

City of Flint, Michigan

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



Meeting Agenda - Final

Wednesday, March 3, 2021

5:00 PM

ELECTRONIC PUBLIC MEETING

GOVERNMENTAL OPERATIONS COMMITTEE

Eva L. Worthing, Chairperson, Ward 9

*Eric Mays, Ward 1
Santino J. Guerra, Ward 3
Jerri Winfrey-Carter, Ward 5
Monica Galloway, Ward 7*

*Maurice D. Davis, Ward 2
Kate Fields, Ward 4
Herbert J. Winfrey, Ward 6
Allan Griggs, Ward 8*

Inez M. Brown, City Clerk

Davina Donahue, Deputy City Clerk

SPECIAL PUBLIC NOTICE -- ELECTRONIC PUBLIC MEETING

AMENDED PUBLIC NOTICE

In Accordance with the Newly Revised Open Meetings Act FLINT CITY COUNCIL ELECTRONIC PUBLIC MEETING

On Friday, October 5, 2020, the Michigan Supreme Court (MSC) issued an order declaring the Emergency Powers of Governor (EPG) Act as an unconstitutional delegation of legislative authority, which was the primary authority relied on by Governor Whitmer for her COVID-19 related executive orders. Subsequently, Governor Whitmer requested that he MSC clarify that their order does not go into effect until October 30, 2020. On Monday October 12, 2020, the Michigan Supreme Court rejected Governor Whitmer's request to delay the effect of its decision to strike down the EPG. On Tuesday, October 13, 2020, Senate Bill 1108 passed, amending the Open Meetings Act to allow municipalities to hold electronic meetings before January 1, 2021 and retroactive to March 18, 2020. On Friday, October 16, 2020, Governor Whitmer signed into law Senate Bill 1108 amending the Open Meetings Act. On November 15, an order from the Michigan Department of Health and Human Services (DHHS) prohibits gatherings at non-residential venues beginning November 18. Therefore, pursuant to the amended Open Meetings Act and the DHHS order, the following meeting is scheduled electronically:

Flint City Council Committee Meetings (Finance, Governmental Operations, Legislative & Grants) Wednesday, March 3, 2021, at 5 p.m.

The public and media may listen to the meeting online by live stream at <https://www.youtube.com/channel/UCp2cWTuocUM3awU4xXWzwaw> or through Start Meeting Solution by dialing (617) 944-8177.

1. In order to speak during the PUBLIC SPEAKING PERIOD of each meeting by telephone, participants will also call (617) 944-8177:
 - a. All callers will be queued and muted until the Public Speaking portion of each agenda;
 - b. Public speakers will be unmuted in order and asked if they wish to address the City Council ON ANY SUBJECT;
 - c. Public speakers should state and spell their name for the record and will be allowed two (2) minutes for public speaking during each meeting;
 - d. The speaker will be returned to mute after the 2 minutes have expired;
 - e. After the telephonic public speakers for the last committee meeting are completed, emailed public comments will be read by the City Clerk. All emailed public comments will be timed for 2 minutes;
 - f. Per Rules Governing Meetings of the Council (Rule 7.1 VII), there will only be one speaking opportunity per speaker per meeting.

Consequently, public participants who call in and speak during the public speaking period of the meetings WILL NOT have written comments as submitted read by the City Clerk.

2. The public may send public comments by email to CouncilPublicComment@cityofflint.com no later than 10 minutes prior to the meeting start time of 5 p.m.

3. Persons with disabilities may participate in the meeting by the above-mentioned means or by emailing a request for an accommodation to CouncilPublicComment@cityofflint.com, with the subject line Request for Accommodation, or by contacting the City Clerk at (810) 766-7418 to request

accommodation - including but not limited to interpreters.

If there are any questions concerning this notice, please direct them to City Council office at (810) 766-7418.

ROLL CALL

MEMBER REMOTE ANNOUNCEMENT

Pursuant to the newly revised Open Meetings Act, each Council member shall state that they are attending the meeting remotely and shall state where he or she is physically located (county or city and state).

MEMBER CONTACT INFORMATION

Eric Mays - (810) 922-4860; Maurice Davis - mdavis@cityofflint.com; Santino Guerra - sguerra@cityofflint.com; Kate Fields - kfields@cityofflint.com; Jerri Winfrey-Carter - jwinfrey-carter@cityofflint.com; Herbert Winfrey - (810) 691-7463; Monica Galloway - mgalloway@cityofflint.com; Allan Griggs - agriggs@cityofflint.com; Eva Worthing - eworthing@cityofflint.com.

PROCEDURES ON CONDUCTING ELECTRONIC MEETINGS

All boards and commissions must adhere to all laws established under the Michigan Compiled Laws and in accordance with the revisions to the Open Meetings Act adopted in Senate Bill 1108, as passed on October 13, 2020, and signed into law on October 16, 2020.

PUBLIC SPEAKING

COUNCIL RESPONSE

SPECIAL ORDERS

210113 Special Order/City Council Attorney/Richard M. Wilson, Jr., of Mika Meyers, PLC

A Special Order as voted on by City Council to meet with their new attorney, Richard M. Wilson, Jr. of Mika Meyers, PLC.

210117 Special Order/Partnership/City of Flint Police Department/Michigan State Police

A Special Order as requested by Councilperson Galloway to discuss the City of Flint's partnership with the Michigan State Police and whether the MSP can help enforce the Governor Whitmer's Executive Order banning gatherings of more than 10 people.

RESOLUTIONS

210063.1 Approval/Street Vacation/Decker Street Between Robert T. Longway Boulevard and Kearsley Street

Resolution resolving that Decker Street Between Robert T. Longway Boulevard and Kearsley Street is hereby vacated and discontinued forever as a public

street, alley or public ground, and the same is hereby placed on the assessment rolls for the purpose of taxation; AND, resolving that the City Clerk shall, within 30 days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer. [NOTE: The Ruth Mott Foundation's Applewood Master Plan calls for the construction of a welcome center... which 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.]

- 210064.1** Approval/Street Vacation/Kearsley Street Between Walnut Street and Robert T. Longway Boulevard (1400 Kearsley Street)

Resolution resolving that Kearsley Street between Walnut Street and Robert T. Longway Boulevard is hereby vacated and discontinued forever as a public street, alley or public ground, and the same is hereby placed on the assessment rolls for the purpose of taxation; AND, resolving that the City Clerk shall, within 30 days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer. [NOTE: The Ruth Mott Foundation's Applewood Master Plan calls for the construction of a welcome center... which 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.]

- 210084.1** Approval/City of Flint Brownfield Redevelopment Project Authority/Brownfield Plan for the James P. Cole Project (1809 James P. Cole Boulevard)

Resolution resolving that the [Brownfield Plan for the James P. Cole Project (1809 James P. Cole Boulevard)] as submitted is hereby approved and adopted, and a copy of the plan and all amendments thereto shall be maintained on file in the City Clerk's office. [NOTE: Once approved, the Brownfield plan will allow the reimbursement of eligible project expenses from the additional tax revenue realized as a result of the redevelopment. The reimbursement can occur over the life of the plan, which is normally 30 years. The eligible reimbursable expenses are estimated at around \$2,541,508.00.]

APPOINTMENTS

- 210102** Mayoral Appointment/Chief Financial Officer/Shelbi Frayer

Resolution resolving that the Flint City Council approves the recommendation by Mayor Sheldon Neeley to appoint Shelbi Frayer as Chief Financial Officer [at an hourly compensation rate of \$71.153 per hour (\$148,100.00 annually).] [General Fund Salary and Wages Acct. No. 101-191.100-703.000 = \$91,976.90 and LCSM-17-FRTA = \$56,032.10.]

DISCUSSION ITEMS

- 210099** Discussion Item/Community Updates/City of Flint Web Site

A discussion item as requested by Councilperson Mays to discuss what constitutes a community update on the City of Flint's Web site.

210100 Discussion Item/Multi-Member Bodies

A discussion item as requested by Councilperson Mays to discuss multi-member bodies.

210114 Discussion Item/Eighteen (18) Properties in the City of Flint Pilot Program

A Discussion Item as requested by Councilperson Mays to review the 18 properties City Council retained from the Genesee County Land Bank, including a history of the finances for Jefferson School. [Referral Action Date: 2/17/2020 @ Electronic Governmental Operations Committee Meeting.]

210116 Discussion Item/Job Requirements/Salaries

A Discussion Item as requested by Councilperson Galloway to talk about job requirements and salaries for appointees. [Referral Action Date: 2/22/2020 @ Electronic City Council Meeting.]

210118 Discussion Item/Snow Plowing Strategy

A Discussion Item as requested by Councilperson Winfrey-Carter to talk about the city's snow plowing strategy with Transportation Director John Daly. [Referral Action Date: 2/22/2020 @ Electronic City Council Meeting.]

OUTSTANDING DISCUSSION ITEMS

ADJOURNMENT



CITY OF FLINT

RESOLUTION NO.: 210063.1

PRESENTED: MAR - 3 2021

ADOPTED: _____

RESOLUTION RECOMMENDING THE VACATION OF
DECKER STREET BETWEEN ROBERT T. LONGWAY AND KEARSLEY STREET.

BY THE CITY ADMINISTRATOR:

WHEREAS, Due notice has been given 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.

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

IT IS RESOLVED, that Decker Street between Robert T. Longway and Kearsley Street, is hereby vacated and discontinued forever as a public street, alley, or public ground, and the same is hereby placed on the assessments rolls for the purpose of taxation.

FURTHER RESOLVED, that the City Clerk shall, within thirty (30) days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer.

APPROVED AS TO FORM:

Angela Wheeler
Angela Wheeler, Chief Legal Officer

ADMINISTRATION:

Clyde Edwards
Clyde Edwards, City Administrator

CITY COUNCIL:

Kate Fields, Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 2/21/21

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: Resolution recommending a Street Vacation of Decker Street between Robert T Longway and Kearsley St.

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. The City Engineer has recommended that the City retain a street wide easement down the overall length of Decker Street to accommodate any and all utilities running down the street and the Fire Department has recommended modifications to the design for fire safety purposes.

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



CITY OF FLINT

210064.1

RESOLUTION NO.: _____

PRESENTED: MAR - 3 2021

ADOPTED: _____

**RESOLUTION RECOMMENDING THE VACATION OF KEARSLEY STREET
BETWEEN WALNUT AND ROBERT T. LONWAY (1400 KEARSELY STREET).**

BY THE CITY ADMINISTRATOR:

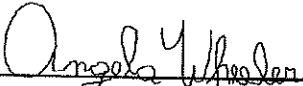
WHEREAS, Due notice has been given to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street).

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

IT IS RESOLVED, that Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street), is hereby vacated and discontinued forever as a public street, alley, or public ground, and the same is hereby placed on the assessments rolls for the purpose of taxation.

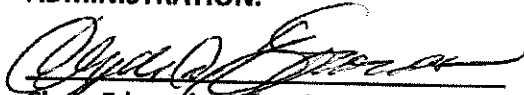
FURTHER RESOLVED, that the City Clerk shall, within thirty (30) days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer.

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

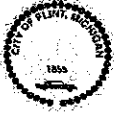
ADMINISTRATION:



Clyde Edwards, City Administrator

CITY COUNCIL:

Kate Fields, Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 2/21/21

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: Resolution recommending a 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. The City Engineer has recommended that the City retain a street wide easement down the overall length of Kearsley Street to accommodate any and all utilities running down the street and the Fire Department has recommended modifications to the design for fire safety purposes.

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 [X] IF NO, PLEASE EXPLAIN: n/a

Table with 5 columns: Dept., Name of Account, Account Number, Grant Code, Amount



CITY OF FLINT

			FY19/20 GRAND TOTAL	
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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, Dept of Planning and Development
(PLEASE TYPE NAME, TITLE)



RESOLUTION NO.: 210084.1

MAR - 3 2021

PRESENTED: _____

ADOPTED: _____

**RESOLUTION APPROVING CITY OF FLINT BROWNFIELD REDEVELOPMENT
AUTHORITY BROWNFIELD PLAN FOR THE JAMES P. COLE PROJECT**

(1809 James P. Cole)

BY THE CITY ADMINISTRATOR:

On July 28, 1997, the Flint City Council adopted a resolution establishing the Brownfield Redevelopment Authority (Authority) of the City of Flint pursuant to the Brownfield Redevelopment Financing Act 381 of the Public Acts ("Act") of 1996, to promote the revitalization, redevelopment and reuse of certain blighted, tax reverted and functionally obsolete properties.

Under Act 381, the Authority is authorized to develop and propose for adoption by the City Council a brownfield plan for one (1) or more parcels of eligible properties.

Pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed brownfield plan for 1809 James P. Cole (the Plan).

The required notice of the public hearing on the proposed Plan was given in accordance with section 13 of Act 381, and such hearing held by the City Council on March 8, 2021.

Once approved, the brownfield plan will allow of the reimbursement of eligible project expenses from the additional tax revenue realized as a result of the redevelopment. The reimbursement can occur over the life of the plan which is normally 30 years. The eligible reimbursable expenses are estimated at around \$2,541,508.

IT IS RESOLVED, THAT:

1. Definitions. Where used in this Resolution, the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Eligible Activities" or "eligible activity" shall have the meaning described in Act 381.

"Eligible Property" means the property designated in the Plan as the Eligible Property, as described in Act 381.

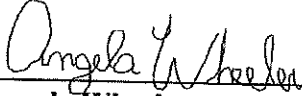
"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.
4. Review Considerations. As required by act 381, including consideration of the criteria of "facility" as defined in act 381;
 - a. Portions of the property designated in the Plan meet the definition of Eligible Property, as described in act 381, including consideration of the criteria of "facility" as defined in Act 381;
 - b. The Plan meets the requirements set forth in section 13 of Act 381.

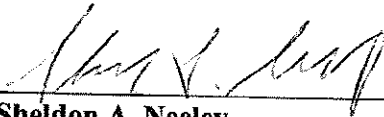
- c. The proposed method of financing the costs of eligible activities is feasible and the authority has the ability to arrange the financing.
 - d. The costs of eligible activities proposed are reasonable and necessary to carry out the purpose of Act 381.
 - e. The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.
5. Approval and Adoption of Plan. The Plan as submitted by the authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office.
 6. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in bank or banks approved by the Treasurer of the City. All monies received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All monies in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.
 7. Use of Monies in the project Fund. The monies credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development.
 8. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 20 days after the Tax Increment Revenues are collected.
 9. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the eligible property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representation as to the determinations of the appropriate state officials regarding the ability of the Authority to capture tax increment revenues from the state and local school district taxes for the Plan.
 10. Repealer. All of this resolution and parts of resolutions insofar as they conflict with the provisions of this resolution shall be rescinded.

Approved as to Form:



Angela Wheeler
Chief Legal Officer

ADMINISTRATION:



Sheldon A. Neeley
Mayor

Kate Fields, Council President



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 2/3/2021

BID/PROPOSAL#

AGENDA ITEM TITLE: Brownfield Plan Approval

PREPARED BY Khalfani Stephens
(Please type name and Department)

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

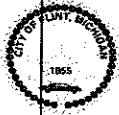
This is a resolution to establish a brownfield plan for 1809 James P. Cole. The project is estimated to be approximately \$14.25 Million and will result in approximately 110K SF of renovated industrial space and 190K of new industrial space. New job creation is TBD.

FINANCIAL IMPLICATIONS: This will reduce the taxes collected for up to 30 years (see attached table)

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

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

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



CITY OF FLINT

ACCOUNTING APPROVAL: _____ **Date:** _____

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

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

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE: __Khalfani Stephens, Economic Development Director
(PLEASE TYPE NAME, TITLE)

**ASSOCIATED
ENVIRONMENTAL
SERVICES-LLC**

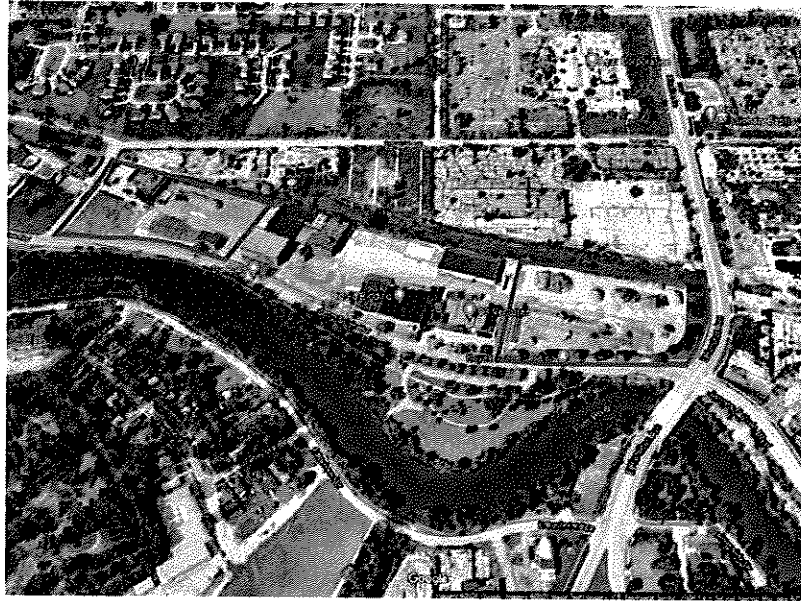
Environmental Services
Land Development
Real Estate Consulting

40701 Woodward Avenue
Suite 50
Bloomfield Hills, MI 48304

T (248) 203-3888
F (248) 647-0526

www.associatedenvironmental.net

**Proposed DuPont Industrial Facility Redevelopment
James P. Cole Boulevard
Flint, Genesee County, Michigan 48503**



Prepared for

**Flint Brownfield Redevelopment Authority (FBRA)
City of Flint
1101 S. Saginaw Street
Flint, MI 48502
Attn: Mr. Khalfani Stephens, Economic Development
Director**

Prepared on Behalf of

**James P Cole Venture, LLC
Attn: Ms. Mona Navitsky
c/o Dearborn Capital Partners, LLC
980 North Michigan, Suite 1620
Chicago, IL 60611
Attn: Mr. Brien Wloch; Managing Member**

By

**Associated Environmental Services, LLC
Project No. 2019041501.01R**

September 30, 2020

FBRA BROWNFIELD PLAN APPLICATION

Project Name Proposed Former DuPont Industrial Facility Redevelopment

Location James P. Cole Boulevard
Flint, Genesee County, Michigan 48503

Developer/Entity James P Cole Venture, LLC
Attn: Ms. Mona Navitsky
c/o Dearborn Capital Partners, LLC
980 North Michigan, Suite 1620
Chicago, IL 60611
Attn: Mr. Brien Wloch; Managing Member

Entity Members Please see the attached Ownership Description

Contact Person Ms. Mona Navitsky

**Contact Person
Phone and E-Mail
Information** M: (312) 543-1250
E: mona.navitsky@dearcapcre.com

**Brownfield
Redevelopment
Consultant and
Primary Point of
Contact** Mr. Nicholas G. Maloof, RPG
President and General Counsel
Associated Environmental Services, LLC
40701 Woodward Avenue, Suite 50
Bloomfield Hills, Michigan 48304
T (248) 203-9898
F (248) 647-0526
M (248) 250-2525
E ngm@associatedenvironmental.net
W www.associatedenvironmental.net

**Primary
Environmental
Consultant for
Developer** To Be Determined (TBD)

**Environmental
Concerns** According to information provided to Associated Environmental Services, LLC ("AES") by Developer, the proposed development site ("Property") is located east of Industrial Avenue, south of East Hamilton Avenue, west of James P. Cole Boulevard, and north of



East Wood Street. The Property contains one several existing structures.

According to information obtained by AES, the subject site is a currently being redeveloped into a multi-tenant multi-building industrial park. According to a site plan provided by Client, approximately 110,578 square feet of existing building will remain and undergo renovations with the remaining buildings being demolished to make way for an additional 190,700 square feet of proposed new construction buildings, all on 17.99 acres of improved commercial and industrial land.

Phase I Environmental Site Assessment (ESA)

Applied Ecosystems, Inc. (AEI) was retained by Developer to prepare a Baseline Environmental Assessment (BEA) and published the BEA on September 20, 2016 as of pre-acquisition due diligence and disclosed to MDEQ on December 7, 2016.

According to information presented the BEA, the Property was historically used for industrial activities/purposes by E. I. du Pont de Nemours and Company (DuPont) and predecessor companies since the early 1900's beginning in 1901 with Flint varnish and Color Works providing paint and varnishes for the carriage industry and converting to automotive paint manufacturing in 1910. DuPont purchased the property in 1918 and operated on-site until 1995. In 1989, DuPont initiating environmental site investigation activities to assess soil and groundwater on the Property.

In 2003 DuPont entered into a Voluntary Corrective Action agreement with MDEQ and actions included:

- Excavation and disposal of contaminated soil;
- Groundwater treatment; and
- Free product removal.

In 2005, a Remedial Action Plan (RAP) was prepared that specified long term groundwater treatment as well as property use restrictions (Deed Restrictions).

In 2015, after 12 consecutive monthly gauging events with no free product present, DuPont submitted a request for a "No Further Action" determination related to free product removal activities



Contamination remaining on-site includes volatile organic compounds (VOCs), semi-VOCs (SVOCs), arsenic, chromium, cobalt and cyanide. Known impacted media include soil and groundwater with exceedances of the volatilization to indoor air (VIA) pathway likely based on the known concentrations of VOCs.

Please see Figures 1 and 2 for Site Location and Aerial Photo Maps.

Based on the documented concentrations of soil and groundwater contamination, concentrations exceed the EGLE Part 201 Generic Residential Cleanup Criteria (GRCC) promulgated under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451, as amended (Part 201), and therefore the Property meets the definition of a "facility" as defined pursuant to Part 201.

As the Property qualifies as a "facility¹," it is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. In addition, based on the condition of the existing structures, the Property could also qualify under either "blighted²" or "functionally obsolete³" status.

Census Tract and Opportunity Zone Qualification

The Property is located in a low-income community (LIC) Census Tract (Census Tract No. 26049013600). A low-income community (LIC) Census Tract is defined as, "...a poverty rate of at least 20 percent or with median family incomes that do not exceed 80 percent of area median income..." In addition, the Property is located in a Qualified Opportunity Zone, which means that the area has been targeted by State and Local Governmental Units for development. *Please see the attached CDFI Fund Census Tract Map.*

Based on the information provided by Developer, the Property contains structures and infrastructure that will be demolished and/or partially demolished and removed as part of the planned re-development ("Project"). In addition, the proposed Project will redevelop an underutilized Property that contains multiple impediments to redevelopment. The proposed Project will create temporary construction jobs and is intended to create permanent jobs in an area of Genesee County (Flint) with a high unemployment rate as demonstrated by the Census Tract and Opportunity Zone designations.

Please see the attached Phase I ESA and Phase II ESA Report excerpts.

Project Description The proposed Project is comprised of a multi-tenant multi-building industrial park. According to a site plan provided by Client, approximately 110,578 square feet of existing building will remain and undergo renovations with the remaining buildings being demolished to make way for an additional 190,700 square feet of proposed new construction buildings, all on 17.99 acres of improved commercial and industrial land.

The proposed Project will redevelop the Property by selectively demolishing approximately several existing buildings and obsolete infrastructure, leaving approximately 110,578 square feet of existing office and warehouse space.

The Project is undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes.

Overall Investment The Project is currently estimated to be approximately \$6,921,000.00 will be invested to develop a 90,000 ft² building and approximately \$7,329,000.00 will be invested to develop a 100,000 ft² building. The total investment is expected to be \$14,250,000.00 (excluding land costs) by Developer.

Additional investments for Furniture, Fixtures and Equipment (FF&E) will be made by individual Tenants. As the Tenants are not identified, the amount of FF&E investment is not available at this time.

Jobs Created Please see the **Jobs Table** for additional information.



Expected Type of Use:

Residential Mixed Use Industrial Commercial/Retail Other

Expected Brownfield Eligibility:

Facility ¹ Blighted ² Functionally Obsolete ³

Project Overall Investment Amount Approximately \$14,250,000.00

Eligible Project Investment Amount* Approximately \$2,948,234.00
*for TIR reimbursement

Expected Incentives:

BDP ⁴ MSF TIF EGLE TIF Local TIF NEZ

P.A. 198 ^{4a} Renaissance Zone Obsolete Property ^{4b} HOME
Funds

PILOT DDA Historic District Other EGLE Grant & Loan

Brownfield Project Expected Employment (Permanent Jobs)⁵ Please see the attached Jobs Table

Brownfield Project Expected Employment (Temporary Construction Jobs) Please see the attached Jobs Table

¹ The Property is classified as a "facility" due to the presence of soil contamination related to historical use and operation of portions of the Property as industrial.

^{2,3} Although the Property is classified as a "facility" due to the presence of soil contamination, the Property is also blighted and obsolete for its intended purpose and would likely qualify, if necessary, as "Blighted" and/or "Functionally Obsolete" as those terms are defined under Act 381, as amended.

⁴ The Developer has not yet formally applied for Business Development Program (BDP) Grants/Loans through MEDC, but intends to speak with MEDC staff and intends to submit a project summary and application to MEDC for BDP job creation or other available similar grant programs.



4^a The Developer has not yet formally applied for a P.A. 198 of 1974, MCL 207.551 et seq., as amended, through DEGC, but intends, subject to further discussions between DEGC and Developer as to the nature of the business operations, to submit a formal application to DEGC.

4^b The Developer has not yet formally applied for an Obsolete Property Rehabilitation Act, P.A. 146 of 2000, MCL 125.2781 et seq., as amended, through DEGC, but intends, subject to further discussions between DEGC and Developer as to the nature of the business operations, to submit a formal application to DEGC.

⁵ According to the United States Department of Labor Bureau of Statistics Midwest Information Office, in 2020, 4.1% of the Labor Force in Michigan (the U-3 rate) was unemployed vs. 3.9% for the nation as a whole. In Flint, the official unemployment rate was 4.1% (the U-3) in March 2020, however, the City of Flint U-3 rate rose to 55.3% in April 2020 and by July 2020 had fallen to 11.8%. See the United States Department of Labor website www.bls.gov

The CDFI Fund Opportunity Zone (OZ) portal identifies the Property as being in Census Tract 26049013600. This Census Tract has a population of 1,251 persons with a Medium Income of 55.97% of the Poverty Level, a Poverty Rate of 52.20% and an Unemployment Rate of 32.10% compared to the US National Unemployment Rate of 3.24% at the time it was measured. See https://www.cims.cdfifund.gov/preparation/?config=config_nmtc.xml



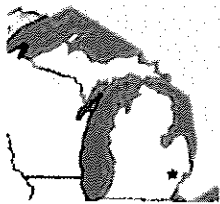
FIGURES

Figure 1 – Site Location Map
Figure 2 – Aerial Site Map
Figure 3 – Street View
CDFI Fund Census Tract Map

ATTACHMENTS

Ownership Description
Preliminary Jobs Table
Table 1 – Preliminary EGLE Eligible Activities
Table 2 – Preliminary MEDC/MSF Eligible Activities
Preliminary 30 Year TIF Cash Flow Analysis
Preliminary Site Plans and/or Elevations





REFERENCE
 USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
 FLINT NORTH, MICHIGAN
 DATED: 1983
 SCALE: 1: 24000



FIGURE 1: SITE LOCATION MAP

Former DuPont Industrial Facility

James P. Cole Boulevard
 Flint, Genesee County, Michigan 48503

PROJECT: 2020041601.01

DATE: 8/28/2020

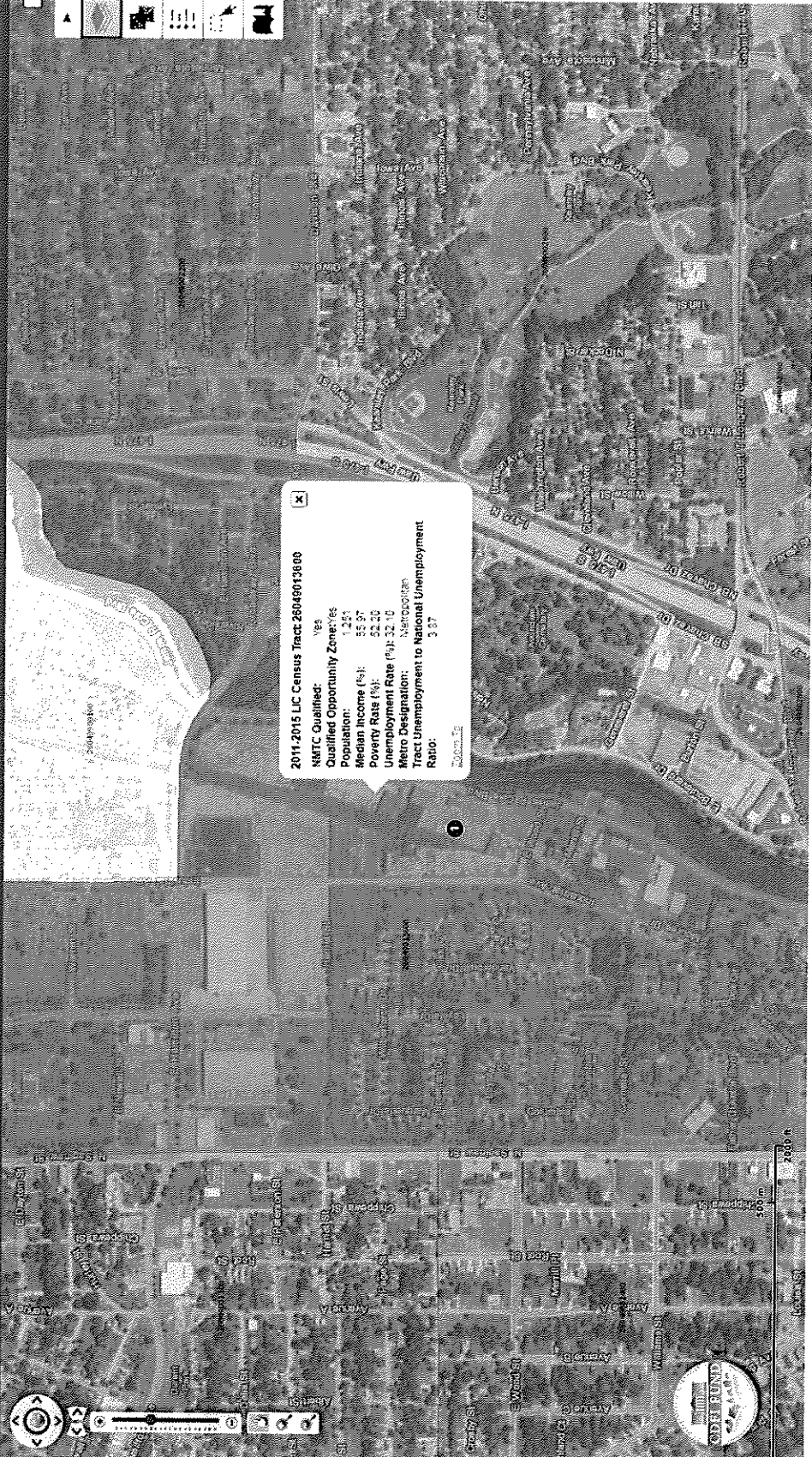
PREPARED BY: NGM



Environmental Services •
 Land Development • Real
 Estate Consulting

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 Bloomfield Hills, Michigan 48304
 Tel (248) 203-9898 Fax (248) 647-0526
 Email: info@associatedenvironmental.net
 Web: www.associatedenvironmental.net

- Layers**
- CDRI Headquarters
 - 2011-2015 LIC Census Tract All
 - 2006-2010 LIC Census Tract All
 - Qualified Opportunity Zone Tract
 - Food Desert 2010
 - Congressional District No Labels
 - County No Labels
 - Federal Indian Reservation
 - MSA
 - State



2011-2015 LIC Census Tract: 26049013800

NMTC Qualified:	Yes
Qualified Opportunity Zone:	142%
Population:	5597
Median Income (%):	51.20
Poverty Rate (%):	32.10
Unemployment Rate (%):	18.70
Metro Designation:	METROPOLES
Tract Unemployment to National Unemployment Ratio:	3.87



James P Cole Venture, LLC

Brien Wloch - Managing Member

Flint OZ Fund 1, LLC
24.61%

Brien Wloch
Managing Member

RE -Fund, LLC
20.92%

Robert G Waun
Managing Member

Mercury Acquisition, LLC
24.61%

Creighton Weber
Managing Member

Impala OZ Fund, LLC
20.01%

Scott Stangeland
Managing Member

MGD Investments, LLC
9.84%

Ramona Navitsky
Managing Member

Job Creation and Economic Development

The development of the Project on the Property represents an overall investment of approximately \$14,250,000.00 for both of the proposed buildings (Building #1 and Building #2). The completion of this Project is estimated to create an average of 33.8 Full Time Equivalent (FTE) construction jobs per year during the nine (9) month estimated construction phase (.8 year) for each of the buildings comprising the Project within the City of Flint, Genesee County, Michigan resulting in an estimated annualized construction payroll of \$4,375,800.00 or more per year for the construction phase (estimated \$3,281,850.00 or more per Building for a total Project construction payroll of \$6,563,700.00 using FTE calculations). The completion of the Project is estimated to create an estimated ___TBD___ FTE Permanent jobs for ___TBD___, ___TBD___, and ___TBD___ job classifications plus ancillary building management, security, grounds keeping, and other related services that will be created by the proposed tenant(s) ___TBD___ in the proposed Development. The estimated ___TBD___ jobs are projected to result in an approximate annual payroll of \$___TBD___ when the Project is completed. An additional ___TBD___ new FTE jobs are projected to be created in the 3 years following Project completion adding an additional \$___TBD___ in annual payroll for a total estimated payroll in year 5 of \$___TBD___00. Please see the tables below for a summary of direct economic benefits resulting from the Project.

Table 1: Construction Phase Job Creation and Direct Economic Impact

Phase of Construction	Job Classification	Typical Hourly Rate	Typical Hours Worked (Weekly)	Typical Annual Salary	Number of Jobs Related to Project (Average per year)	Total Annualized Payroll Related to Project	Duration of Jobs in Years Created by Project (in years based on # months construction)	Full-time Equivalent (FTE) Jobs	Total Project Related Payroll (salary/wages & benefits only)
Building #1: Site Preparation & Vertical Construction	Construction Tradesmen and affiliated workers	\$46.75	40	\$97,240.00	45	\$4,375,800.00	0.8	33.8	\$3,281,850.00
Building #2: Site Preparation & Vertical Construction	Construction Tradesmen and affiliated workers	\$46.75	40	\$97,240.00	45	\$4,375,800.00	0.8	33.8	\$3,281,850.00
Construction Phases Total					90	\$8,751,600.00	0.8	67.5	\$6,563,700.00

Average Hourly = \$46.75
 Average Weekly = \$1,870.00
 Average Annual = \$97,240.00
 Total Annualized Payroll = \$4,375,800.00

Phase
 Site Preparation 1.0
 Vertical Const. 8.0
Total 9.0

Duration as Fraction of Year
 0.1
 0.7
0.8

Table 2: Post Construction Phase / Permanent Job Creation and Direct Economic Impact

Phase of Operation	Job Classification	Typical Hourly Rate	Typical Hours Worked (Weekly)	Typical Annual Salary	Number of Direct Jobs Related to Project (Average per year)	Total Annual Payroll Related to Project	Duration of Jobs Created by Project	Full-time Equivalent (FTE) Jobs	Total Project Related Payroll (salary/wages only)
Building #1	TBD	TBD	40	#VALUE!	TBD	#VALUE!	Permanent	TBD	#VALUE!
Building #1					0	#VALUE!			#VALUE!
Building #2	TBD	TBD	40	#VALUE!	TBD	#VALUE!	Permanent	TBD	#VALUE!
Building #2					0	#VALUE!			#VALUE!
New Full-time Jobs Created within 3 years of completion	TBD	TBD	40	#VALUE!	TBD	#VALUE!	Permanent	TBD	#VALUE!
New FTE Jobs					0	#VALUE!			#VALUE!
Total Estimated Jobs and Project Payroll (Annually)					0	#VALUE!			#VALUE!

NOTE: The estimated number of ___ TBD ___ FTE permanent jobs is based on _____. In addition, _____ intends to create ___ new full-time jobs within 3 years of the Project being completed and buildings occupied.

TABLE 1 - TOTAL PROPOSED EGLE ELIGIBLE ACTIVITY COSTS BROWNFIELD PLAN PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (90,000 ft2 bldg) CITY OF FLINT, GENESEE COUNTY, MICHIGAN			
Eligible Activity Description	Brownfield Property Cost		
DEPARTMENT SPECIFIC ACTIVITIES (MCL §125.2652(2)(l)) ELIGIBLE ACTIVITY COSTS			
Baseline Environmental Assessments (MCL §125.2652(2)(l))	Local TIF Capture Only	State and Local TIF Capture	TOTAL
Phase I Environmental Site Assessment	\$0	\$2,400	\$2,400
Phase II Environmental Site Assessment	\$0	\$15,000	\$15,000
Baseline Environmental Assessment	\$0	\$3,500	\$3,500
7a Due Care Plan	\$0	\$2,000	\$2,000
Due Care Activities (MCL §125.2652(2)(l) and (m))			
Section 7aCA Due Care Plan - Revisions/Documentation of Due Care Compliance	\$0	\$4,500	\$4,500
Additional Due Care Phase II ESA Environmental Due Diligence Activities	\$0	\$40,000	\$40,000
Additional Due Care Phase II ESA Environmental Due Diligence Reporting Activities	\$0	\$3,500	\$3,500
Treatment/Disposal of Contaminated Groundwater During Construction (if necessary)	\$0	\$40,000	\$40,000
Soil Staging, Loading, Transportation, and Disposal	\$0	\$35,000	\$35,000
Soil Verification Sampling (if necessary)	\$0	\$25,000	\$25,000
Soil Backfill (Soil, soil placement & compaction)	\$0	\$5,000	\$5,000
Health & Safety Plan	\$0	\$2,500	\$2,500
Project Management	\$0	\$15,000	\$15,000
Soil Erosion Measures	\$0	\$3,000	\$3,000
Incremental Costs for Greenspace Encapsulation (as necessary)	\$0	\$30,000	\$30,000
Incremental Costs for Encapsulation (Engineering controls for Building and Parking)	\$0	\$50,000	\$50,000
Soil Vapor Assessment and Pilot Test	\$0	\$5,000	\$5,000
Soil Vapor Barrier / Sub-slab Depressurization System	\$0	\$65,000	\$65,000
Work Plans, Engineering, Specifications and Reports	\$0	\$5,000	\$5,000
Response Activities (MCL §125.2652(2)(l) and (oo)(l) and (ll))			
Hoist, Trench and Other former Equipment Removal Related Activities (if present)	\$0	\$15,000	\$15,000
UST Removal and Closure (if identified during excavation)	\$0	\$50,000	\$50,000
UST Removal Observation, Sampling and Report (if identified during excavation)	\$0	\$12,000	\$12,000
Work Plans, Engineering, Specifications and Reports	\$0	\$6,500	\$6,500
<i>ENVIRONMENTAL COSTS SUBTOTAL</i>	\$0	\$434,900	\$434,900
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS			
Contingency			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$65,235	\$65,235
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(l)(D))		\$15,000	\$15,000
<i>ELIGIBLE ACTIVITY COSTS SUBTOTAL</i>	\$0	\$515,135	\$515,135
Agency Administrative Costs			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
DBRA Administrative and Operating Costs (15% of TIR Annually)	\$0	\$0	\$0
GRAND TOTAL	\$0	\$515,135	\$515,135

**TABLE 1 - TOTAL PROPOSED EGLE ELIGIBLE ACTIVITY COSTS
BROWNFIELD PLAN
PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (100,000 ft2 bldg)
CITY OF FLINT, GENESEE COUNTY, MICHIGAN**

Eligible Activity Description	Brownfield Property Cost		
DEPARTMENT SPECIFIC ACTIVITIES (MCL §125.2652(2)(l)) ELIGIBLE ACTIVITY COSTS			
Baseline Environmental Assessments (MCL §125.2652(2)(l))	Local TIF Capture Only	State and Local TIF Capture	TOTAL
Phase I Environmental Site Assessment	\$0	\$2,400	\$2,400
Phase II Environmental Site Assessment	\$0	\$15,000	\$15,000
Baseline Environmental Assessment	\$0	\$3,500	\$3,500
7a Due Care Plan	\$0	\$2,000	\$2,000
Due Care Activities (MCL §125.2652(2)(l) and (m))			
Section 7aCA Due Care Plan - Revisions/Documentation of Due Care Compliance	\$0	\$4,500	\$4,500
Additional Due Care Phase II ESA Environmental Due Diligence Activities	\$0	\$40,000	\$40,000
Additional Due Care Phase II ESA Environmental Due Diligence Reporting Activities	\$0	\$3,500	\$3,500
Treatment/Disposal of Contaminated Groundwater During Construction (if necessary)	\$0	\$40,000	\$40,000
Soil Staging, Loading, Transportation, and Disposal	\$0	\$35,000	\$35,000
Soil Verification Sampling (if necessary)	\$0	\$25,000	\$25,000
Soil Backfill (Soil, soil placement & compaction)	\$0	\$5,000	\$5,000
Health & Safety Plan	\$0	\$2,500	\$2,500
Project Management	\$0	\$15,000	\$15,000
Soil Erosion Measures	\$0	\$3,000	\$3,000
Incremental Costs for Greenspace Encapsulation (as necessary)	\$0	\$30,000	\$30,000
Incremental Costs for Encapsulation (Engineering controls for Building and Parking)	\$0	\$50,000	\$50,000
Soil Vapor Assessment and Pilot Test	\$0	\$5,000	\$5,000
Soil Vapor Barrier / Sub-slab Depressurization System	\$0	\$58,000	\$58,000
Work Plans, Engineering, Specifications and Reports	\$0	\$5,000	\$5,000
Response Activities (MCL §125.2652(2)(l) and (o)(l) and (h))			
Hoist, Trench and Other former Equipment Removal Related Activities (if present)	\$0	\$15,000	\$15,000
UST Removal and Closure (if identified during excavation)	\$0	\$50,000	\$50,000
UST Removal Observation, Sampling and Report (if identified during excavation)	\$0	\$12,000	\$12,000
Work Plans, Engineering, Specifications and Reports	\$0	\$6,500	\$6,500
<i>ENVIRONMENTAL COSTS SUBTOTAL</i>	\$0	\$427,900	\$427,900
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS			
Contingency			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$64,185	\$64,185
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))		\$15,000	\$15,000
<i>ELIGIBLE ACTIVITY COSTS SUBTOTAL</i>	\$0	\$507,085	\$507,085
Agency Administrative Costs			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
DBRA Administrative and Operating Costs (15% of TIR Annually)	\$0	\$0	\$0
GRAND TOTAL	\$0	\$507,085	\$507,085

**TABLE 2 - TOTAL PROPOSED MSF ELIGIBLE ACTIVITY COSTS
PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (90,000 ft2 bldg)
CITY OF FLINT, GENESEE COUNTY, MICHIGAN**

Eligible Activity Description	Brownfield Property Cost
ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS	
Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))	
Pre Demolition Hazardous Materials Environmental Assessment (HMEA)	\$0
Bid Specs and Bid Evaluation (for HazMat Abatement)	\$0
Lead, Asbestos and Mold Abatement Consulting, Management, Design and Planning, Air Monitoring	\$0
Site Security (HazMat Abatement and Demolition)	\$0
Pre Demolition Asbestos, Lead and Hazardous Materials Abatement	\$0
Demolition Activities (MCL §125.2652(2)(o)(i)(F))	
Demolition Engineering, Design and Management, Bid Specs and Evaluation	\$15,000
Demolition of Building (Interior and Exterior, Incl Demo & Disp)	\$0
Demolition of Building (Utility disconnect and removal)	\$0
Demolition of Building (Pavement removal)	\$35,000
Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))	
Utility Connection & Installation - New site utilities/Utility relocation (water, sewer, gas, etc.)	\$472,948
Utility Connection & Installation - Retention/Detention	\$0
Public Infrastructure - Storm Sewer	\$0
Public Infrastructure - James P. Cole Right-of-Way	\$0
Public Infrastructure -	\$0
Public Infrastructure -	\$0
Site Preparation (MCL §125.2652(2)(o)(ii)(C))	
Geotechnical Testing & Evaluation	\$20,000
Soil Mitigation activities	\$0
Geotechnically Non-viable Soils Removal	\$0
Site Preparation (Exc., Debris removal, etc.)	\$25,000
Site Preparation (Rough Grading, etc.)	\$132,000
Site Preparation (Finished Grading, etc.)	\$28,200
Site Preparation (Specialized foundations)	\$0
Site Preparation (Sheeting, shoring, etc.)	\$0
Site Preparation - Excavation	\$5,000
Site Preparation - Pumping of Groundwater	\$8,000
<i>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</i>	
\$741,148	
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY	
Contingency (15% of Subtotal)	
\$111,172	
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	
\$15,000	
GRAND TOTAL	
\$867,320	

TABLE 2 - TOTAL PROPOSED MSF ELIGIBLE ACTIVITY COSTS PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (100,000 ft2 bldg) CITY OF FLINT, GENESEE COUNTY, MICHIGAN	
Eligible Activity Description	Brownfield Property Cost
ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS	
Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))	
Pre Demolition Hazardous Materials Environmental Assessment (HMEA)	\$0
Bid Specs and Bid Evaluation (for HazMat Abatement)	\$0
Lead, Asbestos and Mold Abatement Consulting, Management, Design and Planning, Air Monitoring	\$0
Site Security (HazMat Abatement and Demolition)	\$0
Pre Demolition Asbestos, Lead and Hazardous Materials Abatement	\$0
Demolition Activities (MCL §125.2652(2)(o)(i)(F))	
Demolition Engineering, Design and Management, Bid Specs and Evaluation	\$15,000
Demolition of Building (Interior and Exterior, Incl Demo & Disp)	\$90,000
Demolition of Building (Utility disconnect and removal)	\$25,000
Demolition of Building (Pavement removal)	\$95,000
Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))	
Utility Connection & Installation - New site utilities/Utility relocation (water, sewer, gas, etc.)	\$464,360
Utility Connection & Installation - Retention/Detention	\$0
Public Infrastructure - Storm Sewer	\$0
Public Infrastructure - James P. Cole Right-of-Way	\$0
Public Infrastructure -	\$0
Public Infrastructure -	\$0
Site Preparation (MCL §125.2652(2)(o)(ii)(C))	
Geotechnical Testing & Evaluation	\$20,000
Soil Mitigation activities	\$0
Geotechnically Non-viable Soils Removal	\$0
Site Preparation (Exc., Debris removal, etc.)	\$25,000
Site Preparation (Rough Grading, etc.)	\$132,000
Site Preparation (Finished Grading, etc.)	\$28,200
Site Preparation (Specialized foundations)	\$0
Site Preparation (Sheeting, shoring, etc.)	\$0
Site Preparation - Excavation	\$5,000
Site Preparation - Pumping of Groundwater	\$8,000
<i>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</i>	
\$907,560	
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY	
Contingency (15% of Subtotal)	
\$136,134	
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	
\$15,000	
GRAND TOTAL	
\$1,058,694	

DRAFT FOR DISCUSSION ONLY

Tax Incremental Revenue Capture Estimates
Former DuPont Facility Redevelopment
James P. Cole Blvd
Flint, Genesee County, Michigan
August 28, 2020

EXHIBIT A: TIF TABLE

Incremental Taxable Value (TV) Increase (Mill)	Plan Year																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000
Estimated New TV	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250	\$ 4,631,250
Incremental Difference (New TV - Base TV)	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250	\$ 4,597,250
School District																	
State Education Tax (SET)	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584
School Operating Tax	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751	\$ 82,751
School Total	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335	\$ 110,335
Local Taxable																	
City Operating	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105	\$ 25,105
Library	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180	\$ 16,180
Flint Operating	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479	\$ 34,479
Public Safety	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584	\$ 27,584
Motor Levies	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648	\$ 41,648
Genesee County Parks	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478
Parks and Rec	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652
Genesee ISD	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720
Mass Transit	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618	\$ 5,618
Flint Senior Fund	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425	\$ 6,425
CS West Operating	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958	\$ 9,958
Local Total	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363	\$ 210,363
Total Tax Incremental Revenue (TIR) Available for Capture	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698	\$ 320,698
Non-Captable Millage																	
Flint School Dist	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720	\$ 12,720
CS West Dist	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652
Public Library Dist	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187	\$ 8,187
Total Non-Captable Taxes	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559	\$ 24,559
TOTAL MILLS	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894	\$ 134,894
Total Tax Incremental Revenue (TIR) Available for Capture	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139	\$ 306,139

Economic

Tax Increment Revenue Capture Estimates
Former DuPont Facility Redevelopment
James P. Cole Blvd
Flint, Genesee County, Michigan
August 28, 2020

EXHIBIT A: TIF TABLE

Calendar Year	Plan Year												TOTAL
	18	19	20	21	22	23	24	25	26	27	28	29	
State (Education) Tax (M/T)	\$ 42,705	\$ 43,836	\$ 44,977	\$ 46,121	\$ 47,269	\$ 48,421	\$ 49,570	\$ 50,719	\$ 51,871	\$ 53,021	\$ 54,174	\$ 55,331	\$ 56,491
School Operating Tax	\$ 98,131	\$ 99,102	\$ 100,079	\$ 101,058	\$ 102,037	\$ 103,017	\$ 103,998	\$ 104,979	\$ 105,961	\$ 106,944	\$ 107,928	\$ 108,914	\$ 109,901
Base Taxable Value	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
Estimated New TV	\$ 5,488,810	\$ 5,519,058	\$ 5,549,305	\$ 5,579,551	\$ 5,609,798	\$ 5,639,945	\$ 5,669,992	\$ 5,699,939	\$ 5,729,786	\$ 5,759,533	\$ 5,789,280	\$ 5,818,927	\$ 5,848,474
Incremental Difference (New TV - Base TV)	\$ 5,460,810	\$ 5,505,058	\$ 5,535,305	\$ 5,565,551	\$ 5,595,798	\$ 5,625,945	\$ 5,655,992	\$ 5,685,939	\$ 5,715,786	\$ 5,745,533	\$ 5,775,280	\$ 5,804,927	\$ 5,834,474
School Total	\$ 140,836	\$ 142,938	\$ 145,040	\$ 147,142	\$ 149,244	\$ 151,346	\$ 153,448	\$ 155,550	\$ 157,652	\$ 159,754	\$ 161,856	\$ 163,958	\$ 166,060
Local Capture	\$ 29,716	\$ 30,674	\$ 31,632	\$ 32,590	\$ 33,548	\$ 34,506	\$ 35,464	\$ 36,422	\$ 37,380	\$ 38,338	\$ 39,296	\$ 40,254	\$ 41,212
City Clerk Hiring	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Library	\$ 21,803	\$ 22,674	\$ 23,545	\$ 24,416	\$ 25,287	\$ 26,158	\$ 27,029	\$ 27,899	\$ 28,770	\$ 29,641	\$ 30,512	\$ 31,383	\$ 32,254
Fire Operations	\$ 40,881	\$ 41,792	\$ 42,703	\$ 43,614	\$ 44,525	\$ 45,436	\$ 46,347	\$ 47,258	\$ 48,169	\$ 49,080	\$ 49,991	\$ 50,902	\$ 51,813
Public Safety	\$ 31,705	\$ 32,544	\$ 33,383	\$ 34,222	\$ 35,061	\$ 35,900	\$ 36,739	\$ 37,578	\$ 38,417	\$ 39,256	\$ 40,095	\$ 40,934	\$ 41,773
Misc. Items	\$ 49,383	\$ 50,388	\$ 51,393	\$ 52,398	\$ 53,403	\$ 54,408	\$ 55,413	\$ 56,418	\$ 57,423	\$ 58,428	\$ 59,433	\$ 60,438	\$ 61,443
Genesee County Parks	\$ 6,076	\$ 6,117	\$ 6,158	\$ 6,199	\$ 6,240	\$ 6,281	\$ 6,322	\$ 6,363	\$ 6,404	\$ 6,445	\$ 6,486	\$ 6,527	\$ 6,568
Parks and Rec	\$ 2,725	\$ 2,753	\$ 2,781	\$ 2,809	\$ 2,837	\$ 2,865	\$ 2,893	\$ 2,921	\$ 2,949	\$ 2,977	\$ 3,005	\$ 3,033	\$ 3,061
Genesee SD	\$ 10,817	\$ 10,818	\$ 10,819	\$ 10,820	\$ 10,821	\$ 10,822	\$ 10,823	\$ 10,824	\$ 10,825	\$ 10,826	\$ 10,827	\$ 10,828	\$ 10,829
Mass Transit	\$ 6,041	\$ 6,074	\$ 6,107	\$ 6,140	\$ 6,173	\$ 6,206	\$ 6,239	\$ 6,272	\$ 6,305	\$ 6,338	\$ 6,371	\$ 6,404	\$ 6,437
Fire Station Fund	\$ 6,419	\$ 6,502	\$ 6,585	\$ 6,668	\$ 6,751	\$ 6,834	\$ 6,917	\$ 7,000	\$ 7,083	\$ 7,166	\$ 7,249	\$ 7,332	\$ 7,415
CS Mont Operating	\$ 10,741	\$ 10,819	\$ 10,897	\$ 10,975	\$ 11,053	\$ 11,131	\$ 11,209	\$ 11,287	\$ 11,365	\$ 11,443	\$ 11,521	\$ 11,599	\$ 11,677
Local Total	\$ 113,883	\$ 115,883	\$ 117,883	\$ 119,883	\$ 121,883	\$ 123,883	\$ 125,883	\$ 127,883	\$ 129,883	\$ 131,883	\$ 133,883	\$ 135,883	\$ 137,883
Non-Capturable	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371
City Clerk Hiring	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
CS Mont Debt	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371
Public Library Debt	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900
Total Non-Capturable Taxes	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371	\$ 15,371
TOTAL	\$ 156,207	\$ 158,309	\$ 160,411	\$ 162,513	\$ 164,615	\$ 166,717	\$ 168,819	\$ 170,921	\$ 173,023	\$ 175,125	\$ 177,227	\$ 179,329	\$ 181,431
Total Tax Increment Revenue (TIR) Available for Capture	\$ 140,836	\$ 142,938	\$ 145,040	\$ 147,142	\$ 149,244	\$ 151,346	\$ 153,448	\$ 155,550	\$ 157,652	\$ 159,754	\$ 161,856	\$ 163,958	\$ 166,060

Continued

Tax Increment Revenue Reimbursement Allocation Table
Former DuPont Facility Redevelopment
James P. Cole Blvd, Flint, Genesee County, Michigan
August 28, 2020

EXHIBIT A: TIF TABLE

Developer Maximum Reimbursement	School & Local Taxes	Local-Only Taxes	Total
\$ 1,002,147	\$ 1,002,147	\$ -	\$ 1,002,147
\$ 1,002,147	\$ 1,002,147	\$ -	\$ 1,002,147
\$ 1,002,147	\$ 1,002,147	\$ -	\$ 1,002,147
\$ 1,002,147	\$ 1,002,147	\$ -	\$ 1,002,147

Estimated Total Years of Plan: 20

Estimated Capture
 Administrative Fees \$ 973,411
 State Brownfield Redevelopment \$ 303,847
 Local Brownfield Revolving Fund \$ 1,043,108

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEVELOPER																	
DEVELOPER Reimbursement Balance	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
Available TIF for Other Eligible Projects (Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET TIF AVAILABLE TO DEVELOPER	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
AVAILABLE TIF (AFTER Developer Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEVELOPER																	
DEVELOPER Reimbursement Balance	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
Available TIF for Other Eligible Projects (Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET TIF AVAILABLE TO DEVELOPER	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
AVAILABLE TIF (AFTER Developer Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
MSF																	
MSF Reimbursement Balance	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
Available TIF for Other Eligible Projects (Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET TIF AVAILABLE TO DEVELOPER	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
AVAILABLE TIF (AFTER Developer Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
MSF																	
MSF Reimbursement Balance	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
Available TIF for Other Eligible Projects (Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET TIF AVAILABLE TO DEVELOPER	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
AVAILABLE TIF (AFTER Developer Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
LOCAL BROWNFIELD REVOLVING FUND																	
Local Tax Reimbursement Balance	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
Available TIF for Other Eligible Projects (Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET TIF AVAILABLE TO DEVELOPER	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147	\$ 1,002,147
AVAILABLE TIF (AFTER Developer Reimbursement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

LOCAL BROWNFIELD REVOLVING FUND

Local Tax Reimbursement Balance

Available TIF for Other Eligible Projects (Reimbursement)

Local Tax Cumulative Interest

INTEREST PAYMENTS TO DEVELOPER

NET TIF AVAILABLE TO DEVELOPER

AVAILABLE TIF (AFTER Developer Reimbursement)

LOCAL BROWNFIELD REVOLVING FUND

Local Tax Reimbursement Balance

Available TIF for Other Eligible Projects (Reimbursement)

Local Tax Cumulative Interest

INTEREST PAYMENTS TO DEVELOPER

NET TIF AVAILABLE TO DEVELOPER

AVAILABLE TIF (AFTER Developer Reimbursement)

LOCAL BROWNFIELD REVOLVING FUND

Local Tax Reimbursement Balance

Available TIF for Other Eligible Projects (Reimbursement)

Local Tax Cumulative Interest

INTEREST PAYMENTS TO DEVELOPER

NET TIF AVAILABLE TO DEVELOPER

AVAILABLE TIF (AFTER Developer Reimbursement)

FOOTNOTES:
 1. OMAA administrative fee is 15% with a \$100,000 cap. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax increment revenue available and based upon maximum amount that an authority can capture for administrative fees per PA 311.

Tax Incremental Revenue Reimbursement Allocation Table
Former DuPont Facility Redevelopment
James P. Cole Blvd, Flint, Genesee County, Michigan
August 28, 2020

EXHIBIT A: TIF TABLE

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Total State Incremental Revenue	\$ 130,810	\$ 132,136	\$ 133,465	\$ 134,808	\$ 136,164	\$ 137,524	\$ 138,918	\$ 140,315	\$ 141,726	\$ 143,152	\$ 144,591	\$ 146,045	\$ 147,514	\$ 3,844,861
State Brownfield Redevelopment Fund (50% of SFT)	\$ 16,352	\$ 16,517	\$ 16,683	\$ 16,853	\$ 17,024	\$ 17,195	\$ 17,366	\$ 17,537	\$ 17,708	\$ 17,879	\$ 18,050	\$ 18,221	\$ 18,392	\$ 303,887
State TIR Available for Reimbursement	\$ 114,457	\$ 115,619	\$ 116,782	\$ 117,955	\$ 119,140	\$ 120,329	\$ 121,522	\$ 122,717	\$ 123,916	\$ 125,119	\$ 126,321	\$ 127,526	\$ 128,734	\$ 3,537,974
Total Local Incremental Revenue	\$ 275,589	\$ 277,859	\$ 280,151	\$ 282,467	\$ 284,806	\$ 287,168	\$ 289,554	\$ 291,963	\$ 294,397	\$ 296,855	\$ 299,338	\$ 301,845	\$ 304,378	\$ 6,625,017
IRA Administrative Fee (15% Maximum \$100k/Year)	\$ 53,261	\$ 53,799	\$ 54,342	\$ 54,890	\$ 55,441	\$ 55,995	\$ 56,552	\$ 57,112	\$ 57,675	\$ 58,241	\$ 58,809	\$ 59,380	\$ 59,954	\$ 973,411
Local TIR Available for Reimbursement	\$ 172,128	\$ 174,060	\$ 175,809	\$ 177,577	\$ 179,355	\$ 181,143	\$ 182,942	\$ 184,751	\$ 186,572	\$ 188,394	\$ 190,229	\$ 192,075	\$ 193,924	\$ 5,651,605
Total State & Local TIR Available	\$ 286,955	\$ 288,978	\$ 292,191	\$ 295,427	\$ 298,685	\$ 301,951	\$ 305,234	\$ 308,532	\$ 311,842	\$ 315,164	\$ 318,492	\$ 321,821	\$ 325,152	\$ 8,189,579
DEVELOPER														
DEVELOPER Reimbursement Balance	\$ (1,815,937)	\$ (2,405,416)	\$ (2,997,807)	\$ (3,593,202)	\$ (4,191,602)	\$ (4,792,007)	\$ (5,394,418)	\$ (6,000,835)	\$ (6,611,258)	\$ (7,225,687)	\$ (7,844,121)	\$ (8,466,560)	\$ (9,093,004)	\$ (56,241,346)
AVAILABLE TIR AFTER DEVELOPER (Principal Reimburse)	\$ 1,573,018	\$ 483,562	\$ 1,124,384	\$ 1,718,225	\$ 2,315,077	\$ 2,914,944	\$ 3,517,816	\$ 4,124,782	\$ 4,735,834	\$ 5,350,973	\$ 5,970,191	\$ 6,593,495	\$ 7,220,778	\$ 532,833,044
DEVELOPER Consideration (Interest on Borrowing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST BALANCE OWED TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AVAILABLE TIR AFTER DEVELOPER (Reimbursements)	\$ 1,573,018	\$ 483,562	\$ 1,124,384	\$ 1,718,225	\$ 2,315,077	\$ 2,914,944	\$ 3,517,816	\$ 4,124,782	\$ 4,735,834	\$ 5,350,973	\$ 5,970,191	\$ 6,593,495	\$ 7,220,778	\$ 532,833,044
MSF Non-Environmental Costs	\$ 287,226	\$ 289,120	\$ 291,012	\$ 292,904	\$ 294,796	\$ 296,688	\$ 298,580	\$ 300,472	\$ 302,364	\$ 304,256	\$ 306,148	\$ 308,040	\$ 309,932	\$ 6,053,348
State Tax Reimbursement	\$ 68,721	\$ 69,413	\$ 70,111	\$ 70,807	\$ 71,504	\$ 72,201	\$ 72,898	\$ 73,595	\$ 74,292	\$ 74,989	\$ 75,686	\$ 76,383	\$ 77,080	\$ 2,204,593
Local Tax Reimbursement	\$ 118,505	\$ 119,697	\$ 120,891	\$ 122,085	\$ 123,279	\$ 124,473	\$ 125,667	\$ 126,861	\$ 128,055	\$ 129,249	\$ 130,443	\$ 131,637	\$ 132,831	\$ 3,799,803
Total MSF Reimbursement Balance	\$ (1,886,310)	\$ (1,875,420)	\$ (1,864,430)	\$ (1,853,440)	\$ (1,842,450)	\$ (1,831,460)	\$ (1,820,470)	\$ (1,809,480)	\$ (1,798,490)	\$ (1,787,500)	\$ (1,776,510)	\$ (1,765,520)	\$ (1,754,530)	\$ (6,077,329)
MDIQ Environmental Costs	\$ 99,349	\$ 100,369	\$ 101,389	\$ 102,409	\$ 103,429	\$ 104,449	\$ 105,469	\$ 106,489	\$ 107,509	\$ 108,529	\$ 109,549	\$ 110,569	\$ 111,589	\$ 3,186,237
State Tax Reimbursement	\$ 36,473	\$ 36,840	\$ 37,211	\$ 37,582	\$ 37,953	\$ 38,324	\$ 38,695	\$ 39,066	\$ 39,437	\$ 39,808	\$ 40,179	\$ 40,550	\$ 40,921	\$ 1,147,188
Local Tax Reimbursement	\$ 62,876	\$ 63,528	\$ 64,180	\$ 64,832	\$ 65,484	\$ 66,136	\$ 66,788	\$ 67,440	\$ 68,092	\$ 68,744	\$ 69,396	\$ 70,048	\$ 70,700	\$ 1,995,275
Total MDIQ Reimbursement Balance	\$ (62,872)	\$ (725,996)	\$ (831,374)	\$ (936,752)	\$ (1,042,130)	\$ (1,147,508)	\$ (1,252,886)	\$ (1,358,264)	\$ (1,463,642)	\$ (1,569,020)	\$ (1,674,398)	\$ (1,779,776)	\$ (1,885,154)	\$ (2,090,672)
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 2,865,595	\$ 2,895,478	\$ 2,925,361	\$ 2,955,244	\$ 2,985,127	\$ 3,015,010	\$ 3,044,893	\$ 3,074,776	\$ 3,104,659	\$ 3,134,542	\$ 3,164,425	\$ 3,194,308	\$ 3,224,191	\$ 9,895,500
LOCAL BROWNFIELD REVOLVING FUND														
Local Tax Capture	\$ 36,473	\$ 36,840	\$ 37,211	\$ 37,582	\$ 37,953	\$ 38,324	\$ 38,695	\$ 39,066	\$ 39,437	\$ 39,808	\$ 40,179	\$ 40,550	\$ 40,921	\$ 1,147,188
Local Tax Capture	\$ 172,128	\$ 173,860	\$ 175,609	\$ 177,357	\$ 179,106	\$ 180,855	\$ 182,604	\$ 184,353	\$ 186,102	\$ 187,851	\$ 189,600	\$ 191,349	\$ 193,098	\$ 660,274
Total LBRF Capture	\$ 208,601	\$ 210,700	\$ 212,820	\$ 214,939	\$ 217,058	\$ 219,177	\$ 221,296	\$ 223,415	\$ 225,534	\$ 227,653	\$ 229,772	\$ 231,891	\$ 234,010	\$ 3,043,508
* Up to five years of capture for LBRF Deposits after el														

Estimates:
 DBRA administrative fee is 15% with a \$100,000 cap. TI
 filer's proportionate share of all tax increment revenue
 capture for administrative fees per PA 381.







210102

RESOLUTION NO.: _____

MAR - 3 2021

PRESENTED: _____

ADOPTED: _____

RESOLUTION APPROVING THE APPOINTMENT OF SHELBI FRAYER AS CHIEF FINANCIAL OFFICER

BY THE MAYOR:

Pursuant to Flint City Charter Section 4-203(D), the Mayor of the City of Flint hereby appoints Shelbi Frayer as the Chief Financial Officer.

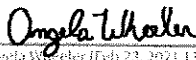
WHEREAS, the Chief Financial Officer shall be paid a salary based on an annual compensation rate of One-Hundred and Forty-Eight Thousand Dollars (\$148,000.00/\$71.153 hourly rate) and paid from account 101-191.100-703.000 (\$91,967.90) and 296.172.100.703.000 (LCSM-17-FRTA) (\$56,032.10), with the difference in compensation between the Interim Chief Financial Officer and Chief Financial Officer made retroactive to February 15, 2021. The terms of appointment and resume are attached.

WHEREAS, Mayor Sheldon Neeley recommends that Shelbi Frayer be appointed as the Chief Financial Officer.

NOW THEREFORE BE IT RESOLVED that the Flint City Council approves the recommendation by Mayor Sheldon Neeley to appoint Shelbi Frayer as the Chief Financial Officer.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:


Angela Wheeler (Feb 23, 2021 13:51 EST)

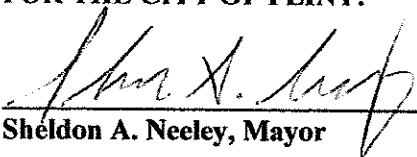
Angela Wheeler, Chief Legal Officer


Jennifer Ryan (Feb 22, 2021 12:56 EST)

Jennifer Ryan, Deputy Finance Director

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:



Sheldon A. Neeley, Mayor

Kate Fields, City Council President





CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 2/18/2021

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: Resolution Approving Shelbi Frayer Appointment to Chief Financial Officer

PREPARED BY: V. Foster, Dept. of Finance

VENDOR NAME: N/A

BACKGROUND/SUMMARY OF PROPOSED ACTION:

Resolution authorizing the appointment of Shelbi Frayer as Chief Financial Officer. Ms. Frayer will be paid a salary based on an annual compensation rate of One-Hundred and Forty-Eight Thousand Dollars (\$148,000.00/\$71.15 hourly rate) and paid from account 101-191.100-703.000 (\$91,967.90) and 296.172.100.703.000 (LCSM-17-FRTA) (\$56,032.10).


FINANCIAL IMPLICATIONS: Payment shall be drawn from appropriated funds in and line item 101-191.100-703.000 (\$91,967.90) and 296.172.100.703.000 (LCSM-17-FRTA) (\$56,032.10).

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE:


Clyde Edwards, City Administrator

SHELBI FRAYER

sfrayer13@gmail.com | 517-881-3410

ACHIEVEMENTS

- Repaired numerous fiscally unhealthy business offices by creating long-term budget and cash flow projections, as well as establishing systems and procedures
- Successfully administered multimillion-dollar construction projects
- Lead the team that implemented legislation for fiscal solvency in Detroit Public Schools
- Served as Chief Negotiator for collective bargaining agreements and served as Chief Procurement Officer for all purchasing needs
- Proven successful in building office culture and leading a team in a variety of diverse departments
- Managed 250+ staff, as well as 6 directors in the areas of maintenance & custodial, food service, daycares, transportation, human resources and business office operations

EDUCATION

- Master's Degree in Administration- Central Michigan University
- Bachelor's Degree in Business Management and Administration- Northwood University

EXPERIENCE

Business Owner- July 2020 to Present **Frayer Consulting Services, LLC**

- ❖ Assist a variety of clients with business, operations, human resource, and finance functions. Current clients range from business start-ups, to municipal turn around work.

Chief Strategy & Financial Officer- August 2019 to July 2020 **City of Lansing- Lansing, Michigan**

- ❖ Serve the city as head of the finance team responsible for all budgets, accounting, procurement, and restructuring efforts.
- ❖ Repairing a business office with significant audit findings and restructuring the finance department.
- ❖ Responsible for all financial activity ensuring compliance, best practice, and transparency.
- ❖ Responsible for restructuring long & short term debt (to date, saved/made the city over \$8 million dollars).
- ❖ Manage cash flow and all investments to maximize earnings.
- ❖ Restructured all insurance plans (health/property & casualty/worker's comp) to save the city \$3.5 million of on going savings each year (additional restructuring and savings to come).
- ❖ Renegotiate all vendor and service contracts for additional revenue or savings.
- ❖ Serves as secretary to two pension boards, and the plan administrator for defined contribution plans.

Executive Director- June 2014 to August 2019 **State of Michigan, Lansing, Michigan**

Performing many strategic initiatives throughout the department, other departments, the Legislature, and Executive Branch. Held many positions (multiple at times) with growing responsibilities and challenges. Listed below are a few of my key roles and job duties.

SHELBI FRAYER

sfrayer13@gmail.com | 517-881-3410

- ❖ Serves as the Executive Director for the Financial Review Commission (for the implementation of PA 192 of 2016- creation of the Detroit Public Schools Community District).
- ❖ Director of the Office of School Review and Fiscal Accountability (OSRFA) serving all financially distressed districts in Michigan.
- ❖ Served as Director of Local Government overseeing the areas of audits, municipal borrowing, reporting and financially distressed schools.
- ❖ Managed a growing team of people while designing the work goals and outputs of a new office within Treasury (OSRFA after legislation passed).
- ❖ Created policies, identified practices, and drafted guidelines regarding technical aspects of maintaining good fiscal health of school districts and local governments in Michigan.
- ❖ Went "on-loan" to serve as Benton Harbor Schools CFO to assist both the district and the department in stabilizing the financial operations for the district.
- ❖ Assisted with the issuance of State bonds and notes, including General Obligation bond issues.
- ❖ Performed cash management, banking, accounting, and investment activities for bond issues and public finance programs.

Briefly left the department (<7 months) to grow my abilities to develop relationships and build business opportunities. My focus was on financially restructuring schools, municipalities, and non-profits organizations.

Executive Director of Business and Finance (CFO)- September 2013 to June 2014

Mason Public Schools (MPS), Mason, Michigan

- ❖ Administered district-wide coordination of budget development and long-term debt management.
- ❖ Human Resource Director serving over 450 employees and seven unions.
- ❖ Repaired a fiscally unhealthy business office with significant audit findings in less than a year.
- ❖ Directed all school district financial activity ensuring compliance, best practice, and transparency.
- ❖ Chief negotiator for all union contracts as well as managed all labor relations and grievances.
- ❖ Managed the district's cash and invested available funds to maximize earnings.
- ❖ Administered all insurance plans (health/property & casualty/worker's comp) for the district.

Business Manager (CFO)- February 2011 to September 2013

St. Johns Public Schools, St Johns, Michigan

- ❖ Managed 250+ staff, as well as 6 directors in the areas of maintenance & custodial, food service, daycares, transportation, human resources and business office operations.
- ❖ Successfully administered a multimillion-dollar bond projects at a public school district
- ❖ Directed all school district financial activity ensuring compliance, best practice and transparency.
- ❖ Chief negotiator for all union contracts as well as managed all labor relations and grievances.
- ❖ Served as the Director of Transportation overseeing staffing, routing, public/parent concerns.
- ❖ Administered all insurance plans (health/property & casualty/worker's comp) for the district.

Financial Manager- September 2008 to March 2011

Michigan Association of Intermediate School Administrators, Lansing, Michigan

- ❖ Responsible for day-to-day staff operations including all human resource functions.
- ❖ Financially managed three federal grants that total over \$30 million each fiscal year.
- ❖ Created, planned, and maintained budgets for several projects.
- ❖ Maintained accurate and organized records for state, federal, and single auditors.
- ❖ Interpreted laws and policies to administer grants properly.

SHELBI FRAYER TERMS OF APPOINTMENT

The Mayor of the City of Flint hereby appoints **Shelbi Frayer** as Chief Financial Officer in accordance with the provisions of Flint City Charter §§4-203(D) & 1-501.

1. **Scope of Services:** Under the general supervision of the Mayor and City Administrator, the Chief Financial Officer duties shall include those enumerated for the Chief Financial Officer in the Flint City Code of Ordinances, Chapter 2, Article XV, Department of Finance, the Chief Financial Officer Job Description and other duties that shall from time-to-time be required, in the absolute discretion of the Mayor, or her designee and; she shall be subject to all work rules and policies established by the City of Flint.

2. **Term of Appointment:** This appointment shall commence on March 9, 2021 and shall continue at the will of the Mayor.

3. **Compensation:** The Chief Financial Officer shall be paid a salary based on an annual compensation rate of One-Hundred and Forty-Eight Thousand Dollars (\$148,000.00/\$71.15 hourly rate). This salary shall be payable in regular timely installments, in the same manner as other employees of the City of Flint are paid. Such earnings shall be paid from account 101-191.100-703.000 (\$91,967.90), Wages & Salaries and account 296-172.100-703.000 (LCSM-17-FRTA) (\$56,032.10) with the difference in compensation between the Interim Chief Financial Officer and Chief Financial Officer made retroactive to February 15, 2021. The funding from the Mott Capacity Grant is contingent upon the availability of the funding. In the event, that the funding from the Mott Capacity Grant is no longer available, the salary will be reduced to \$91,967.10 unless other funding sources subsequently supplement the \$56,032.10.

4. **Benefits:** The Chief Financial Officer will be provided with fringe equal to those now or hereinafter provided for an exempt employee allocated above Level 23 including, but not limited to health care coverage, dental insurance, life insurance, personal time off, etc.; but expressly excluding membership in the Civil Service System. However, the Chief Financial Officer shall be eligible to participate in the City of Flint Hybrid Pension Plan as provided to other appointed officials, which may change from time-to-time. The Chief Financial Officer shall be 100% vested at all times, with respect to her own contributions.

For the purposes of providing to the Chief Financial Officer the above compensation and fringe benefits, the City of Flint shall place the Chief Financial Officer on the City's regular payroll so that all of said compensation and fringe benefits shall be provided to the Chief Financial Officer in the same manner as other employees of the City of Flint.

5. **Indemnification and Insurance:** The City of Flint shall indemnify and provide appropriate insurance coverage for the Chief Financial Officer for any attorney's fees, reasonable costs, and damage awards incurred by the Chief Financial Officer as a result of any malpractice action brought against her by any person as a result of his performance of duties pursuant to her Appointment. To the fullest extent permitted by law, the City of Flint shall defend, pay on behalf of, indemnify and hold harmless the Chief Financial Officer against any and all claims, demands, suits, or losses, including, but not limited to, civil rights actions, and providing for all costs connected therewith, and for any damages which may be asserted, claimed, or recovered against or from the Chief Financial Officer by reason of any injuries or damages including losses

that may arise as a result of her acts, omissions, faults or negligence in connection with the performance of the terms of her appointment. The City of Flint shall provide appropriate insurance coverage, although, the full indemnification of the Chief Financial Officer as articulated above shall not be in any way limited by the insurance coverage chosen by the City of Flint.

6. **Termination:** The City may terminate, without cause, this Agreement (and the resultant employment relationship) with the Chief Financial Officer before the expiration set forth herein. In the event that this Agreement is terminated without Good Cause, the Chief Financial Officer shall be entitled to accrued PTO.

The City may terminate, for Good Cause, this Agreement (and the resultant employment relationship) with the Chief Financial Officer before the expiration set forth herein. In the event that this Agreement is terminated with Good Cause, the Chief Financial Officer shall be entitled to accrued PTO.

The Chief Financial Officer may voluntarily terminate this Agreement before the expiration of the term set forth herein by providing fourteen (14) days advanced written notice, unless agreed upon otherwise by the Parties. In the event that this Agreement is terminated pursuant to this subsection, the Chief Financial Officer shall be entitled to accrued PTO.

“GOOD CAUSE”. For purposes of this Agreement the term "good cause" is defined as sole proven acts or omissions as follows:

A. Any willful, knowing, grossly negligent, or negligent breach, disregard or habitual neglect of any provision of this Agreement, or any willful, knowing, grossly negligent, or negligent breach, disregard or habitual neglect of any duty or obligation required to be performed by the Chief Financial Officer under this Agreement or applicable law.

B. Any misconduct of the Chief Financial Officer involving an act of moral turpitude, criminal illegality (excepting minor traffic violations), or habitual violations of the traffic laws, whether or not related to the Chief Financial Officer's official duties hereunder.

C. Any willful, knowing, grossly negligent, or negligent misapplication or misuse, direct or indirect, by the Chief Financial Officer, of public or other funds or other property, real, personal, or mixed, owned by or entrusted to the City, any agency or corporation thereof, or the Chief Financial Officer in her official capacity.

7. **Waiver of Claims:** Appointee agrees, in consideration for accepting payment pursuant to this Agreement, that Appointee will not file a lawsuit or claim of any type in any forum against the City for actions arising in any way related to employment by the City, and that if Appointee does, the lawsuit or claim will be immediately dismissed; and, notwithstanding the fact that the terms of this Agreement shall otherwise remain in full force and effect, Appointee will return to the City all of the consideration received from the City as a result of this Agreement, and Appointee will pay to the City all of the costs, expenses, and attorney fees incurred by the City in defending against such a lawsuit or claim. However, nothing in this

Agreement shall prevent Appointee from filing suit to challenge this Agreement or to enforce the terms of this Agreement.

8. **Whole Agreement:** Any additions, deletions or modifications to these terms of appointment must be in writing and signed by both parties. This document, consisting of three (3) pages in its entirety, embodies the entire agreement between the parties hereto.

Dated this _____ day of March 2021.

APPOINTEE:

Shelbi Frayer

FOR THE CITY:

APPROVED AS TO FORM:

Sheldon A. Neeley, Mayor

Angela Wheeler, Chief Legal Officer

S:\AWO\Terms of Appointment\S. Frayer\2021.02.18 Frayer Terms of Appointment Chief Financial Officer.doc