

City of Flint, Michigan

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



Meeting Agenda - Final

Wednesday, May 8, 2019

5:00 PM

Committee Room

GOVERNMENTAL OPERATIONS COMMITTEE

Santino J. Guerra, Chairperson, Ward 3

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

*Maurice D. Davis, Ward 2
Jerrri Winfrey-Carter, Ward 5
Monica Galloway, Ward 7
Eva L. Worthing, Ward 9*

Inez M. Brown, City Clerk

ROLL CALL

CHANGES/ADDITIONS TO AGENDA

Council shall vote on any changes/additions to the agenda.

SPECIAL ORDERS

- 180553** Special Order/Human Relations Commission/Revenue Estimating Commission
- Special Order as requested by Councilperson Fields to discuss the Human Relations Commission and the Revenue Estimating Commission.
- 180554** Special Order/Blight Elimination/Personnel/Equipment
- Special Order as requested by Councilperson Mays on blight elimination, including personnel and equipment.
- 180555** Special Order/Blight Court
- Special Order as requested by Councilperson Winfrey to discuss blight court.
- 180571** Special Order/Attendance Request/Republic Services
- A Special Order as requested by Councilperson Winfrey-Carter, re: She asks that representatives from Republic Services attend the 11/20 Governmental Operations Meeting in order to discuss the company's contract and services provided to residents. [Referral Action Date: 10/22/2018 @ City Council Meeting.]
- 180606** Special Order/Strategic Plan
- A Special Order as requested by Councilperson Fields to discuss the city's Strategic Plan.
- 190018** Special Order/Road Restoration
- A Special Order as requested by Councilperson Fields to discuss road restoration.
- 190153** Special Order/Concerns by Legal/City Auditor
- A Special Order as requested by 1st Ward Councilperson Eric Mays in order to discuss concerns between 4th Ward Councilperson Fields and the City's auditors, Yeo and Yeo, as raised by City Attorney Wheeler during the April 8, 2019 SA/FCC meetings. [Referral Action Date: 4/11/2019 @ Special City Council Meeting]

RESOLUTIONS

- 190097** Set Hearing Date/Submission/Section 108 Loan Application/U.S. Department of Housing & Urban Development (HUD)/Fresh Start Hutchinson Neighborhood Grocery Store
- Resolution resolving that a public hearing to consider submission of a \$2.6 million Section 108 Loan Application for partial funding of the Fresh Start Hutchinson Neighborhood Grocery Store will be held on the 25th of March, 2019, at 5:30 p.m. in City Council Chambers, 3rd Floor, City Hall, Flint, and that notice of such hearing be published in an official paper of general circulation not less than ten (10) days prior to said hearing, as requested by Community and Economic Development.
- 190124.1** Approval/Obsolete Property Rehabilitation District/2957 Carr Street
- Resolution resolving by the Flint City Council that the parcels of land legally described [2957 Carr Street] and situated within the City of Flint, Genesee County and State of Michigan, be and is hereby established as 2957 Carr Street Obsolete Property Rehabilitation District, pursuant to the provisions of the Public Acts of P.A. 146 of 2000, as requested by the Community and Economic Development.
- 190148.1** Approval/Industrial Facilities Exemption Certificate/Genesee Packaging, Inc. (GPI)/1101 N. Center Road/Zone 2
- Resolution resolving that the granting of the Industrial Facilities Exemption Certificate (IFEC), considered together with the aggregate amount of certificates previously granted and currently in force under Public Act 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Flint or impairing the financial soundness of the taxing unit that levies ad valorem property taxes with the city, AND, resolving that the application from Genesee Packaging, Inc. (GPI) for an IFEC, with respect to a Rehab Facility on the parcel of real property situated within 1101 North Center Road, Zone 2 Plant Rehabilitation District, be and the same is hereby approved, AND, the IFEC, when issued, shall remain in force for a period of sixty-two (62) months, commensurate with the term of the lease entered into with the owner of the facility. As the term of the exemption will be less than the 12-year maximum, GPI will be afforded the opportunity to extend the term up to the maximum year, contingent upon GPI meeting the proposed investment amount and job creation numbers, within the parameters of its IFEC application, and, GPI providing evidence of an extended lease term, and GPI submitting a letter requesting the extension of the IFEC term, as requested by the Community and Economic Development Division (CED). [NOTE: According to the Staff Review, Genesee Packaging, Inc. (GPI) proposes to move its Dort Highway operations and a portion of its North Street operations to occupy space at the facility, located on 78 acres at 1101 North Center Road, a building formerly housing Delphi East operations. While the entire facility is 550,000 square feet, GPI has leased 290,267 square feet of the building for office use, warehousing, distribution and its packaging operations. The interior of the space will be fully

restored at a cost of approximately \$9.7 million.]

- 190149.1** Approval/Industrial Facilities Exemption Certificate/Genesee Packaging, Inc. (GPI)/1101 N. Center Road/Zones 3 & 4

Resolution resolving that the granting of the Industrial Facilities Exemption Certificate (IFEC), considered together with the aggregate amount of certificates previously granted and currently in force under Public Act 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Flint or impairing the financial soundness of the taxing unit that levies ad valorem property taxes with the city, AND, resolving that the application from Genesee Packaging, Inc. (GPI) for an IFEC, with respect to a Rehab Facility on the parcel of real property situated within 1101 North Center Road, Zones 3 & 4 Plant Rehabilitation District, be and the same is hereby approved, AND, the IFEC, when issued, shall remain in force for a period of sixty-two (62) months, commensurate with the term of the lease entered into with the owner of the facility. As the term of the exemption will be less than the 12-year maximum, GPI will be afforded the opportunity to extend the term up to the maximum year, contingent upon GPI meeting the proposed investment amount and job creation numbers, within the parameters of its IFEC application, and, GPI providing evidence of an extended lease term, and GPI submitting a letter requesting the extension of the IFEC term, as requested by the Community and Economic Development Division (CED). [NOTE: According to the Staff Review, Genesee Packaging, Inc. (GPI) proposes to move its Dort Highway operations and a portion of its North Street operations to occupy space at the facility, located on 78 acres at 1101 North Center Road, a building formerly housing Delphi East operations. While the entire facility is 550,000 square feet, GPI has leased 290,267 square feet of the building for office use, warehousing, distribution and its packaging operations. The interior of the space will be fully restored at a cost of approximately \$9.7 million.]

APPOINTMENTS

- 190175** Appointment/Historic District Commission/Joseph Schipani/Ward 5

Resolution resolving that city officials approve the appointment of Joseph Schipani (703 Mason Street, Flint, MI 48503) to serve a three-year term on the Historic District Commission, expiring April 22, 2022. [NOTE: A revised resolution will be presented at Wednesday's meeting.]

- 190176** Appointment/Historic District Commission/Kurt Neiswender/Ward 7

Resolution resolving that city officials approve the appointment of Kurt Neiswender (801 Maxine Street, Flint, MI 48503) to serve a three-year term on the Historic District Commission, expiring April 22, 2022. [NOTE: A revised resolution will be presented at Wednesday's meeting.]

DISCUSSION ITEMS

- 190166** Request for Information/Settlement Information and Reports

Referral by Councilperson Fields to ADMIN/LEGAL, re: She would like a copy of all reports sent to the Natural Resources Defense Council, Inc. (NRDC) as required by legal settlement (Concerned Pastor for Social Action v. Khouri).

OLD, OUTSTANDING DISCUSSION ITEMS

160410 Status/Speech Dictation Software

Referral made by Councilperson Eric Mays to CITY ADMINISTRATOR/POLICE CHIEF: He would like to know the status of speech dictation software. Please provide in writing for all councilpersons.

170024 Referral/Contract and Information/Natalie Pruett/Rebuild Flint the Right Way

Referral by Councilperson Fields to ADMIN, re: She requests a copy of the contract between the City and Natalie Pruett, as well a copy of the work produced for funding to this point for the Rebuild Flint the Right Way Project. [Referral Action Date: 1/09/2017 @ Special Affairs Committee Meeting.]

170123 Referral/Personnel Policy on Nepotism and Cronyism

Referral by Councilperson Fields to LEGAL/HUMAN RESOURCES/ADMIN, re: During the February 27th Special Affairs Committee meeting, representatives from the Human Resources Department stated that, sometime during the last year, they submitted to Legal a personnel policy regarding nepotism and/or cronyism for its review. Ms. Fields asks that HR provide a copy of this draft document to the City Council for its perusal. [Referral Action Date: 2/27/2017 @ Special Affairs Committee Meeting.]

170253 Referral/Organization Chart

Referral by Councilperson Fields to MAYOR/ADM, She would like a detailed organization chart for the city that lists titles and the name of the person who currently holds each position. [Referral Action Date: 5/3/2017 @ Governmental Operations Committee Meeting.]

170255 Referral/Road Construction Plan/PACER Report

Referral by Councilperson Fields: She would like to know if there is a road reconstruction plan. If there is she would like a copy. She would also like the latest PACER report, broken down by ward, a list of projects already submitted to the State and a list of all road construction plans. [Referral Action Date: 5/3/2017 @ Governmental Operations Committee Meeting.]

170402 Discussion Item/Michigan Civil Rights Commission (MCRC)/Resolution for Racial Equity

A discussion item as requested by Councilperson Mays, re: He would like to discuss the recommendations/resolution mentioned during a July 10th MCRC

presentation on racial equity. [Referral Action Date: 7/10/2017 @ City Council Meeting.]

170443 Discussion Item/Fund for High Water Bill Assistance

Discussion Item proposed by Councilperson Mays: He would like to discuss setting aside \$200,000.00 to \$300,000.00 to help constituents with high water bills. [Referral Action Date: 8/9/2017 @ Governmental Operations Committee Meeting.]

170472 Referral/Report on New Water Meters

Referral by Councilperson Fields to PURCHASING/WATER PLANT, re: She would like an update on the new water meters/transponders that have been installed within the city. Is there software available to utilize these new meters to their fullest capacity (e.g. more accurate usage/billing)? If so, how much will this software cost? [Referral Action Date: 8/28/2017 @ Special Affairs Committee Meeting.]

170599 Council Review/Rules Governing Meetings of the Council

Per the "Rules Governing Meetings of the Council", the Flint City Council shall review the "Rules Governing Meetings of the Council." [NOTE: The "Rules Governing Meetings of the Council" were originally adopted by the City Council on May 10, 1976, with a 1st Amendment adopted May 24, 2010, a 2nd Amendment adopted on April 27, 2015, and a 3rd Amendment adopted on June 12, 2017.]

180005 Referral/Police Investigation/Clubs With Recent Violations

A referral by Councilperson Galloway for LAW/POLICE: She would like to know the status of the investigations into clubs with recent violations, including one on Saginaw Street and Piece of the Rock on Dort Highway. [Referral Action Date: 1/3/2018 @ Governmental Operations Committee Meeting.]

180056 Referral/Legal Opinion/Harassment and Discrimination in the Workplace

Referral by Councilperson Fields to CITY ATTORNEY, re: She asks for a legal opinion as to whether or not Councilperson Mays' conduct during some council/committee meetings rises to the level of harassment, threats and/or intimidation, particularly in light of the City's Harassment and Discrimination Policy as adopted by EM Ambrose in April of 2015. [Referral Action Date: 2/12/2018 @ Special Affairs Committee Meeting.]

180059 Discussion Item/"Pilot Program"/Tax Reverted Property

Discussion Item as requested by Councilperson Mays, re: He would like to discuss the necessary rules, policies, procedures, etc. for establishing a "pilot program" for the disposal of seven (7) homes recently reverted to the City's ownership by way tax reverted property. [Referral Action Date: 2/13/2018 @ Special City Council

- Meeting.]
- 180073** Discussion Item/Road Restoration/Previous/Ongoing
- Discussion item proposed by Councilperson Fields, re: She would like a discussion item about road restoration, previous and ongoing, for Governmental Operations. [Referral Action Date: 2/21/2018 @ Finance Committee Meeting.]
- 180087** Discussion Item/Ethics Board/Ombudsperson
- A discussion item from Councilperson Fields to ADMIN/LAW, re: She would like to discuss setting up basic criteria for the Ethics Board and job qualifications for the Ombudsperson. [Referral Action Date: 2/21/2018 @ Governmental Operations Committee Meeting.]
- 180183** Referral/Certification/Files Shredded in Human Resources/Labor Relations
- A referral as requested by Councilperson Fields to Human Resources Director: She would like a copy of the certification for the files recently shredded in Human Resources/Labor Relations (as discussed at the April 4, 2018 Governmental Operations Meeting). [Referral Action Date: 4/4/2018 @ Governmental Operations Committee Meeting.]
- 180236** Revenue/Downtown Parking Meters
- Referral from Councilperson Guerra to LEGAL: re, he would like to know if the city can take back the revenue from parking meters from the Downtown Development Authority (DDA). [Referral Action Date: 5/9/2018 @ Governmental Operations Committee Meeting.]
- 180293** Discussion Item/Chief Public Health Advisor
- Discussion Item as requested by Councilperson Worthing, re: What is the exact role of the City's Chief Public Health Advisor?
- 180348** Referral/Question/Use of Electronic Cigarettes in Restaurants
- Referral by Councilperson Guerra to CITY ATTORNEY, re: He would like to know if the use of electronic cigarettes (vaping) is a health concern inside restaurants. [Referral Action Date: 6/20/2018 @ Finance Committee Meeting.]
- 180368** Update/Schedule for Mowing Right-of-Ways
- Referral by Councilperson Winfrey-Carter to TRANSPORTATION: She would like to know when the right-of-ways will be cut, particularly in the area of Dayton and Mason. [Referral Action Date: 7/18/2018 @ Governmental Operations Committee Meeting.]
- 180411** Referral/Legal Opinion/Executive Staff and Departments/Directors and

Appointees

Referral by Councilpersons Fields and Galloway to LEGAL, re: They ask for a legal opinion on, as well as general information, regarding executive staff and departments, etc., as follows: (1) What are Mayor Weaver's current five (5) Executive Staff positions, per City Charter Section 4-202, and who currently holds these positions?; (2) What are the City's current Executive Departments, per Charter Sec. 4-203?; (3) Who currently holds a position as (or is acting as) "Department Director", per Charter Sec. 4-203(F) (position title and individual)?; (4) To which positions has Mayor Weaver "appointed" someone and who has been named or appointed to those positions?; (5) What is the breakdown for all mayoral appointments, i.e., who/which positions are appointments, hirees, professional service agreement placements, etc. All information to include executive and departmental (City) staff, not board members. [Referral Action Date: 8/13/2018 @ City Council Meeting.]

180439 Discussion Item/Absentee Ballot Voting/City of Flint

Referral by Councilperson Mays to CLERK, re: He would like a discussion item about absentee ballot voting in the City of Flint on the Governmental Operations Agenda. [Referral Action Date: 8/22/2018 @ Governmental Operations Committee Meeting.]

180444 Referral/Street Sweepers

Referral by Councilperson Winfrey-Carter to ADMIN/STREET MAINTENANCE, re: She asks if street sweepers can again be utilized to address debris along the city's streets, as well as to help keep the areas around sewer drains clean. [Referral Action Date: 8/27/2018 @ City Council Meeting.]

180447 Discussion Item/City Council Referral Process

Discussion Item as requested by Councilperson Galloway, re: She would like to begin discussions regarding amendments to the City Council Rules, specifically concerning the Council's referral process and the need to have it outlined and incorporated into said rules. [Referral Action Date: 8/27/2018 @ City Council Meeting.]

180449 Referral/Issuance of Medical Marihuana Cards

Referral by Councilperson Galloway to LEGAL/CLERK, re: She asks whether or not businesses who deal with medical marihuana products can also issue medical marihuana cards (@ 2020 S. Center Road). Under current laws, exactly who is allowed to issue these cards? [Referral Action Date: 8/27/2018 @ City Council Meeting.]

180475 Referral/Use of Random Predictive Software/Location of Lead Pipes

A referral as requested by Councilperson Guerra to FIN/DPW: He would like to know if the city used Random Predictive Software to predict the location of lead

pipes. If so, why did the city stop using it and what was the success rate. If not, why not. [Referral Action Date: 9/5/2018 @ Governmental Operations Committee Meeting.]

180487 Discussion Item/Genesee County Warning Sirens

A discussion item as requested by Councilperson Guerra, re: He would like to discuss the county's warning (tornado) sirens that are tested on the first Saturday of each month (from March through November) because he has been getting complaints from residents who can't hear the warning. [Referral Action Date: 9/10/2018 @ Special Affairs Committee Meeting.]

180488 Discussion Item/Landlord Task Force

A discussion item as requested by Councilperson Guerra, re: He would like to discuss the possibility of having a task force whose responsibility would be checking on landlords and their properties with regard to code enforcement and other rules/laws. [Referral Action Date: 9/10/2018 @ Special Affairs Committee Meeting.]

180491 Referral/City Council Parliamentarian Session

Referral by Councilperson Worthing to CLERK, re: She would like to know if it is possible to schedule another parliamentarian session for City Council members, specifically with regard to Points of Order and Points of Information. [Referral Action Date: 9/10/2018 @ City Council Meeting.]

180493 Referral/Legal Opinion/City Charter Appointment Sections

Referral by Councilperson Fields to LEGAL, re: She would like to know if there are any legal ramifications or concerns for "violating" the City Charter with regard to mayoral appointments, requirements and timelines, etc. [Referral Action Date: 9/10/2018 @ City Council Meeting.]

180494 Referral/License to Operate

Referral by Councilperson Worthing to CLERK/LICENSING/BSI, re: She would like to know if 2020 S. Center Road and 1938 S. Dort Highway (Piece of the Rock) are open operating under business licenses formally approved by the City of Flint and, if so, under what status are they operating. [Referral Action Date: 9/24/2018 @ City Council Meeting.]

180536 Referral/GLWA Board Appointment

Referral by Councilperson Fields to ADMIN, re: She would like to know the current status of the City's expected appointment to the Great Lakes Water Authority (GLWA) Board. [Referral Action Date: 10/8/2018 @ Special Affairs Committee Meeting.]

180537 Referral/Possible Business Violations

Referral by Councilperson Galloway to POLICE/PLANNING and DEVELOPMENT, re: She asks that the business at 1709 S. Saginaw Street (Platinum Hookah) be checked with regard to underage drinking, and drinking and marijuana usage taking place outside of the building. Complainant (owner of business at 1714 S. Saginaw) states that he has trouble keeping Platinum's customers from using his parking lot, that he has been threatened numerous times, and that the majority of the issues he is experiencing stem from the underage drinking. [Referral Action Date: 10/8/2018 @ City Council Meeting.]

180602 Referral/City Charter Amendments

Referral as requested by Councilperson Fields to LEGAL, re: She asks whether or not the Attorney's Office is working on Charter amendments and, if so, at whose direction? Why wasn't City Council made aware that Charter amendments were being made? What exactly are the amendments and what is their purpose? [Referral Action Date: 11/19/2018 @ Special Affairs Committee Meeting.]

180603 Referral/Optimized Corrosion Control

Referral as requested by Councilperson Griggs to ADMIN/DPW, re: He would like a copy of the EPA Administrative Consent Order that requires the City to have optimized corrosion control (see Reso No. 180582 - Arcadis of Michigan LLC). [Referral Action Date: 11/19/2018 @ City Council Meeting.]

180608 Attendance Request/Land Bank Officials

A referral as requested by Councilperson Mays: re, he would like for Deb Cherry and relevant Land Bank officials to attend the next Governmental Operations Committee to discuss Resolution 180589 (An Objection to the Transfer of Tax-Reverted Property). [Referral Action Date: 11/20/18 @ Governmental Operations Committee Meeting.]

190047 Referral/City Engineer's Involvement in Projects

A discussion item as requested by Councilperson Griggs to discuss whether the city engineer is involved in projects that other firms are contracted to do to insure that federal and state guidelines are followed. [Referral Action Date: 2/6/2019 @ Finance Committee Meeting.]

190056 Discussion Item/Blight and Equipment

Discussion Item as requested by Councilperson Mays, re: He would like to discuss blight concerns throughout the city and the making sure that workers have the necessary equipment to get the job done efficiently and effectively (e.g. backhoe tractors, etc.). [Referral Action Date: 2/11/2019 @ City Council Meeting.]

- 190078** Referral/Charter Amendment (Ballot Proposal)
- Referral by Councilperson Guerra to LEGAL, re: He requests that the Legal Department draft a Charter amendment in order to make the Flint City Council's election cycle 2020 instead of 2021. [Referral Action Date: 2/25/2019 @ Special Affairs Committee Meeting.]
- 190080** Referral/Meeting Minutes/Local Officers Compensation Commission [LOCC]
- Referral by Councilperson Fields to CITY CLERK, re: She would like a copy of the minutes for the February 2019 LOCC meeting. [Referral Action Date: 2/25/2019 @ City Council Meeting.]
- 190152** Referral/Closed [Executive] Sessions/Ethics and Accountability Board (EAB)
- Referral by Councilperson Fields to LEGAL, re: She asks that training be provided to the Ethics and Accountability Board (EAB) regarding closed/executive sessions. [Referral Action Date: 4/08/2019 @ Special Affairs Committee Meeting.]
- 190155** Discussion Item/Dump Permits
- A discussion item as requested by Councilperson Davis, re: Dump permits. [Referral Action Date: 4/11/2019 @ Special City Council Meeting.]
- 190156** Discussion Item/Blight and Clean-Ups
- A discussion item as requested by Councilperson Davis, re: Blight and City of Flint and Land Bank clean-ups. [Referral Action Date: 4/11/2019 @ Special City Council Meeting.]

NEW BUSINESS

ADJOURNMENT

190097

Resolution No.: _____

Presented: 3-21-19

Adopted: _____

Resolution Setting Hearing Date to Consider Submission of a \$2.6M Section 108 Loan Application to the U. S. Department of Housing and Urban Development for the Fresh Start Hutchinson Neighborhood Grocery Store

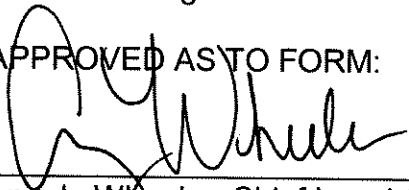
By the Mayor:

The owners of property located at 2125 N. Saginaw Street have submitted a Section 108 application to the City of Flint for a third party loan in the amount of \$2.6M to partially fund the construction of the Fresh Start Hutchinson Neighborhood Grocery Store to be located at the site.

Before submitting the application to the U.S. Department of Housing and Urban Development for final approval, the *Citizens' Participation Plan*, which describes the means by which the City of Flint will provide for citizens' participation in community and housing development programs, requires that a public hearing be held to allow citizens of the City of Flint the opportunity to be heard thereon.

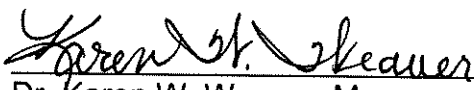
IT IS RESOLVED, that such a hearing to consider submission of a \$2.6M Section 108 Loan Application for partial funding of the Fresh Start Hutchinson Neighborhood Grocery Store be held on the 25th of March, 2019 at 5:30 p.m. in the City Council Chamber of Flint City Hall, 1101 S. Saginaw Street, Flint, Michigan, and the notice of such hearing be published in an official paper of general circulation, not less than ten (10) days prior to said hearing.

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

ADMINISTRATION



Dr. Karen W. Weaver, Mayor

CITY COUNCIL

Herbert J. Winfrey, President

RESOLUTION STAFF REVIEW FORM

DATE – March 5, 2019

Agenda Item Title:

- ✓ 1. Resolution Setting Hearing Date to Consider Submission of a \$2.6M Section 108 Loan Application to the U. S. Department of Housing and Urban Development for the Fresh Start Hutchinson Neighborhood Grocery Store
2. Resolution to Approve Submission of a \$2.6M Section 108 Loan Application to the U. S. Department of Housing and Urban Development for the Fresh Start Hutchinson Neighborhood Grocery Store

Prepared By

Department of Planning and Development - Community and Economic Development Division

Background/Summary of Proposed Action:

These resolutions are to 1.) Set a public hearing date on which to allow Flint City residents to comment on the Submission of a Section 108 application to the U.S. Department of Housing and Urban Development, and 2.) Subsequent approval to submit the application.

The Fresh Start CDC and its development team will use sources of funding obtained from the Ruth Mott and Charles Stewart Mott Foundations, a Section 108 Loan from the City of Flint, New Market Tax Credits and brownfield tax increment financing to design and build a 25,000 square foot neighborhood grocery store next to a 6,500 sf historic church located on the northwest corner of Saginaw and Hamilton Streets. Once constructed, the store will be operated by Fresh Start Hutchinson Neighborhood Grocery Store L.L.C. See attached application for more information.

Financial Implications:

Upon final approval by the U.S. Department of Housing and Urban Development's Financial Management Division, the City of Flint will receive \$2.6M in Section 108 guaranteed loan funds. It will then re-lend the funds to Fresh Start CDC as a source of funding to carry out the grocery store project. The funds are guaranteed in that the City must pledge its current and future CDBG allocations as security for the guaranteed loan.

Budgeted Expenditure: Yes ___ No ___

Please explain, if no:

Staff Review - \$2.6M Section 108 Loan
March 5, 2019 – Page Two

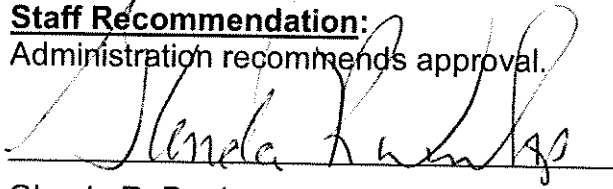
Account #: Reviewed and
approved by C. Dotson N/A
Date

Pre-encumbered: Yes No

Requisition #

Other Implications (i.e., collective bargaining): None known

Staff Recommendation:
Administration recommends approval.



Glenda R. Dunlap
Program Manager

RESOLUTION REVIEW FORM

FROM: DCED/- GRD
Department/Author

DATE
NO.

March 5, 2019
19-8029
Law Office Login #

RESOLUTION NAME: **Resolution Setting a Public Hearing Date to Consider Submission of a \$2.6M Section 108 Loan Application**

Date In: _____

1. RESOLUTION REVIEW - PLANNING AND DEVELOPMENT DIRECTOR

By: Suzanne Wilcox 
Planning and Development Director

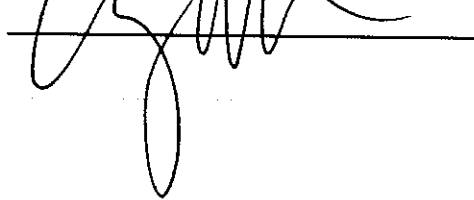
DATE: 3/5/19
(Date)

Date In: _____

2. RESOLUTION REVIEW - LEGAL

The attached RESOLUTION is submitted to the Legal Department for Approval as to FORM ONLY:
The Legal Department has reviewed the RESOLUTION as to Form on

3/6/19, and by signing
(Date)

By: 
Legal Officer

DATE: 3-6-19

**Application
for
\$2.6 Million HUD 108 Guaranteed Loan
Fresh Start Hutchinson Neighborhood Grocery Store,
Conquering the Flint Food Desert
Flint, Michigan**

**Applicant
City of Flint
1100 Saginaw Street
Flint, Michigan 48502**

**Department of Community and Economic Development
Glenda Dunlap, Program Manager**

**gdunlap@cityofflint.com
(810) 766-7426 Ext. 3020**

**Prepared by
Albert A. Bogdan
AAB Development Strategies, LLC
bogdanaa@aabds.com
313 445-1843**

Table of Contents

	<i>Transmittal Letter</i>	
	<i>Table of Contents</i>	<i>2</i>
<hr/>		
	<i>1. Project Description</i>	<i>4</i>
<hr/>		
	<i>a. History</i>	<i>4</i>
<hr/>		
	<i>b. Description of HUD 108 Work Scope</i>	<i>5</i>
<hr/>		
	<i>2. Sources and Uses</i>	<i>6</i>
<hr/>		
	<i>3. Project Structure and Participants</i>	<i>7</i>
<hr/>		
	<i>4. Repayment Schedule</i>	<i>9</i>
<hr/>		
	<i>5. Collateral</i>	<i>10</i>
<hr/>		
	<i>6. Project Implementation</i>	<i>11</i>
<hr/>		
	<i>7. Eligible Activity & CDBG National Objectives</i>	<i>12</i>
<hr/>		
	<i>8. Public Benefit Standards</i>	<i>13</i>
<hr/>		
	<i>9. Public Participation</i>	<i>14</i>
<hr/>		
	<i>10. Whom May We Contact</i>	<i>14</i>
<hr/>		
	<i>Attachment A: Fresh Start Hutchinson Neighborhood Grocery Store pro forma</i>	<i>15</i>
<hr/>		
	<i>Attachment B: Copy of Public Notice</i>	<i>16</i>
<hr/>		
	<i>Attachment C: Certifications</i>	<i>17</i>
<hr/>		
	<i>Attachment D: Public Hearing Minutes</i>	<i>20</i>
<hr/>		
	<i>Attachment E: Flint City Council Resolution</i>	<i>21</i>
<hr/>		

The Honorable Herbert Winfrey President
Flint City Council
1100 Saginaw Street
Flint, MI 48502

**SUBJECT: HUD Section 108 Guaranteed Loan Application – Fresh Start
U.S. Department of Housing and Urban Development**

Dear Mr. Winfrey:

Attached for your review and approval is an application to the U.S. Department of Housing and Urban Development (HUD) for a \$2.6 million HUD Section 108 guaranteed loan. The loan is required to fund the construction of the 25,000 square foot Fresh Start Hutchinson Neighborhood Grocery store on the northwest corner of Hamilton and Saginaw. The loan is only about 26% of the total development costs and will be the senior note on the project.

The closing on the investment will be conditional on the Fresh Start CDC obtaining an estimate \$3 million in New Market Tax Credit investment, \$1.5 million in Community Reinvestment Act grant from MEDC grants and a Brownfield TIF through the Flint Brownfield Redevelopment Authority. The funds will permit a vigorous and lasting elimination of a Food Desert in Flint. In addition, the project will provide badly needed new jobs.

The purpose of the HUD 108 guaranteed loan, when combined with the other grants grant is to spur community development and enhance the security or viability of this low to moderate income neighborhood.

The HUD 108 guaranteed loan application is targeted for closing by this Summer, 2019. Please contact Al Bogdan, at 313-445-1843 if you have any questions or require additional information.

Respectfully submitted,

Karen Weaver
Mayor

1. Project Description

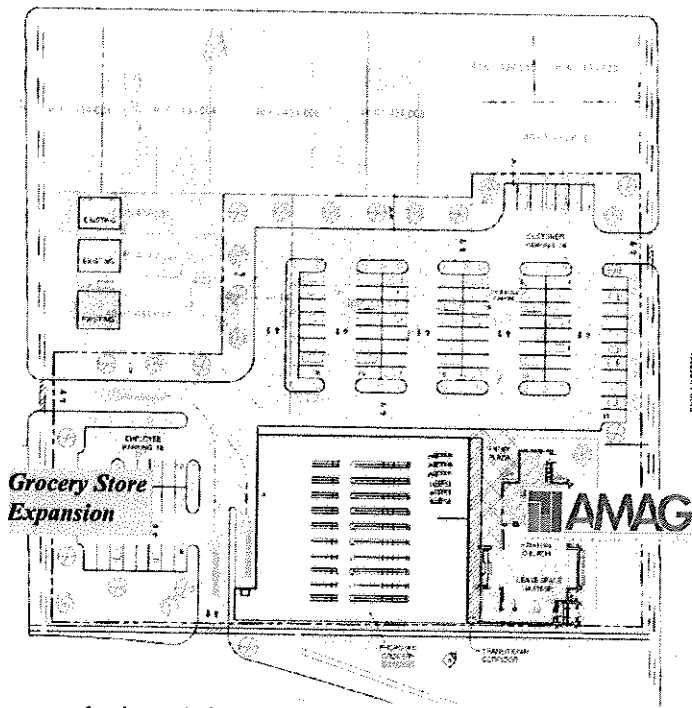
Fresh Start Hutchinson Neighborhood Grocery Store will be located at:
2125 North Saginaw Street
Flint, MI 48505

History of Flint's Food Desert

In 2014, the City of Flint changed its water supplier which initiated a process that caused the leaching of lead into the water and poisoning its residents. In 2015, Kroger Supermarket retreated from the market followed by the Meijer's huge grocery store. Not only were the residents being harmed by the water crisis, the residents of north Flint found themselves in a food desert. Just as the children needed access to healthy food to help fight the impact of lead poisoning, access to grocery store in their neighborhood, the food stores left Flint.

The Flint & Genesee County Chamber of Commerce published a report in October /2016 pointing out the need to eradicate the food desert. The report determined that the neighborhoods north of downtown need reliable food offerings to feed their families, stay healthy, and have good nutrition to help combat the effects of lead exposure, particularly for their children.

The report indicated the advantage of an independent neighborhood grocery store operator in an underserved neighborhood. It can scale to fewer economic constraints, and can benefit by being more flexible in store size, product responsiveness and have lower bottom lines. The combination of community leadership and a knowledgeable operator can have a major impact on counteracting the culture, especially a culture not used to have access to fresh fruits and vegetables. The neighborhood grocer is intertwined into the local culture and has greater capacity to develop relationships with residents. The community relationships are just as important as the food itself to conquer the Food Desert with healthy eating.



In order to assure that the market was designed for success, Fresh Start recruited Super value stores, a national food distributor SUPERVALU is a leader in wholesale and distribution, serving over 3,000 independently owned and operated stores. The company provides a wide array of services to its supplied retailers, which effectively leverages SUPERVALU's scale and expertise across its entire network. They were hired to prepare a market study whose projections are shown as Attachment A. The grocery projections were designed for a 20,000 square foot store. The additional 5,0000 square feet will be rented to important ancillary services that are key to increasing store volume such as a pharmacy, bank or credit union, telephone products, and sandwich store. We conservatively project a 2 year rent up for the additional grocery space.

No income is projected for the historic church building as we work to recruit a new creative tenant. The City has agreed to work with us to conduct community brainstorming and charrette sessions to find the most appropriate use for the community. In the mean-time the building will be used for seasonal sales activity such as Christmas season and spring planting season and for special event and sales. Several of the national NMTC Community Development entities have indicated that they have successfully financed SUPERVALU served groceries to successfully solve a food desert problem.

Fresh Start Grocery to Use New Markets Tax Credit to Conquer Flint's Food Desert

Pastor Patrick Sanders of the New Jerusalem Baptist Church took a leadership role by recruiting Andy Hanousch, a young grocery entrepreneur, to create a partnership to deliver healthy food to the community. Andy was born into an Iraqi Chaldean immigrant family that has owned and run a Flint neighborhood grocery store for the past thirty years, He literally grew up and was raised to be a grocery store operator. They have formed the perfect team bringing together strong community leadership with someone that knows how to run a profitable grocery store. They have systematically done their market research, site selection, pro formas, built a development team and brought in the best store designer to the table. It is now time to move to a close with NMTC being the center of the financing

The site for the 25,000 square foot grocery is centrally located at NW corner of North Saginaw Street and Hamilton Street. A new Lear plant employing over 400 people is under construction down the street on the old Buick site. New housing is being constructed on Saginaw Street. The historic Oak Park Episcopal Church will be modified to serve as its seasonal sales activities center – plants and gardening supplies in the Spring and Summer - Halloween, Thanksgiving & Christmas supplies in the Fall & Winter.



Description of Work Scope

The combined HUD 108 loan, combined with the Michigan Economic Development Corporation Community Revitalization Program funding, Stuart Mott Foundation, Ruth Mott Foundation, and the New Market Tax Credit Program and supported by a Flint Brownfield Redevelopment Authority tax increment financing will be used to design and build a 25,000 square foot neighborhood grocery store next to a 6,500 square foot historic church located a site on the northwest corner of Saginaw Street and Hamilton Street.

The scope of work will require Fresh Start CDC to demolish four closed houses and to demolish the 1969 addition to the historic church. This part of the church is severely blighted and needs to be removed. The site is on a hill and will require significant land restructuring to build the parking lot to serve the development. Access to the site will be off of Saginaw and Hamilton

As part of the due diligence, Environment Consultants will be engaged to evaluate the asbestos level in the building prior to demolition. A phase 1 Environmental Assessment for the main church site has found no issues. The balance of the four lots are residential or vacant. A full HUD environmental review will be added to the phase 1 environmental assessment and will need to be approved by HUD prior to the release of funds.

2. Sources and Uses

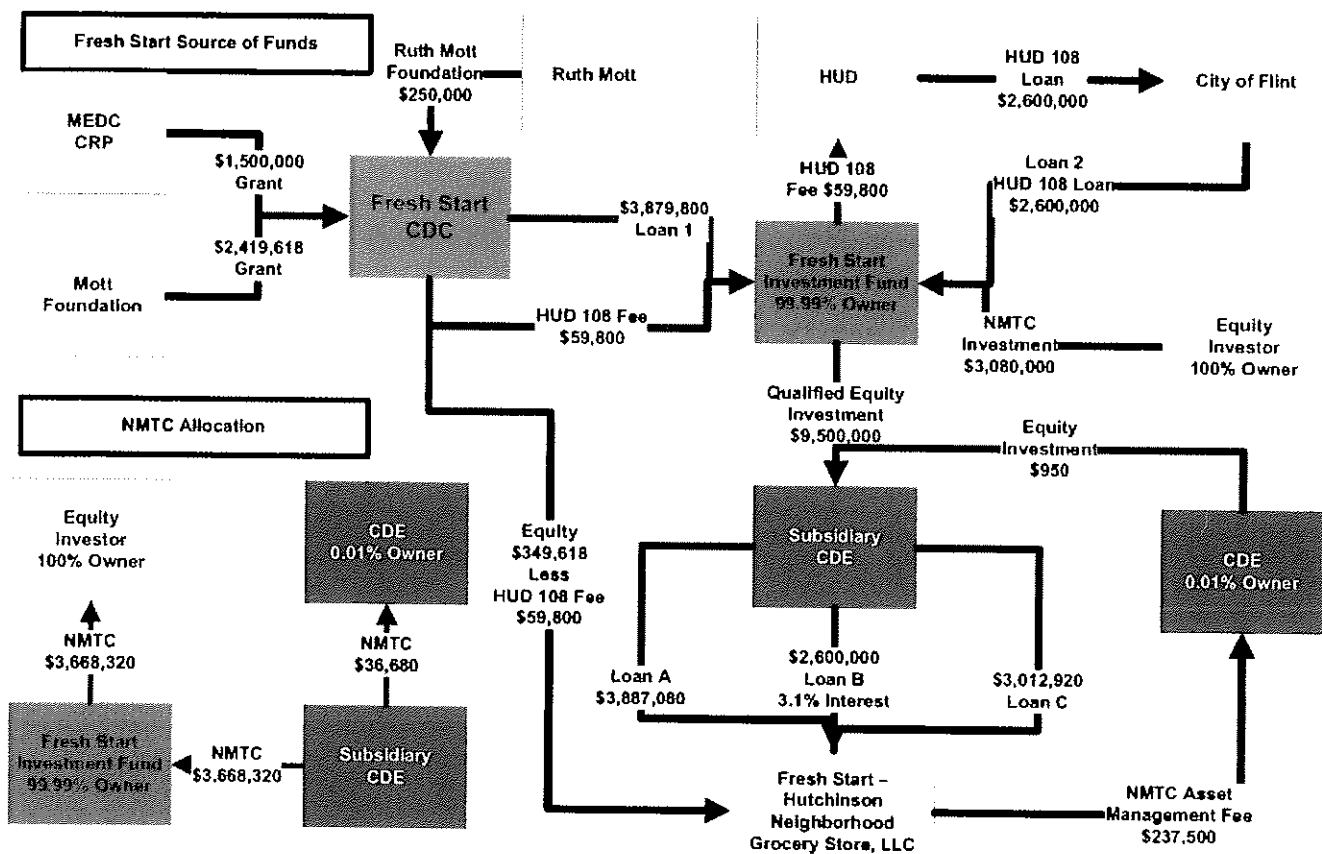
Uses & Sources of Funds			
Fresh Start Hutchinson Neighborhood Grocery Store			
Acquisition		Budget	Brownfield TIF Eligible CRP Eligible
Acquisition		\$190,000	
Closing Costs		<u>\$60,000</u>	
		\$250,000	
Hard Costs			
Asbestos Abatement (Church & Houses)		\$50,000	\$50,000 \$50,000
Demolition part of Church and 3 Houses		\$562,000	\$562,000 \$562,000
Site improvements (sidewalks, site fill, lighting, landscaping, storm water detention, parking)		\$750,000	\$750,000 \$750,000
Total Site Improvements		<u>\$1,362,000</u>	
Grocery store construction (sq ft)	25,000	\$3,000,000	\$3,000,000
	\$120		
Permits/Tap Fees/Bond/Cost Certification		\$275,000	\$275,000
Engineering + Environmental Testing		\$112,000	\$112,000
Other CRP Eligible Costs		\$35,000	\$35,000
Contingency	7.5%	\$348,000	\$110,550 \$348,000
Equipment (\$/sq ft) + project management Cost	\$125 20,000	\$2,756,300	\$2,756,300
Total Construction		<u>\$6,526,300</u>	
Other Soft Costs			
Architect		\$149,000	\$149,000
Professional & Consulting Fees		\$295,000	\$25,000
Construction Interest (Interest, term in mos)	3.1% 12	\$80,600	
Initial Inventory Stocking & Initial Operations		\$460,465	
Other Soft Costs		\$108,000	
Soft Cost Misc. & Contingency		<u>\$45,953</u>	
Total soft costs		<u>\$1,139,018</u>	
Financing Costs			
NMTC Asset Management Fee	2.50%	\$237,500	
HUD Fee		\$59,800	
Transaction Costs (4-5 attorneys, Plante Moran, HUD)		<u>\$275,000</u>	
NMTC / HUD Transaction Cost		<u>\$572,300</u>	
Total Cost		<u>\$9,849,618</u>	\$1,609,550 \$8,037,300
<i>Proposed NMTC Qualified Equity Investment =</i>	<i>\$9,500,000</i>		CRP (25%) = \$2,009,325
Sources of funds			
MEDC CRP	Grant 25	\$1,500,000	
Loan (amortization period, interest, term)	3.10% 20	\$2,600,000	
New Markets Tax Credit (cents/credit)	\$0.83	\$3,080,000	
Grants (CDBG, Ruth Mott,)		\$250,000	
Grants		<u>\$2,419,618</u>	
Total Source of Funds			\$9,849,618
<i>Note: Non NMTC Funds that must be invested as debt = \$6,420,000</i>			

AAB Development Strategies, LLC

2/7/2019

The New Market Tax Credit Structure

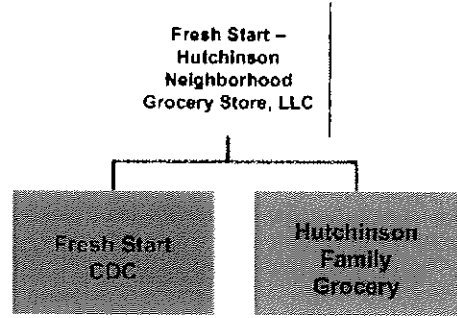
The HUD 108 loan will be made to the City of Flint who in turn will make the loan to The Fresh Start Investment Fund with the HUD fee being paid by Fresh Start CDC or the Fresh Start Hutchinson Grocery Store. The grants from Fresh MEDC and the foundations will be made to the Fresh Start CDC who in turn will make a loan to the Fresh Start Investment Fund and when combined with an equity investment of a projected \$3.08 million to arrive at a total Qualified Equity Investment of \$9.5 million. In exchange for the \$3.08 million the CDE shall allocate \$3,668,320 to the Fresh Start Investment Fund LLC which will be 100% owned by the equity investor who will receive the monetary benefits of the New Markets Tax Credits. The Fresh Start CDC loan will be subordinated to the HUD 108 loan.



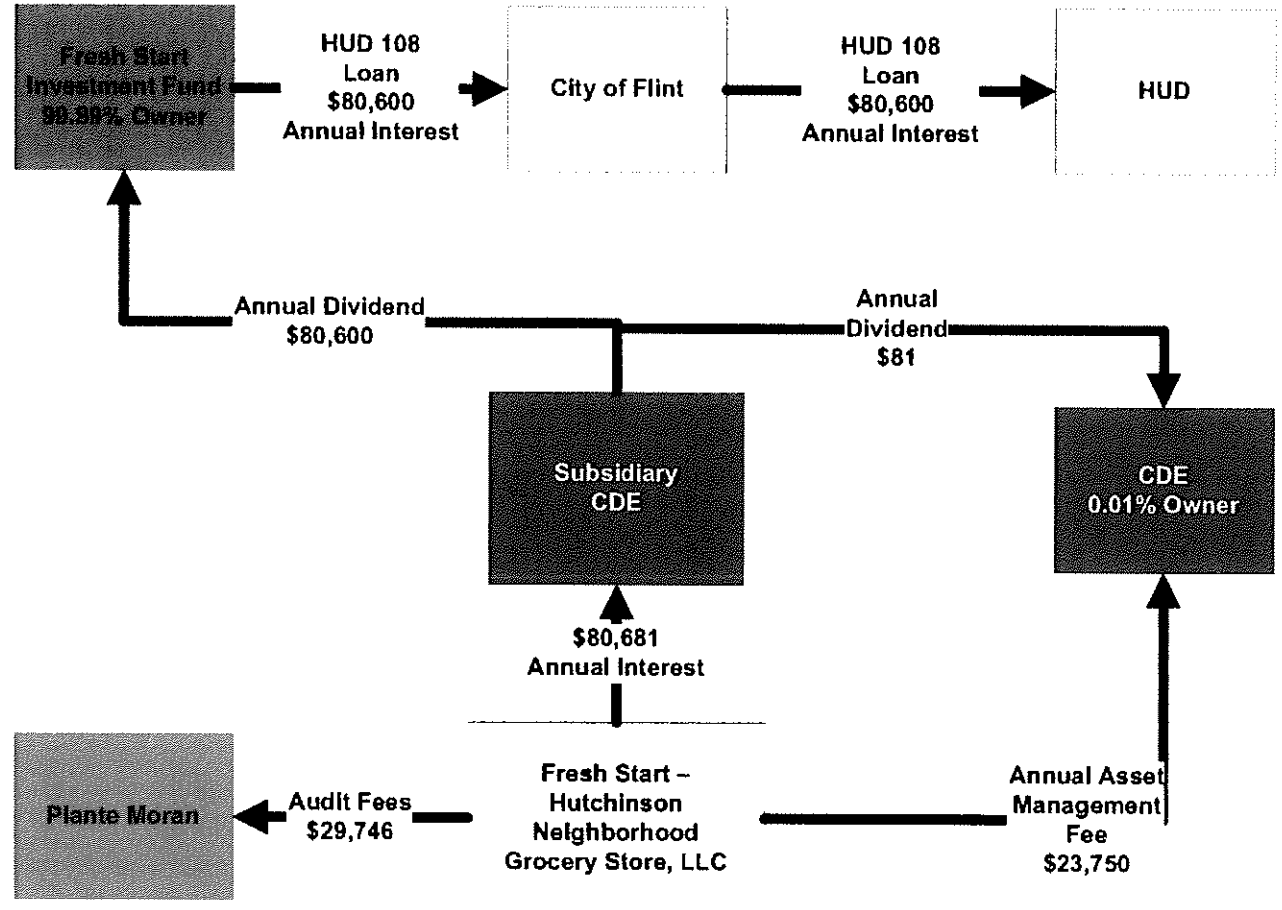
The loans to the Qualified Low Income Business (QALICB), Fresh Start Hutchinson Neighborhood Grocery Store LLC shall essentially mirror the investments made into the Fresh Start Investment Fund. Loans A and Loan C will be subordinated to Loan B which mirrors the HUD 108 loan. The structure is needed to meet the complex tax requirements and NMTC regulations of the CDFI Fund as well as HUD requirements. It is created with the multiple loans so the structure can be unwound easily after the seven-year holding period leaving HUD, City of Flint, Fresh Start Hutchinson Neighborhood Grocery Store, LLC and the Fresh Start CDC and its partner Hutchinson Family Market in the final structure.

The QALICB, Fresh Start – Hutchinson Neighborhood Grocery Store is owned by the nonprofit Fresh Start CDC and the Hutchinson Family Grocery and will be operated by Hutchinson Family Grocery.

Ownership Structure



Fresh Start Annual Payments



The payments from Fresh Start Hutchinson Neighborhood Grocery will make its payments through the structure in a timely manner in order to meet HUD’s payment schedule. All funds transfers will be done by using a single bank up to reduce transfer delays up to the City of Flint payment. The City of Flint will make its payment every month on schedule independent of the timing of the Fresh Start Investment Fund payment.

4. Repayment Schedule 6

Loan	\$2,600,000				
Interest	3.1%				
Interest Only	84 months after loan begins				
Amortization period	216 months after interest only period				
Term	240 months				
Cap Rate	6.0%				
Year	Balance	February Interest	August Interest	Principal Payment	Annual Payment
2020	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2021	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2022	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2023	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2024	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2025	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2026	\$2,600,000.00	\$40,300.00	\$40,300.00	\$0.00	\$80,600.00
2027	\$2,600,000.00	\$40,300.00	\$40,300.00	\$110,000.00	\$190,600.00
2028	\$2,490,000.00	\$38,595.00	\$38,595.00	\$110,000.00	\$187,190.00
2029	\$2,380,000.00	\$36,890.00	\$36,890.00	\$115,000.00	\$188,780.00
2030	\$2,265,000.00	\$35,107.50	\$35,107.50	\$120,000.00	\$190,215.00
2031	\$2,145,000.00	\$33,247.50	\$33,247.50	\$125,000.00	\$191,495.00
2032	\$2,020,000.00	\$31,310.00	\$31,310.00	\$130,000.00	\$192,620.00
2033	\$1,890,000.00	\$29,295.00	\$29,295.00	\$130,000.00	\$188,590.00
2034	\$1,760,000.00	\$27,280.00	\$27,280.00	\$135,000.00	\$189,560.00
2035	\$1,625,000.00	\$25,187.50	\$25,187.50	\$145,000.00	\$195,375.00
2036	\$1,480,000.00	\$22,940.00	\$22,940.00	\$150,000.00	\$195,880.00
2037	\$1,330,000.00	\$20,615.00	\$20,615.00	\$155,000.00	\$196,230.00
2038	\$1,175,000.00	\$18,212.50	\$18,212.50	\$165,000.00	\$201,425.00
2039	\$1,010,000.00	\$15,655.00	\$15,655.00	\$170,000.00	\$201,310.00
2040	\$840,000.00	\$0.00	\$0.00	\$840,000.00	\$840,000.00
	Total Paid =	\$656,735.00	\$656,735.00	\$2,600,000.00	\$3,913,470.00
	Total Interest =	\$1,313,470.00			

In order to assure a healthy cash flow and debt service ratio, the HUD 108 guaranteed loan will be amortized over a 20 years with 7-years interest only, as required by the NMTC program, amortized over the next 214 months, but within a 20-year term limitation required by the HUD 108 program. At the end of the 20-year term, the project is projected to have a market value of \$4,473,176 (See 5. Collateral) which is almost five times the \$840,000 principal that will be refinanced.

The Fresh Start Hutchinson Grocery Store is projected to have Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) coverage of the HUD 108 loan debt service from anywhere between 1.71 to 2.06 times during the seven-year interest only period. The loan represents only about 26% of the Total Development Cost.

During the time that the loan reaches the amortization period in the eight year, the value of the project is projected to be about \$3.825 million dollars, which gives it a 68% loan to projected value.

City of Flint Loan Structure Analysis

Year	Balance	Annual Payment	EBITDA	Debt Service Coverage	Present Value	Outstanding Loan/Value	Loan/Total Development Cost
2020	\$2,600,000.00	\$80,600.00					
2021	\$2,600,000.00	\$80,600.00	\$143,841.22	\$1.78			26.2%
2022	\$2,600,000.00	\$80,600.00	\$154,513.08	\$1.92			
2023	\$2,600,000.00	\$80,600.00	\$163,678.77	\$2.03			
2024	\$2,600,000.00	\$80,600.00	\$165,011.48	\$2.05			
2025	\$2,600,000.00	\$80,600.00	\$166,370.85	\$2.06			
2026	\$2,600,000.00	\$80,600.00	\$137,757.41	\$1.71			
2027	\$2,600,000.00	\$190,600.00	\$229,500.22	\$1.20	\$3,825,004	68.0%	
2028	\$2,490,000.00	\$187,190.00	\$232,149.36	\$1.24	\$3,869,156	64.4%	
2029	\$2,380,000.00	\$188,780.00	\$234,851.49	\$1.24	\$3,914,192	60.8%	
2030	\$2,265,000.00	\$190,215.00	\$237,607.66	\$1.25	\$3,960,128	57.2%	
2031	\$2,145,000.00	\$191,495.00	\$240,418.95	\$1.26	\$4,006,983	53.5%	
2032	\$2,020,000.00	\$192,620.00	\$243,286.47	\$1.26	\$4,054,775	49.8%	
2033	\$1,890,000.00	\$188,590.00	\$246,211.34	\$1.31	\$4,103,522	46.1%	
2034	\$1,760,000.00	\$189,560.00	\$249,194.71	\$1.31	\$4,153,245	42.4%	
2035	\$1,625,000.00	\$195,375.00	\$252,237.74	\$1.29	\$4,203,962	38.7%	
2036	\$1,480,000.00	\$195,880.00	\$255,341.64	\$1.30	\$4,255,694	34.8%	
2037	\$1,330,000.00	\$196,230.00	\$258,507.61	\$1.32	\$4,308,460	30.9%	
2038	\$1,175,000.00	\$201,425.00	\$261,736.90	\$1.30	\$4,362,282	26.9%	
2039	\$1,010,000.00	\$201,310.00	\$265,030.78	\$1.32	\$4,417,180	22.9%	
2040	\$840,000.00	\$840,000.00	\$268,390.54		\$4,473,176	18.8%	
Total Paid =		\$3,913,470.00					
Total Interest =							

As soon as this proposal is accepted, HUD, City of Flint and Fresh Start will enter into the necessary agreements to prepare the phase 1 environmental assessment and the HUD environmental review in order release the funds. Fresh Start will manage the implementation of the project with the support and assistance of City of Flint. Fresh Start will promptly hire a design build construction manager - architects to design the expansion space and to prepare the necessary RFPs to then go out for subcontractor bids. All bids will require the use of prevailing wage under the Davis-Bacon Act. Work can become as soon as the funds can be closed. Subcontractors will be selected based on qualifications and cost. At this stage it is contemplated that the HUD 108 closing will occur by this Summer, with Construction beginning soon thereafter and be completed by October 1, 2020

The City of Flint has agreed to work with us by providing the necessary funds to have the Genessee Land Bank Authority demolish the vacant homes on the site in order to permit us to combine then lots in order to receive site plan approval. The site will be designed in order tom permit the use of the church as an integral part of the grocery centered shopping center

The entire project has been designed by the development team organized by the Fresh Start CDC and show in the table to our right. A properly designed grocery store will require the team participation of Super Value, the store's distributor and its store designer Mehmert Store services, who will work with Andy Hanousch to layout all of the equipment so as to assure properly meeting every customer's needs. Super Valu will be able to offer ethnic packages that meet the needs of the ethnic groups in the neighborhood. Hanoush will assure proper location of in store tenants to provide products and services demand by the customer. Architect Dave McLane will capture the store design and convert them to construction drawings. Mehmet will select the equipment that will be needed and obtain bids from competitive equipment providers including looking at preowned equipment with active warranties.

The Fresh Start Development Team

- ① Developer , Pastor Patrick Sanders, Fresh Start CDC
- ① Operator (Partner) – Hutchinson Foods, Andy Hanoush
- ① Market Study & Distributor , SuperValu Stores, Bill Taggart
- ① Store Design, Mehmert Store Services, Brad Knab
- ① Architect, AMAG, Dave McLean
- ① Contractor, HD Construction, Troy Hall
- ① Attorney, Florise Neville-Ewell
- ① Historic Consultant, Kristine Kidorf
- ① NMTC CPA Plante Moran, Gordon Goldie
- ① Development Finance Consultant, AABDS, Al Bogdan

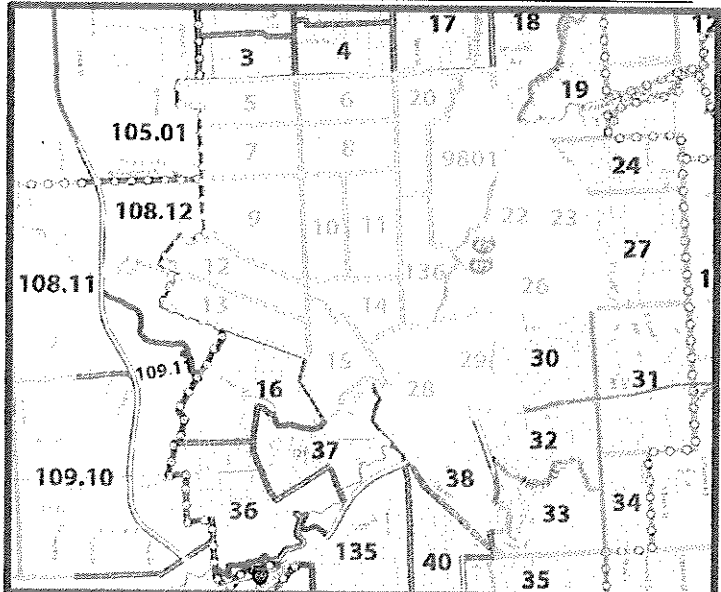
The bidding and cost development will be organized in order to be able to have Plante Moran certify all Michigan Community Revitalization Program Costs, Flint Brownfield Redevelopment Authority Tax Increment Eligible costs and the New Markets Qualified Equity Investment related costs.

Then first stage of construction will focus on the demolition of the 1969 portion of the church and\ land balancing in order to establish the site entry and flat portion of the parking lot designed to assure proper storm water management and the proper integration of the church retail with the new building.

The design-build contract will be a maximum guaranteed contract with HD Construction to build to Fresh Start specifications. All draws will be managed by the bank that is selected to make the New Market Tax Credit Investment or someone approved by them. All funds will be deposited in that bank in order to assure efficient management of draws and bookkeeping. All funds will need to flow through the New Market Tax Credit structure to make sure all Department of the Treasury and HUD regulations are followed. All subcontracts will need to be structured to assure that the CPA can certify the eligible TIF and CRP costs

7. Eligible Activity & CDBG National Objectives

The project meets several of the CDBG National Objectives. First, the project is designed to serve the low to moderate income community as can be seen from the adjacent census tract map, the boundaries approximate the trade area in the City of Flint. 58% of the residents have incomes that meet the low to moderate income objective. Further, 83.9% of the block groups have more than 51% of the residents whose incomes are low to moderate income. This far exceeds the requirement that three-quarters of the block groups need to have more than 51% of the residents that are low to moderate income.



The assistance to a business, such as a grocery store which provides goods or services to residents of a L/M income residential area, qualifies if as long as it primarily serves a L/M income neighborhood.

New Markets Tax Credit Qualified Census Tract

In addition, the HUD 108 loan, the census tract containing the grocery store must meet the criteria for New Markets Tax Credit eligibility which requires a median family income of less than 70% of the area's median family income or a poverty level in excess of 30% of the area.

The Census Tract is 26049001100 has a population of 2,060 people,

**Flint Block Groups Served by Fresh Start Hutchinson Neighborhood
Grocery Store - % LMI Calculation**

GEOID	low mod univ	low mod %	Total Persons	GEOID	low mod univ	low mod %	Total Persons
260490005001	755	31.79%	2,375	260490013001	740	29.05%	2,547
260490005002	615	89.43%	688	260490013002	675	52.59%	1,284
260490005003	715	53.15%	1,345	260490013003	630	27.78%	2,268
260490006001	655	37.40%	1,751	260490013004	1415	74.91%	1,889
260490006002	705	78.72%	896	260490014001	365	83.56%	437
260490006003	775	72.26%	1,073	260490014002	395	78.48%	503
260490006004	810	67.28%	1,204	260490014003	770	79.87%	964
260490007001	490	39.80%	1,231	260490015001	975	83.08%	1,174
260490007002	1145	74.24%	1,542	260490015002	385	84.42%	456
260490007003	470	76.60%	614	260490015003	575	71.30%	806
260490007004	985	66.50%	1,481	260490020001	785	79.62%	986
260490007005	715	58.04%	1,232	260490020002	680	52.21%	1,302
260490008001	600	61.67%	973	260490022001	885	67.80%	1,305
260490008002	650	80.00%	813	260490022002	430	89.53%	480
260490009001	830	75.30%	1,102	260490022003	500	86.00%	581
260490009002	1300	67.31%	1,931	260490022004	545	94.50%	577
260490009003	940	51.60%	1,822	260490022005	850	71.18%	1,194
260490009004	515	12.62%	4,081	260490023001	515	60.19%	856
260490009005	740	60.14%	1,230	260490023002	880	60.80%	1,447
260490010001	520	77.88%	668	260490023003	900	70.00%	1,286
260490010002	410	34.15%	1,201	260490026001	545	84.40%	646
260490010003	240	33.33%	720	260490026002	505	63.37%	797
260490010004	1655	73.72%	2,245	260490026003	1130	80.53%	1,403
260490011001	680	75.74%	898	260490026004	600	83.33%	720
260490011002	560	77.68%	721	260490026005	450	66.67%	675
260490011003	460	65.22%	705	260490028001	300	88.33%	340
260490011004	930	78.49%	1,185	260490028002	655	59.54%	1,100
260490012001	445	68.54%	649	260490028003	590	78.81%	749
260490012002	1365	37.73%	3,618	260490029001	615	73.17%	841
260490012003	770	23.38%	3,293	260490029002	1175	65.96%	1,781
260490012004	915	78.69%	1,163	260490136001	1320	68.18%	1,936
				Total =	45,140	58.04%	77,779

A Total of 52 of 62 Census Block Groups (83.9%) have low to moderate-incomes

a Poverty Rate of 36.3% with a median Family Income of \$24,643 as opposed to an area median income of \$62,261 which provides us a percentage of AMI of 39.68%. The area is considered by all Community Development Entities as Severely Distressed and thereby particularly attractive as New Markets Tax Credit investment. The project is under consideration by an estimated six CDEs, all of them awaiting the announcement on which ones have won an NMTC allocation from the CDFI Fund of the US Treasury.

Objective	Qualifies, if	Example
L/M Income Area Benefit	The assistance is to a business which provides goods or services to residents of a L/M income residential area.	Assistance to neighborhood businesses such as grocery stores and laundromats, serving a predominantly L/M income neighborhood.

8. Public Benefit Standards

The National Objectives for the program are Low-Mod Area Benefit 24 CFR 570.208(a)(1)

Fresh Start CDC projects plans to spend funds on eligible economic development activities as defined by 24 CFR 570.203.

- a. This project will meet the public benefit standard based upon the number of low- and moderate-income persons served in the project area [see 24 CFR 570.209(b)(1)(ii) (Provide goods or services to residents of an area, such that the number of low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least one low- and moderate-income person per \$350 of CDBG funds used). The number of low- and moderate-income persons living in the project's trade area is 45,150.
- b. In addition, Any activity which meets one or more of the following criteria may, at the grantee's option, be excluded from the aggregate standards described in paragraph (b)(1) section: (F) Provides assistance to a business that operate(s) within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty; (G) Stabilizes or revitalizes a neighborhood that has at least 70 percent of its residents who are low- and moderate-income; and (I) Provides assistance to a Community-Based Development Organization serving a neighborhood that has at least 70 percent of its residents who are low- and moderate-income; [see 24 CFR 570.209(b)(2)(v)F, G, and I.
- c. The HUD 108 \$2.6 million loan represents only 13.4% of the authorized HUD 108 lending capacity of the city of Flint. Its annual repayment of about \$220,000 is further guaranteed by the city's annual CDBG award by a 17.6 to one coverage.

City of Flint Annual CDBG Budget =	\$3,872,807
Ratio Annual CDBG Coverage of Debt Service =	$\$3,872,807/220,750 = \$17.6/1$
Total Flint HUD 108 Loans Authorized	\$19,364,035
Existing Flint HUD 108 Outstanding Loans=	\$ 6,531,000
Available HUD 108 Loan Authority =	\$12,833,035
Proposed New HUD 108 Financing =	\$ 2,600,000
Projected HUD 108 Loans as % of Authorized Loans =	13.43%

9. Public Notice

Notice for the Public Hearing was published on for a Public Hearing to be Held on Thursday, January 24, 2019 A copy of the notice is attached as Attachment B.

10. Whom May We Contact

Contact name: Al Bogdan @ bogdanaa@aabds.com 313 445-1843:

Attachment A SUPERVALU Grocery Market Projections for Flint Trade Area

Market Projections Produced by Super Value Stores for Fresh Start CDC for the Trade Area Determined by its Professional Analysts

Income Statement	Projected Year 1	Projected Year 2	Projected Year 3	Projected Year 4	Projected Year 5	Projected Year 6	Projected Year 7	Projected Year 8	Projected Year 9	Projected Year 10
Sales Distributions										
Grocery	1,202,342	1,336,934	1,533,988	1,771,298	1,888,867	2,066,700	2,274,801	2,431,173	2,618,820	2,820,748
Produce	387,738	393,554	399,457	405,449	411,531	417,704	423,970	430,329	436,784	443,336
Meat	775,476	787,108	798,915	810,898	823,062	835,408	847,939	860,658	873,568	886,671
Frozen Food	366,197	371,690	377,265	382,924	388,668	394,498	400,416	406,422	412,518	418,706
Dairy	430,820	437,287	443,847	450,499	457,257	464,115	471,077	478,143	485,316	492,595
Bakery	107,705	109,321	110,960	112,625	114,314	116,029	117,769	119,536	121,329	123,149
Deli	430,820	437,287	443,847	450,499	457,257	464,115	471,077	478,143	485,316	492,595
GM/HBC	179,246	181,185	183,150	185,150	187,177	189,235	191,323	193,443	195,595	197,779
Cigarettes	172,328	174,913	177,537	180,200	182,903	185,646	188,431	191,257	194,126	197,038
Liquor	215,410	218,641	221,921	225,250	228,628	232,058	235,539	239,072	242,658	246,298
Pop	172,328	174,913	177,537	180,200	182,903	185,646	188,431	191,257	194,126	197,038
Other	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Department Gross Profit	4,308,200	4,572,823	4,838,415	5,104,992	5,372,566	5,641,155	5,910,772	6,181,434	6,453,155	6,725,953
Grocery	313,637	338,347	373,117	407,963	442,881	477,876	512,944	548,088	583,310	618,609
Produce	120,199	122,002	123,832	125,689	127,575	129,488	131,431	133,402	135,403	137,434
Meat	193,869	196,777	199,729	202,725	205,765	208,852	211,985	215,165	218,392	221,668
Frozen Food	109,859	111,507	113,180	114,877	116,600	118,349	120,125	121,927	123,755	125,612
Dairy	112,013	113,693	115,399	117,130	118,887	120,670	122,480	124,317	126,182	128,075
Bakery	45,236	45,915	46,603	47,302	48,012	48,732	49,463	50,205	50,958	51,723
Deli	193,869	196,777	199,729	202,725	205,765	208,852	211,985	215,165	218,392	221,668
GM/HBC	36,189	36,731	37,283	37,842	38,410	38,986	39,570	40,164	40,767	41,378
Cigarettes	17,233	17,491	17,750	18,010	18,270	18,530	18,790	19,050	19,310	19,570
Liquor	47,390	48,101	48,823	49,555	50,298	51,053	51,818	52,596	53,385	54,185
Pop	75,849	76,237	76,630	77,030	77,435	77,847	78,265	78,689	79,119	79,556
Other	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Store Gross Profit	1,715,343	1,833,573	1,952,077	2,070,858	2,189,921	2,309,270	2,428,909	2,548,842	2,669,075	2,789,611
TIF	97,043	97,043	97,043	97,043	97,043	97,043	97,043	97,043	97,043	97,043
Tenant Rent	28,750	39,061	47,858	55,816	63,942	72,248	80,735	89,406	98,263	107,308
Freight & Fee	(150,787)	(153,049)	(155,345)	(157,675)	(160,040)	(162,440)	(164,877)	(167,350)	(169,860)	(172,408)
Store Gross Profit	1,190,349	1,216,528	1,241,534	1,266,047	1,290,761	1,315,586	1,340,429	1,365,289	1,390,164	1,415,053
Wages	476,517	432,909	439,403	445,994	452,684	459,374	466,066	472,761	479,457	486,154
Benefits	77,548	78,711	79,891	81,090	82,306	83,538	84,794	86,066	87,357	88,667
Promotion	21,955	22,785	23,619	24,458	25,302	26,152	27,007	27,862	28,717	29,572
Supplies	49,544	50,787	52,044	53,314	54,597	55,894	57,204	58,527	59,864	61,214
Prop Taxes	99,543	101,036	102,552	104,090	105,651	107,236	108,844	110,477	112,134	113,816
Insurance	5,000	5,075	5,151	5,228	5,307	5,386	5,467	5,549	5,632	5,717
Utilities	179,000	181,685	184,411	187,176	189,984	192,834	195,726	198,662	201,642	204,667
Other Expense	133,837	136,642	139,476	142,341	145,236	148,162	151,119	154,107	157,126	160,176
MMTC Fees	53,570	53,570	53,570	53,570	53,570	53,570	53,570	53,570	53,570	53,570
Operating Expenses	1,046,508	1,062,201	1,077,914	1,093,649	1,109,404	1,125,179	1,140,974	1,156,799	1,172,644	1,188,509
EBITDA	143,841	154,427	163,619	172,409	180,817	188,841	196,455	203,663	210,461	216,852
Debt Service	80,600	80,600	80,600	80,600	80,600	80,600	80,600	80,600	80,600	80,600
Net Cash Flow	63,241	73,827	83,019	91,809	100,217	108,241	115,855	123,063	129,861	136,252
Debt Service Coverage	1.78	1.92	2.06	2.10	2.14	2.19	2.23	2.27	2.31	2.35

NOTE: Gross margin detailed projections provided by Super Value Stores as part of their market projections with 2.0% inflation
 Debt \$ 2,600,000 25 years Annual Mortgage \$190,644
 7 year Interest Only \$ 80,600
 = Information added to Super Value Market Projections

Public Notice

City of Flint
Community Development Block Grant (CDBG) Program
HOME Investment Partnerships Program (HOME)
Housing Opportunities for Persons with AIDS (HOPWA)
Emergency Shelter Grant (ESG) Program

NOTICE OF PUBLIC HEARING & COMMENT PERIOD FOR CHANGES TO CONSOLIDATED PLAN, 2018-2019 ACTION PLAN AND FOR A \$2.6 MILLION HUD 108 GUARANTEED LOAN FOR THE FRESH START HUTCHINSON NEIGHBORHOOD GROCERY STORE PROJECT

Notice is hereby given that the City of Flint is proposing the following changes to the 2018-2019 Action Plan and Consolidated Plan for the CDBG, HOME, HOPWA, and ESG programs:

1. Under Citizen Participation Plan Section Add the Guaranteed Loan Program to CDBG, HOME, HOPWA and ESG programs
2. Add a \$2.6 million HUD 108 Guaranteed Loan for the purposes of constructing a 25,000 square foot grocery store while preserving the historic portion of the adjacent church. The space will be used to provide healthy foods and vegetables which in turn will create jobs in Flint/

Notice is hereby also given that City of Flint is applying for a \$2.6 million HUD Section 108 guaranteed loan to the Fresh Start Investment Fund to finance the construction of the Fresh Start Hutchinson Neighborhood Grocery Store Project at 2025 N. Saginaw Street in the City of Flint to expand the market available for feeding Flint residents. No program income is anticipated. The programs are projected to create an estimated 20 full time equivalent jobs over the next two years.

The loan will be secured by independent collateral and guaranteed by the CDBG allocation to City of Flint. The annual distribution of CDBG funds to City of Flint Primary Jurisdiction communities are not affected.

The program meets the national objectives by serving areas of low to moderate income residents of Flint.

A copy of the proposed application can be found on <http://www.cityofflint.com>

Public Hearing: City of Flint will conduct a public hearing on 24th of January, 2019 at approximately 9:30 a.m. at the City of Flint City Hall, 1100 Saginaw Street, Flint, MI 48502. The public is encouraged to comment on both actions.

Persons with disabilities who require auxiliary aids or services in using public facilities, services or programs may contact:

Glenda Dunlap, Community Development Manager
City of Flint, Department of Economic Development/Community Development
City of Flint City Hall, 1100 Saginaw Street, Flint, MI 48502
Telephone: (810) 766-7426 X3020 • E-mail: gdunlap@cityofflint.com

**FRESH START HUD SECTION 108 LOAN GUARANTEE
CITY OF FLINT CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the City of Flint certifies that:

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. **Anti-Lobbying -- To the best of the City of Flint's knowledge and belief:**
 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub grantees shall certify and disclose accordingly.

Special Assessments.

City of Flint will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

Authority of Jurisdiction

The consolidated plan is authorized under State and local law and the City of Flint possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Affirmatively Further Fair Housing

The City of Flint will affirmatively further fair housing, and the guaranteed loan funds will be administered in compliance with:

1. Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.) and
2. The Fair Housing Act (42 USC 3601-3619)

Anti-displacement and Relocation Plan

It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community

Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Consistency with plan

The activities to be undertaken with HUD Section 108 Loan Guarantee funds are consistent with the Consolidated Plan as approved by the City of Flint Commission on 10/15/09.

Citizen Participation

It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan

Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan

It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD as modified the City of Flint Council on _____.

Compliance with Laws

It will comply with applicable laws.

Efforts to Obtain Other Financing

The City of Flint hereby certifies and assures with respect to its application for a guaranteed loan pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it has made efforts to obtain financing for the activities described herein without the use of such guarantee, it will maintain documentation of such efforts for the term of the loan guarantee, and it cannot complete such financing consistent with the timely execution of the project without such guarantee.

Authorized to Execute Documents

In accordance with 24 CFR § 570.704 (b) 8-ii-B, City of Flint certifies that City of Flint Executive Karen Weaver is authorized to execute such documents as may be required in order to implement the application and issue debt obligations pursuant to the attached resolution from the City of Flint City Council.

Signature/Authorized Official

Date

**Karen Weaver
Mayor**

Karen Weaver
Mayor

PUBLIC HEARING

Flint City Hall
1100 Saginaw Street
Flint, MI 48502
January 24, 2019

Minutes

Subject: HUD 108 Guaranteed Loan to the Fresh Start Investment Fund as a \$2.6 million leveraged loan to finance the construction of the Fresh Start Hutchinson Neighborhood Grocery Store and as an amendment to the City of Flint 2017/2022 Consolidated Plan and 2018/2019 Action Plan

1. The public hearing was opened at approximately at _____ am

Glenda Dunlap, program manager at City of Flint Community and Economic Development Department welcomed comments on the proposed HUD 108 Guaranteed Loan to the Fresh Start Investment Fund for the construction of the Fresh Start Hutchinson Neighborhood Grocery Store and changes to the City of Flint Consolidated Plan and 2018/2019 Action Plan

2. The list of attendees is:
3. The following comments were made:
4. The Public Hearing ended at approximately _____ am

Attachment E: Flint City Council Resolution

RESOLUTION

No _____

By Councilperson _____ and Co-sponsored by Councilperson _____

WHEREAS, the Flint City Council is committed to expand L/M income services job opportunities in City of Flint;

WHEREAS, the City of Flint has the authority to enter into a HUD Section 108 Loan Guarantee agreement and pledge the loan proceeds to the Fresh Start Investment Fund for the purpose of economic development.

WHEREAS, the City of Flint is committed toward them elimination of a food desert and increasing the growth of job opportunities for Flint residents;

WHEREAS, The Fresh Start Hutchinson Neighborhood Grocery Store will be established and is committed to providing quality food products and services to the residents of this low to moderate income community;

WHEREAS, HUD requires the City of Flint modify its 2018/2019 Action Plan to include the Guaranteed Loan Program as a program covered by its Citizens Participation Plan;

WHEREAS, HUD requires that the \$2.6 million HUD Section 108 Guaranteed Loan to the Fresh Start Investment Fund be included in the 2018/19 Action Plan;

THEREFORE, BE IT RESOLVED, by the Flint City Council this 27th day of January, 2019 that it, hereby, approves the changes to the Consolidated Plan and 2018/2019 Action Plan to include the Guaranteed Loan Program as a part of the Citizens Participation Plan and to include the design, construction and operation the Fresh Start Hutchinson Neighborhood Grocery Store

RESOLVED, that approval is, hereby, granted authorizing the City of Flint to submit an application to HUD in the amount of \$2,600,000 for a HUD Section 108 Guaranteed Loan to be made to City of Flint who in turn will lend the funds to the Fresh Start Investment Fund to be combined with a New Markets Tax Credit investment. The \$2.6 million loan is needed to obtain the needed funds to construct a 25,000 square foot grocery store on the northwest corner of Hamilton and Saginaw.

RESOLVED, that the \$2.6 million HUD Section 108 Guaranteed Loan be made to the Fresh Start Investment Fund to finance the design, construction and operation of the Fresh Start Hutchinson Neighborhood Grocery Store Project as indicated in the 2018/2019 Action Plan.

[Application on File]

190124.1

Resolution No.: _____

Presented: 5-8-19

Adopted: _____

Resolution Approving an Obsolete Property Rehabilitation District at 2957 Carr St.

(P.A. 146 of 2000, as amended)

By the Mayor:

Pursuant to Act No. 146 of the Public Acts of 2000, the City of Flint has the authority to establish Obsolete Property Rehabilitation Act Districts within the physical boundaries of the City of Flint.

The Fraiser Flint LLC has filed a request that an Obsolete Property Rehabilitation District be established on real property located at 2957 Carr St. within the City of Flint, and legally described on the Attachment.

The City of Flint sets forth a finding and determination that the district meets the requirements set forth in section 3(1) of Public Act 146 of 2000.

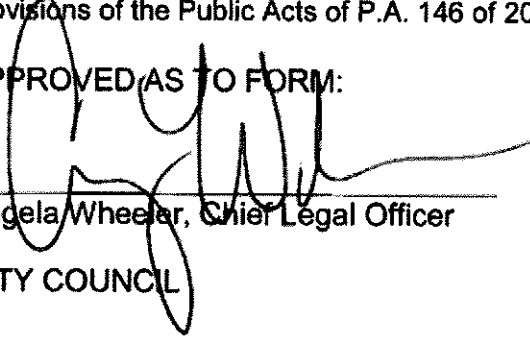
Written notice has been given by mail to all owners of real property located within the proposed district, and to the public by newspaper advertisement in the Flint Journal of the proposed district.

On _____ a public hearing was held and all residents and taxpayers of the City of Flint were afforded an opportunity to be heard thereon.

The Flint City Council deems it to be in the public interest of the City of Flint to establish the Obsolete Property Rehabilitation District as proposed.

IT IS RESOLVED, by the Flint City Council that the parcels of land legally described in the *Attachment* and situated within the City of Flint, Genesee County, and State of Michigan, be and is hereby established as 2957 Carr St. Obsolete Property Rehabilitation District, pursuant to the provisions of the Public Acts of P.A. 146 of 2000.

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

CITY COUNCIL

ADMINISTRATION



Dr. Karen W. Weaver, Mayor

Herbert J. Winfrey, President

ATTACHMENT

The land is described premises situated in the City of Flint, County of Genesee, State of Michigan, to-wit:

2957 Carr St.

Parcel No. 47-33-302-006

Legal Description: KEARSLEY LAKE VIEW PART OF NW 1/4 OF SW 1/4 OF SEC 33, T8N, R7E LOTS 11 THRU 18 INCL

RESOLUTION STAFF REVIEW FORM

DATE

March 18, 2019

Agenda Item Title:

1. Resolution Setting Hearing Date to Consider the Establishment of an Obsolete Property Rehabilitation District at 2957 Carr St.
- ✓ 2. Resolution Approving the Establishment of an Obsolete Property Rehabilitation District at 2957 Carr St.)

Prepared By

Department of Planning and Development, Community & Economic Development Division

Background/Summary of Proposed Action:

The attached resolutions are being presented to satisfy the owner's request to establish an Obsolete Property Rehabilitation District on the property commonly known as 2957 Carr St.

Per the public act, a hearing shall be held prior to the establishment of such a district.

Financial Implications (Analysis):

There is no financial impact with the establishment of an Obsolete Property Rehabilitation District. But once established, the district allows the property tax payer to apply for an exemption from ad valorem taxes on rehabilitated facilities within the district for a period of up to 12 years.

Budgeted Expenditure: Yes _____ No X _____ Please explain, if no: N/A

Account #:

Date Reviewed and approved by Carissa Dotson _____ N/A _____

Pre-encumbered: Yes _____ No _____ Requisition # _____ N/A

Other Implications (i.e., collective bargaining): There are no known implications

Staff Recommendation:

The Administration recommends approval.


Glenda R. Dunlap, Program Manager

RESOLUTION REVIEW FORM

FROM: DCED/- GRD
Department/Author

DATE March 21, 2019
NO.

Law Office Login #

RESOLUTION NAME: **Reso approving an obsolete Property Rehabilitation District at 2957 Carr St.**

Date In:

1. RESOLUTION REVIEW - PLANNING AND DEVELOPMENT DIRECTOR

By: Suzanne Wilcox 
Planning and Development Director

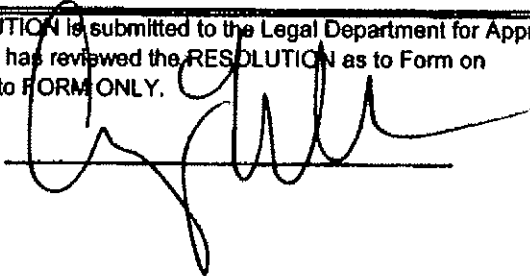
DATE: 3/21/19
(Date)

Date In:

2. RESOLUTION REVIEW - LEGAL

The attached RESOLUTION is submitted to the Legal Department for Approval as to **FORM ONLY**.
The Legal Department has reviewed the RESOLUTION as to Form on
this form approves as to **FORM ONLY**.

3-25-19, and by signing
(Date)

By: 
Legal Officer

DATE: 3-25-19

190148.1

Resolution No.: _____

Presented: 4-1-19

Adopted: _____

**Resolution Approving an Application for an Industrial Facilities
Exemption Certificate for Genesee Packaging Inc. Zone 2**
(Public Act 198 of 1974, as amended)

By the Mayor

Pursuant to Public Act 198 of 1974, after a duly noticed public hearing held on February 25, 2019, the Flint City council by resolution, established the 1101 N. Center Road Plant Rehabilitation District encompassing Zone 2, on real property legally described in the Attachment.

Genesee Packaging, Inc. (GPI) has filed an application for an Industrial Facilities Exemption Certificate with respect to a rehab facility to be acquired and installed within the 1101 N. Center Road, Zone 2 Plant Rehabilitation District.

Before acting on said application, the City of Flint held a hearing on May 13, 2019 at 5:30 p.m. in the City Council Chamber at 1101 S. Saginaw St., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application.

Construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before November 14, 2018, the date of acceptance of the application for the Industrial Facilities Exemption Certificate.

Completion of the facility is calculated to, and will at the time of issuance of the certificate have the reasonable likelihood to, create, retain, and prevent the loss of employment within the City of Flint.

The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Flint, after granting this certificate, will exceed 5 percent of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

IT IS RESOLVED by the Flint City Council that:

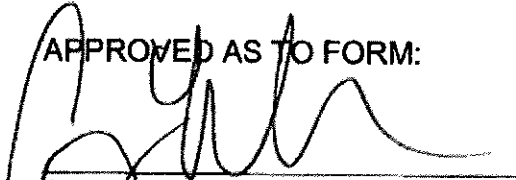
1. The granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and

currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Flint or impairing the financial soundness of a taxing unit which levies ad valorem property taxes with the City.

2. The application from Genesee Packaging, Inc. for an Industrial Facilities Exemption Certificate, with respect to a Rehab Facility on the parcel of real property situated within 1101 N. Center Road, Zone 2 Plant Rehabilitation District, legally described in the Attachment, be and the same is hereby approved.

The Industrial Facilities Exemption Certificate, when issued, shall remain in force for a period of 62 months, commensurate with the term of the GPI lease entered into with the owner of the facility. As the term of the exemption will be less than the 12-year maximum, GPI will be afforded the opportunity to extend the term up to the maximum year, contingent upon 1.) GPI meeting the proposed investment amount, and job creation numbers, within the parameters of its Industrial Facilities Exemption application 2.) GPI providing evidence of an extended lease term 3.) GPI submitting a letter requesting the extension of the Industrial Facilities Exemption Certificate term.


APPROVED AS TO FORM:



Angela Wheeler
Chief Legal Officer

CITY COUNCIL

ADMINISTRATION



Dr. Karen W. Weaver
Mayor

Herbert J. Winfrey
President

RESOLUTION STAFF REVIEW FORM

DATE – April 1, 2019

Agenda Item Title:

1. Resolution Setting Hearing Date to Consider Approval of an Industrial Facilities Exemption Application for Genesee Packaging, Inc.
(1101 N. Center Road, Zone 2 – P.A. 198 of 1974, as amended)
2. Resolution to Consider the Approval of an Industrial Facilities Exemption Application for Genesee Packaging, Inc.
(1101 N. Center Rd., Zone 2 – P.A. 198 of 1974, as amended)

Prepared By

Department of Planning and Development - Community and Economic Development Division

Background/Summary of Proposed Action:

These resolutions are to 1.) set a public hearing date on which to allow for public comments on the application for an Industrial Facilities Exemption Application for Zone 2 and 2.) subsequent approval of the application.

Genesee Packaging, Inc. (GPI) proposes to move its Dort Hwy operations and a portion of its North Street operations to occupy space at the facility located on 78 acres at 1101 N. Center Road, a building formerly housing Delphi East operations. While the entire facility is 550,000 sq. ft., GPI has leased 290,267 sf of the building for office use, warehousing, distribution and its packaging operations. The new location will allow for the expansion of existing operations. The interior of the space will be fully restored to accommodate GPI's operations at a cost of approximately \$9.7M.

Lease Zone 2	75,267 sq. ft.
Lease Zones 3 & 4	<u>215,000</u> sq. ft.
Total sq. ft.	290,267 sq. ft.

GPI will retain approximately 115 jobs and expects to create another 100 jobs at the new location at 1101 N. Center Road. The plant rehab district for GPI's operations was established on February 25, 2019, after a public hearing was held. The exemption term will be 62 months, commensurate with the term of GPI's lease with the owner of the facility. GPI will have an option to extend the term of the exemption contingent upon meeting certain conditions as listed in the approval resolution.

Genesee Packaging, Inc. was founded in Flint, MI in 1979 by Willie Artis, to provide contract packaging to the automotive industry, and supply various corrugated products

Financial Implications:

Final approval of the application by the State Treasury and issuance of an Industrial Facilities Exemption Certificate to the applicant provides a tax benefit to the applicant in that the taxable value of the building will be frozen for the duration of the certificate.

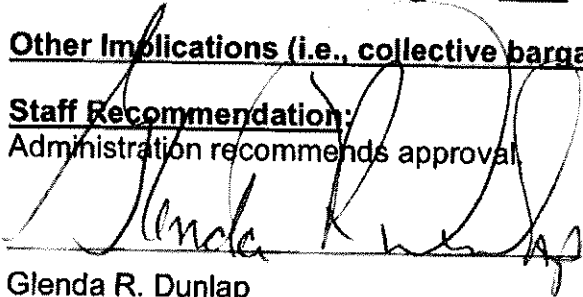
Budgeted Expenditure: Yes No **Please explain, if no:**

Account #: Reviewed and approved by C. Dotson N/A
Date

Pre-encumbered: Yes No **Requisition #** _____

Other Implications (i.e., collective bargaining): None known

Staff Recommendation:
Administration recommends approval



Glenda R. Dunlap
Program Manager

1101 N. CENTER ROAD – LEGAL DESCRIPTIONS

PROPERTY

Parcel B:

The South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, Except that part owned and occupied by the Grand Trunk Railway Company. Also Except the West 40 feet of the South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, lying North of the Grand Trunk Western Railroad Company right of way, and Also Except the West 40 feet of the South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, lying South of the Grand Trunk Western Railroad Company Right of Way. Also Except part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, described as BEGINNING at the intersection of the Northerly line of Robert T. Longway Boulevard (previously referred to as Kearsley Street), with the Easterly line of Averill Avenue, said point being N01°29'W along the North and South 1/4 line, 33.0 feet and N87°52'E, 40.0 feet from the interior 1/4 corner of said Section 9; Thence N01°29'W along said Easterly line, 17.36 feet to the intersection of said Easterly line of Averill Avenue and the Southerly line of the Grand Trunk Western Railroad Right of Way; Thence N89°26'E along said Southerly line, 10.0 feet; Thence S62°18'42"E, 34.40 feet to the Northerly line of Robert T. Longway Boulevard; Thence S87°52'W along said Northerly line, 40.0 feet to the POINT OF BEGINNING.

LEASE AREA 1 – Genesee Packaging, Inc. 215,000sf

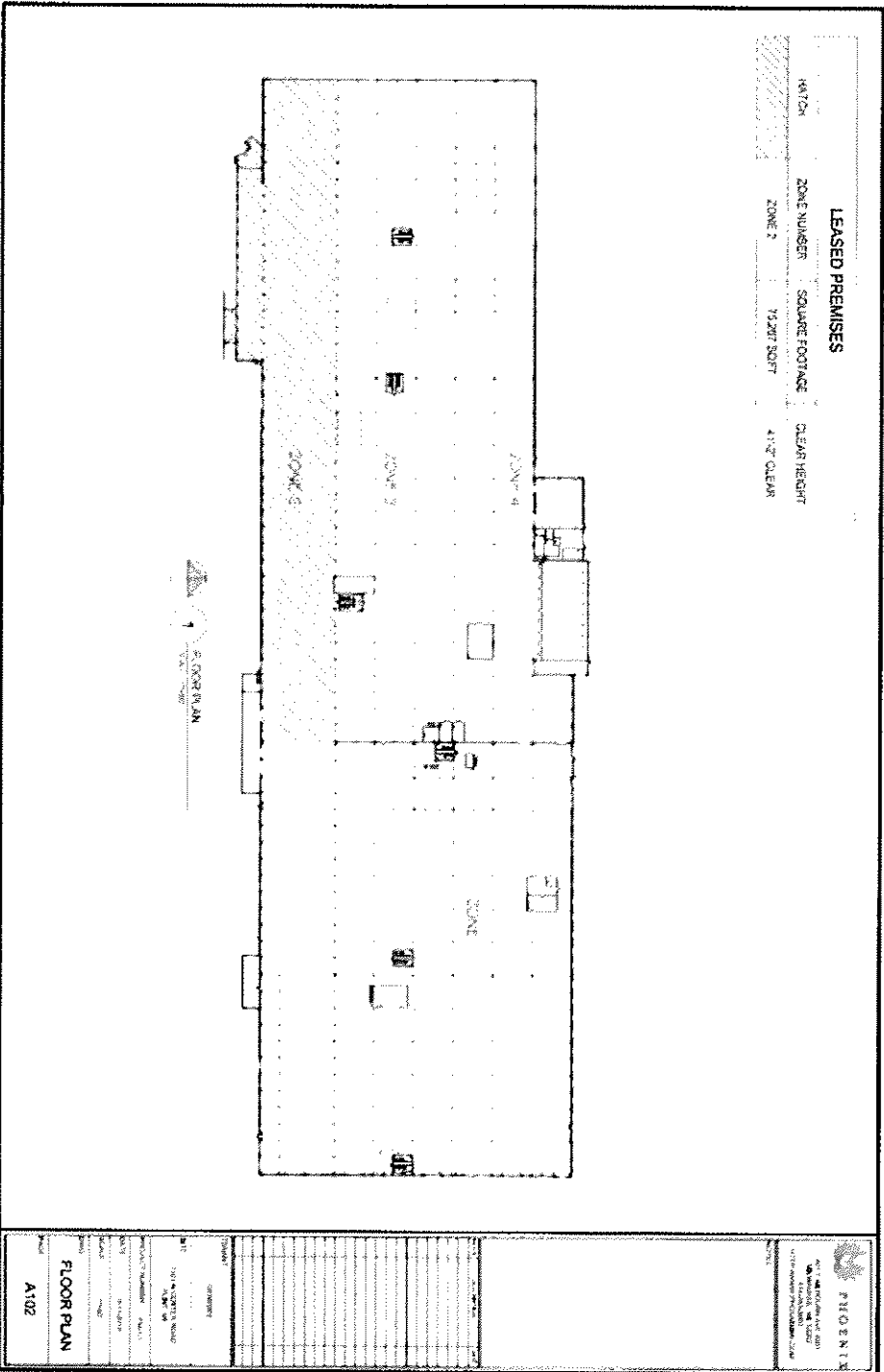
Land over the above described Parcel B, being part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, more particularly described as: Commencing at the North 1/4 Corner of said Section 9; thence along the North line of said Section 9, S89°05'51"E, 40.00 feet; thence S00°44'47"W, 40.00 feet to the intersection of the South line of Davison Road (40 foot half width - public) and the East line of N Averill Avenue (80 foot wide - public); thence along said East line S00°44'47"W, 1281.89 feet to the Northwest corner of said Parcel B; thence continuing along said East line, also being the West line of said Parcel B, S00°44'47"W, 758.22 feet; thence S88°23'50"E, 118.00 feet to the POINT OF BEGINNING; thence continuing S88°23'50"E, 483.15 feet; thence N01°36'10"E, 59.98 feet; thence S88°23'50"E, 99.65 feet; thence N01°36'10"E, 6.89 feet; thence S88°23'50"E, 138.26 feet; thence S01°36'10"W, 18.85 feet; thence S88°23'50"E, 83.60 feet; thence S01°36'10"W, 288.64 feet; thence N88°23'50"W, 804.67 feet; thence N01°36'10"E, 240.63 feet to the POINT OF BEGINNING. Containing ±212,863 square feet of land.

LEASE AREA 2 – Genesee Packaging, Inc. 75,267sf

Land over the above described Parcel B, being part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, more particularly described as: Commencing at the North 1/4 Corner of said Section 9; thence along the North line of said Section 9, S89°05'51"E, 40.00 feet; thence S00°44'47"W, 40.00 feet to the intersection of the South line of Davison Road (40 foot half width - public) and the East line of N Averill Avenue (80 foot wide - public); thence along said East line S00°44'47"W, 1281.89 feet to the Northwest corner of said Parcel B; thence continuing along said East

line, also being the West line of said Parcel B, S00°44'47"W, 758.22 feet; thence S88°23'50"E, 118.00 feet; thence S01°36'10"W, 240.63 feet to the POINT OF BEGINNING; thence S88°23'50"E, 804.67 feet; thence S01°36'10"W, 91.32 feet; thence N88°23'50"W, 804.67 feet; thence N01°36'10"E, 91.32 feet to the POINT OF BEGINNING. Containing ±73,486 square feet of land.

EXHIBIT A
SITE PLAN OF PREMISES



[Exhibit A to Lease by and between Phoenix Flint, LLC and Genesee Packaging, Inc. for certain premises located at 1101 N. Center Road in Flint, Michigan]

RESOLUTION REVIEW FORM

FROM: DCED/- GRD
Department/Author

DATE April 9, 2019
NO. 19-8056
Law Office Login #

RESOLUTION NAME: **Resolution Approving an application for an Industrial Facilities Exemption Certificate for Genesee Pakaging Inc. Zone 2**

Date in: _____

1. RESOLUTION REVIEW - PLANNING AND DEVELOPMENT DIRECTOR

By: Suzanne Wilcox 
Planning and Development Director

DATE: 4/9/19
(Date)

Date in: _____

2. RESOLUTION REVIEW - LEGAL

The attached RESOLUTION is submitted to the Legal Department for Approval as to FORM ONLY:
The Legal Department has reviewed the RESOLUTION as to Form on
this form approves as to FORM ONLY.

4-9-19, and by signing
(Date)

By: 
Legal Officer

DATE: 4-9-19

190149.1

Resolution No.: _____

Presented: 4-1-2019

Adopted: _____

**Resolution Approving an Application for an Industrial Facilities
Exemption Certificate for Genesee Packaging Inc. Zones 3 & 4**
(Public Act 198 of 1974, as amended)

By the Mayor

Pursuant to Public Act 198 of 1974, after a duly noticed public hearing held on February 25, 2019, the Flint City council by resolution, established the 1101 N. Center Road Plant Rehabilitation District encompassing Zones 3 & 4, on real property legally described in the Attachment.

Genesee Packaging, Inc. (GPI) has filed an application for an Industrial Facilities Exemption Certificate with respect to a rehab facility to be acquired and installed within the 1101 N. Center Road, Zones 3 & 4 Plant Rehabilitation District.

Before acting on said application, the City of Flint held a hearing on May 13, 2019 at 5:30 p.m. in the City Council Chamber at 1101 S. Saginaw St., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application.

Construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before November 14, 2018, the date of acceptance of the application for the Industrial Facilities Exemption Certificate.

Completion of the facility is calculated to, and will at the time of issuance of the certificate have the reasonable likelihood to, create, retain, and prevent the loss of employment within the City of Flint.

The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Flint, after granting this certificate, will exceed 5 percent of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

IT IS RESOLVED by the Flint City Council that:

1. The granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and

currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Flint or impairing the financial soundness of a taxing unit which levies ad valorem property taxes with the City.

2. The application from Genesee Packaging, Inc. for an Industrial Facilities Exemption Certificate, with respect to a Rehab Facility on the parcel of real property situated within 1101 N. Center Road, Zones 3 & 4 Plant Rehabilitation District, legally described in the Attachment, be and the same is hereby approved.

The Industrial Facilities Exemption Certificate, when issued, shall remain in force for a period of 62 months, commensurate with the term of the GPI lease entered into with the owner of the facility. As the term of the exemption will be less than the 12-year maximum, GPI will be afforded the opportunity to extend the term up to the maximum year, contingent upon 1.) GPI meeting the proposed investment amount, and job creation numbers, within the parameters of its Industrial Facilities Exemption application 2.) GPI providing evidence of an extended lease term 3.) GPI submitting a letter requesting the extension of the Industrial Facilities Exemption Certificate term.


APPROVED AS TO FORM:



Angela Wheeler
Chief Legal Officer

CITY COUNCIL

ADMINISTRATION



Dr. Karen W. Weaver
Mayor

Herbert J. Winfrey
President

RESOLUTION STAFF REVIEW FORM

DATE – April 1, 2019

Agenda Item Title:

1. Resolution Setting Hearing Date to Consider Approval of an Industrial Facilities Exemption Application for Genesee Packaging, Inc. Zones 3 & 4 (1101 N. Center Road, Zones 3 & 4 – P.A. 198 of 1974, as amended)
- ✓ 2. Resolution to Consider the Approval of an Industrial Facilities Exemption Application for Genesee Packaging, Inc. Zones 3 & 4 (1101 N. Center Rd., Zones 3 & 4 – P.A. 198 of 1974, as amended)

Prepared By

Department of Planning and Development - Community and Economic Development Division

Background/Summary of Proposed Action:

These resolutions are to 1.) set a public hearing date on which to allow for public comments on the application for an Industrial Facilities Exemption Application for Zones 3 & 4, and 2.) subsequent approval of the application.

Genesee Packaging, Inc. (GPI) proposes to move its Dort Hwy operations and a portion of its North Street operations to occupy space at the facility located on 78 acres at 1101 N. Center Road, a building formerly housing Delphi East operations. While the entire facility is 550,000 sq. ft., GPI has leased 290,267 sf of the building for office use, warehousing, distribution and its packaging operations. The new location will allow for the expansion of existing operations. The interior of the space will be fully restored to accommodate GPI's operations at a cost of approximately \$9.7M.

Lease Zone 2	75,267 sq. ft.
Lease Zones 3 & 4	<u>215,000</u> sq. ft.
Total sq. ft.	290,267 sq. ft.

GPI will retain approximately 115 jobs and expects to create another 100 jobs at the new location at 1101 N. Center Road. The plant rehab district for GPI's operations was established on February 25, 2019, after a public hearing was held. The exemption term will be 62 months, commensurate with the term of GPI's lease with the owner of the facility. GPI will have an option to extend the term of the exemption contingent upon meeting certain conditions as listed in the approval resolution.

Genesee Packaging, Inc. was founded in Flint, MI in 1979 by Willie Artis, to provide contract packaging to the automotive industry, and supply various corrugated products.

Financial Implications:

Final approval of the application by the State Treasury and issuance of an Industrial Facilities Exemption Certificate to the applicant provides a tax benefit to the applicant in that the taxable value of the building will be frozen for the duration of the certificate.

Budgeted Expenditure: Yes X No _____ **Please explain, if no:**

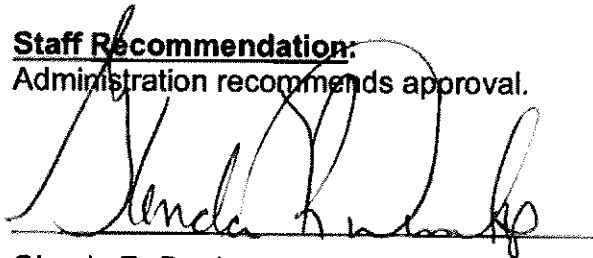
Account #: Reviewed and approved by C. Dotson N/A
Date

Pre-encumbered: Yes _____ No _____ **Requisition #** _____

Other Implications (i.e., collective bargaining): None known

Staff Recommendation:

Administration recommends approval.



Glenda R. Dunlap
Program Manager

1101 N. CENTER ROAD -- LEGAL DESCRIPTIONS

PROPERTY

Parcel B:

The South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, Except that part owned and occupied by the Grand Trunk Railway Company. Also Except the West 40 feet of the South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, lying North of the Grand Trunk Western Railroad Company right of way, and Also Except the West 40 feet of the South 1/2 of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, lying South of the Grand Trunk Western Railroad Company Right of Way. Also Except part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, described as BEGINNING at the Intersection of the Northerly line of Robert T. Longway Boulevard (previously referred to as Kearsley Street), with the Easterly line of Averill Avenue, said point being N01°29'W along the North and South 1/4 line, 33.0 feet and N87°52'E, 40.0 feet from the interior 1/4 corner of said Section 9; Thence N01°29'W along said Easterly line, 17.36 feet to the Intersection of said Easterly line of Averill Avenue and the Southerly line of the Grand Trunk Western Railroad Right of Way; Thence N89°25'E along said Southerly line, 10.0 feet; Thence S62°18'42"E, 34.40 feet to the Northerly line of Robert T. Longway Boulevard; Thence S87°52'W along said Northerly line, 40.0 feet to the POINT OF BEGINNING.

LEASE AREA 1 -- Genesee Packaging, Inc. 215,000sf

Land over the above described Parcel B, being part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, more particularly described as: Commencing at the North 1/4 Corner of said Section 9; thence along the North line of said Section 9, S89°05'51"E, 40.00 feet; thence S00°44'47"W, 40.00 feet to the Intersection of the South line of Davison Road (40 foot half width - public) and the East line of N Averill Avenue (80 foot wide - public); thence along said East line S00°44'47"W, 1281.89 feet to the Northwest corner of said Parcel B; thence continuing along said East line, also being the West line of said Parcel B, S00°44'47"W, 758.22 feet; thence S88°23'50"E, 118.00 feet to the POINT OF BEGINNING; thence continuing S88°23'50"E, 483.15 feet; thence N01°36'10"E, 59.98 feet; thence S88°23'50"E, 99.65 feet; thence N01°36'10"E, 6.89 feet; thence S88°23'50"E, 138.26 feet; thence S01°36'10"W, 18.85 feet; thence S88°23'50"E, 83.60 feet; thence S01°36'10"W, 288.64 feet; thence N88°23'50"W, 804.67 feet; thence N01°36'10"E, 240.63 feet to the POINT OF BEGINNING. Containing ±212,863 square feet of land.

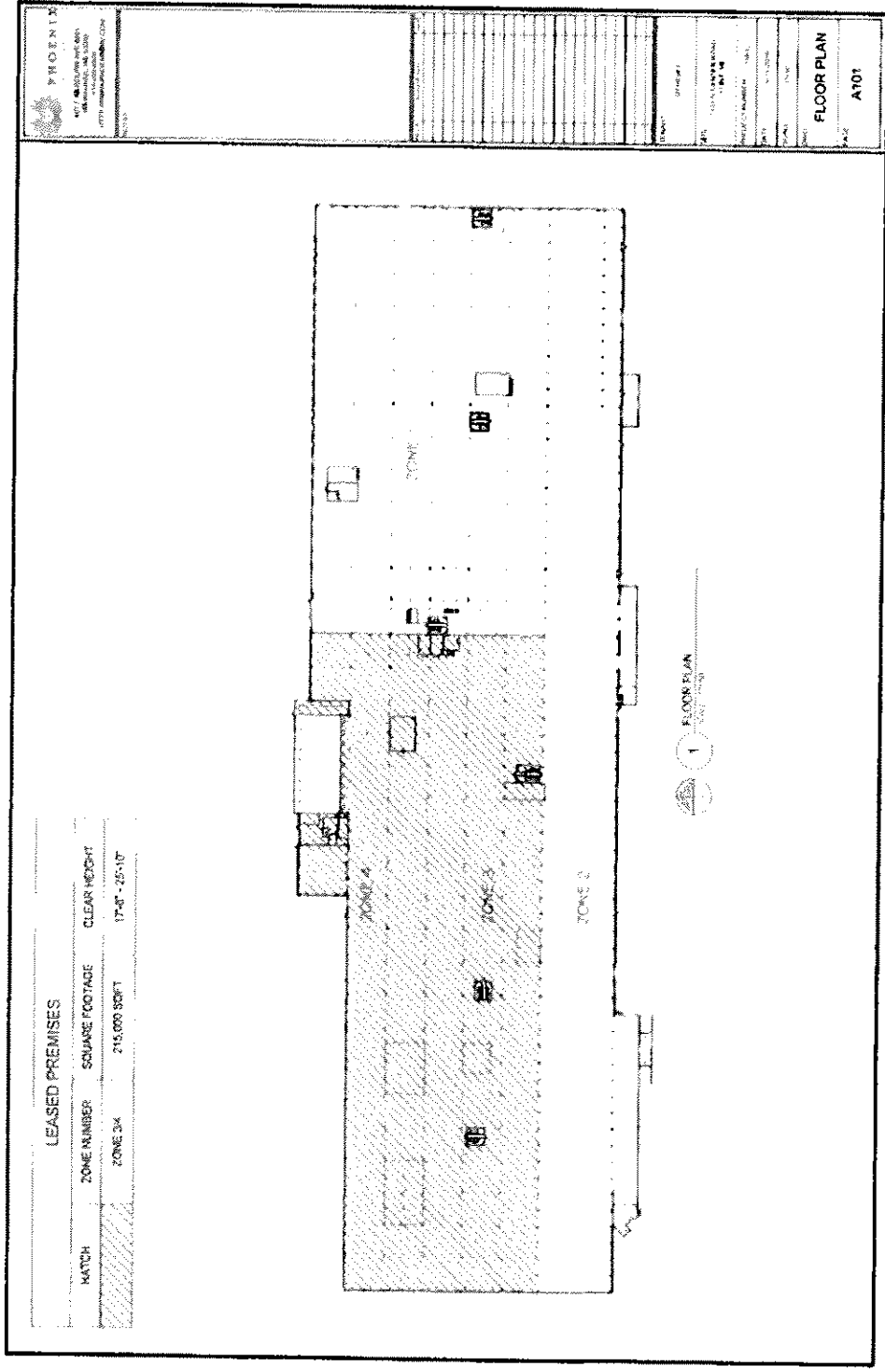
LEASE AREA 2 -- Genesee Packaging, Inc. 75,267sf

Land over the above described Parcel B, being part of the Northeast 1/4 of Section 9, Town 7 North, Range 7 East, City of Flint, Genesee County, Michigan, more particularly described as: Commencing at the North 1/4 Corner of said Section 9; thence along the North line of said Section 9, S89°05'51"E, 40.00 feet; thence S00°44'47"W, 40.00 feet to the intersection of the South line of Davison Road (40 foot half width - public) and the East line of N Averill Avenue (80 foot wide - public); thence along said East line S00°44'47"W, 1281.89 feet to the Northwest corner of said Parcel B; thence continuing along said East

line, also being the West line of said Parcel B, S00°44'47"W, 758.22 feet; thence S88°23'50"E, 118.00 feet; thence S01°36'10"W, 240.63 feet to the POINT OF BEGINNING; thence S88°23'50"E, 804.67 feet; thence S01°36'10"W, 91.32 feet; thence N88°23'50"W, 804.67 feet; thence N01°36'10"E, 91.32 feet to the POINT OF BEGINNING. Containing ±73,486 square feet of land.

EXHIBIT A

SITE PLAN OF PREMISES



[Exhibit A to Lease by and between Phoenix Flint, LLC and Genesee Packaging, Inc. for certain premises located at 1101 N. Center Road in Flint, Michigan]

RESOLUTION REVIEW FORM

FROM: DCED/- GRD
Department/Author

DATE April 9, 2019
NO. 19-8058
Law Office Login #

RESOLUTION NAME: **Resolution Approving an Application for an Industrial Facilities Exemption Certificate for Genesee Packaging Inc. Zone 3 & 4**

Date In: _____

1. RESOLUTION REVIEW - PLANNING AND DEVELOPMENT DIRECTOR

By: Suzanne Wilcox
Planning and Development Director

DATE: 4/9/19
(Date)

Date In: _____

2. RESOLUTION REVIEW - LEGAL

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

The Legal Department has reviewed the RESOLUTION as to Form on this form approves as to FORM ONLY.

4-9-19, and by signing
(Date)

By: _____
Legal Officer

DATE: 4-9-19

190175

PRESENTED: 5-8-19

ADOPTED:

DATE:

**RESOLUTION TO APPROVE THE APPOINTMENT OF JOSEPH SCHIPANI
TO THE FLINT HISTORIC DISTRICT COMMISSION**

BY THE MAYOR:

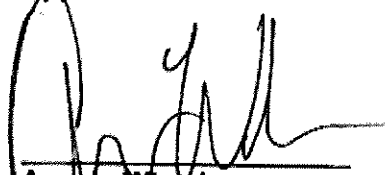
WHEREAS, Pursuant to authorization granted in Act 169 of the Public Acts of 1979, MSA 15.1921, the Flint City Council adopted Ordinance XIX, Sec. 2-144 on April 23, 1978 to create a Flint Historic District Commission, and

WHEREAS, Joseph Schipani, 703 Mason Street, Flint, MI 48503 in the 5th Ward has requested to serve the Flint Historic District Commission until April 22, 2022, and

WHEREAS, Mayor Dr. Karen W. Weaver recommends the appointment of Joseph Schipani, be approved to serve on the Historic District Commission for a three year term, and


THEREFORE BE IT RESOLVED, That City officials approve the appointment of Joseph Schipani to serve as a Commissioner for the Flint Historic District Commission for a term that expires April 22, 2022.

Approved as to Form:



Angela Wheeler
Chief Legal Officer

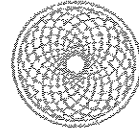
Approved by the Mayor:



Dr. Karen W. Weaver
Mayor

JOE SCHIPANI

703 Mason Street
Flint, MI 48503
m: 810.820.0275
joeschipani71@gmail.com



PROFESSIONAL SUMMARY

Vision-driven change agent with career-long record of community outreach strategy, program development, and case management success for leading organizations

Proven talent for aligning community development strategy and objectives with established grantor relations and program management paradigms to achieve maximum operational impacts with minimum resource expenditures. Growth-focused thought leader with expertise spanning program innovation and implementation, client services, on-site logistics coordination, grant proposals, fundraising strategy, budget allocation, volunteer recruitment and training, audit processes, compliance, strategic grantor relations, reporting, case management, client in-take process and procedures, and project lifecycle management. Exceptionally dedicated professional with keen interpersonal, communication, and organizational skills.

PROFESSIONAL EXPERIENCE

COMMUNITY FOUNDATION OF GREATER FLINT, FLINT, MI, SEPTEMBER 2018 TO PRESENT
CONTRACTED, PROJECT ASSISTANT

- Community outreach
- Event planning
- Help gather and organize research

AMPLIFIER INC., FLINT PUBLIC ART PROJECT, FLINT, MI, JANUARY 2016 TO JANUARY 2018
EXECUTIVE DIRECTOR

- Administered project objectives across grant opportunities, compose and submit grant applications, controlling and allocating grant funds, reporting and analytics to funders, closed grants, including Federal grants
- Functioned as trusted liaison and consultant with Lawrence Tech University to develop projects in-line with the city's Master Plan
- Sought support through the implementation of a capital campaign, and through outreach to local and national organizations to save the historic Spencer's Funeral home, and to remediate it into an art center.
- Devise, instituted, and supervised modernized policies and procedures for the daily operations; directed the residency house and its programming
- Planned and produced special events such as Art Parades and the Free City Festival; motivated and guided contractors, staff, volunteers, and visiting artists
- Organized accounts payable and receivable
- Overhauled and transformed existing programming, and developed new programs; Afterschool Art Program, the Affirmation Art program, and the Indecline visiting muralist program
- Proactively acquired new community partners, and restructured existing community partners relations
- Employed referral networks to recruit, cultivate, and on-board in coming volunteers
- Bolstered continued professional development in fundraising techniques with the United Way
- Reconciled and forecasted program income and grant budgets
- Championed and standardized the selection process for visiting artists, and assured that each artist had the optimum experience during their residency

FOOD BANK OF EASTERN MICHIGAN, FLINT, MI, JUNE 2017 TO SEPTEMBER 2018

COMMUNITY OUTREACH COORDINATOR, AMERICORPS VISTA POSITION

- Source, establish, and strengthen key community partners and stakeholders for mass food, nutrition truck, and produce distributions to aid in resolutions for Flint water crisis
- Acquire, track, and schedule SNAP sites

-
- Refine and implement bill of landings and tracking produce and water distributions related to the Flint water crisis
 - Author and deliver weekly inventory tracking report updates
 - Systematize and optimize Division to track, bill, and receive inventory
 - Certify adherence and regulated grant parameters to mobilize and monitor food sites
 - Align objectives and bridge communication with individual sites to streamline grant parameters achievement
 - Gather, record, and document program data collection; compose reports to elevate grantor confidence
 - Spearhead and expedite audit program paperwork to ensure compliance with grant parameters

JOLLIP PROPERTIES, FLINT, MI, JANUARY 2015 TO PRESENT

PROPERTY MANAGER

- Orchestrate and facilitate interior and exterior property enhancements and upkeep
- Promote communications with Historic Commission for approval on historic property repair and acquiring proper permits
- Bid, negotiate, and secure property maintenance contracts
- Scrutinize, screen and recruit new tenants
- Articulate property's lease agreement and associated move-in documentation with tenants, renew lease agreements, and collect rents

KLAIN AND ASSOCIATES, CHICAGO, IL, 2012 TO 2015

CLIENT INTAKE SPECIALIST, MARKETING SPECIALIST

- Demonstrated expertise and understanding of client needs through customized telephone interview evaluations ; conducted comprehensive intake operations for new clients
- Charted successful employee training materials development
- Strategically incorporated Salesforce to track client progress, and to follow-up with potential clients
- Recognized as subject matter expert in matrices used in Social Security/Disability law

ALL-WEATHER SEAL, INC., BURTON, MI, 2009 TO 2012

MARKETING SPECIALIST

- Navigated rapidly evolving market landscapes to create and generate lead pipeline software to secure potential clients
- Maintained events calendar, coordinated event set-up, secured clients facing meetings within regional events
- Revamped contract specifications to expand customer retention margins

MY BROTHER'S KEEPER, FLINT, MI, 2007 TO 2010

CASE MANAGER

- Conducted executed intakes and assessments of clients.
- Influenced decision, advocated, and anticipated needs and placement for clients
- Coordinated and acquired donations of money, food, and clothing for guests of the shelter
- Shaped and drove early morning 12-step programs to breakfast facilitation
- Supervised peer-counseling and connected community services opportunities for guests

EDUCATION AND CREDENTIALS

MASTER OF SCIENCE (M.Sc.) IN PUBLIC ADMINISTRATION, APRIL 2018

University of Michigan, Rackham, MI

BACHELOR OF ARTS (B.A.) IN THEATER DESIGN, APRIL 2016

University of Michigan, Flint, MI

Minor: Substance Abuse Treatment

CERTIFICATIONS

Literacy Trainer

Fundamentals of Fundraising

AWARDS AND HONORS

- Four Winns – Top Salesman 1999
- Four Winns – Top Salesman 2000

PROFESSIONAL AFFILIATIONS

- NSGP Committee Member – Community Foundation of Greater Flint
- Carriage Town Board Member-Vice President
Received AARP Neighborhood Challenge Grant

VOLUNTEERISM

- My Brother's Keeper Christmas Gifts and Dinner.
- Neighborhood Clean Ups throughout the city of Flint
- MLK Day of Service

ADDITIONAL INFORMATION

Languages: English

Technical Proficiencies: Windows, Excel, Power Point, Publisher, Stata, Division, Salesforce, Google Doc, Photoshop

Interests: Boating, Scuba Diving, Photography, painting, and writing.

References available upon request

HDC Experience

2008- Approvals for 622 North Grand Traverse porch step replacement, roof replacement, and installation of new wood fencing.

2011- Approvals for full rehab of 433 West 4th Avenue. The house was an abandoned Land Bank home that had a full restoration through Flint NIPP funding.

2012- Approvals for window replacement and aluminum siding removal to bring back the historical look of the house at 703 Mason Street.

2014- Window replacement at 703 Mason Street

2017- Roof Replacement at 703 Mason Street.

Community

With Flint Public Art Project I have worked with several neighborhoods like Carriage Town, Civic Park, Brownell Holmes, Eastside Neighborhood, Dewey park neighborhood, Ballenger park neighborhood, and several other. Some of the project although temporary needed HDC approval.

Education

2016- University of Michigan-Flint Bachelor degree in theater set and costume design- This degree has given me the proper training to be able to research design styles from different region of the world and time periods to be able to accurately recreate them in a set design. This research has help me understand how to properly restore the multiple historic homes my partner and I have restored.

Publications

I am currently under contract with the History Press working on final edits of a historical book about Flint, that will be release in late summer-early fall of 2019.

I am also under contract with another publisher for a book about the Murals of Flint that will be out late 2019 or early 2020.

RESOLUTION REVIEW FORM

FROM: Planning/Zoning
Division

DATE April 8, 2019
NO. 19-8054
Law Office Login #

Resolution to approve the appointment of Joseph Schipani to the Flint Historic District Commission

RESOLUTION NAME:

Date in: _____

1. RESOLUTION REVIEW - P&D / CED

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

By: Suzanne Wilcox
Director 

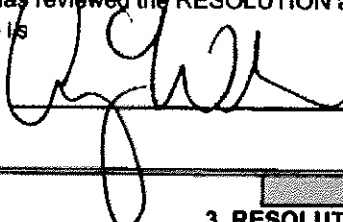
DATE: 4/8/19
(Date)

Date in: _____

2. RESOLUTION REVIEW - LAW DEPARTMENT

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

The Legal Department has reviewed the RESOLUTION as to Form on 4-8-19, and by signing this form approves as to its (Date)

By: Angela Wheeler
City Attorney 

DATE: 4-8-19
21 Need Resume Attached

Date in: _____

3. RESOLUTION REVIEW - FINANCE

The attached RESOLUTION is submitted to the FINANCE Department for approval as to **FINANCE COMPLIANCE:**

The Finance Department reviewed this RESOLUTION, on _____ and by signing this form approves as to FINANCE COMPLIANCE. (Date)

By: Tamar Lewis Not Applicable
Deputy Chief Financial Officer

DATE: _____

190176

PRESENTED: 5-8-19

ADOPTED:

DATE:

**RESOLUTION TO APPROVE THE APPOINTMENT OF KURT NEISWENDER
TO THE FLINT HISTORIC DISTRICT COMMISSION**

BY THE MAYOR:

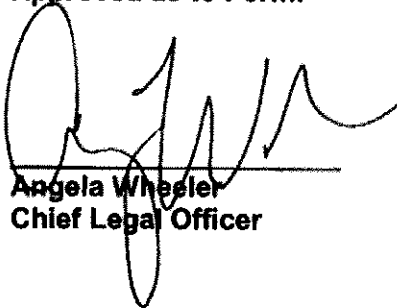
WHEREAS, Pursuant to authorization granted in Act 169 of the Public Acts of 1979, MSA 15.1921, the Flint City Council adopted Ordinance XIX, Sec. 2-144 on April 23, 1978 to create a Flint Historic District Commission, and

WHEREAS, Kurt Neiswender, 801 Maxine Street, Flint, MI 48503 in the 7th Ward has requested to serve the Flint Historic District Commission until April 22, 2022, and

WHEREAS, Mayor Dr. Karen W. Weaver recommends the appointment of Kurt Neiswender, be approved to serve on the Historic District Commission for a three year term, and

THEREFORE BE IT RESOLVED, That City officials approve the appointment of Kurt Neiswender to serve as a Commissioner for the Flint Historic District Commission for a term that expires April 22, 2022.

Approved as to Form:



Angela Wheeler
Chief Legal Officer

Approved by the Mayor:



Dr. Karen W. Weaver
Mayor



Kurt Neiswender, AIA | Architect, Urban Designer

410 E. Court St | Flint, MI 48503 | 810.238.9647 | kurt@sfarch.us | www.sfarch.us



Kurt Neiswender has diverse project experience from a range of architectural offices. He has over 15 years of experience in coordination of projects ranging from single family residential to international high-rise mixed use developments. Kurt has been licensed in the state of Michigan, and a LEED Accredited Professional since 2008. Kurt is active locally and is serving as the 2018-2019 AIA Flint Chapter President.

Kurt earned a bachelors of architecture from the University of Southern California and a Masters of Urban Design (with Distinction) from Lawrence Technological University. Kurt's research focus at LTU in Community Engagement and Public Interest Design has blossomed into his passion for utilizing his training to serve his community and neighbors in Flint. He has served on many advisory committees and provided many pro bono design hours to develop community improvement projects with Habitat for Humanity and the University of Michigan-Flint.

SELECTED PROJECTS

Mark's House - Flint Flat Lot Competition, Flint, MI

Kurt led the effort for this unique temporary outdoor pavilion that occupied Downtown Flint's central parking lot, locally referred to as the "Flat Lot". Kurt worked with local non profit, the Flint Public Art Project, to develop the design competition brief, select the winning team, raise construction funding, and stayed on to act as Architect of Record for the winning design. Kurt's objective was coordinate the construction documents necessary to obtain city special planning approval and building permits. Kurt worked with the winning design architect, London based, Two Islands, to insure that their vision was executed in reality and within budget. The completed pavilion was widely publicized on many architecture and design outlets, including: ARCHITECT Magazine, Architects Newspaper, podcasts, and social media. This project represents Kurt's capacity to collaborate with an international design team and manage a high profile project with a short construction schedule and tight budget.

Passive House Projects - Freeland, MI and Manistique, MI

Kurt managed the design and construction of Michigan's first two United States Passive House Institute (PHIUS) Passive Homes. Passive House is the most energy efficient construction rating for residential buildings by reducing energy consumption up to 80%-90% better than standard construction. The result is minimal dependence on fossil fuels and increased health benefits from lower emissions. Each home was oriented toward the sun for winter heat gain. They were constructed of prefabricated super insulated wall and roof panels and triple pane windows to withstand the climatic conditions of their respective locations. With the integration of smaller solar arrays both homes are achieving Net Zero Energy consumption. Passive House projects represent the highest caliber of sustainable design practices and environmental stewardship.

Brennan Park Site Plan, Flint, MI

Kurt was approached by the South Parks Neighborhood Association to redesign Brennan Park to revitalize the community park with modern features to serve the next generations of youth. The centerpiece of the design was a new playground structure that was funded in part by a Ruth Mott Foundation grant of \$80,000. The playground was constructed in a single day build with over 130 volunteers including former Mayor Dayne Walling. Through Kurt's passion for community engagement and pro bono design service the South Parks Neighborhood would not have achieved their goal.

EDUCATION:

Master of Urban Design
Lawrence Technological
University 2014
Sustainable Urbanism
Concentration with
Distinction

Bachelor of Architecture
University of Southern
California 2003

REGISTRATIONS:

Michigan Architect
#1301056647
LEED Accredited Professional

PROFESSIONAL HISTORY:

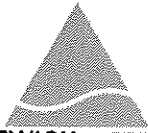
Sedgewick & Ferweda
Architects
Flint, MI
2012-Present
Project Architect

University of Michigan-Flint
Adjunct Faculty 2013-Present
GPE Department
ART Department

OJMR Architects
Los Angeles, CA
2007-2010
Project Architect

Gruen Associates
Los Angeles, CA
2006-2007
Project Designer

Waldrip Architects
Malibu, CA
2005-2006
Project Manager



**SEDGEWICK + FERWEDA
ARCHITECTS**

Kurt Neiswender, AIA | Architect, Urban Designer

410 E. Court St | Flint, MI 48503 | 810.238.9647 | kurt@sfarch.us | www.sfarch.us

ORGANIZATIONS:

Member:

American Institute of
Architects

Member:

Michigan Association of
Planning

Member:

College Cultural Neighborhood
Assn

2016 Vice Chair NCARB
Experience Advisory
Committee

AIA Young Architects Forum
Young Architect Regional
Director Michigan 2013-2016

AIA National Resolutions
Committee 2014-2016
Chair 2016

2016-2017 AIA Flint
Vice President

AIA Flint Chapter Emerging
Professionals
Committee Chair

2014 Appointee to Imagine
Flint Masterplan Implemen-
tation Work Group for Open
Spaces and Parks

2014 University of
Michigan-Flint Masterplan
Impact Circle Committee

Good Shepherd Lutheran
Church
Executive Council-Secretary

Planning Commissioner
Davison Township, Michigan

AWARDS:

AIA National
Young Architect Award 2017

AIA Michigan
Young Architect Award 2015

AIA Flint Design Award 2013

Michigan Architectural
Foundation
D. James Walker Scholarship

PROJECT EXPERIENCE

Community Engaged Design

Brennan Park Site Plan

Mott Park Recreation Area Vision Plan

Max Brandon Park Signage Committee

Longway Park Plan

Welch / Dupont Parklet

2012-2016 Park(ing) Day Installations

Foss Avenue and Dewey Park Pavillons

Memorial Park Pavillon

Heritage Park Outdoor Stage

Assisted Living

The Pines, LLC:
Of Burton, MI
Of Clarkston, MI
Of Burton, MI-Memory Care
Of Goodrich, MI

Commercial Office

St. Vincent Ferrer Catholic Church
Administration Building-Madison Heights, MI

ServPro Saginaw-Kochville, MI

Riverside District Attorney Office-Riverside, CA

Saginaw Pregnancy Counseling Center-Saginaw, MI

Hantz Group, Hantz Bank Renovations

Medical / Healthcare

DaVita Dialysis Saginaw Center-Saginaw, MI

DaVita Dialysis Norton Shores-Norton Shores, MI

DaVita Dialysis Walker Dialysis Center-Walker, MI

DaVita Dialysis Royal Oak Dialysis Center and Home
Training-Royal Oak, MI

Single Family Residential

Satori Passive House-Manistique, MI

Phoenix Passive House-Freeland, MI

Minor Residence Historic Renovation-Birmingham, MI

Stan Winston Residence-Malibu, CA

Beachview Estates Drive Residence-Malibu, CA

Multi-Family / Mixed-Use

Crescent Bay-Plot 7/8-Karachi, Pakistan

Argyle / Yucca-Hollywood, CA

Marina Del Rey Mixed Use-Marina Del Rey, CA

USC Student Housing-Los Angeles, CA

Union City Condominiums-Union City, CA

Rose Street Lofts-Los Angeles, CA

2nd Street Condominiums-Los Angeles, CA

Master Planning

Guangzhou International Commodity, Exhibition, and
Trade City
Guangzhou, China

Huanxiu Lake-Tianjin, China

Hotel / Hospitality

Rawal Lake Retreat-Islamabad, Pakistan

RESOLUTION REVIEW FORM

FROM: Planning/Zoning
Division

DATE: April 8, 2019
NO. ~~19-055~~ 19-8053
Law Office Login #

Resolution to approve the appointment of Kurt Nelswender to the Flint Historic District Commission

RESOLUTION NAME:

Date in: _____

1. RESOLUTION REVIEW - P&D / CED

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

By: Suzanne Wilcox
Director 

DATE: 4/8/19
(Date)

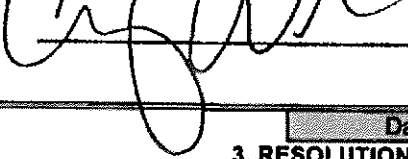
Date in: _____

2. RESOLUTION REVIEW - LAW DEPARTMENT

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

The Legal Department has reviewed the RESOLUTION as to Form on this form approves as to is

4-8-19, and by signing
(Date)

By: Angela Wheeler
City Attorney 

DATE: 4-8-19
Needs Resume Attached

Date in: _____

3. RESOLUTION REVIEW - FINANCE

The attached RESOLUTION is submitted to the FINANCE Department for approval as to FINANCE COMPLIANCE:

The Finance Department reviewed this RESOLUTION, on this form approves as to FINANCE COMPLIANCE.

_____ and by signing
(Date)

By: Tamar Lewis Not Applicable
Deputy Chief Financial Officer

DATE: _____