

# **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, June 28, 2021**

**4:30 PM**

**ELECTRONIC PUBLIC MEETING**

### **SPECIAL AFFAIRS COMMITTEE**

*Kate Fields, President, Ward 4  
Maurice D. Davis, Vice President, Ward 2*

*Eric Mays, Ward 1  
Jerri Winfrey-Carter, Ward 5  
Monica Galloway, Ward 7*

*Santino J. Guerra, Ward 3  
Herbert J. Winfrey, Ward 6  
Allan Griggs, Ward 8*

*Eva L. Worthing, Ward 9*

*Inez M. Brown, City Clerk*

*Davina Donahue, Deputy Clerk*

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

On Friday, October 5, 2020, the Michigan Supreme Court (MSC) issued an order declaring that 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 the 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. On Friday, October 16, 2020, Governor Whitmer signed into law Senate Bill 1108 amending the Open Meetings Act. Subsequently, on December 22, 2020 Public Act 267 of 1976 was amended through Senate Bill 1246 extending the electronic meetings with no reason through March 31, 2021. The act also allows that after March 31, 2021 electronic meetings may be held if a local state of emergency was declared. On March 23, 2020, the Flint City Council extended Mayor Neeley's declaration of emergency indefinitely due to the COVID-19 pandemic. Therefore, the following meeting will be held electronically:

**Flint City Council Special Affairs Committee  
Monday, June 28, 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. If unable to call in, please dial (206) 451-6011.

1. In order to speak during the PUBLIC SPEAKING PERIOD of each meeting by telephone, participants will also call (617) 944-8177. If unable to call in, please dial (206) 451-6011:
  - 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.*

## 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 1246, as passed on December 17, 2020, and signed into law on December 22, 2020, and subsequent amendments that may be adopted.*

## READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

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

## PUBLIC SPEAKING

## COUNCIL RESPONSE

## RESOLUTIONS

**210233.1** 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.]

**210289** Two-Year Contract/Complete Towing/Towing and Storage Services

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into a contract with Complete Towing to provide towing and storage services, in an amount NOT-TO-EXCEED \$185,845.00 for FY2021 and \$242,400.00 for FY2022, pending budget adoption, [for an aggregate total of \$428,245.00], as requested by Police [General Fund Professional Services Acct. No. 101-305.206-801.000.]

**210297** Change Order #1/Reliance Building Co./Sixth Water Quality Monitoring Panel/Control Station No. 2/Water Treatment Plant

Resolution resolving that the appropriate city officials, upon City Council approval, are authorized to do all things necessary to enter into Change Order No. 1 with Reliance Building Co. to install the sixth (6th) water quality monitoring panel in Control Station No. 2 at the Water Treatment Plant, in an amount NOT-TO-EXCEED \$17,925.00, for a total contract price NOT-TO-EXCEED \$392,325.00 [Water Quality Monitoring Acct. No. 496-557.000-801.062.] {NOTE: On August 12, 2019, the City Council adopted Resolution No. 190317 to build and install water quality monitoring panels at six (6) determined locations throughout the City of Flint. The city had not fully determined where to best locate and install the sixth panel so the bid proposal only included the cost of building and supplying and not the communication hardware and installation/start-up costs, which total \$17,925.00.]

**210298** Three-Year Contract/LA Construction/50/50 Sidewalk Replacement Program

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into a contract with LA Construction for 50/50 sidewalk replacement program services, as requested by DPW, in an amount NOT-TO-EXCEED \$165,000.00 per year for FY2022, FY2023 and FY2024, pending adoption of each year's budget, total of \$495,000.00 [Major Street Fund Professional Services Acct. No. 202-449.213-801.000 = \$65,000.00 and Local Street Fund Professional Services Acct. No. 203-449.213-801.000 = \$100,000.00.]

**210299** Three-Year Contract/Cornerstone Municipal [Advisory] Group/dba Manquen Vance/Employee & Retiree Healthcare/Benefit Administration Services

Resolution resolving that the appropriate city officials are authorized to do all things necessary enter into a contract with Manquen Vance, to provide employee and retiree healthcare consulting and benefit administration services for FY2022, FY2023 and FY2024, in the amount of \$90,000.00, pending adoption of each year's budget, for a total cost of \$270,000 [Fringe Benefit Retiree Healthcare Fund Acct. No. 627-000.105-723.100 = \$45,000.00 and Professional Services Acct. No. 627-853.250-801.000 = \$45,000.00.]

**210300** Three-Year Contract/Curtis Landscaping/Mowing Services/Right-of-Ways

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into a contract with Curtis Landscaping for right-of-way mowing services, in an amount NOT-TO-EXCEED \$100,000.00 for FY2022, FY2023 and FY2024, pending adoption of each year's

budget, for a total cost of \$300,000.00, as requested by Transportation [Major Street Fund Professional Services Acct. No. 202-449.201-801.000 = \$50,000.00 and Local Street Fund Professional Services Acct. No. 203-449.201-801.000 = \$50,000.00.]

**210301**      Three-Year Contract/Boyd's Lawn & Landscaping/Mowing Services/Right-of-Ways

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into a contract with Boyd's Lawn & Landscaping for right-of-way mowing services, in an amount NOT-TO-EXCEED \$100,000.00 for FY2022, FY2023 and FY2024, pending adoption of each year's budget, for a total cost of \$300,000.00, as requested by Transportation [Major Street Fund Professional Services Acct. No. 202-449.201-801.000 = \$35,000.00 and Local Street Fund Professional Services Acct. No. 203-449.201-801.000 = \$65,000.00.]

**210302**      Three-Year Contract/Forrest Lawn Care/Mowing Services/Right-of-Ways

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into a contract with Forrest Lawn Care for right-of-way mowing services, in an amount NOT-TO-EXCEED \$100,000.00 for FY2022, FY2023 and FY2024, pending adoption of each year's budget, for a total cost of \$300,000.00, as requested by Transportation [Major Street Fund Professional Services Acct. No. 202-449.201-801.000 = \$40,000.00 and Local Street Fund Professional Services Acct. No. 203-449.201-801.000 = \$60,000.00.]

**210303**      Three-Year Contract/Perfect Lawns/Mowing Services/Right-of-Ways

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into a contract with Perfect Lawns for right-of-way mowing services, in an amount NOT-TO-EXCEED \$75,000.00 for FY2022, FY2023 and FY2024, pending adoption of each year's budget, for a total cost of \$225,000.00, as requested by Transportation [Major Street Fund Professional Services Acct. No. 202-449.201-801.000 = \$30,000.00 and Local Street Fund Professional Services Acct. No. 203-449.201-801.000 = \$45,000.00.]

**210304**      Contract Extension/J&M Tree Service/Additional Tree Trimming Services

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to extend the contract with J&M Tree Service to provide additional tree trimming services, as requested by DPW, in an amount NOT-TO-EXCEED \$15,000.00, and a total aggregate amount of \$88,000.00, under the same terms and conditions [Local Street Fund Professional Services Acct. No. 203-449.201-801.000.]

**210305**      Contract Extension/Great Lakes Tree Experts/Additional Tree Trimming Services

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to extend the contract with Great Lakes Tree Experts to provide additional tree trimming services, as requested by DPW, in an amount NOT-TO-EXCEED \$15,000.00, and a total aggregate amount of \$88,000.00, under the same terms and conditions [Local Street Fund Professional Services Acct. No. 203-449.201-801.000.]

**210309** CO#3/Contract/Republic Services/Waste Collection Services

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into Change Order #3 to the contract with Republic Services to provide additional waste collection services, from July 1, 2021, to September 30, 2021, in an amount NOT-TO-EXCEED \$1,430,006.99, and an aggregate total of \$21,019,325.89; [Rubbish Collection Fund Acct. No. 226-528.201-801.000.]

## **APPOINTMENTS**

**210310** Appointment/Downtown Development Authority (DDA) Board/Casey Lester

Resolution resolving that the Flint City Council approves the appointment of Casey Lester (1950 Colchester Road, Flint, MI 48503) to serve a four-year term on the Downtown Development Authority (DDA) Board, commencing June 30, 2021 and expiring June 30, 2025. [By way of background, Mr. Lester is replacing Glenn Kelly, whose term expired in August 2016, although he continued to serve, until recently resigning.]

**210313** Appointment/Hurley Board of Hospital Managers/Mildred Silva Zuccaro

Resolution approving that the Flint City Council approves the appointment of Mildred Silva Zuccaro (no address listed) to the Hurley Board of Hospital Managers to serve the remainder of a five-year term commencing immediately, and expiring April 30, 2022, as requested by Mayor Sheldon Neeley. [NOTE: Ms. Zuccaro is replacing the Rev. Daniel S. Scheid, who recently resigned from the board.]

## **ORDINANCES**

## **ADDITIONAL COUNCIL DISCUSSION**

## **ADJOURNMENT**



RESOLUTION NO.:

210233.1  
JUN 14 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.

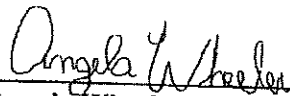
"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

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

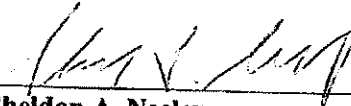
2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to promote the revitalization of environmentally distressed areas in the City to proceed with 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 Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary 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



**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
		<b>FY19/20 GRAND TOTAL</b>		

**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

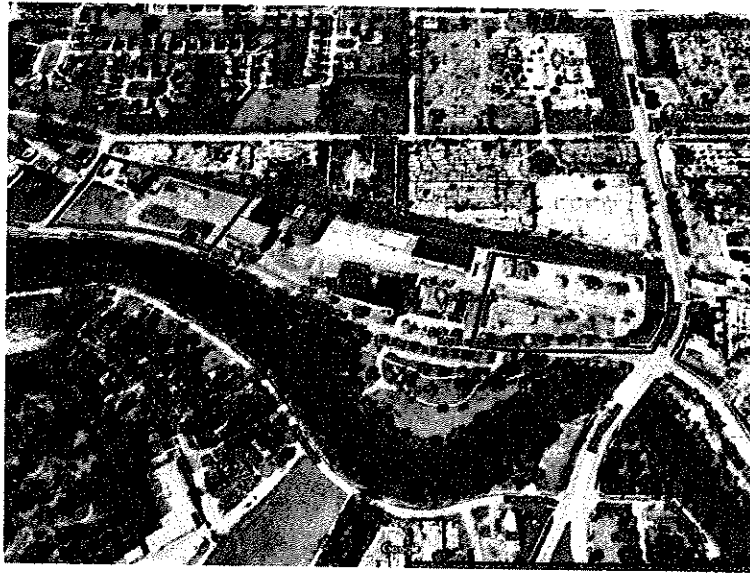
OTHER IMPLICATIONS (i.e., collective bargaining):

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



DEPARTMENT HEAD SIGNATURE: \_\_\_Khalfani Stephens, Economic Development Director  
(PLEASE TYPE NAME, TITLE)

EXHIBIT A

CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY



BROWNFIELD PLAN FOR THE  
PROPOSED DUPONT INDUSTRIAL FACILITY  
REDEVELOPMENT PROJECT

Prepared for	Prepared By
 <b>DEARBORN CAPITAL</b> <small>Commercial Real Estate Partners</small>  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 M (312) 543-1250 E <a href="mailto:mona.navitsky@dearcapcre.com">mona.navitsky@dearcapcre.com</a>	  Mr. Nicholas G. Maloof, RPG President and General Counsel Associated Environmental Services, LLC 40701 Woodward Avenue, Suite 50 Bloomfield Hills, MI 48304 T (248) 203-9898 M (248) 250-2525 E <a href="mailto:ngm@associatedenvironmental.net">ngm@associatedenvironmental.net</a> W <a href="http://www.associatedenvironmental.net">www.associatedenvironmental.net</a>

Plan Preparation Date: **October 31, 2020**

Approved by the Brownfield Redevelopment Authority on: \_\_\_\_\_

Approved by the Flint City Council on: \_\_\_\_\_

**CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Flint, Michigan (the "City"), the City has established the City of Flint Brownfield Redevelopment Authority (the "FBRA") pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose of this Brownfield Plan ("Plan") is to promote the redevelopment of and private investment in certain "brownfield" properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other Eligible Activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "brownfields." By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the FBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the Eligible Activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains information required by Section 13(2) of Act 381.

## **II. GENERAL PROVISIONS**

### **A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of multiple parcel of land that are either contaminated and qualify as a “facility” as that term is defined in Part 201 of NREPA, as amended, are immediately adjacent to the “facility” and/or will be unified with the “facility” parcel(s). **Each parcel is eligible as it is either contaminated and qualifies as a “facility” and/or it is adjacent to and being combined with a parcel that is a “facility.”**

The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

**Attachment A** includes a site map of the Property. The 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. The Property was historically used for industrial activities/purposes since the early 1900’s.

The existing structures and buildings have been mostly unoccupied for several years.

The eligible property will include all tangible personal property to be located on the real property. Parcel information is outlined below.

Address	1809 James P. Cole Boulevard, Flint, Genesee County, MI 48503
Parcel ID	Parcel ID Nos. 41-06-452--014 & 41-06-452-015
Owner	James P Cole Venture, LLC
Legal Description (obtained from ALTA Survey)	SEE ATTACHED ALTA Survey

James P Cole Venture, LLC is the project developer (“Developer”) and owner of the Property.

The proposed Project is comprised of a build-to-suit redevelopment of a 17.99 acre historically industrial property currently containing approximately 110,578 square feet of existing structures. According to information provided to AES, the Property is proposed to be redeveloped into a multi-tenant multi-building industrial park. According to a Site Plan provided by Developer, 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 completed development will include two single or multiple tenant structures each of which can be expanded to accommodate growth of an existing tenant or additional tenants within the proposed structures.

The Project will be 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. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

It is currently anticipated, subject to necessary Planning, Engineering, FBRA and State of Michigan EGLE, MEDC/MSF, and Tax Commission approvals, that construction will begin in the Summer/Fall of 2021, or sooner, subject to approval of Eligible Activities, including retroactive approval of completed Eligible Activities. It is anticipated that the Eligible Activities will be completed within 12-18 months of the start date.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of governmental processes, changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by FBRA in its reasonable discretion, to the project description are subject to the approval of the FBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

#### **Census Tract 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 information.

**Attachment C** provides a description of the project to be completed at the Property (the "Project"). **Attachment C** also includes details regarding development team, total investment amount, description of project uses number of temporary and permanent jobs,



project renderings, and additional financing incentives (IFT). **Attachment D** includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))**

The Property qualifies as a “facility” as that term is defined under the natural Resources and Environmental Protection Act (NREPA), P.A.451 of 1994, as amended, based on the presence of soil contamination.

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was used for industrial purposes; (b) it is located within the City of Flint, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “facility” as defined by Act 381.

The Property qualifies as a “facility” and is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. 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 for industrial purposes.

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, however, Developer has not moved forward with either or both such designations as the Property already qualifies under Act 381.

**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.

Sample results were compared to current 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). Based on the results of the Phase II ESA the Property meets the definition of a “facility” as defined pursuant to Part 201.

<sup>1</sup>Under Part 201 of NREPA, P.A. 451 of 1994, as amended, Section 20101(1)(s) states

“Facility” means any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. Facility does not include any area, place, parcel or parcels of property, or portion of a parcel of property where any of the following conditions are satisfied:

- (i) Response activities have been completed under this part or the comprehensive environmental response, compensation, and liability act, 42 USC 9601 to 9675, that satisfy the cleanup criteria for unrestricted residential use.
- (ii) Corrective action has been completed under the resource conservation and recovery act, 42 USC 6901 to 6992k, part 111, or part 213 that satisfies the cleanup criteria for unrestricted residential use.
- (iii) Site-specific criteria that have been approved by the department for application at the area, place, parcel of property, or portion of a parcel of property are met or satisfied and hazardous substances at the area, place, or property that are not addressed by site-specific criteria satisfy the cleanup criteria for unrestricted residential use.
- (iv) Hazardous substances in concentrations above unrestricted residential cleanup criteria are present due only to the placement, storage, or use of beneficial use by-products or inert materials at the area, place, or property in compliance with part 115.
- (v) The property has been lawfully split, subdivided, or divided from a facility and does not contain hazardous substances in excess of concentrations that satisfy the cleanup criteria for unrestricted residential use.
- (vi) Natural attenuation or other natural processes have reduced concentrations of hazardous substances to levels at or below the cleanup criteria for unrestricted residential use.

SEE: [http://www.legislature.mi.gov/S\(1xfnucymvhw4dlqaeqznk3\)/mfileg.aspx?page=getObject&objectName=mcl-324-20101](http://www.legislature.mi.gov/S(1xfnucymvhw4dlqaeqznk3)/mfileg.aspx?page=getObject&objectName=mcl-324-20101)

<sup>2</sup>Under MCL 125.2652(2)(e) “Blighted” means property that meets any of the following criteria as determined by the governing body:

- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
- (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vi) Is property owned or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast track authority after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

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<sup>1</sup>Under MCL 125.2652(2)(s) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The "Eligible Activities" that are intended to be carried out at the Property are considered "Eligible Activities" as defined by Sec 2 of Act 381, because they include, but are not limited to: (1) Phase I ESA, Phase II ESA and Baseline Environmental Assessment activities; (2) 7a Due Care Activities including Phase II ESA Due Care Investigation Activities and Preparation of pre-development and post-development Due Care Plans or Documentation of Due Care Compliance; (3) Additional Response Activities; (4) Building Demolition Activities including selective exterior and interior demolition and lead, asbestos and hazardous materials abatement; (5) Development and Preparation of Brownfield Plan and Act 381 Work Plan; (6) UST Removal Activities; (7) Remediation Activities including installation of engineering controls and operation & maintenance (O&M) related to the engineering controls; (8) Site Preparation Activities to ready the site for redevelopment including utility disconnection and re-connection, removal and re-location of public utilities, land balancing and rough and finished grading; (9) Infrastructure Activities including the construction of storm water retention/detention ponds and/or systems, and installation of new utilities; and (10) Public Improvements including installation of public utilities, street improvements, deceleration lanes and drive approaches, streetscapes, landscaping and other related activities. In addition, supplementary Eligible Activities that are financial in nature include: (1) Interest on the sums expended to implement the Eligible Activities at a rate of five (5%) per annum; and (2) environmental insurance may be obtained at some during the project development process.

A summary of the Eligible Activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as **Attachment E**.

The Eligible Activities described in **Attachment E** are not exhaustive. Subject to the approval of FBRA staff in writing, additional Eligible Activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such Eligible Activities are permitted by Act 381 and the performance of such Eligible Activities does not exceed the total costs stated in **Attachment E**.

Unless otherwise agreed to in writing by the FBRA, all Eligible Activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of Eligible Activities. Tax increment revenue generated by the Property will be captured by the FBRA and used to reimburse

the cost of the Eligible Activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the FBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(oo) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that FBRA's obligation to reimburse the Developer for the cost of Eligible Activities with tax increment revenue derived from School Taxes, or Specific Taxes that are considered School Taxes, (as these capitalized terms are defined by Act 381) is contingent upon the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and/or the EGLE, as may be required pursuant to Act 381.

**FBRA agrees to retroactively reimburse Developer for all Eligible Activities completed prior to the approval of this Plan and for Eligible Activities completed as described in this Plan from the Local Taxes, or Specific Taxes that are considered Local Taxes, at the percentage ratio that Local Taxes comprise the overall combined Local and School Taxes. To the extent that Developer obtains Act 381 Work Plan approval from EGLE or MEDC/MSF, then the remaining percentage of Eligible Activities will be reimbursed to Developer. If deemed necessary, Developer will provide the FBRA with evidence, reasonably satisfactory to FBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.**

This Plan provides for the capture of taxes levied for school purposes (School Tax Capture), comprised of the State Education Tax (SET) and School Operating Tax, from the eligible Property. However, as the approval of School Tax Capture is at the discretion of the EGLE and MEDC/MSF, all Eligible Activities shall be reimbursable from Local Taxes unless School Tax Capture is approved by the agency responsible for the Eligible Activity(ies), then reimbursement will be from a combination of both Local and School Taxes.

The estimated costs outlined in this Plan and listed in **Attachment E** may increase or decrease depending on the nature and extent of any unknown or unanticipated conditions on the Property. As long as the total costs, adjusted by the 15% factor, are not exceeded, the line item costs of the Eligible Activities outlined herein, in the attachments and/or in the Brownfield Plan, may be adjusted between the Eligible Activities after the date this Plan is approved without the need for any additional approval from City of Flint City Council or the City of Flint Brownfield Redevelopment Authority, to the extent those adjustments do not violate the terms of any EGLE or MEDC/MSF approved work plan, if any. If necessary, this Plan may also be amended to add or delete Eligible Activities and the estimated cost of each.

The costs listed in **Attachment E** are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those Eligible Activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues

of the FBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of Eligible Activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of Eligible Activities subject to payment or reimbursement, provided that the total cost of Eligible Activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in **Attachment E**. As long as the total costs, adjusted by the 15% contingency under Act 381, are not exceeded, line item costs of Eligible Activities may be adjusted after the date this Plan is approved by the governing body (Flint City Council), to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of Eligible Activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as **Attachment F**.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of FBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the FBRA's Local Brownfield Revolving Fund, as follows:

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Brownfield Redevelopment Plan

Section D Capture Summary Table <sup>1</sup>			
	Developer P&I	Local RLF	State Brownfield RLF
<b><u>School Capture</u></b>			
State Education Tax (SET)	\$222,116.24	\$81,770.29	\$303,887
School Operating Tax	\$1,428,867	\$490,622	
<b><u>Local Capture</u></b>			
County Operating	\$404,311	\$148,844	
Library	\$296,155	\$109,027	
Flint Operating	\$555,291	\$204,426	
Public Safety	\$444,232	\$163,541	
Misc. Levies	\$670,747	\$246,930	
Genesee County Parks	\$55,366	\$20,383	
Parks and Rec	\$37,019	\$13,628	
Genesee ISD	\$277,327	\$102,096	
Mass Transit	\$90,483	\$33,310	
Flint Sinking Fund	\$87,366	\$32,163	
CS Mott Operating	\$145,893	\$53,709	
<b>TOTAL</b>	<b>\$4,715,173</b>	<b>\$1,700,449</b>	<b>\$303,887</b>

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

**Non-Capturable Millages**

Flint School Debt	\$208,789	\$76,864
CS Mott Debt	\$58,491	\$21,533
Public Library Debt	\$134,751	\$49,607
<b>TOTAL</b>	<b>\$402,030</b>	<b>\$148,004</b>

<sup>1</sup>All numbers presented are based on gross taxes generated in the Capture side of the TIR Capture Tables and may differ from the actual reimbursement amounts from each millage levy due to allocation percentages and rounding of numbers.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The Eligible Activities are to be financed solely by the Developer. The FBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the FBRA for the costs of Eligible Activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of Eligible Activities and estimates of costs to be reimbursed in this Plan are intended to authorize the FBRA to fund such reimbursements and does not obligate the FBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan in the absence of tax increment revenues being generated from the Property. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the FBRA, and the State of Michigan, the FBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the Michigan Strategic Fund or Michigan Department of Environment, Great Lakes and Energy (EGLE) does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such Eligible Activity from School Taxes. Unless otherwise agreed upon by the Developer, the FBRA, and the State of Michigan, the FBRA will approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan, plus the 15% contingency factor and approved interest.

**F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in **Exhibit F**. As the tax increment revenue table is an estimate/projection based on certain assumptions, the repayment period may exceed that depicted in the table. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which Eligible Activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following:

(i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and

(ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body (City Council).

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The FBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the FBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated as depicted in the 30 Year Cash Flow Projection Table present in **Attachment F**. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.



**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The FBRA shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the FBRA pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse Eligible Activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse Eligible Activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan, if any.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, Baseline Environmental Assessment, and Due Care Plan or Response Activity Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property ("Environmental Documents"). Attached hereto as **Attachment G** is the City of Flint's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, Phase II ESA and Baseline Environmental Assessment (BEA).

The Developer intends to include a City of Flint Land Bank Authority, Genesee County Land Bank Authority or State of Michigan Land Bank financing component, to be determined at a later date, depending upon the needs of the Project.

Except as otherwise agreed to by the FBRA, any material breach of a material representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to investigate and cure as described in the Reimbursement Agreement. Prior to any such invalidity, FBRA shall provide Developer written notice of the Developer's alleged breach and the opportunity to either refute the allegation or cure the breach within a reasonable period of time. Notwithstanding the foregoing, any irregularity may be waived by the FBRA, Flint City Council, MEDC/MSF or EGLE.

Exhibit A  
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With the approval of this Brownfield Plan, it is the specific intention of the FBRA to authorize and support: (1) the preparation and submittal of an Act 381 Work Plan for approval by EGLE and MEDC/MSF, (2) application for an IFT Abatement under P.A. 198 of 1974, as amended; (3) grant or loan and other available incentives, including EGLE grants and loans, USEPA grants and loans, Genesee County grants and loans, and (3) other possible sources of incentives related to the Eligible Investments made by Developer as part of this project. It is understood that any such tax abatement may extend the currently depicted repayment period and that any such grant award may off-set the need for TIR reimbursement under the Plan or any such loan may use the TIR to repay a loan.

It should be noted that as part of the long term lease arrangement between Developer and Tenant, all proceeds from the Brownfield Plan TIR capture may be assigned to and accrue to the benefit of an entity to be identified in the Reimbursement Agreement which shall be deemed to be the Qualified Taxpayer under the Plan.

P3708938 v.9

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

**III. ATTACHMENTS**

**Exhibit A**  
**PROPOSED DUPONT INDUSTRIAL FACILITY**  
**Brownfield Redevelopment Plan**

**ATTACHMENT A**

**Site Map**



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



**FIGURE 2: AERIAL SITE MAP**

**Former DuPont Industrial Facility**

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

**PROJECT:** 2020041601.01

**DATE:** 8/28/20

**PREPARED BY:** NGM

**ASSOCIATED ENVIRONMENTAL SERVICES, INC.**

Environmental Services •  
Land Development • Real  
Estate Consulting

40701 Woodward, Suite 50  
Bloomfield Hills, Michigan 48304  
Tel: (248) 203-9898  
Fax: (248) 647-0526  
E: [info@associatedenvironmental.net](mailto:info@associatedenvironmental.net)  
W: [www.associatedenvironmental.net](http://www.associatedenvironmental.net)

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

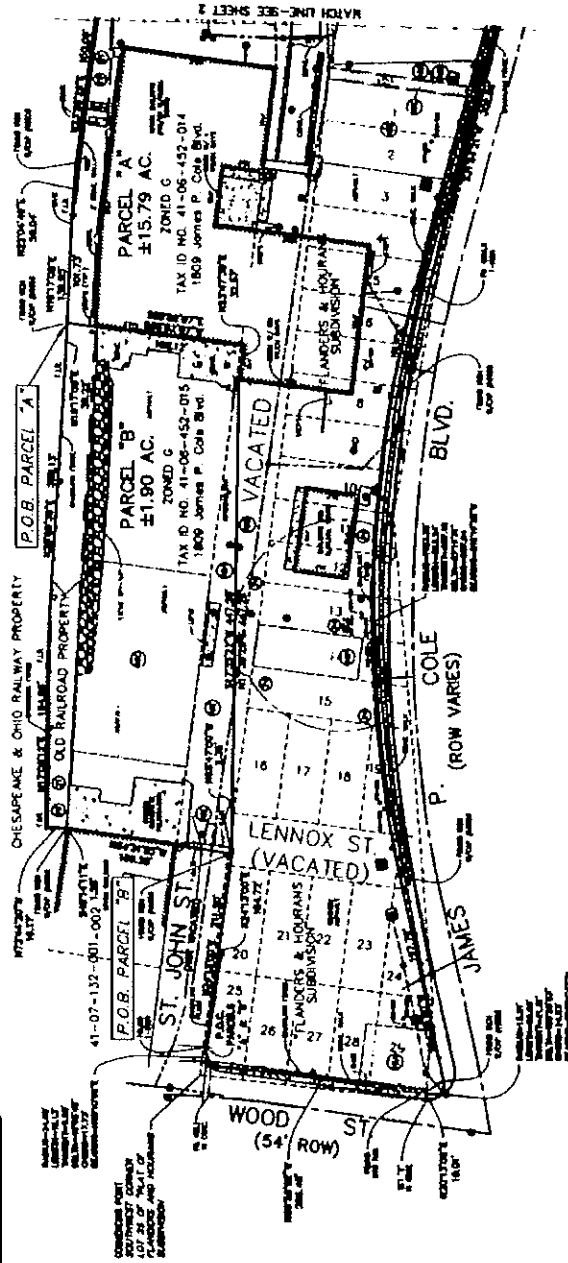
**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

[illegible]

800-441-2244 • 800-441-2244 • 800-441-2244

- [illegible]

[illegible]

**SEARNEY'S CERTIFICATE:**  
The OT Migration Time Service, JAMES P. COLL MORTUARY LLC, a subsidiary of United Liability Company, and CHENICAL BANK. This is to certify that the survey of fact and the survey on which it is based were made in accordance with the 20% "Industry Standard Detail Requirements for ALTA/ACSM Land Title Service," jointly established and adopted by ALTA, AEPF, and Intertek. Items 3, 5, 9(a), 7(b), 8, 9, 11 and 18 of Table A Unrated. The field work was completed on 12-8-2012.

[illegible]

**FLOOD PLAN NOTE:**  
This is intended to assist only, and is not to be used as a substitute for the official Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for the community. For more information, contact the Federal Emergency Management Agency (FEMA) at 400 ...



3 WEEKEND DAYS  
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1-800-452-7777  
COST: \$200

**NOTES**  
LOCATION OF AN UNRECORDED TRUCKED AIR SHIP ARE APPROXIMATELY ALL  
LOCATIONS OF THE AIR SHIP ARE APPROXIMATELY ALL LOCATIONS OF THE AIR SHIP ARE APPROXIMATELY ALL

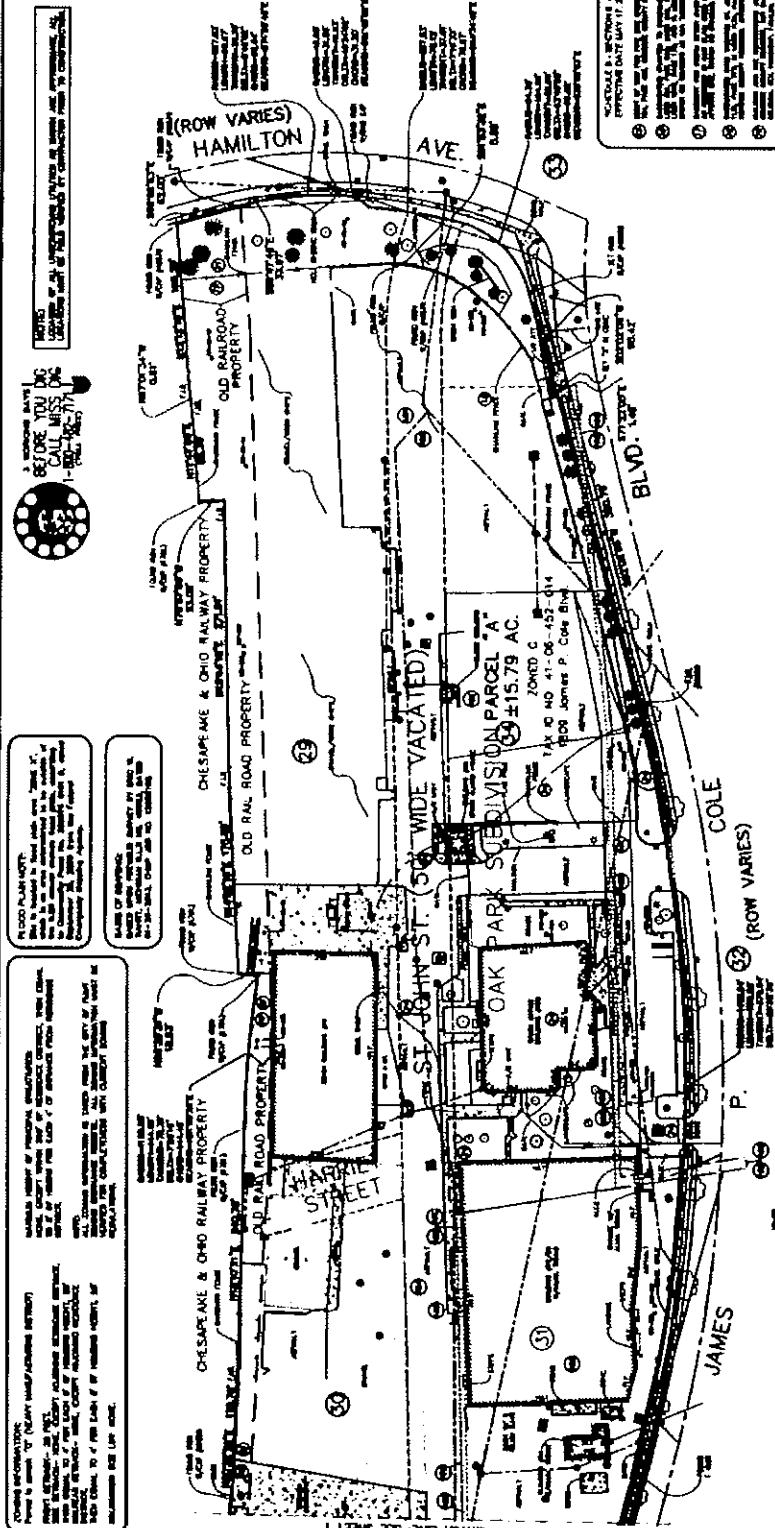
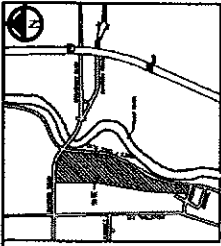
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**MERIDIAN**  
**LAND SURVEYING**  
1000 28th Street, Suite 1000  
2000 N. 17th Avenue, Suite 1000  
Denver, CO 80202

ALTA / ACGM LAND TITLE SURVEY  
PART OF THE S/4 OF SECTION 6, T18S, R10E  
CITY OF PLANT, GENESEE COUNTY, MICHIGAN

RECEIVED JUL 11	DATE: 7
ALL info provided	OFF: 1001
7/11/11	OFFICE: 1001
OFFICE: 1001	



[illegible][illegible]

BEFORE YOU DO  
CALL MISS DUE  
1-800-462-7171  
TOLL FREE

**DECLASSIFICATION AUTHORITY:** This document contains information which has been determined by DHS to be exempt from automatic downgrading and declassification under E.O. 13526.

[illegible]

**SURVEYOR'S CERTIFICATE:**  
 To: GTI Machine File Services, JAMES P. GOLF MEYERS, LLC, a Michigan Limited Liability Company, and CHENAIAN, BALK. This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2006 Michigan Standard Control Requirements for ALTA/ACSM Level 1 Surveys, jointly maintained and adopted by ALTA, MSHA, and the State of Michigan, jointly maintained and adopted by ALTA, MSHA, and the State of Michigan, on 6, 7, 8, 9, 10, 11 and 12 of Table A thereof. The said map was constructed on 12-16-2012.

[illegible][illegible]

THE NEW YORK TIMES, NEW YORK, MAY 19, 1964, PAGE 1, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, C-151, C-152, C-153, C-154, C-155, C-156, C-157, C-158, C-159, C-160, C-161, C-162, C-163, C-164, C-165, C-166, C-167, C-168, C-169, C-170, C-171, C-172, C-173, C-174, C-175, C-176, C-177, C-178, C-179, C-180, C-181, C-182, C-183, C-184, C-185, C-186, C-187, C-188, C-189, C-190, C-191, C-192, C-193, C-194, C-195, C-196, C-197, C-198, C-199, C-200, C-201, C-202, C-203, C-204, C-205, C-206, C-207, C-208, C-209, C-210, C-211, C-212, C-213, C-214, C-215, C-216, C-217, C-218, C-219, C-220, C-221, C-222, C-223, C-224, C-225, C-226, C-227, C-228, C-229, C-230, C-231, C-232, C-233, C-234, C-235, C-236, C-237, C-238, C-239, C-240, C-241, C-242, C-243, C-244, C-245, C-246, C-247, C-248, C-249, C-250, C-251, C-252, C-253, C-254, C-255, C-256, C-257, C-258, C-259, C-260, C-261, C-262, C-263, C-264, C-265, C-266, C-267, C-268, C-269, C-270, C-271, C-272, C-273, C-274, C-275, C-276, C-277, C-278, C-279, C-280, C-281, C-282, C-283, C-284, C-285, C-286, C-287, C-288, C-289, C-290, C-291, C-292, C-293, C-294, C-295, C-296, C-297, C-298, C-299, C-300, C-301, C-302, C-303, C-304, C-305, C-306, C-307, C-308, C-309, C-310, C-311, C-312, C-313, C-314, C-315, C-316, C-317, C-318, C-319, C-320, C-321, C-322, C-323, C-324, C-325, C-326, C-327, C-328, C-329, C-330, C-331, C-332, C-333, C-334, C-335, C-336, C-337, C-338, C-339, C-340, C-341, C-342, C-343, C-344, C-345, C-346, C-347, C-348, C-349, C-350, C-351, C-352, C-353, C-354, C-355, C-356, C-357, C-358, C-359, C-360, C-361, C-362, C-363, C-364, C-365, C-366, C-367, C-368, C-369, C-370, C-371, C-372, C-373, C-374, C-375, C-376, C-377, C-378, C-379, C-380, C-381, C-382, C-383, C-384, C-385, C-386, C-387, C-388, C-389, C-390, C-391, C-392, C-393, C-394, C-395, C-396, C-397, C-398, C-399, C-400, C-401, C-402, C-403, C-404, C-405, C-406, C-407, C-408, C-409, C-410, C-411, C-412, C-413, C-414, C-415, C-416, C-417, C-418, C-419, C-420, C-421, C-422, C-423, C-424, C-425, C-426, C-427, C-428, C-429, C-430, C-431, C-432, C-433, C-434, C-435, C-436, C-437, C-438, C-439, C-440, C-441, C-442, C-443, C-444, C-445, C-446, C-447, C-448, C-449, C-450, C-451, C-452, C-453, C-454, C-455, C-456, C-457, C-458, C-459, C-460, C-461, C-462, C-463, C-464, C-465, C-466, C-467, C-468, C-469, C-470, C-471, C-472, C-473, C-474, C-475, C-476, C-477, C-478, C-479, C-480, C-481, C-482, C-483, C-484, C-485, C-486, C-487, C-488, C-489, C-490, C-491, C-492, C-493, C-494, C-495, C-496, C-497, C-498, C-499, C-500, C-501, C-502, C-503, C-504, C-505, C-506, C-507, C-508, C-509, C-510, C-511, C-512, C-513, C-514, C-515, C-516, C-517, C-518, C-519, C-520, C-521, C-522, C-523, C-524, C-525, C-526, C-527, C-528, C-529, C-530, C-531, C-532, C-533, C-534, C-535, C-536, C-537, C-538, C-539, C-540, C-541, C-542, C-543, C-544, C-545, C-546, C-547, C-548, C-549, C-550, C-551, C-552, C-553, C-554, C-555, C-556, C-557, C-558, C-559, C-560, C-561, C-562, C-563, C-564, C-565, C-566, C-567, C-568, C-569, C-570, C-571, C-572, C-573, C-574, C-575, C-576, C-577, C-578, C-579, C-580, C-581, C-582, C-583, C-584, C-585, C-586, C-587, C-588, C-589, C-590, C-591, C-592, C-593, C-594, C-595, C-596, C-597, C-598, C-599, C-600, C-601, C-602, C-603, C-604, C-605, C-606, C-607, C-608, C-609, C-610, C-611, C-612, C-613, C-614, C-615, C-616, C-617, C-618, C-619, C-620, C-621, C-622, C-623, C-624, C-625, C-626, C-627, C-628, C-629, C-630, C-631, C-632, C-633, C-634, C-635, C-636, C-637, C-638, C-639, C-640, C-641, C-642, C-643, C-644, C-645, C-646, C-647, C-648, C-649, C-650, C-651, C-652, C-653, C-654, C-655, C-656, C-657, C-658, C-659, C-660, C-661, C-662, C-663, C-664, C-665, C-666, C-667, C-668, C-669, C-670, C-671, C-672, C-673, C-674, C-675, C-676, C-677, C-678, C-679, C-680, C-681, C-682, C-683, C-684, C-685, C-686, C-687, C-688, C-689, C-690, C-691, C-692, C-693, C-694, C-695, C-696, C-6

		7/19/2018 Date	17-1-2746 Survey No. 4478 Meridian Professional Surveyor Inc. 4478
<b>ALTA / ACSM LAND TITLE SURVEY</b> PART OF THE SE 1/4 OF SECTION 8, T18N R10W, COUNTY OF CLATSOP, OREGON		17-1-2746 Survey No. 4478 Meridian Professional Surveyor Inc. 4478	
<b>MERIDIAN LAND SURVEYING</b> 1000 PINE STREET SUITE 100 PORTLAND, OREGON 97208 503.281.1111 www.meridianland.com		17-1-2746 Survey No. 4478 Meridian Professional Surveyor Inc. 4478	
DATE: 7/19/2018 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN SCALE: AS SHOWN COUNTY: CLATSOP CITY: PORTLAND	DATE: 7/19/2018 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN SCALE: AS SHOWN COUNTY: CLATSOP CITY: PORTLAND	17-1-2746 Survey No. 4478 Meridian Professional Surveyor Inc. 4478	





Genesee County GIS

Not logged in

2







**ATTACHMENT C**

**Project Description – See attached Project Description**

**Project Summary**

<b>Type of Use:</b>	Industrial
<b>Square Footage:</b>	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
<b>Number of Housing Units:</b>	Not Applicable
<b>Total Investment:</b>	\$14,250,000.00 (excluding land costs) by Developer, plus additional investments for Furniture, Fixtures and Equipment (FF&E) will be made by individual Tenants
<b>Additional Incentives:</b>	In addition to Brownfield TIF, Developer is seeking tax abatements, Grants and Loans
<b>Estimated Jobs – Construction:</b>	67.5 FTE Jobs over 10 month estimated construction period
<b>Estimated Jobs – Permanent:</b>	TBD based on tenants recruited for occupancy
<b>Project Timeline:</b>	Developer intends to start redevelopment activities after final approval of all incentives

## Attachment C

### Brownfield Plan for James P Cole Venture, LLC

*Provide a description of the project to be completed at the Property (the "Project")*

*Include details regarding development team, total investment amount, description of project use, number of temporary and permanent jobs, and additional financing incentives (IFT). See attached for Project renderings.*

#### **Project Description**

The proposed redevelopment site is the former DuPont Industrial Facility located at 1809 James P. Cole Boulevard in Flint, Genesee County, Michigan 48503 (the "Property").

The Property is a currently proposed to be 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 (the "Project").

The existing structures and buildings have been mostly unoccupied for several years. According to a Site Plan provided by Developer, 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 completed development will include two single or multiple tenant structures each of which can be expanded to accommodate growth of an existing tenant or additional tenants within the proposed structures.

The Project will be 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. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

Developer does not currently employ any employees at the Property as there are no existing operations.

The development of the Project on the Property is comprised of two proposed new 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 total of 67.5 FTE jobs with an 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).

As the proposed tenants for the new buildings have not been identified at this time, the actual estimated new full-time jobs being created by the Project are not yet determined. However, using U.S. Energy Information Administration (USEIA), Office of Energy Consumption and Efficiency Statistics, job creation can be estimated based on the proposed building square footage and national ratios for jobs on a per square foot basis. As the two new industrial buildings are proposed to be 90,000 ft<sup>2</sup> and 100,000 ft<sup>2</sup> and based on the USEIA data of "Median square feet per worker" of 1,442 ft<sup>2</sup>, the estimated new jobs per building to be created are 62.4 and 69.3, respectively.

See: <https://www.eia.gov/consumption/commercial/data/2012/bc/cfm/b2.php>

According to Payscale.com, the "Average Production Worker Hourly Pay in Flint, Michigan is \$13.24."

See:

[https://www.payscale.com/research/US/Job=Production\\_Worker/Hourly\\_Rate/32d28c9e/Flint-MI](https://www.payscale.com/research/US/Job=Production_Worker/Hourly_Rate/32d28c9e/Flint-MI)

Based on the foregoing projections, the estimated new permanent FTE jobs payroll being created by the Project is 62.4 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,718,812.76 and 69.3 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,909,791.96 or a total estimated payroll of **\$3,628,604.72**.

#### **Development Team**

##### **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  
M: (312) 543-1250  
E: [mona.navitsky@dearcapcre.com](mailto:mona.navitsky@dearcapcre.com)

##### **Entity Members**

Please see the attached Ownership Description

##### **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)

T ( ) -

M ( ) -

E

W www.

**Status of the site  
planning/permitting  
process**

The Project will be 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. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

**Other Incentives**

In addition to Brownfield TIF, Developer intends to apply for Grants, Loans and Job Training incentives.

Tenant(s)/Occupant(s) intend to apply for an Industrial Facilities Tax Abatement under the Plant Rehabilitation and Industrial Development Districts Act, P.A. 198 of 1974, as amended for a 12 year period.

See attached for Project drawings and renderings.

**Job Creation and Economic Development**

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). As the proposed tenants for the Project are unknown, AES projected the estimated number of jobs using U.S. Energy Information Administration (USEIA), Office of Energy Consumption and Efficiency Statistics, job creation can be estimated based on the proposed building square footage and national ratios for jobs on a per square foot basis. AES also obtained and used information on hourly wages from Payscale.com. According to Payscale.com, the "Average Production Worker Hourly Pay in Flint, Michigan is \$13.24. As the two new industrial buildings are proposed to be 90,000 ft<sup>2</sup> and 100,000 ft<sup>2</sup> and based on an the USEIA data of "Median square feet per worker" of 1,442 ft<sup>2</sup>, the estimated new jobs per building to be created are 62.4 FTE and 69.3 FTE, respectively. Based on the foregoing projections, the estimated new permanent FTE jobs payroll being created by the Project is 62.4 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,718,812.76 and 69.3 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,909,791.96 or a total estimated payroll of \$3,628,604.72. Please see the tables below for a

**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>					<b>90</b>	<b>\$8,751,600.00</b>	<b>0.8</b>	<b>67.5</b>	<b>\$6,563,700.00</b>

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	<b>Total</b>	<b>9.0</b>	<b>0.8</b>

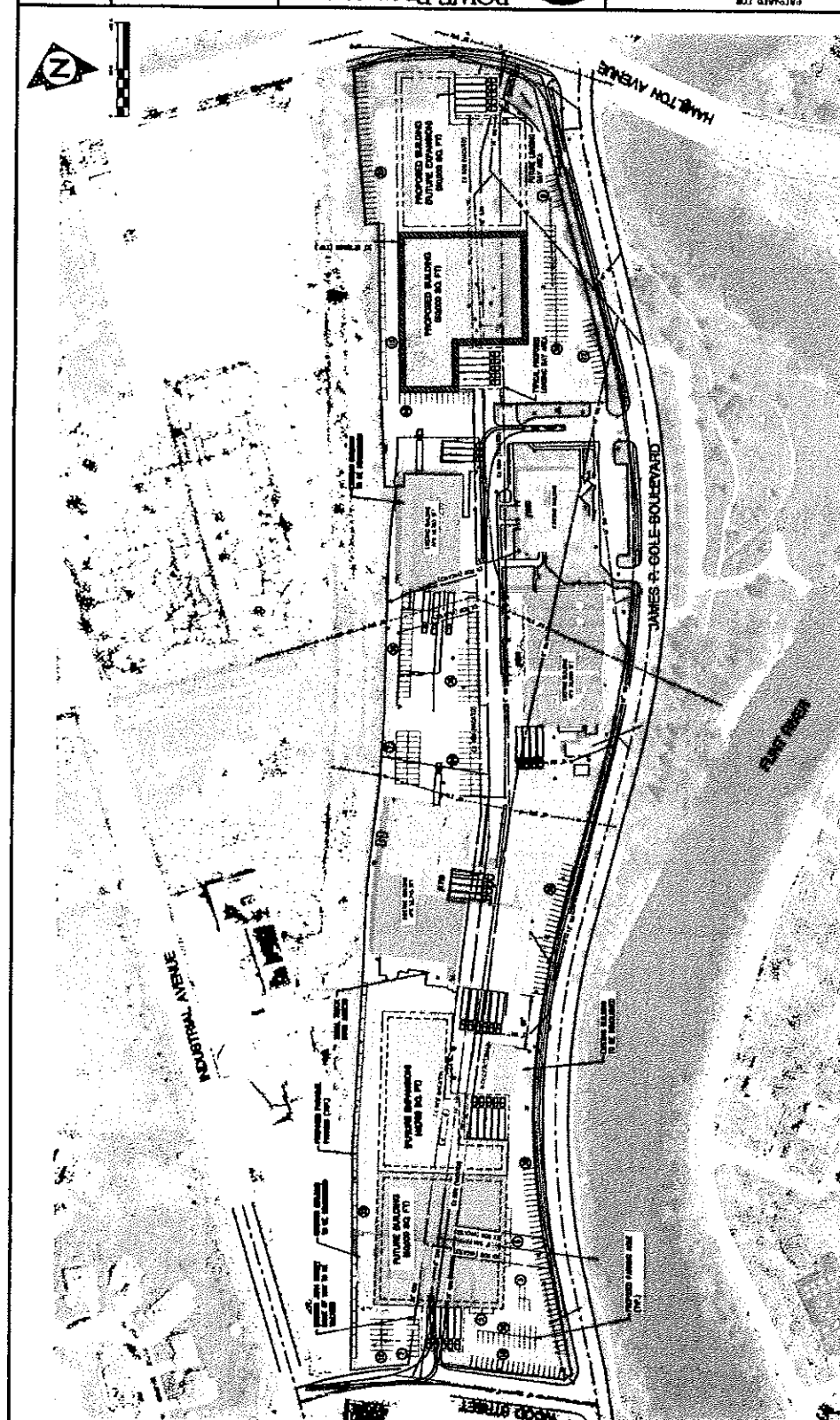
Table 2: Post Construction Phase / Permanent Job Creation and Direct Economic Impact

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	Warehouse, Production	\$13.24	40	\$27,539.20	62.4	\$1,718,446.08	Permanent	TBD	\$1,718,446.08
Building #1					62.4	\$1,718,446.08			\$1,718,446.08
Building #2	Warehouse, Production	\$13.24	40	\$27,539.20	69.3	\$1,908,466.56	Permanent	TBD	\$1,908,466.56
Building #2					69.3	\$1,908,466.56			\$1,908,466.56
<b>Total Estimated Jobs and Project Payroll (Annually)</b>						<b>\$3,626,912.64</b>			<b>\$3,626,912.64</b>

As the proposed tenants for the Project are unknown, AES projected the estimated number of jobs using U.S. Energy Information Administration (USEIA), Office of Energy Consumption and Efficiency Statistics, job creation can be estimated based on the proposed building square footage and national ratios for jobs on a per square foot basis. AES also obtained and used information on hourly wages from Payscale.com. According to Payscale.com, the "Average Production Worker Hourly Pay in Flint, Michigan is \$13.24. As the two new industrial buildings are proposed to be 90,000 ft<sup>2</sup> and 100,000 ft<sup>2</sup> and based on an the USEIA data of "Median square feet per worker" of 1,442 ft<sup>2</sup>, the estimated new jobs per building to be created are 62.4 FTE and 69.3 FTE, respectively. Based on the foregoing projections, the estimated new permanent FTE jobs payroll being created by the Project is 62.4 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,718,446.08 and 69.3 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,908,466.56 or a total estimated payroll of \$3,626,912.64. Please see the tables below for a summary of direct economic benefits resulting from the Project.

OPTION 4  
INDUSTRIAL SITE  
FLINT, MICHIGAN  
CONCEPT SITE PLAN

ROWE PROFESSIONAL SERVICES COMPANY







**Exhibit A**  
**PROPOSED DUPONT INDUSTRIAL FACILITY**  
**Brownfield Redevelopment Plan**

**ATTACHMENT D**

**Supportive Letters**

## ATTACHMENT E

### Estimated Cost of Eligible Activities Tables

#### ESTIMATED COST OF ELIGIBLE ACTIVITIES SUMMARY

Description of Eligible Activities	Estimated Cost Bldg#1	Estimated Cost Bldg#2	Activity Total <sup>1</sup>
Brownfield Plan and Act 381 Work Plan			\$30,000.00
Baseline Environmental Assessment Activities	\$22,900.00	\$22,900.00	\$45,800.00
Due Care Activities	\$328,500.00	\$321,500.00	\$650,000.00
Response Activities	\$83,500.00	\$83,500.00	\$167,000.00
Demolition Activities	\$50,000.00	\$225,000.00	\$275,000.00
Infrastructure Improvements	\$472,948.00	\$464,360.00	\$937,308.00
Site Preparation	\$218,200.00	\$218,200.00	\$436,400.00
<b>Sub-Total Site Eligible Activities</b>	<b>\$1,176,048.00</b>	<b>\$1,335,460.00</b>	<b>\$2,541,508.00</b>
FBRA Administration Costs			\$973,411.00
Local Site Remediation Revolving Fund			\$1,044,652.00
<b>Total Estimated Cost to be Funded Through TIF</b>			<b>\$4,559,571.00</b>

<sup>1</sup>Does not include 15% Act 381 Contingency



**TABLE 1 - TOTAL PROPOSED EGLE ELIGIBLE ACTIVITY COSTS  
BROWNFIELD PLAN  
PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (90,000 sq ft 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
<b>Due Care Activities (MCL §125.2652(2)(i) and (m))</b>			
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
<b>Response Activities (MCL §125.2652(2)(i) and (o)(i) and (ii))</b>			
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
<b>ENVIRONMENTAL COSTS SUBTOTAL</b>	<b>\$0</b>	<b>\$434,900</b>	<b>\$434,900</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS</b>			
<b>Contingency</b>			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$61,800	\$61,800
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(e)(i)(D))		\$7,500	\$7,500
<b>ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$0</b>	<b>\$504,200</b>	<b>\$504,200</b>
<b>Agency Administrative Costs</b>			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
<b>DBRA Administrative and Operating Costs (15% of TIR Annually)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>GRAND TOTAL</b>	<b>\$0</b>	<b>\$504,200</b>	<b>\$504,200</b>

**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))	\$7,500
<b>GRAND TOTAL</b>	<b>\$859,820</b>

5/10/2021 10:00 AM  
10/31/2020 10:00 AM  
10/31/2020 10:00 AM

**TABLE 1 - TOTAL PROPOSED EGLE ELIGIBLE ACTIVITY COSTS**  
**BROWNFIELD PLAN**  
**PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (100,000 sq ft 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	\$60,750	\$60,750
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))		\$7,500	\$7,500
ELIGIBLE ACTIVITY COSTS SUBTOTAL	\$0	\$496,150	\$496,150
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	\$496,150	\$496,150

**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))	\$7,500
<b>GRAND TOTAL</b>	<b>\$1,051,194</b>

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Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

**ATTACHMENT F**

**TIF Tables**



**Tax Increment Revenue Capture Estimates**  
**Former DuPont Facility Redevelopment**  
**James P. Cole Blvd**  
**Flint, Genesee County, Michigan**  
**October 31, 2020**

**EXHIBIT A-17 TABLE**

11 Month Total (Table 10) (B) Revenue - Total														
Year	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
State Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
State Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
State Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$ 117,616	\$ 118,328	\$ 119,052	\$ 119,788	\$ 120,535	\$ 121,294	\$ 1,213,200
Local Education Tax (S17)	\$ 12,795	\$ 13,134	\$ 13,544	\$ 13,707	\$ 14,041	\$ 14,314	\$ 14,602	\$ 14,902	\$ 15,214	\$ 15,538	\$ 15,874	\$ 16,221	\$ 16,580	\$ 166,002
Local Operating Tax	\$ 98,115	\$ 99,387	\$ 100,697	\$ 101,106	\$ 101,513	\$ 101,915	\$ 102,314	\$ 102,714	\$ 103,114	\$ 103,514	\$ 103,914	\$ 104,314	\$ 104,714	\$ 1,047,196
Local Total	\$ 110,910	\$ 112,521	\$ 114,241	\$ 114,813	\$ 115,555	\$ 116,229	\$ 116,916	\$						





Tax Incremental Revenue Reimbursement Allocation Table  
Former DuPont Facility Redevelopment  
James P. Cole Blvd, Flint, Genesee County, Michigan  
October 31, 2020

Developer Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	64.70%	\$ 3,064,107		\$ 3,064,107
Local	35.30%	\$ 1,810,835		\$ 1,810,835
<b>Total</b>	<b>100%</b>	<b>\$ 4,874,942</b>		<b>\$ 4,874,942</b>

EXHIBIT A: TIF TABLE

Estimated Capex	\$ 379,431
Estimated Opex	\$ 300,000
Total Estimated Reimbursement	\$ 679,431

Estimated GGI	71
Years of Plan	10

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total State Incremental Revenue	\$ 110,134	\$ 114,446	\$ 118,568	\$ 122,447	\$ 126,004	\$ 129,272	\$ 132,272	\$ 135,044	\$ 137,544	\$ 139,844	\$ 141,911	\$ 143,722	\$ 145,288	\$ 146,611	\$ 147,711	\$ 148,611	\$ 149,311	\$ 149,811	\$ 150,111	\$ 150,311	\$ 150,411	\$ 150,511	\$ 150,611	\$ 150,711	\$ 150,811	\$ 150,911	\$ 151,011	\$ 151,111	\$ 151,211	\$ 151,311
State Reimbursement (Total GGI of 35%)	\$ 38,147	\$ 39,755	\$ 41,355	\$ 42,811	\$ 44,222	\$ 45,588	\$ 46,911	\$ 48,188	\$ 49,411	\$ 50,588	\$ 51,711	\$ 52,788	\$ 53,811	\$ 54,788	\$ 55,711	\$ 56,588	\$ 57,411	\$ 58,188	\$ 58,911	\$ 59,588	\$ 60,211	\$ 60,788	\$ 61,311	\$ 61,811	\$ 62,311	\$ 62,811	\$ 63,311	\$ 63,811	\$ 64,311	\$ 64,811
Local Reimbursement	\$ 71,987	\$ 74,691	\$ 77,213	\$ 79,636	\$ 81,772	\$ 83,688	\$ 85,355	\$ 86,855	\$ 88,133	\$ 89,255	\$ 90,200	\$ 91,044	\$ 91,777	\$ 92,422	\$ 93,000	\$ 93,522	\$ 94,000	\$ 94,422	\$ 94,800	\$ 95,177	\$ 95,500	\$ 95,811	\$ 96,111	\$ 96,411	\$ 96,711	\$ 97,011	\$ 97,311	\$ 97,611	\$ 97,911	\$ 98,211
Total Incremental Revenue	\$ 182,121	\$ 189,137	\$ 195,781	\$ 202,083	\$ 207,976	\$ 212,960	\$ 217,627	\$ 221,959	\$ 226,055	\$ 229,800	\$ 233,422	\$ 236,833	\$ 240,000	\$ 242,999	\$ 245,711	\$ 248,200	\$ 250,522	\$ 252,711	\$ 254,788	\$ 256,777	\$ 258,666	\$ 260,444	\$ 262,111	\$ 263,777	\$ 265,388	\$ 266,944	\$ 268,444	\$ 269,888	\$ 271,277	\$ 272,611
Local Tax Incremental Revenue	\$ 140,134	\$ 144,446	\$ 148,568	\$ 152,447	\$ 156,004	\$ 159,272	\$ 162,272	\$ 165,044	\$ 167,544	\$ 169,844	\$ 171,911	\$ 173,722	\$ 175,288	\$ 176,611	\$ 177,711	\$ 178,611	\$ 179,311	\$ 179,811	\$ 180,111	\$ 180,311	\$ 180,411	\$ 180,511	\$ 180,611	\$ 180,711	\$ 180,811	\$ 180,911	\$ 181,011	\$ 181,111	\$ 181,211	\$ 181,311
Local Tax Reimbursement	\$ 47,978	\$ 49,755	\$ 51,355	\$ 52,811	\$ 54,222	\$ 55,588	\$ 56,911	\$ 58,188	\$ 59,411	\$ 60,588	\$ 61,711	\$ 62,788	\$ 63,811	\$ 64,788	\$ 65,711	\$ 66,588	\$ 67,411	\$ 68,188	\$ 68,911	\$ 69,588	\$ 70,211	\$ 70,788	\$ 71,311	\$ 71,811	\$ 72,311	\$ 72,811	\$ 73,311	\$ 73,811	\$ 74,311	\$ 74,811
Total Local Incremental Revenue	\$ 92,156	\$ 94,691	\$ 97,213	\$ 99,636	\$ 101,772	\$ 103,688	\$ 105,355	\$ 106,855	\$ 108,133	\$ 109,255	\$ 110,200	\$ 111,044	\$ 111,777	\$ 112,422	\$ 113,000	\$ 113,522	\$ 114,000	\$ 114,422	\$ 114,800	\$ 115,177	\$ 115,500	\$ 115,811	\$ 116,111	\$ 116,411	\$ 116,711	\$ 117,011	\$ 117,311	\$ 117,611	\$ 117,911	\$ 118,211
Local Tax Reimbursement	\$ 30,178	\$ 31,000	\$ 31,777	\$ 32,500	\$ 33,177	\$ 33,800	\$ 34,377	\$ 34,900	\$ 35,377	\$ 35,850	\$ 36,322	\$ 36,794	\$ 37,266	\$ 37,738	\$ 38,211	\$ 38,683	\$ 39,155	\$ 39,627	\$ 40,099	\$ 40,571	\$ 41,044	\$ 41,516	\$ 41,988	\$ 42,460	\$ 42,932	\$ 43,404	\$ 43,876	\$ 44,348	\$ 44,820	\$ 45,292
Total Local Tax Incremental Revenue	\$ 61,978	\$ 63,691	\$ 65,436	\$ 67,136	\$ 68,595	\$ 70,011	\$ 71,377	\$ 72,688	\$ 73,944	\$ 75,155	\$ 76,311	\$ 77,466	\$ 78,622	\$ 79,777	\$ 80,933	\$ 82,088	\$ 83,244	\$ 84,399	\$ 85,555	\$ 86,711	\$ 87,866	\$ 89,022	\$ 90,177	\$ 91,333	\$ 92,488	\$ 93,644	\$ 94,800	\$ 95,955	\$ 97,111	\$ 98,266
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Local Tax Reimbursement	\$ 15,000	\$ 15,333	\$ 15,666	\$ 16,000	\$ 16,333	\$ 16,666	\$ 17,000	\$ 17,333	\$ 17,666	\$ 18,000	\$ 18,333	\$ 18,666	\$ 19,000	\$ 19,333	\$ 19,666	\$ 20,000	\$ 20,333	\$ 20,666	\$ 21,000	\$ 21,333	\$ 21,666	\$ 22,000	\$ 22,333	\$ 22,666	\$ 23,000	\$ 23,333	\$ 23,666	\$ 24,000	\$ 24,333	\$ 24,666
Total Local Tax Reimbursement	\$ 15,000																													

**Tax Increment Revenue Reimbursement Allocation Table**  
**Former DuPont Facility Redevelopment**  
**James P. Cole Blvd, Flint, Genesee County, Michigan**  
**October 31, 2020**

## CONCEPT A: THE TABLE

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
Total State Unemployment Reserve	\$ 130,819	\$ 132,136	\$ 133,445	\$ 134,754	\$ 136,063	\$ 137,372	\$ 138,681	\$ 139,990	\$ 141,299	\$ 142,608	\$ 143,917	\$ 145,226	\$ 146,535	\$ 1,465,534
State Reserve Available for Unemployment	\$ 130,819	\$ 132,136	\$ 133,445	\$ 134,754	\$ 136,063	\$ 137,372	\$ 138,681	\$ 139,990	\$ 141,299	\$ 142,608	\$ 143,917	\$ 145,226	\$ 146,535	\$ 1,465,534
Total Local Unemployment Reserve	\$ 224,809	\$ 227,859	\$ 230,909	\$ 233,959	\$ 237,009	\$ 240,059	\$ 243,109	\$ 246,159	\$ 249,209	\$ 252,259	\$ 255,309	\$ 258,359	\$ 261,409	\$ 2,614,009
Local Reserve Available for Unemployment	\$ 224,809	\$ 227,859	\$ 230,909	\$ 233,959	\$ 237,009	\$ 240,059	\$ 243,109	\$ 246,159	\$ 249,209	\$ 252,259	\$ 255,309	\$ 258,359	\$ 261,409	\$ 2,614,009
Total Unemployment Reserve	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
Unemployment Reserve Available for Unemployment	\$ 355,628	\$ 360,000	\$ 364,354	\$ 368,713	\$ 373,072	\$ 377,431	\$ 381,790	\$ 386,149	\$ 390,508	\$ 394,867	\$ 399,226	\$ 403,585	\$ 407,944	\$ 4,079,543
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**Comments.** The AIA administrative fee is 1.7% with a \$200,000 cap. The plan's proportionate share of all tax increment revenue covers for administrative fees per PA 362.

June 2017

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

**ATTACHMENT G**

**Environmental Department Acknowledgement and Other Environmental  
Documents**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING DISTRICT OFFICE



C. HEIDI GRETHNER  
DIRECTOR

September 17, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL  
ASSESSMENT**

**BEA ID:** B201802506LA

**Legal Entity:** James P Cole Venture LLC, 27 Forest Lane, South Barrington,  
Illinois 60010

**Property Address:** 1809 James P Cole Boulevard, Flint, Genesee County, Michigan

On September 13, 2018, the Michigan Department of Environmental Quality (MDEQ) received a Baseline Environmental Assessment (BEA) dated September 10, 2018, for the above legal entity and property. This letter is your acknowledgement that the MDEQ has received and recorded the BEA. The MDEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

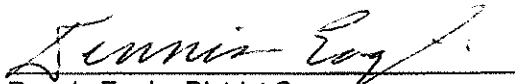
The MDEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the MDEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor  
Lansing District Office  
Remediation and Redevelopment Division  
Michigan Department of Environmental Quality  
525 West Allegan Street  
P.O. Box 30242  
Lansing, Michigan 48909  
517-614-8544  
[eagled@michigan.gov](mailto:eagled@michigan.gov)

Enclosure

cc: Environmental Consulting & Technology Inc.



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY – REMEDIATION AND  
REDEVELOPMENT DIVISION, PO BOX 30426, LANSING, MICHIGAN 48909-7926,  
Phone 517-373-9837, Fax 517-373-2637

FOR DEQ USE ONLY  
BEA SUBMITTAL #

BA0702500LA

### Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

#### Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: **James P Cole Venture, LLC**

Address: **27 Forest Lane**

City: **South Barrington** State: **IL** ZIP: **60010**

Contact Person (Name & Title): **Ms. Ramona Navitsky - Treasurer**

Telephone: **(312) 543-1250**

Email: **mona.navitsky@dearcapcre.com**

Contact for BEA questions if different from submitter:

Name & Title: **Mr. John D'Addona - Principal Engineer**

Company: **Environmental Consulting & Technology, Inc.**

Address: **2200 Commonwealth Blvd., Suite 300**

City: **Ann Arbor** State: **MI** ZIP: **48105**

Telephone: **(734) 769-3004** Email: **jdaddona@ectinc.com**

#### Section B: Property Information

Street Address of Property: **1809 James P Cole Blvd**

City: **Flint** State: **MI** Zip: **48503**

City/Village/Township: **City of Flint**

Property Tax ID (include all applicable IDs):  
**41-06-452-014 & 41-06-452-015**

Address according to tax records, if different than above  
(include all applicable addresses):

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Status of submitter relative to the property  
(check all that apply):

	Former	Current	Prospective
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

County: **Genesee**

Town: **7 North** Range: **7 East** Section: **6 and 7**  
Quarter: \_\_\_\_\_ Quarter-Quarter: \_\_\_\_\_

Decimal Degrees Latitude: **43.0324828**  
Decimal Degrees Longitude: **83.684671**

Reference point for latitude and longitude:

Center of site ☒ Main/front door ☐  
Front gate/main entrance ☐ Other ☐

Collection method:

Survey ☐ GPS ☒ Interpolation

#### Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown ☐

Part 201 Site ID, if known: \_\_\_\_\_

Property - Leaking Underground Storage Tank regulated pursuant to Part 213 ☐

Part 211/213 Facility ID, if known: \_\_\_\_\_

Oil or gas production and development regulated pursuant to Part 615 or 625 ☐

Licensed landfill regulated pursuant to Part 115 ☐

Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111 ☐

RECEIVED

SEP 13 2018

MDEQ - RRD  
LANSING DISTRICT OFFICE

#### Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: **07/11/2018**

Date Baseline Environmental Assessment Report conducted: **09/10/2018**

Date submitter first became the owner: **09/14/2018**

Date submitter first became the operator:	09/14/2018
Date submitter first became the operator (if prior to ownership):	N/A
Anticipated date of becoming the owner for prospective owners:	N/A
Anticipated date of becoming the operator for prospective operators:	N/A
If former owner or operator of this property, prior dates of being the owner or operator.	N/A

**Section E: Check the appropriate response to each of the following questions:**

	YES	NO
1 Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Section F: Environmental Consultant Signature:**

*I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.*

Signature: John D'Addona, P.E. Date: September 10, 2018

Printed Name: John D'Addona, P.E.

Company: Environmental Consulting & Technology, Inc.

Mailing Address: 2200 Commonwealth, Suite 300 City: Ann Arbor State: MI Zip: 48105

Telephone: (734) 769-3004

E-Mail: jdaddona@ectinc.com

**Section G: Legal Entity Signature:**

*With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.*

Signature: Ramona Navitsky Date: September 7, 2018

(Person legally authorized to bind the legal entity)

Printed Name: Ms. Ramona Navitsky

Title and Relationship of signatory to submitter: Treasurer

Address: 27 Forest Lane

City: South Barrington

State: IL

Zip: 60010

Telephone: (312) 543-1250

E-Mail: mona.navitsky@dearcapcre.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at [www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd).



*2200 Commonwealth Blvd., Suite 300, Ann Arbor, Michigan 48105*

## **BASELINE ENVIRONMENTAL ASSESSMENT**

**Parcels 41-06-452-014 & 41-06-452-015  
JAMES P. COLE BOULEVARD  
FLINT, MICHIGAN 48503**

**For submission to:**  
Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Lansing District Office  
525 West Allegan Street  
P.O. Box 30242  
Lansing, Michigan 48909

**September 10, 2018**

ECT No. 180509-0100

*Complex Challenges . . . PRACTICAL SOLUTIONS*



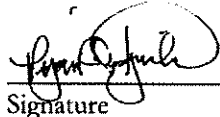
## Document Review

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The dual signatory process is an integral part of Environmental Consulting & Technology, Inc.'s (ECT's) Document Review Policy No. 9.03. All ECT documents undergo technical/peer review prior to dispatching these documents to any outside entity.

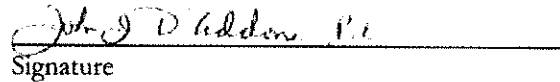
This document has been authored and reviewed by the following employees:

Ryan Higuchi  
Author

  
Signature

September 10, 2018  
Date

John D'Addona, P.E.  
Peer Review

  
Signature

September 10, 2018  
Date

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## **TABLES**

- Table 1 – Soil Analytical Summary
- Table 2 – Groundwater Analytical Summary

## **FIGURES**

- Figure 1 – Subject Property Location
- Figure 2 – Site and Surrounding Properties Map
- Figure 3 – Sample Location Map

## **APPENDICES**

- Appendix A—Phase I Environmental Site Assessment, AKT Peerless, July 11, 2018
- Appendix B—Soil Boring Logs
- Appendix C—Laboratory Testing Results
- Appendix D—Baseline Environmental Assessment, AMEC, February 2013  
Baseline Environmental Assessment, Applied Science, Inc.,  
September 2016

## List of Acronyms

AAI	All Appropriate Inquiry
AKT	AKT-Peerless
AMEC	AMEC Environment & Infrastructure, Inc.
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BEA	Baseline Environmental Assessment
BGS	Below Ground Surface
CAS	Chemical Abstract Service Number
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
COC	Chain of Custody
CREC	Controlled Recognized Environmental Condition
DC	Direct Contact
ECT	Environmental Consulting & Technology, Inc.
EDR	Environmental Data Resources, Inc.
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System/Facility Registry System
GRCC	Generic Residential Cleanup Criteria
GSI	Groundwater Surface Water Interface
HREC	Historical Recognized Environmental Condition
JPCV	James P. Cole Ventures, LLC
MDEQ	Michigan Department of Environmental Quality
NonGen	Non-generator
NREPA	Natural Resources and Environmental Protection Act
LUST	Leaking Underground Storage Tank
PCB	Polychlorinated biphenyls
PNA	Polynuclear aromatics
PID	Photoionization Detector
PPM	Parts per Million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVIAI	Soil Volatilization to Indoor Air Inhalation
SVOC	Semi-volatile Organic Compounds
SWDBG	State-wide Default Background
SWF/LF	Solid Waste Facilities/Landfill
USCS	Unified Soil Classification System
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
WDS	Waste Data System

## 1.0 Introduction and Discussion

---

This Baseline Environmental Assessment (BEA), as defined by the Environmental Remediation, Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, and the Part 201 Rules promulgated thereunder, has been completed by Environmental Consulting & Technology, Inc. (ECT) on behalf of James P. Cole Venture, LLC (JPCV), for the approximately 17.99-acre property comprised of two (2) parcels of 16.09 acres (Parcel A) located at 1809 James P. Cole Boulevard, and 1.90 acres (Parcel B) located at James P. Cole Boulevard in Flint, Michigan 48503 (herein referred to as the Subject Property). This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of NREPA PA 451 of 1994, as amended (Part 201).

In conducting this BEA, ECT has considered the results of a historical property use review and a physical reconnaissance performed in general conformance with the scope and limitation of American Society for Testing and Materials (ASTM) Practice E 1527-13. ECT has also obtained and reviewed data from sampling and analytical testing to adequately describe the environmental conditions that exist at the Subject Property at the time of the acquisition by the Submitter.

### 1.1 Owner/Operator Information

The purchaser of the Subject Property and Submitter of this BEA is James P. Cole Venture, LLC.

### 1.2 Intended Use of Property

The Submitter intends to redevelop the Subject Property consistent with local zoning and land-use ordinances. Operations on the Subject Property will not require the use of hazardous substances in a manner that would be considered a significant hazardous substance use as defined in Rule 901(o). This is the basis for being able to distinguish the existing contamination from any future release of a hazardous substance on the Subject Property.

### 1.3 Executive Summary of AAI

On July 11, 2018, AKT-Peerless (AKT), on behalf of JPCV, completed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the Subject Property. The Phase I ESA identified five (5) recognized environmental conditions (RECs) in connection with the Subject Property which are as follows:

**REC 1 -** *"The subject property operated for industrial purposes from 1901 until 1996, specifically as a varnish and spring manufacturer from 1901 until the early 1920s, and then as DuPont from the early 1920s until 1996. Operations on the subject property included the use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes.*

*Moreover, the subject property was identified on the Waste Data System (WDS) database, the Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC) database, the Resource Conservation and Recovery Act - Generator Facilities (RCRAGR05) database, the Resource Conservation & Recovery Act Sites with Controls (RCRAS) database, the Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities (RCRAT)*

database, the Baseline Environmental Assessment (BEA) database, the Biennial Reporting System (BRS) database, the Enforcement and Compliance History Online (ECHO05) database, the Facility Registration System (FRSAM) database, the Institutional and Engineering Controls Registry (IEEC) database, the Inventory of Facilities (IF) database, Registered Underground Storage Tank (RUST), the Registered Aboveground Storage Tank (RAST) database, the Leaking Underground Storage Tank (LUST) database, and the Toxics Release Inventory (TRI) database.

According to the RUST database, seven USTs were removed from the ground. Additionally, MDEQ RRD file documentation confirmed a release (C-0226-89) of an unknown substance on June 5, 1989. The confirmed release was granted "closure" by the MDEQ on October 13, 1998. The results of subsurface investigations conducted between 1989 and 2015 identified soil and groundwater contamination at the subject property. Several compounds including benzene, ethylbenzene, 1,2,4-trimethylbenzene isomers, xylenes, benzo(g,h,i)perylene, fluoranthene, indo(1,2,3-cd)pyrene, arsenic, chromium, cobalt, and cyanide were identified in on-site soil and groundwater samples exceeding the current MDEQ Part 201 residential cleanup criteria (RCC).

Based on laboratory analytical results, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (P.A.) 451, 1994, as amended. A BEA was subsequently disclosed to the MDEQ based upon the facility designation. In AKT Peerless' opinion, the historical use of the subject property and the presence of known contamination at the subject property represent a REC.

Multiple subsurface investigations were conducted on the subject property between 1989 and 2015 to address previously identified environmental concerns. It is AKT Peerless' opinion, the recognized environmental concerns discussed above have been adequately evaluated and no further subsurface investigation activities are recommended at this time. However, as noted previously, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan P.A. 451, 1994, as amended. Therefore, AKT Peerless recommends any future owner(s)/operator(s) prepare a BEA report and conduct a Section 20107(a) Documentation of Due Care Compliance (DDCC) Analysis prior to future use and occupancy."

**REC 2** - "The northern adjoining property (902 E Hamilton Avenue) historically operated for industrial purposes since at least 1914 until at least 1999. This adjoining property was identified on the Inventory of Facilities (IF) database and the PART 201 database. This adjoining property was also identified on the RUST database with 94 USTs, in which 90 have been removed and 4 are currently in use. This adjoining property was identified on the LUST database with 18 releases, of which 12 are currently listed as "open" by the MDEQ. In AKT Peerless' opinion, the known contamination related to the historical uses of the northern adjoining property and the 12 open releases represents a REC."

**REC 3** - "The southwestern adjoining property (1513 St John Street, historically 1517 St John Street) operated as an automotive repair shop since at least 1928 until at least 1967. This adjoining property was identified on the WDS database and the RUST database with one UST, which was removed on January 19, 1999. Additionally, MDEQ RRD file documentation confirmed a release (C-0047-99) of an unknown substance on January 19, 1999. The confirmed release was granted "closure" by the MDEQ on May 16, 1999. In AKT Peerless' opinion, the historical uses of the southwestern adjoining property and historical release represents a REC."

**REC 4** - "The western adjoining property (1620 Industrial Avenue) is currently being utilized for the storage of demolition debris. This adjoining property has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database, the PART 201 database, and the BEA database. Additionally, MDEQ RRD file documentation confirmed a release (C-0146-85) of an unknown substance on June 2, 1987. The confirmed release remains "open" with the MDEQ. In AKT Peerless' opinion, the current use of the western adjoining property, the known contamination related to the historical uses of this adjoining property, and the open release represents a REC."

**REC 5** - "The western adjoining property (1002 E Hamilton Avenue) has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database with a BEA. In AKT Peerless' opinion, that the known contamination related to the historical uses of this adjoining property represents a REC."

Based on these findings, AKT recommended further site investigation and/or assessment for RECs 2 through 5 in order to evaluate potential contaminant migration onto the Subject Property.

The Phase I ESA also identified a Controlled Recognized Condition (CREC) in connection to the Subject Property pertaining to the following:

**CREC 1-** *"According to information obtained from a review of Michigan Department of Environmental Quality (MDEQ) file information, a restrictive covenant was set in place for two locations on Parcel A of the Subject Property dated May 29, 2009. The restrictive covenant includes a land use restriction that prohibits the use of the two areas of the subject property that are not in compliance with the limited or site-specific land use category; it also prohibits groundwater use for any purposes, except for wells and devices that are part of an MDEQ-approved response activity. With these considerations, contamination will remain on site at concentrations that exceeds the MDEQ, Part 201/213 (1994 P.A. 451) Residential Risk Based Screening Levels. Consequently, the subject property is a "facility" as that term as defined in Part 201."*

A copy of AKT's Phase I ESA is attached hereto as **Appendix A**.

The Submitter is unaware of any abandoned or discarded containers currently present on the Subject Property. Therefore, form BQP4476 is not required as part of this BEA.

## 1.4 Exceptions or Deletions from AAI Rule

The Phase I ESA included a review of current plat maps, historical plat maps, city directories, aerial photographs, topographic maps, property deeds, tax assessor's records, building permits, environmental reports, historical sources, and personal interviews conducted with individuals and public officials having knowledge of the Subject Property. A systematic review of environmental databases maintained by state and federal government agencies was also performed as required and defined by ASTM Practice E 1527-13. Accordingly, while ECT is unaware of any limitations or exceptions from the standard practice, it recognizes inherent limitations for Phase I ESAs in general, including but not limited to the elimination of uncertainty, non-exhaustive assessment and variable level of inquiry. Readers of this BEA are directed to Section 1.3 of AKT's Phase I ESA for an explanation of these limitations (**Appendix A**).

## 1.5 Discussion of Data Gaps

In accordance with ASTM Practice E 1527-13, the identification of data gaps, as well as comments on their significance on the ability to identify RECs for the Subject Property is required. As stated in Section 9.0 of the Phase I ESA, AKT identified the following deviations or "significant" data gaps, as defined by §312.10 of AAI final rule and §12.7 of ASTM E1527-13 for the Subject Property:

- *"Due to data failure, AKT Peerless was unable to determine the past development or use of the subject property prior to 1898 after review of reasonably ascertainable historical sources. AKT Peerless considers this to be a significant data gap (as defined by ASTM Practice E 1527) which may have impacted AKT Peerless' ability to identify RECs in connection with the subject property."*

## 1.6 Previous Baseline Environmental Assessments

ECT is aware of two (2) previous BEAs that were prepared for the Subject Property. A summary of the data collected in support of these BEAs are as follows:

#### **AMEC Environmental & Infrastructure – February 2013**

A BEA was prepared and filed by AMEC Environment & Infrastructure, Inc. (AMEC) on behalf of the Mullins Land Company, LLC in February 2013. The BEA was completed based on the identification of seven (7) RECs from a prior Phase I ESA dated January 2013 that was completed by AMEC. These RECs included:

- The historical use of the subject property for manufacturing of varnishes, paints, and adhesives,
- The historical environmental database listings,
- The presence of an operating groundwater treatment system designed to recover light non-aqueous phase liquid (LNAPL) and contaminated groundwater,
- The recorded deed restriction,
- The historical presence of a railroad west of the subject property,
- The historical presence of automobile component factories and bulk petroleum storage facilities on the western adjoining property, and
- The historical presence of automobile component factories and documented releases on the northern adjoining properties.

As noted by AMEC, DuPont conducted several remedial investigations at the Subject Property that included the advancement of over 150 soil borings, the excavation of approximately 20 test pits, over 40 groundwater monitoring well installations, and the collection of soil and groundwater samples for laboratory analysis. AMEC compared soil and groundwater results to the MDEQ Part 201 Residential Cleanup Criteria (RCC). Soil and groundwater exceedances of these criteria were primarily located in the vicinity of Building 6 and a former UST area, located at the southeast property boundary. Based on these historical analytical testing results, DuPont reportedly excavated and disposed of all contaminated soil above the saturated zone that exceeded the MDEQ's Part 201 industrial direct contact criteria. A groundwater treatment system was also installed around the exterior of Subject Building 6, and two land and resource use restrictions areas were filed for the Subject Property.

#### **Applied Science, Inc. – September 2016**

A BEA was prepared and filed by Applied Science, Inc. on behalf of C3 PH, LLC in September 2016. Applied Science noted that DuPont entered into a Voluntary Corrective Action agreement with MDEQ that included the excavation of soil impacted above the MDEQ non-residential direct contact cleanup criteria, as well as the operation of a groundwater treatment system designed to remove contaminated groundwater and free product. In 2015, DuPont requested a no further action status with regard to the free product recovery with respect to the absence of free product for a period of 12 consecutive months.

Contamination was still noted on the Subject Property in soil and groundwater above the MDEQ Part 201 Residential Cleanup Criteria (RCC) for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide, therefore Applied Science concluded that the Subject Property met the definition of a facility as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended.

## **1.7 Discussion of Environmental Sampling**

AKT's Phase I report identifies a recognized environmental condition pertaining to the Subject Property's prior uses which involved use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes. A number of investigations between 1989 and 2015 identified soil and groundwater contaminant concentrations that exceeded generic residential cleanup criteria thereby characterizing the Subject Property as a *facility* as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended. Based on the comprehensive sample results, no further subsurface sampling of known on-site contaminant areas were completed for this BEA.



As a result of the findings in the Phase I ESA, ECT performed a Phase II environmental site investigation on August 20, 2018, on behalf of the Submitter for the purpose of evaluating the potential contamination from offsite sources on the Subject Property prior to its acquisition. Specifically, the following evaluation activities were completed:

### 1.7.1 Soil Sampling

Direct push drilling services were performed by Fibertec Environmental Services, Inc. (Fibertec) using a track-mounted Geoprobe® Model 6620 drilling rig. The final depths of the borings were determined in the field based on observed subsurface soil conditions, the potential migration pathways associated with the RECs, and the depth to groundwater. Six (6) soil borings, designated as GP-1 through GP-6, were completed to depths of 15 feet below ground surface (bgs), except at boring GP-6 where the boring was advanced to a depth of 10 feet bgs. Soil characteristics at each boring were described and logged by a field geologist in general accordance with the Unified Soil Classification System (USCS) and screened for ionizable volatile organic compounds (VOCs) using a MiniRae 3000 photoionization detector (PID) equipped with a 10.6 electron volt (eV) lamp. The PID had a minimum detection limit of 0.1 parts per million (ppm) and was calibrated daily prior to usage. The locations of the soil borings are depicted on **Figure 3**.

Soil borings GP-1, GP-2, GP-5, and GP-6 were located in areas where the construction of new buildings is proposed. For each of these locations, one (1) discrete soil sample was collected for laboratory analytical testing. The soil samples were collected within ten feet below the ground surface based on elevated PID screening results. If there were negligible differences in PID screening results through the soil column, a sample was collected based on soil types or visual observations or at the bottom of the 10-foot interval. Soil descriptions, sample collection intervals, and PID readings are shown on the soil boring logs provided in **Appendix B**. Soil samples selected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. All four (4) of the soil samples were analyzed for VOCs, polynuclear aromatics (PNAs), and 10-MI metals as described below in Section 1.7.3. The soil sampling locations are shown on **Figure 3**.

### 1.7.2 Groundwater Sampling

Groundwater samples were collected to evaluate the potential for the migration of contamination from an off-site source onto the Subject Property. Shallow groundwater samples were collected from temporary monitoring wells TMW-1 through TMW-6, located at soil borings GP-1 through GP-6, respectively. Groundwater was observed in all six (6) soil borings within the maximum explored depth of 15 feet. Temporary monitoring wells were installed using one-inch disposable polyvinyl chloride (PVC) monitoring wells with 10-slot five-foot screens. The depths of the temporary monitoring wells ranged from 9 to 15 feet bgs, depending on the presence of water-bearing soils observed at the soil boring. Groundwater samples were collected from five of the six temporary monitoring wells. TMW-4, located at GP-4, had insufficient groundwater to produce a groundwater sample. The screened depths of the temporary monitoring wells are included on the soil boring logs provided in **Appendix B**.

Groundwater samples were also collected from existing monitoring wells. Shallow groundwater samples were collected from MW-23S, MW-24S, MW-25S, and MW-26S with depths ranging from 6.6 to 12 feet. Deep groundwater samples were collected from MW-23D, MW-24D, MW-25D, and MW-26D with depths ranging from 68 to 89 feet. Five (5) groundwater samples from temporary monitoring wells (TMW-1, TMW-2, TMW-3, TMW-5, and TMW-6) and three (3) groundwater samples from the existing, deep monitoring wells (MW-23D, MW-24D, and MW-26D) were submitted for analysis for VOCs, PNAs, and 10-MI metals as described below in Section 1.7.3. PCBs were additionally requested for analysis at TMW-1 and MW-24D. Groundwater samples collected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. Samples collected from MW-23S, MW-24S, MW-25S, and MW-26S were not submitted for laboratory testing due to the lack of visual and olfactory evidence of contamination. The temporary and existing monitoring well locations are included on **Figure 3**.

### 1.7.3 Location of Known Contamination

#### Soil

A table comparing the results of the soil analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 1**. The soil sampling locations are shown on **Figure 3**. The analytical laboratory testing reports are included in **Appendix C**. Based on observed soil conditions and a review of the analytical testing results, ECT concluded the following:

- No VOCs were detected in the four (4) soil samples. The samples were collected to evaluate shallow contamination.
- No PNAs were detected in the four soil samples. The samples were collected to evaluate for shallow contamination.
- Metals were detected above laboratory reporting limits in all soil samples (from soil borings GP-1 through GP-4). The samples were collected to evaluate for shallow contamination in the vicinity of proposed buildings. A concentration of arsenic exceeds the state-wide default background (SWDBG), drinking water protection, groundwater surface water interface (GSI) protection, and residential direct contact. Concentrations of total chromium and selenium exceeds the SWDBG and the GSI protection. The concentration of mercury exceeds the GSI protection criterion, but not the SWDBG. Concentrations of barium, cadmium, copper, lead, silver, and zinc did not exceed their respective SWDBG or criteria. Concentrations of metals that exceed the residential criteria limit are discussed below.
  - Arsenic was detected in every sample at concentrations ranging from 1,400 to 9,900 µg/kg. The concentration of arsenic at GP-2 (3-5') exceeds the SWDBG value (5,800 µg/kg), the DW protection (4,600 µg/kg), the GSI (4,600 µg/kg) protection, and the residential direct contact (7,600 µg/kg) cleanup criteria. Under the Part 201 rules, background values for metals may be substituted for GRCC if the background concentrations are higher than the cleanup criteria. The arsenic concentration is above the SWDBG value, but it is below region-specific background values as presented in the Michigan Department of Environmental Quality (MDEQ) *Michigan Background Soil Survey 2005 (Updated 2015)*. MDEQ has begun accepting these regional soil background values based on the empirical average regional background concentration plus two standard deviations. Therefore, the acceptable background value for arsenic in clay soils within the Erie Glacial Lobe is 31,400 µg/kg. Substituting this value for GRCC results in arsenic concentrations not exceeding GRCC.
  - Chromium was detected in all soil samples at concentrations ranging from 4,000 to 27,000 µg/kg. The concentration of chromium collected from GP-1 (3-5') exceeds the SWDBG (18,000 µg/kg) and GSI protection (3,300 µg/kg) criterion. Due to a higher acute toxicity for hexavalent chromium (Cr(VI)) compared to the more commonly occurring trivalent chromium Cr(III), the Part 201 GRCC for chromium are based on the risks associated with Cr(VI). No Part 201 GRCC are established for Cr(III), but there is a SWDBG level for Cr(III) that is set at 18,000 µg/kg. The laboratory analyses performed for the soil samples represents a total chromium concentration, and does not differentiate between Cr(III) and Cr(VI). Unless additional analyses are performed to specifically test for Cr(VI), the conservative approach is to compare the reported concentrations to the Part 201 Cr(VI) GRCC and the Cr(III) background values.
  - Selenium was detected in two (2) soil samples at concentrations ranging from 240 to 630 µg/kg. The concentration of selenium collected from GP-2 (3-5') exceeds the SWDBG (410 µg/kg) and the GSI protection (400 µg/kg) cleanup criteria. The concentrations of arsenic, chromium, and selenium at GP-1 and GP-2 exceed their respective residential criteria.

### Groundwater

A table comparing the results of the groundwater analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 2**. The soil sampling locations are shown on **Figure 3**.

The analytical laboratory testing reports are included in **Appendix C**. Based on observed groundwater conditions and a review of the analytical testing results, ECT concluded the following:

- Several VOCs were detected in four groundwater samples: TMW-1, TMW-2, TMW-3, and TMW-5. The samples were collected to evaluate for potential contaminant migration onto the subject property. Benzene was detected in two groundwater samples (TMW-1 and TMW-5) at concentrations ranging from 1.2 to 180 µg/L. The concentrations of benzene at TMW-1 exceed the drinking water protection (5.0 µg/L) and GSI protection (12 µg/L) criteria. Isopropylbenzene was detected in one groundwater sample, TMW-1, at a concentration of 32 µg/L. The concentration of isopropylbenzene exceeds the GSI protection (28 µg/L) criterion. Naphthalene (also discussed under PNAs) was detected in one groundwater sample at a concentration of 39 µg/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. Trichloroethene was detected in one groundwater samples at a concentration of 5.3 µg/L. The concentration of trichloroethene collected from TMW-3 exceeds the drinking water protection (5.0 µg/L) criterion. Xylenes were detected in one groundwater sample at a concentration of 60 µg/L. The concentration of xylenes collected from TMW-1 exceeds the GSI protection (41 µg/L) criterion. The concentrations of benzene, isopropylbenzene, naphthalene, trichloroethene, and xylenes in two groundwater samples exceed their respective GRCC. Acetone, sec-butylbenzene, ethylbenzene, n-propylbenzene, toluene, trichlorofluoromethane, 1,2,4-trimethylbenzene (TMB), and 1,3,5-TMB were detected, but the concentrations were below their respective cleanup criteria.
- PNAs were detected in one groundwater sample: TMW-1. Samples were collected to evaluate for potential contaminant migration onto the subject property. Naphthalene (also discussed under VOCs) was detected in one groundwater sample at a concentration of 39 µg/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. The concentration of naphthalene in one groundwater sample exceeds the respective residential cleanup criteria. There were no other detections of PNAs.
- Metals were detected above laboratory reporting limits in all groundwater samples, except TMW-1. The samples were collected to evaluate for potential contaminant migration onto the subject property. Concentrations of arsenic, cadmium, and lead exceed the drinking water and GSI criteria. Concentrations of copper exceed the GSI criterion. Concentrations of metals that exceed the residential criteria limit are discussed below.
  - Arsenic was detected in two groundwater samples (TMW-2 and TMW-5) at concentrations ranging from 18 to 25 µg/L. The concentrations exceed the DW (10 µg/L) and the GSI (10 µg/L) criteria.
  - Cadmium was detected in two groundwater samples (MW-23D and MW-26D) at concentrations ranging from 11 to 51 µg/L. The concentrations exceed the DW (5.0 µg/L) and the GSI (2.5 µg/L) criteria.
  - Copper was detected in eight groundwater samples at concentrations ranging from 5.0 to 32 µg/L. The concentrations of copper collected from TMW-2 and TMW-3 exceed the GSI (13 µg/L) criteria.
  - Lead was detected in three groundwater samples at concentrations ranging from 3.0 to 20 µg/L. The concentrations of lead collected from TMW-2 and TMW-3 exceed the DW (4.0 µg/L) and the GSI (14 µg/L) criteria.
  - The concentrations of arsenic, cadmium, copper, and lead exceed their respective residential criteria.

- PCBs were not detected in the two groundwater samples (TMW'-1 and MW'-24D), which were collected to evaluate for potential contaminant migration onto the Subject Property.

In determining the sample locations and analytical testing parameters described herein, ECT relied upon its best judgment of the hazardous substances most likely to be present with respect to the prior uses of the adjacent properties. Readers should note that the presence of all possible contaminants has neither been confirmed as a part of this assessment, nor is such confirmation a required element of this BEA.

#### **1.7.4 Basis for Concluding Facility Status**

A comparison of analytical data obtained as a result of ECT's August 2018 sampling of areas of the Subject Property potentially affected by the migration of contaminants by off-site sources indicates the presence of VOCs, SVOCs and Michigan 10 Metals within the groundwater, and Michigan 10 Metals at concentrations exceeding levels exceeding the corresponding GRCC established for residential uses under the NREPA, 1994 PA 451, as amended. In addition, contamination remains on the Subject Property in both soil and groundwater above the GRCC for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide as detailed in the BEA report that was prepared by Applied Science, Inc. in September 2016. Accordingly, the Subject Property described herein meets the definition of a "facility" under Part 201 of the NREPA.

## 2.0 Property Information

### 2.1 Legal Description

The Subject Property is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint. Parcel A is located at 1809 James P. Cole Boulevard while Parcel B has no address number on James P. Cole Boulevard, Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan 48503. The Parcel ID (Tax ID) numbers for the Subject Property are:

Parcel A – (Parcel ID: 41-06-452-014)

THAT PART OF BLKS 29, 30, 31, 32, 33 AND 34 OF OAK PARK SUBDIVISION OF PART OF SECS 1 & 2 OF SMITH'S RESERVATION AND PT OF VACATED ST JOHN ST AND OTHER VACATED STREETS AND PT OF LOTS 1 THRU 15, 19 AND 24 THRU 29 AND INCL ALL OF LOTS 16 THRU 18 AND 20 THRU 23 OF PLAT OF FLANDERS & HOURANS SUBDIVISION AND PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF SD PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT TO POB OF THIS PARCEL OF LAND; TH CONT N 19 DEG 17' 08" E, 101.73 FT; TH N 22 DEG 04' 49" E, 50.04 FT; TH N 23 DEG 58' 29" E, 150.06 FT; TH N 20 DEG 22' 22" E, 110.76 FT; TH N 18 DEG 10' 21" E, 240.78 FT; TH ALG THE ARC OF A CURVE TO THE RIGHT WITH RADIUS OF 1128.83 FT, A DIST OF 144.58 FT, THE LONG CHORD BEARING N 21 DEG 50' 20" E, 144.48 FT; TH N 65 DEG 35' 31" W, 18.63 FT; TH N 14 DEG 02' 16" E, 175.59 FT; TH N 15 DEG 44' 18" E, 271.61 FT; TH N 78 DEG 57' 09" W, 23.05 FT; TH N 11 DEG 47' 00" E, 98.38 FT; TH N 67 DEG 01' 34" W, 0.61 FT; TH N 12 DEG 12' 29" E, 165.28 FT TO A FOUND PT ON THE SLY LINE OF HAMILTON AVE; TH ALG SD HAMILTON AVE AS MONUMENTED, S 89 DEG 06' 53" E, 62.00 FT; TH S 89 DEG 47' 46" E, 33.97 FT TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT, WITH RADIUS OF 597.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 60.67 FT, THE LONG CHORD BEING S 74 DEG 59' 40" E, 60.64 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 45 FT; TH ALG THE ARC OF SD CURVE A DIST OF 31.86 FT, THE LONG CHORD BEING S 51 DEG 48' 10" E, 31.20 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 587.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 75.12 FT, THE LONG CHORD BEING S 64 DEG 34' 42" E 75.07 FT TO THE PT OF SD CURVE; TH S 61 DEG 53' 52" E, 5.55 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 94.30 FT; TH ALG THE ARC OF SD CURVE ENTERING THE WLY ROW LINE OF JAMES P COLE BLVD, A DIST OF 104.95 FT, THE LONG CHORD BEING S 30 DEG 02' 03" E, 99.62 FT TO THE PT OF SD CURVE; TH S 02 DEG 02' 06" W 98.42 FT; TH S 71 DEG 22' 00" E, 1.45 FT; TH S 02 DEG 02' 06" W, 300.76 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 1412.54 FT; TH ALG THE ARC OF SD CURVE A DIST OF 736.52 FT, THE LONG CHORD BEING S 16 DEG 58' 15" W, 728.21 FT TO THE PT OF SD CURVE; TH S 31 DEG 54' 21" W, 302.86 FT TO THE PC OF A CURVE TO THE LEFT, WITH RADIUS OF 1183.35 FT; TH ALG THE ARC OF SD CURVE A DIST OF 563.24 FT, THE LONG CHORD BEING S 18 DEG 16' 15" W, 557.94 FT; TH S 04 DEG 38' 00" W, 197.79 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 15.21 FT; TH ALG THE ARC OF SD CURVE A DIST OF 29.05 FT, THE LONG CHORD BEING S 59 DEG 21' 47" W, 24.83 FT TO THE PT OF SD CURVE; TH N 20 DEG 13' 00" E, 10.01 FT; TH N 66 DEG 59' 02" W, 206.45 FT TO A PT ON A CURVE TO THE RIGHT WITH RADIUS OF 24.68

FT; TH ALG THE ARC OF SD CURVE A DIST OF 18.13 FT, THE LONG CHORD BEING N 03 DEG 10' 06" E, 17.73 FT TO THE PT OF SD CURVE; TH N 24 DEG 13' 00" E, 184.72 FT; TH N 17 DEG 35' 25" E, 447.25 FT; TH N 23 DEG 47' 39" E, 32.57 FT TO A BLDG CORNER; TH N 65 DEG 52' 07" W, ALG A BLDG WALL LINE EXT, 169.12 FT TO THE POB. CONT 15.79 ACRES. SPLIT

Parcel B – (Parcel ID: 41-06-452-015)

THAT PART OF VACATED ST JOHN ST AND OTHER VACATED STREETS, PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E, ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT TO THE POB; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT; TH ALG A BLDG WALL LINE EXT S 65 DEG 52' 07" E, 169.12 FT TO A BLDG CORNER; TH S 23 DEG 47' 39" W, 32.57 FT TO A BLDG CORNER; TH S 17 DEG 35' 25" W, 447.25 FT TO THE POB. CONT 1.90 ACRES. SPLIT ON 12/06/2005 FROM 41-06-452-013; 2003 PARCEL DIVISION OF 11-06-452-011-9

Site photographs of the Subject Property and the surrounding area are presented in Appendix C of AKT's Phase I ESA (**Appendix A**).

## **2.2**      **Property Boundaries**

The location of the Subject Property is shown on **Figure 1**, Subject Property Location Map and the general layout of the Subject Property is shown on **Figure 2**, Site and Surrounding Properties Map.

## **2.3**      **Site Map**

A scaled site map, showing sample locations, depths is provided as **Figure 3**.

## **2.4**      **Subject Property Location**

The Subject Property is comprised of two (2) parcels of land, comprising approximately 17.99-acres (Parcel A 16.09 acres and Parcel B 1.90 acres), and is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint, Michigan, and has the following common address:

1809 James P. Cole Boulevard  
Flint (Genesee County), Michigan 48503

## **2.5**      **Spatial Data**

The Subject Property is located in Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan. A geographic reference point for the Subject Property (Latitude [North]: 43.0324828 - 43° 1' 56.9382", Longitude [West]: 83.684671 - 83° 41' 4.815") was determined by Geosearch as part of the radial search activities and database review performed in support of AKT's Phase I ESA.

## 3.0 Facility Status

### 3.1 Known Contamination

Listings of the contaminants identified at the Subject Property by ECT in excess of the corresponding analytical reporting limits are provided together with the corresponding Chemical Abstract Service Numbers (CAS #) in Table 3 below.

Table 3. Contaminants of Concern

Contaminants of Concern	CAS Number	Criteria Exceeded
Benzene (groundwater)	71432	DW, NRDW, GSI
Isopropylbenzene (groundwater)	98828	GSI
Naphthalene (groundwater)	91203	GSI
Trichloroethene (groundwater)	79016	DW, NRDW
Xylenes (groundwater)	1330207	GSI
Arsenic (groundwater and soil)	7440382	DW, NRDW, GSI, DC
Cadmium (groundwater)	7440439	DW, NRDW, GSI
Chromium (soil)	18540299	GSI
Copper (groundwater)	7440508	GSI
Lead (groundwater)	7439921	DW, NRDW, GSI
Selenium (soil)	7782492	GSI

DW: Drinking Water Protection, NRDW: Non-Residential Drinking Water, DC: Direct Contact, GSI: Groundwater Surface Water Interface

The listing of these contaminants is in addition to the contaminants previously documented in prior BEAs that were prepared by others for the Subject Property. See **Appendices D and E** for copies of these reports.

### 3.2 Laboratory Data

Copies of the analytical laboratory reports and chain-of-custody (COC) documentation for the samples collected by ECT on August 20, 2018 are included in **Appendix C**.

## 4.0 BEA Author

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The primary author of this BEA was Ryan P. Higuchi, whose contact information is provided as follows:

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BEA Review and Interpreter of this BEA was John D'Addona, P.E. who is a qualified Environmental Professional (EP) with over 30 years of experience in the environmental industry. His experiences include the management and review of hundreds of Phase I and II ESAs, BEAs, and Due Care Plans. His contact information is as follows:

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Principal Engineer  
Environmental Consulting & Technology, Inc.  
2200 Commonwealth Boulevard, Suite 300  
Ann Arbor, Michigan 48105  
[jdaddona@ectinc.com](mailto:jdaddona@ectinc.com)  
Tel. (734) 769-3004



## 5.0 ASTM Phase I ESA and AAI Documentation

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A Phase I ESA, completed by AKT, is included as **Appendix A**. The Phase I ESA was completed in general accordance with ASTM Practice E 1527-13. The purpose of ASTM Practice E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of commercial real estate properties with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA; 42 U.S.C. §9601) and petroleum products. The objective of Phase I ESAs is to provide all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B) to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (a.k.a., landowner liability protections). The Phase II ESA investigation was completed in general accordance with ASTM Practice E1903-11, the Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA) PA 451 of 1994, as amended (Part 201). In the preparation of this BEA, ECT considered hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g). This BEA follows the suggested format for the "Contents of BEA Report," presented in EQP 4012 (02/2015).

## **6.0 References**

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Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended.

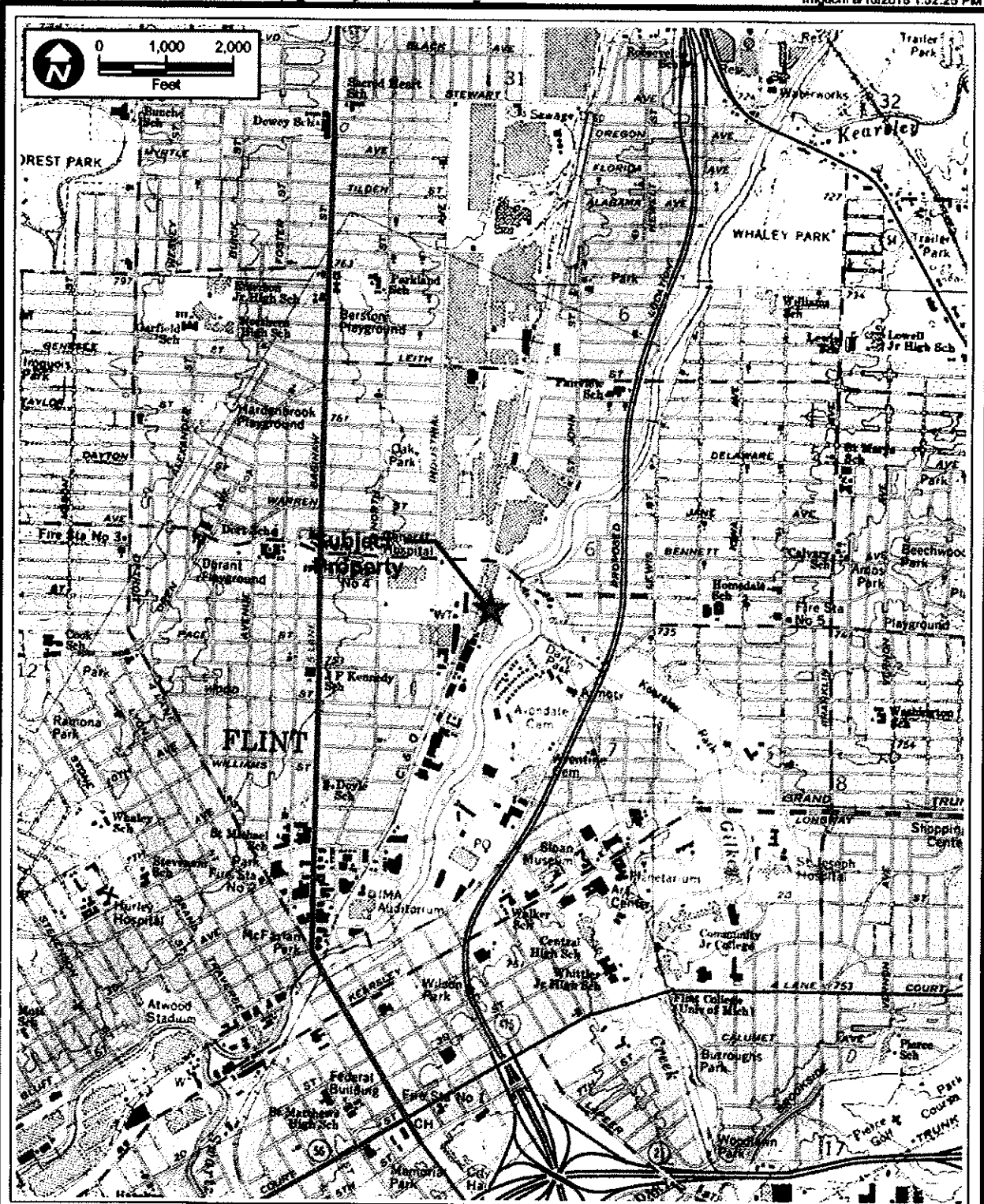
ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

ASTM Practice E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

Phase I Environmental Site Assessment, Parcels 41-06-452-014 and 41-06-452-015, City of Flint, Michigan prepared by AKT-Peerless, and dated July 11, 2018.

Baseline Environmental Assessment, Former DuPont Automotive Works Site 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by AMEC Environment and Infrastructure, Inc. and dated January 4, 2013.

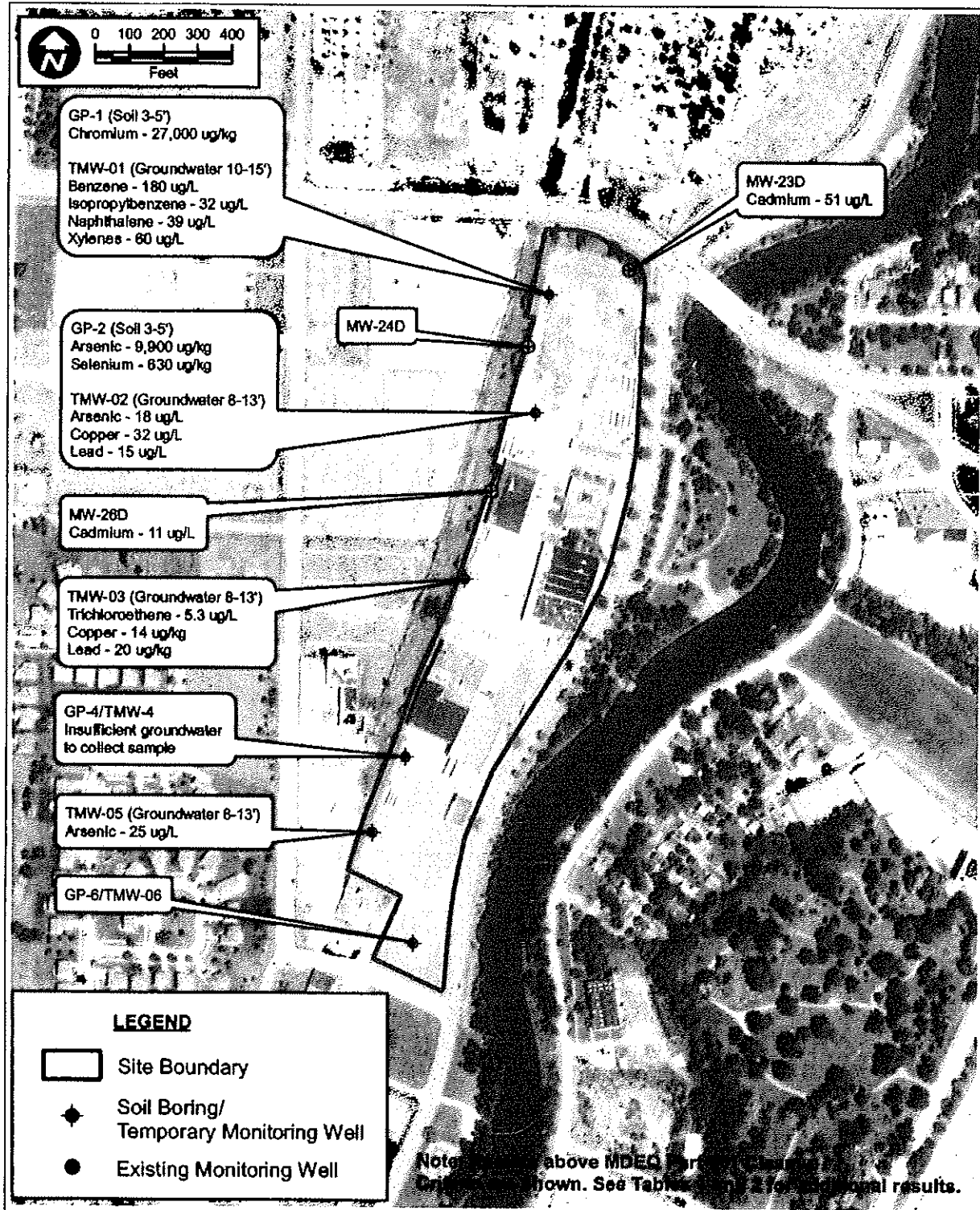
Baseline Environmental Assessment, 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by Antea Group and dated December 7, 2016.



**FIGURE 1.**  
**SITE LOCATION MAP**  
**PARCEL IDs: 41-06-452-014 & 41-06-452-015**  
**FLINT, MI. 48503**

Sources: ECT, 2018.

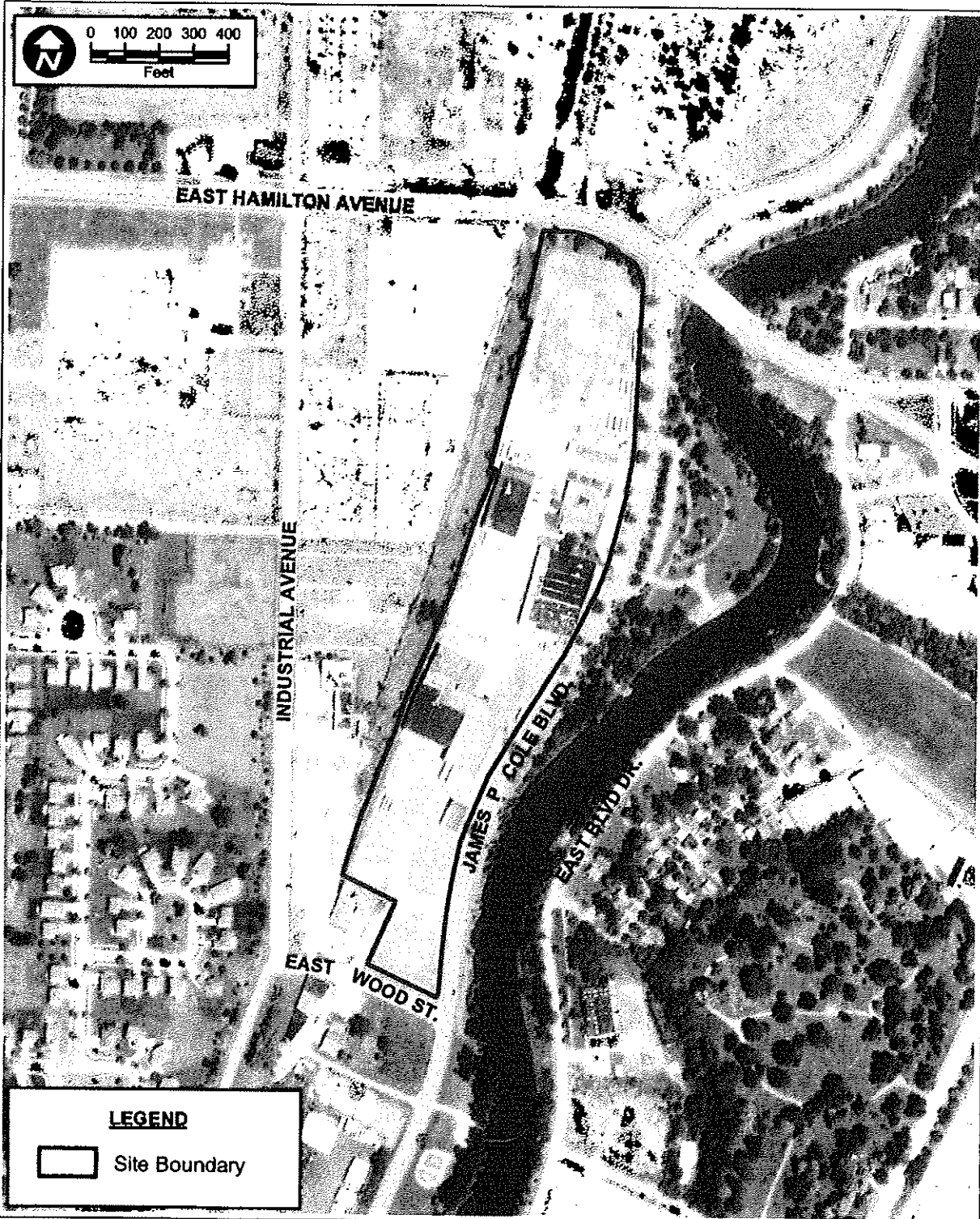
**ECT** Environmental  
 Consulting &  
 Technology, Inc.



**FIGURE 3.**  
**SAMPLE LOCATION MAP**  
**PARCEL IDs: 41-06-452-014 & 41-06-452-015**  
**FLINT, MI. 48503**

Sources: ECT, 2018.

**ECT** Environmental  
Consulting &  
Technology, Inc.



**FIGURE 2.**  
**SITE AND SURROUNDING PROPERTIES MAP**  
**PARCEL IDs: 41-06-452-014 & 41-06-452-015**  
**FLINT, MI. 48503**

Source: ECT, 2016.

**ECT** Environmental  
Consulting &  
Technology, Inc.

**Table 1. Soil Analytical Summary**  
Former Dupont Facility

Matrix: Soil  
Cleanup Criteria: Residential  
Page 1 of 1

	Chemical Abstract Service #	Part 201 Cleanup Criteria (December 2013)										Sample Location				
		Residential Criteria					Nonresidential					GP-1 (3-5) 8/20/18	GP-2 (3-5) 8/20/18	GP-5 (8-10) 8/20/18	GP-6 (3-5) 8/20/18	
		Statewide Default Background	Drinking Water Protection	Groundwater Surface Water Interface	Soil Volatilization to Indoor Air	Infinite Source Volatile Soil Inhalation	Direct Contact	Soil Saturation Concentration Screening Levels	Direct Contact	Soil Saturation Concentration Screening Levels	Direct Contact					
VOCs, ug/kg - Method 8260																
Benzene	71432	NA	100	240	1,600	13,000	180,000	400,000	400,000	400,000	400,000	nd	nd	nd	nd	nd
n-Butylbenzene	104518	NA	1,500	ID	ID	ID	2,500,000	10,000,000	8,000,000	10,000,000	8,000,000	nd	nd	nd	nd	nd
sec-Butylbenzene	135968	NA	1,600	ID	ID	ID	2,500,000	10,000,000	8,000,000	10,000,000	8,000,000	nd	nd	nd	nd	nd
1,2-Dichloroethane	107062	NA	100	120	2,100	6,200	91,000	420,000	420,000	1,200,000	420,000	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	156592	NA	1,400	12,000	23,000	180,000	640,000	640,000	640,000	1,400,000	640,000	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	156605	NA	2,000	9,400	23,000	280,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	nd	nd	nd	nd	nd
Ethylbenzene	100414	NA	1,500	360	87,000	720,000	140,000	140,000	140,000	140,000	140,000	nd	nd	nd	nd	nd
Tetrachloroethene	127184	NA	100	220	11,000	170,000	88,000	88,000	88,000	88,000	88,000	nd	nd	nd	nd	nd
Toluene	108883	NA	16,000	5,400	250,000	2,800,000	250,000	250,000	250,000	250,000	250,000	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	71556	NA	4,000	1,900	580	3,800,000	460,000	460,000	460,000	460,000	460,000	nd	nd	nd	nd	nd
Trichloroethene	79016	NA	100	580	1,000	11,000	500,000	500,000	500,000	500,000	500,000	nd	nd	nd	nd	nd
1,2,3-Trimethylbenzene	526738	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	nd	nd	nd	nd	nd
1,2,4-Trimethylbenzene	95636	NA	2,100	570	110,000	21,000,000	110,000	110,000	110,000	110,000	110,000	nd	nd	nd	nd	nd
1,3,5-Trimethylbenzene	106678	NA	1,800	1,100	94,000	16,000,000	94,000	94,000	94,000	94,000	94,000	nd	nd	nd	nd	nd
Vinyl chloride	75014	NA	40	40	270	4,200	3,800	490,000	34,000	490,000	34,000	nd	nd	nd	nd	nd
Xylenes	1330207	NA	5,600	820	150,000	46,000,000	150,000	150,000	150,000	150,000	150,000	nd	nd	nd	nd	nd
other VOCs	Vanex															
PNAs, ug/kg - Method 8270																
Acenaphthene	83329	NA	300,000	8,700	180,000,000	81,000,000	41,000,000	NA	130,000,000	NA	130,000,000	nd	nd	nd	nd	nd
Acenaphthylene	208968	NA	5,900	ID	1,600,000	2,200,000	1,600,000	NA	5,200,000	NA	5,200,000	nd	nd	nd	nd	nd
Anthracene	120127	NA	41,000	ID	1,000,000,000	1,400,000,000	230,000,000	NA	730,000,000	NA	730,000,000	nd	nd	nd	nd	nd
Benzo(a)anthracene	56553	NA	NLL	NLL	NLV	NLV	20,000	NA	80,000	NA	80,000	nd	nd	nd	nd	nd
Benzo(b)pyrene	50328	NA	NLL	NLL	ID	ID	2,000	NA	8,000	NA	8,000	nd	nd	nd	nd	nd
Benzo(k)fluoranthene	205992	NA	NLL	NLL	NLV	NLV	2,500,000	NA	7,000,000	NA	7,000,000	nd	nd	nd	nd	nd
Benzo(g,h,i)perylene	191242	NA	NLL	NLL	NLV	NLV	200,000	NA	800,000	NA	800,000	nd	nd	nd	nd	nd
Benzo(a)fluoranthene	207088	NA	NLL	NLL	NLV	NLV	2,000,000	NA	8,000,000	NA	8,000,000	nd	nd	nd	nd	nd
Chrysene	218019	NA	NLL	NLL	ID	ID	2,000	NA	8,000	NA	8,000	nd	nd	nd	nd	nd
Dibenzo(a,h)anthracene	53703	NA	NLL	NLL	NLV	NLV	2,000	NA	130,000,000	NA	130,000,000	nd	nd	nd	nd	nd
Fluoranthene	206440	NA	730,000	5,500	1,000,000,000	740,000,000	46,000,000	NA	87,000,000	NA	87,000,000	nd	nd	nd	nd	nd
Fluorene	86737	NA	390,000	5,300	580,000,000	130,000,000	27,000,000	NA	26,000,000	NA	26,000,000	nd	nd	nd	nd	nd
Indeno(1,2,3-cd)pyrene	183395	NA	NLL	NLL	NLV	NLV	20,000	NA	80,000	NA	80,000	nd	nd	nd	nd	nd
2-Methylnaphthalene	91576	NA	57,000	4,200	2,700,000	1,500,000	810,000	NA	5,200,000	NA	5,200,000	nd	nd	nd	nd	nd
Phenanthrene	85018	NA	56,000	2,100	2,800,000	160,000	1,600,000	NA	84,000,000	NA	84,000,000	nd	nd	nd	nd	nd
Pyrene	129000	NA	480,000	ID	1,000,000,000	650,000,000	25,000,000	NA	NA	NA	NA	nd	nd	nd	nd	nd
Metals, ug/kg - Method 8208, 7471																
Arsenic	7440382	5,800	4,600	4,800	NLV	NLV	7,600	NA	37,000	NA	37,000	3,200	9,900	1,900	1,400	1,400
Barium	7440393	75,000	1,300,000	440,000	NLV	NLV	37,000,000	NA	130,000,000	NA	130,000,000	12,000	64,000	4,100	8,200	8,200
Cadmium	7440439	1,200	6,000	3,000	NLV	NLV	550,000	NA	9,200,000	NA	9,200,000	nd	240	nd	nd	nd
Chromium (Total)	Vanex	18,000	30,000	3,300	NLV	NLV	2,500,000	NA	7,200,000	NA	7,200,000	27,000	14,000	4,000	4,000	5,300
Copper	7440508	32,000	5,800,000	75,000	NLV	NLV	20,000,000	NA	73,000,000	NA	73,000,000	4,000	16,000	3,500	3,500	3,100
Lead	7439921	21,000	700,000	2,500,000	NLV	NLV	400,000	NA	900,000	NA	900,000	3,400	11,000	2,000	2,000	2,000
Mercury	Vanex	130	1,700	50	48,000	52,000	160,000	NA	580,000	NA	580,000	nd	82	nd	nd	nd
Selenium	7782492	410	4,000	400	NLV	NLV	2,600,000	NA	9,600,000	NA	9,600,000	nd	630	240	nd	nd
Silver	7440224	1,000	4,500	100	NLV	NLV	2,500,000	NA	9,000,000	NA	9,000,000	nd	nd	nd	nd	nd
Zinc	7440666	47,000	2,400,000	170,000	NLV	NLV	170,000,000	NA	630,000,000	NA	630,000,000	16,000	44,000	14,000	14,000	19,000

Note  
ID = insufficient data to develop criterion  
na = not analyzed  
nd = not detected  
NLL = not likely to leach  
NLV = not likely to volatilize

Assumptions  
hardness estimate for receiving waters = 150 mg/L  
protective for surface water that is used as a drinking water source

**Table 2. Groundwater Analytical Summary**

Former Dupont Facility

Matrix: Groundwater

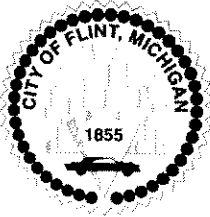
Cleanup Criteria: Residential

Page 1 of 1

	Chemical Abstract Service #	Part 201 Cleanup Criteria (December 2013)				Sample Location												
		Drinking Water Protection	Nonres. Drinking Water	Residential Criteria		Groundwater Contact	Indoor Air Inhalation	Sample Location										
				Groundwater Surface Water Interface	Groundwater			TIARV-1 (10-15) 8/2018	TIARV-2 (8-12) 8/2018	TIARV-3 (5-14) 8/2018	TIARV-5 (8-15) 8/2018	TIARV-6 (4-9) 8/2018	MW-23D 8/2018	MW-24D 8/2018	MW-26D 8/2018			
VOC, ug/L - Method 8260																		
Acetone	67,641	730	2,100	1,700	1,000,000,000	31,000,000	79	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzene	71,432	5.0	5.0	12	11,000	5,900	180	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
n-Butylbenzene	104,516	80	230	ID	ID	ID	1.8	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
sec-Butylbenzene	135,986	80	230	ID	ID	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,2-Dichlorobenzene	107,062	5.0	5.0	6.0	9,600	19,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
cis-1,2-Dichlorobenzene	156,592	70	70	620	93,000	200,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
trans-1,2-Dichlorobenzene	156,605	100	100	470	85,000	220,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Ethylbenzene	100,414	74	74	18	110,000	170,000	5.6	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Isopropylbenzene	98,828	800	2,300	28	56,000	58,000	32	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Naphthalene	91,203	520	1,500	11	31,000	31,000	26	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
n-Propylbenzene	103,851	80	230	ID	ID	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Tetrachloroethene	127,184	5.0	5.0	11	25,000	12,000	25	nd	2.3	nd	nd	nd	nd	nd	nd	nd	nd	nd
Toluene	108,863	790	790	270	530,000	530,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	71,556	200	200	89	680,000	1,300,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Trichloroethene	790,16	5.0	5.0	29	2,200	22,000	nd	nd	nd	5.3	nd	nd	nd	nd	nd	nd	nd	nd
Trichlorofluoromethane	75,694	2,600	7,300	NA	1,100,000	1,100,000	nd	nd	nd	5.6	nd	nd	nd	nd	nd	nd	nd	nd
1,2,3-Trimethylbenzene	526,738	NA	NA	NA	NA	NA	9.1	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,2,4-Trimethylbenzene	96,636	63	63	17	56,000	56,000	2.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,3,5-Trimethylbenzene	108,678	72	72	45	61,000	61,000	3.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Vinyl chloride	750,14	2.0	2.0	1.0	1,000	1,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Xylenes	133,027	280	280	41	190,000	190,000	80	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Other VOCs							nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
PNA, ug/L - Method 8270																		
Acenaphthene	83,329	1,300	3,800	38	4,200	4,200	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Acenaphthylene	208,968	52	150	ID	3,900	3,900	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Anthracene	120,127	43	43	ID	43	43	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzo[a]anthracene	96,553	2.1	8.5	ID	NLV	NLV	8.4	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzo[a]pyrene	50,328	5.0	5.0	ID	NLV	NLV	1.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzo[b]fluoranthene	205,992	1.5	1.5	ID	ID	ID	1.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzo[g,h,i]perylene	19,1242	1.0	1.0	NA	NLV	NLV	1.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzo[k]fluoranthene	207,089	1.0	1.0	NA	NLV	NLV	1.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Chrysene	218,019	1.6	1.6	ID	NLV	NLV	1.6	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Dibenz[a,h]anthracene	53,703	2.0	2.0	ID	ID	ID	2.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Fluoranthene	206,440	210	210	1.6	210	210	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Fluorene	86,737	880	2,000	12	2,000	2,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Indeno[1,2,3-cd]pyrene	193,395	2.0	2.0	ID	NLV	NLV	2.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
2-Methylnaphthalene	91,576	260	750	19	25,000	25,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Naphthalene	91,203	520	1,500	11	31,000	31,000	39	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Phenanthrene	85,018	52	150	2.0	1,000	1,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Pyrene	129,000	140	140	ID	140	140	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Metals, ug/L - Method 6020, 7470																		
Arsenic	74,40382	10	10	10	NLV	4,300	nd	18	150	120	25	140	nd	nd	nd	nd	nd	11
Barium	74,40393	2,000	2,000.0	670	NLV	14,000,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Cadmium	74,40439	5.0	5.0	2.5	NLV	190,000	nd	nd	nd	nd	nd	nd	51	nd	nd	6.2	6.4	nd
Chromium (Total)	165,40299	100	100	11	NLV	460,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Copper	74,40508	1,000	1,000.0	13	NLV	7,400,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Lead	74,39921	4.0	4.0	14	NLV	ID	nd	nd	nd	14	20	3.0	nd	nd	nd	nd	nd	nd
Mercury	74,39921	2.0	2.0	0.0013	56	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Selenium	77,82492	50	50	5.0	NLV	970,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Silver	74,40224	34	98	0.20	NLV	1,500,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Zinc	74,40566	2,400	5,000	170	NLV	110,000,000	nd	nd	nd	nd	nd	nd	88	nd	nd	nd	nd	nd
PCBs, ug/L - Method 6020, 7471																		
Polychlorinated biphenyls (PCB)	133,653	0.50	0.50	0.20	45	3.3	nd	na	na	na	na	na	na	na	na	na	na	na

Notes:  
ID = insufficient data to develop criterion  
NA = not available  
nd = not detected  
NLV = not likely to volatilize

Assumptions:  
hardness estimate for receiving waters = 150 mg/L  
protective for surface water that is used as a drinking water source



PROPOSAL# 21000601

RESOLUTION NO.: 210289  
PRESENTED: JUN 23 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO COMPLETE TOWING FOR TOWING & STORAGE SERVICES**

WHEREAS, the Police department requires towing and storage services. The Police department recommends the sole bidder Complete Towing be awarded the contract for towing and storage services in the amount of \$185,845 for FY2021 and \$242,400 for FY2022, totaling \$428,245.

Account Number	Account Name	Amount
101-305.206-801.000	Professional Services	\$185,845.00
	<b>FY2021 GRAND TOTAL</b>	<b>\$185,845.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Complete Towing to provide towing and storage services for FY2021 in the amount of \$185,845 and for FY2022, pending budget adoption, for the amount of \$242,400.

APPROVED AS TO FORM:

Angela Wheeler  
Angela Wheeler (Jun 7, 2021 16:29 EDT)  
**Angela Wheeler, Chief Legal Officer**

APPROVED AS TO FINANCE:

Shelbi Frayer  
Shelbi Frayer (Jun 15, 2021 14:36 EDT)  
**Shelbi Frayer, Chief Financial Officer**

FOR THE CITY OF FLINT:

CLYDE D EDWARDS  
CLYDE D EDWARDS (Jun 16, 2021 07:48 EDT)  
**Clyde Edwards, City Administrator**

APPROVED BY CITY COUNCIL:

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

APPROVED AS TO PURCHASING:

Christopher Mumby  
Christopher Mumby (Jun 7, 2021 17:16 EDT)  
**Christopher Mumby, Interim Purchasing Manager**





## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 06/03/2021

**BID/PROPOSAL#:** 21000601

**AGENDA ITEM TITLE:** Towing & Storage

**PREPARED BY:** Rick Johnson – Police Department

**VENDOR NAME:** Complete Towing

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The City of Flint has to contract out towing and storage services and a bid was sent and out and Complete Towing was the sole bidder. We are requesting Services in FY21 in the amount of \$185,845.00 and FY22 in the amount of \$242,250.00.

**FINANCIAL IMPLICATIONS:**

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

Dept.	Name of Account	Account Number	Grant Code	Amount
305.206	Professional Services	101-305.206-801.000		\$185,845.00
		<b>FY-21 TOTAL</b>		\$185,845.00
305.206	Professional Services	101-305.206-801.000		\$242,400.00
		<b>FY-22 TOTAL</b>		\$242,400.00
		<b>GRANT TOTAL FOR FY21 &amp; FY22</b>		<b>\$428,245.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004702

**ACCOUNTING APPROVAL:** Rick Johnson  
Rick Johnson (Jun 7, 2021 12:45 EDT) **Date:** \_\_\_\_\_

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

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

**BUDGET YEAR 1** \$185,845.00

**BUDGET YEAR 2** \$242,400.00

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



## CITY OF FLINT

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

DEPARTMENT HEAD SIGNATURE: Terence Green  
Terence Green (Jun 7, 2021 12:50 EDT)

(Terence Green – Chief of Police)



Sheldon Neeley  
Mayor

## FLINT POLICE DEPARTMENT

CITY OF FLINT, MICHIGAN

Terence Green  
Chief of Police

**June 04, 2021**

**TO:** Christopher Mumby, Purchasing Manager

**FROM:** Terence Green, Chief of Police TG  
TG

**SUBJECT: Recommendation – Towing & Storage Services – Proposal #21-601**

---

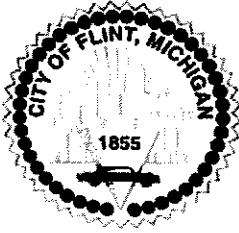
I have reviewed the bid received for Towing and Storage services. I am recommending the low and only bidder, Complete Towing, in the amount of \$185,845.00 for FY-21 and \$242,400.00 for FY-22 for an aggregate amount of \$428,245.00.

I am requesting that a resolution be presented to council for the Flint Police Department to enter into a contract for the above mentioned amounts.

If you have any questions or concerns, feel free to give me a call at 810/237-6810.

**Signature:** Terence Green  
Terence Green (Jun 7, 2021 12:49 EDT)

**Email:** tgreen@cityofflint.com



Sheldon A. Neeley

# City of Flint

## Department of Finance

### Division of Purchases & Supplies

---

February 24, 2021

**TO:** Chief Terence Green

**FROM:** Joyce A. McClane  
Purchasing Manager

**SUBJECT:** SEALED BIDS

Attached is one (1) bid that was received for **PROPOSAL #21000601 – VEHICLE TOWING AND STORAGE DISPOSAL**. Enclosed are copies for your file. **Bid Due Date: 2/23/21.**  
**Enclosed is a spreadsheet.**

Your staff review and recommendation form is needed as soon as possible. **Please use the new fillable form.** This form is to be used for your staff review.

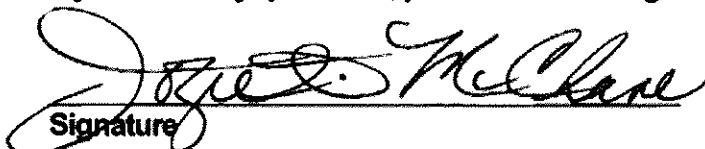
A staff review must be completed for ALL **Bids/Proposals**. Please let me know if you need a copy of the fillable form.

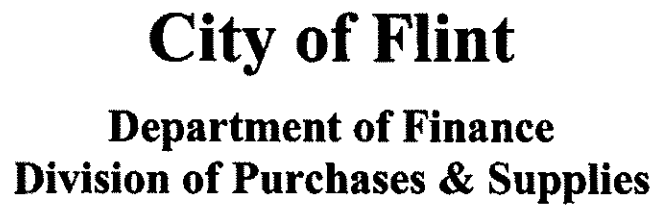
**Please note:** If your project is being funded by any grants issued by the federal government, you must go to:  
<https://www.dol.gov/ofccp/regs/compliance/preaward/debarlst.htm> to ensure that the selected vendor has not been debarred.

**PLEASE NOTE:**

Results may be viewed next business day online EXCEPT when a bid is under review. The bidders/public will only see the names of the bidders that submitted a bid, not their cost. This will protect the bidders cost in case there is a re-bid.

**If you have any questions, please feel free to give me a call or send an email.**

  
Signature



Today's Date:

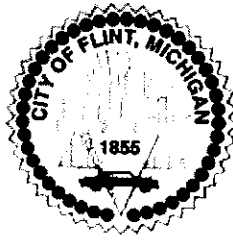
**Please complete the following form if you decide to rebid:**

**Proposal #** \_\_\_\_\_

**DETAILED REASON FOR WANTING TO REBID:**

**Authorized Signature and Title:**

**Date Signed****PURCHASING USE ONLY**



**SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES  
For Vehicle Towing and Storage Disposal  
PROPOSAL# 21000601**

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

**Bidder# 1 - Complete Auto & Truck Parts, Inc. (Complete Towing)  
3401 N. Dort Hwy., Flint, MI 48506**

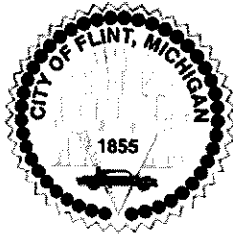
**RATE PER SERVICE**

DESCRIPTION	2021	2022
Rate to tow a car or light truck	\$ 65.00 /TOW	\$ 70.00 /TOW
Rate to tow a heavy duty vehicle (GVWR 7,000 lb. or greater	\$ 225.00 /TOW	\$ 225.00 /TOW
Rate to tow a motorcycle	\$ 75.00 /TOW	\$ 80.00 /TOW

Rate for Accident Cleanup Included w/tow	\$ 65.00 /HOURLY If no tow	\$ 70.00 /HOURLY If no tow
Additional Information Heavy Duty Cleanup for roll-over, etc. or excessive man power	\$ 250.00 / Hourly	\$ 250.00 / Hourly

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



Daily Storage Fee (not to exceed 30-days for the City of Flint abandonment designation)	\$ 20.00 /DAILY	\$ 20.00 /DAILY
Additional Information Medium/Heavy Storage	\$ 45.00 /DAILY	\$ 45.00 /DAILY

Rate for auctioneer services (this fee will be either a flat rate per vehicle or a percentage (%) of gross revenue from sales divisible by the number of vehicles auctioned)	\$ /FLAT RATE PER VEHICLE  OR 2.5% (PERCENTAGE)	\$ /FLAT RATE PER VEHICLE  OR 3.0% (PERCENTAGE)
Additional Information	Please see attached Auction Addendum details.	

Use of two trucks for one tow	\$ 65.00 /EACH Truck	\$ 70.00 /EACH Truck
Additional Information Heavy	\$ 225.00 /EACH Truck	\$ 225.00 /EACH Truck

Miscellaneous tows would be towing that is requested by the City for purposes of moving vehicles during street paving season or emergency snow removal.	\$ 50.00 /EACH	\$ 50.00 /EACH
Additional Information		

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



Stated Mandated Fees	
1. Abandoned Vehicle Fee collected from last registered owner.	\$ /EACH \$ /EACH
2. Secretary of State Processing Fee	
<b><i>**Should any vehicle be released for salvage/Auction to the impound facility agent, these fees will not be assessed as part of the total fee values to the City of Flint.</i></b>	<div>\$ /EACH \$ /EACH</div> <div>N/A – City of Flint collects all impound fees.</div>
Additional Information	

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



**FINANCE DEPARTMENT  
DIVISION OF PURCHASES & SUPPLIES**



**Sheldon A. Neeley, Mayor**

**CITY OF FLINT PROPOSAL NO. 21000601**

**VEHICLE TOWING AND/OR STORAGE DISPOSAL**

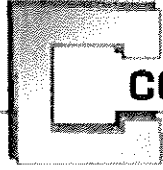
Date Posted: 02/09/21

**Complete Auto and Truck Parts, Inc.  
Complete Towing  
3401 N. Dort Highway  
Flint, MI 48506  
(810) 235-1711**

**THE FOLLOWING PAGES MUST BE COMPLETED AND INCLUDED WITH SUBMITTAL IN THE FOLLOWING ORDER.**

**Purchasing Checklist:**

- ☒ Cover Sheet
- ☒ Exhibit A -- Qualification of Proposer
- ☒ Exhibit B -- Certification Regarding Debarment, Suspension and Other Responsibility matters
- ☒ Exhibit C -- Bid Form Submittal
- ☒ Exhibit D -- List of References
- ☒ Exhibit E - Certificate of Insurance
- ☒ Exhibit F - Non-Bidder's Response
- ☒ City of Flint, Michigan Affidavit



## **COMPLETE AUTO & TRUCK PARTS, INC. COMPLETE TOWING**

February 23, 2021

City of Flint  
Finance Department  
Division of Purchases and Supplies  
1101 S Saginaw Street, Room 203  
Flint, MI 48502

RE: Request for Proposal No. P21000601  
Vehicle Towing and Storage Disposal

### Exhibit A and Additional Information for Proposal

Complete Towing is the best company to provide the services requested. We have all the facilities, equipment, and personnel already in place. There will be no start-up delays or confusion because we have been running an impound yard for over 30 years. In addition to being skilled and fully capable of managing the towing and storage according to your requirements we also provide the following services and benefits to the City of Flint and it's community:

1. We have staff on duty 24 hours a day for security along with camera surveillance to protect the vehicles impounded by the City of Flint.
2. We allow Flint Fire Dept. to use our premises for training:
  - Jaws of Life
  - Any type of training where cars are needed
  - We supply the vehicles for them to destroy
  - And make them user friendly by removing batteries, gas tanks, and antifreeze – making sure there are no contaminants leaking on the ground or any fire hazard.
3. We allow the Flint Police Dept to bring out their advanced accident class so they can train on the crash vehicles
4. We allow the Flint Police Dept to bring in their K-9 units for training
5. We allow the Flint Police Dept the use of our inside hoist whenever it is needed for their investigation
6. We offer assistance through our on duty mechanics, with the removal of automobile parts from evidence vehicles, under the direction of the Officer in charge of the case.
7. We store equipment at the request of FPD at no charge to the City.

3401 N. Dort Highway • Flint, MI 48506 • Towing (810) 235-1711 • Fax (810) 235-8144  
Parts (810) 235-9166 • Toll Free (888) 235-9100 • [www.completetowing.us](http://www.completetowing.us)

Towing • Used parts • Industrial Equipment • Auto & Truck Sales • Parts Locator Service • Storage Containers

**24 HOUR TOWING • USED PARTS**

8. We assist the impound officer whenever needed
9. We dispose of abandoned motor homes, boats and trailers. We do all the dismantling, crushing, trucking to the landfill, and absorb the cost.

We feel it is a privilege and appreciate the opportunity to continue to provide this value added service for the City of Flint. If there are any questions regarding our proposal please call me at 810-235-1711 or email me at [admin@completetowing.us](mailto:admin@completetowing.us).

Sincerely,  
Complete Auto & Truck Parts, Inc.  
Complete Towing

  
James D. Patton

JP/pb

(This letter is a supplemental attachment to the RFP # 2100061)

## EXHIBIT B

### Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

- 1) Are not presently or proposed to be debarred or suspended, declared ineligible, or voluntarily excluded from federal, state, or local (hereinafter "public") transactions.
- 2) Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for
  - i. Fraud or commission of a criminal offence in connection with obtaining, attempting to obtain, or performing a public transaction or contract under a public transaction,
  - ii. Violation of federal or state antitrust laws, or
  - iii. Embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
- 3) Have not within the preceding three years had a public transaction terminated for cause or default; and
- 4) Are not presently indicted for or otherwise criminally or civilly charged by a public entity with commission of any of the offenses enumerated under the above.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award.

James D. Patton, Vice President

Name and Title of Authorized Representative

Complete Auto & Truck Parts, Inc dba Complete Towing

Name of Participant Agency or Firm

James D. Patton

Signature of Authorized Representative

2/23/2021

Date

☐ I am unable to certify to the above statement. Attached is my explanation.

## EXHIBIT C

### Tow Rates/Fee Schedule BID FORM

It is the intent of the City to seek and evaluate proposal submissions for providing towing services on a continuous basis 24 hrs./day 7 days/week over a one-year period with the option to renew an additional two-years upon mutual acceptance of contract parties. Those submitting proposals are requested to submit pricing for the continuation of said services for the one-year period and propose additional year's pricing on a separate sheet with business letterhead and signed by a duly authorized agent or employee of the Proposer. Vehicles will be taken into custody under MSA 9.1.1952(2), Sec. 257.252, as amended; for vehicles taken under the parking provisions of Section 28-1.1 of the Flint City Code; for vehicles disabled for reasons other than flat tires or being out of gas; for vehicles involved in police investigations and/or crime enforcement activities; and for vehicles damaged in an accident to an extent that they must be towed from the scene and the owner/operator is unable to remove or cause the vehicle to be removed, and if the owner or operator does not choose a towing service to remove the vehicle.

The City is requesting vendors to provide a price to tow vehicles, daily rate to store vehicles, and auction service fees to the City to carry out these tasks. Vendor is to list any additional fees either on this document or on a separate piece of paper that will be assessed for this service.

The undersigned hereby certifies that he/she has read the specifications for Vehicle Towing Services - City of Flint and submits the following prices:

#### RATE PER SERVICE

DESCRIPTION	2021	2022
Rate to tow a car or light truck	\$ 65.00 /TOW	\$ 70.00 /TOW
Rate to tow a heavy duty vehicle (GVWR 7,000 lb. or greater)	\$ 225.00 /TOW	\$ 225.00 /TOW
Rate to tow a motorcycle	\$ 75.00 /TOW	\$ 80.00 /TOW

Rate for Accident Cleanup Included w/tow	\$ 65.00 /HOURLY if no tow	\$ 70.00 /HOURLY if no tow
Additional Information		
Heavy Duty Cleanup for roll-over, etc. or excessive man power	\$ 250.00/Hourly	\$ 250.00/Hourly

## EXHIBIT C

**Tow Rates/Fee Schedule  
BID FORM**

Daily Storage Fee (not to exceed 30-days for the City of Flint abandonment designation)	\$ 20.00 /DAILY	\$ 20.00 /DAILY
Additional Information Medium/Heavy Storage	\$ 45.00/Daily	\$ 45.00/Daily

Rate for auctioneer services (this fee will be either a flat rate per vehicle or a percentage (%) of gross revenue from sales divisible by the number of vehicles auctioned)	\$  /FLAT RATE PER VEHICLE  OR 2.5% % (PERCENTAGE	\$  /FLAT RATE PER VEHICLE  OR 3.0% % (PERCENTAGE
Additional Information	Please see attached	Auction Addendum details.

Use of two trucks for one two	\$ 65.00/EACH Truck	\$ 70.00 /EACH Truck
Additional Information Heavy	\$ 225.00/each truck	\$ 225.00/each truck

Miscellaneous tows would be towing that is requested by the City for purposes of moving vehicles during street paving season or emergency snow removal.	\$ 50.00 /EACH	\$ 50.00 /EACH
Additional Information		

**EXHIBIT C****Tow Rates/Fee Schedule  
BID FORM**

Stated Mandated Fees		
1. Abandoned Vehicle Fee collected from last registered owner.	\$ /EACH	\$ /EACH
2. Secretary of State Processing Fee	\$ /EACH	\$ /EACH
<b><i>**Should any vehicle be released for salvage/Auction to the impound facility agent, these fees will not be assessed as part of the total fee values to the City of Flint.</i></b>	N/A - City of Flint impound fees	collects all
Additional Information		

**THIS PAGE MUST BE COMPLETED AND INCLUDED WITH SUBMITTAL:**

The undersigned hereby certifies, on behalf of the respondent named in this Certification (the "Respondent"), that the information provided in this offer submitted to the City of Flint, is accurate and complete, and that I am duly authorized to submit same. I hereby certify that the Respondent has reviewed all documents and requirements included in this offer and accept its terms and conditions.

Cash Discounts will be computed from the date of receipt of invoice. Prices firm unless stated otherwise by bidder. Delivery can be made in ( ) days ARO (after receipt of order).

Payment Terms: Net 30 Fed. ID #: 38-3383598

(All Freight Terms are considered F.O.B., Prepaid unless otherwise noted by seller)

Company Name (Respondent): Complete Auto & Truck Parts, Inc.

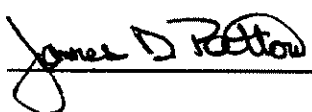
(Printed)  
Address: 3401 N. Dort Hwy

City, State & Zip Code: Flint, MI 48506

Phone / Fax Number: 810-235-1711 FAX: 810-235-8144

Email: admin@completetowing.us

Print Name and Title: James D. Patton, Vice-President

(Authorized Representative)  
Signed:  DATE: 2/22/21  
(Authorized Representative)



**COMPLETE TOWING**  
3401 N. Dort Hwy  
Flint, MI 48506

**AUCTION ADDENDUM**

Excerpt from Proposal:

**"Auction**

An auction shall be held pursuant to MCLA 257.252(a) (9) and 257.252 (d) (6), and 257.252 (g) in order to dispose of any vehicles which have not been released, redeemed, or declared "abandoned scrap vehicle" and were towed pursuant to this contract. **Any proceeds of sale after the impound facility towing and storage fees (maximum collectable storage fee may not exceed 30-days for abandoned vehicle designation) along with auctioneer service fees shall be invoiced and supplied with the list by VIN and impound number of all vehicles auctioned."**

The auction services we provide after a Flint Police Officer checks the vehicle for eligibility for auction will include the following:

- Place the vehicle in a separate lot for auction
- Remove the license plates
- Contract with a licensed professional auctioneer
- Pay the auctioneer
- Schedule the auction on a date agreeable to the City of Flint
- Contract for and pay for the advertising in the Flint Journal and on M-Live
- Publicize the auction on our website - including a list of vehicles
- Provide personnel during the auction to secure the cars from theft or damage
- Provide personnel during the auction to assist with bidders questions
- Provide personnel for the three days following the auction for release of vehicles
- Record and report auction results within 72 hours of completion

As compensation for these services we agree to accept the terms explained in the proposal. We will charge the City of Flint the towing fee and the 30 days storage and the auctioneer fee (2.5% for first year of contract) for each vehicle up to, but not to exceed, the total bid amount each vehicle sold for at auction.

However; because this RFP is an abrupt deviation from the way these auction proceeds were handled historically we would just like to point out another method of calculating the fees for managing these auctions would be to simply bill the City of Flint Sixty Percent (60%) of total auction proceeds. Either method is acceptable to Complete Towing.

## EXHIBIT D

### LIST OF REFERENCES: (3) SIMILAR SCOPE OF WORK FROM THE LAST 5 YEARS

Providing the following contact information enables the City of Flint to contact those accounts as references.

#### Reference #1:

Company/Municipality: Flint Police Department  
Contact Person: Terence Green Title: Chief  
Address: 210 E. Fifth St  
City: Flint State: MI Zip: 48502  
Telephone: 810-237-6868 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Type of Project: Towing and Recovery and Impound Storage and Auction  
\_\_\_\_\_  
Project Timeline (Dates): 35 Years Budget: \_\_\_\_\_

#### Reference #2:

Company/Municipality: Genesee County Sheriff Department  
Contact Person: Chris Swanson/<sup>Prior</sup>Robert Pickell Title: Sheriff  
Address: 1002 S. Saginaw St  
City: Flint State: MI Zip: 48503  
Telephone: 810-257-3406 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Type of Project: Towing and Recovery and Impound Storage  
\_\_\_\_\_  
Project Timeline (Dates): 35 years Budget: \_\_\_\_\_

## EXHIBIT D

### LIST OF REFERENCES: (3) SIMILAR SCOPE OF WORK FROM THE LAST 5 YEARS (continues)

#### Reference #3:

Company/Municipality: Gain Auto Theft

Contact Person: Chris Swanson Title: Sheriff

Address: 1002 S Saginaw St

City: Flint State: MI Zip: 48502

Telephone: 810-257-3422 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Project: Towing and Recovery Storage and Impound

Project Timeline (Dates): 15 years Budget: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The Campbell Group PO Box 1788 Grand Rapids MI 49501-		<b>CONTACT NAME:</b> Sarah Bednarsky <b>PHONE (A/C, No, Ext):</b> 616-541-1379 <b>FAX (A/C, No):</b> 800-847-3129 <b>E-MAIL ADDRESS:</b> sbednarsky@thecampbellgrp.com	
		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Fremont Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	<b>NAIC #</b> 13994

**COVERAGES** **CERTIFICATE NUMBER:** 1561076707 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	CPP 0082035	5/30/2020	5/30/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CAP 0028516	5/30/2020	5/30/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE OED <input type="checkbox"/> RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCP 0020073	5/30/2020	5/30/2021	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Garage Keepers On Hook/Cargo Coverage			CPP 0082035	5/30/2020	5/30/2021	50,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Garage Keepers Legal Liability coverage includes \$2,500 comprehensive and collision deductibles. City of Flint, and including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers are considered additional insureds with respects to general and auto liability coverage as long as required within a written contract. Coverage is primary and non-contributory as it applies to general liability.

<b>CERTIFICATE HOLDER</b> RFP #P21000601 City of Flint 1101 South Saginaw Street Flint MI 48502	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

EXHIBIT F — DOES NOT APPLY  
**NON-BIDDER'S RESPONSE**

**VENDORS NAME:**

For the purpose of facilitating your firm's response to our invitation to bid, the City of Flint is interested in ascertaining reasons for prospective bidder's failure to respond to "Invitations to Bid". If your firm is not responding to this bid, please indicate the reason(s) by checking any appropriate item(s) below and return this form to the above address.

We are *not* responding to this "Invitation to Bid" for the following reason(s):

- \_\_\_\_\_ Items or materials requested not manufactured by us or not available to our company.
- \_\_\_\_\_ Our items and/or materials do not meet specifications.
- \_\_\_\_\_ Specifications not clearly understood or applicable (too vague, too rigid, etc.).
- \_\_\_\_\_ Quantities too Small.
- \_\_\_\_\_ Insufficient time allowed for preparation of bid.
- \_\_\_\_\_ Incorrect address used. Our correct mailing address is: \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_ Our branch / division handles this type of bid. We have forwarded this bid on to them but for the future the correct name and mailing address is: \_\_\_\_\_
- \_\_\_\_\_ OTHER: \_\_\_\_\_  
\_\_\_\_\_

**Thank you for your participation in this bid.**

FOR CORPORATION

STATE OF Michigan

S.S.

COUNTY OF Genesee

James D. Patton being duly sworn, deposes and says that  
she/he/they

is Vice-President of Complete Auto & Truck Parts, Inc.

(Official Title)

(Name of Corporation)

a corporation duly organized and doing business under the laws of the State of  
Michigan

the corporation making the within and foregoing bid; that they executed said bid in behalf of said corporation by authority of its Board of Directors; that said bid is genuine and not sham or collusive and is not made in the interests of or on behalf of any person not herein named, and that they have not and said bidder has not directly or indirectly induced or solicited any other person or corporation to refrain from bidding; that they have not and said bidder has not in any manner sought by collusion to secure to themselves or to said corporation an advantage over other bidders.

Subscribed and sworn to before me at Complete Auto & Truck, in said County and State,

this 23 day of February, A.D. 20 21,

Peggy Ruby

\*Notary Public, Genesee County, Michigan

My Commission expires March 30, 20 25



210297

PRESENTED: JUN 28 2021

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

**Resolution Authorizing Reliance Building Company To Enter Into Change Order #1 for Installation  
of the Sixth (6<sup>th</sup>) Water Quality Monitoring Panel**

**BY THE CITY ADMINISTRATOR:**

**WHEREAS**, on August 12, 2019, the Flint City Council adopted resolution #190317 to build and install water quality monitoring panels at six (6) determined locations throughout the city of Flint with Reliance Building Company in an amount not to exceed \$374,400.00.

**WHEREAS**, the City of Flint had not fully determined where to best locate and install the sixth (6<sup>th</sup>) panel, the bid proposal included the cost of building and supplying the panel without communication hardware and installation/start-up costs.

**WHEREAS**, the location has been determined to be installed in control station #2 at the Water Treatment Plant.

**WHEREAS**, the cost to mount, startup, and configure the panel, is not to exceed \$17,925.00 with funds available in account 496-557.000-801.062

Fund	Name of Account	Account Number	Grant Code	Amount
496	Water Quality Monitoring	496-557.000-801.062	FEPAWIIN18-1	\$17,925.00

**IT IS RESOLVED** that the appropriate City officials are authorized to do all things necessary to enter into change order #1 with Reliance Building Company, to install the sixth (6<sup>th</sup>) water quality monitoring panel in control station #2 at the Water Treatment Plant in an amount not to exceed \$17,925.00 for a total contract price not to exceed \$392,325.00.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 21, 2021 15:44 EDT)  
**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 21, 2021 14:31 EDT)  
**Shelbi Frayer, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

Clyde D Edwards  
CLYDE D EDWARDS (Jun 21, 2021 16:48 EDT)  
**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

Kate Fields  
**Kate Fields, City Council President**



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** June 8, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Resolution Authorizing Reliance Building Company to Enter Into Change Order #1 for Installation of the Sixth (6<sup>th</sup>) Water Quality Monitoring Panel

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

**VENDOR NAME:** Reliance Building Company

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

On April, 2019, Flint City Council approved Resolution #190137 to enter into a contract with Reliance Building Company to build and install water quality monitoring panels at six (6) determined locations throughout the city of Flint. During the bid process it was not determined where to install the sixth (6<sup>th</sup>) panel, costs only included building and supplying the panel. The location has been determined to install the panel in control station #2 at the Water Treatment Plant at a cost not to exceed \$17,925.00, for a total contract price not to exceed \$392,325.00. Funding is available in account 496-557.000-801.062.

**FINANCIAL IMPLICATIONS:**

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

Dept.	Name of Account	Account Number	Grant Code	Amount
496	Water Quality Monitoring	496-557.000-801062	FEP A18WIIN-1	\$17,925.00
FY21 GRAND TOTAL				\$17,925.00

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

**ACCOUNTING APPROVAL:** Yolanda Gray **Date:** 6-8-21

Jennifer Ryan  
Department of Public Works Accounting Supervisor

**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**





## CITY OF FLINT

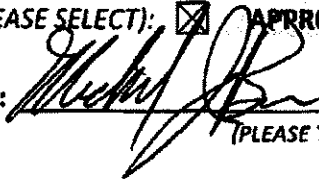
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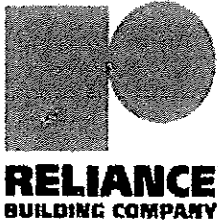
**BUDGET YEAR 3**

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

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

**DEPARTMENT HEAD SIGNATURE:**

 MICHAEL BROWN, DPW DIR.  
(PLEASE TYPE NAME, TITLE)



## RFCO 02

TO: **City of Flint**  
1101 S. Saginaw St.  
Flint, MI 48502

DATE: June 8, 2021

PROJECT: **Design and Build Services**  
**Water Quality Monitoring Panels**

ATTN: Mike Brown, John Florshinger

Re: Installation of 6<sup>th</sup> Water Quality Monitoring Panel

On 05/26/2021, Reliance Building Company and HESCO visited the Water Treatment Plant to reinstall a repaired SCAN module on the 6<sup>th</sup> Water Quality Monitoring Panel that is currently in storage in the Water Tower Pumphouse located adjacent to the Water Tower at the Water Treatment Plant. At that time the installation of this 6<sup>th</sup> panel was discussed. The location will be in Control Station 2, and we are providing pricing to reflect this.

Pricing includes the cost to mount, startup, and configure the panel. All electrical and plumbing connections needed to make the panel operational will be provided and installed by the City of Flint.

**Total Lump Sum Price of 6<sup>th</sup> Panel Install. . . . . \$ 17,925.00**

The additional time required for this change in work scope is **2 week(s)**. If this is acceptable, please issue a change order. Should you have any questions, please call.

Regards,

**Troy Dolkowski**  
Project Manager



PROPOSAL# 22000515

RESOLUTION NO.: 210298  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO LA CONSTRUCTION FOR 50/50 SIDEWALK REPLACEMENT PROGRAM**

WHEREAS, the 50/50 sidewalk replacement program provides safe walkways for the residents of the City. The Department of Public Works recommends the lowest responsive bidder LA Construction be awarded the bid for the 50/50 sidewalk replacement program in the amount of \$165,000 each year for FY2022, FY2023, and FY2024, totaling \$495,000.

Account Number	Account Name	Amount
202-449.213-801.000	Professional Services	\$ 65,000.00
203-449.213-801.000	Professional Services	\$100,000.00
	<b>FY2022 GRAND TOTAL</b>	<b>\$165,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with LA Construction for the 50/50 sidewalk replacement program services for the amount of \$165,000.00 per year for FY2022, FY2023, and FY2024, pending the adoption of the FY2023 and FY2024 budgets, for a total of \$495,000.00.

APPROVED AS TO FORM:

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 13:52 EDT)

Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 14:39 EDT)

Shelbi Frayer, Chief Financial Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards  
Clyde D. Edwards (Jun 22, 2021 14:53 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

Kate Fields  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 13:21 EDT)

Jennifer Ryan, Deputy Finance Director



## CITY OF FLINT

### STAFF REVIEW FORM

TODAY'S DATE: June 8, 2021

BID/PROPOSAL# 22-515

AGENDA ITEM TITLE: 50/50 Sidewalk Replacement Program

PREPARED BY Kathryn Neumann for John Daly, Director of Transportation

VENDOR NAME: LA Construction

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The 50/50 sidewalk program exists and really satisfies the objective to provide safe walkways for the residents of Flint. The program achieves its' goals by executing the following two points: it ensures that the financial burden of repair of sidewalks doesn't fully fall on the property owner and two, ensures building standards are maintained.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Professional Services	449-213-801.000		\$ 65,000.00
203	Professional Services	449.213-801.000		\$100,000.00
		<b>FY22 GRAND TOTAL</b>		<b>\$165,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ REQUISITION NO: 210004345

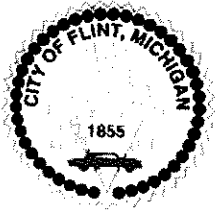
**ACCOUNTING APPROVAL:** Kirstie Troup Date: 06/08/2021  
Kirstie Troup (Jun 8, 2021 16:06 EDT)

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

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

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

**DEPARTMENT HEAD SIGNATURE:** John H. Daly III  
John H. Daly III (Jun 8, 2021 16:24 EDT)  
(John H. Daly, III, Director of Transportation)



# CITY OF FLINT

## Department of Transportation

Sheldon A. Neeley  
Mayor

John H. Daly, III  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** John H. Daly, III  
Director of Transportation

**SUBJECT:** RECOMMENDATION FOR THE 50/50 SIDEWALK REPLACEMENT  
PROGRAM, PROPOSAL 22-515

Bids were received and reviewed for the 50/50 sidewalk replacement program. I am recommending the lowest responsive bidder, LA Construction. They were the lowest overall bidder when taking into consideration the ADA ramps.

If you have any questions or concerns, feel free to give me a call at ext. 2802.

SEALED PROPOSALS RECEIVED FOR THE 50/50 SIDEWALK REPLACEMENT PROGRAM  
ON MAY 4, 2021  
PROPOSAL #22-515

	L.A. Construction Corp. 3453 N. Linden Rd. Flint, MI	August Construction Services 2041 Westover Dr. Flint, MI	Hatch Enterprises 4230 S. Dye Rd. Swartz Creek, MI
Removal & replacement of a 4" concrete sidewalk square	\$10.00/per square foot	\$ 9.00/per square foot	\$18.00/per square foot
Removal and replacement of 4" concrete sidewalk square with ADA ramp	\$ 17.60/per square foot	\$ 30.00/per square foot	\$20.00/per square foot
Removal & replacement of a 6" concrete sidewalk square	\$ 11.30/per square foot	\$ 10.25/per square foot	\$20.00/per square foot
Removal and replacement of 6" concrete square including grinding of tree roots.	\$ 24.00/per square foot	\$ 31.00/per square foot	\$22.00/per square foot
Removal and replacement of 4" concrete square around trees, including excavation, installation, removal of soil, additional sand and grinding of tree roots as needed.	\$ 12.00/per square foot	\$ 11.25/per square foot	\$22.00/per square foot



PROPOSAL# 22000704

RESOLUTION NO.: 210299  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO MANQUEN VANCE FOR  
EMPLOYEE AND RETIREE HEALTHCARE CONSULTING AND BENEFIT ADMINISTRATION**

WHEREAS, working in conjunction with the Human Resources Department, the Department of Finance developed the proposal to solicit bids to combine the consulting agreements for both active employees and retirees. The Finance and Human Resources recommends the lowest qualified bidder Manquen Vance be awarded the bid for employee and retiree healthcare consulting and benefit administration services in the amount of \$90,000 for each of the next three fiscal years FY2022, FY2023, and FY2024, totaling \$270,000.

Account Number	Account Name	Amount
627-000.105-723.000	Retiree Healthcare	\$45,000.00
627-853.250-801.000	Professional Services	\$45,000.000
	<b>FY2022 GRAND TOTAL</b>	<b>\$90,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Manquen Vance to provide employee and retiree healthcare consulting and benefit administration services for FY2022, FY2023, and FY2024, pending budget adoption, for the amount of \$90,000.00 per year, totaling \$270,000.00.

APPROVED AS TO FORM:

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 10:58 EDT)

Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 11:11 EDT)

Shelbi Frayer, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS  
CLYDE D EDWARDS (Jun 22, 2021 11:17 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

Kate Fields  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 10:39 EDT)

Jennifer Ryan, Deputy Finance Director



## CITY OF FLINT

### STAFF REVIEW FORM

**TODAY'S DATE:** 06/04/2021

**BID/PROPOSAL#** 22000704 - Employee/Retiree Healthcare Consulting & Benefit Administration

**AGENDA ITEM TITLE:** Resolution for Manquen Vance, Inc.

**PREPARED BY:** V. Foster, Dept. of Finance

**VENDOR NAME:** Manquen Vance, Inc.

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

Manquen Vance has provided fringe benefit consulting and management services since March 2012 (previously known as Cornerstone Municipal Group). Manquen Vance currently manages the City's active employee benefit programs. The current contract for managing the benefit program was extended through June 30, 2021 by Council on July 13, 2020 (reso #200287).

Working in conjunction with the Human Resources Department, the Department of Finance developed the RFP to solicit bids to combine the consulting agreements for both active employees and retirees (which for the last several years were separate and provided by two different firms). Bids were opened publicly by way of a virtual opening and read aloud on Friday, May 14, 2021. Bids were received from six different firms and three other firms declined to submit. Several members of the Finance and HR Staff analyzed each of the proposals and rated each of them.

Manquen Vance was the unanimous choice of the reviewers and is being recommended for a three-year contract. The recommendation includes annual renewals at a price not to exceed \$90,000 per year for a three-year agreement. Approval of Manquen Vance would result in a minimum savings of \$30,000 per year over what the City is currently paying along with the combining of two consulting agreements into one. The contract includes a three-year renewal option of \$105,000 for each additional year (2024, 2025, and 2026). The services of Manquen Vance have been invaluable in managing the City's active employee benefits programs.

Based upon their past performance and the fact that combining the two consulting agreements will save the City a minimum of \$30,000 each year. Both the Human Resource and Finance Department recommends approval of this contract.

**FINANCIAL IMPLICATIONS:**

**BUDGETED EXPENDITURE? YES**

Name of Account	Account Number	Amount
Fringe Benefit Fund-Hospital Insurance	627-000.105-723.000	45,000.00
Fringe Benefit Fund-Professional Services	627-853.250-801.000	45,000.00

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

Staff Review – Manquen Vance (Employee/Retiree Healthcare Consulting & Benefit Administration)





## CITY OF FLINT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☒ NO ☐

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

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

BUDGET YEAR 1 \$90,000

BUDGET YEAR 2 \$90,000

BUDGET YEAR 3 \$90,000

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

It is the recommendation of the Department of Finance that the City of Flint enter into a 3-year agreement with Manquen Vance for employee and retiree health care consulting and benefit administration with the option to extend an additional three years.

DEPARTMENT HEAD SIGNATURE:

Shelbi Frayer

Shelbi Frayer (Jun 8, 2021 14:19 EDT)

Shelbi Frayer, Chief Financial Officer

DEPARTMENT HEAD SIGNATURE:

Eddie L. Smith

Eddie L. Smith (Jun 9, 2021 14:38 EDT)

Eddie Smith, Human Resources Director



## Employee & Retiree Healthcare Consulting and Benefit Administration Services Agreement

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This Consulting Agreement, hereinafter referred to as "Agreement" is between the **City of Flint**, hereinafter referred to as "Client" and **Cornerstone Municipal Advisory Group, LLC (dba Manquen Vance)** hereinafter referred to as "Consultant" or "We."

WHEREAS, Client wishes to obtain the assistance of Consultant with strategic benefit planning, design, funding, administration, and communication with respect to its employee/retiree benefit programs;

WHEREAS, Consultant has superior knowledge and expertise in assisting employers with designing and servicing employee benefit plans; and

WHEREAS, the parties wish to set forth their respective expectations;

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the parties hereby agree as follows:

### 1. Scope of Services to be Provided by Consultant

Consultant will provide Client with consulting, communication, and brokerage services in the following areas and consistent with the following:

- A. Strategic Benefit Planning.** Consultant will provide assistance in developing overall plan strategies in accordance with Client's healthcare program goals. Additionally, Consultant will present Client with savings options/alternatives on an annual basis for both active employee and retiree plans.
- B. Benefit Plan Design.** Consultant will help to ensure that benefit designs are consistent with the strategic benchmarks and targets set forth in the strategic benefit planning process.
- C. Administration.** Consultant will assess vendor performance and manage vendor relationships to provide appropriate program administration.
- D. Funding.** Consultant will advise and counsel regarding program funding alternatives, including review proposals, recommend budget rates, employee contribution rates, and COBRA rates; select and procure appropriate stop loss; and monitor program costs against expectations.
- E. Retiree Consultation and Benefit Design.** Consultant presents strategic retiree benefit solutions and assists public sector organizations in identifying plan changes that result in meaningful reductions to retiree healthcare plan costs and OPEB liabilities. Consultant is proactive in implementing and managing cost savings programs and services focus on transition strategies, consensus building, and managing change in contentious union and retiree populations. Consultant will also keep Client up to date on the evolving legislative and legal landscape, providing advice and guidance. Consultant is an expert in the evaluation of alternative Medicare programs including Medicare Supplemental plans, Medicare Advantage, RDS, EGWP, defined contribution / RMSA, and buy out strategies.
- F. Collective Bargaining Support Services.** Consultant will perform such tasks and services with respect to collective bargaining support as requested by Client.
- G. RFQ / RFP Services.** Consultant will work within Client's purchasing policies to release a Request for Proposal to the marketplace to review your healthcare vendor options as necessary. Consultant will evaluate, negotiate, and make recommendations regarding insurers and providers.
- H. Compliance & Legislative Oversight.** Consultant will provide Client with advice and guidance on legislative developments impacting benefit plans. Topics include FMLA, COBRA, HIPAA, Section 125, PA 106, PA 54, PA 152, PA 202, and PPACA.

- I. Account Management and Communications.** Client will receive support from an Account Manager and Group Benefits Coordinator who will oversee the implementation of plan changes/vendors, custom employee/retiree communication materials, open enrollment support, review benefit documents, open enrollment meetings, client support, and problem solving.
- J. Meetings with Client and Vendors.** Consultant will attend and facilitate meetings with Client and vendors as needed to facilitate program management. Consultant shall meet with Client at least quarterly to discuss review of the program, state of the marketplace, progress made toward achieving objectives of the strategic plan, and developments and changes within Client's organization.
- K. Data Analysis.** Upon receipt of acceptable claims data, Consultant will provide Client with a summary of healthcare costs and utilization statistics. Data is provided to the Client annually at Client's carrier renewal, quarterly through a budget tracking document, prior to collective bargaining to support strategic decisions, and ad hoc as needed.
- L. Benefit Administration.** Consultant will provide Client with benefit administration support as detailed in the 2021 Manquen Vance RFP response, including communications, call support, claim/eligibility assistance, oversight of the benefit administration online system for actives, and oversight of the benefit administration online system for retirees once system access is transferred to Consultant. Client will assist Consultant in the transfer of the retiree database from the prior Consultant to Manquen Vance. Furthermore, Consultant will work with Client on periodic audits, including a Medicare A/B audit each February and August.
- M. Health and Wellness Program Review.** Consultant will assist Client in developing customized solutions for furthering efforts towards making membership healthier, happier, and more productive. Consultant will work with Client to learn its wellness history, budget, and philosophies. Consultant will use this information to guide Client towards the implementation of a wellness program that meets Client's goals and objectives.

## **2. Disclosure and Record Keeping**

- A. Full Disclosure.** Client has the right to approve any arrangements and/or the utilization of any intermediaries in connection with, or arising out of, or in any way related to Client's insurance program. Consultant must seek approval from Client prior to the use of any of the above in connection with the Client's insurance program.
- B. Record Keeping.** Consultant will maintain accurate and current files including, but not limited to, insurance policies and correspondence with insurers in accordance with industry standard record retention practice or as otherwise directed by Client.

## **3. Term & Termination**

- A. Term.** The term of this Agreement shall be three years, with three additional one-year renewals pending satisfactory performance by the Consultant for a total possible length of six years. The initial three-year term is effective August 1, 2021. Upon mutual written agreement of the parties, the term of this Agreement may be extended.
- B. Termination.** This Agreement may be terminated by either party effective upon 180 days advance written notice to the other party.

## **4. Cost of Services**

- **August 1, 2021 – July 31, 2022:** \$90,000 consulting fee plus assignment of all commissions (including Medicare commissions) to Consultant through Agent of Record letters. No other charges for core services listed in this agreement or for the BenXpress online system or benefit administration services detailed in the 2021 RFP response. The \$90,000 consulting fee plus commissions will cover all consulting and benefit administration support services listed in this agreement and our RFP response. \* \*\*
- **August 1, 2022 – July 31, 2023:** Same compensation details as 2021/2022
- **August 1, 2023 – July 31, 2024:** Same compensation details as 2021/2022

- **August 1, 2024 – July 31, 2025 (renewal option 1):** Same compensation details as 2021/2022, but consulting fee increases to \$105,000
- **August 1, 2025 – July 31, 2026: (renewal option 2):** Same compensation details as 2024/2025
- **August 1, 2026 – July 31, 2027 (renewal option 3):** Same compensation details as 2024/2025

\*Manquen Vance agrees to subject the above annual consulting fee to an “at-risk” amount equal to 5% for failure to perform to a service level that meets the expectation of the City of Flint. Within 60 days following the end of each contract year, an assessment will be made by Flint, at Flint’s sole discretion and opinion, as to whether Manquen Vance met the performance standards expected. This “at-risk” provision applies to each year of the contract.

\*\* Commissions received from the City’s carriers will be standard commissions per each individual carrier/vendor. Additionally, if the Client chooses to change carriers, funding levels, or eliminate certain healthcare programs in the future, and commissions are eliminated or reduced, Client agrees to re-negotiate in good-faith with Consultant a fee commensurate with the scope of work listed herein.

## 5. Personnel

Consultant will assign its personnel according to the needs of Client and according to the disciplines required to complete the appointed task in a professional manner. Consultant retains the right to substitute personnel with reasonable cause subject to Client’s right to request replacement of any assigned personnel for reasonable cause. The Account Team consists of the following individuals:

Primary Service Team:

- Mark A. Manquen, President
- John Vance, Account Director / Principal
- Kim Kulas, Account Director
- Meribeth Rains, Sr. Account Manager
- Craig Kuenzer, Sr. Plan Analyst
- Rita Williams, Group Benefits Coordinator
- Annette Kavulich, Co Group Benefits Coordinator

## 6. Client's Responsibilities

Client will make available such reasonable information as required for Consultant to conduct its services. Such data will be made available as promptly as possible. It is understood by Consultant that the time of Client’s personnel is limited, and judicious use of that time is a requirement of this Agreement.

## 7. Notices

All notices, demands and requests required or permitted to be given under the provisions of this Agreement shall be in writing and shall be deemed given (a) when personally delivered or sent by facsimile transmission to the party to be given the notice or other communication, (b) on the third business day following the day such notice was sent certified mail, return receipt requested, with postage prepaid, and (c) on the business day following the day such notice or other communication is sent by overnight courier, to the following:

If to Consultant:

- Cornerstone Municipal Advisory Group, LLC (dba Manquen Vance)
- 50 W. Big Beaver Rd., Ste 220
- Troy, Michigan 48084
- Attention: Mark A. Manquen, President, Phone: 248-878-2112

If to the City:

- City of Flint
- 1101 S. Saginaw Street
- Flint, MI 48502
- Attention: Shelbi Frayer, Chief Financial Officer

**8. Records and Information**

Consultant understands and agrees to limit its use and disclosure of protected health information as described in the HIPAA Business Associate Agreement currently on file between Consultant and Client.

**9. Independent Contractor**

It is understood and agreed that Consultant is engaged by Client to perform services under this Agreement as an independent contractor. Consultant shall use its best efforts to follow written, oral, or electronically transmitted (i.e., sent via facsimile or e-mail) instructions from Client as to policy and procedure.

**10. Fiduciary Responsibility.**

Client acknowledges that: (i) Consultant shall have no discretionary authority or discretionary control respecting the management of any of the employee benefit plans; (ii) Consultant shall exercise no authority or control with respect to management or disposition of the assets of Client's employee benefit plans; and (iii) Consultant shall perform services pursuant to this Agreement in a non-fiduciary capacity. Client agrees to notify Consultant as soon as possible of any proposed amendments to the plans' legal documents to the extent that the amendments would affect Consultant in the performance of its obligations under this Agreement. Client agrees to submit (or cause its agent, consultants, or vendors to submit) all information in its (or their) control reasonably necessary for Consultant to perform the services covered by this Agreement.

**11. Liability Insurance.**

Consultant agrees to procure and maintain during the term of this agreement, professional liability / errors & omissions coverage, with minimum occurrence limits of \$1,000,000, and to provide evidence of such coverage to Client. Additionally, per the RFP, Consultant will procure and maintain commercial automobile insurance of not less than \$1,000,000. Consultant's RFP response includes a certificate of liability insurance per the Client's requested specifications in the 2021 RFP.

**12. Disputes:** The parties agree that any disputes may be resolved in a court of competent jurisdiction within the State of Michigan.

**13. Entire Agreement**

This constitutes the entire Agreement between the parties, and any other warranties or agreements are hereby superseded. Subsequent amendments to this Agreement shall only be in writing signed by both parties.

City of Flint

\_\_\_\_\_  
*Signature*

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

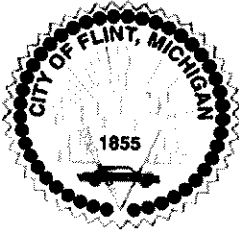
\_\_\_\_\_  
*Title*

Cornerstone Municipal Advisory Group, LLC (dba Manquen Vance)

\_\_\_\_\_  
*Signature*

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

\_\_\_\_\_  
*Title*



Sheldon A. Neeley

# City of Flint

## Department of Finance

### Division of Purchases & Supplies

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May 17, 2021

**TO:** Shelbi Frayer  
**FROM:** Jennifer Ryan  
Deputy Finance Director  
**SUBJECT:** SEALED BIDS

Attached are six (6) bids that were received for **PROPOSAL #22000704 – CITY OF FLINT EMPLOYEE/RETIREE HEALTHCARE CONSULTING AND BENEFIT ADMINISTRATION**. Enclosed are copies for your file. **Bid Due Date: 5/14/21. Enclosed is a spreadsheet.**

Your staff review and recommendation form is needed as soon as possible. **Please use the new fillable form.** This form is to be used for your staff review.

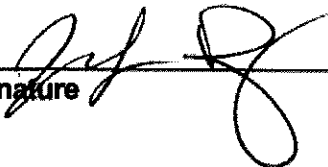
A staff review must be completed for ALL **Bids/Proposals**. Please let me know if you need a copy of the fillable form.

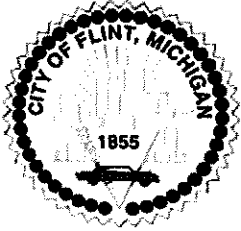
**Please note:** If your project is being funded by any grants issued by the federal government, you must go to:  
<https://www.dol.gov/ofccp/regs/compliance/preaward/debarlst.htm> to ensure that the selected vendor has not been debarred.

**PLEASE NOTE:**

Results may be viewed next business day online EXCEPT when a bid is under review. The bidders/public will only see the names of the bidders that submitted a bid, not their cost. This will protect the bidders cost in case there is a re-bid.

**If you have any questions, please feel free to give me a call or send an email.**

Signature 



Sheldon A. Neeley

# City of Flint

## Department of Finance

### Division of Purchases & Supplies

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Today's Date:

Please complete the following form if you decide to rebid:

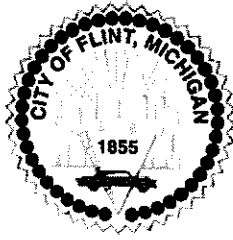
**Proposal #**

**DETAILED REASON FOR WANTING TO REBID:**

**Authorized Signature and Title:**

**Date Signed**

.....  
**PURCHASING USE ONLY**



**SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES  
For City of Flint Employee/Retiree Healthcare Consulting and Benefit Administration  
PROPOSAL# 22000704**

**Approximate Annual Quantities – Not Guaranteed  
Furnish as requested for the period 7/1/21 – 6/30/22**

***Bidder# 1: 44 North  
Rockford, MI***

**FINANCIAL PROPOSAL**

Annual Compensation details: 2021 **See Below**  
2022  
2023  
Renewal Option 1 – 2024  
Renewal Option 2 – 2025  
Renewal Option 3 – 2026

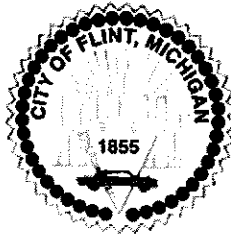
**In most cases, we assume the fee/commission agreement that is in place with the current broker.**

Generally, the fees range from \$18.00 to \$30.00 per employee per month and is contingent on the specific client demands and expectations. 44North resources, including but not limited to communications, compliance, enrollment, and financial management support, are included in our fee in nearly all situations.

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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





**Bidder# 2: Lerner, Csernal & Fath Financial Group  
Big Rapids, MI**

**FINANCIAL PROPOSAL**

**1. Per-Employee-Per-Month**

- a. This method sets a fee for each of the Medical/Rx, Dental and Vision lines of business
  - i. Medical/Rx: \$20.00 per enrolled employee per month
  - ii. Dental: \$0.75 per enrolled employee per month
  - iii. Vision: \$0.25 per enrolled employee per month
  - iv. Total: \$21.00 per enrolled employee per month
    - 1. Please note, the above strategy is only available if the carriers will allow for commissions to be removed from the premiums.

**2. Flat Fee**

- a. This method sets a flat fee for all of the Medical/Rx, Dental and Vision lines of business
  - i. Medical/Rx: \$20.00 per enrolled employee per month

	<b>Per-Employee Per Month Option</b>	<b>Flat Fee Option</b>
<b>2021</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>
<b>2022</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>
<b>2023</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>
<b>Renewal Option 1 2024</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>
<b>Renewal Option 2 2025</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>
<b>Renewal Option 3 2026</b>	<b>\$21 PEPM + ancillary commission</b>	<b>\$84,000 + ancillary commission</b>

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



***Bidder# 3: Manquen Vance  
Troy, MI***

**FINANCIAL PROPOSAL**

Annual Compensation details: 2021 **\$90,000 consulting fee plus assignment of all commissions (including Medicare commissions). No other charges for core services listed in this RFP or for the BenXpress system or benefit administration services. The \$90,000 plus commissions will cover all consulting and benefit administration support services listed in our RFP response.**

2022 **Same compensation details as 2021**

2023 **Same compensation details as 2021**

Renewal Option 1 - 2024 **Same compensation details as 2021, but consulting fee increases to \$105,000**

Renewal Option 2 – 2025 **Same compensation details as 2024**

Renewal Option 3 - 2026 **Same compensation details as 2024**

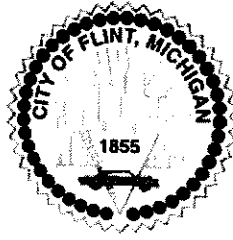
***Bidder# 4: Advantage Benefits Group  
Grand Rapids, MI***

**FINANCIAL PROPOSAL**

Annual Compensation details: 2021 **\$140,000**  
2022 **\$140,000**  
2023 **\$140,000**  
Renewal Option 1 – 2024 **\$145,000**  
Renewal Option 2 – 2025 **\$150,000**  
Renewal Option 3 – 2026 **\$155,000**

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



***Bidder# 5: TMR & Associates, Inc.  
Detroit, MI***

**FINANCIAL PROPOSAL**

Annual Compensation details: 2021 **\$175,000 Pro Rated**  
2022 **\$175,000**  
2023 **\$175,000**  
Renewal Option 1 – 2024 **\$175,000**  
Renewal Option 2 – 2025 **\$175,000**  
Renewal Option 3 – 2026 **\$175,000**

***Bidder# 6: Meadowbrook Insurance Agency  
Southfield, MI***

**FINANCIAL PROPOSAL**

**Our proposed pricing/compensation will be developed for both services. 1. Active employee and retiree healthcare benefit consulting and 2. Benefit administration and call center.**

**We receive a commission from the carrier for the placement and service of coverage for a client's employees and retirees. This is known as standard agent commission and is the most widely acceptable method of remuneration for insurance agencies.**

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

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



PROPOSAL# 22000568

RESOLUTION NO.: 210300  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO CURTIS LANDSCAPING FOR RIGHT-OF-WAYS MOWING SERVICES**

WHEREAS, the City Right-of-Ways (ROW) require weed and grass abatement services to maintain safety for motorists. The Department of Public Works recommends the award is split between four vendors, including awarding Curtis Landscaping for ROW mowing services in the amount of \$100,000 each year for FY2022, FY2023, and FY2024, totaling \$300,000.

Account Number	Account Name	Amount
202-449.201-801.000	Professional Services	\$50,000.00
203-449.201-801.000	Professional Services	\$50,000.00
	<b>FY2022 GRAND TOTAL</b>	<b>\$100,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Curtis Landscaping for the ROW mowing services for the amount of \$100,000.00 per year for FY2022, FY2023, and FY2024, pending the adoption of the FY2023 and FY2024 budgets, for a total of \$300,000.00.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 13:52 EDT)  
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 14:39 EDT)  
Shelbi Frayer, Chief Financial Officer

**FOR THE CITY OF FLINT:**

Clyde D. Edwards  
Clyde D. Edwards (Jun 22, 2021 14:53 EDT)  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

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

**APPROVED AS TO PURCHASING:**

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 13:21 EDT)  
Jennifer Ryan, Deputy Finance Director



## CITY OF FLINT

### STAFF REVIEW FORM

TODAY'S DATE: June 8, 2021

BID/PROPOSAL# 22-568

AGENDA ITEM TITLE: Mowing of Right-of-Ways

PREPARED BY Kathryn Neumann for John Daly, Director of Transportation

VENDOR NAME: Curtis Landscaping

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The street system in the City of Flint is 605 miles in length. The right-of-ways require mowing to ensure that motorists can operate their vehicles in a safe manner, especially when turning. Street Maintenance is in charge of the street system and has the statutory responsibility to ensure that the street ways are maintained in such a manner that is safe for the motorist to use.

FINANCIAL IMPLICATIONS: There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Professional Services	449-201-801.000		\$ 50,000.00
203	Professional Services	449.201-801.000		\$ 50,000.00
		<b>FY22 GRAND TOTAL</b>		<b>\$100,000.00</b>

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 210004371

ACCOUNTING APPROVAL: Kirstie Troup Date: 06/08/2021  
Kirstie Troup (Jun 8, 2021 11:17 EDT)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☒ NO ☐  
(If yes, please indicate how many years for the contract) 3 YEARS

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

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

DEPARTMENT HEAD SIGNATURE: John H. Daly III  
John H. Daly III (Jun 8, 2021 12:57 EDT)  
(John H. Daly, III, Director of Transportation)



# CITY OF FLINT

## Department of Transportation

Sheldon A. Neeley  
Mayor

John H. Daly, III  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** John H. Daly, III  
Director of Transportation

**SUBJECT:** RECOMMENDATION FOR THE WEED/GRASS ABATEMENT WITHIN  
THE RIGHT-OF-WAY, PROPOSAL 22-568

Bids were received and reviewed for the weed/grass abatement within the right-of-way and I have recommended the following companies: Curtis Landscaping, Forrest Lawncare, Boyd's Lawn & Landscaping and Perfect Lawns for a three year period. I have pre-encumbered the following requisitions: 21-4371, 21-4370, 21-4372 and 21-4374.

If you have any questions or concerns, feel free to give me a call at ext. 2802.

SEALED PROPOSALS RECEIVED MAY 4, 2021  
FOR THREE YEAR WEED/GRASS ABATEMENT IN THE CITY'S RIGHT-OF-WAY

BOYD'S LAWN & LANDSCAPING 14155 NICHOLS RD MONTROSE, MI	CURTIS LANDSCAPING 1128 N. DYE RD FLINT, MI	FORREST LAWNCARE 4622 MILTON DR FLINT, MI	PERFECT LAWNS 1078 CORA DR FLINT MI 48532	J & M TREE SERVICE 4618 MILTON DR FLINT MI	GROUND EFFECTS OUTDOOR SERVICES 6137 W COURT ST FLINT MI
\$6.00 per parcel	\$6.00 per parcel	\$6.00 per parcel	\$8.50 per parcel	\$6.00 per parcel*	\$7.50 per parcel*

\* Did not submit a complete bid.



PROPOSAL# 22000568

RESOLUTION NO.: 210301  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO BOYD'S LAWN & LANDSCAPING FOR RIGHT-OF-WAYS MOWING SERVICES**

WHEREAS, the City Right-of-Ways (ROW) require weed and grass abatement services to maintain safety for motorists. The Department of Public Works recommends the award is split between four vendors, including awarding Boyd's Lawn & Landscaping for ROW mowing services in the amount of \$100,000 each year for FY2022, FY2023, and FY2024, totaling \$300,000.

Account Number	Account Name	Amount
202-449.201-801.000	Professional Services	\$35,000.00
203-449.201-801.000	Professional Services	\$65,000.00
	<b>FY2022 GRAND TOTAL</b>	<b>\$100,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Boyd's Lawn & Landscaping for the ROW mowing services for the amount of \$100,000.00 per year for FY2022, FY2023, and FY2024, pending the adoption of the FY2023 and FY2024 budgets, for a total of \$300,000.00.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 13:52 EDT)  
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 14:39 EDT)  
Shelbi Frayer, Chief Financial Officer

**FOR THE CITY OF FLINT:**

Clyde D. Edwards  
Clyde D. Edwards (Jun 22, 2021 14:53 EDT)  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

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

**APPROVED AS TO PURCHASING:**

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 13:21 EDT)  
Jennifer Ryan, Deputy Finance Director





## CITY OF FLINT

### STAFF REVIEW FORM

**TODAY'S DATE:** June 8, 2021

**BID/PROPOSAL#** 22-568

**AGENDA ITEM TITLE:** Mowing of Right-of-Ways

**PREPARED BY** Kathryn Neumann for John Daly, Director of Transportation

**VENDOR NAME:** Boyd's Lawn & Landscaping

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The street system in the City of Flint is 605 miles in length. The right-of-ways require mowing to ensure that motorists can operate their vehicles in a safe manner, especially when turning. Street Maintenance is in charge of the street system and has the statutory responsibility to ensure that the street ways are maintained in such a manner that is safe for the motorist to use.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Professional Services	449-201-801.000		\$ 35,000.00
203	Professional Services	449.201-801.000		\$ 65,000.00
		<b>FY22 GRAND TOTAL</b>		<b>\$100,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004370

**ACCOUNTING APPROVAL:** Kirstie Troup Kirstie Troup (Jun 8, 2021 11:17 EDT) **Date:** 06/08/2021

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

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

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

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

**DEPARTMENT HEAD SIGNATURE:** John H. Daly III  
John H. Daly III (Jun 8, 2021 12:06 EDT)  
(John H. Daly, III, Director of Transportation)



# CITY OF FLINT

## Department of Transportation

Sheldon A. Neeley  
Mayor

John H. Daly, III  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** John H. Daly, III  
Director of Transportation

**SUBJECT:** RECOMMENDATION FOR THE WEED/GRASS ABATEMENT WITHIN  
THE RIGHT-OF-WAY, PROPOSAL 22-568

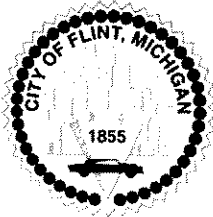
Bids were received and reviewed for the weed/grass abatement within the right-of-way and I have recommended the following companies: Curtis Landscaping, Forrest Lawncare, Boyd's Lawn & Landscaping and Perfect Lawns for a three year period. I have pre-encumbered the following requisitions: 21-4371, 21-4370, 21-4372 and 21-4374.

If you have any questions or concerns, feel free to give me a call at ext. 2802.

SEALED PROPOSALS RECEIVED MAY 4, 2021  
FOR THREE YEAR WEED/GRASS ABATEMENT IN THE CITY'S RIGHT-OF-WAY

BOYD'S LAWN & LANDSCAPING 14155 NICHOLS RD MONTROSE, MI	CURTIS LANDSCAPING 1128 N. DYE RD FLINT, MI	FORREST LAWN CARE 4622 MILTON DR FLINT, MI	PERFECT LAWNS 1078 CORA DR FLINT MI 48532	J & M TREE SERVICE 4618 MILTON DR FLINT MI	GROUND EFFECTS OUTDOOR SERVICES 6137 W COURT ST FLINT MI
\$6.00 per parcel	\$6.00 per parcel	\$6.00 per parcel	\$8.50 per parcel	\$6.00 per parcel*	\$7.50 per parcel*

\* Did not submit a complete bid.



PROPOSAL# 22000568

RESOLUTION NO.: 210302  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO FORREST LAWN CARE FOR RIGHT-OF-WAYS MOWING SERVICES**

WHEREAS, the City Right-of-Ways (ROW) require weed and grass abatement services to maintain safety for motorists. The Department of Public Works recommends the award is split between four vendors, including awarding Forrest Lawn Care for ROW mowing services in the amount of \$100,000 each year for FY2022, FY2023, and FY2024, totaling \$300,000.

Account Number	Account Name	Amount
202-449.201-801.000	Professional Services	\$40,000.00
203-449.201-801.000	Professional Services	\$60,000.00
	<b>FY2022 GRAND TOTAL</b>	<b>\$100,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Forrest Lawn Care for the ROW mowing services for the amount of \$100,000.00 per year for FY2022, FY2023, and FY2024, pending the adoption of the FY2023 and FY2024 budgets, for a total of \$300,000.00.

APPROVED AS TO FORM:

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 13:52 EDT)  
Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 14:39 EDT)  
Shelbi Frayer, Chief Financial Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards  
Clyde D. Edwards (Jun 22, 2021 14:53 EDT)  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

Kate Fields  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 13:21 EDT)  
Jennifer Ryan, Deputy Finance Director



## CITY OF FLINT

**TODAY'S DATE:** June 8, 2021

**BID/PROPOSAL#** 22-568

**AGENDA ITEM TITLE:** Mowing of Right-of-Ways

**PREPARED BY** Kathryn Neumann for John Daly, Director of Transportation

**VENDOR NAME:** Forrest Lawn Care

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The street system in the City of Flint is 605 miles in length. The right-of-ways require mowing to ensure that motorists can operate their vehicles in a safe manner, especially when turning. Street Maintenance is in charge of the street system and has the statutory responsibility to ensure that the street ways are maintained in such a manner that is safe for the motorist to use.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Professional Services	449-201-801.000		\$ 40,000.00
203	Professional Services	449.201-801.000		\$ 60,000.00
		<b>FY22 GRAND TOTAL</b>		<b>\$100,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004372

**ACCOUNTING APPROVAL:** Kirstie Troup Kirstie Troup (Jun 8, 2021 11:17 EDT) **Date:** 06/08/2021

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

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

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

**DEPARTMENT HEAD SIGNATURE:** John H. Daly III  
John H. Daly III (Jun 8, 2021 12:56 EDT)  
(John H. Daly, III, Director of Transportation)



# CITY OF FLINT

## Department of Transportation

Sheldon A. Neeley  
Mayor

John H. Daly, III  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** John H. Daly, III  
Director of Transportation

**SUBJECT:** RECOMMENDATION FOR THE WEED/GRASS ABATEMENT WITHIN  
THE RIGHT-OF-WAY, PROPOSAL 22-568

Bids were received and reviewed for the weed/grass abatement within the right-of-way and I have recommended the following companies: Curtis Landscaping, Forrest Lawncare, Boyd's Lawn & Landscaping and Perfect Lawns for a three year period. I have pre-encumbered the following requisitions: 21-4371, 21-4370, 21-4372 and 21-4374.

If you have any questions or concerns, feel free to give me a call at ext. 2802.

SEALED PROPOSALS RECEIVED MAY 4, 2021  
FOR THREE YEAR WEED/GRASS ABATEMENT IN THE CITY'S RIGHT-OF-WAY

BOYD'S LAWN & LANDSCAPING 14155 NICHOLS RD MONTROSE, MI	CURTIS LANDSCAPING 1128 N. DYE RD FLINT, MI	FORREST LAWN CARE 4622 MILTON DR FLINT, MI	PERFECT LAWNS 1078 CORA DR FLINT MI 48532	J & M TREE SERVICE 4618 MILTON DR FLINT MI	GROUND EFFECTS OUTDOOR SERVICES 6137 W COURT ST FLINT MI
\$6.00 per parcel	\$6.00 per parcel	\$6.00 per parcel	\$8.50 per parcel	\$6.00 per parcel*	\$7.50 per parcel*

\* Did not submit a complete bid.



PROPOSAL# 22000568

RESOLUTION NO.: 210303  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO PERFECT LAWNS FOR RIGHT-OF-WAYS MOWING SERVICES**

WHEREAS, the City Right-of-Ways (ROW) require weed and grass abatement services to maintain safety for motorists. The Department of Public Works recommends the award is split between four vendors, including awarding Perfect Lawns for ROW mowing services in the amount of \$75,000 each year for FY2022, FY2023, and FY2024, totaling \$225,000.

Account Number	Account Name	Amount
202-449.201-801.000	Professional Services	\$30,000.00
203-449.201-801.000	Professional Services	\$45,000.00
	<b>FY2022 GRAND TOTAL</b>	<b>\$75,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Perfect Lawns for the ROW mowing services for the amount of \$75,000.00 per year for FY2022, FY2023, and FY2024, pending the adoption of the FY2023 and FY2024 budgets, for a total of \$225,000.00.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 13:52 EDT)  
**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 22, 2021 14:39 EDT)  
**Shelbi Frayer, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

Clyde D. Edwards  
Clyde D. Edwards (Jun 22, 2021 14:53 EDT)  
**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

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

**APPROVED AS TO PURCHASING:**

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 13:21 EDT)  
**Jennifer Ryan, Deputy Finance Director**





## CITY OF FLINT

**TODAY'S DATE:** June 8, 2021

**BID/PROPOSAL#** 22-568

**AGENDA ITEM TITLE:** Mowing of Right-of-Ways

**PREPARED BY** Kathryn Neumann for John Daly, Director of Transportation

**VENDOR NAME:** Perfect Lawns

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The street system in the City of Flint is 605 miles in length. The right-of-ways require mowing to ensure that motorists can operate their vehicles in a safe manner, especially when turning. Street Maintenance is in charge of the street system and has the statutory responsibility to ensure that the street ways are maintained in such a manner that is safe for the motorist to use.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Professional Services	449-201-801.000		\$ 30,000.00
203	Professional Services	449.201-801.000		\$ 45,000.00
		<b>FY22 GRAND TOTAL</b>		<b>\$75,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004374

**ACCOUNTING APPROVAL:** Kirstie Troup Kirstie Troup Jun 8, 2021 (11:17:01) **Date:** 06/08/2021

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

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

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

**DEPARTMENT HEAD SIGNATURE:** John H. Daly III  
(John H. Daly, III, Director of Transportation)



# CITY OF FLINT

## Department of Transportation

Sheldon A. Neeley  
Mayor

John H. Daly, III  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** John H. Daly, III  
Director of Transportation

**SUBJECT:** RECOMMENDATION FOR THE WEED/GRASS ABATEMENT WITHIN  
THE RIGHT-OF-WAY, PROPOSAL 22-568

Bids were received and reviewed for the weed/grass abatement within the right-of-way and I have recommended the following companies: Curtis Landscaping, Forrest Lawncare, Boyd's Lawn & Landscaping and Perfect Lawns for a three year period. I have pre-encumbered the following requisitions: 21-4371, 21-4370, 21-4372 and 21-4374.

If you have any questions or concerns, feel free to give me a call at ext. 2802.

SEALED PROPOSALS RECEIVED MAY 4, 2021  
FOR THREE YEAR WEED/GRASS ABATEMENT IN THE CITY'S RIGHT-OF-WAY

BOYD'S LAWN & LANDSCAPING 14155 NICHOLS RD MONTROSE, MI	CURTIS LANDSCAPING 1128 N. DYE RD FLINT, MI	FORREST LAWN CARE 4622 MILTON DR FLINT, MI	PERFECT LAWNS 1078 CORA DR FLINT MI 48532	J & M TREE SERVICE 4618 MILTON DR FLINT MI	GROUND EFFECTS OUTDOOR SERVICES 6137 W COURT ST FLINT MI
\$6.00 per parcel	\$6.00 per parcel	\$6.00 per parcel	\$8.50 per parcel	\$6.00 per parcel*	\$7.50 per parcel*

\* Did not submit a complete bid.



RESOLUTION NO.: 210304  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO J&M TREE SERVICE**  
**FOR ADDITIONAL TREE TRIMMING SERVICES**

WHEREAS, the Forestry division of Streets Maintenance requires tree trimming services for City-owned trees located in the right-of-way. The Forestry division recommends to extend the contract with J&M Tree Service for additional tree trimming service for an amount of \$15,000 for FY2021.

Account Number	Account Name	Amount
203-449.201-801.000	Professional Services	\$15,000.00
	<b>FY2021 GRAND TOTAL</b>	<b>\$15,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to extend the contract with J&M Tree Service to provide additional tree trimming services for FY2021 for the amount of \$15,000.00 and a contract total amount of \$88,000.00 under the same terms and conditions.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 7, 2021 09:45 EDT)  
**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 7, 2021 13:16 EDT)  
**Shelbi Frayer, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

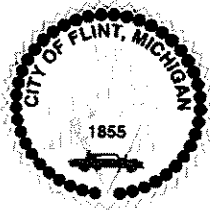
Clyde D. Edwards  
Clyde D. Edwards (Jun 8, 2021 14:25 EDT)  
**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

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

**APPROVED AS TO PURCHASING:**

Jennifer Ryan  
Jennifer Ryan (Jun 4, 2021 15:11 EDT)  
**Jenn Ryan, Deputy Finance Director**



# CITY OF FLINT

## Department of Public Works & Utilities

Sheldon A. Neeley  
Mayor

Michael J. Brown  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** Michael J. Brown  
Director of Public Works

**SUBJECT:** EMERGENCY REQUEST – TREE REMOVALS

I am requesting emergency funds be added to existing purchase orders for J & M Tree Service and Great Lakes Tree Experts. The purchase orders have been exhausted and \$15,000 needs to be added to each contractor. Since the Forestry Division was contracted out a decade ago, the Street Maintenance Division took on the burden of managing the city owned trees located in the right-of-way. All of the funds remaining on the existing purchase orders have been assigned to trees on the list for emergency removal, which brings the balances down to zero. A new bid has not gone out yet for tree removals for the new fiscal year.

Since there are no funds left on the purchase orders, additional money is needed because there are trees that have to come down on an emergency basis (or have already fallen and need to be cleaned up). Not adding money to the purchase orders pose a danger to residents who may be injured or worse due to dying and dead city-owned trees. The current purchase orders were for \$73,000.00 and we are requesting an additional \$15,000 for a total of \$88,000 for both J & M Tree Service and Great Lakes Tree Experts.

Per the Purchasing Ordinance 18-21.9, we are requesting a change order to each vendor for a total of \$88,000.00.

Requisition 21004654 has been pre-encumbered in the amount of \$15,000.00 to J & M Tree Service.

Requisition 21004655 has been pre-encumbered in the amount of \$15,000.00 to Great Lakes Tree Experts.

If you have any questions or concerns, feel free to give me a call at ext. 2601.

MJB/krn



## CITY OF FLINT

### STAFF REVIEW FORM

**TODAY'S DATE:** June 4, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Emergency request for tree removals

**PREPARED BY** Kathryn Neumann for John Daly, Director of Transportation

**VENDOR NAME:** J & M Tree Service

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The existing purchase order has been exhausted and an additional \$15,000 needs to be added for emergency tree removals.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
203	Professional Services	449-201-801.000		\$ 15,000.00
FY21 GRAND TOTAL				\$15,000.00

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004654

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

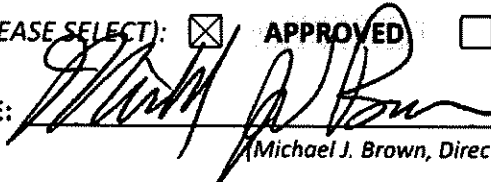
**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

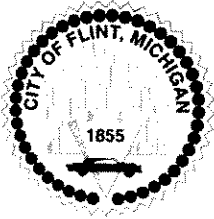
(If yes, please indicate how many years for the contract) \_\_\_\_\_ YEARS

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

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

**DEPARTMENT HEAD SIGNATURE:**

 6/4/21  
(Michael J. Brown, Director of Public Works)



RESOLUTION NO.: 210305

PRESENTED: JUN 28 2021

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO GREAT LAKES TREE EXPERTS  
FOR ADDITIONAL TREE TRIMMING SERVICES**

WHEREAS, the Forestry division of Streets Maintenance requires tree trimming services for City-owned trees located in the right-of-way. The Forestry division recommends to extend the contract with Great Lakes Tree Experts for additional tree trimming service for an amount of \$15,000 for FY2021.

Account Number	Account Name	Amount
203-449.201-801.000	Professional Services	\$15,000.00
	<b>FY2021 GRAND TOTAL</b>	<b>\$15,000.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to extend the contract with Great Lakes Tree Experts to provide additional tree trimming services for FY2021 for the amount of \$15,000.00 and a contract total amount of \$88,000.00 under the same terms and conditions.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Jun 7, 2021 09:46 EDT)  
**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Jun 7, 2021 13:16 EDT)  
**Shelbi Frayer, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

Clyde D. Edwards  
Clyde D. Edwards (Jun 8, 2021 14:25 EDT)  
**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

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

**APPROVED AS TO PURCHASING:**

Jennifer Ryan  
Jennifer Ryan (Jun 4, 2021 15:11 EDT)  
**Jenn Ryan, Deputy Finance Director**



# CITY OF FLINT

## Department of Public Works & Utilities

Sheldon A. Neeley  
Mayor

Michael J. Brown  
Director

June 4, 2021

**TO:** Christopher Mumby  
Interim Purchasing Manager

**FROM:** Michael J. Brown  
Director of Public Works

**SUBJECT:** EMERGENCY REQUEST – TREE REMOVALS

I am requesting emergency funds be added to existing purchase orders for J & M Tree Service and Great Lakes Tree Experts. The purchase orders have been exhausted and \$15,000 needs to be added to each contractor. Since the Forestry Division was contracted out a decade ago, the Street Maintenance Division took on the burden of managing the city owned trees located in the right-of-way. All of the funds remaining on the existing purchase orders have been assigned to trees on the list for emergency removal, which brings the balances down to zero. A new bid has not gone out yet for tree removals for the new fiscal year.

Since there are no funds left on the purchase orders, additional money is needed because there are trees that have to come down on an emergency basis (or have already fallen and need to be cleaned up). Not adding money to the purchase orders pose a danger to residents who may be injured or worse due to dying and dead city-owned trees. The current purchase orders were for \$73,000.00 and we are requesting an additional \$15,000 for a total of \$88,000 for both J & M Tree Service and Great Lakes Tree Experts.

Per the Purchasing Ordinance 18-21.9, we are requesting a change order to each vendor for a total of \$88,000.00.

Requisition 21004654 has been pre-encumbered in the amount of \$15,000.00 to J & M Tree Service.

Requisition 21004655 has been pre-encumbered in the amount of \$15,000.00 to Great Lakes Tree Experts.

If you have any questions or concerns, feel free to give me a call at ext. 2601.

MJB/km





# CITY OF FLINT

## STAFF REVIEW FORM

**TODAY'S DATE:** June 4, 2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Emergency request for tree removals

**PREPARED BY** Kathryn Neumann for John Daly, Director of Transportation

**VENDOR NAME:** Great Lakes Tree Experts

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The existing purchase order has been exhausted and an additional \$15,000 needs to be added for emergency tree removals.

**FINANCIAL IMPLICATIONS:** There is money in the accounts listed below

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

Dept.	Name of Account	Account Number	Grant Code	Amount
203	Professional Services	449-201-801.000		\$ 15,000.00
FY21 GRAND TOTAL				\$15,000.00

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 210004655

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

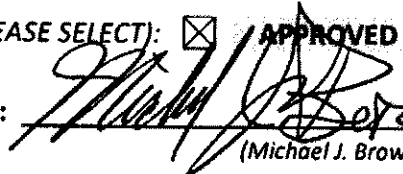
**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES ☐ NO ☒

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

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

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

**DEPARTMENT HEAD SIGNATURE:**

  
(Michael J. Brown, Director of Public Works) 6/4/21



RESOLUTION NO.: 210309  
PRESENTED: JUN 28 2021  
ADOPTED: \_\_\_\_\_

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO REPUBLIC WASTE SERVICES FOR  
WASTE COLLECTION SERVICES CHANGE ORDER #3**

WHEREAS, the Department of Public Works (DPW) uses Republic Waste Services for waste collection services. The DPW recommends to extend the contract with Republic Waste Services through September 30, 2021 for an amount of \$1,430,006.90.

Account Number	Account Name	Amount
226-528.201-801.000	Professional Services	\$1,430,006.90
	<b>FY2022 GRAND TOTAL</b>	<b>\$1,430,006.90</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into change order #3 to the contract with Republic Waste Services to provide additional waste collection services for FY2022 from July 1 to September 30, 2021 for the amount of \$1,430,006.90 and a contract total amount of \$21,019,325.89.

APPROVED AS TO FORM:

Angela Wheeler  
Angela Wheeler (Jun 22, 2021 16:09 EDT)

Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

Shelbi Frayer  
Shelbi Frayer (Jun 23, 2021 08:59 EDT)

Shelbi Frayer, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS  
CLYDE D EDWARDS (Jun 23, 2021 09:20 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

Kate Fields, City Council President

APPROVED AS TO PURCHASING:

Jennifer Ryan  
Jennifer Ryan (Jun 22, 2021 15:27 EDT)

Jenn Ryan, Deputy Finance Director

## **FIRST AMENDMENT TO AGREEMENT**

This First Amendment to Waste Collection Services Agreement (this "First Amendment") is entered into as of July 1, 2021 ("Effective Date"), between the City of Flint, a Michigan Municipal Corporation, 1101 S. Saginaw Street, Flint, MI 48502 ("City") and Tri-County Refuse Service, Inc. dba Republic Services of Flint ("Contractor"). The City and Contractor may be referred to individually as "Party" or collectively as "Parties" herein.

### **Recitals**

A. The City and Contractor entered into that certain Waste Collection Services Agreement effective December 13, 2018 ("Agreement"), pursuant to which Contractor agreed to provide waste collection services within the City.

B. The City issued a Request for Proposals No. 21000592 ("RFP") for Waste Collection Services for the City of Flint on February 11, 2021 and the City has canceled the RFP and rejected all bids.

C. The current Agreement expires on July 1, 2021. As a result, the City is in need of a temporary contract extension to continue to provide the residences with waste collection services.

D. The City and Contractor have agreed to extend the term of the Agreement and modify certain terms only as identified below.

### **Agreement**

The City and Contractor agree as follows:

1. **Compensation.** Section 4 of the Agreement is deleted in its entirety and replaced with the following:

**Compensation:** The current rate for the extended term for such services is a base monthly rate of **\$379,021.767** for each month during the Extended Term. Payment for each month's services during the Extended Term must be paid by City to Contractor no later than the first day of each month during each month of the Extended Term, except that the payment for the first month being due within five (5) days of the Effective Date of this First Amendment. In addition, the City must pay Contractor a one-time, nonrefundable payment of Two Hundred Ninety-Two Thousand Nine Hundred Forty-One Dollars and Sixty Cents (\$292,941.60) for additional costs associated with the services during the Extended Term ("Additional Cost Coverage Payment"). Payment of the Additional Cost Coverage Payment must be paid by City to Contractor within five (5) days of the Effective Date of this First Amendment.

2. **Effective Date.** Section 7 of the Agreement is deleted and replaced with the following:

**Extended Term Date:** The Parties agree that the term of the Agreement is extended for

three months commencing on July 1, 2021 and expiring September 30, 2021 (the "Extended Term").

3. Compliance. The parties acknowledge and agree that as of the Effective Date, the City and the Contractor are not in default of, and are in compliance with, their respective contractual obligations.

4. Press Releases. As of the Effective Date and during the Extended Term, Contractor and City will undertake best efforts to communicate with each other regarding any press releases issued by City or Contractor pertaining to the services provided under the Agreement prior to any press releases being issued.

5. Performance Bond. Contractor will furnish to the City a Performance Bond in the amount of \$650,000 for the Extended Term. The Performance Bond will guarantee Republic's obligations to the City of Flint and payment of persons furnishing labor, materials, services, equipment, supplies and insurance premiums under this Amendment in the event that Contractor is in default of the Agreement's or Amendment's terms, has received written notice of the default by the City specifically describing the default, and has failed to cure or otherwise resolve the default within fifteen (15) days of receipt of the City's written notice.

6. Capitalized or Defined Terms. Capitalized or defined terms used but not otherwise defined in this First Amendment have the meanings assigned to them in the Agreement.

7. Continuing Effect. Except as expressly modified or amended by this First Amendment, all terms and provisions of the Agreement remain in full force and effect. In the case of a conflict in meaning between the Agreement and this First Amendment, this First Amendment prevails.

8. Counterparts. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the Parties' signatures shall be valid and treated the same as original signatures. Each Party warrants and represents that the signatory for each Party is fully authorized to execute this First Amendment.

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to be effective as of the Effective Date.

**CONTRACTOR:**

**CITY:**

TRI-COUNTY REFUSE SERVICE, INC.

CITY OF FLINT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

180544

(Proposal 16000541)

SUBMISSION NO.: \_\_\_\_\_

PRESENTED: 10-17-18

ADOPTED: 10-22-2018

BY THE MAYOR:

**RESOLUTION TO TRI-COUNTY REFUSE SERVICES, INC. FOR ADDITIONAL WASTE  
COLLECTION SERVICES**

**RESOLUTION**

On October 10, 2017, the Proper City Officials were authorized to enter into change order #1 (resolution 170510) to the contract with Tri-County Refuse Services, Inc., dba Republic Services, G-3328 Torrey Rd., Flint, Michigan to extend waste collection services to November 12, 2018 in the amount not to exceed \$3,846,032.00 and an aggregate total of \$7,582,064.00; and

The Purchasing Department has received a request to extend said contract until June 30, 2021, along with dumpster requests for neighborhood cleanups. Funding for said services will come from account 226-528.201-801;

IT IS RESOLVED, that the Proper City Officials are hereby authorized to enter into a change order #2 to the contract with Tri-County Refuse Services, Inc., dba Republic Services to extend said contract to June 30, 2021 in an amount not to exceed \$12,007,254.99 for an aggregate total of \$19,589,319.00. (Rubbish Collection Fund) \$2,887,820.82 FY19, \$4,559,717.09 pending adoption of the FY20 budget, and \$4,559,717.09 pending adoption of the FY21 budget in the account listed,

IT IS ALSO RESOLVED that the Proper City Officials are hereby authorized to amend the Special Assessment fee for Rubbish Collection in the Master Fee Schedule for the FY2020 and FY2021 fiscal year budgets as part of the budget adoption process.

APPROVED PURCHASING DEPT.:

  
\_\_\_\_\_  
Hughie Newsome  
for Purchasing Department

APPROVED AS TO FORM:

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

APPROVED AS TO FINANCE:

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

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

  
\_\_\_\_\_  
Herbert J. Winfrey, President  
City Council

170510

(Proposer 16030511)

SUBMISSION NO.: C 4517 2017

PRESENTED: 9-13-17

ADOPTED: RIAB 10-11-17

BY THE CITY ADMINISTRATOR

**RESOLUTION TO TRI-COUNTY REFUSE SERVICES, INC. FOR ADDITIONAL WASTE  
COLLECTION SERVICES**


**RESOLUTION**

On November 9, 2016, the Proper City Officials were authorized to enter into a contract with Tri-County Refuse Services, Inc., dba Republic Services, G-3328 Torrey Rd., Flint, Michigan for waste collection services in the amount of \$3,736,032.00 for the period ending November 12, 2017 with an option to extend the contract for an additional year in the amount of \$3,736,032.00, and

The Purchasing Department has received a request to extend said contract until November 12, 2018, along with dumpster requests for neighborhood cleanups. Funding for said services will come from the following accounts: 226-528-201-801.000 (\$3,736,032.00), 226-528-205-801.000 (\$20,000), 274-748-139-801.000 (\$35,000) and

IT IS RESOLVED, that the Proper City Officials are hereby authorized to enter into a change order #1 to the contract with Tri-County Refuse Services, Inc., dba Republic Services to extend said contract to November 12, 2018 in an amount not to exceed \$3,846,032.00 for an aggregate total of \$7,582,064.00. (FY18 \$2,355,020 Rubbish Collection Fund, \$35,000 HUD, CBDG, FSG & HOME Grants) \$1,421,012.00 Rubbish Collection Fund, \$35,000 HUD, CBDG, ESG & HOME Grants pending adoption of the FY19 budget

APPROVED PURCHASING DEPT.:

  
Derrick Jones, Purchasing Manager

APPROVED AS TO FINANCE:

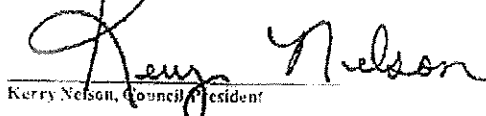
  
Dawn Steele, Deputy Finance Director

APPROVED AS TO FORM:

  
Angela Wheeler  
Chief Legal Officer

  
Sylvester Jones, Jr., City Administrator

CITY COUNCIL:

  
Kerry Nelson, Council President

PRESENTED TO CITY COUNCIL:

9-20-2017  
ADOPTED BY CITY COUNCIL:  
9-25-2017

RECEIVERSHIP TRANSITION ADVISORY  
BOARD:

ADOPTED BY THE RECEIVERSHIP  
TRANSITION ADVISORY BOARD  
OCTOBER 11, 2017

160482

(Proposal 160000541)

SUBMISSION NO.: CA3032016

PRESENTED: 10/24/16

ADOPTED: RTAB 11-9-16

**RESOLUTION TO REPUBLIC WASTE SERVICES  
FOR WASTE COLLECTION SERVICES**

BY THE CITY ADMINISTRATOR:


**RESOLUTION**


The City Administration is submitting a resolution, per the State of Michigan, 7<sup>th</sup> Circuit Court, County of Genesee court order, for waste collection services as requested by the Department of Public Works/Transportation Division; and


Tri-County Refuse Service, Inc., dba Republic Services, G-3328 Torrey Rd., Flint, MI is the vendor that has been mutually agreed upon to perform said services for a period of one year (11/12/2016 – 11/12/2017) with an option to extend the contract for an additional year. Funding for said services will come from the following account: 226-528.201-801.000; and

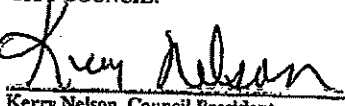
IT IS RESOLVED that the Proper City Officials are hereby authorized to enter into a contract with Tri-County Refuse Service, Inc, dba Republic Services for waste collection services for period of one year (11/12/2016 – 11/12/2017) with an option to extend the contract for an additional year. The first year cost is in the amount not to exceed \$3,736,032.00 and the optional additional year is in the amount of \$3,736,032.00 for an aggregate total of \$7,472,064.00. (Rubbish Collection Fund) \$3,736,032.00 pending adoption of the FY18 budget

APPROVED PURCHASING DEPT.:  
  
Derrick Jones, Purchasing Manager

APPROVED AS TO FINANCE:  
  
David L. Sabuda, Chief Financial Officer

APPROVED AS TO FORM:  
  
Stacy Erwin, Chief Legal Officer

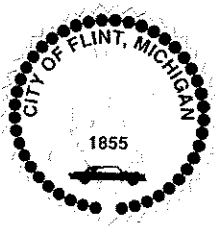
  
Sylvester Jones, Jr, City Administrator

CITY COUNCIL:  
  
Kerry Nelson, Council President

PRESENTED TO CITY COUNCIL: 10-24-2016  
ADOPTED BY CITY COUNCIL: 10-24-2016

RECEIVERSHIP TRANSITION ADVISORY BOARD:

ADOPTED BY THE  
RECEIVERSHIP TRANSITION  
ADVISORY BOARD  
NOVEMBER 9, 2016



210310

RESOLUTION NO.:

PRESENTED:

JUN 28 2021

ADOPTED:

**RESOLUTION RECOMMENDING THE APPOINTMENT OF CACEY LESTER TO  
THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD**


**BY THE MAYOR:**

Mayor Sheldon A. Neeley recommends the appointment of Cacey Lester replacing Glen Kelly, who resigned, to the Downtown Development Authority Board for a four-year term commencing June 30, 2021, and expiring June 30, 2025, and

WHEREAS: Mayor Sheldon A. Neeley recommends the appointment of Cacey Lester to the four-year term on the Downtown Development Authority Board, with such term commencing on June 30, 2021 and expires June 30, 2025.

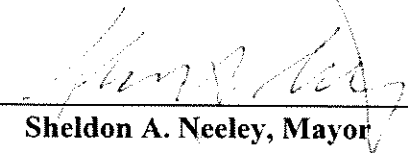
THEREFORE, BE IT RESOLVED THAT THE Flint City Council approves the appointment of Cacey Lester to serve the four-year term on the Downtown Development Authority Board, with such commencing on June 30, 2021 and expiring June 30, 2025.

**APPROVED AS TO FORM:**



Angela Wheeler, Chief Legal Officer

**FOR THE CITY OF FLINT:**

  
Sheldon A. Neeley, Mayor

**APPROVED BY CITY COUNCIL:**

  
Kate Fields, City Council President



Casey Lester

1950 Colchester Road

Flint Michigan 48503

810-577-6885

RE: Downtown Development Authority Board Position

Dear Respected Council:

I am writing to apply for a position on the Downtown Development Authority Board of Directors. I am a Flint resident with a history of outreach and effort into creating a better future for all our residents. I am currently the treasurer for the Neighborhood Engagement HUB which partners with neighborhood groups in different pockets of our city to provide resources for beautification and sustainability to those areas. Prior to my work at the NEH I was honored to be the President of the Flint Community Schools Board of Education during one of the toughest years that we had ever been a part of. While the schools were closed, we were able to continue to partner with Sodexo Magic and provide over a million meals for our community impacted by the pandemic.

My wife and I own and operate a business downtown in the Shops on Saginaw called The Roman which is a men's boutique. Through this business we were able to partner with Southwestern Academy and form "the Jag Spot" which is a place where people can go to borrow dress clothes for interviews or dances or celebrations if they are currently without proper attire. It is a passion of ours to make sure no one must worry about "looking the part". I have taught classes downtown called "How to tie a tie and five things to know before your interview" which was geared toward educating people who may not have some of the soft skills that it takes to get a job in a competitive economy. This event was well attended by children of all back grounds and walks of life, showing that this is a broadband need across all communities.

I appreciate the time all of you are spending making our city work and operate a little better every day, and with your blessing I would love to join the efforts and help make downtown brighter.

Thank you

Casey Lester

Resume Attached

Internal  
Use

**Casey Lester**

1950 Colchester Rd  
Flint, Michigan 48503  
Caseylester48@gmail.com  
(810) 577-6885

**Summary**

I have a proven track record of meeting and exceeding set sales goals while in different positions. I have developed relationships through the community with business owners and centers of influence by continuing to be active and engaging in Flint.

**Professional History**

**Business Banking Community Banker 2021-Present**

**Huntington National Bank**

- Cultivate relationships between business owners and the bank
- Engage in cashflow conversations for businesses to help drive revenue and profits
- Grow relationships with outside partners such as CPAs and Attorneys to grow my book of business
- Translate financial documents to establish credit worthiness for clients
- Create relationships that are mutually beneficial for both the bank and my clients needs

**Treasury Management Advisor 2019-2021**

**Huntington National Bank**

- Won the OCR award for 2019
- Won the Merchant Service Partner award for 2019
- Work with local small business partners
- Communicate the cash flow cycle to strengthen financial outlooks
- Develop strong partnerships with others in the community
- Focus on growing businesses in the Flint and Saginaw area through strategic planning
- Strengthen the brand through cultured conversations

**Branch Manager 2018-2019**

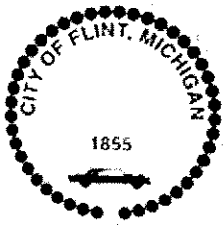
**Huntington National Bank**

- Coach and develop the staff through S.M.A.R.T. goals.
- Deepen relationships with our business partners.
- Progressively enforce business rules and regulations
- Increased overall customer satisfaction
- Developed staff to increase overall all production
- Developed a culture of "customer-centric" focus to strengthen the ambiance of customer service

**Private Client Banker 2016-2018**

**JPMorgan Chase**

- Manage client's account and develop their relationship with the brand
- Discuss retirement options and investments with clients
- Align the client's needs with the products of the bank
- Monitor assets disbursement and financial planning and structuring



RESOLUTION NO.:

**210313**

PRESENTED:

**JUN 28 2021**

ADOPTED:

**RESOLUTION RECOMMENDING THE APPOINTMENT  
OF MILDRED SILVA ZUCCARO  
TO THE HURLEY HOSPITAL BOARD OF MANAGERS**

**BY THE MAYOR:**

**WHEREAS**, Rev. Daniel S. Scheid's term on the Hurley Board of Managers expires April 30, 2022; and

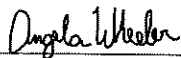
**WHEREAS**, Rev. Scheid is unable to complete his appointed term and has resigned from the board; and

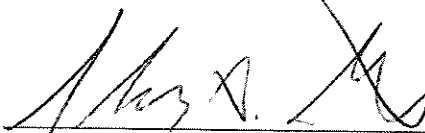
**WHEREAS**, Mayor Sheldon A. Neeley recommends the appointment of Mildred Silva Zuccaroo of Flint to replace Rev. Scheid.

**THEREFORE BE IT RESOLVED** that the Flint City Council approves the appointment of Mildred Silva Zuccaro to serve the remainder of a five year term on the Hurley Board of Managers, commencing June 29, 2021 and expiring April 30, 2022.

APPROVED AS TO FORM:

FOR THE CITY OF FLINT:

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

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

APPROVED BY THE CITY COUNCIL:

\_\_\_\_\_  
City Council President

# MILDRED SILVA ZUCCARO

810.280.5154 | Flint, MI | mildredsilvazuccaro@gmail.com

Greetings Board Managers of Hurley Medical Center,

It is with great enthusiasm that I submit my interest and candidacy for a board manager position for the Hurley Medical Center. I am highly motivated and find this position as the ideal opportunity to contribute the skills I have gained from my professional experience, academic studies, and diverse background. My drive and values are aligned with the mission and vision of Hurley Medical Center, with a broad work experience in healthcare in both public health sector and as a medical physician I embody the skill set and connection to the Flint community ideal for the board manager position.

My organizational and logistical skills are well demonstrated in my professional experience including direct patient care and surgery to education, public health and research settings. My performance in my previous position, as Latinx Culture Ambassador, demonstrates my deep connection to the community and awareness of the local social service landscape. In addition to my practice and experience in medicine, I had the amazing opportunity to facilitate diversity dialogues and Spanish language instruction in aims to increase access and improved patient care. In my current role as a community outreach and enrollment navigator for Hamilton Community Health Network I have the opportunity to increase access to medical care by instituting equitable practices addressing language and cultural barriers and enrolling clients into health care.

I am prepared and enthusiastic about the board position. I have strong experience in being an exponent for healthy living, and have in-depth experience in strategies to increase access and service to communities. I am a foreign medical graduate and am preparing for the beginning stages of obtaining my license to practice medicine in the U.S.

I am thrilled by the opportunity to combine my administrative skills with my passion for public health by serving as a board member for Flint's Hurley Medical Center. Thank you for your time and consideration, and I would love the opportunity to further illustrate my experience, knowledge, and skillset.

Respectfully,



*Mildred Silva-Zuccaro*

# MILDRED SILVA ZUCCARO

810.280.5154

mildredsilvazuccaro@gmail.com

## PROFESSIONAL SUMMARY

Broadly experienced health care professional with strong connection to local Spanish Speaking community. Highly educated medical graduate of the Universidad Cristobal Colon with a degree of Medical Surgery. Superior care and conduct management practice applied through performing patient care procedures including consultations, diagnosis and health plan implementation. Expansive knowledge of local institutions and non-profit organizations. Accomplished research abilities with published work in International Journal.

## PROFESSIONAL EXPERIENCE

### Outreach and Enrollment Navigator

Hamilton Community Health Network/ Flint, MI/ Jan.2021-present  
-Identify and establish community engagement strategies to increase access to medical care and enrollment in health coverage with attention to Flint's Latinx and Spanish speaking community.

### Latinx Culture Ambassador

Latinx Tech & Community Center/ Flint, MI/ Mar.2018-2020  
-Connected and aided Spanish-speaking community members by serving as an interpreter to assist in navigating various organizations and institutions to obtain services, enroll in programs and receive resources.

### Diversity Facilitator & Language Instructor

MSU College of Human Medicine/ Flint, MI/ Mar.2018-present  
-Facilitate diversity dialogues concentrated in Latinx cultural practices and basic Spanish language instruction for culturally enriched patient care education medical students.

## EDUCATION

Universidad Cristobal  
Colon Boca del Rio, Ver.,  
Mexico.

Bachelor of Medical  
Surgery September 27,  
2014. 8.58

Undergraduate  
Internship General  
Hospital of IMSS Cardel,  
Ver., Mexico  
July,2012-June,2013. 9.4

Social Service  
Rural Hospital of IMSS  
Papantla, Ver., Mexico.  
August, 2013- July 2014

**Surgical Technician Assistant**

McLaren Greater Lansing/ Lansing, MI/ Sept.2018-Dec. 2018

-Performed preoperative and postoperative duties to better facilitate efficiency in the operating room demonstrating expert knowledge of sterile techniques.

**General Physician & Consultations**

Millenium Hospital/Veracruz, Ver./Nov.2014-Jan. 2016

-Conducted physical examinations of patients to develop treatment plans with careful consideration to patient preferences, clinical data and risks and benefits of treatments.

**Social Service**

Rural Hospital of IMSS/Papantla, Ver. August 2013-July 2014

-Provided medical care and attention at rural hospital concentrating on healthy outcomes for pregnant women in labor and delivery with high concentration of native indigenous populations.

**PUBLICATION(S)**

International Journal for Vitamin and Nutrition Research

December 07,2015 Ref.:Ms. No. IJVNR-D-15-00085R3

Tissue changes in the development of fatty liver by chronic ingestion of sucrose associated with obesity and dyslipidemia in rats.

**EDUCATIONAL COURSES**

Aesculapys  
ENARM Course  
January, 2021

Cardiopulmonary  
Resucitation AHA  
October, 2017

Gynecology and  
Obstetrics  
October,2014  
Boca del Rio, Ver.,  
Mexico

**CERTIFICATION(S)**

Community Interpreter  
Cross Cultural  
Communications  
May, 2021

Great Lakes Bay  
Hispanic Leadership  
Institute  
SVSU  
January, 2020

**LANGUAGE**

English  
Spanish