

City of Flint, Michigan

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



Meeting Agenda - Final

Wednesday, September 18, 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
Jeri Winfrey-Carter, Ward 5
Monica Galloway, Ward 7
Eva L. Worthing, Ward 9*

Inez M. Brown, City Clerk

ROLL CALL

CHANGES AND/OR ADDITIONS TO AGENDA

City Council shall vote on any agenda changes.

PUBLIC SPEAKING

Members of the public shall have no more than two (2) minutes to address the City Council on any subject.

SPECIAL ORDERS

- 190357.1** Special Order/Possible Violations of Flint City Charter
- A Special Order request by Councilperson Mays to allow Council to discuss possible violations of the Flint City Charter concerning politics and discrimination.
- 190294** Special Order/Ordinances/Outside Counsel
- Special Order as requested by Councilperson Fields to discuss ordinances being held in legal and request for outside counsel.
- 190234** Special Order/\$750,000.00 Water Assistance Program
- Special Order as requested by Councilperson Mays to discuss about the \$750,000.00 in water assistance that Great Lakes Water Authority (GLWA) promised to Flint water customers. He also wants a list of customers whose bills have been adjusted and those who need their bills adjusted.
- 190230** Special Order/City of Flint Organizational Chart
- Special Order as requested by Councilperson Griggs to discuss an organizational chart for the city, including titles and names of people who currently hold the positions.
- 190153** Special Order/Concerns by Legal/City Auditor
- A Special Order as requested by 1st Ward Councilperson 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.
- 180606** Special Order/Strategic Plan
- A Special Order as requested by Councilperson Fields to discuss the city's Strategic Plan.

- 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.]
- 180555 Special Order/Blight Court
- Special Order as requested by Councilperson Winfrey to discuss blight court.
- 180554 Special Order/Blight Elimination/Personnel/Equipment
- Special Order as requested by Councilperson Mays on blight elimination, including personnel and equipment.
- 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.

RESOLUTIONS

- 190345.1 Approval/Obsolete Property Rehabilitation Exemption Certificate/2957 Carr Street
- Resolution resolving that the Flint City Council hereby approves and grants a 12-year Obsolete Property Rehabilitation Exemption for the real property, excluding land, located within the 2957 Carr Street District, beginning after project completion and continuing for a 12-year period, as requested by the Community and Economic Development.

APPOINTMENTS

- 190197 Reappointment/Hurley Board of Managers/Dr. Ronald Stewart/Ward 2
- Resolution resolving that the Flint City Council approves the reappointment of Dr. Ronald Stewart (2425 Welch Blvd., Flint, MI 48504 - Ward 2) to a five-year term on the Hurley Board of Hospital Managers, commencing May 15, 2019, and expiring April 30, 2024, as recommended by Mayor Karen W. Weaver.

DISCUSSION ITEMS

- 190388 Referral/Report/Vision & View/Blight
- Referral by Councilperson Mays to PLANNING & DEVELOPMENT/BLIGHT: re, He requests a written report on the vision and view for Blight, from September 2019

to September 2020, including personnel and equipment needed. [Referral Action Date: 9/4/2019 @ Governmental Operations Committee Meeting.]

- 190390** Referral/Neighborhood Safety Officers/Attendance/Names
- Referral by Councilpersons Guerra and Winfrey-Carter to POLICE/BLIGHT: re, Mr. Guerra would like the names of the Neighborhood Safety Officers (NSOs), and the wards they represent. Ms. Winfrey-Carter asks that they attend the next Governmental Operations Committee Meeting. [Referral Action Date: 9/4/2019 @ Governmental Operations Committee Meeting.]
- 190391** Referral/Result of Investigation/Teens Hit By Car
- Referral by Councilperson Mays to POLICE: re, He would like to know the results of the investigation into the case where two teens were hit by a car while walking down the street. [Referral Action Date: 9/4/2019 @ Governmental Operations Committee Meeting.]
- 190399** Discussion Item/Disposition of Acquired Genesee County Treasurer Properties
- A Discussion Item as requested by Councilperson Mays, re: He asks that the council discuss Reso No. 180627, Resolution Adopting the Policy of Disposition of Acquired Land Bank Properties [City of Flint Policy of Disposition of Acquired Genesee County Treasurer Properties], as adopted by City Council on April 8, 2019.

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.]

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.]

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.]

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.]
- 190232** Restoration/List of Homes Restored/List of Homes Ready to be Restored
- Referral by Councilperson Galloway to DPW, re: She would like lists for homes that have already been restored and those ready to be restored. [Referral @ 6-5-19 Governmental Operations Committee Meeting.]
- 190293** Ordinance/Disposition of City Property
- Referral by Councilperson Fields to LEGAL, re: She would like a copy of the ordinance that deals with disposition of city property. [Referral Action Date: 7/17/19 Governmental Operations Committee Meeting.]
- 190295** Letter from Genesee County Treasurer Deb Cherry
- Referral by Councilpersons Fields and Guerra to ADMIN/LEGAL, re: They would like a copy of the letter sent to the city from Genesee County Treasurer Deb Cherry regarding properties being transferred from the county to the city. [Referral Action Date: 7/17/19 Governmental Operations Committee Meeting.]
- 190297** City of Flint Boards/Number One Person Can Serve On
- Referral by Councilperson Galloway to CITY CLERK: She would like to know how many City of Flint boards one person can serve on. [Referral Action Date: 7/17/2019 @ Governmental Operations Meeting.]
- 190336** Referral/Flint City Charter/Regular Departmental Reports
- Referral by Councilperson Galloway to ADMIN/LEGAL, re: She would like to

know when department heads will schedule regular times to meet with City Council, per City Charter Section 3-208. [Referral Action Date: 8/12/2019 @ City Council Meeting.]

Sec. 3-208 REGULAR DEPARTMENTAL REPORTS.

Upon City Council's request; the Mayor shall require department heads to appear before and report to City Council on a quarterly basis on activities within their departments, progress on departmental budgets, progress on performance goals set in departmental budgets, and to answer questions from City Council.

190339 Referral/Flint Police Department/Problems at the Downtown Flat Lot

Referral by Councilperson Galloway to POLICE DEPARTMENT, re: She asks that the police department look into public safety concerns at the downtown flat lot, particularly between the hours of 11:30 p.m. and 1:30 a.m. [Referral Action Date: 8/12/2019 @ City Council Meeting.]

190340 Referral/Business Services and Permitting/Noise Ordinance

Referral by Councilperson Galloway to PLANNING and DEVELOPMENT/BSI, re: She asks that inspectors look into citizens' complaints regarding violation of City noise ordinance(s) in light of the construction of apartments in the area of Wallenberg and E. Third Streets (work starting before 7 a.m.). [Referral Action Date: 8/12/2019 @ City Council Meeting.]

190341 Referral/Blight Elimination and Neighborhood Stabilization/Mowing

Referral by Councilperson Guerra to PLANNING and DEVELOPMENT/BENS, re: He asks that the tall grass that is taking over street corners be addressed within the city as soon as possible, as drivers are creating more hazards by pulling into intersections before crossing. [Referral Action Date: 8/12/2019 @ City Council Meeting.]

NEW BUSINESS

ADJOURNMENT

190345.1

Resolution No.: _____

Presented: 9-18-19

Adopted: _____

**Resolution Approving an Obsolete Property Rehabilitation Exemption
Application – Carr St. Apartments**

(Fraser Flint L.L.C. - P.A. 146 of 2000, as amended – 2957 Carr St.)

By the Mayor:

Pursuant to Public Act 146 of 2000, as amended, the City of Flint is a Qualified Local Governmental unit, eligible to establish one or more obsolete property rehabilitation districts within its boundaries. As requested by the owners of property commonly known as 2957 Carr St. and legally described in the Attachment, the City of Flint has established such district on the aforementioned property, pursuant to a hearing held on May 13, 2019.

The taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt, under public Act 146 of 2000 and under Public Act 198 of 1974 (IFTs) exceeds 5 percent of the total taxable value of the City of Flint.

Exceeding 5 percent will not have the effect of substantially impeding the operation of the City of Flint or of impairing the financial soundness of an affected taxing unit.

The application was approved subsequent to a public hearing held on September 23, 2019, as provided by Section 4(2) of P.A. 146 of 2000, as amended.

The application considered is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

All items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the City of Flint by the applicant.

The City of Flint requires that rehabilitation of the facility shall be completed by December 31, 2019.

The commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

The application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of P.A 146 of 2000, as amended, situated within

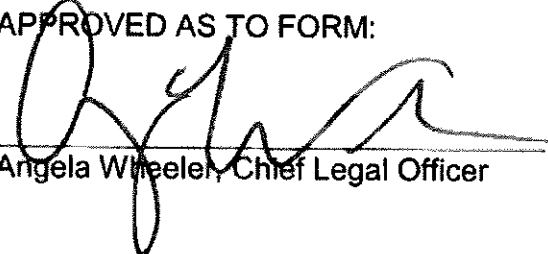
an Obsolete Property Rehabilitation District established by the City of Flint, a Qualified Local Governmental Unit, eligible under P.A, 146 of 2000 to establish such a district.

The completion of the rehabilitation facility is calculated, to, and will at the time of the issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, and revitalize an urban area.

The rehabilitation includes improvements aggregating 10 percent or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(1) of P.A. 146 of 2000, as amended.

IT IS RESOLVED, That the Flint City Council hereby approves and grants a 12 year Obsolete Property Rehabilitation exemption for the real property, excluding land, located within the 2957 Carr St. District, beginning after project completion and continuing for a 12 year period.

APPROVED AS TO FORM:



Angela Wheelen, Chief Legal Officer

ADMINISTRATION



Dr/Karen W. Weaver, Mayor

CITY COUNCIL

Herbert J. Winfrey, President
Flint City Council

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

DATE

August 2, 2019

Agenda Item Title:

1. Resolution Setting Hearing Date to Consider the Approval of an Obsolete Property Rehabilitation Exemption Application for Fraser L.L.C. (Public Act 146 of 2000, as amended - 2957 Carr St.)
2. Resolution Approving an Obsolete Property Rehabilitation Exemption Application (Public Act 146 of 2000, as amended – 2957 Carr St.)

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 Obsolete Property Exemption Certificate for 2957 Carr St.; 2.) Subsequent approval of the application.

The apartment complex for which this application refers, is owned by Fraser Flint, L.L.C and is located at 2957 Carr Street in a northeast Flint neighborhood in close proximity to the Kearsley Reservoir. The complex was constructed in 1968 and consists of a mix of five 2-story California and ranch style buildings. There is a total of 42 apartments with a total square footage of 21,000. All units are currently vacant.

The Owner plans to completely renovate all units with energy efficient furnaces, tankless water heaters, new kitchens, bathrooms and other items as included in the attached application.

The owner's intent is to create a gated community, rehab the units and market them to seniors and veterans. Amenities offered or included will be onsite laundry facilities, security with security cameras, gardening area for residents, fitness/activity room, exam room for medical personnel to see patients, area for cookouts and gatherings, and an area close to the water to enjoy the view.

Obsolete Property Rehabilitation Act (OPRA)

Under the OPRA, only those properties within the district meeting the definition of "obsolete property" are eligible for an exemption certificate. The facility for which the

Flint Fraser L.L.C. – OPRA Request
2957 Carr St. District
August 2, 2019 – Page Two

OPRA exemption is being requested for this application has been deemed and described as functionally obsolete, which is defined as follows:

... the property is unable to be used to adequately perform the function for which it is intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super inadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

Financial Implications (Analysis):

If the Obsolete Property Rehabilitation Exemption Certificate is granted, property taxes would be levied using the taxable value of the building prior to rehab of the facility (i.e. the value of the building for the year prior to the approval of the application for the certificate) for the exemption period. In addition, state education taxes and school operating taxes would be levied throughout the exemption period, but always using the *current* value of the building and not the pre-rehab value.

Tax savings are realized under the exemption certificate when the owner rehabilitates the building, resulting in an increased taxable value. The owner would then be paying taxes based on the pre-rehabilitated value of the building as opposed to the current higher rehabilitated value.

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

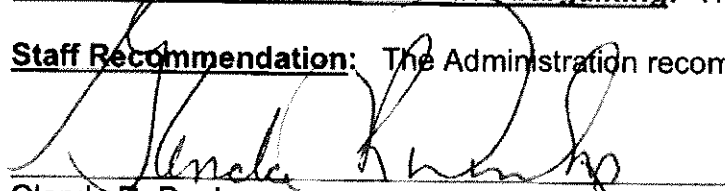
Account #:

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

Itemized cost

Name: Lakeside Date: 1/13/19
 Location: 2957 Carr St Sq Feet: 21000
 Flint, MI

BUDGET GRAND TOTAL 706225

OVERALL ITEMS	323200
Demolition, after rehab deep cleaning	14700
Curbs, Gutters, sidewalks	3600
Landscaping	3500
Asphalt Paving, Parking lot	16,000
Metal Fencing and Automatic Security Gates	28000
Security Cameras, Monitors and Lighting	1280
exterior painting, power washing, gutter&down sprouts, siding	12500
Roofing and roofing related rough carpentry	63440
Gas plumbing (including individual metering)	50400
Electrical (including individual metering)	63000
Onsite Laundry and Equipment (coin operated washers and dryers)	0
Onsite fitness/activity room with equipment, office	6220
Gazebo, grills, flag	2180
maintenance shed	4200
signage	820
pest control	960
Permit	5000
Architect's drawing	25400
Site Management Fee	22000

EQUIPMENT per unit (home depot purchase order) incl tax ship/handeli TOTAL	96245
Labor (including drywall, paint)	178000
Units	
KITCHEN	
Double Bowl Kitchen Sink	42
Kitchen faucet with sprayer	42
Double outlet waste drains center style with P traps	42
Sink Basket Strainers	84
20 in. supply lines	84
1/4 turn shutt offs, pex style	84
6ft counter tops (item 3 CTOP)	42
60 inch Cabinet base	
15x30 in Wall Cabinets	84
Over the fridge double cabinets	42
Stainless vent hoods (item 2 HD)	42
Apartment Size gas ranges	42
Standard Refrigerators	42
BATH	
Standard Bath tubes	42
bath wall Surrounds	42
Shower Faucets, Single Handles	42
Toilets	42
bathroom cabinet	42
Wax Rings	42
Toilet Suppy lines	42
1/4 turn shut offs	84
FLOOR/DOOR	
Flooring Plank style with adhesive on each piece type	
Standard steel front doors 32 inch (item 4)	42

RESOLUTION REVIEW FORM

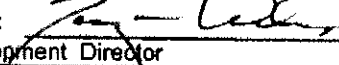
FROM: DCED/- GRD
Department/Author

DATE August 2, 2019
NO. 19-8127
Law Office Login #

RESOLUTION NAME: Resolution Approving an Obsolete Property Rehab Application for Carr St. Apartments

Date in: _____

1. RESOLUTION REVIEW - PLANNING AND DEVELOPMENT DIRECTOR

By: Suzanne Wilcox 
Planning and Development Director

DATE: 8/5/19
(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 this form approves as to FORM ONLY.

By: 
Legal Officer

8/7/19, and by signing,
(Date)
DATE: 8/7/19

190197

RESOLUTION NO. _____

PRESENTED: 5-22-19

ADOPTED: _____

**RESOLUTION APPROVING THE RE-APPOINTMENT OF DR. RONALD STEWART
TO
THE BOARD OF HOSPITAL MANAGERS**

BY THE MAYOR:

Mayor Karen W. Weaver desires to re-appoint Dr. Ronald Stewart, (2425 Welch Blvd., Flint, MI 48504) to the Board of Hospital Managers, and,

Mayor Karen W. Weaver recommends the appointment of Dr. Ronald Stewart to serve another five-year term on the Board of Hospital Managers, commencing May 15, 2019, and expiring April 30, 2024.


IT IS RESOLVED, that the Flint City Council approves the appointment of Dr. Ronald Stewart to a five-year term on the Board of Hospital Managers, commencing May 15, 2019, and expiring April 30, 2024.

APPROVED AS TO FORM:



Angela Wheeler, City Attorney

FOR THE CITY OF FLINT:



Dr. Karen W. Weaver, Mayor

APPROVED BY CITY COUNCIL:

Herbert Winfrey, City Council President

EM SUBMISSION NO.: EME2732014

PRESENTED: 5-14-14

ADOPTED: 5-15-14

**RESOLUTION APPROVING THE APPOINTMENT OF DR. RONALD STEWART TO
THE BOARD OF HOSPITAL MANAGERS**

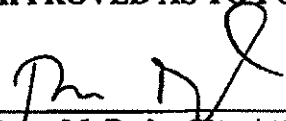
BY THE EMERGENCY MANAGER:

Emergency Manager Darnell Earley desires to appoint Dr. Ronald Stewart to the Board of Hospital Managers to replace Dr. Samuel Dismond whose term expired April 30, 2014; and,

Emergency Manager Earley recommends the appointment of Dr. Ronald Stewart (2425 Welch Blvd., Flint, MI 48504) to a five-year term on the Board of Hospital Managers, commencing May 15, 2014, and expiring April 30, 2019.

IT IS RESOLVED, that Emergency Manager Darnell Earley approves the appointment of Dr. Ronald Stewart (2425 Welch Blvd., Flint, MI 48504) to a five-year term on the Board of Hospital Managers, commencing May 15, 2014, and expiring April 30, 2019.

APPROVED AS TO FORM:



Peter M. Bade, City Attorney

EM DISPOSITION:

ENACT x FAIL _____



Darnell Earley, Emergency Manager

DATED: 5-15-14