



PROPOSAL# 20000515

RESOLUTION NO.:

210055

PRESENTED:

FEB -- 8 2021

ADOPTED:

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO WEINSTEIN ELECTRIC FOR  
ELECTRICAL SUPPORT SERVICES**

The Division of Purchases & Supplies solicited proposals for a two (2) year period beginning 07/01/19 and ending 6/30/21 for Electrical Support Services.

Weinstein Electric, 213 West First Avenue, Flint, Michigan 48503, was the lowest responsive bidder for said services as requested by the Department of Public Works/Maintenance.

This request is for additional funding for the Brivo Boss System Card Reader, which is used to lock the outside doors and provide a more secure building.

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

Account Number	Grant Code	Account Name	Amount
282-301.734-976.000	FDOJ-OJP20	Building Additions and Improvements	\$ 26,066.00
		<b>FY21 GRAND TOTAL</b>	<b>\$ 26,066.00</b>

IT IS RESOLVED, that the proper city officials are to do all things necessary to issue a purchase order to Weinstein Electric for additional funding for the Brivo Boss System Card Reader, which is used to lock the outside doors and provide a more secure building in the amount not to exceed for FY21 (07/01/20 – 06/30/21) in the amount of \$26,066.00 with a revised aggregate amount of \$177,733.00.

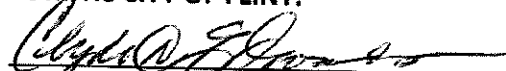
APPROVED AS TO FORM:

  
Angela Wheeler, Chief Legal Officer


APPROVED AS TO FINANCE:

  
Amanda Trujillo, Acting Chief Financial Officer

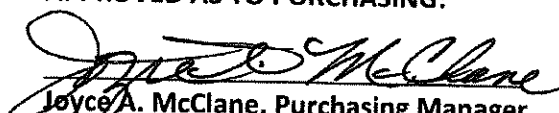
FOR THE CITY OF FLINT:

  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

  
Joyce A. McClane, Purchasing Manager



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** January 25, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Brivo Boss System Card Reader

**PREPARED BY** Kathryn Neumann for Amanda Trujillo, Interim Finance Director

**VENDOR NAME:** Weinstein Electric

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Maintenance Division authorized Weinstein Electric in June, 2020 to order the BRIVO card reader, which is used to lock the outside doors and provide a more secure building. Maintenance intended on using building Improvement funds but then the City requested COVID relief funding and the BRIVO card reader system was included in the awarded funding. The new system was installed, but the invoice for the initial work was not submitted to Accounts Payable in a timely manner and did not get paid last year.

**FINANCIAL IMPLICATIONS:** There is money in the account listed below.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
282	Building Additions and Improvements	301.734-976.000	FDOJ-OJP20	\$ 26,066.00
FY21 GRAND TOTAL				\$26,066.00

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 20003991

**ACCOUNTING APPROVAL:** Kirstie Troup **Date:** 1/26/21

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

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

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



## CITY OF FLINT

DEPARTMENT HEAD SIGNATURE:

*Amanda Trujillo*

*Amanda Trujillo, Interim Finance Director*

## CITY OF FLINT

210006



PROPOSAL #20000544

RESOLUTION NO: \_\_\_\_\_

PRESENTED: \_\_\_\_\_

JAN 11 2021

ADOPTED: \_\_\_\_\_

JAN 11 2021

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO WEINSTEIN ELECTRIC FOR ELECTRICAL SUPPORT SERVICES**

The Division of Purchases & Supplies solicited proposals for a two (2) year period beginning 07/01/19 and ending 6/30/21 for Electrical Support Services.

Weinstein Electric, 213 West First Avenue, Flint, Michigan 48503 was the lowest responsive bidder for said services as requested by the Department of Public Works/Maintenance.

This request is for a new Brivo access control system. This system would lock all exterior doors and some interior doors and can only be opened with an access card reader.

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

Account Number	Account Name	Amount
282-301.734-976.000- FDOJ-OJP20	Building Additions & Improvements	\$65,840.00
	<b>FY21 (07/01/20 THRU 06/30/21)</b>	<b>\$65,840.00</b>

IT IS RESOLVED, that the Proper City Officials, are hereby authorized to issue a purchase order to Weinstein Electric for a new Brivo access control system in the amount not to exceed for FY21 (07/01/20 - 06/30/21) in the amount of \$65,840.00 with a revised aggregate amount of \$151,667.00.

APPROVED AS TO FORM:

*Angela Wheeler*  
Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

*Amanda Trujillo*  
Amanda Trujillo, Acting Chief Financial Officer

FOR THE CITY OF FLINT:

*Clyde Edwards*  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

*Kate Fields*  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

*Joyce A. McClane*  
Joyce A. McClane, Purchasing Manager

JAN-FY21: 1217-24



PROPOSAL# 20000515

RESOLUTION NO.:

210056

PRESENTED:

FEB - 8 2021

ADOPTED:

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO AUGUST CONSTRUCTION SERVICES FOR  
ADDITIONAL FUNDING FOR 50/50 SIDEWALK REPLACEMENT PROGRAM AND REPAIRS**

The Finance Department – Division of Purchases & Supplies solicited a proposal for the 50/50 Sidewalk Replacement Program on May 21, 2019, as requested by the Transportation Division. On July 26, 2020, a purchase order (20-002756) was issued in the amount of \$74,000 for this service; and

August Construction Services, 2041 Westover Drive, Flint, MI 48532, was awarded the bid. This request is for authorization for additional funding for the 50/50 sidewalk replacement program, as well as replacing sidewalks that are damaged due to City Right-of-Way trees.

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

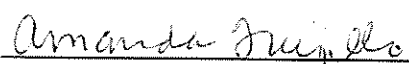
Account Number	Account Name	Amount
203-449.213-801.000	Local Street Fund	\$ 70,000.00
202-449.213-801.000	Major Street Fund	\$ 10,000.00
<b>FY21 GRAND TOTAL</b>		<b>\$ 80,000.00</b>

IT IS RESOLVED, that the proper city officials are to do all things necessary to enter into a contract with August Construction Services, for additional 50/50 sidewalk replacement and to replace sidewalks that are damaged due to City ROW trees. The 50/50 Sidewalk Replacement Program, for FY21 (07/01/20 – 06/30/21), in an amount not to exceed \$80,000, and a revised aggregate amount of \$154,000.

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:

  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:


  
Joyce A. McClane, Purchasing Manager

**CITY OF FLINT****RESOLUTION STAFF REVIEW FORM****TODAY'S DATE:** January 25, 2021**BID/PROPOSAL#****AGENDA ITEM TITLE:** Sidewalk replacements**PREPARED BY:** Kathryn Neumann for John Daly, Director of Transportation**VENDOR NAME:** August Construction**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Street Maintenance Division is requesting an additional funding for sidewalk replacements. August Construction is used to replace sidewalks for the 50/50 sidewalk replacement program, as well as used for replacing sidewalks that are damaged due to City ROW trees. This change order will add monies to the current purchase order and will enable the City to continue the 50/50 sidewalk program. If this request is not approved, the City will be unable to complete all of the requests for sidewalk replacements. August Construction is the current vendor.

**FINANCIAL IMPLICATIONS:** There is money in the account listed below.**BUDGETED EXPENDITURE?** YES ☒ NO ☐ IF NO, PLEASE EXPLAIN: mm

Dept.	Name of Account	Account Number	Grant Code	Amount
203	Local Street Fund	449.213-801.000		\$70,000.00
202	Major Street Fund	449.213-801.000		\$10,000.00
<b>FY21 GRAND TOTAL</b>				<b>\$80,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 21003990**ACCOUNTING APPROVAL:** Kirstie Troup **Date:** 1/25/21**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☐  
(If yes, please indicate how many years for the contract) YEARS**OTHER IMPLICATIONS (i.e., collective bargaining):****STAFF RECOMMENDATION: (PLEASE SELECT):** ☒ **APPROVED** ☐ **NOT APPROVED****DEPARTMENT HEAD SIGNATURE:**   
John Daly, Director of Transportation

1/25/2021

City of Flint Mail - BSA Purchase Order: Requisition '210003990' Approval Requested.



Joyce McClane <jmcclane@cityofflint.com>

## BSA Purchase Order: Requisition '210003990' Approval Requested.

2 messages

**BSA PO SYSTEM** <bsa-email@cityofflint.com>  
To: jmcclane@cityofflint.com

Mon, Jan 25, 2021 at 12:20 PM

Requisition Number: 210003990  
Requisition Date: 01/25/2021  
Requested By: KNeumann  
Requested Amount: 70,000.00  
Requested Description: SIIDEWALK REPLACEMENT 50/50 PROGRAM AND TRIP HAZARDS - CHANGE ORDER #1  
Requested Vendor Name: AUGUST CONSTRUCTION SERVICES  
Requested Approval Level: PURCHASING < 20K  
Brief Reason: Automatically Approved  
Notes: \*Automatically Approved to highest level 'entered by' user could approve.

**BSA PO SYSTEM** <bsa-email@cityofflint.com>  
To: jmcclane@cityofflint.com

Mon, Jan 25, 2021 at 2:57 PM

Requisition Number: 210003990  
Requisition Date: 01/25/2021  
Requested By: KNeumann  
Requested Amount: 80,000.00  
Requested Description: SIIDEWALK REPLACEMENT 50/50 PROGRAM AND TRIP HAZARDS - CHANGE ORDER #1  
Requested Vendor Name: AUGUST CONSTRUCTION SERVICES  
Requested Approval Level: PURCHASING < 20K

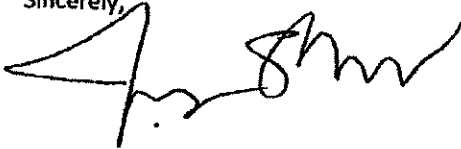
# August Construction Services

6/18/2020

To whom it may concern:

I, Jeremy Shaw (president of August Construction Services LLC) confirm that our rates for the City of Flint 50/50 sidewalk program will remain unchanged from our current rates during fiscal year 7/1/2020 through 6/30/2021.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Shaw', written over a horizontal line.

Jeremy Shaw  
August Construction Services

2041 Westover Drive

Flint, MI 48532

(810) 845-8188

[jeremyvaugust@gmail.com](mailto:jeremyvaugust@gmail.com)

Michigan Licensed Residential Builder #2101145688





210057

RESOLUTION NO.: \_\_\_\_\_

FEB - 8 2021

PRESENTED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

**RESOLUTION APPROVING PAYMENT OF SETTLEMENT AGREEMENT  
BETWEEN MICHIGAN BELL TELEPHONE CO. D/B/A AT&T v. CITY OF FLINT  
WATER DEPARTMENT**

**BY THE CITY ADMINISTRATOR:**

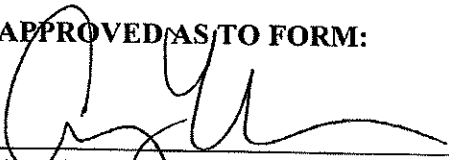
Executive Session was held in this matter on February 8, 2021; and

All parties have accepted the City of Flint's settlement offer in this matter in the amount of \$5247.63; and

Although the City of Flint admits no liability in the damage claim filed by AT&T and AT&T has not yet filed a formal suit against the City of Flint, the Department of Law recommends payment of the settlement offer in this matter.

**IT IS RESOLVED** that the City Administrator is hereby authorized to pay the settlement offer in the matter of Michigan Bell Telephone Co. d/b/a/ AT&T v. *City of Flint* in the amount of \$5,247.63, in satisfaction of any and all claims arising out of said matter. Payment shall be drawn from appropriated funds in the Litigation and Suits line item 677-266.200-956.300.

**APPROVED AS TO FORM:**

  
Angela Wheeler, Chief Legal Officer

**FOR THE CITY OF FLINT:**

  
Clyde Edwards, City Administrator

**APPROVED AS TO FINANCE:**

  
Amanda Trujillo, Acting Finance Director

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_  
Kate Fields, City Council President





## 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 NA

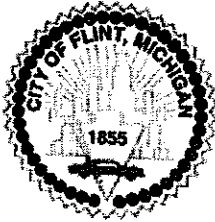
BUDGET YEAR 2 NA

BUDGET YEAR 3 NA

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

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

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_  
(PLEASE TYPE NAME, TITLE)



RESOLUTION NO.: 210058  
PRESENTED: FEB 8 2021  
ADOPTED: \_\_\_\_\_

**RESOLUTION TO ACCEPT A GRANT FROM CS MOTT FOUNDATION FOR DEVELOPMENT OF  
FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION**

**BY THE CITY ADMINISTRATOR:**

**Whereas**, the Charles Stewart Mott Foundation has awarded a grant to the City of Flint to continue the Flint Riverfront Restoration Project.

**Whereas**, Grant #G-2020-07311 has been awarded in the amount of \$300,000.00 for the revising of Flood Insurance Rate maps and requesting a Letter of Map Revision which is a requirement by the Federal Emergency Management Agency for the City of Flint and is necessary to complete the Flint Riverfront Restoration Project.

**Whereas**, the FY21 adopted budget must be amended to include the awarded funds,

**IT IS RESOLVED** that the appropriate City officials are authorized to do all things necessary to accept the grant funds set forth in the grant agreement of C.S. Mott Grant #G-2020-07311 in the amount of \$300,000.00 to appropriate revenue and expenditure amounts and to make the grant funds available from October 1, 2020, through September 30, 2021.

**Approved as to Form:**

  
\_\_\_\_\_  
Angela Wheeler, Chief Legal Officer

**Approved as to Finance:**

  
\_\_\_\_\_  
Amanda Trujillo, Interim Finance Director

  
\_\_\_\_\_  
Clyde D. Edwards, City Administrator

\_\_\_\_\_  
Kate Fields, Council President

## **RESOLUTION STAFF REVIEW**

**Date:** January 28, 2021

**Agenda Item Title:**

RESOLUTION TO ACCEPT A GRANT FROM CS MOTT FOUNDATION FOR DEVELOPMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION

**Prepared by:**

Lottie Ferguson, Chief Resilience Officer

**Background/Summary of Proposed Action:**

The Flint Riverfront Restoration Project hopes to "transform the Flint Riverfront from a neglected resource into a vibrant community asset." The main areas that are being targeted within this project are the Flint River, between the Chevrolet Avenue Bridge and the upstream limits of the City of Flint at Carpenter Road to Mott Lake Stepping Stone Dam, including portions of the tributaries. The project began in 2017 and 2018 with the dredging of the Flint River to remove pollutants and the partial removal of the Hamilton Dam. These physical changes have altered the hydraulic characteristics of the floodplain and effect current panels on the map. These grant funds will be making changes to the current maps and fund a request for Letter of Map Revision by the Federal Emergency Management Agency which would allow the city to be in compliance with the Federal Emergency Management Agency which would allow additional funding to be received to finish the Flint Riverfront Restoration Project.

**Financial Implications:**

A grant was received in the amount of \$300,000.00 for a year for map revisions and FEMA Letter of Map Revision request.

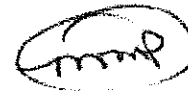
**Budgeted Expenditure:** Yes \_\_\_ No x Please explain, if no: This grant was awarded after the FY21 budget was approved

**Pre-encumbered:** Yes \_\_\_ No x Requisition #: \_\_\_\_\_

**Other Implications:** No other implications are known at this time.

**Staff Recommendation:** Staff recommends approval of this resolution.

**APPROVAL** \_\_\_\_\_



Account Number & Grant Code	Account Name	Amount
296-171.331-801.000 PCSM-FEMA20	Professional Services	270,000
296-171.331-969.100 PCSM-FEMA20	Indirect Cost Allocation	30,000



CHARLES STEWART  
MOTT FOUNDATION

November 10, 2020

The Honorable Sheldon Neeley  
Mayor, City of Flint  
1101 S. Saginaw Street  
Flint, MI 48502-1420

Project: FEMA Map Update  
(Grant No. 2020-07311)

Dear Mayor Neeley:

We are pleased to inform you that the Charles Stewart Mott Foundation has approved a grant in the amount of \$300,000 to the City of Flint for the above-referenced project for the period October 1, 2020 through September 30, 2021.

Grant Payments

This grant will be paid upon receipt of your acceptance.

This letter or your proposal may set forth specific goals or objectives that your organization expects to achieve during the grant period. For accounting purposes, the Mott Foundation is not requiring that your organization achieve any specific goal or objective as a condition (or barrier) to your receipt and retention of the grant funds, except for the following:

- No conditions

The Mott Foundation reserves the right to discontinue, modify, or withhold any payments that might otherwise be due under this grant or any other outstanding grant, to require a refund of any unexpended grant funds, or both, if, in the Mott Foundation's judgment, any of the following occur with respect to this grant or any other grant from the Mott Foundation to your organization:

1. Grant funds have been used for purposes other than those contemplated by this commitment letter.

The Honorable Sheldon Neeley  
November 10, 2020  
Page 2 (Grant No. 2020-07311)

2. Such action is necessary to comply with the requirements of any law or regulation affecting either your organization's or the Mott Foundation's responsibilities under the grant.
3. Your organization's performance under this grant has not been satisfactory, as determined by the Mott Foundation in its reasonable discretion. Although the Mott Foundation expects your organization to work toward achieving the goals and objectives described in your proposal, unless a specific condition (or barrier) is identified above, the failure to obtain any specific goal or objective will not, alone, be cause for the Mott Foundation to determine that your organization's performance has not been satisfactory, but may be relevant in determining whether your overall performance has (or has not) been satisfactory.
4. The Mott Foundation has not received and approved all reports due from your organization prior to the payment date.

The Mott Foundation's judgment on these matters will be final and binding.

#### Mott Foundation Contact Person and Resources

Please direct all correspondence and questions relating to this grant to Amy Hovey, Special Projects Coordinator.

For general information regarding Mott Foundation grant procedures and other grant related questions, we encourage you to visit the Grantee Resources section of our website at <http://www.mott.org/grantee-resources>.

Another resource available to grantees is the Grantee Portal. The Grantee Portal provides real-time information on your grant's reporting requirements and due dates. By using the Grantee Portal, you may view a copy of this commitment letter, download copies of forms, and upload required reports directly to the Mott Foundation. For more information about the Grantee Portal, contact your program officer or login at <https://mott.fluxx.io>. The grant's primary project contact, Brian Larkin, can login at <https://mott.fluxx.io> with their registered email address.

#### Use of Grant

Under United States law, Mott Foundation grant funds may be expended only for charitable, scientific, literary, religious, or educational purposes, as specified in section 170(c)(2)(B) of the Internal Revenue Code of 1986, as amended. This grant is to be expended solely in support of the objectives detailed in your proposal submitted August 8, 2020.



The Honorable Sheldon Neeley  
November 10, 2020  
Page 3 (Grant No. 2020-07311)

Your organization shall not, directly or indirectly, engage in, support or promote violence or terrorist activities.

Your organization confirms that this project is under its complete control. Your organization further confirms that it has and will exercise control over the process of selecting any consultant, that the decision made or that will be made on any such selection is completely independent of the Mott Foundation, and further, that there does not exist an agreement, written or oral, under which the Mott Foundation has caused or may cause the selection of a consultant.

Mott Foundation grant funds may not be used for lobbying expenditures.

Mott Foundation grant funds may not be used for re-granting to secondary organizations.

Your organization may charge this grant only for expenditures incurred or services performed during the grant period specified in this letter.

Your organization may charge this grant only for line item expenditures that were included in your approved budget as referenced in the "Reports" section of this letter. The addition of new line items must have the prior written approval of the Mott Foundation.

#### Grant Accounting

Your organization is required to maintain financial records for expenditures and receipts relating to this grant, retaining these records and other supporting documentation for five years after the grant's termination date.

Your organization is also required to permit the Mott Foundation to have reasonable access to your files, records and personnel during the term of this grant and for five years thereafter for the purpose of making financial audits, verifications, or program evaluations.

Unless a specific condition (or barrier) is listed in the "Grant Payments" section of this letter, the Mott Foundation does not intend, in its own financial statements, to treat this grant as a "conditional contribution" described under Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) 2018-08. Your organization should make its own determination as to how to account for this grant in your financial statements and is not required (under FASB ASU 2018-08) to adopt the same accounting treatment as the Mott Foundation.

#### Reports

**The Mott Foundation requires the following report to be submitted for this grant:**

<b>Report Type:</b>	<b>For Period Ending:</b>	<b>Due on or Before:</b>
Final Report	September 30, 2021	November 1, 2021





The Honorable Sheldon Neeley  
November 10, 2020  
Page 4 (Grant No. 2020-07311)

**The report must include the following parts, which must be submitted together:**

1. A **narrative report** summarizing what was accomplished by the expenditure of funds during the reporting period. Your grant proposal indicated that your organization will work toward achieving certain goals and objectives during the grant period, and the narrative report should include a description of progress made toward achieving the following reporting objectives:
  - a. support substantiating the completion of the FEMA flood insurance maps.
2. A **financial report** showing the approved budget, expenditures against each line item since the start of the grant, and balances remaining (or overruns) for each line item. For the final report, you must explain all overrun variances that exceed both one thousand dollars (\$1,000) and ten percent (10%) of the budgeted line item amount.

**Your organization must report against the approved budget of \$500,000 submitted on August 8, 2020** (which may be greater than the amount of the Mott Foundation grant). If the approved budget covers multiple years, each report should include cumulative expenditures since the beginning of the grant period. The report must also include a summary of all funding received for this project (listed by source and grant period).

Unless a specific condition (or barrier) is listed in the "Grant Payments" section of this letter, the Mott Foundation is not requiring that your organization achieve any of the reporting objectives listed above as a condition (or barrier) to your receipt and retention of the grant funds. Rather, the reporting objectives are meant to capture your progress in achieving the goals and objectives identified in your grant proposal.

Reports and other grant requirements should be submitted online via the Mott Foundation's Grantee Portal. A default portal account has been setup for the primary project contact. The project contact can login at <https://mott.fluxx.io> with their registered email address. Please contact your program officer if you need assistance or to change the project contact. Standard reporting templates and other forms are available for download via the Grantee Portal.

#### Undisbursed Funds

Your organization is required to return any undisbursed project funds on a prorata basis to the Mott Foundation within two months after the end of this grant. The prorata refund is computed by multiplying the total undisbursed project funds by the ratio of Mott Foundation funding to total funding received for this project for the grant period. Any refund of less than \$100 will be waived.



The Honorable Sheldon Neeley  
November 10, 2020  
Page 5 (Grant No. 2020-07311)

Compliance with Laws

Your organization may not use any portion of the grant funds to undertake any activity for any purpose other than one specified in section 170(c)(2)(B) of the Internal Revenue Code. Further, the Mott Foundation reserves the right to discontinue, modify, or withhold any payments that might otherwise be due under this grant or to require a refund of any unexpended grant funds if, in the Mott Foundation's judgment, such action is necessary to comply with the requirements of any law or regulation.

Public Information

The Mott Foundation will include information on this grant in its periodic public reports. The Mott Foundation also welcomes grantees to make announcements of grants upon return of this signed commitment letter. A copy of any release should be sent to the Mott Foundation's Communications Department prior to its dissemination. The department is available to provide assistance in your communications efforts.

Acceptance

This letter contains the entire agreement between your organization and the Charles Stewart Mott Foundation, and there are no conditions or stipulations, oral or written, governing the use of the grant funds other than those contained in this letter.

If your organization agrees to the grant conditions as stated, please **sign and return, via DocuSign**, one complete copy of this letter **with an electronic signature** of an appropriate representative of your organization in the space provided. In countersigning this letter, this individual represents to the Mott Foundation that he/she has the authority to sign this letter on the organization's behalf.

This grant may be withdrawn if the Mott Foundation has not received your acceptance within one month from the date of this letter.

On behalf of the Mott Foundation, I would like to extend our best wishes for the success of this endeavor.

Sincerely,

DocuSigned by:

*Mary A. Gailbreath*

8A59B70328DC41E8...  
Mary A. Gailbreath

Vice President-Administration and Secretary/Treasurer

MAG:jap/cmm



The Honorable Sheldon Neeley  
November 10, 2020  
Page 6 (Grant No. 2020-07311)

Our organization acknowledges that appropriate personnel have read and understand this letter, that its terms and conditions are acceptable to us, and that we will comply with those terms and conditions.

Name of Grantee: City of Flint

Printed Name of Authorized Signer: Sheldon Neeley

Authorized Signature: Sheldon Neeley

DocuSigned by:

7D731B10A27C405

(This must be an original signature of an authorized representative of the organization.)

Title: Mayor, City of Flint

Date Signed: 12/7/2020



## Certificate Of Completion

Envelope Id: FAF87B76034540F7BB843E67CB479474

Subject: Mott Foundation Commitment Letter #2020-07311 - City of Flint

Source Envelope:

Document Pages: 6

Certificate Pages: 5

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:

Chelsea Mohn

503 S. Saginaw St.

Ste. 1200

Flint, MI 48502

CMohn@mott.org

IP Address: 68.48.141.220

Signatures: 2

Initials: 0

## Record Tracking

Status: Original

11/10/2020 4:01:23 PM

Holder: Chelsea Mohn

CMohn@mott.org

Location: DocuSign

## Signer Events

Mary A Gailbreath

MGailbreath@mott.org

VP-Administration & Secretary/Treasurer

Charles Stewart Mott Foundation

Security Level: Email, Account Authentication  
(None)

## Signature

DocuSigned by:  
*Mary A Gailbreath*  
6A59B70328DC4EB

Signature Adoption: Pre-selected Style

Using IP Address: 73.191.163.204

## Timestamp

Sent: 11/10/2020 4:09:41 PM

Viewed: 11/10/2020 7:42:31 PM

Signed: 11/10/2020 7:43:04 PM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Sheldon Neeley

saneley@cityofflint.com

Mayor, City of Flint

Security Level: Email, Account Authentication  
(None)

DocuSigned by:  
*Sheldon Neeley*  
7D731B16A27C403

Signature Adoption: Pre-selected Style

Using IP Address: 12.51.171.150

Sent: 11/10/2020 7:43:05 PM

Resent: 12/1/2020 4:18:16 PM

Resent: 12/7/2020 10:00:06 AM

Viewed: 12/7/2020 4:32:11 PM

Signed: 12/7/2020 4:36:27 PM

**Electronic Record and Signature Disclosure:**  
Accepted: 12/7/2020 4:32:11 PM  
ID: 008d16cd-2ece-4c0b-af14-0bf1fe909aab

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Brian Larkin

blarkin@cityofflint.com

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

**COPIED**

Sent: 12/7/2020 4:36:29 PM

## Witness Events

## Signature

## Timestamp

**Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

11/10/2020 4:09:41 PM

Certified Delivered

Security Checked

12/7/2020 4:32:11 PM

Signing Complete

Security Checked

12/7/2020 4:36:27 PM

Completed

Security Checked

12/7/2020 4:36:29 PM

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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To contact us by email send messages to: [echien@mott.org](mailto:echien@mott.org)

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ii. send us an email to [echien@mott.org](mailto:echien@mott.org) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Charles Stewart Mott Foundation as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Charles Stewart Mott Foundation during the course of your relationship with Charles Stewart Mott Foundation.





PROPOSAL #21000507

CITY OF FLINT

210059

RESOLUTION NO:

FEB - 8 2021

PRESENTED:

ADOPTED:

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO CTI CONTRACTOR SERVICES LLC FOR  
LEAD BASED PAINT HAZARD CONTROL/HEALTHY HOMES PROGRAM**

The Finance Department - Division of Purchases & Supplies solicited proposals for Lead Based Paint Hazard Control/Healthy Homes Program.

CTI Contractor Services LLC, 5122 Richfield Road, Flint, Michigan 48506 was the lowest responsive bidder for said services as requested by the Mayor's Office/Chief Resilience Officer.

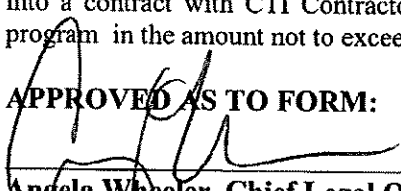
CTI Contractor Services LLC will address all interior and exterior lead-based paint hazards. They will use a combination of interim controls and abatement activities as the approach for addressing single family and multi-family owner occupied, rental, and vacant units that are enrolled in the Program. This contract is for 10 homes, up to \$15,000 per home for lead remediation and \$3,500 per home for healthy homes.

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

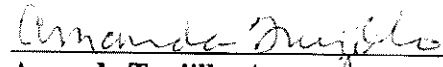
Account Number	Account Name	Amount
296-171.530-801.000-FHUD-LBPHC18	Professional Service	\$185,000.00
	<b>FY21 (07/01/20 THRU 06/30/21)</b>	<b>\$185,000.00</b>

IT IS RESOLVED, that the proper city officials are to do all things necessary to enter into a contract with CTI Contractor Services LLC for lead based paint hazard control/healthy homes program in the amount not to exceed for FY21 (07/01/20 - 06/30/21) \$185,000.00.

APPROVED AS TO FORM:

  
Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

  
Amanda Trujillo, Acting Chief Financial Officer

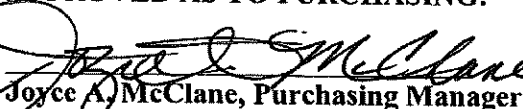
FOR THE CITY OF FLINT:

  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

  
Joyce A. McClane, Purchasing Manager

JAM-FY21: 02/03/21



## CITY OF FLINT

### STAFF REVIEW FORM

**TODAY'S DATE:** 01/28/2021

**BID/PROPOSAL#** 21000507 (Rebid)

**AGENDA ITEM TITLE:** Professional Services Contract with CTI Contractor Services for Lead Based Paint Hazard Control/Healthy Homes Program

**PREPARED BY** Mikesha Loring, Lead Based Paint Hazard Control Program Manager – Public Health Office

*(Please type name and Department)*

**VENDOR NAME:** CTI Contractor Services

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

CTI Contractor Services, is a lead abatement contractor in the State of Michigan and its owner Edward Wenz has been handling lead abatement work for over 20 years. CTI has completed numerous lead abatement projects for the State of Michigan Lead Program in Flint for three years, in Detroit, and other cities around the state. CTI will address all concerns written in the scope of work from ETC (Lead Inspection/Risk Assessor.) They will use a combination of interim controls and abatement activities as the approach for addressing single family and multi-family owner-occupied, rental, and vacant units that are enrolled in the Program. All interior and exterior lead-based paint hazards identified must be addressed, up to \$15,000 per home for Lead remediation and \$3,500 per home for Healthy Homes. This contract is for 10 homes.

**FINANCIAL IMPLICATIONS:** \$185,000

**BUDGETED EXPENDITURE?** YES X NO ☐ IF NO, PLEASE EXPLAIN:

*CTI*

Dept.	Name of Account	Account Number	Grant Code	Amount
Public Health LBPHC	Professional Service FHUD-LBPHC18	296-171.530-801.000		\$185,000

[illegible]

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

ACCOUNTING APPROVAL: \_\_\_\_\_ Date: \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT? YES X NO ☐**  
*(If yes, please indicate how many years for the contract)* 3-6 months

**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 \$185,000**

**BUDGET YEAR 20**

**BUDGET YEAR 3 0**

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

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

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_  
(PLEASE TYPE NAME, TITLE)

**DEPARTMENT HEAD MUST SIGN**



SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES  
For City of Flint Lead Based Paint Hazard Control Program  
PROPOSAL #21000507

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

Bidder #1: CTI Contractor Services, LLC, 5122 Richfield Rd., Flint, MI 48506

6. Estimated Budget Per Home  
Interviewed Contractor.

Bidder #2: Universal Health & Kidney Foundation & Group of Contractors  
5054 W. Bristol Rd., Flint, MI 48507

6. Estimated Budget Per Home  
Received email on 10/27/20 to withdraw bid.

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

*Bid results posted are before evaluation team review and award recommendation.*



RESOLUTION NO.: 210060  
PRESENTED: FEB -- 8 2021  
ADOPTED: \_\_\_\_\_

**RESOLUTION RECOGNIZING CLARK COMMONS II LDHA, LLC AS THE OWNER ENTITY  
AND LOAN HOLDER FOR CHOICE NEIGHBORHOODS PHASE 2 MIXED-INCOME  
DEVELOPMENT PROJECT ASSOCIATED WITH NORSTAR DEVELOPMENT USA, L.P.**

**BY THE CITY ADMINISTRATOR:**

WHEREAS, Resolution 180260, adopted December 12, 2018, authorized entering into a contract with Norstar Development, L.P., for implementation of the Choice Neighborhoods Grant in the amount of \$18,324,000.00;

WHEREAS, Resolution 190324, adopted August 12, 2019, authorized entering a contract with Norstar Development USA, L.P. to develop mixed-income housing using \$401,419.50 in HOME funds;

WHEREAS, Norstar Development USA, L.P. is the developer for Clark Commons II LDHA, LLC;

WHEREAS, Clark Commons II LDHA, LLC will be the owner entity and loan holder for the Choice and HOME loan funds;

IT IS RESOLVED that the appropriate City officials recognize Clark Commons II LDHA, LLC as the owner entity and loan holder for Choice Neighborhoods phase 2 housing development associated with Norstar Development USA, L.P. and that appropriate City officials are authorized to do all things necessary to enter into the above contracts with Norstar Development USA, L.P.

Account Number	Grant Code	Account Name	Amount
296-691.403-801.000	FHUD18CHOICE	Professional Services	\$3,374,580.00
274-749.449-805.276	FHUD-HOME20	Construction of Housing	\$401,419.50

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE:**

Amanda Trujillo  
Amanda Trujillo, Acting Chief Financial Officer

**FOR THE CITY OF FLINT:**

Clyde Edwards  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_  
Kate Fields, City Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 1/15/2021

BID/PROPOSAL#

AGENDA ITEM TITLE: RESOLUTION RECOGNIZING CLARK COMMONS II LDHA, LLC AS THE OWNER ENTITY AND LOAN HOLDER FOR CHOICE NEIGHBORHOODS PHASE 2 MIXED-INCOME DEVELOPMENT PROJECT ASSOCIATED WITH NORSTAR DEVELOPMENT USA, L.P.

PREPARED BY: Kristin Stevenson, Planning Division, x2065

VENDOR NAME: Clark Commons II LDHA / Norstar Development USA, L.P.

BACKGROUND/SUMMARY OF PROPOSED ACTION:

In July 2018, the City received \$30,000,000.00 of grant funding from the U.S. Department of Housing and Urban Development (HUD) to implement the Transformation Plan created through the South Flint Choice Neighborhoods Initiative. The program is being overseen by the Planning Division and in collaboration with the co-grantee, the Flint Housing Commission to allow the Choice Neighborhoods team to move forward with the relocation of Atherton East Townhomes and implement the projects outlined in the vision of the South Flint Community Plan. Furthermore, affordable housing developer, Norstar Development USA, L.P (Norstar), is the initiative partner leading the construction of the new mixed-income housing units.

The City of Flint Department of Planning & Development was previously authorized through Resolutions 180260 and 190324 to do all things necessary to enter into contracts with Norstar to carry out the above mentioned activities.

The entity which will be the owner and loan holder for the property is Clark Commons II LDHA, LLC. This resolution recognizes that contracts approved to be entered into with Norstar shall be entered into with the ownership entity, Clark Commons II LDHA, LLC.

The Choice Neighborhoods Implementation Grant and the corresponding name recognition for Choice and HOME funds will allow the City to further implement many strategies identified in the master plan and will specifically "create multi-income housing by integrating public and affordable housing into new developments."

FINANCIAL IMPLICATIONS: This project leverages existing funds and delivers no impact on the City's General Fund accounts. This is the second (2<sup>nd</sup>) phase of four (4) phases.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
DPD	Professional Services	296-691.403-801.000	FHUD18CHOICE	\$3,374,580.00
DPD	Construction of Housing	274-749.447-805.276	FHUD-HOME20	\$401,419.50
FY20/21 GRAND TOTAL				\$3,775,999.50

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 200003491 and PO 20-002774



**CITY OF FLINT**

**ACCOUNTING APPROVAL:** Carissa Dotson, e-signed Date: 1/27/2021

**FINANCE 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**

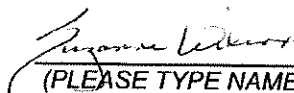
**BUDGET YEAR 2**

**BUDGET YEAR 3**

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

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

**DEPARTMENT HEAD SIGNATURE:**

 Director of Department of Planning and Development  
(PLEASE TYPE NAME, TITLE)

180620

RESOLUTION NO.: \_\_\_\_\_

PRESENTED: 12-18-18

ADOPTED: 12-18-2018

**RESOLUTION APPROVING A BUDGET AMENDMENT AND AUTHORIZATION TO ENTER INTO CONTRACT WITH NORSTAR DEVELOPMENT USA, L.P FOR CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**BY THE MAYOR:**

The City was awarded grant funding from the U.S. Department of Housing & Urban Development in the amount of \$30,000,000.00; and

This grant is for the implementation of the *Imagine Flint* South Flint Community Plan Choice Neighborhoods Initiative; and

This program is an effort led by the City of Flint Department of Planning & Development, in collaboration with the Flint Housing Commission to relocate the Atherton East public housing development, improve access to services, and implement stabilization efforts throughout the South Flint neighborhood over the next six years. In furtherance of this program, a contract valued in the amount of \$18,324,000.00 will be executed with Norstar Development USA, L.P for their role in the construction of 300+ mixed-income housing units as outlined in the grant application and approved by HUD.

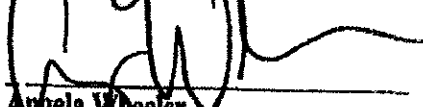
Funding is available in FHUD18CHOICE 296-691.401-502.000 and 296-691.401-700.100 and should be moved to FHUD18CHOICE accounts 296-691.403-502.000 and 296-691.403-801.000

**IT IS RESOLVED** that appropriate City officials are authorized to do all things necessary to enter into a contract with Norstar Development USA, L.P. and process a budget amendment using the aforementioned accounts in the amount of \$18,324,000.00 per the previously approved Choice Neighborhoods Budget


**APPROVED AS TO FINANCE:**

  
\_\_\_\_\_  
Hughie Newsome  
Chief Financial Officer

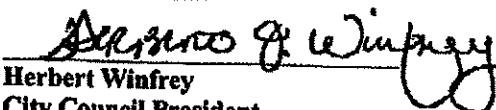
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Angela Wheeler  
Chief Legal Officer

**ADMINISTRATION:**

  
\_\_\_\_\_  
Dr. Karen W. Weaver  
Mayor

**CITY COUNCIL:**

  
\_\_\_\_\_  
Herbert Winfrey  
City Council President



**BUDGET AMENDMENT STAFF REVIEW FORM**

**DATE:** December 11, 2018

**Agenda Item Title:** RESOLUTION APPROVING A BUDGET AMENDMENT AND AUTHORIZATION TO ENTER INTO CONTRACT WITH NORSTAR DEVELOPMENT USA, L.P FOR CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**Prepared By:** Kristin Stevenson, Planner II

**Background/Summary of Proposed Action:**

In July 2018, the City received \$30,000,000.00 of grant funding from the U.S. Department of Housing and Urban Development (HUD) to implement the Transformation Plan created through the South Flint Choice Neighborhoods Initiative. The program is being led by the City of Flint Department of Planning & Development and in collaboration with the co-grantee, the Flint Housing Commission to allow the Choice Neighborhoods team to move forward with the relocation of Atherton East Townhomes and implement the projects outlined in the vision of the South Flint Community Plan. Furthermore, a contract in the amount of \$18,324,000.00 will be signed with Norstar Development USA, L.P (Norstar) to fund their role as Housing Plan lead for the Choice Neighborhoods Implementation grant.

The contract with Norstar will allow for the developer to oversee the site preparations, construction, architecture and engineering, and resident relocation outlined in the South Flint Community Plan and subsequent Choice Neighborhoods grant application. Norstar was identified in the grant application to serve as the Housing Plan lead for the duration of the six year Choice Neighborhoods grant term. Norstar has also executed a Master Development Agreement with the Flint Housing Commission to complete the relocation of Atherton East.


The Choice Neighborhoods Implementation Grant and the corresponding contract with Norstar will allow the City to further implement many strategies identified in the master plan and specifically "create multi-income housing by integrating public and affordable housing into new developments".

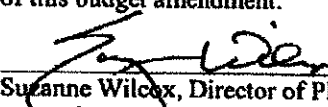
**Financial Implications:** This grant leverages existing funds throughout the community and delivers no impact to the City's General Fund accounts.

**Budgeted Expenditure:** Yes ☒ No ☐ Please explain, if no:

**Pre-encumbered:** Yes ☐ No ☒ Upon adoption, Budget amendment and requisition will be entered.

**Account No.:** From: 296-691.401-502.000 and 296-691.401-700.100 FHUD18CHOICE  
To: 296-691.403-502.000 and 296-691.403-801.000 FHUD18CHOICE

**Staff Recommendations:** The Director of the Department of Planning and Development recommends approval of this budget amendment. 

  
Suzanne Wilcox, Director of Planning and Development

**RESOLUTION REVIEW FORM**

FROM: PLANNING  
Division

DATE  
NO.

December 11, 2018

Law Office Login #

**RESOLUTION APPROVING A BUDGET AMENDMENT AND AUTHORIZATION TO ENTER INTO CONTRACT  
WITH NORSTAR DEVELOPMENT USA, L.P FOR CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT  
FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

RESOLUTION NAME:

Date In: 12/11/2018

**1. RESOLUTION REVIEW - P&D / CED**

The attached RESOLUTION is approved by the P&D Director. By signing, the Director approves this resolution to be processed for signatures.

By: Suzanne Wilcox  
Director

DATE: 12/11/18  
(Date)

Date In:

**2. RESOLUTION REVIEW - LAW DEPARTMENT**

The attached RESOLUTION is submitted to the Legal Department for Approval as to FORM ONLY:

The Legal Department has reviewed the RESOLUTION as to Form on

12-12-18, and by signing  
(Date)

By: Angela Wheeler  
City Attorney

DATE: 12-12-18

Date In:

**3. RESOLUTION REVIEW - FINANCE**

The attached RESOLUTION is submitted to the FINANCE Department for approval as to FINANCE COMPLIANCE:  
The Finance Department reviewed this RESOLUTION, on 12-12-18 and by signing  
this form approves as to FINANCE COMPLIANCE. (Date)

By: Hughey Newsome  
Chief Financial Officer

DATE: 12-12-18

190324

RESOLUTION NUMBER: \_\_\_\_\_

PRESENTED: 8-07-19

ADOPTED: 8-12-2019

**Resolution Authorizing Submission of the  
2019-20 Annual Action Plan of the Consolidated Plan  
to the U.S. Department of Housing and Urban Development,  
and Approval of the Proposed Uses and Funding Recommendations  
for Community Development Block Grant, HOME Investment Partnerships  
and Emergency Solutions Grant Funds for the 2019-20 Program Year**

**BY THE MAYOR:**

The City of Flint anticipates it will receive Title I Community Development Block Grant (CDBG) entitlement funds in the amount of \$3,889,542.00, HOME Investment Partnerships (HOME) entitlement funds in the amount of \$840,005.00 and Emergency Solutions Grant (ESG) in the amount of \$328,616.00 for federal fiscal year 2019-20, covering the period of July 1, 2019, through June 30, 2020, as well as any subsequent years that HUD continues to make any balances available to the City; pursuant to submission of an application to the U.S. Department of Housing and Urban Development (HUD).

The City of Flint anticipates receipt of program income in an amount of approximately \$50,000 from CDBG and \$29,000 from HOME repayments of rehabilitation housing loans and other eligible activities.

In order to receive this funding, the U.S. Department of Housing and Urban Development requires the City of Flint to submit an annual Action Plan of the Consolidated Plan as a component of the 5-year Consolidated Plan. This plan includes the annual Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) application.

City Administration finalized funding recommendations to for the proposed Action Plan in April 2019.

**It is resolved,** that City Officials approve the funding amounts and projects and authorize entering into contracts for the agencies listed below for the City's FY 2019-20 Community Development Block Grant program in the amount of \$3,889,542.00, FY 2019-20 HOME

Investment Partnerships program in the amount of \$840,005.00, and FY 2019-20 Emergency Solutions Grant program in the amount of \$328,616.00, and include any program income which might become available as a result of receipt of these funds.

	<b>CDBG USES</b>	
<b>ADMINISTRATION/PLANNING</b>		<b>\$777,908.40</b>

**PUBLIC SERVICES**

After School Program – Sylvester Broom Emp. Village	\$10,000
HYPE - Faith Foundation Resources	\$30,000
Youth Mentoring -Big Brothers Big Sisters	\$40,000
After School/Summer Program-Floyd J. McRee Theater	\$50,000
Special Services Advocacy- LSEM	\$22,000
Fair Housing- LSEM	\$22,500
Safe Center- YWCA	\$22,000
Home Delivered Meals- VAAA	\$40,000
Financial Opportunity Center- LISC	\$20,000
Neighborhood Clean Ups- COF Blight Elimination	\$50,000
Youth Recreation Initiatives- United Way of Gen. County	\$50,000
Senior Center Operations-Hasselbring Senior Center	\$20,000
Community Tool Shed- Neighborhood Engagement Hub	\$60,000
Adult Education- CHEA	\$10,000
Post Incarcerated Adult Education - CHEA	\$10,000
Golden Age Transition Center- Brennan Elm Park Senior Corp.	\$20,000
Ennis Counseling Center- Ennis Center	\$35,000
Neighborhood Safety Initiative- COF Police	CHOICE* \$41,931.25*
PAL- COF Police Department	\$30,000
<b>TOTAL PUBLIC SERVICE</b>	<b>\$583,431.25</b>

**ECONOMIC DEVELOPMENT**

Focus Flint/Microenterprise Assistance- COF Econ. Dev	\$30,000
Economic Development- Universal Health & Kidney	\$78,202.35
Microenterprise Assistance – Best Practices Consulting	\$60,000
Facade Improvements – Greater Flint Health Coalition	\$185,000
<u>Masonic Temple Facade – Communities First</u>	<u>\$175,000</u>
<b>TOTAL ECONOMIC DEVELOPMENT</b>	<b>\$528,202.35</b>

**HOUSING**

City-Wide Emergency Repair- Habitat for Humanity	\$200,000
<u>Owner Occupied Rehab – Habitat for Humanity</u>	<u>\$350,000</u>
<b>TOTAL HOUSING</b>	<b>\$550,000</b>

**BLIGHT ELIMINATION ACTIVITIES**

Residential and Commercial Demolition – GCLBA	\$700,000
Code Enforcement – COF Blight Elimination	\$550,000
<b>TOTAL BLIGHT ACTIVITIES</b>	<b>\$1,250,000</b>

**PUBLIC INFRASTRUCTURE**

Sidewalk Repair Program – COF Planning & Zoning	\$50,000
Park Facility Improvements – COF Planning & Zoning	\$150,000
<b>TOTAL PUBLIC/FACILITY IMPROVEMENTS</b>	<b>\$200,000</b>

<b>TOTAL CDBG USES</b>	<b>\$3,889,542.00</b>
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**HOME USES**

City of Flint – Administration	\$84,000.50
Multi-Family Rental Development – Communities First, Inc.	\$129,585
Multi-Family Rental Development – Norstar Development	\$401,419.50
Multi-Family Development- Brinshore Development, LLC	\$225,000
<b>TOTAL HOME USES:</b>	<b>\$840,005.00</b>

**ESG USES**

<b>ADMINISTRATION</b>	<b>\$24,646.20</b>
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**SHELTER (OPERATIONS AND ESSENTIAL SERVICES)**

Genesee County Youth Corporation –Operations/Youth	\$55,000.00
Shelter of Flint	\$112,305.05
YWCA	\$29,864.55
<b>TOTAL SHELTER</b>	<b>\$197,169.60</b>

**HOMELESSNESS PREVENTION**

Shelter of Flint	\$46,568.97
<b>TOTAL HOMELESSNESS PREVENTION</b>	<b>\$46,568.97</b>

**RAPID RE-HOUSING**

Shelter of Flint	\$33,873.23
<b>TOTAL RAPID RE-HOUSING</b>	<b>\$33,873.23</b>

DATA COLLECTION	
Shelter of Flint	\$26,358
TOTAL DATA COLLECTION	\$26,358.00
TOTAL ESG USES	\$328,616.00

It is resolved, that funds in an estimated amount of up to \$50,000 in CDBG program income received from loan repayments and other eligible activities, shall be made available for use as part of the FY 2019-20 Community Development Block Grant program and the budget amended as received;

Further resolved, that funds in an estimated amount of up to \$29,000 in HOME program income received from proceeds of sale and housing loans, shall be made available for use as part of the FY 2019-20 HOME Investment Partnerships program and the budget amended as received;

Further resolved, that all subrecipient agencies shall conform to the standards and bidding procedures maintained by the City of Flint and such bid processes shall be approved as to form by the Chief Legal Officer of the City of Flint. Subrecipients may not obligate any funds, incur any costs, nor implement any physical activities until the Division of Community and Economic Development has completed the Environmental Review Record and/or received a release of funds from the U.S. Department of HUD and has issued a written notice to proceed to the subrecipient.

Further resolved, following notification that HUD has approved the 2019-20 Annual Action Plan through execution of a Grant Agreement with the City of Flint, the appropriate City Officials are authorized to do all things necessary to enter into sub-grantee agreements with the various agencies listed above.

Further resolved, upon receipt of the official award document from HUD, CDBG funds, the estimated revenues shall be increased to recognize receipt of such funds and an appropriation in the amount of \$3,889,542.00 shall be made to the Division of Community and Economic Development to fund the FY 2019-20 Community Development Block Grant program;

Further resolved, upon receipt of the official award document from HUD, HOME funds, the estimated revenues shall be increased to recognize receipt of such funds and an appropriation in the amount of \$840,005.00 shall be made to the Division of Community and Economic Development to fund the FY 2019-20 HOME Investment Partnerships program;

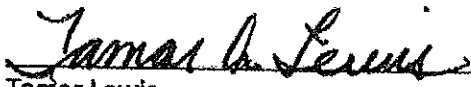
Further resolved, upon receipt of the official award document from HUD, ESG funds, the estimated revenues shall be increased to recognize receipt of such funds and an appropriation in the amount of \$328,616.00 shall be made to the Division of Community and

Economic Development to fund the FY 2019-20 Emergency Solutions Grant program;

Further resolved, that the appropriate officials are hereby authorized to do all things necessary to set up the appropriate accounts in the 274 Fund.

Further resolved, that the appropriate city officials are hereby authorized to do all things necessary to move remaining unspent and available CDBG, HOME and ESG funds to fiscal year 2020.

APPROVED AS TO FINANCE:



Tamar Lewis  
Deputy Finance Director

APPROVED AS TO FORM:



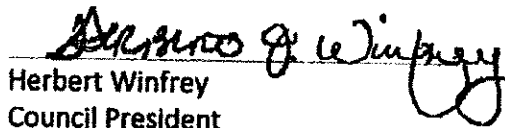
for Angela Wheeler  
Chief Legal Officer

ADMINISTRATION:



Dr. Karen W. Weaver  
Mayor

CITY COUNCIL:



Herbert Winfrey  
Council President

RESOLUTION STAFF REVIEW

Date

July 17, 2019

Agenda Item Title:

Resolution authorizing approval of the 2019-20 Action Plan of the Consolidated Plan including funding recommendations by the City of Flint for the uses of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds from the U.S. Department of HUD for the 2019-20 Program Year.

Author: Suzanne Wilcox, Director, Department of Planning and Development

Background/Summary of Proposed Action:

Approval of the attached resolution authorizes submission of the 1-year Annual Action Plan, including funding recommendations for Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) programs and Emergency Solutions Grant (ESG).

HUD has notified the City of Flint that its estimated 2019-20 allocations will be:

CDBG	\$3,889,542.00
HOME	\$840,005.00
ESG	<u>\$328,616.00</u>
	\$5,058,163.00

The City may receive program income and plans to use the following additional funds as part of its CDBG allocation:

\$50,000.00	Program income from repayments for eligible activities including housing loans.
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The City may also use the following additional funds as part of its HOME allocation:

\$29,000.00	Program income from proceeds of sale or housing loans.
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The total HUD allocation, including program income, for FY19-20 will be \$5,137,163.00

City Administration finalized its recommendations in April, 2019. The final proposed recommendations are included in the attached resolution.

The Division of Community and Economic Development published a notice of opportunity to comment on June 28, 2019. A 30-day public comment period was held from June 28, 2019



– July 30, 2019 and a public hearing was held on July 8, 2019 to receive citizen comments and concerns regarding the proposed Year 3 Annual Action Plan. The City will submit its 2019-20 Annual Action Plan to HUD by August 15, 2019.

HUD regulation 570.302 requires the City, prior to release of grant funds, to annually submit an Action Plan describing all activities and programs to be funded with CDBG, HOME and ESG funds for the upcoming fiscal year. The Division of Community and Economic Development requires approval of the attached resolution prior to entering into contracts with the agencies. Upon submission of the Plan, HUD has 45 days to review and approve the documents, prior to entering into contracts with the proposed subrecipients.

**Financial Implications (i.e., budget, account information)**

With HUD approval of the proposed 1-year Action Plan, the City of Flint will receive access to \$3,889,542.00 in CDBG funds, \$840,005.00 in HOME funds, and \$328,616.00 in ESG funds to carry out housing, demolition, public services, homeless, and other eligible programs. CDBG program income for FY 2019-20 is estimated at \$50,000.00. HOME program income for FY 2019-20 is estimated at \$29,000.00.

**Budgeted Expenditure:**      Yes ☒ No ☐      Please explain, if no:

**Account #:**

To be established by Finance pursuant to adoption  
Reviewed and approved by C. Dotson \_\_\_\_\_

**Pre-encumbered:**      Yes ☐ No ☒      Requisition # \_\_\_\_\_

**Other Implications (i.e., collective bargaining)**

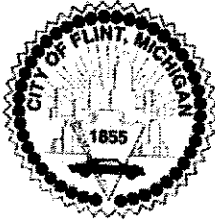
None

**Staff Recommendation:**

Staff recommends that appropriate officials authorize the submission of the 2019-20 Annual Action Plan to HUD. Staff also recommends approval of the attached resolution and list of agencies identified by the City Wide Advisory Council, City Administration, and City Council, to receive CDBG, HOME and ESG funding as part of the City's proposed 2019-20 Annual Action Plan.

**APPROVAL**

\_\_\_\_\_  
Suzanne Wilcox  
Director, Planning and Development



RESOLUTION NO.: 210061

PRESENTED: FEB 8 2021

ADOPTED: \_\_\_\_\_

**RESOLUTION TO ACCEPT A GRANT FROM CS MOTT FOUNDATION FOR THE HUMAN RELATIONS COMMISSION**

**BY THE CITY ADMINISTRATOR:**

**Whereas**, the Charles Stewart Mott Foundation has awarded a grant to the City of Flint to for staffing, consulting, planning and re-establishment of the Human Relations Commission.

**Whereas**, Grant #G-2020-07308 has been awarded in the amount of \$250,000.00 for staffing, consulting and planning costs to develop the charter mandated Human Relations Commission.

**Whereas**, the FY21 adopted budget must be amended to include the awarded funds,

**IT IS RESOLVED** that the appropriate City officials are authorized to do all things necessary to accept the grant funds set forth in the grant agreement of C.S. Mott Grant #G-2020-07308 in the amount of \$250,000.00 to appropriate revenue and expenditure amounts and to make the grant funds available from November 1, 2020 through October 31, 2022.

**Approved as to Form:**

Angela Wheeler  
Angela Wheeler, Chief Legal Officer

**Approved as to Finance:**

Amanda Trujillo  
Amanda Trujillo, Interim Finance Director

Clyde D. Edwards  
Clyde D. Edwards, City Administrator

\_\_\_\_\_  
Kate Fields, Council President

## **RESOLUTION STAFF REVIEW**

**Date:** February 1, 2021

**Agenda Item Title:**

RESOLUTION TO ACCEPT A GRANT FROM CS MOTT FOUNDATION FOR THE HUMAN RELATIONS COMMISSION

**Prepared by:**

Chay Linseman – Administration Grants and Finance Coordinator

**Background/Summary of Proposed Action:**

In August 2017, the City of Flint's new charter was adopted by voters and became effective January 2018. In this revised charter, the Human Relations Commission is to be organized by the Office of the Ombudsperson and is charged with reducing discrimination and increasing mutual understanding among residents of the community. This grant funds 50% effort of one full time employee, for two years in addition to consultants to aid in the re-establishment of the Human Relations Commission.

**Financial Implications:**

A grant was received in the amount of \$250,000.00 over a two-year period for staffing, consultation, planning and the re-establishment of the Human Relations Commission.


Budgeted Expenditure: Yes \_\_\_ No x Please explain, if no: This grant was awarded after the FY21 budget was approved

Pre-encumbered: Yes \_\_\_ No x Requisition #: \_\_\_\_\_

**Other Implications:** No other implications are known at this time.

**Staff Recommendation:** Staff recommends approval of this resolution.

APPROVAL \_\_\_\_\_



Account Number & Grant Code	Account Name	Amount
GL # Grant Code:PCSM-HRC20	Total Budget	\$250,000.00
296-171.332-703.000	Wages – Full Time (Exempt)	\$68,100
296-171.332-708.000	Unemployment Compensation	\$1,012
296-171.332-709.000	FICA (Social Security)	\$4,650
296-171.332-711.000	Medicare	\$1,088
296-171.332-716.100	MERS Hybrid Defined Contribution	\$3,000
296-171.332-717.100	MERS Hybrid Defined Benefit	\$5,000
296-171.332-718.000	Health Insurance Premiums	\$11,750
296-171.332-725.000	Employer Health Care Savings Plan	\$3,500

296-171.332-732.000	Life Insurance	\$750
296-171.332-733.000	Optical Insurance	\$375
296-171.332-734.000	Dental Insurance	\$375
296-171.332-735.000	Workers Compensation	\$150
296-171.332-801.000	Professional Services	\$130,250
296-171.332-958.000	Education, Training & Confer.	\$2,500
296-171.332-969.100	Indirect Cost Allocation	\$17,500



# City of Flint

## Office of Mayor Sheldon Neeley

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September 21, 2020

Mr. Ridgway White  
Charles Stewart Mott Foundation  
503 Saginaw Street #1200  
Flint, MI 48502

Dear Mr. White,

Please accept the proposal attached regarding the restart of the City of Flint's Human Relations Commission, in the amount of \$250,000.00 over two years. In August 2017, the City of Flint's new charter was adopted by voters and became effective January 2018. In this revised charter, the Human Relations Commission is to be organized by the Office of Ombudsperson, and is charged with reducing discrimination and increasing mutual understanding among residents of the community.

While the City of Flint was under emergency management, the Human Relations Commission (HRC) ceased operations after over fifty years of service. This historical significance of the commission and their participation in organizing the ten-day sleep in on the lawn of Flint City Hall in 1967, one of the peaceful protests that led to Flint being the first large city in the country to enact Fair Housing ordinances. Similarly, the primary focus of the new HRC is to assist "in the elimination of prejudice, hate and discrimination and promote equality in treatment of all residents of Flint, regardless of race, color, religion, national origin, citizenship status, disability, sex, marital status, political orientation, age, sexual orientation, or gender identity." In recent months, national headlines remind us that the work of HRC is more important than ever.

The HRC will focus on promoting positive relationships among residents to ensure fair treatment in employment, places of public accommodation, health, city planning, education, and housing. Per the charter, the HRC will also serve to educate the public on the structure and operation of City government. The specifics surrounding these activities are to be determined by the commission, in cooperation with the Ombudspersons Office. The HRC will be comprised of nine members, one serving from each ward in Flint, appointed by their respective council member. Members serve on the commission without compensation. Those selected must understand that the HRC will be a working commission, operating across the city to implement anti-racism programming and provide residents of the city the support necessary when contacting authorities to file complaints.

The draft budget for HRC is listed below. At this time, the HRC is not expected to include full-time staff. Funding will be used for commission relaunch and planning. This planning will provide a foundational strategic plan that uses the past HRC activities for historical context, combined with the relevancy needed for current responses to this work, during the first eight to twelve months of the grant period.

Commission approved activities, resident support, and sustainability planning will begin as soon as the HRC is in place and continue through year two. It is expected that the HRC will issue a public annual report, delineating activities and tracking measurable outcomes toward the strategies identified by the commission.

Expense Description (Two Years)	Budget
Personnel (.5 FTE x 2 years)	\$75,000
Fringes	\$24,750
Strategic Planning	\$20,000
Travel	\$2,500
HRC Programming/Activities	\$110,250
Administrative 7%	\$17,500
<i>Total</i>	<i>\$250,000</i>

The City of Flint is incredibly grateful for the continued partnership of the Charles Stewart Mott Foundation and hopeful that you are as eager as I am to revive this charter mandated commission. If you have any questions regarding this request, please contact Lottie Ferguson, 810.219.9358, or [lferguson@cityofflint.com](mailto:lferguson@cityofflint.com).

Sincerely,

Sheldon A. Neeley, Mayor



November 10, 2020

The Honorable Sheldon Neeley  
Mayor, City of Flint  
1101 S. Saginaw Street  
Flint, MI 48502-1420

Project: Human Relations Commission  
(Grant No. 2020-07308)

Dear Mayor Neeley:

We are pleased to inform you that the Charles Stewart Mott Foundation has approved a grant in the amount of \$250,000 to the City of Flint for the above-referenced project for the period November 1, 2020 through October 31, 2022.

Grant Payments

This grant will be paid as follows:

\$225,000 upon receipt of your acceptance  
\$25,000 on January 3, 2022

Payments are conditioned upon the Mott Foundation's receipt and approval of all reports due prior to the payment date. (See the "Reports" section of this letter.)

This letter or your proposal may set forth specific goals or objectives that your organization expects to achieve during the grant period. For accounting purposes, the Mott Foundation is not requiring that your organization achieve any specific goal or objective as a condition (or barrier) to your receipt and retention of the grant funds, except for the following:

- No conditions

The Mott Foundation reserves the right to discontinue, modify, or withhold any payments that might otherwise be due under this grant or any other outstanding grant, to require a refund of any unexpended grant funds, or both, if, in the Mott Foundation's judgment, any of the following occur with respect to this grant or any other grant from the Mott Foundation to your organization:

The Honorable Sheldon Neeley  
November 10, 2020  
Page 2 (Grant No. 2020-07308)

1. Grant funds have been used for purposes other than those contemplated by this commitment letter.
2. Such action is necessary to comply with the requirements of any law or regulation affecting either your organization's or the Mott Foundation's responsibilities under the grant.
3. Your organization's performance under this grant has not been satisfactory, as determined by the Mott Foundation in its reasonable discretion. Although the Mott Foundation expects your organization to work toward achieving the goals and objectives described in your proposal, unless a specific condition (or barrier) is identified above, the failure to obtain any specific goal or objective will not, alone, be cause for the Mott Foundation to determine that your organization's performance has not been satisfactory, but may be relevant in determining whether your overall performance has (or has not) been satisfactory.
4. The Mott Foundation has not received and approved all reports due from your organization prior to the payment date.

The Mott Foundation's judgment on these matters will be final and binding.

#### Mott Foundation Contact Person and Resources

Please direct all correspondence and questions relating to this grant to Amy Hovey, Special Projects Coordinator.

For general information regarding Mott Foundation grant procedures and other grant related questions, we encourage you to visit the Grantee Resources section of our website at <http://www.mott.org/grantee-resources>.

Another resource available to grantees is the Grantee Portal. The Grantee Portal provides real-time information on your grant's reporting requirements and due dates. By using the Grantee Portal, you may view a copy of this commitment letter, download copies of forms, and upload required reports directly to the Mott Foundation. For more information about the Grantee Portal, contact your program officer or login at <https://mott.fluxx.io>. The grant's primary project contact, Brian Larkin, can login at <https://mott.fluxx.io> with their registered email address.

#### Use of Grant

Under United States law, Mott Foundation grant funds may be expended only for charitable, scientific, literary, religious, or educational purposes, as specified in section 170(c)(2)(B) of the Internal Revenue Code of 1986, as amended. This grant is to be expended solely in support of the objectives detailed in your proposal submitted September 21, 2020.





The Honorable Sheldon Neeley  
November 10, 2020  
Page 3 (Grant No. 2020-07308)

Your organization shall not, directly or indirectly, engage in, support or promote violence or terrorist activities.

Your organization confirms that this project is under its complete control. Your organization further confirms that it has and will exercise control over the process of selecting any consultant, that the decision made or that will be made on any such selection is completely independent of the Mott Foundation, and further, that there does not exist an agreement, written or oral, under which the Mott Foundation has caused or may cause the selection of a consultant.

Mott Foundation grant funds may not be used for lobbying expenditures.

Mott Foundation grant funds may not be used for re-granting to secondary organizations.

Your organization may charge this grant only for expenditures incurred or services performed during the grant period specified in this letter.

Your organization may charge this grant only for line item expenditures that were included in your approved budget as referenced in the "Reports" section of this letter. The addition of new line items must have the prior written approval of the Mott Foundation.

Expenditures may not exceed the approved budget amount for the following line item:

- Administrative

#### Grant Accounting

Your organization is required to maintain financial records for expenditures and receipts relating to this grant, retaining these records and other supporting documentation for five years after the grant's termination date.

Your organization is also required to permit the Mott Foundation to have reasonable access to your files, records and personnel during the term of this grant and for five years thereafter for the purpose of making financial audits, verifications, or program evaluations.

Unless a specific condition (or barrier) is listed in the "Grant Payments" section of this letter, the Mott Foundation does not intend, in its own financial statements, to treat this grant as a "conditional contribution" described under Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) 2018-08. Your organization should make its own determination as to how to account for this grant in your financial statements and is not required (under FASB ASU 2018-08) to adopt the same accounting treatment as the Mott Foundation.



The Honorable Sheldon Neeley  
November 10, 2020  
Page 4 (Grant No. 2020-07308)

### Reports

**The Mott Foundation requires the following reports to be submitted for this grant:**

<b>Report Type:</b>	<b>For Period Ending:</b>	<b>Due on or Before:</b>
Interim Report	October 31, 2021	December 1, 2021
Final Report	October 31, 2022	December 1, 2022

**The reports must include the following parts, which must be submitted together:**

1. A **narrative report** summarizing what was accomplished by the expenditure of funds during the reporting period. Your grant proposal indicated that your organization will work toward achieving certain goals and objectives during the grant period, and the narrative report should include a description of progress made toward achieving the following reporting objectives:
  - a. a copy of the strategic plan;
  - b. a list of the Human Relations Commission members; and
  - c. a summary of the work completed by the Human Relations Commission.
2. A **financial report** showing the approved budget, expenditures against each line item since the start of the grant, and balances remaining (or overruns) for each line item. For the final report, you must explain all overrun variances that exceed both one thousand dollars (\$1,000) and ten percent (10%) of the budgeted line item amount.

**Your organization must report against the approved budget of \$250,000 submitted on September 21, 2020** (which may be greater than the amount of the Mott Foundation grant). If the approved budget covers multiple years, each report should include cumulative expenditures since the beginning of the grant period. The report must also include a summary of all funding received for this project (listed by source and grant period).

Unless a specific condition (or barrier) is listed in the "Grant Payments" section of this letter, the Mott Foundation is not requiring that your organization achieve any of the reporting objectives listed above as a condition (or barrier) to your receipt and retention of the grant funds. Rather, the reporting objectives are meant to capture your progress in achieving the goals and objectives identified in your grant proposal.

Reports and other grant requirements should be submitted online via the Mott Foundation's Grantee Portal. A default portal account has been setup for the primary project contact. The project contact can login at <https://mott.fluxx.io> with their registered email address. Please contact your program officer if you need assistance or to change the project contact. Standard reporting templates and other forms are available for download via the Grantee Portal.



The Honorable Sheldon Neeley  
November 10, 2020  
Page 5 (Grant No. 2020-07308)

#### Undisbursed Funds

Your organization is required to return any undisbursed project funds on a prorata basis to the Mott Foundation within two months after the end of this grant. The prorata refund is computed by multiplying the total undisbursed project funds by the ratio of Mott Foundation funding to total funding received for this project for the grant period. Any refund of less than \$100 will be waived.

#### Compliance with Laws

Your organization may not use any portion of the grant funds to undertake any activity for any purpose other than one specified in section 170(c)(2)(B) of the Internal Revenue Code. Further, the Mott Foundation reserves the right to discontinue, modify, or withhold any payments that might otherwise be due under this grant or to require a refund of any unexpended grant funds if, in the Mott Foundation's judgment, such action is necessary to comply with the requirements of any law or regulation.

#### Public Information

The Mott Foundation will include information on this grant in its periodic public reports. The Mott Foundation also welcomes grantees to make announcements of grants upon return of this signed commitment letter. A copy of any release should be sent to the Mott Foundation's Communications Department prior to its dissemination. The department is available to provide assistance in your communications efforts.

#### Acceptance

This letter contains the entire agreement between your organization and the Charles Stewart Mott Foundation, and there are no conditions or stipulations, oral or written, governing the use of the grant funds other than those contained in this letter.

If your organization agrees to the grant conditions as stated, please **sign and return, via DocuSign**, one complete copy of this letter **with an electronic signature** of an appropriate representative of your organization in the space provided. In countersigning this letter, this individual represents to the Mott Foundation that he/she has the authority to sign this letter on the organization's behalf.


This grant may be withdrawn if the Mott Foundation has not received your acceptance within one month from the date of this letter.



The Honorable Sheldon Neeley  
November 10, 2020  
Page 6 (Grant No. 2020-07308)

On behalf of the Mott Foundation, I would like to extend our best wishes for the success of this endeavor.

Sincerely,

DocuSigned by:  
  
8A59BF0328DC4EB...  
Mary A. Gailbreath  
Vice President-Administration and Secretary/Treasurer

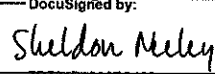
MAG:jap/cmm

Our organization acknowledges that appropriate personnel have read and understand this letter, that its terms and conditions are acceptable to us, and that we will comply with those terms and conditions.

Name of Grantee: City of Flint

Printed Name of Authorized Signer: Sheldon Neeley

Authorized Signature:

DocuSigned by:  


7D731B18A27C403

(This must be an original signature of an authorized representative of the organization.)

Title: Mayor, City of Flint

Date Signed: 12/7/2020



## Certificate Of Completion

Envelope Id: D9E77452EBB64BE18F51E32FD0F06144  
 Subject: Mott Foundation Commitment Letter #2020-07308 - City of Flint  
 Source Envelope:  
 Document Pages: 6 Signatures: 2  
 Certificate Pages: 5 Initials: 0  
 AutoNav: Enabled  
 Envelope Stamping: Enabled  
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:  
 Chelsea Mohn  
 503 S. Saginaw St.  
 Ste. 1200  
 Flint, MI 48502  
 CMohn@mott.org  
 IP Address: 68.48.141.220

## Record Tracking

Status: Original  
 11/10/2020 4:13:15 PM


Holder: Chelsea Mohn  
 CMohn@mott.org

Location: DocuSign

## Signer Events

Mary A Gailbreath  
 MGailbreath@mott.org  
 VP-Administration & Secretary/Treasurer  
 Charles Stewart Mott Foundation  
 Security Level: Email, Account Authentication  
 (None)

## Signature

DocuSigned by:  
  
 BA59BF0328DC4EB...


Signature Adoption: Pre-selected Style  
 Using IP Address: 73.191.163.204

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 Signed: 11/10/2020 7:42:24 PM

Electronic Record and Signature Disclosure:  
 Not Offered via DocuSign

Sheldon Neeley  
 saneeley@cityofflint.com  
 Mayor, City of Flint  
 Security Level: Email, Account Authentication  
 (None)

DocuSigned by:  
  
 7D731B16A27C403...

Signature Adoption: Pre-selected Style  
 Using IP Address: 12.51.171.150

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 Signed: 12/7/2020 4:37:51 PM

Electronic Record and Signature Disclosure:  
 Accepted: 12/7/2020 4:37:21 PM  
 ID: 17146300-3259-41b2-9540-f998f8c63026

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Brian Larkin  
 blarkin@cityofflint.com  
 Security Level: Email, Account Authentication  
 (None)

**COPIED**

Sent: 12/7/2020 4:37:52 PM

Electronic Record and Signature Disclosure:  
 Not Offered via DocuSign

## Witness Events

## Signature

## Timestamp

**Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

11/10/2020 4:18:48 PM

Certified Delivered

Security Checked

12/7/2020 4:37:21 PM

Signing Complete

Security Checked

12/7/2020 4:37:51 PM

Completed

Security Checked

12/7/2020 4:37:52 PM

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Charles Stewart Mott Foundation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact Charles Stewart Mott Foundation:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [echien@mott.org](mailto:echien@mott.org)

**To advise Charles Stewart Mott Foundation of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [echien@mott.org](mailto:echien@mott.org) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

**To request paper copies from Charles Stewart Mott Foundation**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [echien@mott.org](mailto:echien@mott.org) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with Charles Stewart Mott Foundation**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:



i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [echien@mott.org](mailto:echien@mott.org) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Charles Stewart Mott Foundation as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Charles Stewart Mott Foundation during the course of your relationship with Charles Stewart Mott Foundation.



210062

RESOLUTION NO.:

PRESENTED: FEB - 8 2021

ADOPTED:

**RESOLUTION ESTABLISHING GUIDELINES FOR GRANTING OF HARDSHIP  
EXEMPTIONS FROM PROPERTY TAXES PURSUANT TO MCL 211.7u**

WHEREAS, P.A. 390 of 1994, which amended Section 7u of Act 206 of the Public Acts of 1893, as amended by Act 313 of the Public Acts of 1993, being section 211.7u of the Michigan Compiled Laws, requires the governing body of the assessing unit to determine and make available to the public the policy and guidelines for granting of poverty exemptions under MCL 211.7u;

THEREFORE, BE IT RESOLVED, That to be eligible for consideration of a hardship exemption pursuant to MCL 211.7u in the City of Flint, a person must be the owner and must occupy the property as a homestead, as defined, for which the exemption is requested; file a complete application, prescribed by the state tax commission; submit copies of federal and state income tax returns for ALL persons that resided in the homestead including property tax credit forms and/or Statement of Benefits paid from Michigan Department of Social Services or Social Security Administration; and meet City of Flint poverty income standards;

BE IT FURTHER RESOLVED, That the applicant and ALL qualifying persons that resided in the home must have an annual adjusted income less than the Federal Poverty Guidelines published in the prior calendar year, less 15%;

BE IT FURTHER RESOLVED, That the applicant's asset level, excluding the homestead, may not exceed \$10,000; regardless of income level.

BE IT FURTHER RESOLVED, That the applicant may not have ownership interest in any real estate other than the homestead, nor shall anyone else living outside of the household have interest in this homestead and must own the home for at least one calendar year;

BE IT FURTHER RESOLVED, That a hardship exemption may be granted for only one year at a time;

BE IT FURTHER RESOLVED, That the board of review shall request identification of the applicant and/or proof of ownership of the homestead under consideration for hardship exemption;

BE IT FURTHER RESOLVED, That the board of review may request from the applicant any supporting documents which may be utilized in determining a hardship exemption request;

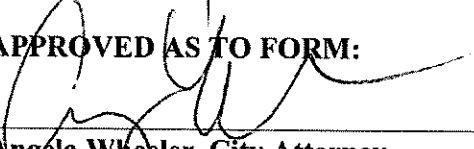
BE IT FURTHER RESOLVED, That the completed hardship exemption application must be filed after January 1, but before the day prior to the last day of the board of review in the year for which exemption is sought;

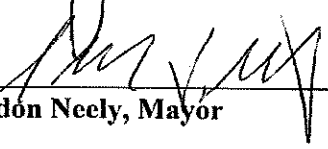
BE IT FURTHER RESOLVED, That the board of review shall administer an oath wherein the applicant testifies as to the accuracy of the information provided;

BE IT FINALLY RESOLVED, That to conform with the provisions of P.A. 253 of 2020, this resolution is hereby given immediate effect.

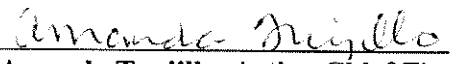
BE IT RESOLVED,

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Angela Wheeler, City Attorney

  
\_\_\_\_\_  
Sheldon Neely, Mayor

APPROVED AS TO FINANCE:

  
\_\_\_\_\_  
Amanda Trujillo, Acting Chief Financial Officer

CITY COUNCIL:

\_\_\_\_\_  
Kate Fields, Council President





## 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 NA

BUDGET YEAR 2 NA

BUDGET YEAR 3 NA

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

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

**DEPARTMENT HEAD SIGNATURE:** Amanda Mujillo  
(PLEASE TYPE NAME, TITLE)

**DEPARTMENT HEAD MUST SIGN**

## 2021 HARDSHIP EXEMPTION APPLICATION INSTRUCTIONS

### THIS APPLICATION SHOULD BE RETURNED TO:

City of Flint, Assessing Division, 1101 S Saginaw St, Flint MI 48502

### 2021 City of Flint

To be considered for a hardship exemption, the following steps must be followed:

1. The Petitioner must complete this application in full, including signatures on the last page. Return the application and attachments to the Assessing Department at least 5 days prior to the beginning of the Board of Review.
2. Per City of Flint Resolution, you must attach signed copies of the following for all persons living in the household AND all owners of the residence:
  - \_\_\_ 2020 FEDERAL INCOME TAX RETURN (1040)
  - \_\_\_ 2020 W 2's & 1099's.
  - \_\_\_ 2020 MICHIGAN INCOME TAX RETURN (MI-1040)
  - \_\_\_ 2020 HOMESTEAD PROPERTY TAX CREDIT FORM (MI-1040CR)
  - \_\_\_ 2020 SOCIAL SECURITY BENEFIT STATEMENT (SSA-1099)
  - \_\_\_ YEAR END STATEMENTS FOR ASSET INFORMATION (SEE LIST ON PG 5 OF 8)
  - \_\_\_ IF YOU'RE CLAIMING NO INCOME, YOU MUST SUBMIT A DETAILED & NOTARIZED LETTER EXPLAINING HOW EXPENSES ARE BEING MET.
  - \_\_\_ IF BILLS ARE PAID BY FRIEND/FAMILY MEMBER OR YOU RECEIVED MONEY FROM A FRIEND OR FAMILY MEMBER, YOU MUST PROVIDE A SIGNED AND NOTARIZED LETTER FROM THAT PERSON(S) STATING HOW MUCH FINANCIAL SUPPORT THEY GIVE
3. Produce a valid driver's license or other form of picture identification;
4. Be able to produce a deed, land contract, or other evidence of ownership of the property for which the exemption is being requested, if not in Assessor's records;
5. Meet the federal poverty income guidelines for the household, which are updated annually in the federal register by the United States Department of Health and Human Services; and
6. Meet the claimant and total household **asset levels** set by the Flint City Council.

**If your application does not include copies of the above documents or if your signature is not notarized, it will be considered incomplete and therefore ineligible for a Hardship Exemption.**

Hardship Exemption as defined by the Michigan Compiled Laws is as follows:

Section 211.7u: The homestead of persons who, in the judgment of the supervisor and board of review, by reason of poverty, are unable to contribute toward the public charges is eligible for exemption in whole or in part from taxation under this act.

Please be aware that as an applicant for Hardship Exemption, you must also comply with the following sections of the Michigan Compiled Laws:

Section 211.116 Perjury: Any person who, under any of the proceedings required or permitted by this act, shall willfully swear falsely, will be guilty of perjury and subject to its penalties.

If received timely, your application will be presented at the next scheduled Board of Review. The Board of Review schedule for 2021 is as follows:

March: Begins on Monday, March 8, 2021  
July: Tuesday, July 20, 2021  
December: Tuesday, December 14, 2021

If you have any questions, feel free to contact the Assessing Department at 810-766-7255

### INCOME & ASSET GUIDELINES FOR HARDSHIP EXEMPTIONS

If your income exceeds the amounts shown or your assets exceed the amounts shown you are **NOT** eligible for a Hardship Exemption.

The applicant **shall not** be eligible for consideration, if 85% of the total household income exceeds the current income standards developed by the Flint City Council. The excluded 15% of the total household income shall be earmarked for family medical needs. For 2021, the limits are:

Family Unit:	Gross Annual Income Can Not Exceed:	Adjusted Annual Household Income Can Not Exceed:
Family unit of 1 member	\$20,000	\$17,000
Family unit of 2 members	\$22,500	\$19,125
Family unit of 3 members	\$24,520	\$21,330
Family unit of 4 members	\$29,600	\$25,750
Family unit of 5 members	\$34,700	\$30,170
Family unit of 6 members	\$39,800	\$34,590
Family unit of 7 members	\$44,900	\$39,010
Family unit of 8 members	\$50,000	\$43,430
Each family member greater than 8	\$5,200	\$4,420

When determining any poverty exemption, all assets of the family unit, as well as all available sources of income or funds shall be considered.

#### Asset Eligibility

Applicants can have **no more than \$10,000 in assets** to be eligible for consideration and no more cash than an amount equal to one month's gross household income. Assets do not include the homestead or one (1) automobile. Assets do include: stocks, bonds, mutual funds, insurance policies, coin collections, boats, ORVs, motorcycles, recreational vehicles, second homes or sellable property, retirement accounts, jewelry, etc.

**GUIDELINES BY WHICH  
HARDSHIP EXEMPTIONS ARE DETERMINED**

1. Completed application form and all required documents and attachments MUST be filed with the City Assessor's Office no later than:

March 9, 2021 for action by the March Board of Review; or

July 16, 2021 for action by the July Board of Review; or

December 10, 2021 for action by the December Board of Review.

Sign the form when you return it to the City Assessor's Office

**NOTE:** The filing of a claim constitutes an appearance before the Board of Review. Also, the dates for filing will be updated annually in accordance with the State of Michigan Property Tax Calendar.

2. The Board of Review determines if Income Standards have been met.
3. The Board of Review determines if Asset limits have been met.
  - a. Cash assets to the total household may not exceed an amount equal to one month's gross household income. Cash assets are defined as cash, money held in checking or savings accounts, money markets and other financial institution accounts, and/or instruments or securities which can be readily converted to cash.
  - b. Non-cash assets to the total household may not exceed \$10,000. Non-cash assets are defined as those which are not considered to be cash assets, as defined above. The following assets are excluded from this limit:
    1. Applicant's homestead
    2. Applicant's household personal property
    3. Assets not accessible by the applicant, co-owner or any member of the applicant's household.
    4. All applicants, if approved by the Board of Review, shall have their current year taxable value reduced by 50%. ***This does not include any special assessments that are assessed to the property.***
    5. The Board of Review will consider all revenue and non-revenue producing assets of the owner, co-owner and all members of the household. Any attempt to hide and/or shift assets to another person, business or corporation shall be grounds for denial.



4. Applications must be filed every year. If granted, the exemption is for current year only.
5. **Applicant may not have ownership interest in any real estate other than the homestead and must own the homestead for, at least, one (1) calendar year.** Also, no person living outside the household shall have interest in the homestead.
6. All applications will be reviewed by the Board of Review. The Board may ask applicants, or their authorized agents, to be physically present to answer questions. Teleconferencing for the purpose of asking questions of the applicant is allowable if the applicant is not able to attend.
7. Applicants, or their authorized agents, may have to answer questions regarding such subject as financial affairs, health and/or the status of people living in the principal residence at a meeting that is open to the public.
8. All applications will be evaluated based on data and statements given to the Board by the applicant. The Board can also use information gathered from any other source.
9. The Board of Review shall follow the policy and guidelines established herein when granting or denying an exemption.
10. Applicants may be subject to investigation of their entire financial and property records by the City. This would be done to verify information given or statements made to the Board of Review or assessor in regards to the poverty tax claim.
11. Household income limits are adjusted each year to comply with the Federal Poverty Guidelines.
12. Applicants will be sent a written notice of the Board of Review's final decision. An applicant may appeal the Board of Review's decision to the Michigan Tax Tribunal. An assessor may also appeal the Board of Review's decision. Appeals must be filed with the Michigan Tax Tribunal by the following dates:

July 31<sup>st</sup> for a decision made by the March Board of Review or  
35 days from the decision of the July or December Board of Review

#### THE GENERAL PROPERTY TAX ACT (EXCERPT)

#### Act 206 of 1893

Sec. 7u. (1) The principal residence of a person who, in the judgment of the supervisor and board of review, by reason of poverty, is unable to contribute toward the public charges is eligible for exemption in whole or in part from the collection of taxes under this act. This section does not apply to the property of a corporation.

(2) To be eligible for exemption under this section, a person shall, subject to subsections (6) and (8), do all of the following on an annual basis:

(a) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm this ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.

(b) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year. If a person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return. The filing of a claim under this subsection constitutes an appearance before the board of review for the purpose of preserving the claimant's right to appeal the decision of the board of review regarding the claim.

(c) Produce a valid driver license or other form of identification if requested by the supervisor or board of review.

(d) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested if required by the supervisor or board of review.

(e) Meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit provided the alternative guidelines do not provide income eligibility requirements less than the federal guidelines.

(3) The application for an exemption under this section must be filed after January 1 but before the day prior to the last day of the board of review.

(4) The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under this section. If the local assessing unit maintains a website, the local assessing unit shall make the policy and guidelines, and the form described in subsection (2)(b), available to the public on the website. The guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets.

(5) The board of review shall follow the policy and guidelines of the local assessing unit in granting or denying an exemption under this section. If a person claiming an exemption under this section is qualified under the eligibility requirements in subsection (2), the board of review shall grant the exemption in whole or in part, as follows:

(a) A full exemption equal to a 100% reduction in taxable value for the tax year in which the exemption is granted.

(b) A partial exemption equal to 1 of the following:

(i) A 50% or 25% reduction in taxable value for the tax year in which the exemption is granted.

(ii) As approved by the state tax commission, any other percentage reduction in taxable value for the tax year in which the exemption is granted, applied in a form and manner prescribed by the state tax commission.

(6) Notwithstanding any provision of this section to the contrary, a local assessing unit may permit by resolution a principal residence exempt from the collection of taxes under this section in tax year 2019 or 2020, or both, to remain exempt under this section in tax years 2021, 2022, and 2023 without subsequent reapplication for the exemption, provided there has not been a change in ownership or occupancy status of the person eligible for exemption under subsection (2), and may permit a principal residence exempt for the first time from the collection of taxes under this section in tax year 2021, 2022, or 2023 to remain exempt under this section for up to 3 additional years after its initial year of exempt status without subsequent reapplication for the

exemption, provided there has not been a change in ownership or occupancy status of the person eligible for exemption under subsection (2), if the person who establishes initial eligibility under subsection (2) receives a fixed income solely from public assistance that is not subject to significant annual increases beyond the rate of inflation, such as federal Supplemental Security Income or Social Security disability or retirement benefits. Both of the following apply to a person who obtains an extended exemption under this subsection:

(a) The person shall file with the local assessing unit, in a form and manner prescribed by the state tax commission, an affidavit rescinding the exemption as extended under this subsection within 45 days after either of the following, if applicable:

(i) The person ceases to own or occupy the principal residence for which the exemption was extended.

(ii) The person experiences a change in household assets or income that defeats eligibility for the exemption under subsection (2).

(b) If the person fails to file a rescission as required under subdivision (a) and the property is later determined to be ineligible for the exemption under this section, the person is subject to repayment of any additional taxes with interest as described in this subdivision. Upon discovery that the property is no longer eligible for the exemption under this section, the assessor shall remove the exemption of that property and, if the tax roll is in the local tax collecting unit's possession, amend the tax roll to reflect the removal of the exemption, and the local treasurer shall, within 30 days of the date of the discovery, issue a corrected tax bill for any additional taxes with interest at the rate of 1% per month or fraction of a month computed from the date the taxes were last payable without interest. If the tax roll is in the county treasurer's possession, the tax roll must be amended to reflect the removal of the exemption and the county treasurer shall, within 30 days of the date of the removal, prepare and submit a supplemental tax bill for any additional taxes, together with interest at the rate of 1% per month or fraction of a month computed from the date the taxes were last payable without interest. Interest on any tax set forth in a corrected or supplemental tax bill again begins to accrue 60 days after the date the corrected or supplemental tax bill is issued at the rate of 1% per month or fraction of a month. Taxes levied in a corrected or supplemental tax bill must be returned as delinquent on the March 1 in the year immediately succeeding the year in which the corrected or supplemental tax bill is issued. 3

(7) A person who files a claim under this section is not prohibited from also appealing the assessment on the property for which that claim is made before the board of review in the same year.

(8) Notwithstanding any provision of this section to the contrary, if the assessor determines that a principal residence of a person by reason of poverty is still eligible for this exemption and the property was exempt from the collection of taxes under this section in tax year 2019 or 2020, or both, the property shall remain exempt from the collection of taxes under this section through tax year 2021 if, on or before February 15, 2021, the governing body of the local assessing unit in which the principal residence is located adopts a resolution that continues the exemption through tax year 2021 for all principal residences within the local assessing unit that were exempt from the collection of taxes under this section in tax year 2019 or 2020, or both. The local assessing unit may require the owner of a principal residence exempt from the collection of taxes under this subsection to affirm ownership, poverty, and occupancy status in writing by filing with the local assessing unit the form prescribed by the state tax commission under subsection (2)(a).

(9) A local assessing unit that adopts a resolution under subsection (6) or (8) must develop and implement an audit program that includes, but is not limited to, the audit of all information filed under subsection (2). If property is determined to be ineligible for exemption as a result of an audit, the person who filed for the exemption under subsection (2) is subject to repayment of additional taxes including interest to be paid as provided in subsection (6)(b). The

state tax commission shall issue a bulletin providing further guidance to local assessing units on the development and implementation of an audit program under this subsection. (10) As used in this section, "principal residence" means principal residence or qualified agricultural property as those terms are defined in section 7dd.

## Application for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township the property is located in each year on or after January 1.

**To be considered complete, this application must:** 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

<b>PART 1: PERSONAL INFORMATION</b> — Petitioner must list all required personal information.				
Petitioner's Name			Daytime Phone Number	
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents	
Property Address of Principal Residence		City	State	ZIP Code
<input type="checkbox"/> Check if applied for Homestead Property Tax Credit		Amount of Homestead Property Tax Credit		
<b>PART 2: REAL ESTATE INFORMATION</b>				
List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.				
Property Parcel Code Number		Name of Mortgage Company		
Unpaid Balance Owed on Principal Residence	Monthly Payment	Length of Time at this Residence		
Property Description				
<b>PART 3: ADDITIONAL PROPERTY INFORMATION</b>				
List information related to any other property owned by you or any member residing in the household.				
<input type="checkbox"/> Check if you own, or are buying, other property. If checked, complete the information below.			Amount of Income Earned from other Property	
1	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid
2	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid

Continue on Page 2

**PART 4: EMPLOYMENT INFORMATION** — List your current employment information.

Name of Employer			
Address of Employer	City	State	ZIP Code
Contact Person	Employer Telephone Number		

**PART 5: INCOME SOURCES**

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.

Source of Income	Monthly or Annual Income (indicate which)

**PART 6: CHECKING, SAVINGS AND INVESTMENT INFORMATION**

List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

**PART 7: LIFE INSURANCE** — List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

**PART 8: MOTOR VEHICLE INFORMATION**

All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

Continue on Page 3

**PART 9: HOUSEHOLD OCCUPANTS** — List all persons living in the household.

First and Last Name	Age	Relationship to Applicant	Place of Employment	\$ Contribution to Family Income

**PART 10: PERSONAL DEBT** — List all personal debt for all household members.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

**PART 11: MONTHLY EXPENSE INFORMATION**

The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance
Garbage	Daycare	Car Expense (gas, repair, etc.)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	

Continue and sign on Page 4

**NOTICE:** Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

#### **PART 11: POLICY AND GUIDELINES ACKNOWLEDGMENT**

The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.

☐ The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.

#### **PART 12: CERTIFICATION**

I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.

Printed Name	Signature	Date

This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.

Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 35 days of decision. A copy of the Board of Review decision must be included with the petition.

Michigan Tax Tribunal  
PO Box 30232  
Lansing MI 48909

Phone: 517-335-9760  
E-mail: [taxtrib@michigan.gov](mailto:taxtrib@michigan.gov)





## CITY OF FLINT

RESOLUTION NO.:

**210063**

FEB - 8 2021

PRESENTED:

ADOPTED:

### RESOLUTION RECOMMENDING SETTING A PUBLIC HEARING FOR THE STREET VACATION OF DECKER STREET BETWEEN ROBERT T. LONGWAY AND KEARSLEY STREET.

#### BY THE CITY ADMINISTRATOR:

The City of Flint desires to provide due notice to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate the street, alley or public ground known as **Decker Street between Robert T. Longway and Kearsley Street**.

Pursuant to the requirements of section 42-25 of the Flint City Code, a public hearing is required so that members of the Flint City Council may meet and hear objections to the proposed vacation and discontinuance of the above-described street, alley or public ground.

**IT IS RESOLVED**, that a public hearing to consider the vacation of Decker Street between Robert T. Longway and Kearsley Street shall be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 at 5:30 p.m., in the City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1101 S. Saginaw St., Flint, Michigan, or via electronic meeting.

**IT IS FURTHER RESOLVED**, that the City Clerk shall cause notice of such hearing to be published in an official paper of general circulation not less than fifteen (15) days prior to said hearing.

#### APPROVED AS TO FORM:

Angela Wheeler, Chief Legal Officer

#### ADMINISTRATION:

#### CITY COUNCIL:

Clyde Edwards, City Administrator

\_\_\_\_\_  
Kate Fields, Council President



## CITY OF FLINT

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

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) n/a

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): n/a

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

DEPARTMENT HEAD SIGNATURE: Stephanie Williams Director, Dept of Planning and Dev,  
(PLEASE TYPE NAME, TITLE)



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 2/1/21

**BID/PROPOSAL#** n/a

**AGENDA ITEM TITLE:** Resolution recommending setting a public hearing for the street vacation of Decker Street between Robert T Longway Boulevard and Kearsley Street.

**PREPARED BY** Suzanne Wilcox, Director, Department of Planning and Development  
(Please type name and Department)

**VENDOR NAME:** n/a

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

At its meeting on April 15, 2020, the Flint Planning Commission recommended APPROVAL to vacate Decker Street between Robert T Longway and Kearsley Street.

The Ruth Mott Foundation revisited and revised their Applewood Master Plan in 2019. The plan outlines several projects for the Applewood property. The property contains 18 acres within a gated estate and another 16 acres of property outside that also includes the triangle property between Decker and Robert T. The master plan also addresses two acres of adjoining property at 305 Walnut Street that was acquired from the Flint Cultural Center Corporation. The master plan calls for the construction of a welcome center to co-locate foundation staff from downtown offices, and staff that's currently located at Applewood. Within the historic grounds, they will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation. The assets this project provides are shared parking resources, resources for all Cultural Center campus partners and allows ongoing access to the adjoining view with gallery

This alley vacation request has been reviewed by all applicable City of Flint departments including the City Engineer, Traffic Engineer, Water Service Center, and Planning and Zoning Staff and all recommendations will be incorporated into the final resolution recommending approval of the street vacation.

**FINANCIAL IMPLICATIONS:** The property will be discontinued forever as a public street, alley, or public ground and become the ownership of the adjacent property owner (Ruth Mott Foundation).

**BUDGETED EXPENDITURE?** YES ☐ NO ☐ IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
		<b>FY19/20 GRAND TOTAL</b>		



CITY OF FLINT

RESOLUTION NO.:

210064

FEB 8 2021

PRESENTED:

ADOPTED:

**RESOLUTION RECCOMENDING SETTING A PUBLIC HEARING FOR THE STREET VACATION OF  
KEARSLEY STREET BETWEEN WALNUT AND ROBERT T. LONGWAY**

**BY THE CITY ADMINISTRATOR:**

The City of Flint desires to provide due notice to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate the street, alley or public ground known as Kearsley Street between Walnut and Robert T. Longway (1400 Kearsley Street).

Pursuant to the requirements of section 42-25 of the Flint City Code, a public hearing is required so that members of the Flint City Council may meet and hear objections to the proposed vacation and discontinuance of the above-described street, alley or public ground.

**IT IS RESOLVED**, that a public hearing to consider the vacation of Kearsley Street between Walnut and Robert T. Longway (1400 Kearsley Street) shall be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 at 5:30 p.m., in the City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1101 S. Saginaw St., Flint, Michigan or via electronic meeting.

**IT IS FURTHER RESOLVED**, that the City Clerk shall cause notice of such hearing to be published in an official paper of general circulation not less than fifteen (15) days prior to said hearing.

**APPROVED AS TO FORM:**

Angela Wheeler, Chief Legal Officer

**ADMINISTRATION:**

**CITY COUNCIL:**

Clyde Edwards, City Administrator

Kate Fields, Council President



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 2/1/21

**BID/PROPOSAL#** n/a

**AGENDA ITEM TITLE:** Resolution recommending Setting a Public Hearing for the Street Vacation of Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street).

**PREPARED BY** Suzanne Wilcox, Director, Department of Planning and Development  
(Please type name and Department)

**VENDOR NAME:** n/a

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

At its meeting on April 15, 2020, the Flint Planning Commission recommended APPROVAL to vacate Kearsley Street between Walnut and Robert T. Longway (1400 Kearsley Street).

The Ruth Mott Foundation revisited and revised their Applewood Master Plan in 2019. The plan outlines several projects for the Applewood property. The property contains 18 acres within a gated estate and another 16 acres of property outside that also includes the triangle property between Decker and Robert T. The master plan also addresses two acres of adjoining property at 305 Walnut Street that was acquired from the Flint Cultural Center Corporation. The master plan calls for the construction of a welcome center to co-locate foundation staff from downtown offices, and staff that's currently located at Applewood. Within the historic grounds, they will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation. The assets this project provides are shared parking resources, resources for all Cultural Center campus partners and allows ongoing access to the adjoining view with gallery.

This alley vacation request has been reviewed by all applicable City of Flint departments including the City Engineer, Traffic Engineer, Water Service Center, and Planning and Zoning Staff and all recommendations will be incorporated into the final resolution recommending approval of the street vacation.

**FINANCIAL IMPLICATIONS:** The property will be discontinued forever as a public street, alley, or public ground and become the ownership of the adjacent property owner (Ruth Mott Foundation).

**BUDGETED EXPENDITURE?** YES ☐ NO ☐ IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
		<b>FY19/20 GRAND TOTAL</b>		



## CITY OF FLINT

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

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) n/a

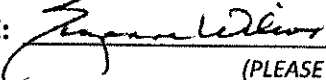
BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): n/a

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

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

210044

ORDINANCE NO. \_\_\_\_\_

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

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

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article I, In General, by repealing said Article and adopting Article I, Title, Purpose and Scope, which shall read in its entirety as follows:

**ARTICLE 1 TITLE, PURPOSE AND SCOPE**

**§ 50-01. TITLE.**

THIS CHAPTER SHALL BE KNOWN AS THE "ZONING ORDINANCE" OF THE CITY OF FLINT, MICHIGAN.

**§ 50-02. AUTHORITY**

THIS CHAPTER IS ENACTED PURSUANT TO THE AUTHORITY GRANTED BY THE MICHIGAN ZONING ENABLING ACT 12 OF THE PUBLIC ACTS OF 2008, AS AMENDED.

**§ 50-03. PURPOSE AND INTENT**

THIS CHAPTER IS NECESSARY TO PROMOTE THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE CITY OF FLINT (CITY) AS WELL AS TO:

A. MEET THE NEEDS OF THE CITY'S CITIZENS FOR FOOD, FIBER, ENERGY AND OTHER NATURAL RESOURCES;

B. PROVIDE PLACES FOR RESIDENCE, RECREATION, INDUSTRY, TRADE, SERVICES, AND OTHER USES OF LAND;

C. ENSURE USES OF LAND ARE SITUATED IN APPROPRIATE LOCATIONS;

D. LIMIT INAPPROPRIATE OVERCROWDING OF LAND AND CONGESTION OF POPULATION, TRANSPORTATION SYSTEMS AND NETWORKS, AND OTHER PUBLIC FACILITIES;

E. FACILITATE ADEQUATE, EFFICIENT AND SUSTAINABLE PUBLIC INFRASTRUCTURE AND SYSTEMS FOR TRANSPORTATION, SANITARY AND STORM SEWAGE COLLECTION AND DISPOSAL, POTABLE WATER, RECREATION AND OTHER PUBLIC SERVICES AND AMENITIES FOR ALL OF FLINT;

F. PROMOTES THE SOCIALLY EQUITABLE DEVELOPMENT OF OUR BUILT AND NATURAL ENVIRONMENTS;

G. PROMOTE A BALANCED SUPPLY OF COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND TRANSPORTATION LAND USES THAT ARE COMPATIBLE WITH ADJACENT LAND USES AND HAVE GOOD ACCESS TO PUBLIC INFRASTRUCTURE;

H. PRESERVE THE OVERALL QUALITY OF LIFE FOR RESIDENTS AND VISITORS;

I. PROTECT THE CHARACTER

**AND QUALITY OF  
ESTABLISHED RESIDENTIAL  
NEIGHBORHOODS;**

- J. ALLOW FOR AND ADVANCE  
INNOVATION IN NEW  
RESIDENTIAL  
DEVELOPMENT AND  
REDEVELOPMENT THAT  
MEETS THE DEMAND FOR  
HOUSING WITH A GREATER  
VARIETY IN THE TYPE AND  
DESIGN OF DWELLINGS;**
- K. ALLOW FOR AND ADVANCE  
INNOVATION IN INDUSTRY  
AND COMMERCE IN A WAY  
THAT IS COMPATIBLE WITH  
EXISTING AND ANTICIPATED  
FUTURE DEVELOPMENT;**
- L. MAINTAIN AND ENHANCE  
ECONOMICALLY VIBRANT  
AS WELL AS ATTRACTIVE  
BUSINESS AND  
COMMERCIAL AREAS;**
- M. IMPLEMENT THE THEMES,  
POLICIES AND GOALS  
CONTAINED IN OFFICIALLY  
ADOPTED PLANS,  
INCLUDING THE CITY OF  
FLINT MASTER PLAN;**
- N. PROMOTE PEDESTRIAN,  
BICYCLE AND PUBLIC  
TRANSIT USE;**
- O. ENSURE ADEQUATE LIGHT,  
AIR, PRIVACY, AND ACCESS  
TO PROPERTY;**
- P. ENCOURAGE  
ENVIRONMENTALLY  
RESPONSIBLE  
DEVELOPMENT PRACTICES;**
- Q. PROMOTE REHABILITATION  
AND REUSE OF OLDER  
BUILDINGS;**
- R. ESTABLISH CLEAR, FAIR  
AND EFFICIENT**

**DEVELOPMENT REVIEW  
AND APPROVAL  
PROCEDURES; AND**

- S. ACCOMMODATE GROWTH  
AND DEVELOPMENT THAT  
COMPLIES WITH THE  
PREVIOUSLY STATED  
PURPOSES.**

**§ 50-04. EFFECTIVE DATE**

**THIS CHAPTER SHALL TAKE  
EFFECT UPON PUBLICATION.**

**§ 50-05. APPLICABILITY**

**THIS CHAPTER IS APPLICABLE TO  
ALL LAND LOCATED WITHIN THE  
CITY. ZONING AFFECTS EVERY  
BUILDING, STRUCTURE AND USE  
AND EXTENDS VERTICALLY. NO  
BUILDING OR STRUCTURE, OR PART  
THEREOF, SHALL HEREAFTER BE  
ERECTED, CONSTRUCTED,  
ALTERED, MAINTAINED OR USED,  
AND NO NEW USE OR CHANGE  
SHALL BE MADE TO ANY BUILDING,  
STRUCTURE OR LAND, OR PART  
THEREOF, EXCEPT IN CONFORMITY  
WITH THIS CHAPTER. ALL LANDS,  
BUILDINGS, AND USES IN A ZONE  
DISTRICT SHALL BE SUBJECT,  
WHERE APPLICABLE, TO THE  
PROVISIONS OF THIS CHAPTER.**

**§ 50-06. VESTED RIGHTS**

**NOTHING IN THIS CHAPTER SHALL  
BE INTERPRETED OR CONSTRUED  
TO GIVE RISE TO PERMANENT  
VESTED RIGHTS IN THE  
CONTINUATION OF ANY  
PARTICULAR USE, DENSITY, ZONE  
DISTRICT OR PERMISSIBLE  
ACTIVITY THEREIN. ALL LAND,  
BUILDINGS, STRUCTURES, USES AND**



DESIGNATIONS ARE HEREBY DECLARED TO BE SUBJECT TO SUCH SUBSEQUENT AMENDMENT, CHANGE OR MODIFICATION AS MAY BE NECESSARY FOR THE PRESERVATION OR PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.

**§ 50-07. RELATIONSHIP TO THE CITY MASTER PLAN**

THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THIS CHAPTER SHALL BE CONSISTENT WITH THE CITY MASTER PLAN, AND ANY ADOPTED AREA SPECIFIC PLANS. IN THE EVENT THIS CHAPTER BECOMES INCONSISTENT WITH THE AFOREMENTIONED PLANS, THEN THIS CHAPTER SHALL BE AMENDED WITHIN A REASONABLE TIME TO BECOME OR REMAIN CONSISTENT IN COMPLIANCE WITH STATE LAW.

**§ 50-08. RELATIONSHIP TO OTHER LAWS AND AGREEMENTS**

A. OTHER PUBLIC LAWS, ORDINANCES, REGULATIONS OR PERMITS. THIS CHAPTER IS INTENDED TO COMPLEMENT OTHER MUNICIPAL, STATE AND FEDERAL REGULATIONS THAT AFFECT LAND USE. WHERE CONDITIONS, STANDARDS OR REQUIREMENTS IMPOSED BY ANY PROVISION OF THIS CHAPTER ARE MORE RESTRICTIVE THAN COMPARABLE STANDARDS IMPOSED BY OTHER REGULATIONS, THE PROVISIONS OF THIS CHAPTER SHALL GOVERN.

B. PRIVATE AGREEMENTS. THIS CHAPTER IS NOT INTENDED TO REVOKE OR REPEAL ANY EASEMENT, COVENANT OR OTHER PRIVATE AGREEMENT; PROVIDED, HOWEVER, THAT WHERE THIS CHAPTER IMPOSES A GREATER RESTRICTION OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS, THE PROVISIONS OF THIS CHAPTER SHALL CONTROL. NOTHING IN THIS CHAPTER SHALL MODIFY OR REPEAL ANY PRIVATE COVENANT OR DEED RESTRICTION, BUT SUCH COVENANT OR RESTRICTION SHALL NOT EXCUSE ANY FAILURE TO COMPLY WITH THIS CHAPTER. THE CITY SHALL NOT BE OBLIGATED TO ENFORCE THE PROVISIONS OF ANY EASEMENTS, COVENANTS, OR AGREEMENTS BETWEEN PRIVATE PARTIES.

**§ 50-09. CONFLICTS BETWEEN CHAPTER STANDARDS**

IN CASES WHERE TWO OR MORE STANDARDS IN THIS CHAPTER CONFLICT WITH ONE ANOTHER, THE MORE RESTRICTIVE STANDARD SHALL NOT NECESSARILY CONTROL. RATHER, THE DIRECTOR OF PLANNING AND DEVELOPMENT, OR HIS/HER DESIGNEE, SHALL DETERMINE WHICH STANDARD CONTROLS BASED ON THE DEGREE TO WHICH A PARTICULAR STANDARD RESULTS IN:

A. GREATER CONSISTENCY WITH THE GOALS AND OBJECTIVES CONTAINED

WITHIN THE ADOPTED CITY  
MASTER PLAN;

- B. MORE SUPPORTIVE OF THE  
PURPOSES OF THIS CHAPTER  
AS DESCRIBED IN SECTION  
50.1.03.
- C. INCREASED COMPATIBILITY  
WITH ADJACENT  
DEVELOPMENT AND  
SURROUNDING COMMUNITY  
CHARACTER;
- D. ENHANCED  
ENVIRONMENTAL QUALITY  
AND NATURAL RESOURCES  
PROTECTION;
- E. GREATER PROTECTION AND  
PRESERVATION OF  
HISTORIC AND CULTURAL  
RESOURCES; AND
- F. HIGHER QUALITY OF  
BUILDING FORM, DESIGN  
AND/OR ARCHITECTURE.

§ 50-10. HEADINGS AND  
ILLUSTRATIONS

HEADINGS AND ILLUSTRATIONS  
ARE PROVIDED FOR CONVENIENCE  
AND REFERENCE ONLY AND DO NOT  
DEFINE OR LIMIT THE SCOPE OF  
ANY PROVISION OF THIS CHAPTER.  
IN THE CASE OF ANY DIFFERENCE  
OF MEANING OR IMPLICATION  
BETWEEN THE TEXT OF THIS  
CHAPTER AND ANY HEADING,  
DRAWING, TABLE, FIGURE, OR  
ILLUSTRATION, THE TEXT SHALL  
GOVERN.

§ 50-11. SEVERABILITY

- A. IF ANY COURT OF  
COMPETENT JURISDICTION  
INVALIDATES ANY  
PROVISION OF THIS  
CHAPTER, THEN SUCH

JUDGMENT SHALL NOT  
AFFECT THE VALIDITY AND  
CONTINUED ENFORCEMENT  
OF ANY OTHER PROVISION  
OF THIS CHAPTER.

- B. IF ANY COURT OF  
COMPETENT JURISDICTION  
INVALIDATES THE  
APPLICATION OF ANY  
PROVISION OF THIS  
CHAPTER TO A PARTICULAR  
PROPERTY, STRUCTURE, OR  
SITUATION, THEN SUCH  
JUDGMENT SHALL NOT  
AFFECT THE APPLICATION  
OF THAT PROVISION TO ANY  
OTHER BUILDING,  
STRUCTURE, OR SITUATION  
NOT SPECIFICALLY  
INCLUDED IN THAT  
JUDGMENT.

- C. IF ANY COURT OF  
COMPETENT JURISDICTION  
JUDGES INVALID ANY  
CONDITION ATTACHED TO  
THE APPROVAL OF A  
DEVELOPMENT REVIEW  
APPLICATION, THEN SUCH  
JUDGMENT SHALL NOT  
AFFECT ANY OTHER  
CONDITIONS OR  
REQUIREMENTS ATTACHED  
TO THE SAME APPROVAL  
THAT ARE NOT  
SPECIFICALLY INCLUDED IN  
THAT JUDGMENT.

- D. WHENEVER A CONDITION  
OR LIMITATION IS  
INCLUDED IN AN  
ADMINISTRATIVE ACTION  
AUTHORIZING  
REGULATORY ACTIVITY,  
THEN IT SHALL BE  
CONCLUSIVELY PRESUMED  
THAT THE AUTHORIZING  
OFFICER, COMMISSION, OR  
BOARD CONSIDERED SUCH  
CONDITION OR LIMITATION  
NECESSARY TO CARRY OUT  
THE SPIRIT AND INTENT OF

THIS CHAPTER, AND THAT THE OFFICER, COMMISSION, OR BOARD WOULD NOT HAVE GRANTED THE AUTHORIZATION TO WHICH THE CONDITION OR LIMITATION PERTAINED EXCEPT IN BELIEF THAT THE CONDITION OR LIMITATION WAS LAWFUL.

#### § 50-12. TRANSITIONAL PROVISIONS

THE PURPOSE OF TRANSITIONAL PROVISIONS IS TO RESOLVE THE STATUS OF PROPERTIES WITH PENDING APPLICATIONS OR RECENT APPROVALS AND PROPERTIES WITH OUTSTANDING VIOLATIONS PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER.

A. PROCESSING OF APPLICATIONS. APPLICATIONS, RE-APPLICATIONS OR REQUESTS THAT WERE SUBMITTED IN COMPLETE FORM AND ARE PENDING APPROVAL BEFORE [INSERT ADOPTION DATE OF NEW CODE], SHALL BE GOVERNED EXCLUSIVELY BY THE PREVIOUS CHAPTER ORIGINALLY ENACTED ON [INSERT ADOPTION DATE OF CURRENT ORDINANCE] (KNOWN AS "PREVIOUS CHAPTER") UNTIL [INSERT ADOPTION DATE OF NEW CODE], AND ON THAT DATE AND THEREAFTER EXCLUSIVELY BY THIS CHAPTER. ALL DEVELOPMENT APPLICATIONS, RE-APPLICATIONS OR REQUESTS SUBMITTED ON OR AFTER [INSERT ADOPTION DATE OF NEW

CODE], SHALL BE SUBJECT TO AND REVIEWED WHOLLY UNDER THE TERMS OF THIS CHAPTER.

B. APPROVED PROJECT. ANY BUILDING, DEVELOPMENT OR STRUCTURE FOR WHICH A FINAL BUILDING PERMIT WAS ISSUED BEFORE [INSERT ADOPTION DATE OF NEW CODE] MAY BE COMPLETED IN CONFORMANCE WITH THE ISSUED BUILDING PERMIT AND OTHER APPLICABLE PERMITS AND CONDITIONS, EVEN IF SUCH BUILDING, DEVELOPMENT OR STRUCTURE DOES NOT FULLY COMPLY WITH PROVISIONS OF THIS CHAPTER. IF CONSTRUCTION IS NOT COMMENCED AND DILIGENTLY PURSUED WITHIN THE TIME ALLOWED UNDER THE ORIGINAL PERMIT OR ANY EXTENSION GRANTED, THEN THE BUILDING, DEVELOPMENT OR STRUCTURE MUST BE CONSTRUCTED, COMPLETED AND OCCUPIED ONLY IN STRICT COMPLIANCE WITH THE STANDARDS OF THIS CHAPTER.

C. VIOLATION CONTINUES. ANY VIOLATION IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER SHALL CONTINUE TO BE A VIOLATION UNDER THIS CHAPTER AND BE SUBJECT TO PENALTIES AND ENFORCEMENT. HOWEVER, IF THE USE, DEVELOPMENT, CONSTRUCTION OR OTHER ACTIVITY THAT WAS A VIOLATION PRIOR TO THE EFFECTIVE DATE OF THIS

CHAPTER COMPLIES WITH THE EXPRESS TERMS OF THIS CHAPTER, ENFORCEMENT ACTION SHALL CEASE, EXCEPT TO THE EXTENT OF COLLECTING PENALTIES FOR VIOLATIONS THAT OCCURRED BEFORE THE EFFECTIVE DATE OF THIS CHAPTER. THE ADOPTION OF THIS CHAPTER DOES NOT AFFECT NOR PREVENT ANY PENDING OR FUTURE PROSECUTION OF, OR ACTION TO ABATE, VIOLATIONS THAT OCCURRED BEFORE THE EFFECTIVE DATE OF THIS CHAPTER.

- D. NONCONFORMITY. ANY NONCONFORMITY IN EXISTENCE PRIOR TO THE EFFECTIVE DATE ON THIS CHAPTER SHALL ALSO BE A NONCONFORMITY UNDER THIS CHAPTER, AS LONG AS THE SITUATION THAT RESULTED IN THE NONCONFORMING STATUS CONTINUES TO EXIST. IF, HOWEVER, A NONCONFORMING SITUATION IN EXISTENCE PRIOR TO THE EFFECTIVE DATE ON THIS CHAPTER BECOMES CONFORMING BECAUSE OF THE ADOPTION OF THIS CHAPTER, OR ANY SUBSEQUENT AMENDMENT, THEN THE SITUATION SHALL NO LONGER BE CONSIDERED A NONCONFORMITY. A SITUATION THAT DID NOT CONSTITUTE A NONCONFORMING SITUATION PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER DOES NOT ACHIEVE NONCONFORMING STATUS UNDER THIS

CHAPTER MERELY BY REPEAL OF THE PREVIOUS CHAPTER.

E. EXISTING USE.

1. WHEN A USE CLASSIFIED AS A SPECIAL LAND USE UNDER THIS CHAPTER EXISTED AS AN APPROVED CONDITIONAL USE OR PERMITTED USE PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER, SUCH USE SHALL BE CONSIDERED A LEGAL SPECIAL LAND USE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS SECTION.
2. WHEN ANY AMENDMENT TO THIS CHAPTER ALTERED THE CLASSIFICATION OF A PERMITTED USE TO A SPECIAL LAND USE, ANY USE LEGALLY ESTABLISHED BEFORE SUCH AMENDMENT SHALL BE CONSIDERED A LEGAL SPECIAL LAND USE ON AND AFTER THE EFFECTIVE DATE OF SUCH AMENDMENT.
3. A LAWFULLY ESTABLISHED,

EXISTING USE  
THAT IS NOT  
ALLOWED AS A  
SPECIAL LAND USE  
OR A PERMITTED  
USE IN THE ZONE  
DISTRICT IN WHICH  
THE USE IS NOW  
LOCATED SHALL  
BE CONSIDERED A  
NONCONFORMING  
USE AND SHALL BE  
SUBJECT TO ALL  
APPLICABLE  
REGULATIONS.

Sec. 2. The ordinances in this  
Article shall become effective upon  
publication.

Adopted this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
Sheldon A. Neeley, Mayor

\_\_\_\_\_  
Inez M. Brown, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21\_ARTICLE 1 TITLE,  
PURPOSE AND SCOPE pc approved.docx

210045

ORDINANCE NO. \_\_\_\_\_

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

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

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article II, A-1 Single-Family Low Density District, by repealing said Article and adopting Article II, Mapped Zone Districts, which shall read in its entirety as follows:

## ARTICLE 2 MAPPED ZONE DISTRICTS

### § 50-13. PURPOSE AND INTENT

THIS ARTICLE ESTABLISHES SEVENTEEN (17) ZONING DISTRICTS THAT CORRESPOND TO DEVELOPMENT REGULATIONS INCLUDED THROUGHOUT THIS CHAPTER. DEVELOPMENT REGULATIONS DESCRIBED IN THIS ARTICLE OR SUBSEQUENT ARTICLES SHALL BE APPLIED TO THE ZONING DISTRICT(S) IDENTIFIED AS APPLICABLE FOR THAT REGULATION. IN INSTANCES WHERE A REGULATION IS NOT DESCRIBED AS APPLICABLE TO ONE OR MORE SPECIFIC ZONING DISTRICTS, IT SHALL BE APPLICABLE TO DEVELOPMENT IN ALL ZONING DISTRICTS.

### § 50-14. ZONE DISTRICTS

THE CITY OF FLINT IS HEREBY DIVIDED INTO THE FOLLOWING ZONING DISTRICTS:

Abbre	Zone District Name	§
<b>Residential Zoning Districts</b>		
GN-1	Green Neighborhood-Low Density	50-16
GN-2	Green Neighborhood-Medium Density	50-17
TN-1	Traditional Neighborhood – Low Density	50-18
TN-2	Traditional Neighborhood – Medium Density	50-19
MR-1	Mixed-Residential – Low Density	50-20
MR-2	Mixed-Residential – Medium Density	50-21
MR-3	Mixed-Residential – High Density	50-22
<b>Commercial Zoning Districts</b>		
NC	Neighborhood Center	50-23
CC	City Corridor	50-24
DE	Downtown – Edge	50-25
DC	Downtown – Core	50-26
<b>Employment Districts</b>		
CE	Commerce and Employment	50-27
PC	Production Center	50-28
GI-2	Green Innovation – High Intensity	50-29
<b>Institutional/Innovation Districts</b>		
IC	Institutional Campus	50-30
UC	University Core	50-31
GI-1	Green Innovation – Medium Intensity	50-32
<b>Open Space Districts</b>		
OS	Open Space	50-33

### § 50-15. ZONING MAP

A. BOUNDARIES. THE BOUNDARIES OF THESE CLASSIFICATIONS ARE HEREBY ESTABLISHED AS SHOWN ON A MAP ENTITLED "THE ZONING MAP OF THE CITY OF FLINT, MICHIGAN," WHICH IS INCORPORATED INTO AND MADE A PART OF THIS CHAPTER AND WHICH IS MAINTAINED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

B. INTERPRETATION OF BOUNDARIES. WHERE UNCERTAINTY EXISTS REGARDING THE BOUNDARIES OF A ZONE DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP, THE FOLLOWING RULES SHALL APPLY:

1. BOUNDARIES INDICATED AS

APPROXIMATELY  
FOLLOWING THE  
CENTERLINES OF  
STREETS,  
HIGHWAYS OR  
ALLEYS SHALL BE  
CONSTRUED TO  
FOLLOW THOSE  
CENTERLINES;

2. BOUNDARIES  
INDICATED AS  
APPROXIMATELY  
FOLLOWING  
PLATTED LOT  
LINES SHALL BE  
CONSTRUED AS  
FOLLOWING THE  
LOT LINES;
3. BOUNDARIES  
INDICATED AS  
APPROXIMATELY  
FOLLOWING CITY  
LIMITS SHALL BE  
CONSTRUED AS  
FOLLOWING CITY  
LIMITS; AND
4. BOUNDARIES  
INDICATED AS  
FOLLOWING  
SHORELINES  
SHALL BE  
CONSTRUED AS  
FOLLOWING THE  
SHORELINE, AND IN  
THE EVENT OF  
CHANGE IN  
SHORELINE SHALL  
BE CONSTRUED AS  
MOVING WITH THE  
SHORELINE.
5. IN  
CIRCUMSTANCES  
NOT COVERED BY  
SUBSECTIONS B.1.  
THROUGH B.4.  
ABOVE, THE  
DIRECTOR OF

PLANNING AND  
DEVELOPMENT, OR  
HIS/HER DESIGNEE,  
SHALL INTERPRET  
A ZONE DISTRICT  
BOUNDARY AFTER  
REVIEW OF THE  
FOLLOWING:

- I. LOT LINE AND  
ZONE DISTRICT  
PLACEMENT;
- II. EXISTING LAND  
USES;
- III. STAFF MEMOS,  
MINUTES AND  
OTHER  
INFORMATION  
WHEN THE  
DESIGNATION  
WAS MADE; AND
- IV. HISTORICAL  
CONTEXT IN  
THE  
UNDERSTANDIN  
G AND  
TREATMENT OF  
DISTRICT LINES.

C. WHERE CHANGES ARE  
MADE IN A ZONE DISTRICT,  
THOSE CHANGES SHALL BE  
ENTERED ON THE OFFICIAL  
ZONING MAP PROMPTLY  
AFTER THE AMENDMENT TO  
THIS CHAPTER HAS BEEN  
APPROVED BY THE CITY  
COUNCIL.

D. IN ANY CASE WHERE A  
PROPERTY HAS NOT BEEN  
SPECIFICALLY INCLUDED  
WITHIN A ZONE DISTRICT, IT  
IS HEREBY DECLARED TO BE  
IN THE GN-1 (GREEN  
NEIGHBORHOOD – LOW  
DENSITY) DISTRICT.  
PROVIDED, HOWEVER, THAT  
WHERE PROPERTY  
ANNEXED TO THE CITY HAS

BEEN RESTRICTED BY  
PREVIOUS ZONING  
REGULATIONS OF THE  
FORMER MUNICIPALITY,  
THOSE PROVISIONS SHALL  
APPLY PENDING THE  
ADOPTION OF CITY ZONING  
REGULATIONS FOR THE  
PROPERTY.

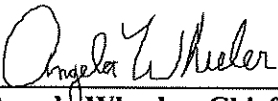
Sec. 2. The ordinances in this  
Article shall become effective upon  
publication.

Adopted this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
Sheldon A. Neeley, Mayor

\_\_\_\_\_  
Inez M. Brown, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21\_ARTICLE 2 MAPPED ZONE  
DISTRICTS pc approved.docx



210046

ORDINANCE NO. \_\_\_\_\_

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

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

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article III, A-2 Single-Family Medium Density District, by repealing said Article and adopting Article III, Residential Zone Districts, which shall read in its entirety as follows:

**ARTICLE 3 RESIDENTIAL ZONE DISTRICTS**

**§ 50-16. GN-1 GREEN NEIGHBORHOOD-LOW DENSITY: PURPOSE AND INTENT**

THE GN-1 GREEN NEIGHBORHOOD-LOW DENSITY DISTRICT IS INTENDED TO PROVIDE FOR THE INTEGRATION OF THE SIGNIFICANT AMOUNT OF LAND DEDICATED TO GREEN USES INCLUDING COMMUNITY GARDENS, SMALL-SCALE URBAN AGRICULTURE, AND SMALL OPEN SPACE AREAS. POCKETS OF TRADITIONAL SINGLE-FAMILY HOUSING MAY EXIST THROUGHOUT THE DISTRICT, INCLUDING SINGLE-FAMILY HOMES AND ESTATES THAT SIT ON LARGER LOTS CREATED BY ASSEMBLING TYPICALLY SIZED RESIDENTIAL LOTS IN THE DISTRICT.

**§ 50-17. GN-2 GREEN NEIGHBORHOOD-MEDIUM DENSITY: PURPOSE AND INTENT**

THE GN-2 GREEN NEIGHBORHOOD-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE EXISTING RESIDENTIAL DEVELOPMENT ON EXISTING TYPICALLY SIZED LOTS, WHILE ALSO PROVIDING FOR THE INTEGRATION OF GREEN USES INCLUDING COMMUNITY GARDENS, SMALL-SCALE URBAN AGRICULTURE, AND SMALL OPEN SPACE AREAS. INDIVIDUAL RESIDENTIAL LOTS CAN BE CONSOLIDATED TO CREATE LARGER LOTS, OR REDEVELOPED WITH HOUSING THAT IS APPROPRIATE FOR THE SURROUNDING CONTEXT.

**§ 50-18. TN-1 TRADITIONAL NEIGHBORHOOD-LOW DENSITY: PURPOSE AND INTENT**

THE TN-1 TRADITIONAL NEIGHBORHOOD-LOW DENSITY DISTRICT IS INTENDED TO ACCOMMODATE LOW DENSITY NEIGHBORHOODS WHERE SINGLE-FAMILY HOMES ARE LOCATED UPON LARGER LOTS THAN IS TYPICAL OF THE DEVELOPMENT THAT PREDOMINATES IN THE COMMUNITY'S OTHER SINGLE-FAMILY NEIGHBORHOODS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-19. TN-2 TRADITIONAL  
NEIGHBORHOOD-MEDIUM  
DENSITY: PURPOSE AND INTENT**

THE TN-2 TRADITIONAL NEIGHBORHOOD-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS OF MODERATE DENSITY, WHERE SINGLE-FAMILY HOMES ARE LOCATED UPON LOTS COMPARABLE IN DIMENSION TO THOSE TYPICALLY FOUND IN THE COMMUNITY'S OLDER ESTABLISHED NEIGHBORHOODS. SINGLE-FAMILY HOMES ARE THE PREDOMINANT USE, BUT TWO-FAMILY AND SINGLE-FAMILY ATTACHED DEVELOPMENT IS ALSO PERMITTED. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-20. MR-1 MIXED RESIDENTIAL-  
LOW DENSITY: PURPOSE AND  
INTENT**

THE MR-1 MIXED RESIDENTIAL-LOW DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS WITH SMALL-LOT SINGLE-FAMILY DETACHED HOUSING, DUPLEXES, OR TOWNHOUSES. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE TRADITIONAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND

PARKS ARE PERMITTED ON A LIMITED BASIS.

**§ 50-21. MR-2 MIXED RESIDENTIAL-  
MEDIUM DENSITY: PURPOSE AND  
INTENT**

THE MR-2 MIXED RESIDENTIAL-MEDIUM DENSITY DISTRICT IS INTENDED TO ACCOMMODATE A HIGHER DENSITY DEVELOPMENT PRIMARILY CONSISTING OF ONE OR TWO-STORY MULTI-FAMILY STRUCTURES. IN MANY CASES, THIS MAY INCLUDE MULTI-FAMILY DEVELOPMENTS WITH SEVERAL STRUCTURES MAKING UP A "CAMPUS" WITH INTERNAL CIRCULATION, COMMON OPEN SPACE, AND OTHER SHARED AMENITIES. LIMITED COMMERCIAL USES MAY BE PERMITTED THAT SUPPORT THE DAY-TO-DAY NEEDS OF RESIDENTS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE MIXED RESIDENTIAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

**§ 50-22. MR-3 MIXED RESIDENTIAL-  
HIGH DENSITY: PURPOSE AND  
INTENT**

THE MR-3 MIXED RESIDENTIAL-HIGH DENSITY DISTRICT IS INTENDED TO ACCOMMODATE NEIGHBORHOODS OF THE HIGHEST DENSITY WITHIN THE COMMUNITY. MIXED-USE, MULTI-FAMILY STRUCTURES OF THREE OR MORE STORIES ARE THE PRIMARY USE. THIS DISTRICT IS CONCENTRATED IN AREAS SURROUNDING THE

DOWNTOWN AND IN AREAS WITH SIGNIFICANT ACCESS TO ALTERNATIVE MODES OF TRANSPORTATION AND TRANSIT-ORIENTED DEVELOPMENT IS ENCOURAGED. THIS DISTRICT CAN ALSO SERVE AS A TRANSITION BETWEEN LESS INTENSE RESIDENTIAL DEVELOPMENT AND MORE INTENSE COMMERCIAL AND EMPLOYMENT DISTRICTS. THESE AREAS MAY INCLUDE SMALLER RETAILERS AND SERVICE PROVIDERS THAT CLUSTER AT KEY INTERSECTIONS IN THE DISTRICT OR LOCATE ON THE GROUND FLOOR WITHIN MORE PROMINENT MULTI-FAMILY BUILDINGS. VARIOUS NON-RESIDENTIAL USES THAT COMPLEMENT THE MIXED RESIDENTIAL NEIGHBORHOOD INCLUDING SCHOOLS, COMMUNITY CENTERS, RELIGIOUS INSTITUTIONS, AND PARKS ARE PERMITTED ON A LIMITED SCALE.

#### § 50-23. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50.3.08. USES: RESIDENTIAL ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE USED IN CONJUNCTION WITH THE USE TABLE.

1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO

COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "P."

2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "S."

3. ADDITIONALLY REGULATED USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER, INCLUDING LIMITING CONDITIONS SPECIFIED IN ARTICLE 9. THESE

USES ARE IDENTIFIED WITH "ARU".

4. ACCESSORY USES. USES WHICH ARE PERMITTED BY RIGHT, ASSUMING THEY ARE NOT THE PRIMARY USE ON THE SIGHT AND THAT THEY ARE IN COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "A."

5. USES NOT ALLOWED. A CELL WHICH IS LEFT BLANK INDICATES THAT THE LISTED USE IS NOT ALLOWED IN THAT ZONE DISTRICT.

6. USE REGULATIONS. MANY ALLOWED USES, WHETHER PERMITTED BY RIGHT OR AS A SPECIAL LAND USE, ARE SUBJECT TO COMPLIANCE WITH ARTICLE 9.

7. UNLISTED USES. IN GENERAL UNLISTED USES ARE PROHIBITED. HOWEVER, IF AN APPLICATION IS SUBMITTED FOR A USE NOT LISTED, THE ZONING

COORDINATOR SHALL MAKE A DETERMINATION AS TO THE PROPER ZONE DISTRICT AND USE CLASSIFICATION FOR THE NEW OR UNLISTED USE. IF THE UNLISTED USE IS SIMILAR TO AN EXISTING PERMITTED USE IN THE SAME ZONE DISTRICT AND FITS THE INTENT OF THE ZONE DISTRICT, THE ZONING COORDINATOR MAY DETERMINE THAT THE UNLISTED USE IS PERMITTED.

8. PARKING STANDARDS. PARKING REQUIREMENTS ARE LOCATED IN ARTICLE 12 PARKING, LOADING AND CIRCULATION.

9. LEVEL OF REVIEW FOR MIXED-USE PROJECTS. THE LEVEL OF REVIEW FOR A PROJECT WITH MULTIPLE USES BEING DEVELOPED SIMULTANEOUSLY SHALL BE THE SAME AS THE HIGHEST LEVEL OF REVIEW OF THE INDIVIDUAL USES.

**ATTACHMENT:**

**TABLE 50-23 (EXHIBIT 1)**

**§ 50-24. SITE, BUILDING  
PLACEMENT, AND BULK  
STANDARDS**

**SITE DIMENSIONS TABLE. ALL  
DEVELOPMENT IN RESIDENTIAL  
ZONE DISTRICTS MUST COMPLY  
WITH THE REQUIREMENTS IN  
TABLES 50.3.09A-D AND DIAGRAM  
50.3.09A-D UNLESS OTHERWISE  
EXPRESSLY STATED.**

**ATTACHMENTS:**

**TABLE 50-24A (EXHIBIT 2);  
DIAGRAM 50-24A (EXHIBIT 3);  
TABLE 50-24B (EXHIBIT 4);  
DIAGRAM 50-24B (EXHIBIT 5);  
TABLE 50-24C (EXHIBIT 6);  
DIAGRAM 50-24C (EXHIBIT 7);  
TABLE 50-24D (EXHIBIT 8);  
DIAGRAM 50-24D (EXHIBIT 9)**

**§ 50-25. GENERAL RESIDENTIAL  
ZONING DISTRICT REQUIREMENTS**

**A. MATERIALS.**

- 1. BUILDING  
MATERIALS.  
DURABLE  
BUILDING  
MATERIALS,  
SIMPLE  
CONFIGURATIONS  
AND SOLID  
CRAFTSMANSHIP  
ARE REQUIRED.**

- I. WALLS  
VISIBLE  
FROM  
PUBLIC  
STREETS,  
EXCLUSIVE  
OF WALL**

**AREAS  
DEVOTED TO  
TRANSPAREN  
CY, SHALL BE  
CONSTRUCTE  
D OF  
MATERIALS  
THAT ARE  
DURABLE  
AND  
CONSISTENT  
WITH  
SURROUNDIN  
G  
COMMUNITY  
CHARACTER.  
EXTERIOR  
INSULATED  
FINISHING  
SYSTEMS  
(EIFS) AND  
OTHER  
FINISHES  
THAT ARE  
SUSCEPTIBLE  
TO DAMAGE  
ARE  
PERMITTED  
FOR  
ACCENTS  
ONLY.**

- 2. ROOFING  
MATERIALS SHALL  
BE THOSE USED  
AND INSTALLED IN  
A MANNER  
CUSTOMARY FOR  
RESIDENTIAL  
CONSTRUCTION,  
SHALL BE  
COMPATIBLE IN  
CHARACTER AND  
SCALE WITH THE  
RESIDENTIAL  
STRUCTURE ON  
WHICH IT IS BEING  
INSTALLED, SHALL  
BE INSTALLED**

ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS, SHALL HAVE NO VISIBLE FASTENERS, AND SHALL BE UNIFORM IN TYPE AND APPEARANCE WITHIN EACH UNINTERRUPTED ROOF PLANE. REPAIRS SHALL BE COMPLETED WITH MATERIALS SIMILAR IN COLOR AND APPEARANCE TO THE EXISTING MATERIALS.

B. FAÇADE VARIATION. THE FOLLOWING REQUIREMENTS SHALL APPLY TO MULTIPLE-FAMILY DWELLINGS OR NON-RESIDENTIAL BUILDINGS IN TN AND MR ZONE DISTRICTS.

1. UNINTERRUPTED FAÇADE. THE MAXIMUM LINEAR LENGTH OF AN UNINTERRUPTED BUILDING FAÇADE FACING A PUBLIC STREET AND/OR PARK SHALL BE THIRTY (30) FEET. BUILDING WALL OFFSETS (PROJECTIONS AND RECESSES), CORNICES, VARYING BUILDING MATERIALS OR PILASTERS SHALL BE USED TO BREAK

UP THE MASS OF A SINGLE BUILDING.

2. ADMINISTRATIVE DEPARTURES. ADMINISTRATIVE DEPARTURES MAY BE GRANTED BY THE ZONING COORDINATOR FOR:

- I. AN ADDITION OF UP TO FIVE (5) FEET OF THE THIRTY (30) FOOT REQUIREMENT MAY BE APPROVED, DEPENDING ON ACTUAL BUILDING DESIGN, ENTRANCE PLACEMENT, AND OTHER FACTORS THAT MAKE THE THIRTY (30) FOOT REQUIREMENT IMPRACTICAL; OR
- II. OTHER METHODS TO PROVIDE ADEQUAT

E  
ARTICULA  
TION,  
PROVIDED  
THAT THE  
VISUAL  
EFFECT  
OF  
ARTICULA  
TION IS  
MAINTAIN  
ED.  
EXAMPLE  
S OF  
ACCEPTA  
BLE  
VARIATIO  
NS MAY  
INCLUDE  
ARCHITEC  
TURAL OR  
ARTISTIC  
DETAILS  
OR  
FEATURES  
, A  
VARIATIO  
N IN  
COLOR OR  
MATERIA  
LS AND  
ENHANCE  
D  
ORNAMEN  
TATION  
AROUND  
BUILDING  
ENTRANC  
EWAYS.

THE CASE OF  
HOUSING  
DEVELOPMENTS  
WITH SEVERAL  
RESIDENTIAL  
STRUCTURES,  
RESIDENTIAL  
STRUCTURES CAN  
BE ORIENTED  
TOWARD  
INTERNAL OPEN  
SPACES OR OTHER  
ON-SITE RESIDENT  
AMENITIES, AS  
APPROVED BY THE  
ZONING  
COORDINATOR.

2. INTERIOR LOTS.  
FOR INTERIOR  
LOTS, THE  
PRIMARY  
BUILDING  
ENTRANCE SHALL  
BE LOCATED IN  
THE FRONT  
FAÇADE PARALLEL  
TO THE STREET OR  
URBAN OPEN  
SPACE.

3. CORNER LOTS. FOR  
CORNER LOTS, THE  
PRIMARY  
ENTRANCE SHALL  
FACE THE STREET  
FROM WHICH THE  
STRUCTURE  
DERIVES ITS  
STREET ADDRESS.

4. ADMINISTRATIVE  
DEPARTURE.  
ALTERNATIVE  
ORIENTATIONS  
MAY BE  
CONSIDERED BY  
THE ZONING  
COORDINATOR IN  
CASES WHERE

#### C. BUILDING ORIENTATION.

1. ORIENTATION.  
RESIDENTIAL  
STRUCTURES  
SHALL BE  
ORIENTED  
TOWARD THE  
PUBLIC STREET. IN

SUCH  
ALTERNATIVE  
ORIENTATIONS  
ARE CONSISTENT  
WITH EXISTING  
ADJACENT  
DEVELOPMENT.

D. CONVERSION OF NON-RESIDENTIAL BUILDINGS. THE CONVERSION OF ANY NON-RESIDENTIAL BUILDING INTO A RESIDENTIAL STRUCTURE, OR AN EXISTING RESIDENTIAL BUILDING INTO A STRUCTURE CONTAINING MORE HOUSING UNITS THAN ITS CURRENT USE, IS ONLY PERMITTED WHEN THE PROPOSED STRUCTURE AND NUMBER OF DWELLING UNITS MEETS THE REQUIREMENTS OF THIS CHAPTER, OR IS OTHERWISE APPROVED ACCORDING TO THE PROVISIONS OF THIS CHAPTER. SEE ARTICLE 9: USE REGULATIONS.

E. STATE-LICENSED RESIDENTIAL FACILITIES. A "STATE-LICENSED RESIDENTIAL FACILITY," AS DEFINED BY ACT 28, OF THE PUBLIC ACTS OF 1977, BEING MSA 5.2933(2), AS AMENDED, WHICH PROVIDES SUPERVISION OR CARE OR BOTH TO SIX OR LESS PERSONS SHALL BE CONSIDERED A RESIDENTIAL USE OF PROPERTY FOR THE PURPOSES OF THIS CHAPTER. IT SHALL BE A PERMITTED USE IN ALL RESIDENTIAL ZONES, INCLUDING THOSE FOR SINGLE-FAMILY DWELLINGS AND SHALL NOT BE SUBJECT TO

SPECIAL LAND USE OR CONDITIONAL USE PERMITS OR PROCEDURES DIFFERENT FROM THOSE REQUIRED FOR OTHER DWELLINGS OF SIMILAR DENSITY IN THE SAME ZONE; PROVIDED, THAT SUCH USES, WITH THE EXCEPTION OF "FOSTER FAMILY HOMES," AS DEFINED IN ACT 116 OF THE PUBLIC ACTS OF 1973, BEING MCLA §§ 722.111 THROUGH 722.128, AND MSA §§ 25.358(11), AS AMENDED, AS PROHIBITED, WITHIN A 1,500 FOOT RADIUS OF EACH OTHER. AND PROVIDED FURTHER, THAT THE FACILITIES WHICH PROVIDE THE CARE TO MORE THAN SIX PERSONS AND ARE OTHERWISE PERMITTED IN ANY RESIDENTIAL DISTRICT ARE ALSO PROHIBITED WITHIN A 1,500 FOOT RADIUS OF EACH OTHER.

F. EXPRESSION LINE (EL).

1. A HORIZONTAL LINE ON THE FAÇADE KNOWN AS THE EXPRESSION LINE (EL) SHALL DISTINGUISH THE BASE OF THE BUILDING FROM THE REMAINDER TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE EL SHALL BE CREATED BY A CHANGE IN MATERIAL, A CHANGE IN DESIGN, OR BY A CONTINUOUS SETBACK, RECESS,



OR PROJECTION ABOVE OR BELOW THE EXPRESSION LINE. SUCH ELEMENTS AS CORNICES, BELT COURSES, CORBELLING, MOLDING, STRINGCOURSES, ORNAMENTATION, AND CHANGES IN MATERIAL OR COLOR OR OTHER SCULPTURING OF THE BASE, ARE APPROPRIATE DESIGN ELEMENTS FOR ELS.

2. IF APPLICABLE, THE HEIGHT OF THE EXPRESSION LINE SHALL BE RELATED TO THE PREVAILING SCALE OF DEVELOPMENT IN THE AREA. A CHANGE OF SCALE MAY REQUIRE A TRANSITIONAL DESIGN ELEMENT BETWEEN EXISTING AND PROPOSED FEATURES.

**ATTACHMENT:**  
**DIAGRAM 50-25F (EXHIBIT 10)**

**G. TRANSPARENCY.**

**1. APPLICABILITY.**

- I. THE MINIMUM TRANSPARENCY REQUIREMENT SHALL APPLY TO ALL SIDES OF A BUILDING

THAT ABUT AN URBAN OPEN SPACE OR PUBLIC RIGHT-OF-WAY. TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO SIDES WHICH ABUT AN ALLEY.

- II. WINDOWS FOR BUILDING SIDES (NON-FRONT) SHALL BE CONCENTRATED TOWARD THE FRONT EDGE OF THE BUILDING, IN LOCATIONS MOST VISIBLE FROM AN URBAN OPEN SPACE OR PUBLIC RIGHT-OF-WAY.

**2. WINDOWS AND DISPLAYS.**

- I. GROUND LEVEL STOREFRONT TRANSPARENCY SHALL BE HORIZONTALLY ORIENTED OVERALL, DIVIDED INTO VERTICAL SEGMENTS.
- II. PRODUCT DISPLAY WINDOWS SHALL BE INTERNALLY LIT.
- III. INTERIOR DISPLAYS

SHALL BE SET  
BACK A  
MINIMUM OF  
ONE (1) FOOT  
FROM THE  
WINDOW AND  
SHALL NOT  
COVER MORE  
THAN FIFTY  
(50) PERCENT  
OF THE  
WINDOW  
OPENING.

IV. NO WINDOW  
COVERING OR  
SCREENING  
SHALL COVER  
MORE THAN  
TWENTY-FIVE  
(25) PERCENT  
OF WINDOWS  
OR DOORS  
THAT ARE  
USED TO  
MEET  
TRANSPAREN  
CY  
REQUIREMEN  
TS.

3. PERCENTAGE OF  
REQUIRED  
TRANSPARENCY

I. GROUND-  
FLOOR  
TRANSPAREN  
CY  
PERCENTAGE  
S MUST BE  
APPLIED  
BETWEEN  
TWO (2) FEET  
AND EIGHT (8)  
FEET FROM  
THE GROUND.  
THE AREA OF  
WINDOWS IN  
DOORS MAY

COUNT  
TOWARDS  
THE  
TRANSPAREN  
CY  
PERCENTAGE.

II. STRUCTURES  
IN THE MR-2  
AND MR-3  
DISTRICTS  
SHALL  
COMPLY  
WITH TABLE  
50-25G BELOW  
WITH  
REGARDS TO  
THE AMOUNT  
OF  
TRANSPAREN  
T MATERIALS  
THAT IS  
REQUIRED  
FOR GROUND-  
FLOOR AND  
UPPER FLOOR  
FACADES.  
WINDOWS  
MUST BE  
CLEAR AND  
ALLOW  
VIEWS OF THE  
INDOOR  
SPACE OR  
DISPLAY  
AREAS.

ATTACHMENTS:

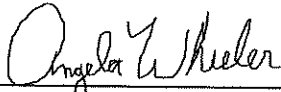
TABLE 50-25G (EXHIBIT 11)  
DIAGRAM 50-25G (EXHIBIT 12)

Sec. 2. The ordinances in this  
Article shall become effective upon  
publication.

Adopted this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021, A.D.

Sheldon A. Neeley, Mayor		
Inez M. Brown, City Clerk		

**APPROVED AS TO FORM:**



**Angela Wheeler, Chief Legal Officer**

S:\Ordinance Review\1.19.21\_ARTICLE 3 RESIDENTIAL  
ZONE DISTRICTS pc approved.docx

## § 50-23. Permitted Uses

Table 50-23 (Exhibit 1):

Table 50-23. Uses: Residential Zone Districts									
		GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
<b>RESIDENTIAL</b>									
<b>Household Living</b>									
Single-Family Detached Dwelling		P	P	P	P	P	S		50-59
Two-Family Dwelling (duplex)		S	S	S	S	P	P		50-85
Single-Family Attached Dwelling			S		S	P	P	P	50-85
Multi-Family Dwelling (all floors)						S	P	P	50-104
Multi-Family Dwelling (above first floor)							P	P	50-104
Manufactured Housing Communities					S				50-102
Accessory Dwelling Unit		A	A	A	A	A	A		50-79
Mixed-Use							P	P	
<b>Group Living</b>									
State Licensed Residential Facility (1-6 residents)		P	P	P	P	P	P		
Convalescent or Nursing Home						S	S	S	
Boarding House		S	S	S	S	S	S		50-112
Transitional or Emergency Shelter							S	S	50-119
Residential Rehab Center (1-6)		S	S	S	S	S			50-111
Residential Rehab Center (7-20)							S	S	50-111
Adult Foster Care Family Home (1-6)		P	P	P	P	P	P		50-81
Adult Foster Care Small Group Home (1-6)		P	P	P	P	P	P		
Adult Foster Care Small Group Home (7-12)		S	S	S	S	S	P	P	50-81
Adult Foster Care Large Group Home (13-20)								P	50-81
<b>RECREATIONAL</b>									
Community Center		P	P	P	P	P	P	S	
<b>AGRICULTURAL</b>									
Aquaculture		A	A	A	A	A			50-84
Aquaponics		A	A	A	A	A			50-84
Produce Stand		A	A	A	A	A	A	A	50-109
Farmers' Market (Temporary)							P	P	50-118
Greenhouse		A	A	A	A	A	A	A	50-98
Hoophouse		A	A		A				50-100
Hydroponics		A	A	A	A	A	A		
Apiary/Beekeeping		A	A	A	A	A	A		50-88
Chicken Keeping		A	A		A				50-89
Urban Agriculture		P	P		P				50-120
Community Garden		P	P	P	P	A	A	A	50-91
<b>INSTITUTIONAL AND CULTURAL</b>									
<b>Religious</b>									
Place of Worship		S	S	S	S	S	P		
Cemetery		P	S		S				
<b>Government and Educational</b>									
Elementary/Middle School		P	P		P	P	S	S	
High School		P	P		S	S	S	S	
College or University or Vocational Training								P	
Other Governmental Use or Facility						P	P	P	
<b>Other Institutional, and Cultural</b>									
Social Service Facility (w/o residential care)	(In MR-2 and MR-3: permitted only as part of a mixed-use development)				S	S	P	P	
Civil or Charitable Organization					S	S	P	P	
Art Gallery						S	P	P	

Article III – Attachments

		GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
	with residential units and only on the ground floor)								
Library			P		P	P	P	P	
Museum						S	P	P	
COMMERCIAL									
Temporary Lodging									
Bed and Breakfast			S	S	S	S	P		50-87
Hotel								S	
Offices									
Financial Services	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Physician or Dentist Office or Medical Clinic							P	P	
General or Professional Office							P	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station							P	P	
Film Production, Photography, Radio, TV Studio							P	P	
Live/Work Unit			S				P	S	50-101
Personal Service Establishments									
Personal Service Establishments	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Gym or Fitness Center							P	P	
Residential Day Care Services									
Adult Day Care or Day Services Center								S	50-81
Group Day Care Home								S	
Child Care Center	(In MR-2: Special Land Use only as part of a mixed-use development with residential units and only on the ground floor)		S	S	S	S	S	P	50-90
Retail and Service									
Restaurant without Alcohol	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)						P	P	
Retail Sales, General							P	P	
Grocery Store							P	P	
Convenience Store							P	P	50-83
Commercial Art Gallery								P	

# Article III – Attachments

		GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Restaurant with Alcohol	(In MR-2: Special Land Use permitted only as part of a mixed-use development with residential units and only on the ground floor)						S	S	50-83
Bar, Tavern, Taproom, or Tasting Room							S	S	50-83
Brewpub							S	S	50-83
Craft Winery/Distillery							S	S	50-83
Instruction Studio							S	P	
Catering Business								P	
<b>Automotive Services</b>									
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-store)								S	50-121
<b>Entertainment and Hospitality</b>									
Bowling Alley, Skating Rink							S	S	
Dance Club, Night Club								S	50-94
Entertainment, Live (Not including ARUs)							S	S	
<b>INDUSTRIAL</b>									
<b>Transportation</b>									
Stand Alone Parking, Surface Lots						S	S		
<b>Utilities</b>									
Electrical Substations and Private Utilities		S	S	S	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers		P	P	P	P	P	P	P	50-126
Small-Scale Solar Energy Production		A	A	A	A	A	A	A	50-117
Small-Scale Wind Energy Production		A	A	A	A	A	A	A	50-125
<b>Additionally Regulated Uses</b>									
Tattoo Establishment								ARU	50-80

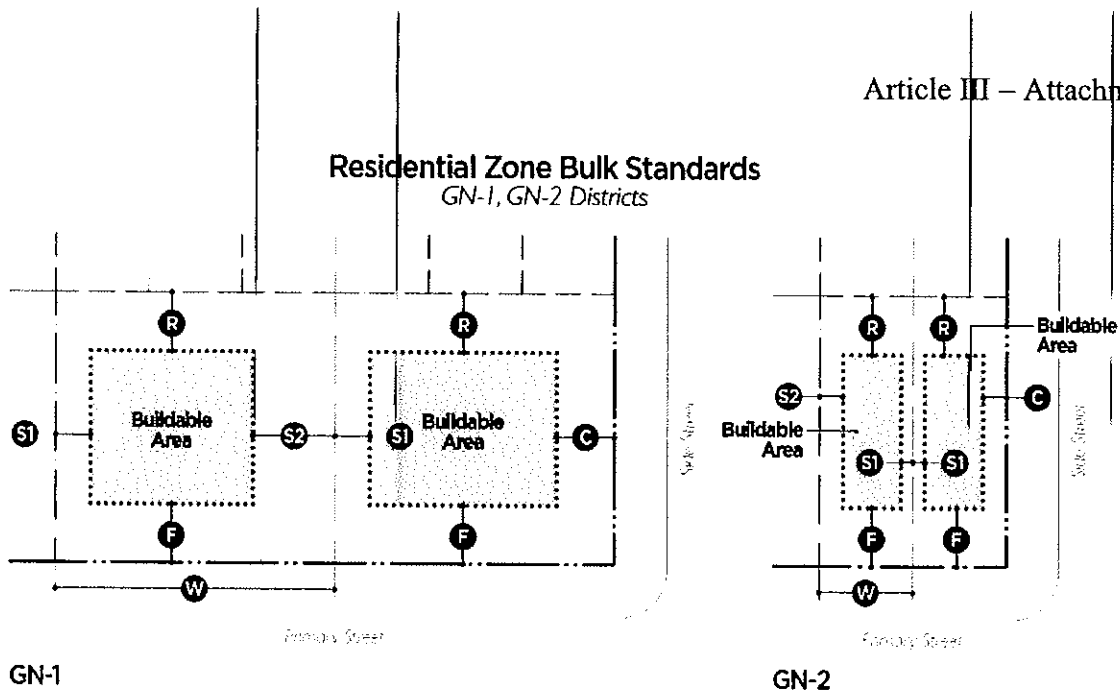
**§ 50-24. Site, Building Placement, and Bulk Standards\***

\*All development in Residential Zone Districts must comply with the requirements in Tables 50-24A-D and Diagrams 50-24A-D unless otherwise expressly stated.

**Table 50-24A (Exhibit 2):**

Table 50-24A. Bulk and Site Standards: GN Districts										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
GN-1	2-1/2 stories /35'	120', unless a non-residential use, then 80'	13,500 sq. ft., unless a non-residential use, then 8,000 sq. ft.	15,000 sq. ft.	30%, unless a non-residential use, then 80%	25', or consistent with the average front setback of residential structures on the same block	15'	15'	50'	25'
GN-2	2-1/2 stories /35'	40', unless a non-residential use, then 80'	4,500 sq. ft., unless a non-residential use, then 8,000 sq. ft.	5,000 sq. ft.	60%, unless a non-residential use, then 80%	25', or consistent with the average front setback of residential structures on the same block	10', unless a non-residential use, then 15'	5', unless a non-residential use, then 10'	15', unless a non-residential use, then 25'	25', unless a non-residential use abutting another non-residential use, then 10'

**Diagram 50-24A (Exhibit 3):**



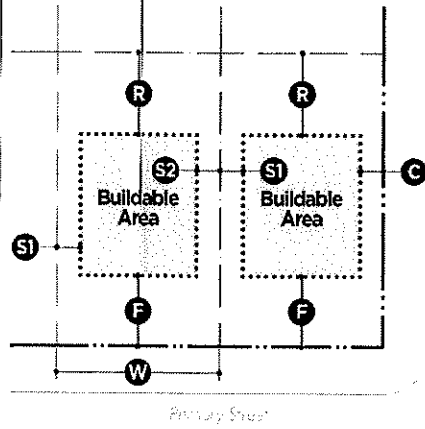
**Table 50-24B (Exhibit 4):**

Table 50-24B. Bulk and Site Standards: TN Districts										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
<b>TN-1</b>	2½ stories / 35'	70'	9,000 sq. ft.	4,500 sq. ft.	45%	30'	15'	10'	20'	35'
<b>TN-2</b>	2½ stories / 35'	40'	4,500 sq. ft.	2,250 sq. ft.	60%	20'	10'	5'	15'	25'

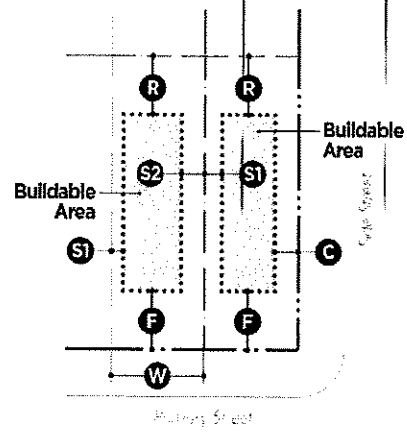
**Diagram 50-24B (Exhibit 5):**



**Residential Zone Bulk Standards**  
*TN-1, TN-2 Districts*



**TN-1**



**TN-2**

Table 50-24C (Exhibit 6):

Table 50-24C. Bulk and Site Standards: MR-1 District										
District	Max. Height	Lot Area			Max. Impervious Lot Coverage	Min. Front Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
		Min. Lot Width (W)	Min. Lot Area	Min. Lot Area Per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate Width of Both Side Yards (S1+S2)	
MR-1										
Detached Single-Family or Two-family Dwelling	2½ stories /35'	25'	3,000 sq. ft.	1,500 sq. ft.	70%	20'	5'	2'	7'	25'
Attached Residential	2½ stories /35'	18'	1,500 sq. ft.	1,500 sq. ft.	70%	20'	5'	0'	0"	25'

Diagram 50-24C (Exhibit 7):

## Residential Zone Bulk Standards

MR-1 Districts

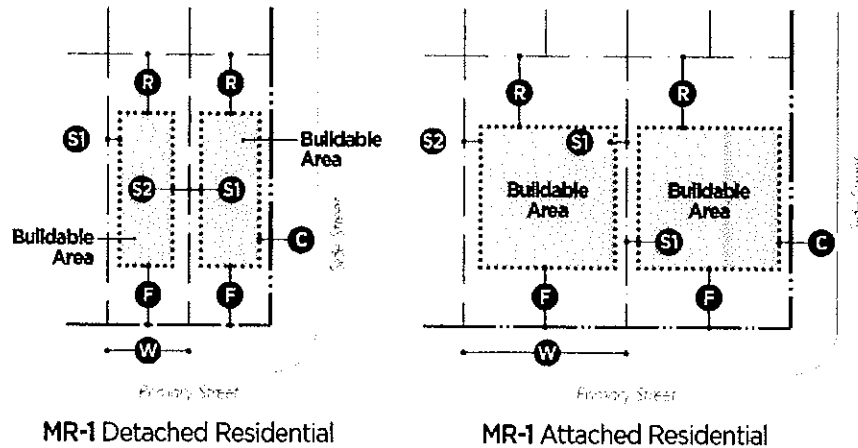
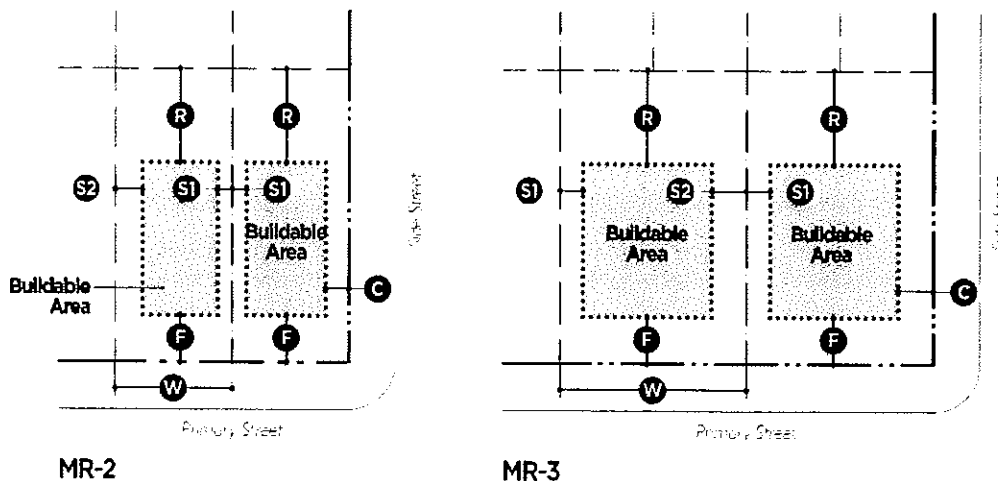


Table 50-24D (Exhibit 8):

Table 50-24D. Bulk Site Standards: MR-2 and MR-3 Districts											
District	Height		Lot Area			Max. Impervious Lot Coverage	Front /Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Set-back (R)
			Min. Lot Width (W)	Min. Lot Area	Min. Lot Area per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate width of Both Side Yards (S1+S2)	
MR-2											
Detached Single-Family or Two-Family	Max. 2 ½ stories/35'		30'	3,000 sq. ft.	1,500 sq. ft.	80%	10' min. w/ ground floor residential, 20' max. 0' min. w/ ground floor commercial, 10' max.	5' residential, 0' w/ground floor commercial	2'	5'	20'
Attached Housing	Max. 4 stories/45'		20'	1,500 sq. ft.					0'	5'	20'
Multifamily/ Mixed use			20'	2,000 sq. ft.	1,000 sq. ft.				0'	5'	20'
MR-3	Max. 100'	Min. 2 stories	40'	10,000 sq. ft.	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	90%	0' min., 15' max.	10' residential, 0' w/ ground floor commercial	0'	0'	20'

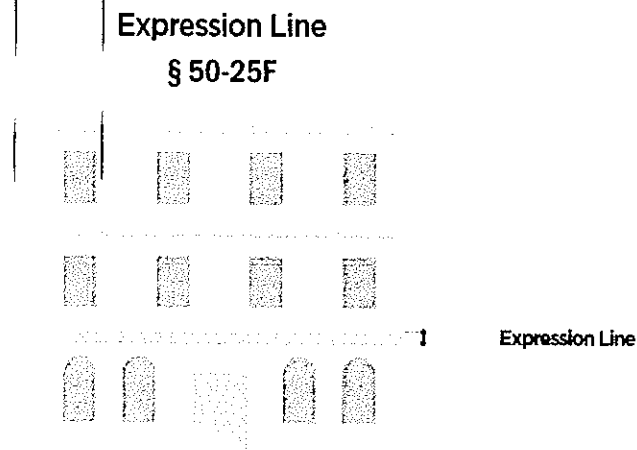
Diagram 50-24D (Exhibit 9):

### Residential Zone Bulk Standards MR-2, MR-3 Districts



# § 50-25. General Residential Zoning District Requirements

## Diagram § 50-25F (Exhibit 10):



## Table § 50-25G (Exhibit 11):

Table 50-25G Façade Transparency in MR-2 and MR-3 Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

## Diagram 50-25G (Exhibit 12):

