopted by City Council on 7-13-20 (see 200347).]

200346 Multi Year/Contract/William E. Walter/Industrial HVAC Services

Resolution resolving that the proper city officials, upon City Council's approval, are hereby authorized to enter into a contract with William E. Walter for Industrial HVAC services, as requested by Public Works, in an annual amount NOT-TO-EXCEED \$195,500.00 per year [for three years, pending adoption of each year's budgets, for a total amount of \$586,500.00 [Sewer Fund Repair/Maintenance Supplies Acct. No. 590-550.200-775.000 = \$5,000.00; Repair/Maintenance Acct. No. 590-550.200-930.000 = \$12,500.00; Repair/Maintenance Supplies Acct. No. 590-550.202-775.000 = \$20,000.00; Repair/Maintenance Acct. No. 590-550.202-930.000 = \$12,500.00; Professional Services Acct. No. 590-540.100-801.000 = \$7,500.00; General Fund Repair/Maintenance Acct. No. 101-753.200-930.000 = \$100,000.00; Water Fund Supplies Acct. No. 591-545.201-726.000 = \$6,500.00; Repair/Maintenance Acct. No. 591-545.201-930.000 = \$16,000.00; Professional Services Acct. No. 591-545.201-801.000 = \$4,000.00; Professional Services Acct. No. 591-540.100-801.000 = \$7,500.00; Oak Business Center Repair/Maintenance Acct. No. 583-735.204-930.000 = \$4,000.00.]

200347 Multi Year/McNaughton-McKay Electric/Allen Bradley Modules & Parts

Resolution authorizing the Department of Purchases & Supplies, upon City Council's approval, to issue a purchase order to McNaughton-McKay Electric for Allen Bradley modules and parts [for a three-year period,] as requested by DPW, in an amount NOT-TO-EXCEED \$126,000.00 annually, pending

adoption of each year's budgets, for a total amount of \$378,000.00 [Sewer Fund Repair/Maintenance Supplies Acct. No. 590-550.202-775.000 = \$40,500.00; Repair/Maintenance Acct. No. 590-550.202-930.000 = \$35,500.00; Computer Software Acct. No. 590-550.100-814.600 = \$10,000.00; and Water Fund Maintenance/Supplies Acct. No. 591-545.201-726.000.]

200348 Jerry's Tire/Tires and Tire Service

Resolution resolving that the proper city officials are to do all things necessary to approve the issuance of a purchase order to Jerry's Tire [for a supply of tires and tire services,] as requested by DPW, in an amount NOT-TO-EXCEED \$100,000.00 [Central Garage Inventories Fund Acct. No. 661-000.000-110.400.]

200349 CO#3/Contract/BS&A Software/Software Applications

Resolution authorizing the appropriate city officials to do all things necessary to enter into Change Order No. 3 to the contract with BS&A Software to provide software applications for the period of May 1, 2020, through May 1, 2021, in the amount of \$123,032.00, and a total contract amount of \$606,642.00, under the same terms and conditions [Information Services Computer Software Acct. No. 636-228.100-814.600.]

200350 MDOT Contract No. 20-5327/Job No. 207665PE/Preliminary Engineering Activities/Pavement Marking Installation Work/Miller Road From Ballenger Highway to Hammerberg Road

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into MDOT Contract No. 20-5327, Job No. 207665PE, [for the purpose of fixing the rights and obligations of the parties in agreeing to the preliminary engineering activities for the pavement marking installation work on Miller Road from Ballenger Highway to Hammerberg Road,] including a local contribution of \$38,273.99, plus potential overruns, in the amount of \$5,000.00, for a total of \$43,273.99, AND, resolving that I, Sheldon A. Neeley, Mayor, am the duly authorized City official authorized to sign MDOT Contract 20-5327 on behalf of the City of Flint [Major Street Fund Acct. No. 202-441.702-801.000.]

200351 Grant Acceptance/Budget Amendment/Transfer of Funds/Charles Stewart Mott Foundation/Decrease Illegal Dumping in Flint

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to abide by the terms of C.S. Mott Grant No. 2020-07160 in the amount of \$220,000.00 from appropriate revenue and expenditure amounts using grant code PCSM-ADUMP20, and to make the grant funds available to the current and any subsequent fiscal years that funding continues to remain available by the grantor [Mayor's Office Revenue Fund 296-171.330 = \$220,000.00; Mayor's Office Expense Acct. No. 296-171.330-702.000 = \$58,975.00; Acct. No. 296-171.330-719.100 = \$6,251.00; Acct. No. 296-171.330-719.200 = \$4,774.00; Acct. No. 296-171.330-726.000 = \$0; Acct. No. 296-171.330-801.000 = \$85,000.00; and

Acct. No. 296-171.330-977.000 = \$65,000.00.] [NOTE: The grant was awarded to help decrease illegal dumping occurring in our Flint Community and neighborhoods and to aid in restoring, protecting and preserving vulnerable vacant spaces in Flint.]

LIQUOR LICENSES

INTRODUCTION AND FIRST READING OF ORDINANCES

[NOTE: Ordinance 200285, a PILOT for Orchard Lane Apartments, was failed by City Council on 7-13-20 (4:1) (see 200352).]

- 200352** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

The provisions of Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (DD). [NOTE: The PILOT is for Orchard Lane Limited Divident Housing Association, LLC, a Michigan Limited Liability Co. (Orchard Lane Apartments). The annual service charge for the class of persons of low and moderate income shall be equal to four and one-half (4 1/2) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.]

- 200353** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (EE). [NOTE: The PILOT is for Clark Commons III, Limited Divident Housing Association (LDHA), LLC, a limited liability company. The annual service charge for the class of persons of low and moderate income shall be equal to four (4) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities.]

- 200357** Ordinance/Amendment/Chapter 12 (Business and Occupations Generally)Article XVI (Medical Marihuana Facilities)/Addition of Section 12-96 (Sixty Day Emergency Opt In to Related Recreational Marihuana Facilities, Elimination of License Cap, to Extend that Section by Sixty (60) Days)

An ordinance to amend the Code of Ordinances for the City of Flint by amending Chapter 12 (Business and Occupations Generally), Article XVI (Medical Marihuana Facilities), Section 12-96 (Sixty Day Emergency Opt In to Related Recreational Marihuana Facilities, Elimination of License Cap, to Extend that Section by Sixty (60) Days.)

SECOND READING AND ENACTMENT OF ORDINANCES

200304 Amendment/Ordinance/Chapter 24 (Housing)/Section 24-4 (Adoption - Comprehensive Rental Inspection Code)

An ordinance to amend Chapter 24 (Housing), Section 24-4 (Adoption - Comprehensive Rental Inspection Code) of the Code of the City of Flint.

ADDITIONAL DISCUSSION ITEMS

FINAL COUNCIL COMMENT

ADJOURNMENT

200354

City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Minutes 2

Monday, June 22, 2020

5:31 PM

Council Chambers

CITY COUNCIL

*Monica Galloway, President, Ward 7
Maurice D. Davis, Vice President, Ward 2*

Eric Mays, Ward 1

Kate Fields, Ward 4

Herbert J. Winfrey, Ward 6

Santino J. Guerra, Ward 3

Jerri Winfrey-Carter, Ward 5

Allan Griggs, Ward 8

Eva L. Worthing, Ward 9

Inez M. Brown, City Clerk

Davina Donahue, Deputy Clerk

CALL TO ORDER

Council President Monica Galloway called this meeting to order at 5:31 p.m.

ROLL CALL

Present: Councilperson: Councilperson Mays, Councilperson Davis, Councilperson Guerra, Councilperson Fields, Councilperson Winfrey-Carter, Winfrey, Councilperson Galloway, Councilperson Griggs and Councilperson Worthing

REQUEST FOR CHANGES AND/OR ADDITIONS TO AGENDA

Councilperson Fields asked to move Resolutions 200258 and 200257 (Rehmann Robson) before the Master Resolution. The vote was 9:0. Councilperson Fields requested that Add-On #1 (Juneteenth) be included as the last resolution. The vote was 9:0. Councilperson Mays asked to have a Special Order on the emergency order and multiple member bodies, after the Special Order on the Pipe Replacement Program. The vote was 5:4 (No: Davis, Fields, Griggs, Worthing.)

SPECIAL ORDERS

200243 Special Order/Pipe Replacement Program

A Special Order as requested by Council President Monica Galloway to update City Council on the pipe replacement program.

Discussed

ADD-ON SPECIAL ORDER

200236 Special Order/State of Emergency and Emergency Management

A Special Order as requested by Councilperson Mays, re: He asks that Mayor Sheldon Neeley address the City Council with regard to Flint City Code Sections 14-5 through 14-28, concerning a State of Emergency and Emergency Management.

Discussed

ROLL CALL

Councilperson Fields was removed (muted) from the meeting around 7:03 p.m. during a Special Order (declaration of an emergency and multi-member boards) for being "out of order." Councilperson Griggs then made a motion, supported by Councilperson Davis, to bring Councilperson Fields back under a "special leave" as described in City Council Rule 29.7. The motion failed 4-2. During continued discussion, Councilperson Griggs was also removed (muted) from the meeting around 7:30 p.m. for being "out of order." Councilperson Worthing was then ruled "out of order" and she voluntarily left the meeting. She was followed by Councilpersons Guerra and Davis, and at 7:55 p.m. there were only four council members in attendance -- not enough for a quorum.

Present: Councilperson: Councilperson Mays, Councilperson Winfrey-Carter, Winfrey and Councilperson Galloway

Absent: Councilperson: Councilperson Davis, Councilperson Guerra, Councilperson Fields, Councilperson Griggs and Councilperson Worthing

PUBLIC HEARINGS

200235.6 Public Hearing/Ordinance No. 200235

A public hearing for Ordinance No. 200235, an ordinance to amend the Code of the City of Flint by amending Chapter 31 (General Offenses), Article I (In General), by the addition of Section 31-19.8 (Bias Crime Reporting). [NOTE: Ordinance to become effective on the thirtieth (30th) day after its enactment.]

The public hearing was not held due to lack of a quorum. It was rescheduled for July 13, 2020, to allow time for republishing.

APPOINTMENTS

200265 Reappointment/Ethics and Accountability Board/Nicholas D'Aigle

Resolution resolving that the Flint City Council approves the reappointment of Nicholas D'Aigle (3206 Wyoming Avenue, Flint, MI 48506) to the Ethics and Accountability Board for a six-year term commencing June 25, 2020, and expiring June 26, 2026, as recommended by 4th Ward Councilperson Kate Fields. [NOTE: Mr. D'Aigle was appointed on June 25, 2018, to a two-year term that expires on June 25, 2020.]

Resolutions 200265, 200266, 200268 were postponed to a Special Meeting on 6-24-20 due to lack of a quorum.

POSTPONED

200266 Appointment/Ethics and Accountability Board/Pastor Jeffrey Hawkins

Resolution resolving that Mayor Sheldon Neeley hereby appoints Pastor Jeffrey Hawkins (1410 Sunnyside Avenue, Flint, Michigan, 48503) to the Ethics and Accountability Board for a six-year term of office, commencing June 25, 2020, and expiring June 26, 2026. [NOTE: By way of background, Mr. Hawkins is replacing Loyce Driskell, whose term expired June 25, 2020.]

POSTPONED

200268 Appointment/Ethics and Accountability Board/DeWaun E. Robinson

Resolution resolving that the Flint City Council hereby appoints DeWaun E. Robinson (1424 Garland Street, Flint, Michigan, 48503) to the Ethics and Accountability Board for a six-year term of office, commencing June 25, 2020, and expiring June 26, 2026, as recommended by 5th Ward Councilperson Jerri Winfrey-Carter. [NOTE: By way of background, Mr. Robinson is replacing Andrietta Dicks, who resigned in December 2019.]

POSTPONED

RESOLUTIONS**200246** Annual Supply/Alexander Chemical Corp./Liquid Chlorine/Sodium Hypochlorite

Resolution resolving that the proper city officials, upon City Council's approval, approve Alexander Chemical Corp. for (the annual supply of) Liquid Chlorine/Sodium Hypochlorite for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$80,000.00 [Water Fund Acct. No. 591-545.200-740-500.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

Resolutions 200246, 200247, 200248, 200249, 200250, 200251, 200252, 200253, 200254, 200255, 200256, 200257, 200258, 200259, 200260, 200261, 200262, 200263 and 200269 were postponed to a Special Meeting on 6-24-20 due to lack of a quorum on 6-22-20.

POSTPONED**200247** Annual Supply/Shannon Chemical Corp./Phosphoric Acid 75 Percent NSF Grade

Resolution resolving that the proper city officials, upon City Council's approval, approve Shannon Chemical Corp. for (the annual supply of) Phosphoric Acid 75 percent NSF grade for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$75,000.00 [Water Fund Acct. No. 591-545.200-740.500.] [NOTE: Resolution does not specify if this is a contract or purchase order.]

POSTPONED**200248** Annual Supply/Alexander Chemical Corp./Liquid Sulfur Dioxide

Resolution resolving that the proper city officials, upon City Council's approval, approve Alexander Chemical Corp. for (the annual supply of) liquid sulfur dioxide for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$38,000.00 [Sewer Fund Acct. No. 590-550.100-740-500.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

POSTPONED**200249** Annual Supply/PVS Nolwood Chemical, Inc./Liquid Ferrous (Aqueous Ferrous Chlorine)

Resolution resolving that the proper city officials, upon City Council's approval, approve PVS Nolwood Chemical, Inc. for (the annual supply of) liquid ferrous (aqueous ferrous chlorine) for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount not to exceed \$120,000.00 [Sewer Fund Acct. No. 590-550.100-740.500.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

POSTPONED

200250 Annual Supply/Polydyne Inc./Liquid Cationic Polymer (Emulsion)

Resolution resolving that the proper city officials, upon City Council's approval, approve Polydyne Inc. for (the annual supply of) liquid cationic polymer (emulsion) for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$98,000.00 [Water Fund Acct. No. 591-545.200-740.000.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

POSTPONED

200251 Annual Supply/Alexander Chemical Corp./Liquid Chlorine

Resolution resolving that the proper city officials, upon City Council's approval, approve Alexander Chemical Corp. for (the annual supply of) liquid chlorine for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$38,000.00 [Sewer Fund Acct. No. 590-550.100-740-500.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

POSTPONED

200252 Annual Supply/JCI Jones Chemicals, Inc./Sodium Hydroxide 25 Percent NSF Grade

Resolution resolving that the proper city officials, upon City Council's approval, approve JCI Jones Chemicals, Inc. for (the annual supply of) sodium hydroxide 25 percent NSF grade for two (2) fiscal years, as requested by Public Works and Utilities, in an annual amount NOT-TO-EXCEED \$150,000.00 [Water Fund Acct. No. 591-545.200-740.000.] [NOTE: Resolution does not specify if this is a purchase order or contract.]

POSTPONED

200253 Annual Supply/Carrier & Gable/Traffic Signals/Repair Parts

Resolution resolving that the proper city officials, upon City Council's approval, approve Carrier & Gable for (the annual supply of) traffic signals and repair parts for two (2) fiscal years, as requested by Transportation, in an annual amount NOT-TO-EXCEED \$120,000.00, and a revised aggregate amount of \$240,000.00 [Major Street Signal Parts & Equipment Fund Acct. No. 202-443.201-726.000 = \$100,000.00 and Major Street Controller Repair Fund Acct. No. 202-443.201-801.000 = \$20,000.00.] [NOTE: This resolution does not specify if it is a purchase order or contract.]

POSTPONED

200254 Weinstein Electric/Additional Electrical Support Services

Resolution resolving that the proper city officials, upon City Council's approval, approve [a purchase order to] Weinstein Electric for electrical support services

for two (2) fiscal years, as requested by Planning & Development, in an annual amount NOT-TO-EXCEED \$13,725.00, and an aggregate amount of \$83,933.00 [Streetlight Professional Services Acct. No. 219-443.206-801.000.] [NOTE: The resolution is for authorization for additional electrical support services for 30 decorative street lights for which the city is responsible for repairs.]

POSTPONED

- 200255** Change Order #2/Two-Year Contract/Boyd's Lawn & Landscaping/Mowing Parks, Trails, Cemeteries, Centers & Triangles

Resolution resolving that the proper city officials, upon City Council's approval, are authorized to do all things necessary to enter into change order #2 to the contract with Boyd's Lawn & Landscaping for the third year of mowing parks, trails, cemeteries, centers and triangles, through June 30, 2021, in an amount NOT-TO-EXCEED \$154,500.00, and an aggregate amount of \$534,852.00, as requested by Planning & Development [Parks/Recreation Fund Acct. No. 208-752.102-801.000.]

POSTPONED

- 200256** Contract/Garland/DBS, Inc./Roof Replacement/12th Street Garage/Salt Barn

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into a contract with Garland/DBS, Inc for roof replacement at the 12th Street Garage and Salt Barn, as requested by Public Works, in an amount NOT-TO-EXCEED \$186,971.00 [Major Street Fund Acct. No. 449-203.976-000 = \$70,000.00 and Public Improvement Fund Acct. No. 753-200.976.000 = \$116,971.00.] [NOTE: Paragraph two states that "Royal Roofing Co. was the lowest bidd

POSTPONED

- 200257** Contract/Rehmann Robson/City of Flint/FY2020 Audit

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into a one-year contract with Rehmann Robson for auditing services for the FY2020 fiscal year, in the amount of \$250,000.00, plus out-of-pocket expenses [General Fund Acct. No. 101-101.100-801.000.]

POSTPONED

- 200258** Multi-Year Contract/Rehmann Robson/City of Flint/Audits/FY2020-FY2022

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into a three-year contract with Rehmann Robson for auditing services for the FY2020 fiscal year, in the amount of \$250,000.00, for FY2021, in the amount of \$233,500.00, and for FY2022, in the amount of \$242,500, for a total contract price of \$701,000.00, plus out-of-pocket expenses [General Fund Acct. No. 101-101.100-801.000.]

POSTPONED

- 200259** Purchase/Property/8537 Dort Highway/Mt. Morris/Construction/Secondary Water Source

Resolution resolving that the Flint City Council approves the purchase of 8537 Dort Highway, Mt. Morris, to complete the construction of the Secondary Water Source, in the amount of \$30,000.00, to be paid from Acct. No. 491-551.000-801.068.

POSTPONED

- 200260** Purchase Agreement/CSX Transportation, Inc./Property for the Grand Traverse Greenway Trail Project

Resolution resolving that the Flint City Council approves entering into the Purchase Agreement between the City of Flint and CSX Transportation, Inc. with respect to the city's acquisition of four (4) parcels of real property consisting of 47.26 acres, more or less, AND, resolving that Mayor Sheldon Neeley shall have the authority to execute the Purchase Agreement, together with such ancillary documents and such immaterial modifications to the Purchase Agreement as he shall deem necessary or advisable in order to effectuate these resolutions, AND, resolving that all lawful conduct and actions of the employees, contractors and/or agents of the City of Flint to effectuate this resolution are hereby ratified, adopted, affirmed and approved. [NOTE: The City of Flint desires to extend the regional trail network and trails connected to the Flint River Trail and such desire has been cited as a priority in the City of Flint Parks & Recreation Department's Parks & Recreation Master Plan and the Imagine Flint Master Plan. To that end, the city has agreed to purchase four (4) parcels containing 47.26 acres, more or less, of real property from CSX Transportation, Inc. The total purchase price is \$525,000.00.]

POSTPONED

- 200261** Acceptance of Payment/Genesee County Clerk/Register of Deeds/Notarized Affidavits/Addresses/FAST Start Program

Resolution that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to accept the funding for the stated purpose from the Genesee County Clerk-Register of Deeds, in the amount of \$12,000.00. [NOTE: Genesee County has developed the Genesee County Lead Pipe Software to create a record of city addresses serviced during the FAST Start pipe replacement program. The city has agreed to provide 5,000 notarized affidavits, obtained by Goyette Mechanical, the vendor that serviced the lines, to Genesee County for indexing. The Michigan Department of Transportation is funding the indexing work.]

POSTPONED

- 200262** Termination/Gas Transportation & Storage Agreement/City of Flint & Consumers Energy/Approval/Sales Rate Program Agreement Resolution resolving that the

appropriate city officials are hereby authorized to do all things necessary to terminate the Gas Transportation and Storage Agreement, with the intent to enter into the Sales Rate Program, between the City of Flint and Consumers Energy, AND, resolving that the Department of Public Works Director and Water Pollution Control Manager be designated as the authorized representatives for all activities associated with intent to return DPW-WPC, G-4652 Beecher Road, Flint, to the Sales Rate Program. [NOTE: Since 1990, the City Council has approved Gas Transportation and Storage Agreements with Consumers Energy to support the Water Pollution Control Facilities' purchase of natural gas on the open market at a significant cost savings. The Department of Public Works/Water Pollution Control has since then reduced the consumption of natural gas usage by permanently decommissioning their incinerators. Additionally, the cost of natural gas has declined greatly. The current natural gas consumption projections support termination of the Gas Transportation and Storage Agreement. Consumers Energy has proposed a Sales Rate Program Agreement, which will no longer require the city to obtain natural gas on the open market.]

POSTPONED

200263 Permanent Easement/Walking Path/Hurley Medical Center/In Honor of Alisa Stewart

Resolution resolving that the City Administrator is hereby authorized to do all [things] necessary to enter into an Easement and Walking Path with Hurley Medical Center [to honor Alisa Stewart, a Hurley employee who was killed in a car accident.] [NOTE: Hurley Medical Center will assume responsibility for construction of and maintenance for the walking path, as well as insurance and full liability.]

POSTPONED

ADD-ON RESOLUTION

200269 Establishment/Juneteenth Holiday/City of Flint

Resolution resolving that the Mayor and the City Council do all things necessary to establish Juneteenth as a holiday in the city of Flint, and encourage Governor Gretchen Whitmer to establish Juneteenth as an official state recognized holiday in accordance with MCL 435.101.

POSTPONED

INTRODUCTION AND FIRST READING OF ORDINANCES

200267 Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article IV Purchases)/Addition of 18-21.14 (Sale of Personal Property)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article IV, (Purchases); by the addition of

Section 18-21.14, (Sale of City Personal Property).

POSTPONED

SECOND READING AND ADOPTION OF ORDINANCES

200235 Ordinance/Amendment/Chapter 31 (General Offenses)/Article I (In General)/Section 31-19.8 (Bias Crime Reporting)

An ordinance to amend the Code of the City of Flint by amending Chapter 31 (General Offenses), Article I (In General), by the addition of Section 31-19.8 (Bias Crime Reporting).

POSTPONED

ADJOURNMENT

This Electronic Public Meeting ended at 7:55 p.m. due to lack of a quorum but didn't adjourn until 9:09 p.m. because City Council members decided to allow public speaking.

Respectfully transcribed & submitted,

Janell Johnson, Administrative Secretary to City Council

RESOLUTION NO.: 200337

PRESENTED: AUG 10 2020

ADOPTED: _____

**RESOLUTION RECOMMENDING THE APPOINTMENT OF ARMANDO HERNANDEZ TO
THE FLINT HOUSING COMMISSION BOARD OF COMMISSIONERS REPLACING JESSE
MCINTOSH**

BY THE MAYOR:

WHEREAS, The Flint Housing Commission is governed by a board of five (5) Commissioners; the term of appointment is five (5) years, pursuant to the by-laws of the Flint Housing Commission; and

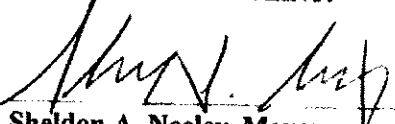
WHEREAS, Mayor Sheldon A. Neeley recommends the appointment of Armando Hernandez (3058 Misty Creek Dr., Swartz Creek, MI 48473), to replace Jesse McIntosh, on the Flint Housing Commission Board of Commissioners, term to expire August 31, 2020.

THEREFORE, BE IT RESOLVED that the Flint City Council approves the appointment of Armando Hernandez to serve a five-year term on the Flint Housing Commission, commencing August 31, 2020 and expiring August 31, 2025.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

FOR THE CITY OF FLINT:


Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

Monica Galloway, City Council President



FLINT HOUSING COMMISSION

Harold Ince, Jr.
Executive Director
3020 Richfield Road
Flint, Michigan 48506
Phone: (810) 736-3050
(810) 736-0158

Board of Commissioners:
President Geraldine Richmond-Roddenberry
Vice President Philip Schmitt
Commissioner Joseph McIntosh
Commissioner Chae Morgan
Commissioner DeWann Robinson

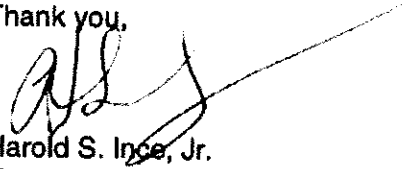
July 29, 2020

The Honorable Sheldon Neeley
The Office of the Mayor of Flint
1101 S. Saginaw St
Flint, MI 48502

Mayor Neeley,

I would like to submit the resume' for Armando Hernandez for your consideration as a possible Commissioner to the board of the Flint Housing Commission. Mr. Hernandez has many years of experience in the financial field. We believe that he has the financial background we are looking for and would be a good fit for the Flint Housing Commission board.

Thank you.


Harold S. Ince, Jr.
Executive Director
Flint Housing Commission



Armando Hernandez
Bilingual English/Spanish
3058 Misty Creek Dr.
Swartz Creek, MI 48473
armando1.hernandez@yahoo.com

Cellular phone (616)516-3686

WORK HISTORY

Security Credit Union- 3801 W. Boulevard Dr. Flint, MI 48505

Grand Blanc market Manager from March 2012 to Present- Responsible for staff management, coaching, budgeting, business development and community development through community involvement. Level 3 consumer lending responsibility for all offices. Since 2012 have increased lending volume at current office by over 100%. Responsible for opening and business development of new offices in the Detroit and Warren markets

Business Development Manager from Dec. 10, 2007 to March 2012. Responsible for the implementation of Business Development Strategies. Identify, plan, evaluate and implement community partnerships. Responsible for developing relationships with non-profit community organizations and centers of influence to make a difference in solving community needs. Coordinate Events and Publicity opportunities when presenting donations and/or participating in community events. . Represent the credit union and serve as community liaison at community events, trade shows and perform public relations as needed. Participate in the development and introduction of new products. Coach and develop sales culture within management. Provide and coordinate meetings with community groups to seek out business opportunities. Develop and Implement Business Development Budget. Responsible for Business Development for 10 offices throughout field of membership.

Independent Bank-86 Monroe Center, NW Grand Rapids, MI 49503

AVP-Business Development Officer from June 5, 2006 to Dec 7, 2007. Responsible for small business and retail business development in the Grand Rapids market. Also, responsible for Hispanic initiatives in the areas of marketing, recruitment and development. Build relationships by participating at special events, in person, promotions, off site and by representing the company at community events.

Bank One a Division of JP Morgan Chase-200 Ottawa, NW Grand Rapids, MI 49503 (From 02/27/1984 to March, 2006)

VP-Community Development Manager since 2000. Responsible for the implementation of the Bank's Partnership Program and CRA compliance in West Michigan, consistent with the annual strategic plan. Plan, seek out and develop lending and investment opportunities among low and moderate income consumers and geographies in the areas of affordable housing, home ownership, small business development and neighborhood revitalization. Responsible for establishing and maintaining relationships with community based charitable and non-profit organizations. Advised Senior Management and Bank personnel of emerging CRA issues and developed strategies to ensure compliance.

Mortgage Loan Officer from 1997 to 2000. Responsible for quality origination and approval of residential mortgages. Called on Realtors, Builders, Non-Profit groups and bank branches to solicit loan referrals. Originated Conventional, FHA and MSHDA mortgage products. Responsible for managing pipeline and ensuring that any issues were resolved prior to setting up closing. As a bilingual lender, emerging markets took about 60% of my time.

Branch Manager from 1996 to 1997. Responsible for motivating, coaching, mentoring and educating staff to achieve financial objectives and to provide quality service expected. Responsible for staff management, including; hiring, placement, counseling and training. Responsible for developing and expanding customer relationships through individual calling efforts. Responsible for approving and closing loan requests.

Consumer Loan Manager from 1993 to 1996. Analyzed requests from Loan by Phone System and communicated decisions to customers. Responsible for cross-selling other bank products to customers and maintaining pipeline current. Responsible for the development of loan products for low/moderate individuals. Responsible for developing bilingual bank brochures and consumer loan application. Called on non-profits to determine needs in order to develop loan products.

Assistant Branch Manager. Contributed to the achievement of the branch's goals through participation in operations, management, service management, supervision of teller personnel, implementation of business strategies, risk management and business development. Responsible for managing the sales referral process.

CURRENT COMMUNITY INVOLVEMENT

Foundation for Mott Community College-

Currently serving on the Board of Directors

Grand Blanc Chamber of Commerce-

Executive Board member and Ambassador Committee member.

Goodwill Industries of Mid-Michigan

Board Member

Flint Institute of Arts (FIA)-

Served as Chair of the Facilities Committee and Education Committee

The mission of FIA is to Advance the understanding and appreciation of art for all through collections, exhibitions and educational programs.

Hispanic Latino Commission of Michigan

Currently serving as a commissioner on the Executive Team. Commissioners are appointed by the Governor of the State to develop strategies to provide better services to the Hispanic/Latino community in the State of Michigan.

American GI Forum-Hispanic Technology and Community Center-

Currently serve as Board Chair of the organization.

The mission of the American GI Forum-Hispanic Technology and Community Center is to provide and educational, cultural, social and technologically better tomorrow.

The Genesee County Hispanic/Latino Collaborative

The mission of the Collaborative is to celebrate, promote and enhance an understanding and appreciation for the diverse cultures and rich heritage of the Hispanic/Latino community, recognizing the integral part they play in America's greatness.

City of Flint – Emergency Financial Manager-

Finance/Administration Advisory Committee Chair

Serving as chairperson of the Finance/Administration Advisory Committee which advises the Emergency Financial Manager. The role of the committee is to provide recommendations to reduce expenses and increase revenues.

Cesar E Chavez Committee (Grand Rapids, MI)-
Member of the Leadership Committee

PREVIOUS COMMUNITY INVOLVEMENT

Catholic Charities of Shiawassee and Genesee Counties-

Member of the Program Committee and Co-Chair of the Spanish Speaking Information Services Committee.

Catholic Charities' vision is to be a leading force for personal, family and community growth.

Institute for Mexicans Abroad-

Advisory Committee Member and Chair of the Banking Sub-committee

The Institute for Mexicans Abroad carries out the functions of the Presidential Office for Mexican Communities Abroad and the Mexican Communities Abroad Program. It has an Advisory Board made up of 152 members who are representatives of the Mexican and Mexican-American community in the United States.

West Michigan Hispanic Chamber of Commerce (WMHCC)

Co-founded the WMHCC in 2004. The mission of the WMHCC is to enhance Hispanic-owned businesses by providing resources and services to assist in business development.

Salvation Army-Grand Rapids, MI

Advisory Board member through November 2007.

Lakeshore 504

The Lakeshore 504 provides tandem loans to new and/or growing businesses that meet the SBA 504 guidelines. Served on Central Loan Committee and Board of Directors.

Grand Rapids Urban League

The Urban League is a non-profit organization dedicated to empowering African-Americans. Serve on Board of Directors.

Downtown Improvement District (DID) Board

The DID Board whose mission is to change the way downtown Grand Rapids looks and make it more desirable for businesses to remain there is appointed by the city mayor.

Grand Rapids Hispanic Soccer League

Founded first-ever Hispanic soccer league in Grand Rapids, MI with 8 teams, which has grown to 40+ teams in 14 years.

Garfield Development Corp. (GDC)

GDC produces safe, decent, affordable housing for low and moderate income homebuyers as well as economic development opportunities for residents and neighborhood businesses. Served as board chairperson.

Home Ownership Network

This group composed of non-profits, city government representatives and financial institutions meets once monthly to discuss and find solutions to issues affecting low and moderate individuals as it relates to affordable housing.

Michigan IDA Partnership (MIDAP)

The partnership was formed by the Michigan Family Independence Agency (FIA) and the Council of Michigan Foundations (CMF) to be a national model to assist low-income families in their efforts to become self-reliant. It is governed by an Advisory Committee of representatives from foundations, community development programs, financial institutions and government agencies. Appointed to Advisory Committee in 2000.

The Heat and Warmth Fund (THAW)

THAW improves the quality of life in Michigan and prevents human suffering by providing low-

income families with energy assistance during crisis and by advocating for long term solutions to energy issues that affect the poor. Serve on the board of directors.

AWARDS AND RECOGNITIONS

2006 "Thawful" recognition by THAW for assisting in developing Radio-thon in Grand Rapids, Michigan

2005 West Michigan Business Person of the Year

2004 Mexican Consulate in Detroit Recognitions for work done with Mexican Community in Michigan

2003 Garfield Park Neighborhood Association Business Developer of the Year Recognition

2002 Mexican Cultural Patriotic Corporation Recognition for 10 years of service in organizing annual cultural event.

EDUCATION

1982

Graduated with a Business Administration Degree at Universidad de Guadalajara in Mexico

CONTINUING EDUCATION

Rental Housing Development Finance Training, Sales and Management Concepts, Supervision, Principals of Real Estate, Mortgage Essentials, Sales and Interviewing Skills, Income Analysis, Product Knowledge, Real Estate Sales Licensing Course (Real Estate Licensed from 1992-1994), Facilitators Training through Delta Strategy.

REFERENCES

See attached reference letters.

CITY OF FLINT



PROPOSAL #21000540

RESOLUTION NO: **200346**

PRESENTED: **AUG 24 2020**

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

RESOLUTION TO WILLIAM E. WALTER FOR INDUSTRIAL HVAC SERVICES

The Division of Purchases & Supplies solicited proposals for Industrial HVAC Services as requested by the Department of Public Works for three years.

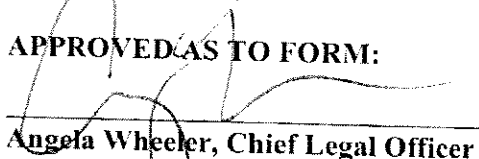
William E. Walter, 1917 Howard Ave., Flint, MI 48503, was the responsive bidder from out of two solicitations for said requirements.

Funding for said services will come from the following accounts for FY21 (07/01/20 - 06/30/21):

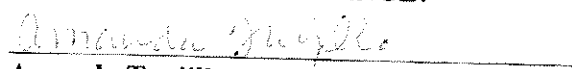
Account Number	Account Name	Amount
590-550.200-775.000	Repair/Maint Supplies	\$ 5,000.00
590-550.200-930.000	Repair/Maint	\$ 12,500.00
590-550.202-775.000	Repair/Maint Supplies	\$ 20,000.00
590-550.202-930.000	Repair/Maint	\$ 12,500.00
101-753.200-930.000	Repair/Maintenance	\$100,000.00
591-545.201-726.000	Supplies	\$ 6,500.00
591-545.201-930.000	Repairs & Maintenance	\$ 16,000.00
591-545.201-801.000	Professional Services	\$ 4,000.00
583-735.204-930.000	Repairs & Maintenance	\$ 4,000.00
590-540.100-801.000	Professional Services	\$ 7,500.00
591-540.100-801.000	Professional Services	\$ 7,500.00
FY21 (07/01/20 - 06/30/21) Total		\$195,500.00

IT IS RESOLVED, that the proper city officials, upon City Council's approval, are hereby authorized to enter into a contract for William E. Walter for Industrial HVAC Services for FY21 (7/1/20 - 6/30/21) (budgeted) amount not to exceed \$195,500.00, FY22 budget amount \$195,500.00, and FY23 budget amount \$195,500.00.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:


Amanda Trujillo, Acting Chief Financial Officer

FOR THE CITY OF FLINT:


Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:


Monica Galloway, City Council President

APPROVED AS TO PURCHASING:


Joyce A. McClane
Purchasing Manager

JAM - 8-18-20



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: July 16, 2020

BID/PROPOSAL#

AGENDA ITEM TITLE: RPZ, Boiler and HVAC-Inspections, Repairs, Parts and Supplies

PREPARED BY Melanie Poisson for Robert Bincsik, Director of Public Works

VENDOR NAME: William E Walter

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Water Plant requires inspections, repairs, parts and supplies for the HVAC, boilers and RPZ systems. These are needed to maintain safety and operation standards as outlined in MIOSHA and other governing agencies.

I recommend that the sole qualified bidder, William E. Walter, Inc., be awarded the three (3) year bid in the amount of \$40,000.00 for each of the next three(3) fiscal years, FY2021, FY2022 and pending adoption of FY2023, a three year total of \$120,000.00 for HVAC, Boiler and RPZ support services.

Please issue a contract for the FY2021 budgeted amount of \$40,000.00, using funds from accounts 591-545.201-726.000, 591-545.201-930.000 and 591-545.201-801.000.

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
591	Supplies	545.201-726.000		\$16,500.00 \$9,000.00
591	Repairs and Maintenance	545.201-930.000		\$16,000.00
591	Professional Services	545.201-801.000		\$4,000.00
FY21 TOTAL				\$40,000.00

Melanie Poisson 7/13/20

Per Yolanda Gray
to only take
amount that
is budgeted
8/18/20



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 07/06/2020

BID/PROPOSAL# 21000540

AGENDA ITEM TITLE: Industrial HVAC Services

PREPARED BY John Florshinger
Utilities Maintenance & SCADA Supervisor

VENDOR NAME: William E. Walter, Inc.

BACKGROUND/SUMMARY OF PROPOSED ACTION:

WPC uses support services to assist with HVAC system repairs on an as needed basis. This service allows WPC to utilize expertise as required to assist and perform large-scale HVAC repairs and troubleshooting the systems.

I recommend that the sole qualified bidder, William E. Walter, Inc., be awarded the three (3) year bid in the amount of \$50,000.00 for each of the next three (3) fiscal years, FY2021, FY2022, and pending adoption of FY2023, a three-year total of \$150,000.00, for HVAC Support Services.

Please issue a contract for the FY2021 budgeted amount of \$50,000.00, using funds from account 590-550.200-775.000, 590-550.200-930.000, 590-550.202-775.000 and 590-550.202-930.000.

FINANCIAL IMPLICATIONS: None

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
DPW-WPC	Repair/Maint Supplies	590-550.200-775.000		\$5,000.00
DPW-WPC	Repairs/Maintenance	590-550.200-930.000		\$12,500.00
DPW-WPC	Repair/Maint Supplies	590-550.202-775.000		\$20,000.00
DPW-WPC	Repairs/Maintenance	590-550.202-930.000		\$12,500.00
FY20/21 GRAND TOTAL				\$50,000.00
THREE YEAR TOTAL				\$150,000.00

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 200002989

ACCOUNTING APPROVAL: _____ Date: _____



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: June 11, 2020

BID/PROPOSAL# 21-540

AGENDA ITEM TITLE: HVAC services

PREPARED BY Kathryn Neumann for Robert Bincsik, Director of Public Works

VENDOR NAME: William E Walter

BACKGROUND/SUMMARY OF PROPOSED ACTION:

Sealed bids were solicited for heating, ventilating and air conditioning services for all city buildings. Facilities Maintenance is responsible for building maintenance at City Hall, the fire stations, the police department and the buildings at 12th Street. City buildings have extremely old mechanical systems and require constant attention to keep them in working order.

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
101	General Fund	753.200-930.000		\$ 100,000.00
FY21 GRAND TOTAL				\$100,000.00

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO: 2000³²⁵⁶₃₃₅₆ jam

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☒ NO ☐

(If yes, please indicate how many years for the contract) 3 YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1 \$100,000.00



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 007/15/2020

BID/PROPOSAL#

AGENDA ITEM TITLE: Industrial HVAC Services

PREPARED BY Glenda R. Dunlap ,
 Economic Development Corporation – Oak Business Center
 Department of Planning and Development – CED Division
(Please type name and Department)

VENDOR NAME: None Identified yet

BACKGROUND/SUMMARY OF PROPOSED ACTION:

To address HVAC needs at the Oak Business Center for the fiscal year ending June 30 2021, I anticipate expenses not to exceed \$4,000.

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
	Repairs and Maintenance	583-735.204-930.000	N/A	\$4,000
FY20/21 GRAND TOTAL				

PRE-ENCUMBERED? YES ☐ NO ☒ **REQUISITION NO:**



CITY OF FLINT

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒
(If yes, please indicate how many years for the contract) _____ YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: *(This will depend on the term of the bid proposal)*

BUDGET YEAR 1 \$4,000

BUDGET YEAR 2 \$4,000

BUDGET YEAR 3 \$4,000

OTHER IMPLICATIONS *(i.e., collective bargaining)*:

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE: _____ Director of Planning and Development
(PLEASE TYPE NAME, TITLE)



TODAY'S DATE: 07/21/2020

BID/PROPOSAL# 21000540

AGENDA ITEM TITLE: FY 2021 HVAC SUPPORT

PREPARED BY: Christine Tagg / Water Service Center
(Please type name and Department)

VENDOR NAME: William E Walter

BACKGROUND/SUMMARY OF PROPOSED ACTION:

Heating & Cooling repairs at the Water Service Center

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 200003272

ACCOUNTING APPROVAL: _____ Date: _____



CITY OF FLINT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒
(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1: \$15,000.00

BUDGET YEAR 2: \$15,000.00

BUDGET YEAR 3: \$15,000.00

OTHER IMPLICATIONS (i.e., collective bargaining): N/A

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Robert Bincsik
Robert Bincsik, Director of Public Works



SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES
For Industrial HVAC Services (3) YRS.
PROPOSAL #21000540

COMPANY NAME	Markup on replacement Parts	10 Devices to test	8 Devices – CDS-1 TESTING
William E. Walter, Inc. Flint, Michigan 48503	10%	10 each @ \$115.00 Total: \$1,150.00	8 each @ \$350.00 Total: \$2,800.00

Various rates for regular, overtime and Sunday hourly rates submitted.

COMPANY NAME	Markup on replacement Parts	10 Devices to test	8 Devices – CDS-1 TESTING
Stuart Mechanical Auburn Hills, Michigan 48436	15%	10 each @ \$130.00 Total: \$1,300.00	8 each @ \$290.00 Total: \$2,320.00

Various rates for regular, overtime and Sunday hourly rates was not submitted.

Please note that all proposal submittals are currently being reviewed.

CITY OF FLINT



PROPOSAL #21000541

RESOLUTION NO: **200347**

PRESENTED: **AUG 24 2020**

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

RESOLUTION TO MCNAUGHTON-MCKAY ELECTRIC FOR ALLEN BRADLEY MODULES AND PARTS

The Division of Purchases & Supplies solicited proposals for Allen Bradley Modules and Parts by the Department of Public Works.

McNaughton-McKay Electric, 1011 E. Fifth Ave., Flint, Michigan 48503, was the sole responsive bidder for said requirements.

Funding for said services will come from the following accounts for FY21 (07/01/20 – 06/30/21):

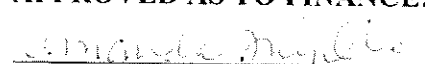
Account Number	Account Name	Amount
590-550.202-775.000	Repair/Maint Supplies	\$ 40,500.00
590-550.202-930.000	Repair/Maint	\$ 35,500.00
590-550.100-814.600	Computer Software	\$ 10,000.00
591-545.201-726.000	Maint/Supplies	\$ 40,000.00
FY21 (07/01/20 – 06/30/21) Total		\$126,000.00

IT IS RESOLVED, that the Finance Department Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to McNaughton-McKay Electric for Allen-Bradley Modules and Parts for FY21 (07/01/20 – 06/30/21) budgeted in the amount not to exceed \$126,000.00, pending FY/22 adopted budget amount \$126,000.00, and pending FY23 adopted budget amount \$126,000.00.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:


Amanda Trujillo, Acting Chief Financial Officer

FOR THE CITY OF FLINT:


Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:


Monica Galloway, City Council President

APPROVED AS TO PURCHASING:


Joyce A. McClane
Purchasing Manager



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 07/01/2020

BID/PROPOSAL# 21000543

AGENDA ITEM TITLE: Allen-Bradley Modules and Parts

PREPARED BY John Florshinger
Utilities Maintenance & SCADA Supervisor

VENDOR NAME: McNaughton-McKay Electric

BACKGROUND/SUMMARY OF PROPOSED ACTION:

WPC relies on Allen Bradley automation equipment to run and monitor critical plant processes such as filter, pump station control, load out facilities, grit removal, and plant historical data logging. Without adequate parts, these critical plant processes would not be operable resulting in NPDES Permit violations and increased operational and maintenance costs.

I recommend that the sole qualified bidder, McNaughton-McKay Electric, be awarded the three (3) year bid in the amount of \$86,000.00 for each of the next three (3) fiscal years, FY2021, FY2022, and pending adoption of FY2023, a three-year total of \$258,000.00, for Allen-Bradley modules and parts.

Please issue a purchase order for the FY2021 budgeted amount of \$86,000.00, using funds from account 590-550.202-775.000, 590-550.202-930.000 and 590-550.100-814.600.

FINANCIAL IMPLICATIONS: None

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
DPW-WPC	Repair/Maint Supplies	590-550.202-775.000		40,500.00
DPW-WPC	Repairs/Maintenance	590-550.202-930.000		35,500.00
DPW-WPC	Computer Software	590-550.100-814.600		10,000.00
		FY20/21 GRAND TOTAL		\$86,000.00
		THREE YEAR TOTAL		\$258,000.00

PRE-ENCUMBERED? YES ☒ NO ☐ **REQUISITION NO:** 200002955

ACCOUNTING APPROVAL: _____ **Date:** _____



CITY OF FLINT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒
(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1 \$86,000.00

BUDGET YEAR 2 \$86,000.00

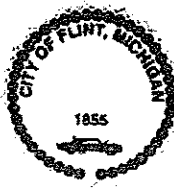
BUDGET YEAR 3 \$86,000.00

OTHER IMPLICATIONS (i.e., collective bargaining): None

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ **APPROVED** ☐ **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE:


(Jeanette Best, WPC Manager)



SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES
For Allen Bradley Modules & Parts (3) YRS.
PROPOSAL #21000541

COMPANY NAME	YEAR 1	YEAR 2	YEAR 3
McNaughton-McKay Electric Flint, Michigan 48503	\$170,000.00	\$170,000.00	\$170,000.00

Please note that all proposal submittals are currently being reviewed.

CITY OF FLINT



PROPOSAL #21000536

RESOLUTION NO:

200279

PRESENTED:

JUL 13 2020

ADOPTED:

BY THE CITY ADMINISTRATOR:

RESOLUTION TO BEARING DISTRIBUTORS, INC FOR NON-STOCK MECHANICAL PARTS

The Division of Purchases & Supplies solicited proposals for Non-Stock Mechanical Parts for three (3) fiscal year periods beginning 07/01/20 and ending 6/30/23 as requested by the Department of Public Works.

Bearing Distributors, Inc., was the responsive bidder for said requirements. Funding for said services will come from the following accounts:

Dept.	Name of Account	Account #	Grant #	Amount
DPW-WPC	Repair/Maint Supplies	590-550.202-775.000	N/A	\$72,500.00
		FY20/21 GRAND TOTAL		\$72,500.00
		THREE YEAR TOTAL		\$217,500.00

IT IS RESOLVED, that the proper city officials, Bearing Distributors, Inc., for three (3) year period for Non-Stock Mechanical Parts for FY20/21 (budgeted) \$72,500.00, pending FY21/22 budget \$72,500.00, and pending FY22/23 budget \$72,500.00.

APPROVED AS TO PURCHASING:


Joyce A. McClane
Purchasing Manager

APPROVED AS TO FINANCE:


Amanda Trujillo
Acting Chief Financial Officer

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer


Clyde Edwards, City Administrator

CITY COUNCIL:

Monica Galloway, Council President

CITY OF FLINT



RESOLUTION NO: **200348**

PRESENTED: **AUG 24 2020**

ADOPTED: _____

PROPOSAL #20000010

BY THE CITY ADMINISTRATOR:

RESOLUTION TO JERRY'S TIRE & SERVICE FOR THE SUPPLY OF TIRES AND TIRE SERVICES

The Division of Purchases & Supplies solicited proposals for Jerry's Tire & Service as requested by the Department of Public Works.

Three (3) proposals were submitted. Jerry's Tire & Service, 2085 W. Hill Road, Flint, MI 48507, was the responsive bidder.

Funding for said services are available in the following account for FY21 (07/01/20 - 06/30/21):

Account Number	Account Name	Amount
661-000.000-110.400	Inventories-Central Garage	\$100,000.00
FY21 (07/01/20 - 06/30/21) Total		\$100,000.00

IT IS RESOLVED, that the Proper City Officials are to do all things necessary to approve the issuance of a purchase order to Jerry's Tire & Service for FY21 (07/01/20 - 06/30/21) in the amount not to exceed \$100,000.00.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:


Amanda Trujillo, Acting Chief Financial Officer

FOR THE CITY OF FLINT:


Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:


Monica Galloway, City Council President

APPROVED AS TO PURCHASING:


Joyce A. McClane
Purchasing Manager



SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES
For The Supply of Tires and Tire Services
PROPOSAL #20000010

Approximate Annual Quantities – Not Guaranteed
Furnish as requested for the period 7/1/20 – 6/30/21

<i>Vendor</i>	<i>Year 1</i>	<i>Year 2</i>
GCR Tires and Service	\$ 11,191.24	\$ 11,853.59
JAM Best One Fleet Service	\$185,517.80	\$185,517.80
Jerry's Tire & Service	\$187,649.72	\$192,116.08



RESOLUTION NO.: **200349**

PRESENTED: **AUG 24 2020**

ADOPTED: _____

BY THE CITY MAYOR:

RESOLUTION AUTHORIZING BS&A SOFTWARE

WHEREAS, On November 9, 2016, the City of Flint entered into a two-year agreement in the amount of \$244,961.000 with BS&A Software through May 1, 2018 for the continued use of various software applications that the City utilizes for financial data processing (resolution 160468). On June 11, 2018, City officials authorized entering into Change Order #1 to extend the agreement through May 1, 2019 for the amount of \$117,911.00 (resolution 180287). On July 08, 2019, City Officials authorized entering into Change Order #2 to extend the agreement through May 01, 2020 for the an amount of \$120,738.00 (resolution 190254) for a total contract amount of \$483,610; and

The Information Services Division is requesting to enter into Change Order #3 to extend the agreement with BS&A through May 1, 2021 under the same terms of the original agreement for the amount of \$123,032. Funding for these services is to come from the following account:

Account Number	Account Name	Amount
636-228.100-814.600	Computer Software	\$123,032.00

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into change order #3 to the contract with BS&A Software to provide software applications for the period May 1, 2020 through May 1, 2021 for the amount of \$123,032.00 and a total contract amount of \$606,642.00 under the same terms and conditions.

APPROVED AS TO FORM:

Angela Wheeler
Angela Wheeler (Jul 13, 2020 11:28 EDT)

Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Amanda Trujillo
Amanda Trujillo (Jul 13, 2020 10:21 EDT)

Amanda Trujillo, Interim Chief Financial Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards
Clyde D. Edwards (Jul 16, 2020 17:47 EDT)

Clyde Edwards, City Administrator

Sheldon A. Neeley
Mayor Sheldon A. Neeley

APPROVED BY CITY COUNCIL:

Monica Galloway
Monica Galloway, City Council President

RESOLUTION STAFF REVIEW

Date: 07/10/2020

Agenda Item Title: Resolution authorizing BS&A Software

Prepared By: Monique Cole, IT Administrative Assistant

Background/Summary of Proposed Action:

The Information Services Division is requesting to enter into Change Order #3 to extend the agreement with BS&A through May 1, 2021 under the same terms of the original agreement for the amount of \$123,032. Funding for these services is to come from software account #636-228.100-814.600. BS&A Software provides the applications that the City uses for city financial data processing. In order to continue using BS&A Software, a service agreement needs to be paid for 2020/2021.

The ITS Division is currently working with BS&A on terms for software services with BS&A for the following year and expects to have an agreement in place prior to the May 1, 2021 renewal.

Financial Implications: None

Budgeted Expenditure? X Yes

Account Number: 636-228-100-814.600

Staff Recommendation: Recommend Approval

Preparer:

Monique Cole

Monique Cole (Jul 13, 2020 07:48 EDT)

Monique Cole, Staff Person

Approval:

Jeff Keen

Jeff Keen (Jul 13, 2020 10:08 EDT)

Jeff Keen, IT Director

BS& A Software14965 Abbey Lane
Bath, MI 48808**INVOICE**

Invoice Number: 128651

Invoice Date: May 1, 2020

Page: 1

Voice: 517-641-8900

Fax: 517-641-8960

Bill To:CITY OF FLINT
FINANCE DEPARTMENT
PO BOX 246
FLINT, MI 48501
GENESEE

Customer ID	Customer PO	Payment Terms	
FLINCTYGENE	2		
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/31/20

Quantity	Description	Unit Price	Amount
1.00	BS&A Online Services Employee Web Portal - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	8,657.00	8,657.00
1.00	Time Sheets System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	4,797.00	4,797.00
1.00	Human Resource System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	7,871.00	7,871.00
1.00	Payroll System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	8,657.00	8,657.00
1.00	BS&A Online Services - Annual Service/Support Fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	5,535.00	5,535.00
1.00	Assessing System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	8,439.00	8,439.00
1.00	Community Development (Building) System -annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	8,575.00	8,575.00
1.00	Purchase Order System- annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	6,792.00	6,792.00
1.00	Miscellaneous Receivables System- annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	6,792.00	6,792.00

Check/Credit Memo No:

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	Continued

BS&A Software14965 Abbey Lane
Bath, MI 48808

Voice: 517-641-8900

Fax: 517-641-8960

INVOICE

Invoice Number: 128651

Invoice Date: May 1, 2020

Page: 2

Bill To:CITY OF FLINT
FINANCE DEPARTMENT
PO BOX 246
FLINT, MI 48501
GENESEE

Customer ID	Customer PO	Payment Terms	
FLINCTYGENE	2		
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/31/20

Quantity	Description	Unit Price	Amount
1.00	Utility Billing System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	19,454.00	19,454.00
1.00	Fixed Assets System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	6,792.00	6,792.00
1.00	General Ledger/Budgeting System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	7,997.00	7,997.00
1.00	Tax System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	7,142.00	7,142.00
1.00	Accounts Payable System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	6,792.00	6,792.00
1.00	Cash Receipting System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	6,792.00	6,792.00
1.00	Delinquent Personal Property System - annual service/support fee per contract for the coverage dates of May 1st, 2020-May 1st, 2021	1,948.00	1,948.00

Subtotal	123,032.00
Sales Tax	
Total Invoice Amount	123,032.00
Payment/Credit Applied	
TOTAL	123,032.00

Check/Credit Memo No:

160468

(Requisition #160000738)

SUBMISSION NO.: CA2982016

PRESENTED: 10-13-16

ADOPTED: RTAB 11-9-16

RESOLUTION TO BS&A SOFTWARE FOR VARIOUS OPERATIONAL SOFTWARE
SYSTEMS SERVICE AND SUPPORT

BY THE CITY ADMINISTRATOR:

RESOLUTION

The Information Services Department has requested a two (2) year service and support agreement for the continual use of various software applications that the City currently uses for financial data processing; and

BS&A Software, 14965 Abbey Lane, Bath, Michigan has provided a two (2) year applications services agreement for said requirements. Funding for said services will come from the following account: 636-228.100-814.600; and

IT IS RESOLVED, that the Proper City Officials, upon City Council's approval, are hereby authorized to enter into a two year agreement with BS&A Software for a two (2) year service and support agreement for various financial data processing software applications in the annual amount \$112,343.00 (Information Services Fund) for FY17 and an additional second year amount of \$132,618.00 pending the adoption of the FY18 budget for a combined two (2) year total amount of \$244,961.00.

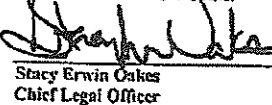
APPROVED PURCHASING DEPT.:


Derrick Jones, Purchasing Manager

APPROVED AS TO FINANCE:


David L. Sabuda, Chief Financial Officer

APPROVED AS TO FORM:


Stacy Erwin Oakes
Chief Legal Officer


Sylvester Jones, Jr., City Administrator

CITY COUNCIL:


Kerry Nelson, Council President

PRESENTED TO CITY
COUNCIL:

10-19-2016

ADOPTED BY CITY
COUNCIL:

10-24-2016

RECEIVERSHIP TRANSITION ADVISORY
BOARD:

ADOPTED BY THE
RECEIVERSHIP TRANSITION
ADVISORY BOARD
NOVEMBER 9, 2016

180287

RESOLUTION NO.: _____

PRESENTED: 6-11-2018

ADOPTED: 6-11-2018

RESOLUTION AUTHORIZING BS&A SOFTWARE CHANGE ORDER #1

BY THE MAYOR:

On November 9, 2016, the RTAB authorized a two-year agreement in the amount of \$244,961.00 with BS&A Software through May 1, 2018 for the continued use of various software applications that the City utilizes for financial data processing.

The Information Services Division is requesting to enter into Change Order #1 to extend the agreement with BS&A through May 1, 2019 under the same terms of the original agreement for an amount of \$117,911. Funding for these services is to come from account #636-228.100-814.600. The Finance Department is recommending that the agreement with BS&A be extended an additional year through May 1, 2019.

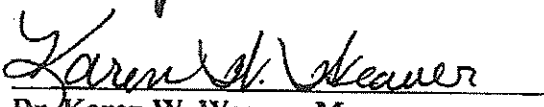
IT IS RESOLVED, that the appropriate City officials are authorized to enter into Change Order #1 to the contract with BA&A to provide software applications for the period May 1, 2018 through May 1, 2019 for the amount \$117,911 and a total cost not to exceed \$362,872 under the same terms and conditions.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:


Hughey Newsome, Chief Financial Officer


Dr. Karen W. Weaver, Mayor

CITY COUNCIL:


Herb Winfrey, Council President

RESOLUTION NO. 190254

PRESENTED: 7-02-19

ADOPTED: 7-08-2019

RESOLUTION AUTHORIZING BS&A SOFTWARE CHANGE ORDER #2

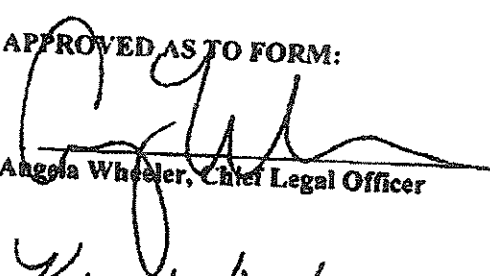
BY THE MAYOR:

On November 9, 2016, the RTAB authorized a two-year agreement in the amount of \$244,961.00 with BS&A Software through May 1, 2018 for the continued use of various software applications that the City utilizes for financial data processing. On June 11, 2018, City officials authorized entering into Change Order #1 to extend the agreement through May 1, 2019 for an amount of \$117,911.

The Information Services Division is requesting to enter into Change Order #2 to extend the agreement with BS&A through May 1, 2020 under the same terms of the original agreement for an amount of \$120,738. Funding for these services is to come from account #636-228.100-814.600. The Finance Department is recommending that the agreement with BS&A be extended an additional year through May 1, 2020.

IT IS RESOLVED, that the appropriate City officials are authorized to enter into Change Order #2 to the contract with BA&A to provide software applications for the period May 1, 2019 through May 1, 2020 for the amount \$120,738 and a total cost not to exceed \$483,610 under the same terms and conditions.

APPROVED AS TO FORM:


Angela Wheeler, Chief Legal Officer


Dr. Karen W. Weaver, Mayor

APPROVED AS TO FINANCE:


Tamar Lewis, Deputy Finance Director

CITY COUNCIL:


Herb Winfrey, Council President

20-1097

RESOLUTION NO.: **200350**PRESENTED: **AUG 24 2020**

ADOPTED: _____

Resolution Authorizing Appropriate City of Flint Officials to Do All Things Necessary to enter into MDOT Contract 20-5327, Job No. 207665PE for the purpose of fixing the rights and obligations of the parties in agreeing to the following: Preliminary engineering activities for the pavement marking installation work on Miller Rd. from Ballenger Hwy. to Hammerberg Rd.

BY THE MAYOR:

MDOT has submitted to the City of Flint Contract 20-5327, Job No. 207665PE for the purpose of fixing the rights and obligations of the parties in agreeing to the following: Preliminary Engineering (PE) activities for the pavement marking installation work for a lane configuration change from a four-lane to a three-lane roadway along Miller Rd. from Ballenger Highway to Hammerberg Road; and all together with necessary related work.

The present estimated project cost is \$210,876.00, with a Federal share of \$172,602.01 and the local share of \$38,273.99 (City of Flint), which is the project cost after a deduction of Federal aid. The State of Michigan allows overruns without City of Flint authorization, so the City of Flint has allowed an additional \$5,000 to be used if necessary. Funding is available in the following account:

202-441.702-801.000	Major Street Fund	\$43,273.99
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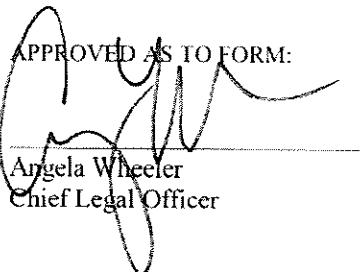
IT IS RESOLVED, that appropriate City Officials are authorized to do all things necessary to enter into MDOT Contract No. 20-5327, including local contribution of \$38,273.99 plus potential overruns in the amount of \$5,000.00 for a total of \$43,273.99. (Major Street Fund)

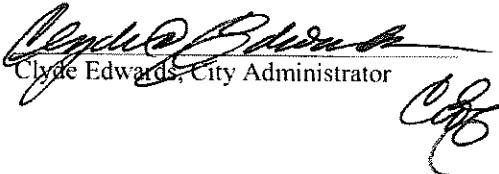
IT IS FURTHER RESOLVED, I, Sheldon A. Neeley, Mayor, am the duly authorized City official authorized to sign MDOT Contract 20-5327 on behalf of the City of Flint.

APPROVED AS TO FINANCE:


Amanda Trujillo
Interim Chief Finance Officer

APPROVED AS TO FORM:


Angela Wheeler
Chief Legal Officer


Clyde Edwards, City Administrator

2020-KRN

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: August 6, 2020

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: MDOT Contract 20-5327, Job No. 207665PE - Preliminary Engineering services for Miller Rd. from Ballenger Hwy. to Miller Rd.

PREPARED BY Kathryn Neumann for Robert Binsik, Director of Public Works

VENDOR NAME: State of Michigan (MDOT)

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The purpose of this resolution is for fixing the rights and obligations of the parties in agreeing to the following: Preliminary Engineering (PE) activities for the pavement marking installation work for a lane configuration change from a four-lane to a three-lane roadway along Miller Rd. from Ballenger Highway to Hammerberg Rd. and all together with necessary related work.

FINANCIAL IMPLICATIONS: The city is responsible for the projected cost after deduction of Federal aid. MDOT has the authority under Public Act 51 of 1951 to request the Treasurer to withhold City's MTF payment to secure the City's participation in the project.

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN: 

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Major Street Fund	441.702-801.000		\$43,273.99
FY21 GRAND TOTAL				\$ 43,273.99

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 20003603

ACCOUNTING APPROVAL: Kirstie Troup Date: 8/6/20

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☒ NO ☐

(If yes, please indicate how many years for the contract) 1 YEAR

OTHER IMPLICATIONS (i.e., collective bargaining): None

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE:

Robert Binsik

Robert Binsik, Director of Public Works

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written contract.

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties hereto approve of and shall undertake and complete the PROJECT in accordance with the terms of this contract.

Pursuant to Title 2 of the Code of Federal Regulations Part 200, a description of the federal award for the project is shown in detail on EXHIBIT "I", dated July 16, 2020, and made a part of this document.

2. The term "PROJECT COST", as herein used, is hereby defined as all the costs necessary for the performance of the PROJECT work, including the costs of design, design surveys, final construction plans and specifications, and any costs incurred by the DEPARTMENT as a result of this contract.

3. The REQUESTING PARTY will perform or cause to be performed all the PROJECT work. A separate work authorization will be issued to the REQUESTING PARTY by the DEPARTMENT for the commencement of the PROJECT work. The method of performing the work will be indicated on the work authorization.

4. The PROJECT COST shall be met in part by contributions by the Federal Government. Federal Surface Transportation Funds shall be applied to the eligible items of the PROJECT COST at the established Federal participation ratio equal to 81.85 percent. The balance of the PROJECT COST, after deduction of Federal Funds, shall be paid by the REQUESTING PARTY. The PROJECT COST and the cost participation are estimated to be as follows:

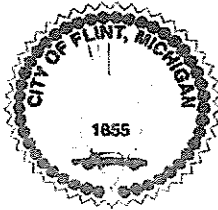
<u>ESTIMATED COST</u>	<u>FEDERAL AID</u>	<u>REQUESTING PARTY'S</u>
\$210,876.00	\$172,602.01	<u>SHARE</u>
		\$38,273.99

Any items of PROJECT COST not reimbursed by Federal Funds will be the sole responsibility of the REQUESTING PARTY.

5. The construction of the improvements for which the PROJECT work is being performed and the construction engineering work related thereto will be covered by a separate contract.

6. A working capital deposit is not required for the PROJECT.

5/13/87 STPPE.FOR 7/16/20



RESOLUTION NO.:

200351

PRESENTED:

AUG 24 2020

ADOPTED: _____

**RESOLUTION APPROVING A BUDGET AMENDMENT AND AUTHORIZATION FOR
THE CITY OF FLINT TO ACCEPT A \$220,000.00 GRANT FROM CHARLES STEWART
MOTT FOUNDATION TO DECREASE ILLEGAL DUMPING IN FLINT**

BY THE CITY ADMINISTRATOR:

WHEREAS, The City was awarded grant funding from the Charles Stewart Mott Foundation in the amount of \$220,000.00; and

WHEREAS, Grant #2020-07160 has been awarded to help decrease illegal dumping occurring in our Flint community and neighborhoods and to aid in restoring, protecting, and preserving vulnerable vacant spaces in Flint; and

WHEREAS, The total grant amount to be accepted shall be Two Hundred Twenty Thousand and no/100 (\$220,000.00) Dollars. The grant code and accounts have been established as follows:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor's office	Revenue	Fund 296 Department ID 171.330	PCSM-ADUMP20	\$220,000.00
Mayor's office	Expense	296-171.330-702.000	PCSM-ADUMP20	\$58,975.00
		296-171.330-719.100		\$6,251.00
		296-171.330-719.200		\$4,774.00
		296-171.330-726.000		\$0.00
		296-171.330-801.000		\$85,000.00
		296-171.330-977.000		\$65,000.00

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to abide by the terms of C.S. Mott Grant #2020-07160 in the amount of \$220,000.00, to appropriate revenue and expenditure amounts using grant code PCSM-ADUMP20, and to make the grant funds available in the current and any subsequent fiscal years that funding continues to remain available by the grantor.

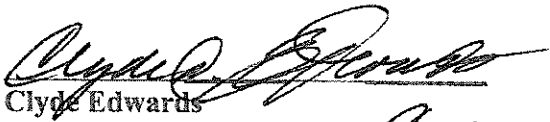
APPROVED AS TO FINANCE:


Amanda Trujillo
Deputy Finance Director

APPROVED AS TO FORM:

Angela Wheeler
Chief Legal Officer

ADMINISTRATION:


Clyde Edwards
City Administrator



CITY COUNCIL:

Monica Galloway
City Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 8/6/2020

BID/PROPOSAL #: N/A

AGENDA ITEM TITLE: RESOLUTION APPROVING A BUDGET AMENDMENT AND AUTHORIZATION FOR THE CITY OF FLINT TO ACCEPT A \$220,000.00 GRANT FROM CHARLES STEWART MOTT FOUNDATION TO DECREASE ILLEGAL DUMPING IN FLINT

PREPARED BY: Brian Larkin, Chief of Staff

VENDOR NAME: Charles Stewart Mott Foundation ("CS Mott")

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The City of Flint requested funds from the Charles Stewart Mott Foundation ("CS Mott") on behalf of the residents of Flint to decrease illegal dumping occurring in our community and neighborhoods. The Mayor is attempting to take a proactive stance against blight and dumping specifically. The "Anti-Dumping Initiative" is an effort to restore, protect, and preserve Flint's vulnerable vacant spaces. With this grant award from CS Mott, the City Blight division and Genesee County Land Bank will work together to provide crews with equipment to sweep Flint streets in response to resident priorities and in conjunction with community-based blight elimination. The grant will fund equipment costs, personnel (3 seasonal laborers and 1 project coordinator), greening, crime stoppers, community clean ups, prevention infrastructure (such as bollards, planters, barricades), and boarding vacant houses.

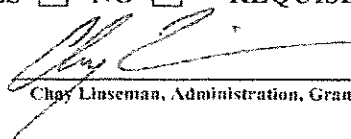
FINANCIAL IMPLICATIONS: The Anti-Dumping Initiative grant shall be \$220,000.00 from CS Mott grant number 2020-07160. The grant was specifically written for this purpose and funds may only be used to invest in the Anti-Dumping Initiative.

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor's office	Revenue	Fund 296 Department ID 171.330	PCSM-ADUMP20	\$220,000.00
Mayor's office	Expense	296-171.330-702.000	PCSM-ADUMP20	\$58,975.00
		296-171.330-719.100		\$6,251.00
		296-171.330-719.200		\$4,774.00
		296-171.330-726.000		\$0.00
		296-171.330-801.000		\$85,000.00
		296-171.330-977.000		\$65,000.00

PRE-ENCUMBERED? YES ☐ NO ☐ REQUISITION NO:

ACCOUNTING APPROVAL:



Date: 8/16/2020

Choy Linseman, Administration, Grants, and Finance Coordinator



CITY OF FLINT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): NONE

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE:  Director, Department of Planning and Dev.
(PLEASE TYPE NAME, TITLE)

Exhibit A

Lots 48 through 58, inclusive, Block 1, and Lots 29 through 31, inclusive, Block 3, Mott Park, City of Flint, Genesee County, Michigan, as recorded in Liber 20 of Plats, Page 28.

Address: 2645 and 2709 Orchard Lane, Flint, MI 48504

Parcel Number: 40-11-351-002 and 40-11-303-001

Last edit date: 4/20/2020

Property: Orchard Lane Apartments

				Proforma Rents	
				CFI Proforma	
				FY 2022	
Unit Type	# of units	Gross Rent per unit (\$)	Contract Rent per unit (\$)	Total (\$)	\$ per unit Total \$
1BR / 1BA (2 HOME Units)	4	453	453	1,813	453 1,813
2BR / 1BA (1 HOME Unit)	12	577	577	6,928	577 6,928
1BR / 1BA	4	458	458	1,833	458 1,833
2BR / 1BA	4	590	590	2,359	590 2,359
1BR / 1BA	4	458	458	1,833	458 1,833
2BR / 1BA	9	563	563	5,071	563 5,071
1BR / 1BA	4	487	487	1,947	487 1,947
2BR / 1BA	4	532	532	2,129	532 2,129
		-	-	-	- -
		-	-	-	- -
		-	-	-	- -
		-	-	-	- -
Total:				23,912	23,912
Annual Total:				286,946	286,946

**Orchard Lane Apartments
Flint, MI**

SOURCES & USES OF FUNDS Summary	
SOURCES	
City HOME	300,000
City HOME Tranfer from GM	129,585
Conventional Loan	570,415
TOTAL SOURCES	<u>\$1,000,000</u>
USES	
Acquisition of Land and Buildings	825,000
Property Upgrades	125,000
Soft Costs	50,000
TOTAL USES	<u>1,000,000</u>

Property: Orchard Lane Apartments
 Flint, MI

RESIDENTIAL

Income		Initial Inflator	Future Inflator	Begin In Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Annual Rental Income	2.00%	2.00%	2.00%	6	286,946	292,685	298,538	304,509	310,599	316,811	323,147	329,610	336,203	342,977	349,785	356,781	363,916	371,195	378,619
Annual Non-Rental Income	2.00%	2.00%	2.00%	6	3,500	3,570	3,641	3,714	3,789	3,864	3,942	4,020	4,101	4,183	4,266	4,352	4,439	4,528	4,618
Residential Vacancy Loss	8.00%	2.00%	5.00%	6	22,956	23,415	23,883	24,361	24,848	15,841	16,157	16,481	16,810	17,146	17,489	17,839	18,196	18,560	18,931
Total Project Revenue					267,490	272,840	278,237	283,863	289,540	304,835	310,932	317,150	323,493	329,963	336,562	343,294	350,159	357,163	364,306
Expenses																			
Management	3.00%				12,773	13,156	13,551	13,957	14,376	14,807	15,252	15,709	16,180	16,666	17,166	17,681	18,211	18,758	19,320
Administration	3.00%				16,916	17,423	17,946	18,485	19,039	19,610	20,199	20,805	21,429	22,072	22,734	23,416	24,118	24,842	25,587
Common Electricity	3.00%	3.00%	3.00%	6	4,330	4,460	4,594	4,732	4,873	5,020	5,170	5,325	5,485	5,650	5,819	5,994	6,174	6,359	6,550
Water & Sewer	3.00%	3.00%	3.00%	6	41,760	43,013	44,303	45,632	47,001	48,411	49,864	51,360	52,900	54,487	56,122	57,806	59,540	61,326	63,166
Operating & Maintenance	3.00%				47,316	48,735	50,198	51,703	53,255	54,852	56,498	58,193	59,938	61,737	63,589	65,496	67,461	69,485	71,570
Real Estate Taxes	3.00%				9,975	10,223	10,530	10,846	11,171	11,506	11,852	12,207	12,573	12,950	13,339	13,739	14,151	14,576	15,013
Insurance	3.00%				17,100	17,613	18,141	18,686	19,246	19,824	20,418	21,031	21,662	22,312	22,981	23,670	24,381	25,112	25,865
Payroll & Benefits	3.00%				48,252	49,700	51,191	52,726	54,308	55,937	57,615	59,344	61,124	62,958	64,847	66,792	68,796	70,860	72,985
Total Operating Expenses					202,076	208,139	214,393	220,814	227,439	234,262	241,290	248,529	255,984	263,664	271,574	279,721	288,113	296,756	305,659
Net Operating Income					65,414	64,701	63,814	63,048	62,101	70,573	69,642	68,622	67,509	66,299	64,989	63,573	62,047	60,407	58,847
Rep. Reserve	2.00%				13,500	13,770	14,045	14,326	14,613	14,905	15,203	15,507	15,817	16,134	16,456	16,785	17,121	17,464	17,813
Net Operating Income					51,914	50,931	49,868	48,722	47,488	55,668	54,439	53,114	51,691	50,165	48,532	46,787	44,926	42,943	40,834
Primary Debt Service					36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130
Cash Flow					15,783	14,801	13,738	12,591	11,358	19,537	18,308	16,984	15,561	14,035	12,402	10,657	8,795	6,813	4,704

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (DD), which shall read in its entirety as follows:

(DD) THE CITY ACKNOWLEDGES THAT **ORCHARD LANE LIMITED DIVIDEND HOUSING ASSOCIATION, LLC** A MICHIGAN LIMITED LIABILITY COMPANY (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "ORCHARD LANE APARTMENTS" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE SPONSOR HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE SPONSOR SHALL BE AFFORDED TAX

BENEFITS OF PAYING A SERVICE CHARGE IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE SPONSOR FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO FOUR PERCENT (4.5%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.


Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of

_____, 2020 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

Orchard Lane PILOT vs. Tax Comparisons

1) Current taxes:	\$21,500.00	
2) Estimated Ad Valorem Taxes after purchase	\$51,436.50	DIFFERENCE BETWEEN PILOT AND
3) PILOT estimation	\$12,000.00	ESTIMATED TAXES: \$39,436.50 per year

Based on the Schedule of Rents provided by Communities First, Inc., at 100% occupancy, given its rental rates for households at 30%, 40%, and 60% of AMI, the total annual rent potential for the 45 units is \$267,500.

3) Estimated project ad valorem taxable value:

Market Rent	One Bedroom	Two Bedroom
	\$500	\$600
Number of Units	16	29
	\$8,000	\$17,400

Monthly Income	\$25,400
Yearly Income	\$304,800
Vacancy/Loss (10%)	(\$30,480)
Potential Gross Income	\$274,320
Expenses	(\$123,444)
Net Operating Income	\$150,876
Cap Rate of 10%	\$1,508,760
SEV/TV	754,380
Potential Taxes	\$51,436

**PAYMENT IN LIEU OF TAXES
(PILOT)
APPLICATION**



CITY OF FLINT

1101 S SAGINAW ST.
FLINT, MI 48502
TEL: 810-766-7436

Chiller

PURPOSE

To administer the City of Flint Code of Ordinances 18-4.1 to 18-4.8, establishing a class of housing developments pursuant to the State Housing Development Authority Act of 1966, known as Act 436 of the Acts of 1966, being MCLA §§ 125.1401 et seq. , as amended, which are exempt from property taxes, paying instead a service charge to be paid in lieu of taxes (PILOT) by any or all classes of housing exempt from taxation under this Act at any amount it chooses, but not to exceed the taxes that would be paid for if not for this Act.

The City acknowledges that serving persons of low income is a public necessity, and as such the City of Flint will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. The applicant for a PILOT is affirming that the economic feasibility of this housing development is reliant on this requested tax exemption.

Furthermore, in considering this application for PILOT, the evaluators of such request shall consider that the community shall be developed in a manner consistent with the adopted Master Plan and Consolidated Action Plan. Evaluation of the application should take into consideration maintaining the overall goals and objectives set forth in these plans.

ELIGIBILITY

- 1) Applicant must be a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, mobile home park cooperative or mobile home park association, and must be financed with a federally-aided or Michigan State Housing Development Authority (MSHDA) aided mortgage or advance or grant from MSHDA.
- 2) PILOT has been requested during the planning stage of the project; any development project under construction at the time of application is not eligible to apply for, or to receive, a PILOT.
- 3) The applicant must own the property or have an option or other right to purchase the property under consideration and provide in application.
- 4) Housing development must contain a minimum of 51% affordable units.
- 5) Project includes a Low Income Housing Tax Credit (LIHTC) allocation.
- 6) The property is not designated as a Brownfield or 5/50 property.
- 7) All parcels that are separate have been combined through proper City channels.

PROCESS

1) Mandatory Pre-Application Conference: This will be a meeting of all applicable City Departments to include:

- City Administrator
- City Planner
- City Engineer
- City Treasurer
- City Assessor
- Chief Building Official
- Community and Economic Development Staff
- Representatives of applicant development team

This meeting will serve to familiarize all parties with the scope of the project and any issues that may exist. The applicant will also be familiarized with the PILOT process and policies.

2) Submission of Application: Application form must be complete and packet of required supporting documentation assembled based upon requirements set forth in the application. Any additional concerns or items that were discussed in the Pre-Application Conference should also be addressed. Application forms are available on both the City of Flint website and in the Department of Community and Economic Development.

One original and one electronic copy shall be submitted no later than seven (7) weeks before the Regular City Council meeting, which are typically held on the 2nd and 4th Mondays of each month.

3) Internal (Administrative) Review: An internal review will occur, resulting in either Administrative approval within three (3) weeks or return to the applicant for corrections.

Applications will be scored on a scoring matrix as attached in this application.

Administrative approval will move the application forward to an ordinance amendment that will be placed on the Government Operation Committee meeting agenda.

4) Council Committee Review: Meetings are held the Wednesday prior to the Regular City Council meeting. The developer is required to be in attendance at this meeting to answer any questions the committee may have.

5) Review by City Council: Once committee approval is obtained, the ordinance amendment will proceed to the following Regular City Council Meeting (the Monday following committee). The developer is required to be in attendance at this meeting.

6) Approval: If the PILOT application is approved by resolution of the City Council, a certified copy of the resolution and a copy of the minutes will be provided to the applicant. Additionally, digital copies will be provided to all applicable City Departments.

****Note: All applicants are required to file their MISDA affidavit with the City Assessor by November 1 of the year before the PILOT is to take effect.***

APPLICATION REQUIREMENTS

1) Completed Application Form

2) Narrative:

a. Background information:

i. Development experience of team

Please see attached resume for Communities First, Inc. ("CFI")

ii. Describe the corporate partnership structure

Please see attached proposed organization chart.

b. Describe the proposed Project (include the following sections): We are requesting a 4.5% PILOT. CFI proposes to acquire Orchard Lane apartments, located at 2709 Orchard Lane Dr., Flint, Michigan (the "Development"). The proposed Development is comprised of forty-five (45) one- and two-bedroom apartment rental units. The Development suffers from high vacancy rates due to eight (8) down units and various deferred capital maintenance needs. CFI, a 501(c)3 nonprofit corporation based in Flint, Michigan, whose mission is to build healthy, vibrant communities through economic development, affordable housing, and innovative programming, will immediately repair all health and safety property needs and bring the down units back on line to rent to low and moderate income individuals and families in Flint, Michigan.

i. Intended usage/target market – Low and moderate income individuals and families in Genesee County.

ii. Economic impact The Development currently suffers from high vacancy and is in danger of becoming housing of last resort that with a tenant based that is a detriment to the neighborhood and nearby businesses. The Development is located near a desirable commercial corridor (Ballenger Highway and Flushing Road) and many business, employment, and recreation amenities and will provide a beneficial long term economic impact to local businesses in the immediate area and greater Flint. Additionally, the project will likely utilize jobs for property a management job and positions for maintenance staffing and contracts.

iii. Environmental impact (to include any mitigation actions taken) Prior to financing, we will complete a Phase I ESA, but we do not expect there to be any Recognized Environmental Conditions.

iv. Impact on City infrastructure (transportation and utilities) The Development is existing multifamily housing that currently utilizes public utilities. CFI encourages residents to utilize public transportation and strives to increase walkability in all our developments. This project will help make Flint more attractive for business investment and people by providing decent, safe, sanitary, and affordable housing options to residents. Additionally, increasing affordable housing options for residents of Flint will reduce strain on health services impacted by COVID-19 by providing a reliable place for residents to practice safe-distancing.

v. Impact on City services (police, fire, EMS, code enforcement) CFI expects the

local area to be much safer and to incentivize investment by homeowners and business owners in and around the neighborhood. Increasing the density with quality affordable housing options will help activate the area with more residents to deter nearby criminal activity and utilize local businesses and other amenities. We expect nearby property values to increase and more local investment and activity, enlarging the tax base and providing more resources for City services.

vi. Square footage of the building and land to be renovated - The total square footage has not been determined.

vii. Architectural renderings to include the number and type of units – The unit mix includes sixteen (16) one-bedroom units and twenty-nine (29) two-bedroom units. The Development is an existing multifamily acquisition and

viii. Any other information to fully explain the project

c. Describe the marketing of the project, clearly identifying the intended market. If the project is speculative, how long is full occupancy expected to take and who will be the property manager?

The Project will be marketed through local media advertising, as well as word of mouth. Given current demand for housing in Flint, we expect full occupancy in the first two months following the down unit repairs.

d. Briefly describe the ownership and tax information for this project:

i. State the location or the proposed project to include street address, parcel ID, and the legal description. Parcel ID: 40-11-351-002 and 40-11-303-001; Legal Description: **Lots 48 through 58, inclusive, Block 1, and Lots 29 through 31, inclusive, Block 3, Mott Park, City of Flint, Genesee County, Michigan, as recorded in Liber 20 of Plats, Page 28.**

Address: 2645 and 2709 Orchard Lane, Flint, MI 48504

ii. Name of the property owner at the time of application. NINES Capital, LLC.

iii. If the applicant is not the current owner of record, attach a valid option to purchase. See Attached Purchase and Sale Agreement, dated April 20, 2020.

iv. Describe any and all financing, options, and liens on the property We are not aware of any liens on the property. We plan to finance the acquisition and immediate repairs through a combination of HOME funds, conventional loan, and equity.

v. State the current assessed value of the property. According to the Flint Property Portal, the State Equalized Value is \$280,500.00.

vi. Are any assessments currently under appeal? If yes, describe. We are not aware of any assessment appeals.

e. Provide a detailed development pro forma outlining proposed hard, soft and financing costs associated with the development. Pro forma must also identify all sources of financing and terms, including Applicant equity, construction, and permanent financing, as well as any government assistance. Proposals must contain detailed cost breakdowns. Please see attached sources and uses of funds.

f. Provide a detailed operating pro forma. This must include all anticipated major revenues and expenses for the full term of the requested PILOT. Please see attached 15-year operating proforma. A longer term forecast proforma can be provided upon request.

g. Provide a detailed schedule of rents and income limits of lessees - Please see attached rent schedule with income targeting and unit mix.

h. Provide housing market data to show demand.

See Imagine Flint Master Plan. We have not done a market study but given current demand for rental units in the area and Flint as well as the COVID-19 crisis, there is adequate demand for the multifamily apartments.

i. State a proposed timeline for the Project to include:

i. Closing of the loan or contributing financing November 2020

ii. First expenditure of funds with regards to the project November 2020

iii. Anticipated date construction will begin November 2020

iv. Anticipated date of completion December 2020

j. Describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members. We are not aware of any conflicts of interest.

k. To receive application bonus points, address the following:

i. Mixed use (PILOT ONLY applies to housing- not commercial SF) - The proposed Development is not mixed used.

ii. Energy efficiency and green practices CFI plans to install energy efficient features where necessary

iii. Neighborhood and block club outreach (Full list of outreach done)

Due to the COVID-19 crisis, CFI has not been able to conduct any physical or in-person outreach but we are constantly in communication with City and neighborhood stakeholders, including the nearby Ballenger Highway Neighborhood Association and Mott Neighborhood Association. Fifteen people who live or work in the Mott Park and Ballenger Highway Neighborhood filled out their support for CFI acquisition of the property and the PILOT electronically.

iv. External amenities (walk score, proximity to transit, jobs, etc.)

The property's Walkscore is 75 and within close distance to several business and employment amenities, including McLaren Hospital and a grocery store. Additionally, the Development is near Berkley Place Apartments, a 33 unit multifamily development under construction. These two developments will provide investment leverage to create a dynamic and prosperous corridor northwest of downtown Flint.

l. Include a copy of the completed MSHDA application for Low Income Housing Tax Credits (LIHTC) within thirty (30) days of submittal to MSHDA.



(APPLICATION FORM ON NEXT PAGE- ATTACH APPLICATION FORM TO
THE REQUIRED NARRATIVES AND SUPPORTING DOCUMENTS)

PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION
CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	Communities First, Inc. on behalf of OL LDHA LLC or another entity to be formed
REPRESENTATIVES NAME	Glenn A. Wilson
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

GUARANTORS INFORMATION

ENTITY NAME	Communities First, Inc.
ENTITY PRINCIPAL	
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

PROJECT INFORMATION

PROJECT NAME	Orchard Lane Apartments
ADDRESS OF PROJECT	2709 Orchard Ln. Dr.

PARCEL ID	40-11-351-002 and 40-11-303-001
LEGAL DESCRIPTION	Lots 48 through 58, inclusive, Block 1, and Lots 29 through 31, inclusive, Block 3, Mott Park, City of Flint, Genesee County, Michigan, as recorded in Liber 20 of Plats, Page 28. Address: 2645 and 2709 Orchard Lane, Flint, MI 48504

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Communities First, Inc.
ARCHITECTURAL FIRM	N/A
CONSTRUCTION PROJECT MANAGER	TBD
GENERAL CONTRACTOR FOR PROJECT	TBD

Applicant is to attach items a-l as required in the narrative portion of the application.

- a. Background information See Above
- b. Project description See Above
- c. Project marketing/target market See Above
- d. Ownership description/tax information See Above
- e. Detailed development pro forma Attached
- f. Operating pro forma Attached
- g. Schedule of rents/income levels Attached
- h. Housing market data supporting demand See Above
- i. Proposed project timeline See Above
- j. Conflicts of interest See Above
- k. Application bonus point items See Above
- l. MSHDA application for LIHTC credits N/A



ORGANIZATIONAL CAPACITY

Communities First, Inc. is made up of a dynamic team of passionate and committed professionals with expertise in real estate development, project management, finance, housing, economic development and community engagement. The organization and team have an excellent relationship with Michigan State Housing Development Authority, City of Detroit, U.S. Department of Housing and Urban Development and other partners enabling us to layer complex financing and utilize various programs.

Glenn Wilson, President/CEO

As co-founder and President/CEO, Glenn Wilson leads the organization as it responds to the great need that distressed communities face in regards to economic development and affordable housing. The organization has secured more than \$40 million in funding, primarily for real estate development projects and provided jobs to more than 300 people due to Mr. Wilson's leadership. Glenn has expansive knowledge of real estate and community development, serving as the primary lead for these activities since the organization's inception in 2010. His background in healthcare, real estate, business, marketing and entrepreneurship has translated well to his real estate development work. Glenn currently serves on the Michigan Housing Council Board of Directors, Michigan Housing Council Finance and Development Committee and the Community and Economic Development Association of Michigan Board of Directors. He also serves on the boards of the Mass Transportation Authority and Hurley Foundation and is a member of the Federal Home Loan Bank of Indianapolis Advisory Board. Glenn participates in committees at the Flint Institute of Arts and Flint Institute of Music and has a special interest in increasing equity in the arts. He has strong relationships with governmental entities, politicians, foundations and community groups throughout the state of Michigan.

Essence Wilson, Chief Strategy Officer

Essence Wilson is co-founder and Chief Strategy Officer for the organization. Her responsibilities include writing grants, improving organizational efficiency and organizing community engagement efforts. Essence has a bachelor's degree in mechanical engineering from Kettering University and a master's degree in management, strategy and leadership at Michigan State University. This education and prior experience working at General Motors helped her develop as a leader and innovator, which has served her well in the nonprofit arena. A natural planner and

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



logistical thinker, she is often responsible for translating vision to action while producing tangible results.

Her community involvement includes serving on the Flint Institute of Music Board of Directors, participating in committees at Flint Institute of Arts and Flint Institute of Music.

Renee A. Kent, Special Projects Manager

Renee has been engaged in the financial services and community development field for 20 years managing lending and equity investing activities that target funding for affordable housing and economic development initiatives to revitalize and stabilize low to moderate income communities throughout the state of Michigan. Experience includes structuring and financing Tax Credits, Social Impact Bonds and Opportunity Zone Investments. Renee is a passionate volunteer throughout her community and seeks to affect greater positive change through participation on various boards, community task force coalitions, youth based organizations and loan committees for community, government and corporate initiatives. Renee holds a Bachelor Degree majoring in accounting from Eastern Michigan University.

Michael E. Wright Real Estate Development Director

Michael obtained his Master's degree in Public Administration with an emphasis in urban and regional policy and planning and Bachelors of Arts degrees in political science and philosophy from Grand Valley State University. Michael has 9 years of real estate development experience as a consultant and developer, specializing in both for-profit and non-profit real estate finance and development. Michael has utilized low income housing, historic, and new markets tax credits, HOME funds, tax increment financing, conventional and HUD insured (221(d)4 and 223(f)) debt, and grants to close various projects in Michigan, Ohio, and Oklahoma. Michael's service ethic is demonstrated by his prior work as a member with LISC/AmeriCorps, Neighborhood Ventures in Grand Rapids and the Wyoming Downtown Development Authority.

Lisa Mauzey Financial Management Consultant

For the past 25 years, Lisa Mauzey has worked in the accounting fields for both for-profit and non-profit organizations. During this time she has developed strong accounting skills and refined her skills in full-service corporate, real estate, and

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construction accounting; as well as, administrative skills including human resources. She has worked on projects that assisted neighborhood development organizations building housing in Detroit and Flint by using her abilities to budget, complete construction draws, and organize a build schedule. Lisa earned her Associates of Arts in Accounting from the University of Phoenix in December 2008 and her Bachelors of Business Administration in Innovative Organization from the University of Phoenix in May 2011.

Property Management Partner

Premier Property Management, LLC, is a full service property management firm formed as a Limited Liability Company in 1999 to provide professional marketing and property management services for all types of multifamily housing and commercial retail real estate developments.

This firm developed in part as a response to the rising demand by owners, government agencies, mortgage lenders and tenants for experienced real estate management professionals. These professionals must be able to provide higher quality service while remaining abreast of the changes in the laws and government regulations which affect the investment and the investor. Premier Property Management LLC, is recognized as having the experience, knowledge, skill and resources to meet these demands for all types of real estate developments and establishes individual management programs tailored to address the specific needs of each unique development.

The experience of Premier Property Management, LLC, includes the management experience of a diverse portfolio of Condominium, Conventional, Affordable Low Income, Elderly, and Publicly Owned housing developments. The depth of experience and the recognition as an industry expert in the reformation of distressed housing is reflected in the strong working relationships which have been developed with various government agencies including: The Department of Housing and Urban Development (HUD) in Detroit, MI, Grand Rapids, MI, Cleveland, OH, Miami, FL, Atlanta, GA, and Indianapolis, IN, The U.S. Department of Agriculture (Rural Development) in Tavares, FL, Ocala, FL, and West Palm Beach Gardens, FL., The Michigan State Housing Development Authority (MSHDA) in Detroit, MI, and Lansing, MI, and innumerable local government offices including Clinton Township, Shelby Township, City of Ecorse, the City of South Lyon and the City of Detroit.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



In addition to the traditional property management services, Premier Property Management has assisted several Public Housing agencies move from being "Troubled" agencies to highly functioning agencies through comprehensive changes in operations and establishing better communication with the Boards of Commissioners.

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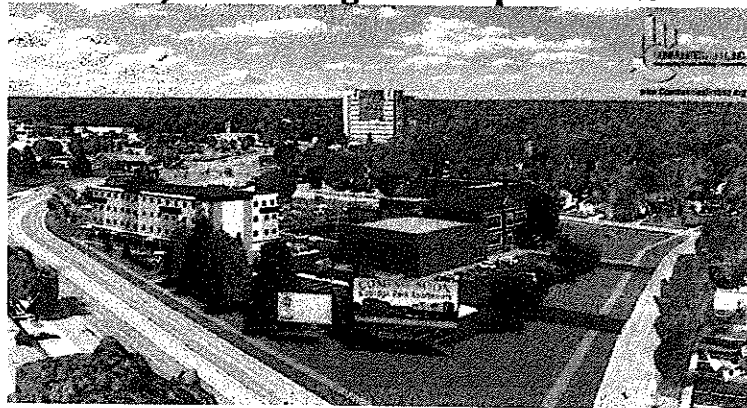
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COMMUNITIESFIRSTINC.ORG	FLINT, MI 48503	FLINT, MI 48501	F: 810-519-4844



DEVELOPMENT EXPERIENCE

Communities First, Inc. develops projects and programs while always keeping the community involved and engaged; as our organization grows we will also grow with the needs of the community in mind. Over the last 10 years, Communities First, Inc. has developed and/or acquired affordable housing units, market rate housing units, commercial/office/warehouse space as well as theater/event space. The following provides examples of three successful projects with components similar to the Grandmont Rosedale Development Opportunity:

Project: Coolidge Park Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Coolidge Park Apartments. Completed in October 2019, the project involves the historic rehabilitation of Coolidge Elementary School and the construction of a new mixed use building on the site. The development includes market rate units, affordable units and over 9,000 square feet of commercial space.

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 54 LIHTC Units, 9 market rate units, over 9,000 sq. feet commercial space

Year of Completion: 2019

Funding Sources: Coolidge Park Apartments was funded with MSHDA LIHTC, Federal Historic Tax Credits, City of Flint HOME Funds, MEDC CRP funds, Foundation grants and conventional financing from ELGA Credit Union and JP Morgan Chase Bank.

Total Project Cost: \$16.3 Million

Additional Details: Please visit <https://www.youtube.com/watch?v=Mo0>

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Project: Swayze Court Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Swayze Court Apartments. This project involved the rehabilitation of the historic Swayze Apartments and the construction of a new building on the property. Swayze Court Apartments is a 36 unit permanent supportive housing project for individuals that are homeless, at risk of homelessness or have special needs. Swayze Court Apartments provided more than 100 well-paying construction jobs for the local community and was certified as an Enterprise Green Community.

Project Type: Permanent Supportive Housing (PSH) for Homeless, At Risk of Homelessness, and Special Needs

Unit Mix: 28 PSH Units, 8 Units Mixed Affordable

Year of Completion: 2016

Funding Sources: Swayze Court Apartments was funded with MSHDA LIHTC, Federal Historic Tax Credits, MSHDA HOME and City of Flint HOME.

Total Project Cost: \$8.3 Million

Additional Details: Please visit

<https://www.youtube.com/watch?v=ovfMPJBriNs&t=21s> for a video of the ribbon cutting ceremony.

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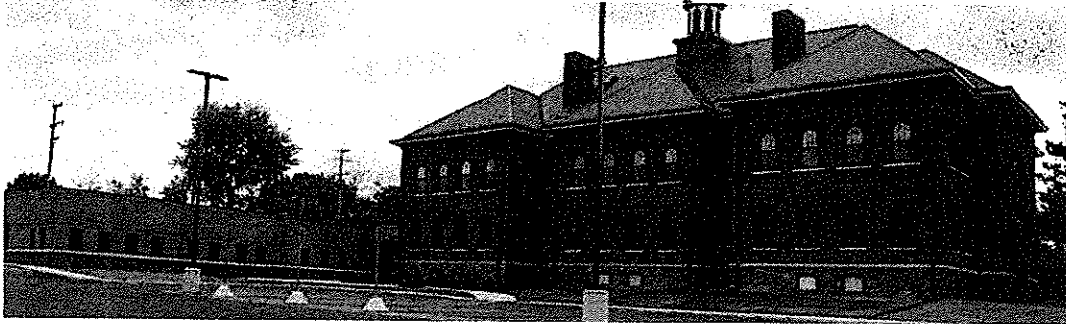
415 W. COURT ST.
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P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



Project: Oak Street Senior Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Oak Street Senior Apartments. Oak Street Senior Apartments is a U.S. Department of HUD Section 202 Supportive Housing for the Elderly development. The project consists of 24 units of safe, affordable housing for low income seniors in the downtown Flint area. The historic Oak School was originally built in 1898 and has been preserved according to historic standards. The resulting development is Enterprise Green Communities certified and winner of the Association of General Contractors of Michigan.

Project Type: Permanent Supportive Housing for Elderly

Unit Mix: 24 Units Permanent Supportive Housing

Year of Completion: 2014

Funding Sources: Oak Street Senior Apartments was funded primarily through a U.S. Department of HUD Section 202 Supportive Housing for the Elderly grant and a MSHDA Housing Development Funds grant. Additional sources of funding came from the City of Flint, Genesee County Land Bank Authority and Michigan LISC.

Total Project Cost: \$5.1 Million

Additional Details: Please visit

https://www.youtube.com/watch?v=Velpu15_184 for a video of the ribbon cutting ceremony and https://www.youtube.com/watch?v=c6W_D0_WNXA for more information.

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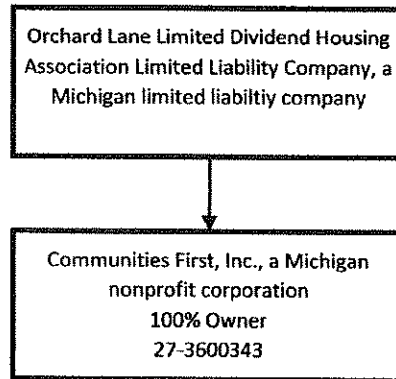
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FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4644

Proposed Organization Chart for Orchard Lane Apartments



Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") is made and entered into this 20th day of April, 2020, ("Effective Date") by and between Communities First, Inc., a Michigan nonprofit corporation or entity to be formed by Communities First, Inc. ("Purchaser"), whose address is 415 W. Court St., Flint, MI 48503 and NINE8 CAPITAL, LLC (the "Seller"), whose address is 20930 Michael Court, St. Clair Shores, MI 48081. The parties agree as follows:

1. Property Description: The real property being sold by Seller and purchased by Purchaser is located in the City of Flint, County of Genesee and State of Michigan, which is legally described in the attached Exhibit A ("Real Property") and includes all property reserves.
2. Fixtures and Improvements Included: The following shall be included in the sale: All furniture, fixtures, and equipment now existing on the premises ("Personal Property").
3. Fixtures and Improvements Not Included: The following personal property shall not be included in the sale, and Seller reserves the right to remove the following items prior to delivering possession to Purchaser: NONE.
5. Purchase Price: The Purchase Price is Eight Hundred Twenty-Five Thousand Dollars (\$825,000.00).
6. Method of Payment: The Purchase Price shall be paid in full by cash or electronic wire of funds by Purchaser at time of closing.
7. Consummation of Purchase: The purchase shall be consummated by delivery of warranty deed conveying marketable title subject to restrictions, easements, and zoning ordinances of record, or that are apparent upon physical examination of the Real Property.
8. Inspection Period. Purchaser shall have ninety (90) days from the execution of this Agreement ("Inspection Period") to conduct such investigations and tests and obtain such approvals and assurances, as Purchaser deems appropriate in order to determine whether the Real Property is suitable for Purchaser's intended use(s). Within five (5) days following the execution of this Agreement, Seller shall provide to Purchaser the following documentation in Seller's possession or control which relates to the Property: i) current title reports on the Real Property, including all exception documents; ii) copies of leases and other agreements, contracts, warranties, reports, rent rolls, financial statements, and other materials regarding the Real Property and Seller's ownership of the Real Property; iii) all surveys, geological studies and reports, soil reports, grading plans, environmental reports, Phase I and Phase II Environmental Site Assessment Reports and Studies, Property Insurance, contracts with consultants and contractors that have provided work on the Real Property, and other documents and reports regarding the physical condition of the Real

Property; iv) allow Purchaser to enter and inspect the Real Property as required to satisfy the Purchaser. If Purchaser, in its sole discretion is not satisfied for any reason with the results of its inspections and investigations, Purchaser may terminate this Agreement at any time during the Inspection Period, upon notice to Seller, whereupon neither party shall have any further obligation to the other except for those matters, if any, that survive the termination of this Agreement and Purchaser shall receive a full refund of the Earnest Deposit.

9. Property Inspection: Purchaser acknowledges:
 - A. That Purchaser has personally inspected and approved the Real Property, buildings, layout and location thereof, and all Personal Property included;
 - B. That Purchaser accepts both the Real Property, buildings thereon, and all Personal Property, in their present condition, "as is;"
 - C. That Seller has never lived on the Real Property and will not be making a Seller's Disclosure Statement;
 - D. That Seller makes no representations and gives no warranty concerning the condition of the Real Property or building thereon, or the condition above ground or below ground of the Personal Property included with the Real Property.
10. Title Evidence: As evidence of title, Seller, at Seller's expense, agrees to furnish Purchaser as soon as possible with a title commitment in an amount not less than the purchase price, bearing a date later than acceptance hereof. At closing, Seller agrees to furnish Purchaser with a title insurance policy conforming to the amount hereof and guarantying the title in the condition required for performance hereof.
11. Title Objections: If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, Seller shall have 30 days after receiving written notice to remedy the claimed defects. After 30 days, Seller will refund the deposit in full termination of the contract if Seller is unable to furnish marketable title. If the Seller remedies the title, the Purchaser agrees to complete the sale within 10 days of written notification thereof.
12. Warranties of Seller: Seller represents and warrants to Purchaser:
 - A. Seller has the full right, power and authority to convey the Real Property as provided in this Agreement and to carry out Seller's obligations hereunder, and all requisite action necessary to authorize Seller to enter into this Agreement and to carry out its obligations hereunder have been, or by the Closing will have been, taken. The person signing this Agreement on behalf of Seller is authorized to do so.

- B. There is no action, suit, arbitration, unsatisfied order or judgment, government investigation or proceeding pending against Seller which, if adversely determined, could interfere with the consummation of the transaction contemplated by this Agreement.
 - C. Seller is solely responsible for any and all consents, waivers, approvals, or authorizations required to be obtained from any partner.
 - D. Seller has no notice or knowledge of
 - i any planned or commenced public improvements that might result in special assessments or otherwise directly and materially affect the Premises or the personal property;
 - ii any government agency or court order requiring repairs, alterations, or corrections of any existing conditions;
 - iii any request by an insurer or a mortgagee of the Premises requiring repairs, alterations, or corrections of any existing conditions; or
 - iv any structural or mechanical defects in the Premises or the personal property.
 - E. During the interim between the signing of this Agreement and the closing, Seller will continue to operate the apartments and maintain the Premises in the same manner as Seller has operated the apartments and maintained the Premises for the past 12 months.
 - F. The representation and warranties of Seller shall survive Closing.
13. Warranties by Buyer: Buyer warrants to Seller and shall certify to Seller at the closing as follows:
- A. Buyer is a Michigan nonprofit corporation in good standing in the State of Michigan.
 - B. Buyer has full authority to enter into and perform this Agreement in accordance with its conditions, without breaching or defaulting on any obligation of Buyer to any partners or third parties.
 - C. Except as disclosed in this Agreement, Buyer is not a party to any agreement or otherwise bound under any obligation with or in favor of any other party who has any interest in the Premises or the personal property or the right to purchase or lease the Premises or the personal property.
14. Taxes and Assessments: Seller shall pay any back taxes due and owing and shall pay all taxes and assessments which first become due before the Effective Date. Purchaser shall

pay taxes and assessments which first become due after the Effective Date. Current year taxes shall be prorated to the Effective Date, same as having been paid in advance on a calendar year basis.

15. Closing Costs: Seller to pay the escrow closing fee due to Cinnaire Title Company ("Title Company") and its own counsel and/or other professional fees; Purchaser to pay recording fees, state and county transfer tax, and its own counsel fees to the Title Company. Seller reserves the right to choose their own title company.
16. Closing Date: Purchaser and Seller will close the sale no later than 30 days after the Inspection Period; Purchaser has the right to extend the Closing date three (3) times for 30 days each time. Purchaser shall deposit a non-refundable Five Thousand Dollars (\$5,000) with Title Company, for each 30-day extension which shall be applied to the Purchase Price
17. Earnest Deposit: Purchaser shall deposit the sum of Fifteen Thousand Dollars (\$15,000) with Title Company, within five (5) business days after the Effective Date, the receipt of which will be acknowledged by Seller. Earnest Deposit shall be applied to the Purchase Price. Purchaser and Seller agree that Earnest Deposit is fully refundable during the Inspection Period and the Earnest Deposit is non-refundable after the Inspection Period.
18. Occupancy: At closing, Seller will provide Purchaser with possession of the Real Property and the Personal Property.
19. Default of Purchaser: In the event of default of Purchaser, Seller may enforce the terms of the contract hereof, or in the alternative, Seller may cancel the contract and declare a forfeiture hereunder and retain the earnest deposit as liquidated damages.
20. Default of Seller: In the event of default by Seller, Purchaser may enforce the terms of the contract hereof, or in the alternative, Purchaser may cancel the Agreement, and declare an immediate refund of Purchaser's Earnest Deposit in full termination of this agreement.
21. Heirs and Successors: This contract binds Purchaser, Seller, their personal representatives and heirs, and anyone succeeding to their interest in the property.
22. Assignment: Purchaser may assign this Agreement and Purchaser's rights under it to an affiliate entity for which Purchaser has control.
23. Broker: Purchaser and Seller acknowledge that no Broker is involved in this transaction and no broker commission(s) shall be paid.
24. Complete Agreement: This agreement supersedes any and all understandings and agreements and constitutes the entire agreement between the parties hereto, and no oral representation or statements shall be considered as a part hereof.

25. Arbitration. The parties agree to arbitration as follows:

A. All disputes, controversies, or claims arising out of, in connection with, or relating to this Purchase Agreement or any breach or alleged breach of the Purchase Agreement, and any claim that Seller violated any state or federal statute (including discrimination/civil rights claims) or Michigan common law doctrine or committed any tort regarding Purchaser in relation to this Purchase Agreement shall, upon the request of the party involved, be submitted to and settled by arbitration in the State of Michigan under the applicable rules then in effect of the American Arbitration Association (or at any other place or under any other form of arbitration mutually acceptable to the parties involved). The parties specifically agree to arbitration with the other party in a joint proceeding for all common issues and disputes. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

B. Notice of the demand for arbitration shall be filed, in writing, with the other party to this Purchase Agreement and with the American Arbitration Association.

C. Notwithstanding any contrary provision of any statute of limitation, any claim by Purchaser against Seller, including: tort claims, breach of contract (express or implied), fraud, or breach of warranty (express or implied), violations of any federal, state, or other governmental law, statute, regulation, or ordinance, or claims based on any other legal or equitable theory, must be brought (by demanding arbitration on any such claim) no later than 1 year from the closing date of the sale contemplated by this Purchase Agreement.

D. The parties may elect to be represented by an attorney or other representative of their choice.

E. Each party shall have the right to prehearing discovery in the time and manner provided by the then-applicable Michigan Court Rules.

F. Each party shall have the right to subpoena witnesses and documents for the arbitration hearing.

G. The arbitrator shall have no power to add to, subtract from, or alter the terms of this Agreement, and shall render a written decision setting forth findings and conclusions only about the claims or disputes at issue. The expenses of any arbitration shall be born ½ by Seller and ½ by Purchaser. Each party shall pay for and bear the costs of its own experts, evidence, and counsel fees.

H. The arbitration shall be before one arbitrator, who is licensed to practice law in the State of Michigan, selected by Seller and Purchaser, as they agree, but if they cannot agree on an arbitrator, then the arbitrator shall be selected by a court of competent jurisdiction with the requirement that the arbitrator is a retired judge from outside of Genesee County.

The arbitration shall take place in the State of Michigan in the County in which this contract was signed.

I. Any award by the arbitrator shall be final and conclusive upon the parties and a judgment may be entered in the highest court for the forum, state or federal, having jurisdiction. After the entry of an arbitral award, the losing party shall have 28 days after it receives notice of the award to fully comply with the award; a judgment may not be entered to enforce the award until the losing party has had an opportunity to comply with the arbitral award according to this provision.

[Signatures appear on the following page]

[Signature Page to Purchase and Sale Agreement]

Dated 4-20-2020

Glenn A. Wilson
Communities First, Inc., or Entity to be formed by
Communities First, Inc., Purchaser
By: Glenn A. Wilson
Title: President & CEO

Sellers's Acceptance

Seller accepts the above proposal and agrees to sell and convey to the above-named Purchaser the premises herein described at the time and subject to the above terms.

Dated 4/20/20

Ajay K. Sharma
NINE8 CAPITAL, LLC
By: Ajay K. Sharma
Its: Co-Member

Exhibit A

Lots 48 through 58, inclusive, Block 1, and Lots 29 through 31, inclusive, Block 3, Mott Park, City of Flint, Genesee County, Michigan, as recorded in Liber 20 of Plats, Page 28.

Address: 2645 and 2709 Orchard Lane, Flint, MI 48504

Parcel Number: 40-11-351-002 and 40-11-303-001

Last edit date: 4/20/2020

Property: Orchard Lane Apartments

				Proforma Rents	
				CFI Proforma	
				FY 2022	
Unit Type	# of units	Gross Rent per unit (\$)	Contract Rent per unit (\$)	Total (\$)	\$ per unit Total \$
1BR / 1BA (2 HOME Units)	4	453	453	1,813	453 1,813
2BR / 1BA (1 HOME Unit)	12	577	577	6,928	577 6,928
1BR / 1BA	4	458	458	1,833	458 1,833
2BR / 1BA	4	590	590	2,359	590 2,359
1BR / 1BA	4	458	458	1,833	458 1,833
2BR / 1BA	9	563	563	5,071	563 5,071
1BR / 1BA	4	487	487	1,947	487 1,947
2BR / 1BA	4	532	532	2,129	532 2,129
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
Total:	45			23,912	23,912
Annual Total:				286,946	286,946

**Orchard Lane Apartments
Flint, MI**

SOURCES & USES OF FUNDS Summary	
SOURCES	
City HOME	300,000
City HOME Tranfer from GM	129,585
Conventional Loan	570,415
TOTAL SOURCES	<u>\$1,000,000</u>
USES	
Acquisition of Land and Buildings	825,000
Property Upgrades	125,000
Soft Costs	50,000
TOTAL USES	<u>1,000,000</u>

Property: Orchard Lane Apartments
 Filnt, MI

RESIDENTIAL

Income	Initial		Future		Begin In														
	Infliator	Year	Infliator	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Annual Rental Income	2.00%	2.00%	2.00%	6	286,946	292,685	298,538	304,509	310,599	316,811	323,147	329,610	336,203	342,927	349,785	356,781	363,916	371,195	378,619
Annual Non-Rental Income	2.00%	2.00%	2.00%	6	3,500	3,570	3,641	3,714	3,789	3,864	3,942	4,020	4,101	4,183	4,266	4,352	4,439	4,528	4,618
Residential Vacancy Loss	8.00%	5.00%		6	22,955	23,415	23,883	24,361	24,848	15,841	16,157	16,481	16,810	17,146	17,489	17,839	18,196	18,560	18,931
Total Project Revenue					287,490	272,040	278,297	283,863	289,540	304,835	310,932	317,150	323,493	329,963	336,562	343,294	350,159	357,163	364,306
Expenses																			
Management	3.00%				12,773	13,155	13,551	13,957	14,376	14,807	15,252	15,709	16,180	16,666	17,166	17,681	18,211	18,758	19,320
Administration	3.00%				16,916	17,423	17,946	18,485	19,039	19,610	20,199	20,805	21,429	22,072	22,734	23,416	24,118	24,842	25,587
Common Electricity	3.00%	3.00%		6	4,330	4,460	4,594	4,732	4,873	5,020	5,170	5,325	5,485	5,650	5,819	5,994	6,174	6,359	6,550
Water & Sewer	3.00%	3.00%		6	41,760	43,013	44,303	45,632	47,001	48,411	49,864	51,360	52,900	54,487	56,122	57,806	59,540	61,326	63,166
Operating & Maintenance	3.00%				47,316	48,735	50,198	51,703	53,255	54,852	56,498	58,193	59,938	61,737	63,589	65,496	67,461	69,485	71,570
Real Estate Taxes	3.00%				9,925	10,223	10,530	10,846	11,171	11,506	11,852	12,207	12,573	12,950	13,339	13,739	14,151	14,576	15,013
Insurance	3.00%				17,100	17,613	18,141	18,686	19,246	19,824	20,418	21,031	21,662	22,312	22,981	23,670	24,381	25,112	25,865
Payroll & Benefits	3.00%				48,252	49,700	51,191	52,726	54,308	55,937	57,615	59,344	61,124	62,958	64,847	66,792	68,796	70,860	72,985
Total Operating Expenses					202,076	208,139	214,383	220,824	227,439	234,282	241,290	248,529	255,984	263,664	271,574	279,721	288,113	296,756	305,659
Net Operating Income	2.00%				65,414	64,701	63,914	63,048	62,101	70,573	69,642	68,622	67,509	66,299	64,989	63,573	62,047	60,407	58,647
Rep. Reserve					13,500	13,770	14,045	14,326	14,613	14,905	15,203	15,507	15,817	16,134	16,456	16,786	17,121	17,464	17,813
Net Operating Income					51,914	50,931	49,868	48,722	47,488	55,668	54,439	53,114	51,691	50,165	48,532	46,787	44,926	42,943	40,834
Primary Debt Service					36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130	36,130
Cash Flow					15,783	14,801	13,738	12,591	11,358	19,537	18,308	16,984	15,561	14,035	12,402	10,657	8,795	6,813	4,704