

# **City of Flint, Michigan**

*Third Floor, City Hall  
1101 S. Saginaw Street  
Flint, Michigan 48502  
[www.cityofflint.com](http://www.cityofflint.com)*



## **Meeting Agenda - Final**

**Monday, March 8, 2021**

**4:30 PM**

***Agenda Amended to Include an Executive Session***

**ELECTRONIC PUBLIC MEETING**

### **SPECIAL AFFAIRS COMMITTEE**

***Maurice D. Davis, Chairperson, Ward 2***

***Eric Mays, Ward 1  
Kate Fields, Ward 4  
Herbert J. Winfrey, Ward 6  
Allan Griggs, Ward 8***

***Santino J. Guerra, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Monica Galloway, Ward 7  
Eva Worthing, Ward 9***

***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 Special Affairs Committee  
Monday, March 8, 2021, at 4:30 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](mailto:CouncilPublicComment@cityofflint.com) no later than 10 minutes prior to the meeting start time of 4:30 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](mailto:CouncilPublicComment@cityofflint.com), with the subject line Request for Accommodation, or by contacting the City Clerk at (810) 766-7418 to request accommodation - including but not limited to interpreters.*

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

## 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.*

## PROCUDURES 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.*

## EXECUTIVE (CLOSED) SESSION

*The Department of Law requests Executive Session for the purpose of discussing three cases: the proposed settlement for Stacy Swimp v Mary Buszek, et al, Case No. 2:18-cv-11914; City of Flint v Flint 770 Investment, LLC, and Miami Nadlan, LLC, Case No. 21-115305-CZ (Sunset); and City of Flint v Mazel Tov Investment 770, Inc., Case No. 21-115306-CZ (Richfield).*

## PUBLIC SPEAKING

## COUNCIL RESPONSE

## SPECIAL ORDERS

## RESOLUTIONS

*NOTE: City Council chose not to amend Resolution No. 210121 on Wednesday, March 3, 2021, instead sending it to Special Affairs for amendment. Therefore the original resolution and the amendment are both on this agenda.*

### 210121 Budget Amendment/Transfer of Funds/FY2020-2021 Quarterly Budget Amendment

Resolution resolving that the appropriate city officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2020-2021 operating budget of the City of Flint, as requested by Finance.  
[NOTE: The city is adding \$210,834.79 in expenditures to the City's General Fund for Blight Management, the discontinuation of bank processing fees for online payments, and shortages in supplies and professional services for Maintenance.]

**210121.1** Amendment/Budget Amendment/Transfer of Funds/FY2020-2021 Quarterly Budget Amendment

Amended resolution resolving that the appropriate city officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2020-2021 operating budget of the City of Flint, as requested by Finance. [NOTE: The city is adding \$210,834.79 in expenditures to the City's General Fund for Blight Management, the discontinuation of bank processing fees for online payments, and shortages in supplies and professional services for Maintenance.] [NOTE: The proposed amendments decreased from \$210,208.67 to \$166,834.79 and the final adjustment decreased from \$73,509,043.46 to \$73,465,043.46.]

**210081** CO#1/Contract/Rowe Professional Services Co./Project Management Services/FAST Start Program Phase VI

Resolution resolving that the proper city officials, upon City Council's approval, are hereby authorized to enter into change order #1 with Rowe Professional Services Co. for additional project management services for Phase VI of the FAST Start Program, as requested by DPW, in an amount NOT-TO-EXCEED \$500,000.00, for a total contract price NOT-TO-EXCEED \$2,638,735.00 [Water Infrastructure Improvements for the Nation (WIIN) Grant Acct. No. 496-540.006-801.051.]

**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

**210125** Appointment/Board of Review/Lisa M. Squier/Ward 4

Resolution approving the appointment of Lisa M. Squire (1301 Maplewood Avenue, Flint, MI, 48506) to the Board of Review for the remainder of a three-year term, commencing immediately upon adoption of this resolution and expiring January 1, 2022, as requested by 4th Ward City Councilperson Kate Fields. [NOTE: By way of background, Ms. Squire is replacing Clarence Campbell, whose term expired in December 2018, although he continued to serve on the Board until his resignation in November 2020.]

## ORDINANCES

**DISCUSSION ITEMS**

**ADDITIONAL COUNCIL DISCUSSION**

**ADJOURNMENT**



RESOLUTION NO.: 210121  
PRESENTED: MAR - 3 2021  
ADOPTED: \_\_\_\_\_

**RESOLUTION AUTHORIZING FY2020/FY2021 QUARTERLY BUDGET AMENDMENT**

**BY THE MAYOR:**

**WHEREAS**, the City of Flint's operating budget is monitored on an ongoing basis by the Finance Department and City department heads and changes to an approved operating budget are required from time to time; and

**WHEREAS**, the Department of Finance is recommending certain fiscal appropriation amendments to the 2020/2021 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.

	Amended FY2020/21 Budget	Proposed Amendments through 12/31/2020	Proposed Amended FY2020/21 Budget
<b>GENERAL FUND</b>			
<b>101 Expenditures</b>	73,298,208.67	210,834.79	73,509,043.46

**BE IT RESOLVED**, that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the 2020/2021 operating budget of the City of Flint.

**APPROVED AS TO FORM:**

  
Angela Wheeler (Feb 24, 2021 15:33 EST)

**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

  
Shelbi Frayer (Feb 24, 2021 13:19 EST)

**Shelbi Frayer, Interim Chief Financial Officer**

**FOR THE CITY OF FLINT:**

  
**Mayor Sheldon A. Neeley**

**APPROVED BY CITY COUNCIL:**

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



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** February 17, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget Adjustment

**PREPARED BY:** Chay Linseman

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Blight Management division would like to adjust the FY21 budget to add and expand budgets in funding lines for wages and benefits. During last year's budget process, inadequate funding was requested in each account. Blight Management is unable to perform duties such as picking up trash and debris, mowing grass, trimming brush and back bushes, boarding and securing vacant properties, removing illegal dumping, etc. The Blight Management division is requesting additional funding from the 101-General Fund to cover wages and benefits through FY21.

**FINANCIAL IMPLICATIONS:** Add and increase budgets to wage and benefits lines with the funds coming from the General Fund – 101.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
Blight Mgmt.	Wages – Full Time (Non-Exempt)	101-171.300-702.000	N/A	\$65,000
Blight Mgmt.	Holiday Pay	101-171.300-706.000	N/A	\$2,750
Blight Mgmt.	Temp. and Seasonal Employees	101-171.300-707.000	N/A	\$35,500
Blight Mgmt.	Unemployment Compensation	101-171.300-708.000	N/A	\$1,475
Blight Mgmt.	FICA (Social Security)	101-171.300-709.000	N/A	\$4,875
Blight Mgmt.	Overtime	101-171.300-713.000	N/A	\$13,700
<b>FY21 GRAND TOTAL</b>				<b>\$123,300</b>

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

**ACCOUNTING APPROVAL:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

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



## CITY OF FLINT

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

DEPARTMENT HEAD SIGNATURE: Clyde D. Edwards  
Clyde D. Edwards (DOB: 05/20/71) (1113257)

*Clyde Edwards*



## RESOLUTION STAFF REVIEW

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**Date:** 2/16/2021

**Agenda Item Title:** Budget Amendment-Banking Fees (online payments)

**Prepared By:** V. Foster for Amanda Trujillo

**Background/Summary of Proposed Action:**

From March 2020 when the pandemic began through November 17, 2020, the City discontinued the practice of charging the bank processing fees for online payments. The FY21 budget does not include funding to cover this expense. The processing fees for the period July-September 2020 were included in a prior period budget amendment. The bank fees for the period October 1, 2020-November 17, 2020 total \$43,534.79. The Department of Finance is requesting additional funding from the 101-General Fund to cover the bank processing fees for online payments incurred during the period October 1, 2020-November 17, 2020.

**Financial Implications:**

**Budgeted Expenditure?** No

**Account Number:** 101-253.200-801.100

**Staff Recommendation:** It is the recommendation of the Department of Finance that the FY21 budget be amended with use of 101-General Fund balance in the amount of \$43,534.79 to cover online payment (credit card & e-check) processing fees for the period October 1, 2020-November 17, 2020.

Approved:

  
Amanda Trujillo (Feb 16, 2021 15:54 EST)

Amanda Trujillo  
Acting Chief Financial Officer and City Treasurer

**OCTOBER 2020 FEES**

**Partner Paid Fee**  
**\$25,260.38**  
**\$436.80**  
**\$0.00**  
**\$25,697.16**

**NOVEMBER 2020 FEES**

**Partner Paid Fee**  
**\$17,562.68**  
**\$274.95**  
**\$0.00**  
**\$17,837.63**



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** January 29, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget amendment

**PREPARED BY:** Kathryn Neumann for Lee Osborne

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Maintenance Division would like to amend the FY21 budget to cover shortages in supplies and professional services. During last year's budget process, adequate funding was requested in each account but was modified and lowered by Finance staff before the budget was adopted. Maintenance is unable to perform tasks such as snow plowing of city parking lots and sidewalks without modifying this budget. The money will be moved from wages that were allocated for an additional position, as it is unlikely to be filled in the current fiscal year. The money from wages will be transferred to supplies and professional services.

**FINANCIAL IMPLICATIONS:** Transfer of funds from 702.000 wages to operating expenses

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

Dept.	Name of Account	Account Number	Grant Code	Amount
101	General Fund	753.200-801.000	N/A	\$24,000
101	General Fund	753.200-726.000		\$20,000
<b>FY21 GRAND TOTAL</b>				<b>\$44,000</b>

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

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

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

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

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

**DEPARTMENT HEAD SIGNATURE:** Jennifer Ryan 02/16/2021

Jennifer Ryan



## DOCUMENT WORKSHEET

<b><u>MAYOR'S SIGNATURE</u></b>  <input type="checkbox"/> Contract <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Agreement  <i>Bud. ADJ.</i>	<b>DATE</b>  <i>2/25/21</i>
<b><u>FORWARD TO CITY CLERK</u></b>  <input type="checkbox"/> Emailed  <input type="checkbox"/> Office Delivery	<b>DATE</b>
<b><u>DEPARTMENT HEAD</u></b>  <input type="checkbox"/> Contract  <input type="checkbox"/> Resolution  <input type="checkbox"/> Agreement	<b>DATE</b>
<b>URGENCY SUBMISSION</b>	<b>DATE</b>
<b>COMMENTS</b>	



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** February 17, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget Adjustment

**PREPARED BY:** Chay Linseman

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Blight Management division would like to adjust the FY21 budget to add and expand budgets in funding lines for wages and benefits. During last year's budget process, inadequate funding was requested in each account. Blight Management is unable to perform duties such as picking up trash and debris, mowing grass, trimming brush and back bushes, boarding and securing vacant properties, removing illegal dumping, etc. The Blight Management division is requesting additional funding from the 101-General Fund to cover wages and benefits through FY21.

**FINANCIAL IMPLICATIONS:** Add and increase budgets to wage and benefits lines with the funds coming from the General Fund – 101.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
Blight Mgmt.	Wages – Full Time (Non-Exempt)	101-171.300-702.000	N/A	\$65,000
Blight Mgmt.	Holiday Pay	101-171.300-706.000	N/A	\$2,750
Blight Mgmt.	Temp. and Seasonal Employees	101-171.300-707.000	N/A	\$35,500
Blight Mgmt.	Unemployment Compensation	101-171.300-708.000	N/A	\$1,475
Blight Mgmt.	FICA (Social Security)	101-171.300-709.000	N/A	\$4,875
Blight Mgmt.	Overtime	101-171.300-713.000	N/A	\$13,700
<b>FY21 GRAND TOTAL</b>				<b>\$123,300</b>

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

**ACCOUNTING APPROVAL:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

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



## CITY OF FLINT

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

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_

*Clyde Edwards*

## RESOLUTION STAFF REVIEW

---

**Date:** 2/16/2021

**Agenda Item Title:** Budget Amendment-Banking Fees (online payments)

**Prepared By:** V. Foster for Amanda Trujillo

**Background/Summary of Proposed Action:**

From March 2020 when the pandemic began through November 17, 2020, the City discontinued the practice of charging the bank processing fees for online payments. The FY21 budget does not include funding to cover this expense. The processing fees for the period July-September 2020 were included in a prior period budget amendment. The bank fees for the period October 1, 2020-November 17, 2020 total \$43,534.79. The Department of Finance is requesting additional funding from the 101-General Fund to cover the bank processing fees for online payments incurred during the period October 1, 2020-November 17, 2020.


**Financial Implications:**

**Budgeted Expenditure?** No

**Account Number:** 101-253.200-801.100

**Staff Recommendation:** It is the recommendation of the Department of Finance that the FY21 budget be amended with use of 101-General Fund balance in the amount of \$43,534.79 to cover online payment (credit card & e-check) processing fees for the period October 1, 2020-November 17, 2020.

Approved:

  
Amanda Trujillo (Feb 16, 2021 13:54 EST)

Amanda Trujillo

Acting Chief Financial Officer and City Treasurer

OCTOBER 2020 FEES

**Partner Paid Fee**

**\$25,260.36**

**\$436.80**

**\$0.00**

**\$25,697.16**

NOVEMBER 2020 FEES

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# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** January 29, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget amendment

**PREPARED BY:** Kathryn Neumann for Lee Osborne

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Maintenance Division would like to amend the FY21 budget to cover shortages in supplies and professional services. During last year's budget process, adequate funding was requested in each account but was modified and lowered by Finance staff before the budget was adopted. Maintenance is unable to perform tasks such as snow plowing of city parking lots and sidewalks without modifying this budget. The money will be moved from wages that were allocated for an additional position, as it is unlikely to be filled in the current fiscal year. The money from wages will be transferred to supplies and professional services.

**FINANCIAL IMPLICATIONS:** Transfer of funds from 702.000 wages to operating expenses

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

Dept.	Name of Account	Account Number	Grant Code	Amount
101	General Fund	753.200-801.000	N/A	\$24,000
101	General Fund	753.200-726.000		\$20,000
<b>FY21 GRAND TOTAL</b>				<b>\$44,000</b>

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

**ACCOUNTING APPROVAL:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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

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

**DEPARTMENT HEAD SIGNATURE:** Jennifer Ryan 02/16/2021  
Jennifer Ryan



RESOLUTION NO.: 210121.1

PRESENTED: MAR - 3 2021

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

**RESOLUTION AUTHORIZING FY2020/FY2021 QUARTERLY BUDGET AMENDMENT**

**BY THE MAYOR:**

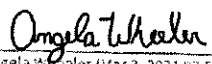
**WHEREAS**, the City of Flint's operating budget is monitored on an ongoing basis by the Finance Department and City department heads and changes to an approved operating budget are required from time to time; and

**WHEREAS**, the Department of Finance is recommending certain fiscal appropriation amendments to the 2020/2021 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.

	Amended FY2020/21 Budget	Proposed Amendments through 12/31/2020	Proposed Amended FY2020/21 Budget
<b>GENERAL FUND</b> <b>101 Expenditures</b>	73,298,208.67	166,834.79	73,465,043.46

**BE IT RESOLVED**, that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the 2020/2021 operating budget of the City of Flint.

**APPROVED AS TO FORM:**

  
Angela Wheeler (Mar 3, 2021 09:59 EST)

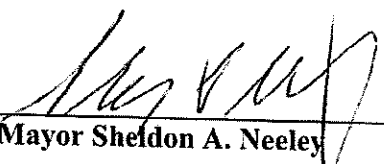
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE:**

  
shelbi frayer (Mar 3, 2021 09:27 EST)

Shelbi Frayer, Interim Chief Financial Officer

**FOR THE CITY OF FLINT:**

  
Mayor Sheldon A. Neeley

**APPROVED BY CITY COUNCIL:**

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



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** February 17, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget Adjustment

**PREPARED BY:** Chay Linseman

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The Blight Management division would like to adjust the FY21 budget to add and expand budgets in funding lines for wages and benefits.

During last year's budget process, inadequate funding was requested in each account. Blight Management is unable to perform duties such as picking up trash and debris, mowing grass, trimming brush and back bushes, boarding and securing vacant properties, removing illegal dumping, etc. The Blight Management division is requesting additional funding from the 101-General Fund to cover wages and benefits through FY21.

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Blight Mgmt.	Overtime	101-171.300-713.000	N/A	\$13,700
<b>FY21 GRAND TOTAL</b>				<b>\$123,300</b>

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

**ACCOUNTING APPROVAL:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

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



## CITY OF FLINT

---

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

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_

*Clyde Edwards*

## RESOLUTION STAFF REVIEW

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**Date:** 2/16/2021

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**Prepared By:** V. Foster for Amanda Trujillo

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Approved:



Amanda Trujillo (Feb 16, 2021 15:54 EST)

Amanda Trujillo

Acting Chief Financial Officer and City Treasurer

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## NOVEMBER 2020 FEES

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## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

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**VENDOR NAME:**

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The Maintenance Division would like to amend the FY21 budget to cover shortages in supplies and professional services. During last year's budget process, adequate funding was requested in each account but was modified and lowered by Finance staff before the budget was adopted. Maintenance is unable to perform tasks such as snow plowing of city parking lots and sidewalks without modifying this budget. The money will be moved from wages that were allocated for an additional position, as it is unlikely to be filled in the current fiscal year. The money from wages will be transferred to supplies and professional services.

**FINANCIAL IMPLICATIONS:** Transfer of funds from 702.000 wages to operating expenses

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

Dept.	Name of Account	Account Number	Grant Code	Amount
101	General Fund	753.200-801.000	N/A	\$24,000
101	General Fund	753.200-726.000		\$20,000
<b>FY21 GRAND TOTAL</b>				<b>\$44,000</b>

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

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

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

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

**DEPARTMENT HEAD SIGNATURE:** Jennifer Ryan 02/16/2021  
Jennifer Ryan



210081  
RESOLUTION NO. \_\_\_\_\_

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

FEB 17 2021

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

**Resolution Authorizing Change Order #1 with Rowe Professional Services Company for Continued  
Project Management Services**

**BY THE CITY ADMINISTRATOR:**

**WHEREAS**, On March 11, 2019, Flint City Council approved Resolution #190075 to enter into an agreement with Rowe Professional Services Company for project management services with the FAST Start Program - Phase VI with a contract price not to exceed \$2,138,735.00; and

**WHEREAS**, Lead service line replacement and excavation construction (SLR/SLE) was authorized to continue services into 2021; and

**WHEREAS**, This extension has resulted in a change order for additional project management; and

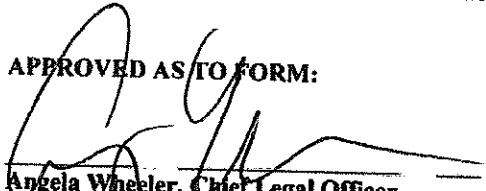
**WHEREAS**, This increase is based on the data on hand and anticipated production rate of SLR/SLE construction; and

**WHEREAS**, The cost for extended project management services is not to exceed \$500,000.00 for a total contract price not to exceed \$2,638,735.00; and

**WHEREAS**, Reimbursable WIIN funding will be made available in account 496-540.006-801.051 FEPA18WIIN-1; and


**BE IT RESOLVED**, that the Proper City Officials, upon Flint City Council's approval, are hereby authorized to enter into change order #1 contract with Rowe Professional Services Company, for additional project management services with the FAST Start Program - Phase VI, in an amount not to exceed \$500,000.00 for a total contract price not to exceed \$2,638,735.00 with disbursement of WIIN funding from EGLE.

**APPROVED AS TO FORM:**

  
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE:**

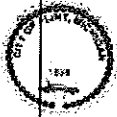
  
Amanda Trujillo, Acting Chief Financial Officer

  
Clyde Edwards, City Administrator

**CITY COUNCIL:**

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





# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** February 11, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Resolution Authorizing Appropriate City Officials to Enter Into a Change Order#1 with Rowe Professional Services Company for Project Management Services

**PREPARED BY:** Yolanda Gray, Department of Public Works Accounting Supervisor

**VENDOR NAME:** Rowe Professional Services Company

### BACKGROUND/SUMMARY OF PROPOSED ACTION:

On March 11, 2019, Flint City Council approved Resolution #1900755 to enter into an agreement with Rowe Professional Services Company for project management services with the FAST Start Program – Phase VI. Due to LSR/LSE construction being extended into 2021, a change order for additional project management is needed. This increase is based on the data on hand and anticipated production rate of SLR/SLE construction. This cost for additional project management services is not to exceed \$500,000.00 for a total contract price not to exceed \$2,638,735.00.

### FINANCIAL IMPLICATIONS:

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

Dept.	Name of Account	Account Number	Grant Code	Amount
496	Project Management Services	496-540.006-801.051	FEPA18WIIN-1	\$500,000.00
FY21 GRAND TOTAL				\$500,000.00

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

**ACCOUNTING APPROVAL:** Yolanda Gray **Date:** 2-11-21

**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**



## CITY OF FLINT

BUDGET YEAR 2

BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE:

*W. Edwards, Jr.*

(PLEASE TYPE NAME, TITLE)



RESOLUTION NO.: 210084.1  
PRESENTED: MAR - 3 2021  
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.

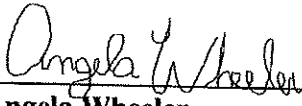
"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

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

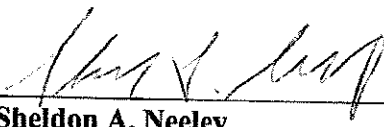
2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to promote the revitalization of environmentally distressed areas in the City to proceed with 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**



## 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**

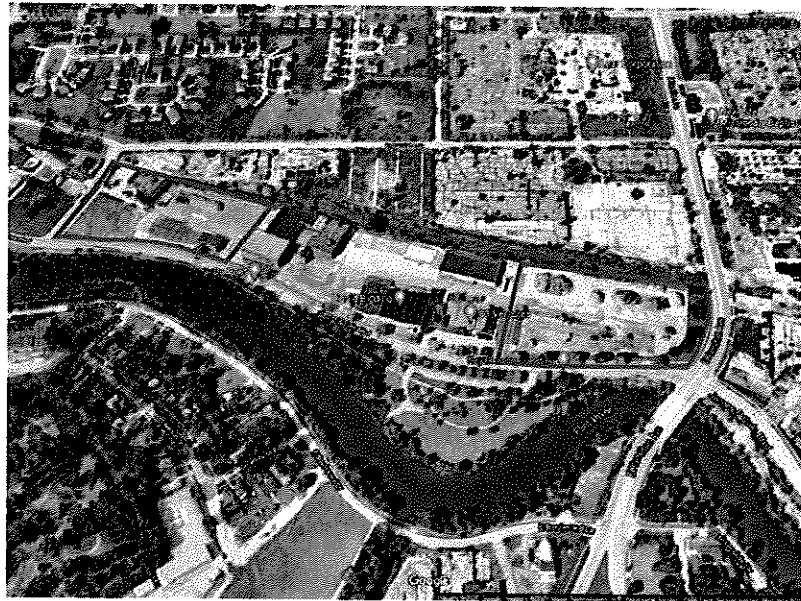
Environmental Services  
Land Development  
Real Estate Consulting

40701 Woodward Avenue  
Suite 50  
Bloomfield Hills, MI 48304

T (248) 203-0000  
F (248) 647-0520

[www.associatedenvironmental.net](http://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](mailto: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](mailto:ngm@associatedenvironmental.net)  
W [www.associatedenvironmental.net](http://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 "facility<sup>1</sup>," 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 "blighted<sup>2</sup>" or "functionally obsolete<sup>3</sup>" 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 ft<sup>2</sup> building and approximately \$7,329,000.00 will be invested to develop a 100,000 ft<sup>2</sup> 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 ☒ <sup>1</sup> Blighted ☒ <sup>2</sup> Functionally Obsolete ☒ <sup>3</sup>

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

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

**Expected Incentives:**

BDP ☒ <sup>4</sup> MSF TIF ☒ EGLE TIF ☒ Local TIF ☒ NEZ ☐

P.A. 198 ☒ <sup>4a</sup> Renaissance Zone ☐ Obsolete Property ☒ <sup>4b</sup> HOME  
Funds ☐

PILOT ☐ DDA ☐ Historic District ☐ Other ☒ EGLE Grant & Loan

**Brownfield Project Expected  
Employment (Permanent Jobs)<sup>5</sup>**

Please see the attached Jobs Table

**Brownfield Project Expected  
Employment (Temporary  
Construction Jobs)**

Please see the attached Jobs Table

<sup>1</sup> 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.

<sup>2,3</sup> 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.

<sup>4</sup> 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.



<sup>4a</sup> 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.

<sup>4b</sup> 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.

<sup>5</sup> 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](http://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](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

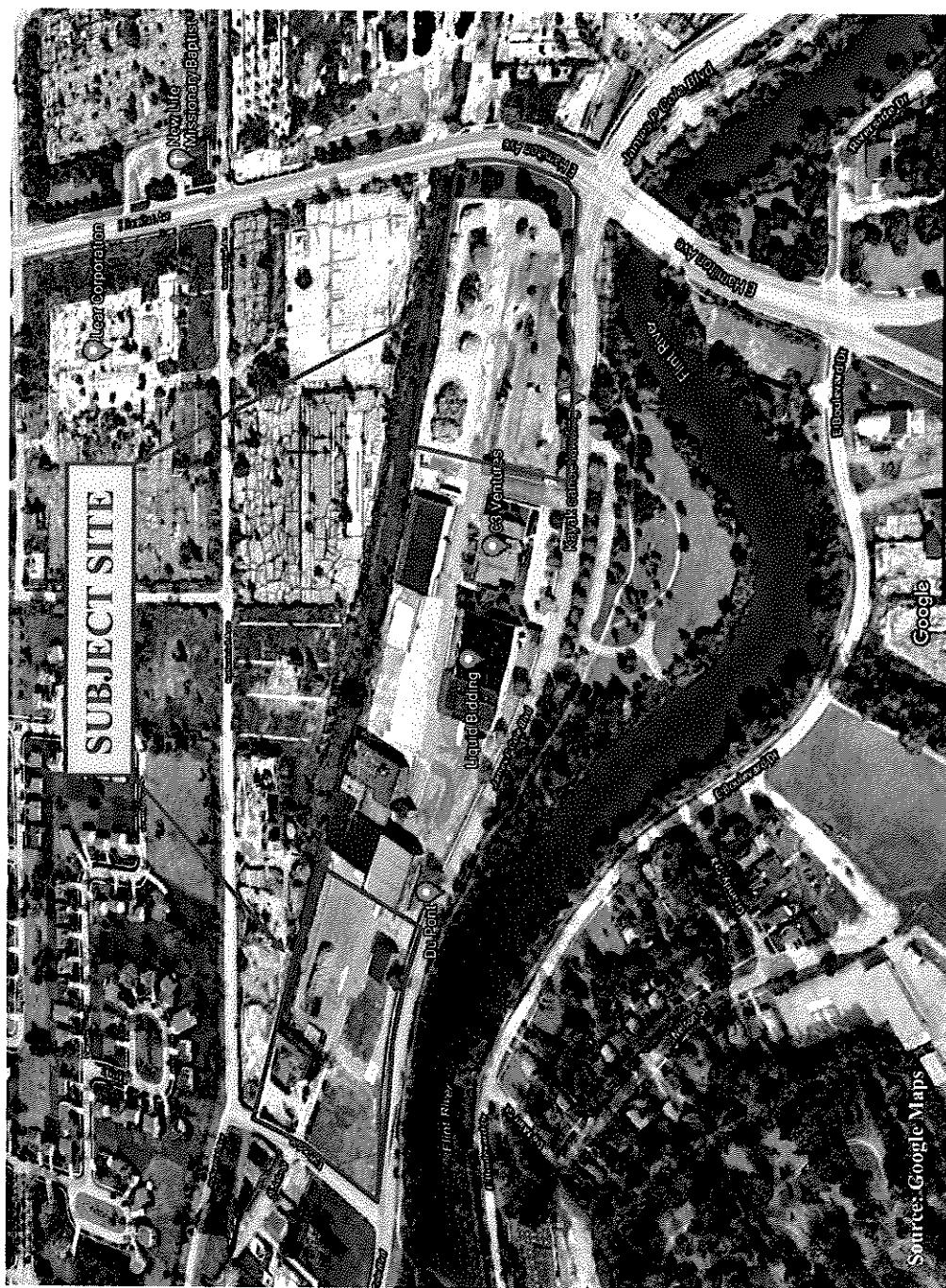
DATE: 8/28/2020

PREPARED BY: NGM



Environmental Services •  
 Land Development • Real  
 Estate Consulting

40701 Woodward Avenue, Suite 50  
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 Tel (248) 203-9898 Fax (248) 647-0526  
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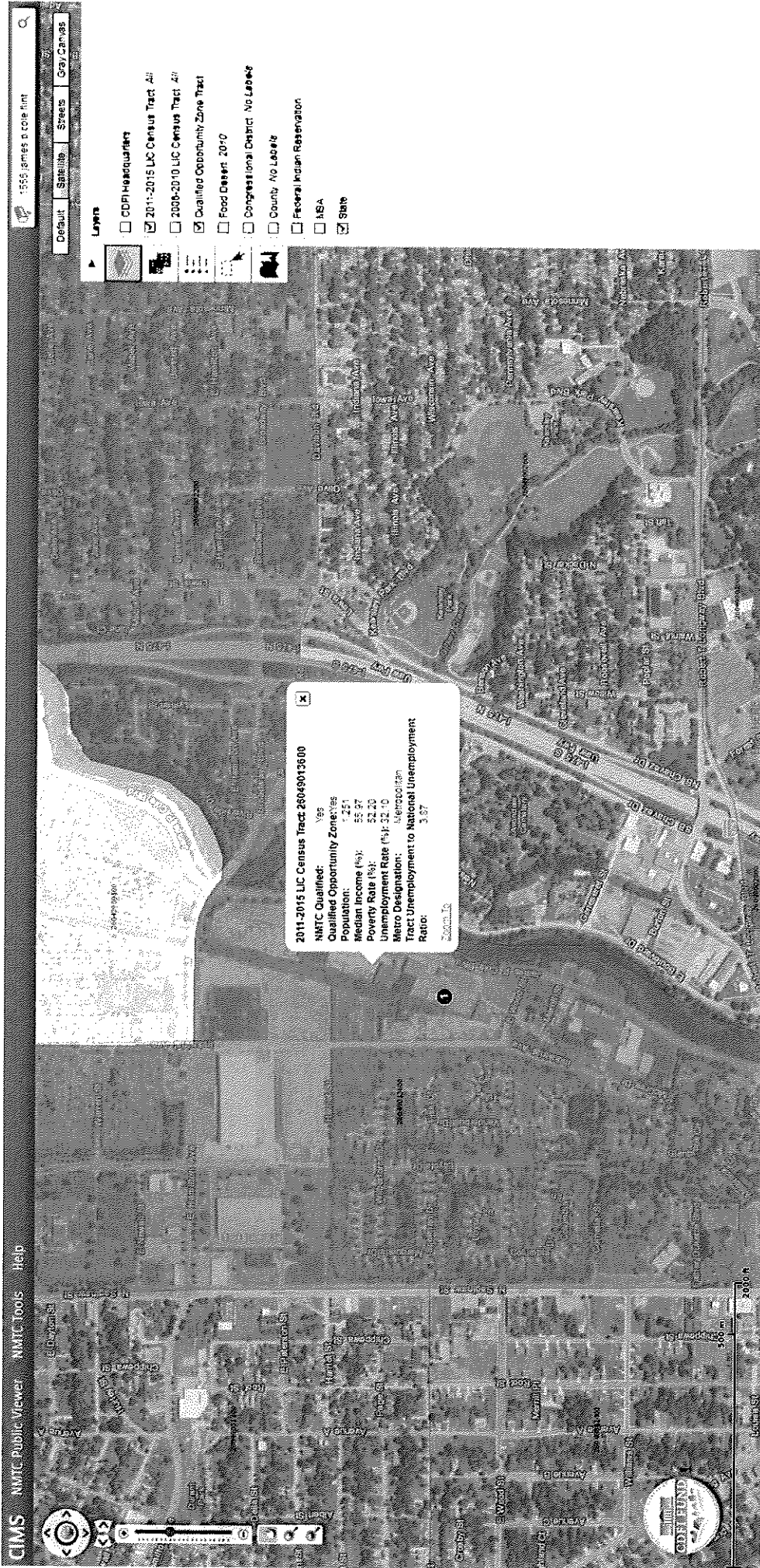
**FIGURE 2: AERIAL SITE MAP**

## Former DuPont Industrial Facility

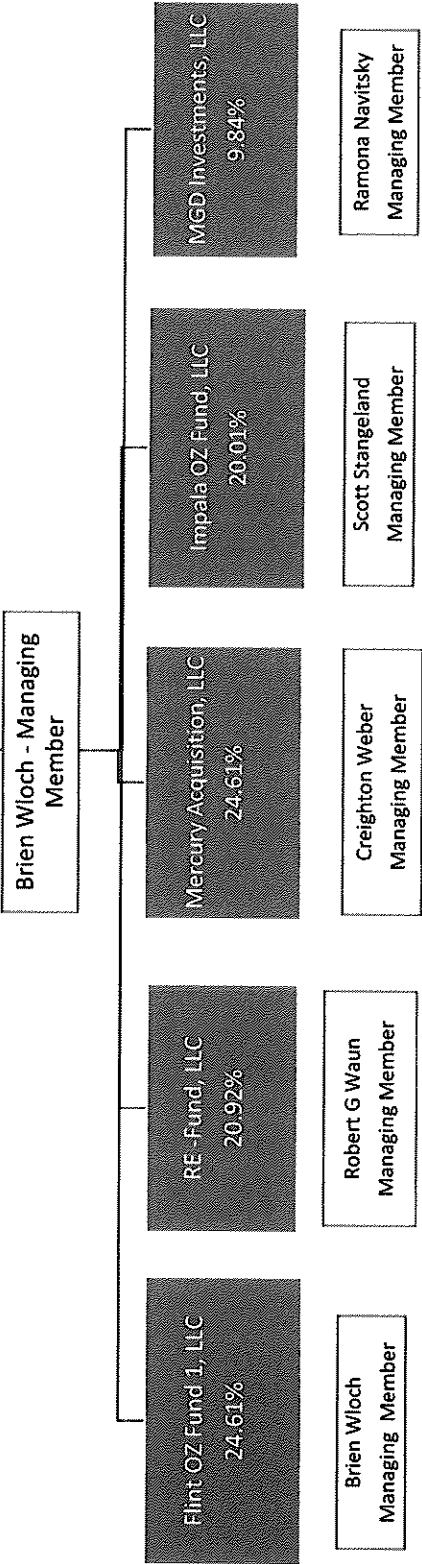
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W: [www.associatedenvironmental.net](http://www.associatedenvironmental.net)





James P Cole Venture, LLC



## 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, 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. 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
<b>Construction Phases Total</b>					90	\$8,751,600.00	0.8	67.5	\$6,563,700.00

Average Hourly =	\$46.75	Phase	Duration (Months)	Duration as Fraction of Year
Average Weekly =	\$1,870.00	Site Preparation	1.0	0.1
Average Annual =	\$97,240.00	Vertical Const.	8.0	0.7
Total Annualized Payroll =	\$4,375,800.00	Total	9.0	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!
<b>Building #1</b>					0	#VALUE!			#VALUE!
Building #2	TBD	TBD	40	#VALUE!	TBD	#VALUE!	Permanent	TBD	#VALUE!
<b>Building #2</b>					0	#VALUE!			#VALUE!
New Full-time Jobs Created within 3 years of completion	TBD	TBD	40	#VALUE!	TBD	#VALUE!	Permanent	TBD	#VALUE!
<b>New FTE Jobs</b>					0	#VALUE!			#VALUE!
<b>Total Estimated Jobs and Project Payroll (Annually)</b>					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
ENVIRONMENTAL COSTS SUBTOTAL	\$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
ELIGIBLE ACTIVITY COSTS SUBTOTAL	\$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)(i)) ELIGIBLE ACTIVITY COSTS			
Baseline Environmental Assessments (MCL §125.2652(2)(i))	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)(i) 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)(i) and (oo)(i) and (ii))			
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
ENVIRONMENTAL COSTS SUBTOTAL	\$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
ELIGIBLE ACTIVITY COSTS SUBTOTAL	\$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

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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
<b>ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS</b>	
<b>Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))</b>	
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
<b>Demolition Activities (MCL §125.2652(2)(o)(i)(F))</b>	
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
<b>Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))</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
<b>Site Preparation (MCL §125.2652(2)(o)(ii)(C))</b>	
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
<b>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$741,148</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY</b>	
Contingency (15% of Subtotal)	\$111,172
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	\$15,000
<b>GRAND TOTAL</b>	<b>\$867,320</b>

PREPARED BY  
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 DATE

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
<b>ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS</b>	
<b>Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))</b>	
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
<b>Demolition Activities (MCL §125.2652(2)(o)(i)(F))</b>	
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
<b>Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))</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
<b>Site Preparation (MCL §125.2652(2)(o)(ii)(C))</b>	
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
<b>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$907,560</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY</b>	
Contingency (15% of Subtotal)	\$136,134
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	\$15,000
<b>GRAND TOTAL</b>	<b>\$1,058,694</b>

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

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**EXHIBIT A. TIF TABLE**

	Plan Year																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Estimated Taxable Value (TV) Increase Rate: 3% per year																	
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
*Base Taxable Value \$	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800	34,800
*Base Taxable Value \$	4,631,250	4,677,563	4,724,338	4,771,582	4,819,297	4,867,490	4,916,165	4,965,323	5,014,980	5,065,130	5,115,781	5,166,939	5,218,608	5,270,795	5,323,507	5,376,737	5,430,505
Estimated New TV \$	4,597,250	4,643,563	4,690,338	4,737,582	4,785,297	4,833,490	4,882,165	4,931,323	4,980,980	5,031,130	5,081,781	5,132,939	5,184,608	5,236,795	5,289,507	5,342,737	5,396,505
Incremental Difference (New TV - Base TV) \$																	
<b>School Capital</b>																	
State Education Tax (SEI)	\$ 27,504	\$ 27,601	\$ 28,142	\$ 28,925	\$ 29,712	\$ 30,501	\$ 31,293	\$ 32,086	\$ 32,886	\$ 33,690	\$ 34,497	\$ 35,308	\$ 36,121	\$ 36,936	\$ 37,753	\$ 38,571	\$ 39,390
School Operating Tax	\$ 87,511	\$ 83,504	\$ 84,426	\$ 85,276	\$ 86,135	\$ 87,003	\$ 87,879	\$ 88,764	\$ 89,658	\$ 90,560	\$ 91,472	\$ 92,394	\$ 93,323	\$ 94,262	\$ 95,211	\$ 96,169	\$ 97,137
<b>School Total</b>																	
<b>Local Capital</b>																	
City Operating	\$ 25,105	\$ 25,358	\$ 25,613	\$ 25,871	\$ 26,132	\$ 26,395	\$ 26,661	\$ 26,929	\$ 27,200	\$ 27,474	\$ 27,751	\$ 28,030	\$ 28,312	\$ 28,597	\$ 28,885	\$ 29,176	\$ 29,469
Library	\$ 18,800	\$ 18,874	\$ 18,951	\$ 19,030	\$ 19,111	\$ 19,194	\$ 19,279	\$ 19,365	\$ 19,452	\$ 19,540	\$ 19,629	\$ 19,718	\$ 19,808	\$ 19,898	\$ 19,989	\$ 20,080	\$ 20,171
Fire Operating	\$ 14,479	\$ 14,577	\$ 14,678	\$ 14,781	\$ 14,885	\$ 14,990	\$ 15,096	\$ 15,203	\$ 15,311	\$ 15,420	\$ 15,529	\$ 15,639	\$ 15,749	\$ 15,859	\$ 15,970	\$ 16,081	\$ 16,192
Public Safety	\$ 77,581	\$ 77,861	\$ 78,142	\$ 78,425	\$ 78,710	\$ 79,000	\$ 79,293	\$ 79,588	\$ 79,886	\$ 80,187	\$ 80,490	\$ 80,795	\$ 81,102	\$ 81,411	\$ 81,721	\$ 82,032	\$ 82,344
Police	\$ 41,648	\$ 42,068	\$ 42,492	\$ 42,920	\$ 43,352	\$ 43,789	\$ 44,231	\$ 44,678	\$ 45,129	\$ 45,584	\$ 46,043	\$ 46,506	\$ 46,973	\$ 47,444	\$ 47,918	\$ 48,395	\$ 48,875
Genesee County Parks	\$ 3,418	\$ 3,472	\$ 3,527	\$ 3,583	\$ 3,640	\$ 3,698	\$ 3,756	\$ 3,815	\$ 3,875	\$ 3,935	\$ 3,996	\$ 4,057	\$ 4,119	\$ 4,181	\$ 4,244	\$ 4,307	\$ 4,371
Parks and Rec	\$ 2,299	\$ 2,312	\$ 2,325	\$ 2,339	\$ 2,353	\$ 2,367	\$ 2,381	\$ 2,395	\$ 2,409	\$ 2,423	\$ 2,438	\$ 2,452	\$ 2,467	\$ 2,481	\$ 2,496	\$ 2,511	\$ 2,526
Genesee MSP	\$ 17,270	\$ 17,593	\$ 17,918	\$ 18,245	\$ 18,574	\$ 18,905	\$ 19,237	\$ 19,571	\$ 19,906	\$ 20,242	\$ 20,579	\$ 20,918	\$ 21,258	\$ 21,599	\$ 21,941	\$ 22,284	\$ 22,628
Mass Transit	\$ 5,618	\$ 5,675	\$ 5,732	\$ 5,790	\$ 5,848	\$ 5,907	\$ 5,966	\$ 6,025	\$ 6,085	\$ 6,145	\$ 6,205	\$ 6,265	\$ 6,326	\$ 6,387	\$ 6,448	\$ 6,509	\$ 6,570
Iron Making Fund	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976	\$ 1,976
CS Most Operating	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959	\$ 9,959
<b>Local Total</b>																	
<b>Non-Capitalizable Expenses</b>																	
Flint School Debt	\$ 12,864	\$ 13,095	\$ 13,327	\$ 13,560	\$ 13,795	\$ 14,030	\$ 14,268	\$ 14,506	\$ 14,745	\$ 14,984	\$ 15,223	\$ 15,462	\$ 15,701	\$ 15,940	\$ 16,179	\$ 16,418	\$ 16,657
CS Most Debt	\$ 1,632	\$ 1,646	\$ 1,660	\$ 1,675	\$ 1,690	\$ 1,705	\$ 1,720	\$ 1,735	\$ 1,750	\$ 1,765	\$ 1,780	\$ 1,795	\$ 1,810	\$ 1,825	\$ 1,840	\$ 1,855	\$ 1,870
Public Library Debt	\$ 8,827	\$ 8,851	\$ 8,875	\$ 8,900	\$ 8,925	\$ 8,950	\$ 8,975	\$ 9,000	\$ 9,025	\$ 9,050	\$ 9,075	\$ 9,100	\$ 9,125	\$ 9,150	\$ 9,175	\$ 9,200	\$ 9,225
<b>Total Non-Capitalizable Expenses</b>																	
<b>TOTAL MILLS</b>																	
Total Tax Increment Revenue (TIR) Available for Capture	\$ 300,597	\$ 303,623	\$ 306,684	\$ 309,774	\$ 312,893	\$ 316,044	\$ 319,227	\$ 322,441	\$ 325,686	\$ 328,967	\$ 332,279	\$ 335,624	\$ 339,002	\$ 342,415	\$ 345,861	\$ 349,347	\$ 352,877

Estimates

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

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**EXHIBIT A. TIF TABLE**

	Plan Year												TOTAL
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Estimated Taxable Value (TV) Increase Rate													
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
Estimated New TV	\$ 5,464,310	\$ 5,539,658	\$ 5,595,655	\$ 5,631,005	\$ 5,707,515	\$ 5,784,530	\$ 5,872,746	\$ 5,980,459	\$ 6,099,763	\$ 6,230,516	\$ 6,374,642	\$ 6,533,250	\$ 6,706,621
Incremental Difference (New TV - Base TV)	\$ 5,430,310	\$ 5,505,658	\$ 5,561,655	\$ 5,617,005	\$ 5,673,515	\$ 5,750,530	\$ 5,838,746	\$ 5,946,459	\$ 6,065,763	\$ 6,195,516	\$ 6,338,642	\$ 6,497,250	\$ 6,673,021
<b>School District</b>													
School Education Tax (SET)	\$ 32,295	\$ 33,034	\$ 33,866	\$ 34,702	\$ 35,641	\$ 36,684	\$ 37,839	\$ 39,109	\$ 40,497	\$ 42,007	\$ 43,648	\$ 45,425	\$ 47,343
School Operating Tax	\$ 98,115	\$ 99,102	\$ 100,099	\$ 101,106	\$ 102,123	\$ 103,151	\$ 104,188	\$ 105,236	\$ 106,295	\$ 107,364	\$ 108,444	\$ 109,534	\$ 110,636
<b>School Total</b>	\$ 130,410	\$ 132,136	\$ 133,965	\$ 135,808	\$ 137,764	\$ 139,835	\$ 142,027	\$ 144,345	\$ 146,792	\$ 149,371	\$ 151,992	\$ 154,959	\$ 157,979
<b>Local Capture</b>													
City Operating	\$ 29,716	\$ 30,465	\$ 31,216	\$ 32,070	\$ 32,927	\$ 33,787	\$ 34,650	\$ 35,517	\$ 36,388	\$ 37,262	\$ 38,140	\$ 39,022	\$ 39,908
Library	\$ 21,801	\$ 22,023	\$ 22,244	\$ 22,464	\$ 22,684	\$ 22,904	\$ 23,124	\$ 23,344	\$ 23,564	\$ 23,784	\$ 24,004	\$ 24,224	\$ 24,444
Flint Operating	\$ 40,881	\$ 41,297	\$ 41,708	\$ 42,118	\$ 42,528	\$ 42,938	\$ 43,348	\$ 43,758	\$ 44,168	\$ 44,578	\$ 44,988	\$ 45,398	\$ 45,808
Public Safety	\$ 37,295	\$ 37,934	\$ 38,565	\$ 39,196	\$ 39,827	\$ 40,458	\$ 41,089	\$ 41,720	\$ 42,351	\$ 42,982	\$ 43,613	\$ 44,244	\$ 44,875
Misc. Fees	\$ 49,381	\$ 49,878	\$ 50,375	\$ 50,872	\$ 51,369	\$ 51,866	\$ 52,363	\$ 52,860	\$ 53,357	\$ 53,854	\$ 54,351	\$ 54,848	\$ 55,345
Genesee County Parks	\$ 4,074	\$ 4,117	\$ 4,159	\$ 4,202	\$ 4,245	\$ 4,288	\$ 4,331	\$ 4,374	\$ 4,417	\$ 4,460	\$ 4,503	\$ 4,546	\$ 4,589
Parks and Rec	\$ 2,775	\$ 2,793	\$ 2,810	\$ 2,828	\$ 2,846	\$ 2,864	\$ 2,882	\$ 2,900	\$ 2,918	\$ 2,936	\$ 2,954	\$ 2,972	\$ 2,990
Genesee ISD	\$ 20,417	\$ 20,623	\$ 20,830	\$ 21,037	\$ 21,244	\$ 21,451	\$ 21,658	\$ 21,865	\$ 22,072	\$ 22,279	\$ 22,486	\$ 22,693	\$ 22,900
Mass Transit	\$ 6,641	\$ 6,728	\$ 6,816	\$ 6,903	\$ 6,990	\$ 7,077	\$ 7,164	\$ 7,251	\$ 7,338	\$ 7,425	\$ 7,512	\$ 7,599	\$ 7,686
Flint Parking Fund	\$ 6,417	\$ 6,497	\$ 6,576	\$ 6,656	\$ 6,735	\$ 6,815	\$ 6,894	\$ 6,974	\$ 7,053	\$ 7,133	\$ 7,212	\$ 7,292	\$ 7,371
CS Mont Operating	\$ 10,741	\$ 10,849	\$ 10,958	\$ 11,066	\$ 11,174	\$ 11,282	\$ 11,390	\$ 11,498	\$ 11,606	\$ 11,714	\$ 11,822	\$ 11,930	\$ 12,038
<b>Local Total</b>	\$ 265,363	\$ 268,363	\$ 271,363	\$ 274,363	\$ 277,363	\$ 280,363	\$ 283,363	\$ 286,363	\$ 289,363	\$ 292,363	\$ 295,363	\$ 298,363	\$ 301,363
<b>Non-Captureable Areas</b>													
Flint Admin Debt	\$ 15,371	\$ 15,516	\$ 15,662	\$ 15,807	\$ 15,953	\$ 16,099	\$ 16,245	\$ 16,391	\$ 16,537	\$ 16,683	\$ 16,829	\$ 16,975	\$ 17,121
CS Mont Debt	\$ 4,386	\$ 4,449	\$ 4,512	\$ 4,575	\$ 4,638	\$ 4,701	\$ 4,764	\$ 4,827	\$ 4,890	\$ 4,953	\$ 5,016	\$ 5,079	\$ 5,142
Public Library Debt	\$ 5,926	\$ 5,990	\$ 6,054	\$ 6,118	\$ 6,182	\$ 6,246	\$ 6,310	\$ 6,374	\$ 6,438	\$ 6,502	\$ 6,566	\$ 6,630	\$ 6,694
<b>Non-Captureable Total</b>	\$ 25,683	\$ 25,955	\$ 26,226	\$ 26,497	\$ 26,768	\$ 27,039	\$ 27,310	\$ 27,581	\$ 27,852	\$ 28,123	\$ 28,394	\$ 28,665	\$ 28,936
<b>TOTAL TAX INCREMENTAL REVENUE (TIR) AVAILABLE FOR CAPTURE</b>	\$ 289,211	\$ 294,318	\$ 297,589	\$ 300,860	\$ 304,131	\$ 307,402	\$ 310,673	\$ 313,944	\$ 317,215	\$ 320,486	\$ 323,757	\$ 327,028	\$ 330,299
<b>TOTAL TAX INCREMENTAL REVENUE (TIR) AVAILABLE FOR CAPTURE</b>													
Total Tax Incremental Revenue (TIR) Available for Capture	\$ 156,408	\$ 159,995	\$ 163,617	\$ 167,275	\$ 170,970	\$ 174,702	\$ 178,471	\$ 182,278	\$ 186,123	\$ 190,007	\$ 193,929	\$ 197,891	\$ 201,899

Continued

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

DRAFT FOR DISCUSSION ONLY

**EXHIBIT A: TIF TABLE**

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.70%	\$ 1,082,147		\$ 1,082,147
Local	63.30%	\$ 1,866,087		\$ 3,948,234
Local Tax Capture	35%	\$ 1,037,270		\$ 1,037,270
MSF	65%	\$ 1,926,014		\$ 1,926,014

Estimated Capture	
Administrative Fees	\$ 973,411
State Brownfield Redevelopment	\$ 303,887
Total Brownfield Revolving Fund	\$ 1,053,108

Estimated Total Years of Plan:	20
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Total State Incremental Revenue	\$ 110,334	\$ 111,446	\$ 112,568	\$ 113,702	\$ 114,847	\$ 116,004	\$ 117,172	\$ 118,352	\$ 119,544	\$ 120,747	\$ 121,963	\$ 123,191	\$ 124,431	\$ 125,683	\$ 126,948	\$ 128,226	\$ 129,516
State Brownfield Redevelopment Fund (50% of MT)	\$ 13,797	\$ 13,931	\$ 14,071	\$ 14,213	\$ 14,356	\$ 14,500	\$ 14,646	\$ 14,794	\$ 14,943	\$ 15,093	\$ 15,245	\$ 15,399	\$ 15,554	\$ 15,710	\$ 15,869	\$ 16,028	\$ 16,190
State TIF Available for Reimbursement	\$ 96,537	\$ 97,515	\$ 98,497	\$ 99,489	\$ 100,491	\$ 101,503	\$ 102,525	\$ 103,558	\$ 104,601	\$ 105,654	\$ 106,717	\$ 107,792	\$ 108,877	\$ 109,973	\$ 111,080	\$ 112,197	\$ 113,327
Total Local Incremental Revenue	\$ 190,463	\$ 192,180	\$ 194,116	\$ 196,071	\$ 198,046	\$ 200,040	\$ 202,065	\$ 204,089	\$ 206,144	\$ 208,220	\$ 210,316	\$ 212,433	\$ 214,572	\$ 216,732	\$ 218,913	\$ 221,116	\$ 223,341
BRA Administrative Fee (15%, Maximum \$100,000/Year)	\$ 25,000	\$ 25,544	\$ 26,003	\$ 26,466	\$ 26,934	\$ 27,407	\$ 27,884	\$ 28,366	\$ 28,853	\$ 29,345	\$ 29,842	\$ 30,344	\$ 30,850	\$ 31,362	\$ 31,879	\$ 32,401	\$ 32,929
Local TIF Available for Reimbursement	\$ 165,463	\$ 166,636	\$ 168,113	\$ 169,605	\$ 171,112	\$ 172,633	\$ 174,171	\$ 175,723	\$ 177,291	\$ 178,875	\$ 180,474	\$ 182,090	\$ 183,721	\$ 185,369	\$ 187,034	\$ 188,715	\$ 190,413
Total State & Local TIF Available	\$ 261,805	\$ 264,151	\$ 266,610	\$ 269,094	\$ 271,603	\$ 274,137	\$ 276,696	\$ 279,281	\$ 281,892	\$ 284,529	\$ 287,192	\$ 289,881	\$ 292,596	\$ 295,342	\$ 298,113	\$ 300,912	\$ 303,739
DEVELOPER																	
DEVELOPER Reimbursement Balance	\$ 2,942,234	\$ 2,886,429	\$ 2,832,278	\$ 2,779,607	\$ 2,727,423	\$ 2,675,725	\$ 2,624,513	\$ 2,573,786	\$ 2,523,543	\$ 2,473,783	\$ 2,424,506	\$ 2,375,713	\$ 2,327,404	\$ 2,279,579	\$ 2,232,236	\$ 2,185,375	\$ 2,138,996
AVAILABLE TIF (AFTER DEVELOPER PRINCIPAL REIMBURSEMENT)																	
REIMBURSEMENT (5% Simple Interest per annum)	\$ 147,112	\$ 148,817	\$ 150,544	\$ 152,293	\$ 154,064	\$ 155,857	\$ 157,672	\$ 159,509	\$ 161,368	\$ 163,249	\$ 165,152	\$ 167,077	\$ 169,023	\$ 171,000	\$ 173,000	\$ 175,023	\$ 177,069
DEVELOPER Conditional Interest	\$ 108,254	\$ 109,954	\$ 111,681	\$ 113,434	\$ 115,213	\$ 117,018	\$ 118,849	\$ 120,706	\$ 122,589	\$ 124,498	\$ 126,433	\$ 128,394	\$ 130,381	\$ 132,394	\$ 134,433	\$ 136,497	\$ 138,586
INTEREST PAYMENTS TO DEVELOPER	\$ 1,754,982	\$ 1,759,484	\$ 1,764,379	\$ 1,769,662	\$ 1,775,342	\$ 1,781,417	\$ 1,787,887	\$ 1,794,752	\$ 1,801,911	\$ 1,809,364	\$ 1,817,111	\$ 1,825,152	\$ 1,833,487	\$ 1,842,116	\$ 1,851,039	\$ 1,860,256	\$ 1,869,767
AVAILABLE TIF (AFTER DEVELOPER REIMBURSEMENT)	\$ 1,087,222	\$ 1,086,935	\$ 1,086,839	\$ 1,086,941	\$ 1,087,259	\$ 1,087,816	\$ 1,088,500	\$ 1,089,311	\$ 1,090,250	\$ 1,091,317	\$ 1,092,512	\$ 1,093,835	\$ 1,095,286	\$ 1,096,865	\$ 1,098,472	\$ 1,100,107	\$ 1,101,771
MSF Non-Environmental Costs	\$ 172,032	\$ 159,498	\$ 146,728	\$ 133,793	\$ 120,797	\$ 107,740	\$ 94,613	\$ 81,416	\$ 68,149	\$ 54,812	\$ 41,405	\$ 27,928	\$ 14,381	\$ 8,000	\$ 4,000	\$ 2,000	\$ 1,000
State Tax Reimbursement	\$ 62,777	\$ 58,444	\$ 54,111	\$ 49,778	\$ 45,445	\$ 41,112	\$ 36,779	\$ 32,446	\$ 28,113	\$ 23,780	\$ 19,447	\$ 15,114	\$ 10,781	\$ 6,448	\$ 2,115	\$ 0	\$ 0
Local Tax Reimbursement	\$ 108,254	\$ 109,954	\$ 111,681	\$ 113,434	\$ 115,213	\$ 117,018	\$ 118,849	\$ 120,706	\$ 122,589	\$ 124,498	\$ 126,433	\$ 128,394	\$ 130,381	\$ 132,394	\$ 134,433	\$ 136,497	\$ 138,586
Total MSF Reimbursement Balance	\$ 1,754,982	\$ 1,759,484	\$ 1,764,379	\$ 1,769,662	\$ 1,775,342	\$ 1,781,417	\$ 1,787,887	\$ 1,794,752	\$ 1,801,911	\$ 1,809,364	\$ 1,817,111	\$ 1,825,152	\$ 1,833,487	\$ 1,842,116	\$ 1,851,039	\$ 1,860,256	\$ 1,869,767
MDCE Environmental Costs	\$ 90,724	\$ 84,651	\$ 78,578	\$ 72,505	\$ 66,432	\$ 60,359	\$ 54,286	\$ 48,213	\$ 42,140	\$ 36,067	\$ 29,994	\$ 23,921	\$ 17,848	\$ 11,775	\$ 5,702	\$ 0	\$ 0
State Tax Reimbursement	\$ 31,072	\$ 28,385	\$ 25,698	\$ 23,011	\$ 20,324	\$ 17,637	\$ 14,950	\$ 12,263	\$ 9,576	\$ 6,889	\$ 4,202	\$ 1,515	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Local Tax Reimbursement	\$ 59,652	\$ 56,266	\$ 52,881	\$ 49,496	\$ 46,111	\$ 42,726	\$ 39,341	\$ 35,956	\$ 32,571	\$ 29,186	\$ 25,801	\$ 22,416	\$ 19,031	\$ 15,646	\$ 12,261	\$ 8,876	\$ 5,491
Total MDCE Reimbursement Balance	\$ 90,724	\$ 84,651	\$ 78,578	\$ 72,505	\$ 66,432	\$ 60,359	\$ 54,286	\$ 48,213	\$ 42,140	\$ 36,067	\$ 29,994	\$ 23,921	\$ 17,848	\$ 11,775	\$ 5,702	\$ 0	\$ 0
Local DRG Costs	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Local Tax Reimbursement	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Total Local Only Reimbursement Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Total Annual Developer Reimbursement	\$ 261,805	\$ 264,151	\$ 266,610	\$ 269,094	\$ 271,603	\$ 274,137	\$ 276,696	\$ 279,281	\$ 281,892	\$ 284,529	\$ 287,192	\$ 289,881	\$ 292,596	\$ 295,342	\$ 298,113	\$ 300,912	\$ 303,739
LOCAL BROWNFIELD REVOLVING FUND																	
Local Deposits *	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
State Tax Capture	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Local Tax Capture	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Total Local Capture	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
* Up to five years of capture for LBIF. Deposits after eligible activities are reimbursed. May be taken from DRG & Local TIF only.																	

**Footnotes:**

OBRA 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 amounts that an authority can capture for administrative fees per PA 381.

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

DRAFT FOR DISCUSSION ONLY

EXHIBIT A: TIE TABLE

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
<b>Total State Incremental Revenue</b>	\$ 130,810	\$ 132,136	\$ 133,465	\$ 134,808	\$ 136,164	\$ 137,534	\$ 138,918	\$ 140,315	\$ 141,726	\$ 143,152	\$ 144,591	\$ 146,045	\$ 147,514	\$ 3,841,861
<b>State Brownfield Redevelopment Fund (50% of SIT)</b>	\$ 16,352	\$ 16,517	\$ 16,683	\$ 16,848	\$ 17,013	\$ 17,178	\$ 17,343	\$ 17,508	\$ 17,673	\$ 17,838	\$ 18,003	\$ 18,168	\$ 18,333	\$ 460,248
<b>State TIR Available for Reimbursement</b>	\$ 114,457	\$ 115,619	\$ 116,782	\$ 117,960	\$ 119,151	\$ 120,356	\$ 121,575	\$ 122,807	\$ 124,053	\$ 125,314	\$ 126,588	\$ 127,877	\$ 129,181	\$ 3,381,613
<b>Total Local Incremental Revenue</b>	\$ 225,589	\$ 227,859	\$ 230,151	\$ 232,467	\$ 234,806	\$ 237,168	\$ 239,554	\$ 241,963	\$ 244,397	\$ 246,855	\$ 249,338	\$ 251,845	\$ 254,378	\$ 6,625,017
<b>80% Administrative Fee (15% Maximum \$100k/Year)</b>	\$ 53,461	\$ 53,999	\$ 54,543	\$ 55,087	\$ 55,636	\$ 56,189	\$ 56,746	\$ 57,306	\$ 57,869	\$ 58,435	\$ 59,004	\$ 59,576	\$ 60,151	\$ 1,473,411
<b>Local TIR Available for Reimbursement</b>	\$ 172,128	\$ 173,860	\$ 175,609	\$ 177,380	\$ 179,170	\$ 180,979	\$ 182,808	\$ 184,657	\$ 186,528	\$ 188,419	\$ 190,334	\$ 192,269	\$ 194,227	\$ 5,151,606
<b>Total State &amp; Local TIR Available</b>	\$ 286,585	\$ 289,479	\$ 292,391	\$ 295,348	\$ 298,327	\$ 301,335	\$ 304,372	\$ 307,440	\$ 310,533	\$ 313,653	\$ 316,802	\$ 319,979	\$ 323,181	\$ 8,993,469
<b>DEVELOPER</b>														
<b>DEVELOPER Reimbursement Balance</b>	\$ (1,815,937)	\$ (2,105,416)	\$ (2,397,407)	\$ (2,691,907)	\$ (2,988,916)	\$ (3,288,434)	\$ (3,589,461)	\$ (3,891,998)	\$ (4,196,045)	\$ (4,492,602)	\$ (4,791,669)	\$ (5,093,246)	\$ (5,397,333)	\$ (56,243,346)
<b>AVAILABLE TIR (AFTER Developer Principal Reimbursement)</b>														\$0.00
<b>DEVELOPER Reimbursement (5% Simple Interest per annum)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$592,831.04
<b>DEVELOPER Compound Interest</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$592,831.04
<b>INTEREST PAYMENTS TO DEVELOPER</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INTEREST BALANCE OWED TO DEVELOPER</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>REMAINING INTEREST PAYMENTS TO DEVELOPER</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>AVAILABLE TIR (AFTER Developer Reimbursement)</b>														
<b>MSF Non-Environmental Costs</b>	\$ 187,236	\$ 189,110	\$ 191,012	\$ 192,942	\$ 194,899	\$ 196,882	\$ 198,891	\$ 200,925	\$ 202,984	\$ 205,068	\$ 207,177	\$ 209,311	\$ 211,470	\$ 5,403,443
<b>State Tax Reimbursement</b>	\$ 68,721	\$ 69,413	\$ 70,111	\$ 70,815	\$ 71,525	\$ 72,240	\$ 72,960	\$ 73,685	\$ 74,415	\$ 75,150	\$ 75,890	\$ 76,635	\$ 77,385	\$ 1,938,523
<b>Local Tax Reimbursement</b>	\$ 118,505	\$ 119,697	\$ 120,901	\$ 122,116	\$ 123,342	\$ 124,579	\$ 125,826	\$ 127,083	\$ 128,350	\$ 129,627	\$ 130,914	\$ 132,211	\$ 133,518	\$ 3,464,920
<b>Total MSF Reimbursement Balance</b>	\$ (1,186,310)	\$ (1,375,420)	\$ (1,566,433)	\$ (1,759,455)	\$ (1,954,483)	\$ (2,151,516)	\$ (2,350,554)	\$ (2,551,607)	\$ (2,754,674)	\$ (2,959,756)	\$ (3,166,855)	\$ (3,375,970)	\$ (3,587,101)	\$ (37,646,789)
<b>MSFC Environmental Costs</b>	\$ 92,369	\$ 100,369	\$ 108,379	\$ 116,399	\$ 124,428	\$ 132,466	\$ 140,513	\$ 148,569	\$ 156,634	\$ 164,708	\$ 172,791	\$ 180,882	\$ 188,982	\$ 4,788,337
<b>State Tax Reimbursement</b>	\$ 36,473	\$ 36,840	\$ 37,211	\$ 37,586	\$ 37,963	\$ 38,342	\$ 38,722	\$ 39,103	\$ 39,485	\$ 39,868	\$ 40,252	\$ 40,637	\$ 41,022	\$ 1,036,108
<b>Local Tax Reimbursement</b>	\$ 62,896	\$ 63,528	\$ 64,168	\$ 64,815	\$ 65,467	\$ 66,124	\$ 66,786	\$ 67,452	\$ 68,122	\$ 68,796	\$ 69,474	\$ 70,156	\$ 70,841	\$ 1,752,229
<b>Total MSFC Reimbursement Balance</b>	\$ (62,527)	\$ (72,990)	\$ (83,372)	\$ (93,773)	\$ (104,195)	\$ (114,637)	\$ (125,099)	\$ (135,580)	\$ (146,080)	\$ (156,608)	\$ (167,155)	\$ (177,721)	\$ (188,306)	\$ (4,248,952)
<b>Local Only Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	\$ 286,585	\$ 289,479	\$ 292,391	\$ 295,348	\$ 298,327	\$ 301,335	\$ 304,372	\$ 307,440	\$ 310,533	\$ 313,653	\$ 316,802	\$ 319,979	\$ 323,181	\$ 8,193,590
<b>TOTAL BROWNFIELD REVOLVING FUND</b>														
<b>BRF Deposits *</b>														
<b>State Tax Capture</b>	\$ 36,473	\$ 36,840	\$ 37,211	\$ 37,586	\$ 37,963	\$ 38,342	\$ 38,722	\$ 39,103	\$ 39,485	\$ 39,868	\$ 40,252	\$ 40,637	\$ 41,022	\$ 1,036,108
<b>Local Tax Capture</b>	\$ 172,128	\$ 173,860	\$ 175,609	\$ 177,380	\$ 179,170	\$ 180,979	\$ 182,808	\$ 184,657	\$ 186,528	\$ 188,419	\$ 190,334	\$ 192,269	\$ 194,227	\$ 4,860,774
<b>Total BRF Capture</b>	\$ 208,601	\$ 210,700	\$ 212,820	\$ 214,966	\$ 217,139	\$ 219,321	\$ 221,510	\$ 223,710	\$ 225,913	\$ 228,127	\$ 230,351	\$ 232,586	\$ 234,833	\$ 5,923,108
* Up to five years of capture for BRF Deposits, after el														

**Footnotes:**

008A administrative fee is 15% with a \$100,000 cap. 11  
 plan's proportionate share of all tax increment revenue  
 capture for administrative fees per PA 381.







**RESOLUTION: 210125**

**PRESENTED: 3-8-21**

**ADOPTED:**

**Resolution Recommending the Appointment of  
Lisa M. Squier to the Board of Review**

**BY THE CLERK:**

Clarence Campbell's term on the Board of Review expired in December 2018, although he continued to serve; and

Mr. Campbell resigned from the Board of Review, representing the 4th Ward, in November 2020; and

Kate Fields, 4th Ward Flint City Councilperson, recommends the appointment of Lisa M. Squier (1301 Maplewood Avenue, Flint, MI 48506) to the Board of Review, to fill Mr. Campbell's unexpired term.

**THEREFORE, BE IT RESOLVED,** the Flint City Council recommends the appointment of Lisa M. Squier to fill the remainder of Mr. Campbell's three-year term, which expires January 1, 2022.

**APPROVED AS TO FORM:**

**APPROVED BY FLINT CITY COUNCIL:**

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Angela Wheeler, Chief Legal Officer

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Kate Fields, City Council President

# Lisa M. Squier

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## Qualifications

I am seeking opportunities in education. I have experience in K-12, community college, and university. My experience includes teaching (online and in classroom), teaching assistance, research, training program design and implementation, curriculum and training manual design, APA and MLA writing styles, and tutoring. I have worked with K-college students and am experienced in working with those who face cognitive or socio-economic educational challenges. I have a bachelor's and a Masters in Psychology and I am all but dissertation in my doctorate degree

## Experience

1/2020-current Mott Community College                      Flint, MI  
Psychology Instructor-Part time

- Design curriculum.
- Instruct 25-50 students in Introduction to Psychology.
- Grading, rubric creation, reporting.
- Create and implement transition for my class from in-class to online instruction in response to COVID-19 pandemic
- Academic and personal counseling of students through pandemic..
- Use of Canvas, Zoom, and other online educational formats
- Ongoing training in online education, international collaborative education

When the switch from in-class to online instruction first began, most students were given an extra week off school while instructors made the transition. I not only kept my students on track during that period, but my students moved ahead of schedule. The lowest grade in my course was a "C", and my students also completed several extra credit projects that were not originally in the curriculum. I taught my students to take the lessons from this course and apply them to their real-life experiences, using these lessons to help them and others to cope during this traumatic period in their lives.

12/2016-9/2018 MiDEQ/PIE Mgmt                      Flint, MI  
CORE Program Coordinator

- Train and supervise 2-20 CORE Program Educators.
- Act as liaison between community residents and water access resource programs.
- Work with to determine and represent resident needs with state representatives.
- Provide access to safe water for Flint residents, including assessment and installation of necessary water filtration systems.
- Some management, scheduling, timekeeping, goal assessment, human resources, and educator/resident/state worker mediation.

2/2014-Current              Independent Tutor                      Flint, MI  
Math/English/Psychology tutor



- Test students on current grade levels K-university.
- Compare current levels with required competencies.
- Work with students/parents to bring students up to required competencies.
- Design curriculum to assist student in reaching educational goals.
- Monitor and evaluate student progress.

8/2014-12/1/2014      Mount Saint Mary's College      Los Angeles, CA  
Teachers Assistant/Psychology Research Methods

- Assisted in instruction of Psychology Research Methods Lab, both in classroom and online.
- Created instructional aids to assist students APA style writing requirements.
- Tutored students that requested extra help.
- Graded student work.
- Evaluated student progress.

2/2013-5/31/2013      Academic Advantage      Los Angeles, CA  
Independent instructor-Math/English

- Scheduled tutoring sessions with parents.
- Student pre/post instruction assessment.
- Curriculum design.
- Increased student ability with Mathematics and English.
- Engaged special needs students in the learning process.
- Met instructional requirements of the "No Child Left Behind" program.
- Engaged students in online learning skills as well as individual learning skills.

#### Education

Expected 2022	Walden University	Minneapolis, MN
▪ PhD	Social Psychology	3.75 GPA
2015	Walden University	Minneapolis, MN
▪ M.S. Social Psychology		3.73 GPA
2011	California State Univ.	Northridge, CA
▪ B.A. General Psychology.		3.53 GP