

# **City of Flint, Michigan**

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



## **Meeting Agenda - Final**

**Wednesday, March 10, 2021**

**5:30 PM**

**ELECTRONIC PUBLIC MEETING**

**SPECIAL CITY COUNCIL**

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

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

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

*Eva L. Worthing, Ward 9*

*Inez M. Brown, City Clerk*

*Davina Donahue, Deputy Clerk*

## **AMENDED PUBLIC NOTICE**

### **In Accordance with the Newly Revised Open Meetings Act**

### **FLINT CITY COUNCIL ELECTRONIC PUBLIC MEETING**

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

### **Special City Council Meeting**

Pursuant to the newly revised Open Meetings Act and Flint City Charter Section 3-202, notice is hereby given that 1st Ward City Councilperson Eric Mays and 7th Ward City Councilperson Monica Galloway call for a Special Meeting of the Flint City Council, scheduled to be held as follows:

**Date: Wednesday, March 10, 2021**

**Time: 5:30 p.m.**

**Location: Via Electronic Public Meeting**

The meeting is being held for the following purpose:

- **To take care of the agenda items that were on the regular Council meeting scheduled for March 8, 2021 at 5:30 p.m., that did not get called to order.**

1. The public and media may listen to the meeting online by live stream at <https://www.youtube.com/channel/UCp2cWTuocUM3awU4xXWzwaw> or through Start Meeting Solution by dialing (617) 944-8177.
2. In order to speak during the PUBLIC SPEAKING PERIOD of the meeting by telephone, participants will also call (617) 944-8177:
  - a. All callers will be queued and muted until the Public Speaking portion of the agenda;
  - b. Public speakers will be unmuted in order and asked if they wish to address the City Council ON ANY SUBJECT;
  - c. Public speakers should state and spell their name for the record and will be allowed three (3) minutes for public speaking;
  - d. The speaker will be returned to mute after the 3 minutes have expired;
  - e. After the telephonic public speakers are completed, emailed public comments will be read by the City Clerk. All emailed public comments will be timed for 3 minutes;
  - f. Per Rules Governing Meetings of the Council (Rule 7.1 VII), there will only be one speaking opportunity per speaker. Consequently, public participants who call in and speak during the public speaking period of the meeting WILL NOT have written comments as submitted read by the City Clerk.
3. The public may send public comments by email to [CouncilPublicComment@cityofflint.com](mailto:CouncilPublicComment@cityofflint.com) no later than 10 minutes prior to the meeting start time of 5:30 p.m.
4. Persons with disabilities may participate in the meeting by the above-mentioned means or by emailing a request for an accommodation to [CouncilPublicComment@cityofflint.com](mailto:CouncilPublicComment@cityofflint.com), with the subject line Request for Accommodation, or by contacting the City Clerk at (810) 766-7418 to request accommodation - including but not limited to interpreters.

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

*This Special City Council meeting was called by 1st Ward Councilperson Eric Mays and 7th Ward Councilperson Monica Galloway to take care of the agenda items that were on the regular Council meeting scheduled for March 8, 2021 at 5:30 p.m., that did not get called to order.*

## **CALL TO ORDER**

## **ROLL CALL**

## **MEMBER REMOTE ANNOUNCEMENT**

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

## **MEMBER CONTACT INFORMATION**

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

## **PLEDGE OF ALLEGIANCE**

## **PRAYER OR BLESSING**

## **PROCEDURES ON CONDUCTING ELECTRONIC MEETINGS**

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

## **READING OF DISORDERLY PERSONS CITY CODE SUBSECTION**

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

## **PRESENTATION OF MINUTES**

## **SPECIAL ORDERS**

**210070** Special Order/Hatch Act

A Special Order as requested by Council President Fields to discuss the Hatch Act of 1939, which prohibits some forms of political activity.

**210124** Special Order/Bone Scans & Lead Measurement/Dr. Lawrence Reynolds

A Special Order as requested by Council President Fields to allow Dr. Lawrence Reynolds, who serves as health advisor to Mayor Sheldon Neeley, to present his findings on bone scanning equipment and their use in measuring lead exposure.

**PUBLIC HEARINGS**

***At the March 8, 2021, City Council meeting, five (5) Public Hearings were scheduled. However, because of legal time frames, they cannot be held tonight due to local, state and federal requirements for public notice.***

**210063.6** Public Hearing/Street Vacation/Decker Street Between Robert T. Longway Boulevard and Kearsley Street

A public hearing to consider the vacation of Decker Street between Robert T. Longway Boulevard and Kearsley Street. [NOTE: The Ruth Mott Foundation's Applewood Master Plan calls for the construction of a welcome center... which will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation.]

**210064.6** Public Hearing/Street Vacation/Kearsley Street Between Walnut and Robert T. Longway Boulevard (1400 Kearsley Street)

A public hearing to consider the vacation of Kearsley Street between Walnut and Robert T. Longway Boulevard (1400 Kearsley Street). [NOTE: The Ruth Mott Foundation's Applewood Master Plan calls for the construction of a welcome center... which will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation.]

**210084.6** Public Hearing/Brownfield Redevelopment Plan/James P. Cole Project (1809 James P. Cole)

A Public Hearing on the proposed Brownfield Redevelopment Plan for 1809 James P. Cole (James P. Cole Project.) [NOTE: Once approved, the Brownfield plan will allow the reimbursement of eligible project expenses from the additional tax revenue realized as a result of the redevelopment. The reimbursement can occur over the life of the plan, which is normally 30 years. The eligible reimbursable expenses are estimated at around \$2,541,508.00.]

**210085.6** Public Hearing/Ordinance 210085

A Public Hearing for Ordinance No. 210085, an ordinance to amend the Flint City Code of Ordinances by amending Chapter 18 (Taxation; Funds; Purchasing), Article II (Assessments), by amending Section 18-7 (Special Assessment Relief

Board Created; Membership), by amending Section 18-8 (Same -- Investigation of Requests for Relief; Report and Recommendation), by amending Section 18-9 (Award of Relief from Assessments), and by amending Section 18-10 (Payment of Special Assessment by City; Taking of Mortgage and Note to Assure Repayment to City). [NOTE: Ordinance to become effective 30 days after adoption.]

- 210087.6** Public Hearing/Review and Receive Public Input/City of Flint 2020-21 Annual Action Plan

A Public Hearing for the purposes of allowing review of the [2020-21] Annual Action Plan and to receive public comment.

## **PUBLIC SPEAKING**

## **COUNCIL RESPONSE**

## **APPOINTMENTS**

- 210096** Reappointment/Flint Planning Commission/Elizabeth Jordan (Ward 9)

Resolution approving the reappointment of Elizabeth Jordan (401 Burroughs Avenue, Flint, Michigan, 48507 - Ward 9) to the Flint Planning Commission as requested by 9th Ward Representative Eva Worthing for an additional three-year term, expiring March 2022, as requested by Mayor Sheldon Neeley. [By way of background, Ms. Jordan's term expired in March 2019, but she continued to serve.]

- 210097** Appointment/Human Relations Commission/Brian Larkin

Resolution resolving that the Flint City Council approves the appointment of Brian Larkin (2821 Circle Drive, Flint, MI, 48507), to serve on the City of Flint Human Relations Commission for a two-year term, commencing October 27, 2020, and expiring October 28, 2022.

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

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

## **RESOLUTIONS**

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

Resolution resolving that Decker Street Between Robert T. Longway Boulevard and Kearsley Street is hereby vacated and discontinued forever as a public street, alley or public ground, and the same is hereby placed on the assessment rolls for the purpose of taxation; AND, resolving that the City Clerk shall, within 30 days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer. [NOTE: The Ruth Mott Foundation's Applewood Master Plan calls for the construction of a welcome center... which will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation.]

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

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

**210103**      Contract/Sorensen Gross Construction Co./Dort Pump Station Rehabilitation

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to issue a contract to Sorensen Gross Construction Co. for Dort Pump Station rehabilitation, in an amount NOT-TO-EXCEED \$3,649,397.00, as requested by the Department of Public Works [Water Infrastructure Improvements for the Nation (WIIN) Fund Acct. No. 496-552.000-801.076].

**210104**      Agreement/Sub-Grantee/United Way of Genesee County/W.K. Kellogg Foundation (WKKF) Grant

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into an agreement with United Way of Genesee County to act as a sub-grantee to the city's 2017 W.K. Kellogg Foundation (WKKF) grant, and to allocate above said funds as stated in the grant budget. [NOTE: The City of Flint received a grant from the W.K. Kellogg Foundation under the FY2017-2018 budget in the amount of \$2,957,800.00 to assist with workforce development through incentivizing companies to hire Flint residents.]

**210120**      Multi-Year Agreement/Dearborn National Insurance Co./Third-Party Administrator/Life & Short-Term Disability Insurance

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to enter into an agreement with Dearborn National Insurance Co. to continue providing the city with its life and short-term disability insurance coverage, in the amount of \$75,000.00 for the rest of FY2021, \$150,000.00 for FY2022, and \$100,000 for the period July 1, 2022 through March 1, 2023, for a total cost NOT-TO-EXCEED \$325,000.00, as requested by Human Resources, with funding to come from Acct. No. 627-853.300-732.000. [NOTE: The city's healthcare consultant, Manquen Vance, selected Dearborn National Insurance Co. after a bidding process to administer its life and short-term disability insurance coverage.]

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

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

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

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

## **INTRODUCTION AND FIRST READING OF ORDINANCES**

- 210044** Ordinance/Chapter 50 (Zoning)/Article I (In General)

An ordinance to amend Chapter 50 (Zoning), Article I, (In General), of the Code of the City of Flint by repealing said Article and adopting Article I (Title, Purpose and Scope). [NOTE: This Chapter shall be known as the "Zoning Ordinance" of the City of Flint.]

- 210045** Ordinance/Chapter 50 (Zoning)/Article II (A-1 Single-Family Low-Density District)

An ordinance to amend Chapter 50 (Zoning), Article II, (A-1 Single-Family Low-Density District), of the Code of the City of Flint by repealing said Article and adopting Article II (Mapped Zone Districts).

- 210046** Ordinance/Chapter 50 (Zoning)/Article III (A-2 Single-Family Medium Density District)
- An ordinance to amend Chapter 50 (Zoning), Article III, (A-2 Single-Family Medium Density District), of the Code of the City of Flint by repealing said Article and adopting Article III (Residential Zone Districts).
- 210047** Ordinance/Chapter 50 (Zoning)/Article IV (B Two-Family District)
- An ordinance to amend Chapter 50 (Zoning), Article IV, (B Two-Family District), of the Code of the City of Flint by repealing said Article and adopting Article IV (Commercial Zone Districts).
- 210048** Ordinance/Chapter 50 (Zoning)/Article V (C-1 Multifamily Walk-Up Apartment District)
- An ordinance to amend Chapter 50 (Zoning), Article V, (C-1 Multifamily Walk-Up Apartment District), of the Code of the City of Flint by repealing said Article and adopting Article V (Employment Zone Districts).
- 210049** Ordinance/Chapter 50 (Zoning)/Article VI (C-2 Multifamily High-Density Apartment District)
- An ordinance to amend Chapter 50 (Zoning), Article VI, (C-2 Multifamily High-Density Apartment District), of the Code of the City of Flint by repealing said Article and adopting Article VI (Institutional/Innovation Zoned Districts).

## **SECOND READING AND ENACTMENT OF ORDINANCES**

- 210085** Ordinance/Amendment/Chapter 18 (Taxation; Funds; Purchasing)/Article II (Assessments)/Amendment of Sections 18-7, 18-8, 18-9 and 18-10
- An ordinance to amend the Flint City Code of Ordinances by amending Chapter 18 (Taxation; Funds; Purchasing), Article II (Assessments), by amending Section 18-7 (Special Assessment Relief Board Created; Membership), by amending Section 18-8 (Same -- Investigation of Requests for Relief; Report and Recommendation), by amending Section 18-9 (Award of Relief from Assessments), and by amending Section 18-10 (Payment of Special Assessment by City; Taking of Mortgage and Note to Assure Repayment to City).

## **DISCUSSION ITEMS**

## **FINAL COUNCIL COMMENTS**

## **ADJOURNMENT**





210096

RESOLUTION NO.: \_\_\_\_\_

PRESENTED: FEB 22 2021

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

**RESOLUTION RECOMMENDING THE RE-APPOINTMENT OF ELIZABETH JORDAN TO  
THE FLINT PLANNING COMMISSION**

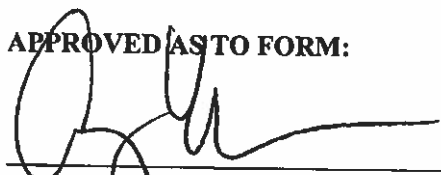
**BY THE MAYOR:**

Under state law PA 33, the Flint Planning Commission is charged with the creation of the Master Plan and recommendation of the plan for adoption by Flint City Council.

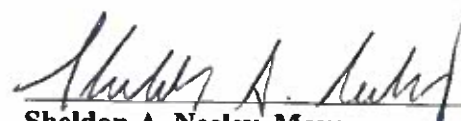
**WHEREAS**, Eva Worthing recommends the re-appointment of Elizabeth Jordan to another three-year term on the Flint Planning Commission as Ward 9 Representative, with said term to expire March 1, 2024; and

**IT IS RESOLVED**, that the Flint City Council approves the re-appointment of Elizabeth Jordan to another three-year term on the Flint Planning Commission as Ward 9 Representative, with said term commenced on March 1, 2021 and to expire on March 1, 2024.

**APPROVED AS TO FORM:**

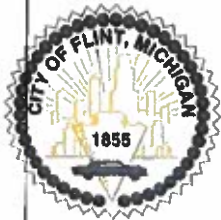
  
\_\_\_\_\_  
Angela Wheeler, Chief Legal Officer

**FOR THE CITY OF FLINT:**

  
\_\_\_\_\_  
Sheldon A. Neeley, Mayor

**APPROVED BY CITY COUNCIL:**

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



210097

RESOLUTION NO.: \_\_\_\_\_

PRESENTED: FEB 22 2021

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

**RESOLUTION RECOMMENDING THE APPOINTMENT OF BRIAN LARKIN TO THE  
HUMAN RELATIONS COMMISSION**

**BY THE MAYOR:**

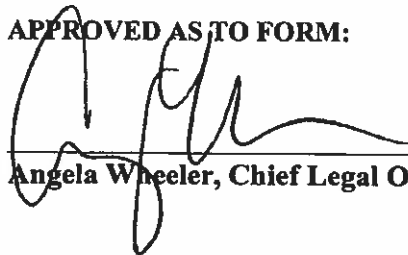
Per the City Charter that went into effect on Jan. 1, 2018, the Human Relations Commission shall be comprised of nine members, one from each ward in the City of Flint.

**WHEREAS**, Each Council member shall appoint one resident of his or her ward to serve on the Commission, which aims to assist in the elimination of prejudice, hate and discrimination and promote equality in the treatment of all residents;

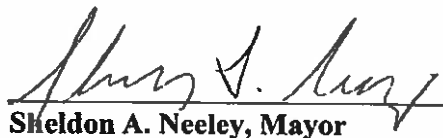
**WHEREAS**, Eva Worthing recommends the appointment of Brian Larkin (2821 Circle Drive, Flint, Michigan 48507), to a two-year term on the Human Relations Commission as Ward 9 Representative; and

**BE IT RESOLVED**, that the Flint City Council approves the appointment of Brian Larkin (2821 Circle Drive, Flint, Michigan 48507) to a two-year term on the Human Relations Commission as Ward 9 Representative, with said term to commence on March 1, 2021 and to expire on March 1, 2023.

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Angela Wheeler, Chief Legal Officer

**FOR THE CITY OF FLINT:**

  
\_\_\_\_\_  
Sheldon A. Neeley, Mayor

**APPROVED BY CITY COUNCIL:**

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

# Brian Larkin

2821 Circle Dr. Flint, MI 48507  
(810) 210-2607  
larkinbr@gmail.com

## Education

2007-2009  
MSP, Urban & Regional Planning  
Florida State University

2002-2006  
BA, Business Administration  
Morehouse College, *cum laude*

## Public Office

2015  
City of Flint Charter Review  
Commission

2015  
Receivership Transition Advisory Board

## Organizations

2018-2019  
Association of Black Foundation  
Executives

2016-2019  
Emerging Professionals in  
Philanthropy

2013 - Present  
Flint Public Library Board of Trustees  
- Vice President

2011- Present  
Alpha Phi Alpha Fraternity –President  
Emeritus (Flint Chapter)

2007- 2011  
National Municipal Government  
Sustainability Group

## Work Experience

*2021- present*

### **Center for Community Progress**

#### ***Director, National Land Bank Network***

Develop and led a national network focused on advancing the field of land banking through **federal policy, peer to peer learning, mentorship, and technical assistance.**

*2015; 2019-2021*

### **City of Flint**

#### ***Chief of Staff (2019)***

#### ***Director, Planning and Development (2015)***

Oversee all City Functions on behalf of the Mayor. Initiate and manage special projects in the areas of **neighborhood development, strategic partnerships, and community branding.** Monitor and support **budget development** and implementation. Serve as **governmental liaison** to municipal, state and federal agencies and elected officials. Directly responsible for the implementation of the **Master Plan.**

*2016- 2019*

### **Charles Stewart Mott Foundation**

#### ***Associate Program Officer***

Grantmaking activities focused on Flint, MI. Creation of a **neighborhood revitalization strategy.** Collective impact approaches that align resources geographically. Focused on enhanced local capacity, and improvements to the **built environment.**

*2014 -2015*

### **Flint & Genesee Chamber of Commerce**

#### ***Director, Core Initiatives***

Coordinated engagement between **staff and boards.** Identify strategies for internal **leadership development.** Handles the primary responsibility for **community outreach** and engagement. Directing all **public policy** initiatives.

*2012-2014*

### **Michigan Governor's Office of Urban & Metropolitan Initiatives**

#### ***Associate Director***

Led the Flint Satellite Office. Focus on urban core revitalization.

# Brian Larkin

2821 Circle Dr Flint  
(810) 210-2607  
larkinbr@gmail.com

## Volunteer Activities

Alpha Esquire Leadership Group Mentor

March of Dimes March for  
Babies/Celebrity Chef Auction

Big Brothers Big Sisters Lunch Buddy  
Program

Flint Community Schools Project Mentor

International Academy Food Pantry

## Education Awards

2009 Rackham Merit Fellowship Award  
Recipient, University of Michigan

2008 Florida Planning and Zoning  
Association Award

2007 Segal AmeriCorps Education  
Award

## Technical Skills

BS&A

Fluxx

Microsoft Office Suite

Microsoft CRM (Customer Relationship  
Management)

Geographic Information Systems (GIS)

SPSS (Statistical Package for the Social  
Science)

## Work Experience (continued)

2011-2012

**Keep Genesee County Beautiful**  
*Program Assistant*

2011

**Genesee County Land Bank**  
*Program Coordinator*  
Countywide vacant land maintenance program

2011

**University of Michigan**  
*GSI Instructor*  
UP507 Intermediate GIS & UP 504 Introduction to Statistics

2010

**University of Michigan**  
*Research Assistant*  
Conducting surveys and interviews of CDCs

## Conferences and Workshops

2016 Center for Community Progress Reclaiming Vacant Properties,  
Baltimore, MD

2016 American Planning Association, Phoenix, AZ *presenter*

2015 Locus Michigan Leadership Summit, Detroit, MI

2013 Bruner Loeb Forum on Legacy Cities, Detroit, MI

2012 Robert Wood Johnson Foundation Healthy Kids Healthy Communities.  
**Participant.** Chapel Hill, NC

2010 City After Abandonment Author Symposium, **coordinator and chapter  
critique** Ann Arbor, MI

2008 American Collegiate Society of Planners Chicago, IL

2008 Florida Planning Zoning Association Annual Conference, **travel grant  
and scholarship** St. Augustine, FL (**produced an article for the  
professional newsletter entitled "What is Planning"**)

2008 National Box City Program, Chaires Elementary, **team leader**  
Tallahassee, FL

2007 University of Michigan Social, Behavioral, and Economic Sciences  
PREVIEW **travel grant** Ann Arbor, MI

2007 Florida Chapter, American Planning Association Conference, Orlando,  
FL

2007 Greater Flint Fair Housing Workshop, **presenter** Flint, MI

**RESOLUTION: 210125**

**PRESENTED: 3-8-21**

**ADOPTED:**

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

**BY THE CLERK:**

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

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

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

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

**APPROVED AS TO FORM:**

**APPROVED BY FLINT CITY COUNCIL:**

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Angela Wheeler, Chief Legal Officer

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Kate Fields, City Council President

# Lisa M. Squier

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## Qualifications

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

## Experience

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

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

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

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

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

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

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

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

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

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

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

## Education

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



**CITY OF FLINT**

RESOLUTION NO.:

**210063.1**

PRESENTED:

**MAR ~ 3 2021**

ADOPTED:

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

**BY THE CITY ADMINISTRATOR:**

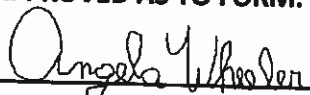
**WHEREAS**, Due notice has been given to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate the street, alley or public ground known as Decker Street between Robert T. Longway and Kearsley Street.

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

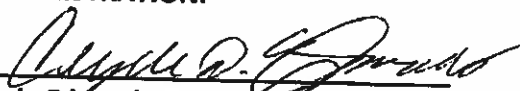
**IT IS RESOLVED**, that Decker Street between Robert T. Longway and Kearsley Street, is hereby vacated and discontinued forever as a public street, alley, or public ground, and the same is hereby placed on the assessments rolls for the purpose of taxation.

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

**APPROVED AS TO FORM:**

  
Angela Wheeler, Chief Legal Officer

**ADMINISTRATION:**

  
Clyde Edwards, City Administrator

**CITY COUNCIL:**

  
Kate Fields, Council President





## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 2/21/21

**BID/PROPOSAL#** n/a

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

**PREPARED BY** Suzanne Wilcox, Director, Department of Planning and Development  
(Please type name and Department)

**VENDOR NAME:** n/a

#### BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on April 15, 2020, the Flint Planning Commission recommended APPROVAL to vacate Decker Street between Robert T Longway and Kearsley Street.

The Ruth Mott Foundation revisited and revised their Applewood Master Plan in 2019. The plan outlines several projects for the Applewood property. The property contains 18 acres within a gated estate and another 16 acres of property outside that also includes the triangle property between Decker and Robert T. The master plan also addresses two acres of adjoining property at 305 Walnut Street that was acquired from the Flint Cultural Center Corporation. The master plan calls for the construction of a welcome center to co-locate foundation staff from downtown offices, and staff that's currently located at Applewood. Within the historic grounds, they will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation. The assets this project provides are shared parking resources, resources for all Cultural Center campus partners and allows ongoing access to the adjoining view with gallery

This alley vacation request has been reviewed by all applicable City of Flint departments including the City Engineer, Traffic Engineer, Water Service Center, and Planning and Zoning Staff. The City Engineer has recommended that the City retain a street wide easement down the overall length of Decker Street to accommodate any and all utilities running down the street and the Fire Department has recommended modifications to the design for fire safety purposes.

**FINANCIAL IMPLICATIONS:** The property will be discontinued forever as a public street, alley, or public ground and become the ownership of the adjacent property owner (Ruth Mott Foundation).

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

Dept.	Name of Account	Account Number	Grant Code	Amount



## CITY OF FLINT

		<b>FY19/20 GRAND TOTAL</b>	
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PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

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

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

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): n/a

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

DEPARTMENT HEAD SIGNATURE:  Director, DPD  
(PLEASE TYPE NAME, TITLE)



**CITY OF FLINT**

210064.1

RESOLUTION NO.: \_\_\_\_\_

PRESENTED: MAR - 3 2021

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

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

**BY THE CITY ADMINISTRATOR:**

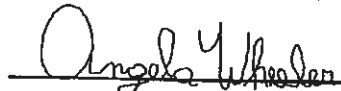
**WHEREAS**, Due notice has been given to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street).

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

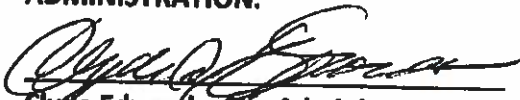
**IT IS RESOLVED**, that Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street), is hereby vacated and discontinued forever as a public street, alley, or public ground, and the same is hereby placed on the assessments rolls for the purpose of taxation.

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

**APPROVED AS TO FORM:**

  
Angela Wheeler, Chief Legal Officer

**ADMINISTRATION:**

  
Clyde Edwards, City Administrator

**CITY COUNCIL:**

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



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 2/21/21

**BID/PROPOSAL#** n/a

**AGENDA ITEM TITLE:** Resolution recommending a street vacation of Kearsley Street between Walnut and Robert T Longway (1400 Kearsley Street)

**PREPARED BY:** Suzanne Wilcox, Director, Department of Planning and Development  
(Please type name and Department)

**VENDOR NAME:** n/a

#### BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on April 15, 2020, the Flint Planning Commission recommended APPROVAL to vacate Kearsley Street between Walnut and Robert T. Longway (1400 Kearsley Street).

The Ruth Mott Foundation revisited and revised their Applewood Master Plan in 2019. The plan outlines several projects for the Applewood property. The property contains 18 acres within a gated estate and another 16 acres of property outside that also includes the triangle property between Decker and Robert T. The master plan also addresses two acres of adjoining property at 305 Walnut Street that was acquired from the Flint Cultural Center Corporation. The master plan calls for the construction of a welcome center to co-locate foundation staff from downtown offices, and staff that's currently located at Applewood. Within the historic grounds, they will offer year-round education, conference and exhibit spaces open to the community and broader access to the archives and collection materials that are part of the foundation. The assets this project provides are shared parking resources, resources for all Cultural Center campus partners and allows ongoing access to the adjoining view with gallery.

This alley vacation request has been reviewed by all applicable City of Flint departments including the City Engineer, Traffic Engineer, Water Service Center, and Planning and Zoning Staff. The City Engineer has recommended that the City retain a street wide easement down the overall length of Kearsley Street to accommodate any and all utilities running down the street and the Fire Department has recommended modifications to the design for fire safety purposes.

**FINANCIAL IMPLICATIONS:** The property will be discontinued forever as a public street, alley, or public ground and become the ownership of the adjacent property owner (Ruth Mott Foundation).

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

Dept.	Name of Account	Account Number	Grant Code	Amount



## CITY OF FLINT

			<b>FY19/20 GRAND TOTAL</b>	
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**PRE-ENCUMBERED?** YES ☐ NO ☒ **REQUISITION NO:** 4422

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

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

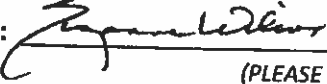
**BUDGET YEAR 1**

**BUDGET YEAR 2**

**BUDGET YEAR 3**

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

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

**DEPARTMENT HEAD SIGNATURE:**  Director, Dept of Planning and Development  
(PLEASE TYPE NAME, TITLE)



CITY OF FLINT

210103

PROPOSAL #21000572

RESOLUTION NO: \_\_\_\_\_

PRESENTED: **MAR - 3 2021**

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO SORENSEN GROSS COMPANY FOR THE  
DORT PUMP STATION REHABILITATION**

The Finance Department - Division of Purchases and Supplies solicited proposals for the Dort Pump Station Rehabilitation, a project for the Water System Infrastructure Improvements for the Nation (WIIN); and

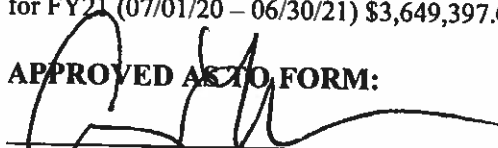
Sorensen Gross Company, 3407 Torrey Road, Flint, Michigan 48507, was the low bidder from twenty (20) solicitations for said requirements based on highest score and lowest price.

Funding for said services are available in the following account for FY21 (07/01/20 - 06/30/21):

Account Number	Account Name	Amount
496-552.000-801.076 FEPA18WIIN1	Dort Pumping Station	\$ 3,649,397.00
FY21 (07/01/20 - 06/30/21) Total		\$ 3,649,397.00

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to issue a contract to Sorensen Gross Company for Dort Pump Station Rehabilitation in the amount not to exceed for FY21 (07/01/20 - 06/30/21) \$3,649,397.00.

APPROVED AS TO FORM:

  
Angela Wheeler, Chief Legal Officer

APPROVED AS TO FINANCE:

  
Amanda Trujillo, Acting Chief Financial Officer

FOR THE CITY OF FLINT:

  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

  
Kate Fields, City Council President

APPROVED AS TO PURCHASING:

  
Joyce A. McClane, Purchasing Manager



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** February 23, 2021

**BID/PROPOSAL#** 21000572

**AGENDA ITEM TITLE:** Resolution to Sorenson Gross Company for the Dort Pump Station Rehabilitation

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

**VENDOR NAME:** Sorenson Gross Company

### BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Department of Purchases and Supplies solicited a proposal for the Dort pump state rehabilitation, a proposed project for the Water System Infrastructure Improvements for the Nation (WIIN). Sorenson Gross Company was selected as the low bidder from twenty (2) solicitations in an amount not to exceed \$3,649,397.00. Funding will be made available from the WIIN account 496-552.000-801.076 FEPA18WIIN-1.

### FINANCIAL IMPLICATIONS:

**BUDGETED EXPENDITURE?** YES NO ☒ **IF NO, PLEASE EXPLAIN:** This wasn't a budgeted expenditure due to unforeseen COVID-19. However EGLE will provide reimbursable WIIN funding for additional costs.

Dept.	Name of Account	Account Number	Grant Code	Amount
496	Dort Pumping Station	496-552.000-801.076	FEPA18WIIN-1	\$3,649,397.00
FY21 GRAND TOTAL				\$3,649,397.00

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

**ACCOUNTING APPROVAL:** Yolanda Gray **Date:** 2-23-21

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

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

**BUDGET YEAR 1**



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

February 23, 2021

Joyce McClane  
Purchasing Manager  
City of Flint  
1101 Saginaw St  
Flint, Michigan 48502

RE: City of Flint Dort Pump Station Rehabilitation

REF: DLZ File No. 1949-0188-00

Dear Ms. McClane,

Please find attached the tabulation of bids opened on December 14, 2020 for the above referenced project. The project was publicly advertised on the City website, on BidNet (formerly MITN), and in the local newspaper by the City of Flint Purchasing Department. A mandatory pre-bid meeting was held on November 18, 2020. Twenty (20) firms were present at this meeting:

- Weiss Construction Company
- Reliance Building Company
- Cross Construction Group
- Z Contractors, Inc.
- Systems Specialties
- Brown & Sons Roofing
- The Garland Company
- D.C. Byers
- Lang Constructors, Inc.
- Sorensen Gross Company
- L. D'Agostini & Sons, Inc.
- Commercial Contracting Corp.
- Bloom Roofing Systems, Inc.
- Midwest Power Systems
- D.F. Best Company, Inc.
- KSB SupremeServ by KSB Dubric, Inc.
- CSM Mechanical
- J. Ranck Electric, Inc.
- Lutz roofing Company, Inc.
- Doublejack Electric Co.

Of the twenty (20) contractors to attend the pre-bid meeting, only four (4) submitted bids: Cross Construction (\$3,586,000.00), Sorensen Gross Company (\$3,649,397.00), Reliance Building Company (4,075,000.00), and Commercial Contracting Corp. (\$4,120,079.00). Cross Construction submitted the lowest bid at \$3,586,000.00.

These bids were higher than the \$2.931M construction estimate created by DLZ. The attached bid tabulation details the submitted costs for each work item listed in the Bid Form. Cross Construction failed to provide the





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

City of Flint Dort Pump Station Rehabilitation  
Contractor Bid Review and Recommendation  
Page 2 of 3

required bidding documents detailing attempts to garner DBE participation on the project. Cross was given two separate deadlines to submit the required paperwork: one for 12/23 and one for 12/30. Cross failed to provide the proper backing documents on both of those dates which resulted in the dismissal of their bid.

Sorensen Gross Company was the next lowest bidder for the project. Their submitted bid price had a total bid amount summary of \$3,647,000.00 but their unit price sum equals \$3,649,397.00. This number was corrected on the attached bid tab by our office while tabulating all the bids. Significant variances in estimated costs from Sorensen Gross are found on the following line items:

**Difference Between Estimate and Bid**

- |                       |                        |
|-----------------------|------------------------|
| • #1 – \$101,386.00   | • #16 – (\$31,528.00)  |
| • #3 – (\$136,078.00) | • #19 – (\$33,128.00)  |
| • #4 – (\$217,468.00) | • #20 – (\$143,784.00) |
| • #6 – \$48,000.00    | • #21 – \$19,999.00    |
| • #7 – (\$61,086.00)  | • #23 – \$25,820.00    |
| • #8 – (\$33,039.00)  | • #25 – \$40,000.00    |
| • #9 – (\$143,586.00) | • #27 – \$17,000.00    |
| • #10 – (\$23,373.00) | • #29 – \$91,500.00    |
| • #13 – \$40,000.00   | • #30 – \$33,000.00    |
| • #15 – \$28,600.00   | • #35 – (\$377,886.00) |

Items 1-2, 6, 11-15, 17, 21-25, and 27-30 were all bid lower than estimated while items 3-5, 7-10, 16, 18-20, 31-32, and 34 were bid higher than estimated. The total bid price is \$718,397.00 higher than estimated costs, with more than half of that difference accounted for on the #35 - *Secondary Water Supply Interconnection* line item, but this price was in line with two of the other three bids submitted. Other significantly higher costs are found in the #3 - *Demo of Wall Sections Influent Channel*, #4 - *48" Influent Manifold*, #9 - *Intermediate Bearing Supports*, and #20 - *200 HP 480 volt VFD's*.

Sorensen was higher than the other bidders on two line items: #7 – *10" Butterfly Valves (3-4x higher)* and #9 – *Intermediate Bearing Supports (5-6x higher)*. Sorensen was significantly low compared to other bidders on line items #15 – *Ships Ladder*, #25 *Piping/Fittings*, and #29 – *Mobilization*.

DLZ staff has contacted several references for Sorensen Gross. The responses to these inquiries were all favorable, with each owner recommending them for hire.



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

City of Flint Dort Pump Station Rehabilitation  
Contractor Bid Review and Recommendation  
Page 3 of 3

Based on their bid and references, DLZ recommends that the contract be awarded to Sorensen Gross Company of Flint, Michigan in the amount of \$3,649,397.00.

Sincerely,  
DLZ, Inc.

Brian Bachler, P.E.  
Municipal Construction Manager

ENC: Bid Tabulation



City of Flint: Dorr Pump Station Rehabilitation  
Date of Letting: 12/14/2020

			CROSS CONSTRUCTION			SORENSEN GROSS COMPANY			RELIANCE BUILDING COMPANY			COMMERCIAL CONTRACTING CORP.		
Item No.	Description	Estimated Quantity	Unit	Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price
1	Remove and Replace Roof	1.00	LS	\$ 300,000.00	\$ 300,000.00	\$ 248,614.00	\$ 248,614.00	\$ 260,000.00	\$ 260,000.00	\$ 260,000.00	\$ 260,000.00	\$ 260,224.00	\$ 260,224.00	\$ 260,224.00
2	Demo for Access Hatches and Two New Hatches	2.00	EA	\$ 7,500.00	\$ 15,000.00	\$ 2,250.00	\$ 4,500.00	\$ 9,500.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 39,328.50	\$ 78,657.00	\$ 78,657.00
3	Demo of Wall Section Influent Channel	1.00	LS	\$ 80,000.00	\$ 80,000.00	\$ 161,078.00	\$ 161,078.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 124,193.00	\$ 124,193.00	\$ 124,193.00
4	48" Influent Manifold	1.00	LS	\$ 550,000.00	\$ 550,000.00	\$ 487,468.00	\$ 487,468.00	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ 725,069.00	\$ 725,069.00	\$ 725,069.00
5	48" Butterfly Valve & Operator	1.00	LS	\$ 51,000.00	\$ 51,000.00	\$ 38,000.00	\$ 38,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 39,624.00	\$ 39,624.00	\$ 39,624.00
6	30" Butterfly Valve	6.00	EA	\$ 17,000.00	\$ 102,000.00	\$ 12,000.00	\$ 72,000.00	\$ 14,000.00	\$ 84,000.00	\$ 84,000.00	\$ 84,000.00	\$ 11,436.50	\$ 68,619.00	\$ 68,619.00
7	10" Butterfly Valve	3.00	EA	\$ 7,000.00	\$ 21,000.00	\$ 24,862.00	\$ 74,586.00	\$ 6,700.00	\$ 20,100.00	\$ 20,100.00	\$ 20,100.00	\$ 6,642.00	\$ 19,926.00	\$ 19,926.00
8	Three Horizontal Split Case Pumps with Motor and Shells	3.00	EA	\$ 167,000.00	\$ 501,000.00	\$ 176,013.00	\$ 528,039.00	\$ 170,000.00	\$ 510,000.00	\$ 510,000.00	\$ 510,000.00	\$ 179,908.00	\$ 539,724.00	\$ 539,724.00
9	Intermediate Bearing Supports	3.00	EA	\$ 11,000.00	\$ 33,000.00	\$ 62,862.00	\$ 188,586.00	\$ 11,000.00	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	\$ 10,624.00	\$ 31,872.00	\$ 31,872.00
10	Grating on Existing Intermediate Bearing Supports	1.00	EA	\$ 30,000.00	\$ 30,000.00	\$ 29,870.00	\$ 29,870.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 20,879.00	\$ 20,879.00	\$ 20,879.00
11	Reagents less Cl Analyzer	1.00	EA	\$ 70,000.00	\$ 70,000.00	\$ 7,527.00	\$ 7,527.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,161.00	\$ 10,161.00	\$ 10,161.00
12	Pressure Transducer	1.00	EA	\$ 10,000.00	\$ 10,000.00	\$ 1,955.00	\$ 1,955.00	\$ 2,300.00	\$ 2,300.00	\$ 2,300.00	\$ 2,300.00	\$ 7,903.00	\$ 7,903.00	\$ 7,903.00
13	Cl Feed Systems Complete with Injection Piping	2.00	EA	\$ 35,000.00	\$ 70,000.00	\$ 20,000.00	\$ 40,000.00	\$ 29,000.00	\$ 58,000.00	\$ 58,000.00	\$ 58,000.00	\$ 29,126.50	\$ 58,253.00	\$ 58,253.00
14	Handrailing	1.00	LS	\$ 55,000.00	\$ 55,000.00	\$ 10,500.00	\$ 10,500.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 29,455.00	\$ 29,455.00	\$ 29,455.00
15	Ships Ladder	4.00	EA	\$ 70,000.00	\$ 280,000.00	\$ 2,850.00	\$ 11,400.00	\$ 11,000.00	\$ 44,000.00	\$ 44,000.00	\$ 44,000.00	\$ 56,903.00	\$ 56,903.00	\$ 56,903.00
16	Masonry Repair	1.00	LS	\$ 60,000.00	\$ 60,000.00	\$ 71,528.00	\$ 71,528.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 9,474.50	\$ 37,898.00	\$ 37,898.00
17	Sidewalk Replacement	1.00	LS	\$ 30,000.00	\$ 30,000.00	\$ 4,332.00	\$ 4,332.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ 7,903.00	\$ 7,903.00	\$ 7,903.00
18	Lighting	1.00	LS	\$ 60,000.00	\$ 60,000.00	\$ 71,443.00	\$ 71,443.00	\$ 57,000.00	\$ 57,000.00	\$ 57,000.00	\$ 57,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
19	Transformer	1.00	EA	\$ 71,000.00	\$ 71,000.00	\$ 108,128.00	\$ 108,128.00	\$ 99,000.00	\$ 99,000.00	\$ 99,000.00	\$ 99,000.00	\$ 68,871.00	\$ 68,871.00	\$ 68,871.00
20	200 Hp 480V VFDs	3.00	EA	\$ 95,000.00	\$ 285,000.00	\$ 122,928.00	\$ 368,784.00	\$ 190,000.00	\$ 570,000.00	\$ 570,000.00	\$ 570,000.00	\$ 133,531.00	\$ 400,593.00	\$ 400,593.00
21	Electrical Equipment Demo	1.00	EA	\$ 45,000.00	\$ 45,000.00	\$ 15,001.00	\$ 15,001.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 19,193.00	\$ 19,193.00	\$ 19,193.00
22	New Pass Door	1.00	EA	\$ 20,000.00	\$ 20,000.00	\$ 10,149.00	\$ 10,149.00	\$ 9,300.00	\$ 9,300.00	\$ 9,300.00	\$ 9,300.00	\$ 16,034.00	\$ 16,034.00	\$ 16,034.00
23	Rest Room Rehabilitation	1.00	LS	\$ 60,000.00	\$ 60,000.00	\$ 14,180.00	\$ 14,180.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 17,912.00	\$ 17,912.00	\$ 17,912.00
24	Painting	1.00	LS	\$ 45,000.00	\$ 45,000.00	\$ 49,343.00	\$ 49,343.00	\$ 56,000.00	\$ 56,000.00	\$ 56,000.00	\$ 56,000.00	\$ 72,645.00	\$ 72,645.00	\$ 72,645.00
25	Piping, Fittings	1.00	LS	\$ 305,000.00	\$ 305,000.00	\$ 125,000.00	\$ 125,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 310,212.00	\$ 310,212.00	\$ 310,212.00
26	PLC Programming Allowance	1.00	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
27	Remove & Plug Source Gate	2.00	EA	\$ 20,000.00	\$ 40,000.00	\$ 1,500.00	\$ 3,000.00	\$ 8,500.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 13,850.00	\$ 27,700.00	\$ 27,700.00
28	Complete Wiring	1.00	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 28,226.00	\$ 28,226.00	\$ 28,226.00
29	Mobilization	1.00	LS	\$ 120,000.00	\$ 120,000.00	\$ 8,500.00	\$ 8,500.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 49,678.00	\$ 49,678.00	\$ 49,678.00
30	Start Up	2.00	EA	\$ 15,000.00	\$ 30,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,800.00	\$ 5,600.00	\$ 5,600.00	\$ 5,600.00	\$ 5,645.00	\$ 11,290.00	\$ 11,290.00
31	Arc Flash Analysis	1.00	LS	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,290.00	\$ 11,290.00	\$ 11,290.00
32	Short Circuit Calculation	1.00	LS	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,290.00	\$ 11,290.00	\$ 11,290.00
33	Contingency Allowance	1.00	LS	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
34	Building Permit Allowance	1.00	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
35	Secondary Water Supply Interconnection	1.00	LS	\$ 275,000.00	\$ 275,000.00	\$ 657,886.00	\$ 657,886.00	\$ 670,000.00	\$ 670,000.00	\$ 670,000.00	\$ 670,000.00	\$ 675,882.00	\$ 675,882.00	\$ 675,882.00

\* CORRECTED BY ENGINEER

TOTAL BASE BID

\$ 3,586,000.00

\$ 3,649,397.00

\$ 4,075,000.00

\$ 4,120,079.00



210104

RESOLUTION NO.: \_\_\_\_\_

PRESENTED: MAR - 3 2021

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

**RESOLUTION AUTHORIZING THE CITY OF FLINT TO ENTER INTO AN AGREEMENT WITH THE UNITED WAY OF GENESEE COUNTY MAKING THEM A SUB-GRANTEE OF THE CITY'S 2017 W. K. KELLOGG FOUNDATION GRANT**

**BY THE CITY ADMINISTRATOR:**

**WHEREAS,** The City of Flint received a grant from the W. K. Kellogg Foundation (WKKF) under the FY17-18 budget in the amount of \$2,957,800 which the City of Flint Council approved under resolution 180060 on February 20, 2018; and

**WHEREAS,** The budget for the grant was written to include funds to assist with workforce development through incentivizing companies to hire Flint residents; and

**WHEREAS,** The United Way of Genesee County has agreed to administer the issuing of such funds in accordance with requirements from the WKKF grant and approved grant budget through December 31, 2021; and

Accounts being used to set up the grant accounts upon approval are:

Account Number	Grant code	account name	amount
296-728.400-801.000	LKELL18-E&CD	W.K. Kellogg Foundation Grant	\$105,000

**BE IT IS RESOLVED,** that the appropriate City Officials are authorized to do all things necessary to enter into an agreement with the United Way of Genesee County to act as subgrantee to the City's 2017 WKKF grant and to allocate above said funds as stated in the grant budget.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler, Chief Legal Officer

**APPROVED AS TO FINANCE**

Amanda Trujillo  
Amanda Trujillo,  
Acting, Chief Financial Officer

**FOR THE CITY OF FLINT:**

Clyde Edwards  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

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





## CITY OF FLINT

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

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

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☒ NO ☐  
(If yes, please indicate how many years for the contract) 1 YEARS

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

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

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

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

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



RESOLUTION NO.: 210120  
PRESENTED: MAR - 3 2021  
ADOPTED: \_\_\_\_\_

**RESOLUTION AUTHORIZING DEARBORN NATIONAL LIFE INSURANCE COMPANY AS  
THE PROVIDER FOR LIFE AND SHORT-TERM DISABILITY INSURANCE**

**BY THE MAYOR:**

**WHEREAS**, Dearborn National Life Insurance Company began providing the City of Flint with life insurance and short-term disability insurance in February 2018 and has continued to do so through March 1, 2021. Dearborn National Life Insurance Company has extended an offer to continue providing this same coverage at the current rates that will be guaranteed through March 1, 2023; and

**WHEREAS**, based on price, customer service, and its strategic relationship with Blue Cross Blue Shield which will allow the City additional savings, the Department of Human Resources is recommending that Dearborn National Life Insurance Company be retained to continue providing coverage to the City of Flint through March 1, 2023. Funding for this request will come from account number 627-853.300-732.000; and

**BE IT RESOLVED**, that the appropriate officials are hereby authorized to do all things necessary to enter into an agreement with Dearborn National Life Insurance Company to continue providing the City with its short-term disability and life insurance coverage for the remainder of FY21 through June 30, 2021 for the amount of \$75,000; \$150,000 for FY2022, and \$100,000 for the period July 1, 2022 through March 1, 2023, for a total cost not to exceed \$325,000.

**APPROVED AS TO FORM:**

Angela Wheeler  
Angela Wheeler (Feb 24, 2021 10:44 EST)

**Angela Wheeler, Chief Legal Officer**

**APPROVED AS TO FINANCE:**

Shelbi Frayer  
Shelbi Frayer (Feb 24, 2021 10:35 EST)

**Shelbi Frayer, Interim Chief Financial Officer**

**FOR THE CITY OF FLINT:**

Sheldon A. Neeley  
**Mayor Sheldon A. Neeley**

**APPROVED BY CITY COUNCIL:**

Kate Fields  
**Kate Fields, Council President**

## RESOLUTION STAFF REVIEW

---

**DATE:** February 23, 2021

**Agenda Item Title:** Dearborn Life Insurance Company as the Provider for Life and Short-term Disability Insurance

**Prepared By:** V. Foster for Eddie Smith, Department of Human Resources

**Background/Summary of Proposed Action:**

As a result of collective bargaining negotiations, the City of Flint provides short-term disability and life insurance for its active employees. Manquen Vance (formerly known as Cornerstone Municipal Group) acts as the City's third-party administrator for those benefits.

In 2018, Manquen Vance solicited bids to 11 carriers for life insurance and short-term disability insurance as requested by the City of Flint. As a result, Dearborn National Life was selected as the preferred carrier to provide the City with its life and short-term disability coverage for the period March 2018 through February 2021. Since that time, Dearborn National Life has extended an offer to continue coverage at the current rates through March 1, 2023 as outlined in the attached renewal analysis.

The Department of Human Resources is recommending the City continue its short-term disability and life insurance coverage through Dearborn National Insurance Company at the guaranteed rates through March 1, 2023. Based on current staffing levels, premium amounts are projected to be \$75,000 for the current fiscal year ending June 30, 2021; \$150,000 for FY2022; and \$100,000 for the period July 1, 2022 through March 1, 2023. Funding will come from life insurance account #627-853.300-732.000.

**Budgeted Expenditure?** Yes

**Account No.:** 627-853.300-732.000

**Pre-encumbered?** No

**Other Implications (i.e., collective bargaining):**

**Staff Recommendation:**

It is the recommendation of the Department of Human Resources to extend the agreement with Dearborn National Life Insurance Company for its short-term disability and life insurance for a two-year period through March 1, 2023.

**Recommendation Approval:**

*Eddie L. Smith*

Eddie L. Smith (Feb 23, 2021 20:29 EST)

---

Eddie Smith, Director  
Human Resources and Labor Relations



# Dearborn Life Insurance Company

701 E. 22<sup>nd</sup> Street, Suite 300 – Lombard, IL 60148

CITY OF FLINT  
ATTN: CRYSTAL DORSEY  
50 W. BIG BEAVER, STE 220  
TROY MI 48084

November 18, 2020

**Subject: Renewal Analysis**  
**Group Policy Number: EAB1000095**  
**Anniversary Date: March 1, 2021**

Dear Policyholder:

We would like to thank you for allowing us the opportunity to provide you and your employees with Group insurance products.

We have reviewed the current demographics of your group insurance programs. We are pleased to inform you that there will be no change in the existing rates for the upcoming renewal period. Rates will be guaranteed until March 1, 2023.

<u>Products</u>	<u>Current Rates</u>	<u>Renewal Rates</u>
Life	\$0.155 per \$1,000	\$0.155 per \$1,000
AD&D	\$0.02 per \$1,000	\$0.02 per \$1,000
Short Term Disability	\$0.418 per \$10	\$0.418 per \$10

If you have any questions pertaining to your renewal, or would like more information including the availability of other products as well as a quote for additional benefit programs, please contact your local Dearborn Life Insurance Company sales office or insurance broker.

We value our relationship with you and look forward to providing quality service to you in the future.

Sincerely,

Ancillary Underwriting Department

Cc CORNERSTONE MUNICIPAL ADVISORY GROUP  
50 BIG BEAVER RD, STE 220  
TROY MI 48084

180036

SUBMISSION NO.: CA5942018

PRESENTED: 1-31-18

ADOPTED: 2-12-2018

**RESOLUTION AUTHORIZING DEARBORN NATIONAL LIFE INSURANCE COMPANY  
AS THE PROVIDER FOR LIFE AND SHORT-TERM DISABILITY INSURANCE**

**BY THE MAYOR:**

Cornerstone Municipal Advisory Group, as the City's third party administrator for health care and benefit services, solicited proposals for life insurance and short term disability insurance as requested by the City of Flint; and

Dearborn National Life Insurance Company, 1020 31<sup>st</sup> Street, Downers Grove, IL, 60515, was determined to be the most competitive bid based on price, customer service, and its strategic relationship with Blue Cross Blue Shield which will allow the City additional savings. Funding for this request will come from account number 627-853.300-717.000; and

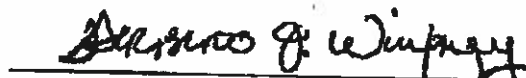
IT IS RESOLVED that the Finance Department do all things necessary to enter into a three-year agreement with Dearborn National Insurance Company for its life and short-term disability insurance coverage in the amount of \$43,238 for March 1 through June 30, 2018; \$135,046 for FY19, \$145,713 for FY20 and \$97,142 from July 1, 2020 through February 2021 for a cost not to exceed \$421,139.

  
Angela Wheeler  
Chief Legal Officer

  
Hughey Newsome  
Interim Chief Financial Officer

  
Dr. Karen W. Weaver, Mayor

**CITY COUNCIL:**

  
Herbert Winfrey, Council President

18-6307

## RESOLUTION STAFF REVIEW

**DATE:** January 31, 2018

**Agenda Item Title:** Dearborn Life Insurance Company as the Provider for Life and Short-term Disability Insurance

**Prepared By:** V. Foster, Finance Division

**Background/Summary of Proposed Action:**

The City of Flint offers life and short term disability (STD) insurance to active employees through The Standard Insurance Company. The City implemented STD insurance in July 2014 as a result of collective bargaining negotiations.

The City is approaching the end of a two-year agreement with Standard, which was accepted in March 2016. In late 2017, The Standard provided Cornerstone with a copy of the City's March 2018 renewal with a 15.3% annual increase over two years. Cornerstone Municipal Advisory Group, as the City's third-party administrator for health care and benefit services, solicited proposals for life insurance and short term disability insurance as requested by the City of Flint from 11 insurance carriers of which seven responded with quotes. All carriers were asked to provide best and final offers.

After review of the top three lowest responsive bidders, the Finance Department is recommending Dearborn National as the STD insurance carrier for the next three years. Funding for this request will come from account number 627-853.300-717.000.

The Finance Department is recommending the City into a three-year agreement with Dearborn National Insurance Company for its life and short-term disability insurance coverage in the amount of \$43,238 for March 1 through June 30, 2018; \$135,046 for FY19, \$145,713 for FY20, and \$97,142 from July 1, 2020 through February 2021.

**Financial Implications**

**Budgeted Expenditure?** Yes

**Account No.:**  
627-853.300-717.000

**Pre-encumbered?**

**Other Implications (i.e., collective bargaining):**

**Staff Recommendation:**

It is the recommendation of the Finance Department to engage the services of Dearborn National Life Insurance Company for its short term disability and life insurance.

**Staff Person:**   
V. Foster

**Approval:**   
Dawn Steele, Deputy Finance Director

# City of Flint

## Life and Disability Renewal and RFP Analysis

### March 2018 Renewal

Prepared by:  
Cornerstone Municipal Advisory Group  
50 W. Big Beaver, Suite 200  
Troy, MI 48064  
Phone: 248-878-2100  
Fax: 248-878-2101  
[www.cornerstonemunicipal.com](http://www.cornerstonemunicipal.com)

 **Cornerstonemunicipal** 

## Life and Short Term Disability (STD) Market Results – Pros/Cons

	Pros	Cons
OneAmerica	<ol style="list-style-type: none"> <li>1. Lowest cost</li> <li>2. 3 year rate guarantee</li> </ol>	<ol style="list-style-type: none"> <li>1. Newer to group market</li> <li>2. Our office has no experience with this organization</li> <li>3. <u>Concerning quote assumptions</u> <ol style="list-style-type: none"> <li>a. 30% cap in police and fire</li> <li>b. no urban locations will be insured</li> <li>c. no elected officials</li> <li>d. certain conditions are subject to pre-ex</li> </ol> </li> </ol>
Dearborn National	<ol style="list-style-type: none"> <li>1. Relationship with BCBSM which <u>may</u> allow for future flexibility</li> <li>2. Our office has a few clients with DN and have experienced positive customer service and flexibility</li> <li>3. 3 year rate guarantee</li> <li>4. If Rx stays with BCBSM, they will offer an additional \$10k total to the COF over years 2-3</li> </ol>	<ol style="list-style-type: none"> <li>1. Second lowest cost over full three year offer</li> </ol>
Unum	<ol style="list-style-type: none"> <li>1. Third lowest over 3 years (2 year RG)</li> <li>2. Our office has positive experience with UNUM</li> </ol>	<ol style="list-style-type: none"> <li>1. Only a two year rate guarantee</li> </ol>

## Life and Short Term Disability (STD) Market Results – Overview (1<sup>st</sup> year)

	Annual Cost - Standard			Dollar Increase	Percentage Increase	RG
	Life/AD&D	STD	Total			
Current	\$45,274	\$148,860	\$195,134			
Original Renewal	\$46,274	\$178,632	\$224,906	\$29,772	15.3%	2 yrs
Final Renewal	\$37,581	\$166,723	\$204,304	\$9,170	4.7%	2 yrs

Proposed Alternatives - 3/1/18 effective date					
Plan Design	Basic Life/AD&D	STD	Total	Cost Change	Percentage
OneAmerica	\$30,337	\$95,270	\$125,607	-\$69,527	-35.6%
Unum	\$38,940	\$89,316	\$128,256	-\$66,878	-34.3%
Dearborn National <sup>2</sup>	\$25,266	\$124,447	\$149,713	-\$45,422	-23.3%
MetLife	\$30,582	\$119,981	\$150,563	-\$44,572	-22.8%
SunLife	\$36,241	\$120,577	\$156,818	-\$38,317	-19.6%
Hartford	\$25,198	\$159,578	\$184,776	-\$10,358	-5.3%
OCHS	\$26,715	\$190,541	\$217,255	\$22,121	11.3%

### Notes

1. Average age now 44 when it was 47 2 years ago
2. Dearborn National savings does not reflect additional BCBS credit

## Life and Short Term Disability (STD) Market Results – Overview (full offer)

	Life/AD&D	Annual Cost - Standard STD	Total		
Current	\$46,274	\$148,860	\$195,134		
Original Renewal	\$46,274	\$178,632	\$224,906	Dollar Increase	RG
Final Renewal	\$37,581	\$166,723	\$204,304	\$29,772	2 yrs
				\$8,170	2 yrs

Proposed Alternatives - 3/1/18 effective date					
Plan Design	First Year Cost	First Year Savings	Total Savings 3 Years	Notes	
OneAmerica	\$125,607	-\$69,527	-\$208,582		3 yrs
Dearborn National	\$129,713	-\$65,422	-\$166,265	Includes BCBSM credits of \$20k in year 1 and \$5k each years 2 & 3	3 yrs
Unum	\$128,256	-\$66,878	-\$133,756	Only offering 2 year rate guarantee - cannot assume any 3rd year savings	2 yrs

### Notes

1. Average age now 44 when it was 47 2 years ago
2. If the City retains Rx with BCBSM, they will offer an additional invoice credit in years 2 and 3 of \$5k per year (\$10k total)

## Life and Short Term Disability (STD) Overview

- The City of Flint offers life and short term disability (STD) insurance to active employees through The Standard Insurance Company
- The City implemented STD insurance in July 2014 as a result of collective bargaining negotiations
- The City is approaching the end of a two year agreement with the Standard, which was accepted March 2016
  - At March 2016, The Standard issued a 40.9% increase for one year. As a result, our office conducted a full market analysis
  - The increase was a result of escalating life and STD claim activity
  - We solicited proposals from ten carriers and received responses from six. All responses would have increased the City's costs over current and renewal
  - Although there weren't any competitive alternatives, we leveraged the ongoing RFP to reduce Standard's renewal to a 35.3% increase and locked the pricing for two years. This saved the City \$8,591 per year
- In late 2017, The Standard provided our office with a copy of the City's March 2018 renewal with a 15.3% annual increase over two years. Once again, we sent the coverage out to market as a result
- Due to reducing claims and a reduction in the City's average age, the City's life and STD coverage have become more attractive to the market (as seen on the following pages)
- We asked all carriers to provide best and final offers, which are illustrated on the following pages



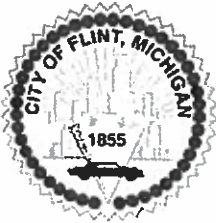
## Life and Short Term Disability (STD) Market Results - Carriers

Carriers	Response
<b>Insurance Carriers:</b>	
Standard	Inforce
Dearborn National	Provided Quote
Hartford	Provided Quote
Lincoln Financial	Declined to Quote (Not competitive)
MetLife	Provided Quote
Minnesota Life (OCHS)	Provided Quote
Mutual of Omaha	Declined to Quote (Not competitive)
OneAmerica	Provided Quote
Reliance Standard	Declined to Quote (Not competitive)
SunLife	Provided Quote
Unum	Provided Quote



## DOCUMENT WORKSHEET

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



RESOLUTION NO.:

210084.1

PRESENTED:

MAR - 3 2021

ADOPTED:

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

(1809 James P. Cole)

**BY THE CITY ADMINISTRATOR:**

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

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

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

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

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

**IT IS RESOLVED, THAT:**

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

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

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

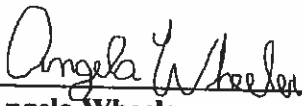
"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

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

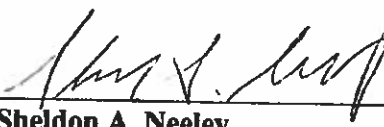
2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to promote the revitalization of environmentally distressed areas in the City to proceed with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

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

Approved as to Form:

  
Angela Wheeler  
Chief Legal Officer

ADMINISTRATION:

  
Sheldon A. Neeley  
Mayor

Kate Fields, Council President





## CITY OF FLINT

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

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

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

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

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

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



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

EXHIBIT A

CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY



BROWNFIELD PLAN FOR THE  
PROPOSED DUPONT INDUSTRIAL FACILITY  
REDEVELOPMENT PROJECT

Prepared for	Prepared By
 <b>DEARBORN CAPITAL</b> Commercial Real Estate Financing  James P Cole Venture, LLC Attn: Ms. Mona Navitsky c/o Dearborn Capital Partners, LLC 980 North Michigan, Suite 1620 Chicago, IL 60611 Attn: Mr. Brien Wloch; Managing Member M (312) 543-1250 E <a href="mailto:mona.navitsky@dearcapcre.com">mona.navitsky@dearcapcre.com</a>	  Mr. Nicholas G. Maloof, RPG President and General Counsel Associated Environmental Services, LLC 40701 Woodward Avenue, Suite 50 Bloomfield Hills, MI 48304 T (248) 203-9898 M (248) 250-2525 E <a href="mailto:ngm@associatedenvironmental.net">ngm@associatedenvironmental.net</a> W <a href="http://www.associatedenvironmental.net">www.associatedenvironmental.net</a>

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

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

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

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

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## **I. INTRODUCTION**

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

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

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

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

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

## II. GENERAL PROVISIONS

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

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

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

**Attachment A** includes a site map of the Property. The Property is located east of Industrial Avenue, south of East Hamilton Avenue, west of James P. Cole Boulevard, and north of East Wood Street. The Property contains one several existing structures. The Property was historically used for industrial activities/purposes since the early 1900’s.

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

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

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

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

The proposed Project is comprised of a build-to-suit redevelopment of a 17.99 acre historically industrial property currently containing approximately 110,578 square feet of existing structures. According to information provided to AES, the Property is proposed to be redeveloped into a multi-tenant multi-building industrial park. According to a Site Plan provided by Developer, approximately 110,578 square feet of existing building will remain and undergo renovations with the remaining buildings being demolished to make way for an additional 190,700 square feet of proposed new construction buildings, all on 17.99 acres of improved commercial and industrial land.

The completed development will include two single or multiple tenant structures each of which can be expanded to accommodate growth of an existing tenant or additional tenants within the proposed structures.

The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

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

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

#### **Census Tract Qualification**

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

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

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

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

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

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

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

The Property qualifies as a “facility” and is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. The Property is classified as a “facility” due to the presence of soil contamination related to historical use and operation of portions of the Property for industrial purposes.

In addition, based on the condition of the existing structures, the Property could also qualify under either “blighted<sup>2</sup>” or “functionally obsolete<sup>3</sup>” status, however, Developer has not moved forward with either or both such designations as the Property already qualifies under Act 381.

**Phase I Environmental Site Assessment (ESA)**

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

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

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

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

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

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

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

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

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

As the Property qualifies as a “facility<sup>1</sup>,” it is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. In addition, based on the condition of the existing structures, the Property could also qualify under either “blighted<sup>2</sup>” or “functionally obsolete<sup>3</sup>” status.

Sample results were compared to current Generic Residential Cleanup Criteria (GRCC) promulgated under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451, as amended (Part 201). Based on the results of the Phase II ESA the Property meets the definition of a “facility” as defined pursuant to Part 201.

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

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

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

SEE: <http://www.legislature.mi.gov/doc.aspx?mcl-324-20101>

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

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

<sup>4</sup>Under MCL 125.2652(2)(a) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#3708938 v9

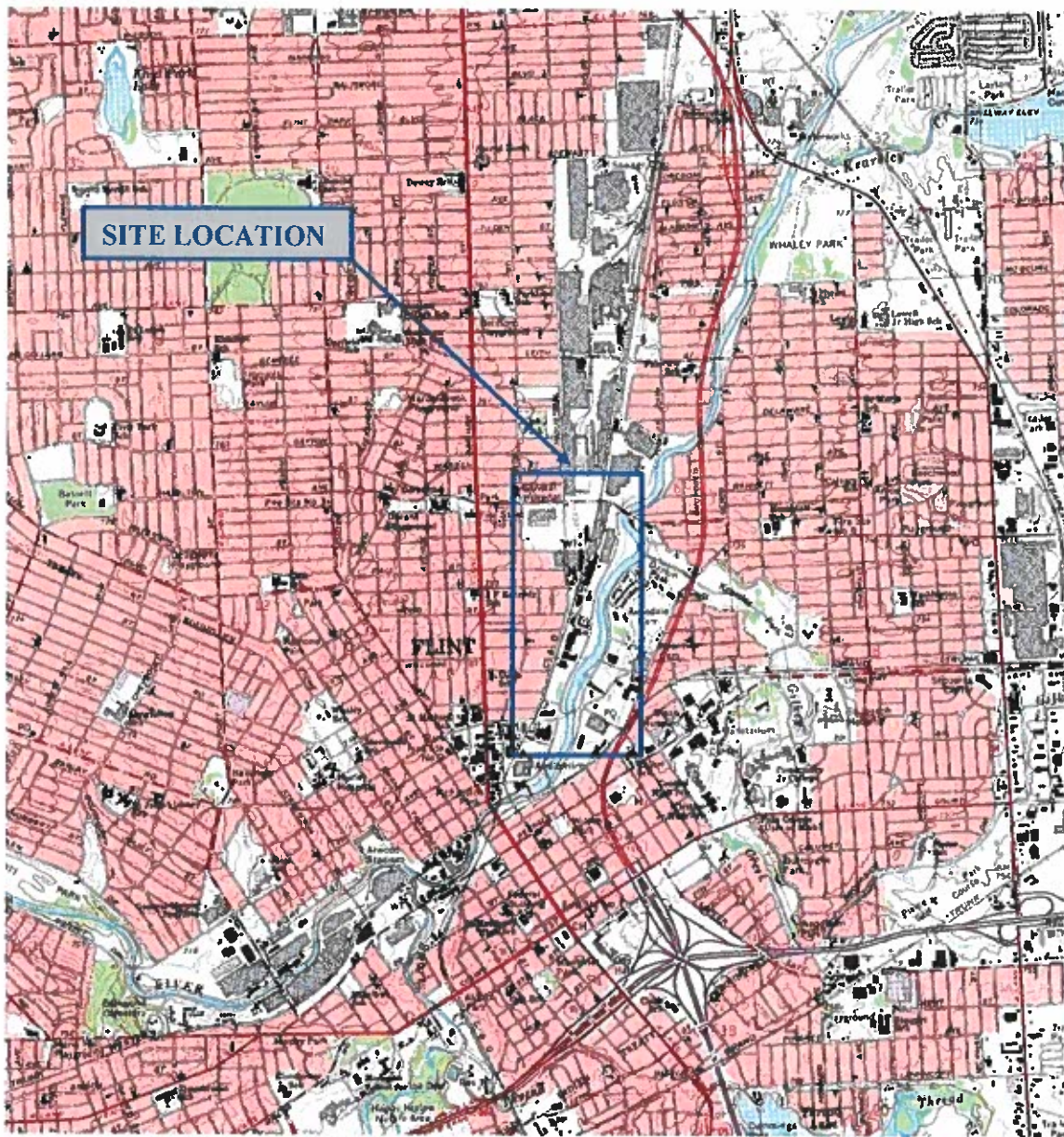
### **III. ATTACHMENTS**

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

**ATTACHMENT A**

**Site Map**





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



## FIGURE 1: SITE LOCATION MAP

### Former DuPont Industrial Facility

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

PROJECT: 2020041601.01

DATE: 8/28/2020

PREPARED BY: NGM

**ASSOCIATED  
 ENVIRONMENTAL  
 SERVICES LLC**

Environmental Services •  
 Land Development • Real  
 Estate Consulting

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





## FIGURE 2: AERIAL SITE MAP

**Former DuPont Industrial Facility**

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

PROJECT: 2020041601.01

DATE: 8/28/20

PREPARED BY: NGM

**ASSOCIATED  
ENVIRONMENTAL  
SERVICES • LLC**

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40701 Woodward, Suite 50  
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E: [info@associatedenvironmental.net](mailto:info@associatedenvironmental.net)  
W: [www.associatedenvironmental.net](http://www.associatedenvironmental.net)

**ATTACHMENT B**

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





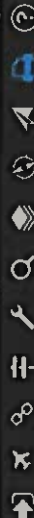






Genesee County GIS

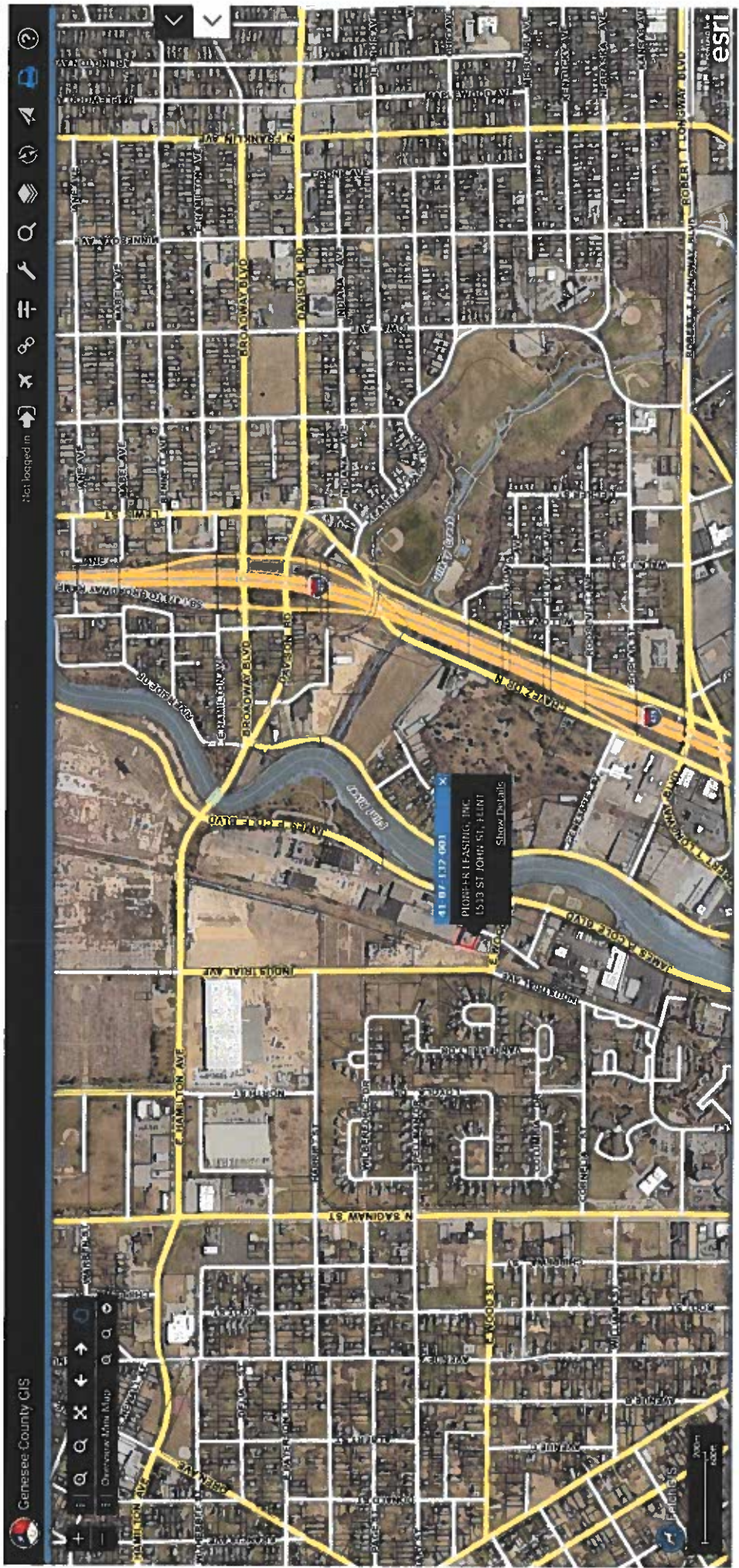
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**ATTACHMENT C**

**Project Description – See attached Project Description**

**Project Summary**

<b>Type of Use:</b>	Industrial
<b>Square Footage:</b>	Approximately 110,578 square feet of existing building will remain and undergo renovations with the remaining buildings being demolished to make way for an additional 190,700 square feet of proposed new construction buildings, all on 17.99 acres of improved commercial and industrial land
<b>Number of Housing Units:</b>	Not Applicable
<b>Total Investment:</b>	\$14,250,000.00 (excluding land costs) by Developer, plus additional investments for Furniture, Fixtures and Equipment (FF&E) will be made by individual Tenants
<b>Additional Incentives:</b>	In addition to Brownfield TIF, Developer is seeking tax abatements, Grants and Loans
<b>Estimated Jobs – Construction:</b>	67.5 FTE Jobs over 10 month estimated construction period
<b>Estimated Jobs – Permanent:</b>	TBD based on tenants recruited for occupancy
<b>Project Timeline:</b>	Developer intends to start redevelopment activities after final approval of all incentives

## Attachment C

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

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

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

#### **Project Description**

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

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

The existing structures and buildings have been mostly unoccupied for several years. According to a Site Plan provided by Developer, approximately 110,578 square feet of existing building will remain and undergo renovations with the remaining buildings being demolished to make way for an additional 190,700 square feet of proposed new construction buildings, all on 17.99 acres of improved commercial and industrial land.

The completed development will include two single or multiple tenant structures each of which can be expanded to accommodate growth of an existing tenant or additional tenants within the proposed structures.

The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

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

The development of the Project on the Property is comprised of two proposed new buildings (Building #1 and Building #2). The completion of this Project is estimated to create an average of 33.8 Full Time Equivalent (FTE) construction jobs per year during the nine (9) month estimated construction phase (.8 year) for each of the buildings comprising the Project within the City of Flint, Genesee County, Michigan resulting in an estimated total of 67.5 FTE jobs with an annualized construction payroll of \$4,375,800.00 or more per year for the construction phase (estimated \$3,281,850.00 or more per Building for a total Project construction payroll of \$6,563,700.00 using FTE calculations).



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

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

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

See:

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

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

#### **Development Team**

##### **Developer/Entity**

James P Cole Venture, LLC  
Attn: Ms. Mona Navitsky  
c/o Dearborn Capital Partners, LLC  
980 North Michigan, Suite 1620  
Chicago, IL 60611  
Attn: Mr. Brien Wloch; Managing Member  
M: (312) 543-1250  
E: [mona.navitsky@dearcapcre.com](mailto:mona.navitsky@dearcapcre.com)

##### **Entity Members**

Please see the attached Ownership Description

##### **Brownfield Redevelopment Consultant and Primary Point of Contact**

Mr. Nicholas G. Maloof, RPG  
President and General Counsel  
Associated Environmental Services, LLC  
40701 Woodward Avenue, Suite 50  
Bloomfield Hills, Michigan 48304  
T (248) 203-9898  
F (248) 647-0526  
M (248) 250-2525  
E [ngm@associatedenvironmental.net](mailto:ngm@associatedenvironmental.net)  
W [www.associatedenvironmental.net](http://www.associatedenvironmental.net)

**Primary Environmental Consultant for Developer**

To Be Determined (TBD)

T ( ) -

M ( ) -

E

W [www.](#)

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

The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes. The Project is currently estimated to be an estimated \$14,250,000.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

**Other Incentives**

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

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

See attached for Project drawings and renderings.

**Job Creation and Economic Development**

completion of this Project is estimated to create an average of 33.8 Full Time Equivalent (FTE) construction jobs per year during the nine (9) month estimated construction phase (.8 year) for each of the buildings comprising the Project within the City of Flint, Genesee County, Michigan resulting in an estimated annualized construction payroll of \$4,375,800.00 or more per year for the construction phase (estimated \$3,281,850.00 or more per Building for a total Project construction payroll of \$6,563,700.00 using FTE calculations). As the proposed tenants for the Project are unknown, AES projected the estimated number of jobs using U.S. Energy Information Administration (USEIA), Office of Energy Consumption and Efficiency Statistics, job creation can be estimated based on the proposed building square footage and national ratios for jobs on a per square foot basis. AES also obtained and used information on hourly wages from Payscale.com. According to Payscale.com, the "Average Production Worker Hourly Pay in Flint, Michigan is \$13.24. As the two new industrial buildings are proposed to be 90,000 ft<sup>2</sup> and 100,000 ft<sup>2</sup> and based on an the USEIA data of "Median square feet per worker" of 1,442 ft<sup>2</sup>, the estimated new jobs per building to be created are 62.4 FTE and 69.3 FTE, respectively. Based on the foregoing projections, the estimated new permanent FTE jobs payroll being created by the Project is 62.4 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,718,812.76 and 69.3 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,909,791.96 or a total estimated payroll of \$3,628,604.72. Please see the tables below for a

**Table 1: Construction Phase Job Creation and Direct Economic Impact**

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

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

Phase	Duration (Months)	Duration as Fraction of Year
Site Preparation	1.0	0.1
Vertical Const.	8.0	0.7
<b>Total</b>	<b>9.0</b>	<b>0.8</b>

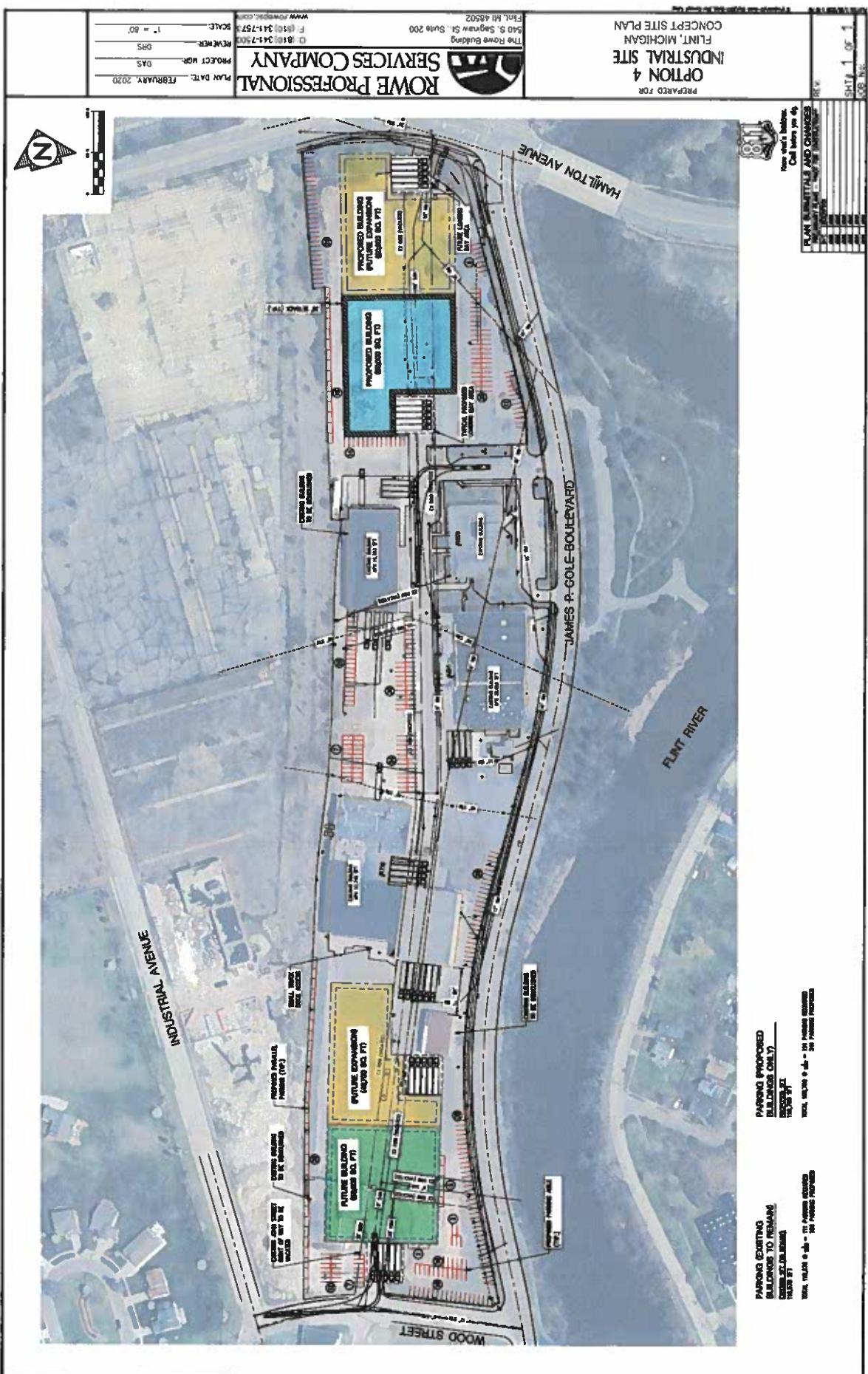


Table 2: Post Construction Phase / Permanent Job Creation and Direct Economic Impact

Phase of Operation	Job Classification	Typical Hourly Rate	Typical Hours Worked (Weekly)	Typical Annual Salary	Number of Direct Jobs Related to Project (Average per year)	Total Annual Payroll Related to Project	Duration of Jobs Created by Project	Full-time Equivalent (FTE) Jobs	Total Project Related Payroll (salary/wages only)
Building #1	Warehouse, Production	\$13.24	40	\$27,539.20	62.4	\$1,718,446.08	Permanent	TBD	\$1,718,446.08
Building #1					62.4	\$1,718,446.08			\$1,718,446.08
Building #2	Warehouse, Production	\$13.24	40	\$27,539.20	69.3	\$1,908,466.56	Permanent	TBD	\$1,908,466.56
Building #2					69.3	\$1,908,466.56			\$1,908,466.56
Total Estimated Jobs and Project Payroll (Annually)					131.7	\$3,626,912.64			\$3,626,912.64

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





**ROWE PROFESSIONAL SERVICES COMPANY**  
The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48902  
F (810) 341-7500  
www.rowebsc.com

**OPTION 4**  
**INDUSTRIAL SITE**  
**FLINT, MICHIGAN**  
**CONCEPT SITE PLAN**  
PREPARED FOR

DATE	1 OF 1
REVISION	
1	PLAN, MATERIALS AND CHANGES
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

**PARKING EXISTING**  
BUILDINGS TO REMAIN  
EXISTING LOT (AREA)  
TOTAL, 10,000 ± sq. ft. - 101 PARKING SPACES  
101 PARKING SPACES

**PARKING PROPOSED**  
BUILDINGS ONLY  
TOTAL, 10,000 ± sq. ft. - 101 PARKING SPACES  
101 PARKING SPACES

Notes: Refer to the  
Call before you dig









Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

**ATTACHMENT D**

**Supportive Letters**

## ATTACHMENT E

### Estimated Cost of Eligible Activities Tables

#### **ESTIMATED COST OF ELIGIBLE ACTIVITIES SUMMARY**

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

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

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

Eligible Activity Description	Brownfield Property Cost		
DEPARTMENT SPECIFIC ACTIVITIES (MCL §125.2652(2)(l)) ELIGIBLE ACTIVITY COSTS			
Baseline Environmental Assessments (MCL §125.2652(2)(l))	Local TIF Capture Only	State and Local TIF Capture	TOTAL
Phase I Environmental Site Assessment	\$0	\$2,400	\$2,400
Phase II Environmental Site Assessment	\$0	\$15,000	\$15,000
Baseline Environmental Assessment	\$0	\$3,500	\$3,500
7a Due Care Plan	\$0	\$2,000	\$2,000
Due Care Activities (MCL §125.2652(2)(l) and (m))			
Section 7aCA Due Care Plan - Revisions/Documentation of Due Care Compliance	\$0	\$4,500	\$4,500
Additional Due Care Phase II ESA Environmental Due Diligence Activities	\$0	\$40,000	\$40,000
Additional Due Care Phase II ESA Environmental Due Diligence Reporting Activities	\$0	\$3,500	\$3,500
Treatment/Disposal of Contaminated Groundwater During Construction (if necessary)	\$0	\$40,000	\$40,000
Soil Staging, Loading, Transportation, and Disposal	\$0	\$35,000	\$35,000
Soil Verification Sampling (if necessary)	\$0	\$25,000	\$25,000
Soil Backfill (Soil, soil placement & compaction)	\$0	\$5,000	\$5,000
Health & Safety Plan	\$0	\$2,500	\$2,500
Project Management	\$0	\$15,000	\$15,000
Soil Erosion Measures	\$0	\$3,000	\$3,000
Incremental Costs for Greenspace Encapsulation (as necessary)	\$0	\$30,000	\$30,000
Incremental Costs for Encapsulation (Engineering controls for Building and Parking)	\$0	\$50,000	\$50,000
Soil Vapor Assessment and Pilot Test	\$0	\$5,000	\$5,000
Soil Vapor Barrier / Sub-slab Depressurization System	\$0	\$65,000	\$65,000
Work Plans, Engineering, Specifications and Reports	\$0	\$5,000	\$5,000
Response Activities (MCL §125.2652(2)(l) and (oo)(l) and (ii))			
Hoist, Trench and Other former Equipment Removal Related Activities (if present)	\$0	\$15,000	\$15,000
UST Removal and Closure (if identified during excavation)	\$0	\$50,000	\$50,000
UST Removal Observation, Sampling and Report (if identified during excavation)	\$0	\$12,000	\$12,000
Work Plans, Engineering, Specifications and Reports	\$0	\$6,500	\$6,500
ENVIRONMENTAL COSTS SUBTOTAL	\$0	\$434,900	\$434,900
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS			
Contingency			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$61,800	\$61,800
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(l)(D))		\$7,500	\$7,500
ELIGIBLE ACTIVITY COSTS SUBTOTAL	\$0	\$504,200	\$504,200
Agency Administrative Costs			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
DBRA Administrative and Operating Costs (15% of TIR Annually)	\$0	\$0	\$0
GRAND TOTAL	\$0	\$504,200	\$504,200

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

Eligible Activity Description	Brownfield Property Cost
<b>ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS</b>	
<b>Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))</b>	
Pre Demolition Hazardous Materials Environmental Assessment (HMEA)	\$0
Bid Specs and Bid Evaluation (for HazMat Abatement)	\$0
Lead, Asbestos and Mold Abatement Consulting, Management, Design and Planning, Air Monitoring	\$0
Site Security (HazMat Abatement and Demolition)	\$0
Pre Demolition Asbestos, Lead and Hazardous Materials Abatement	\$0
<b>Demolition Activities (MCL §125.2652(2)(o)(i)(F))</b>	
Demolition Engineering, Design and Management, Bid Specs and Evaluation	\$15,000
Demolition of Building (Interior and Exterior, Incl Demo & Disp)	\$0
Demolition of Building (Utility disconnect and removal)	\$0
Demolition of Building (Pavement removal)	\$35,000
<b>Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))</b>	
Utility Connection & Installation - New site utilities/Utility relocation (water, sewer, gas, etc.)	\$472,948
Utility Connection & Installation - Retention/Detention	\$0
Public Infrastructure - Storm Sewer	\$0
Public Infrastructure - James P. Cole Right-of-Way	\$0
Public Infrastructure -	\$0
Public Infrastructure -	\$0
<b>Site Preparation (MCL §125.2652(2)(o)(ii)(C))</b>	
Geotechnical Testing & Evaluation	\$20,000
Soil Mitigation activities	\$0
Geotechnically Non-viable Soils Removal	\$0
Site Preparation (Exc., Debris removal, etc.)	\$25,000
Site Preparation (Rough Grading, etc.)	\$132,000
Site Preparation (Finished Grading, etc.)	\$28,200
Site Preparation (Specialized foundations)	\$0
Site Preparation (Sheeting, shoring, etc.)	\$0
Site Preparation - Excavation	\$5,000
Site Preparation - Pumping of Groundwater	\$8,000
<b>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$741,148</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY</b>	
Contingency (15% of Subtotal)	\$111,172
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	\$7,500
<b>GRAND TOTAL</b>	<b>\$859,820</b>



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

Eligible Activity Description	Brownfield Property Cost		
DEPARTMENT SPECIFIC ACTIVITIES (MCL §125.2652(2)(l)) ELIGIBLE ACTIVITY COSTS			
Baseline Environmental Assessments (MCL §125.2652(2)(l))	Local TIF Capture Only	State and Local TIF Capture	TOTAL
Phase I Environmental Site Assessment	\$0	\$2,400	\$2,400
Phase II Environmental Site Assessment	\$0	\$15,000	\$15,000
Baseline Environmental Assessment	\$0	\$3,500	\$3,500
7a Due Care Plan	\$0	\$2,000	\$2,000
Due Care Activities (MCL §125.2652(2)(l) and (m))			
Section 7aCA Due Care Plan - Revisions/Documentation of Due Care Compliance	\$0	\$4,500	\$4,500
Additional Due Care Phase II ESA Environmental Due Diligence Activities	\$0	\$40,000	\$40,000
Additional Due Care Phase II ESA Environmental Due Diligence Reporting Activities	\$0	\$3,500	\$3,500
Treatment/Disposal of Contaminated Groundwater During Construction (if necessary)	\$0	\$40,000	\$40,000
Soil Staging, Loading, Transportation, and Disposal	\$0	\$35,000	\$35,000
Soil Verification Sampling (if necessary)	\$0	\$25,000	\$25,000
Soil Backfill (Soil, soil placement & compaction)	\$0	\$5,000	\$5,000
Health & Safety Plan	\$0	\$2,500	\$2,500
Project Management	\$0	\$15,000	\$15,000
Soil Erosion Measures	\$0	\$3,000	\$3,000
Incremental Costs for Greenspace Encapsulation (as necessary)	\$0	\$30,000	\$30,000
Incremental Costs for Encapsulation (Engineering controls for Building and Parking)	\$0	\$50,000	\$50,000
Soil Vapor Assessment and Pilot Test	\$0	\$5,000	\$5,000
Soil Vapor Barrier / Sub-slab Depressurization System	\$0	\$58,000	\$58,000
Work Plans, Engineering, Specifications and Reports	\$0	\$5,000	\$5,000
Response Activities (MCL §125.2652(2)(l) and (oo)(l) and (il))			
Hoist, Trench and Other former Equipment Removal Related Activities (if present)	\$0	\$15,000	\$15,000
UST Removal and Closure (if identified during excavation)	\$0	\$50,000	\$50,000
UST Removal Observation, Sampling and Report (if identified during excavation)	\$0	\$12,000	\$12,000
Work Plans, Engineering, Specifications and Reports	\$0	\$6,500	\$6,500
ENVIRONMENTAL COSTS SUBTOTAL	\$0	\$427,900	\$427,900
TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS			
Contingency			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$60,750	\$60,750
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(l)(D))		\$7,500	\$7,500
ELIGIBLE ACTIVITY COSTS SUBTOTAL	\$0	\$496,150	\$496,150
Agency Administrative Costs			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
DBRA Administrative and Operating Costs (15% of TIR Annually)	\$0	\$0	\$0
GRAND TOTAL	\$0	\$496,150	\$496,150



**TABLE 2 - TOTAL PROPOSED MSF ELIGIBLE ACTIVITY COSTS  
PROPOSED FORMER DUPONT SITE REDEVELOPMENT - Phase 1 (100,000 ft2 bldg)  
CITY OF FLINT, GENESEE COUNTY, MICHIGAN**

Eligible Activity Description	Brownfield Property Cost
<b>ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS</b>	
<b>Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))</b>	
Pre Demolition Hazardous Materials Environmental Assessment (HMEA)	\$0
Bid Specs and Bid Evaluation (for HazMat Abatement)	\$0
Lead, Asbestos and Mold Abatement Consulting, Management, Design and Planning, Air Monitoring	\$0
Site Security (HazMat Abatement and Demolition)	\$0
Pre Demolition Asbestos, Lead and Hazardous Materials Abatement	\$0
<b>Demolition Activities (MCL §125.2652(2)(o)(i)(F))</b>	
Demolition Engineering, Design and Management, Bid Specs and Evaluation	\$15,000
Demolition of Building (Interior and Exterior, Incl Demo & Disp)	\$90,000
Demolition of Building (Utility disconnect and removal)	\$25,000
Demolition of Building (Pavement removal)	\$95,000
<b>Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))</b>	
Utility Connection & Installation - New site utilities/Utility relocation (water, sewer, gas, etc.)	\$464,360
Utility Connection & Installation - Retention/Detention	\$0
Public Infrastructure - Storm Sewer	\$0
Public Infrastructure - James P. Cole Right-of-Way	\$0
Public Infrastructure -	\$0
Public Infrastructure -	\$0
<b>Site Preparation (MCL §125.2652(2)(o)(ii)(C))</b>	
Geotechnical Testing & Evaluation	\$20,000
Soil Mitigation activities	\$0
Geotechnically Non-viable Soils Removal	\$0
Site Preparation (Exc., Debris removal, etc.)	\$25,000
Site Preparation (Rough Grading, etc.)	\$132,000
Site Preparation (Finished Grading, etc.)	\$28,200
Site Preparation (Specialized foundations)	\$0
Site Preparation (Sheeting, shoring, etc.)	\$0
Site Preparation - Excavation	\$5,000
Site Preparation - Pumping of Groundwater	\$8,000
<b>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$907,560</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY</b>	
Contingency (15% of Subtotal)	\$136,134
Brownfield Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D))	\$7,500
<b>GRAND TOTAL</b>	<b>\$1,051,194</b>

**ATTACHMENT F**

**TIF Tables**

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

**FINAL DRAFT FOR REVIEW AND APPROVAL**

**EXHIBIT A: TIF TABLE**

Extended Taxable Value (TV) Increase Rate:	1% per year																
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value \$	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Base Taxable Value \$	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Estimated New TV \$	6,631,250	4,677,563	4,724,338	4,771,582	4,819,297	4,867,490	4,916,155	4,965,377	5,015,060	5,065,130	5,115,781	5,166,919	5,218,608	5,270,795	5,323,501	5,375,717	5,428,405
Incremental Difference (New TV - Base TV) \$	4,695,250	4,641,563	4,688,338	4,735,582	4,783,297	4,831,490	4,879,155	4,927,377	4,975,060	5,023,130	5,071,781	5,120,919	5,170,608	5,220,795	5,271,501	5,322,717	5,374,405
Incremental Difference (New TV - Base TV) \$	4,695,250	4,641,563	4,688,338	4,735,582	4,783,297	4,831,490	4,879,155	4,927,377	4,975,060	5,023,130	5,071,781	5,120,919	5,170,608	5,220,795	5,271,501	5,322,717	5,374,405
<b>School Capital</b>																	
State Education Tax (SET)	6,000	27,844	27,844	28,142	28,435	28,712	29,001	29,293	29,588	29,886	30,187	30,491	30,798	31,108	31,421	31,737	32,056
School Operating Tax	18,000	82,751	83,584	84,436	85,276	86,115	87,001	87,879	88,764	89,658	90,540	91,427	92,313	93,213	94,102	95,211	96,169
School Total	24,000																
<b>Local Capital</b>																	
County Operating	25,005	25,345	25,613	25,871	26,127	26,385	26,641	26,899	27,100	27,474	27,751	28,037	28,312	28,597	28,885	29,176	29,469
Library	18,889	18,578	18,761	18,950	19,141	19,334	19,529	19,725	19,974	20,175	20,327	20,512	20,718	20,947	21,158	21,371	21,586
Flint Operating	34,879	34,872	35,178	35,532	35,890	36,251	36,616	36,985	37,357	37,733	38,113	38,497	38,885	39,276	39,671	40,071	40,474
Public Safety	27,584	27,867	28,142	28,415	28,685	28,952	29,215	29,485	29,806	30,127	30,441	30,758	31,078	31,391	31,707	32,016	32,329
Misc. Levies	41,848	42,045	42,432	42,820	43,207	43,595	43,983	44,371	44,759	45,147	45,535	45,923	46,311	46,699	47,087	47,475	47,863
Genesee County Parks	3,438	3,472	3,507	3,543	3,579	3,614	3,651	3,688	3,725	3,762	3,800	3,838	3,877	3,916	3,955	3,995	4,036
Parks and Rec	2,798	2,727	2,845	2,965	3,085	3,205	3,325	3,445	3,565	3,685	3,805	3,925	4,045	4,165	4,285	4,405	4,525
Genesee SD	17,220	17,391	17,569	17,746	17,924	18,105	18,287	18,471	18,657	18,845	19,035	19,226	19,420	19,615	19,811	20,012	20,214
Mass Transit	5,618	5,675	5,732	5,790	5,848	5,907	5,966	6,027	6,087	6,149	6,210	6,273	6,336	6,400	6,464	6,529	6,595
Flint Sinking Fund	5,425	5,479	5,535	5,590	5,647	5,704	5,761	5,819	5,878	5,937	5,997	6,057	6,118	6,179	6,241	6,304	6,368
CS Most Operating	9,059	9,150	9,242	9,335	9,429	9,524	9,620	9,717	9,815	9,914	10,014	10,114	10,216	10,319	10,421	10,528	10,634
Local Total	83,3483																
<b>Non-Capital Capital</b>																	
Flint School Debt	12,564	13,095	13,277	13,560	13,845	14,131	14,418	14,706	14,996	15,287	15,579	15,872	16,167	16,463	16,761	17,061	17,362
CS Most Debt	3,632	3,682	3,735	3,790	3,845	3,901	3,957	4,014	4,071	4,129	4,187	4,245	4,304	4,363	4,422	4,482	4,542
Public Library Debt	8,367	8,451	8,536	8,622	8,709	8,797	8,886	8,975	9,065	9,157	9,249	9,341	9,436	9,531	9,627	9,724	9,822
Total Non-Capital Capital	24,563																
TOTAL DEBTS	79,8113																
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>																	
	300,397	303,623	306,844	309,773	312,893	316,044	319,217	322,441	325,648	328,967	332,279	335,624	339,002	342,415	345,861	349,342	352,857

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

**FINAL DRAFT FOR REVIEW AND APPROVAL**

**EXHIBIT A: TIF TABLE**

Estimated Taxable Value (TV) Increase Rate	Plan Year												TOTAL
	18	19	20	21	22	23	24	25	26	27	28	29	30
<b>Base Capture</b>													
State Education Tax (SET)	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000
School Operating Tax	\$ 5,484,310	\$ 5,519,658	\$ 5,555,995	\$ 5,592,332	\$ 5,628,669	\$ 5,665,006	\$ 5,701,343	\$ 5,737,680	\$ 5,774,017	\$ 5,810,354	\$ 5,846,691	\$ 5,883,028	\$ 5,919,365
<b>Incremental Difference (New TV) Base TIF</b>	\$ 5,484,310	\$ 5,485,658	\$ 5,487,006	\$ 5,488,354	\$ 5,489,702	\$ 5,491,050	\$ 5,492,398	\$ 5,493,746	\$ 5,495,094	\$ 5,496,442	\$ 5,497,790	\$ 5,499,138	\$ 5,500,486
<b>Subtotal Total</b>	\$ 5,518,310	\$ 5,524,658	\$ 5,531,006	\$ 5,537,354	\$ 5,543,702	\$ 5,550,050	\$ 5,556,398	\$ 5,562,746	\$ 5,569,094	\$ 5,575,442	\$ 5,581,790	\$ 5,588,138	\$ 5,594,486
<b>Base Capture</b>													
County Operating	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716	\$ 25,716
Library	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801	\$ 21,801
Flint Operating	\$ 40,881	\$ 41,292	\$ 41,703	\$ 42,114	\$ 42,525	\$ 42,936	\$ 43,347	\$ 43,758	\$ 44,169	\$ 44,580	\$ 44,991	\$ 45,402	\$ 45,813
Public Safety	\$ 32,705	\$ 33,048	\$ 33,391	\$ 33,734	\$ 34,077	\$ 34,420	\$ 34,763	\$ 35,106	\$ 35,449	\$ 35,792	\$ 36,135	\$ 36,478	\$ 36,821
Misc. Levies	\$ 49,381	\$ 49,878	\$ 50,375	\$ 50,872	\$ 51,369	\$ 51,866	\$ 52,363	\$ 52,860	\$ 53,357	\$ 53,854	\$ 54,351	\$ 54,848	\$ 55,345
Genesee County Parks	\$ 4,076	\$ 4,117	\$ 4,158	\$ 4,199	\$ 4,240	\$ 4,281	\$ 4,322	\$ 4,363	\$ 4,404	\$ 4,445	\$ 4,486	\$ 4,527	\$ 4,568
Parks and Rec	\$ 2,775	\$ 2,753	\$ 2,731	\$ 2,709	\$ 2,687	\$ 2,665	\$ 2,643	\$ 2,621	\$ 2,599	\$ 2,577	\$ 2,555	\$ 2,533	\$ 2,511
Genesee LEO	\$ 10,417	\$ 10,673	\$ 10,929	\$ 11,185	\$ 11,441	\$ 11,697	\$ 11,953	\$ 12,209	\$ 12,465	\$ 12,721	\$ 12,977	\$ 13,233	\$ 13,489
Mass Transit	\$ 6,661	\$ 6,778	\$ 6,895	\$ 7,012	\$ 7,129	\$ 7,246	\$ 7,363	\$ 7,480	\$ 7,597	\$ 7,714	\$ 7,831	\$ 7,948	\$ 8,065
Flint Jointing Fund	\$ 6,432	\$ 6,497	\$ 6,562	\$ 6,627	\$ 6,692	\$ 6,757	\$ 6,822	\$ 6,887	\$ 6,952	\$ 7,017	\$ 7,082	\$ 7,147	\$ 7,212
CS Mort Operating	\$ 10,741	\$ 10,849	\$ 10,957	\$ 11,065	\$ 11,173	\$ 11,281	\$ 11,389	\$ 11,497	\$ 11,605	\$ 11,713	\$ 11,821	\$ 11,929	\$ 12,037
<b>Subtotal Total</b>	\$ 141,363	\$ 143,363	\$ 145,363	\$ 147,363	\$ 149,363	\$ 151,363	\$ 153,363	\$ 155,363	\$ 157,363	\$ 159,363	\$ 161,363	\$ 163,363	\$ 165,363
<b>Base Capture</b>													
Flint School Debt	\$ 15,371	\$ 15,526	\$ 15,681	\$ 15,836	\$ 15,991	\$ 16,146	\$ 16,301	\$ 16,456	\$ 16,611	\$ 16,766	\$ 16,921	\$ 17,076	\$ 17,231
CS Mort Debt	\$ 4,306	\$ 4,349	\$ 4,392	\$ 4,435	\$ 4,478	\$ 4,521	\$ 4,564	\$ 4,607	\$ 4,650	\$ 4,693	\$ 4,736	\$ 4,779	\$ 4,822
Public Library Debt	\$ 9,920	\$ 10,020	\$ 10,120	\$ 10,220	\$ 10,320	\$ 10,420	\$ 10,520	\$ 10,620	\$ 10,720	\$ 10,820	\$ 10,920	\$ 11,020	\$ 11,120
<b>Subtotal Total</b>	\$ 29,597	\$ 29,895	\$ 30,193	\$ 30,491	\$ 30,789	\$ 31,087	\$ 31,385	\$ 31,683	\$ 31,981	\$ 32,279	\$ 32,577	\$ 32,875	\$ 33,173
<b>Total TIF Available for Capture</b>	\$ 170,960	\$ 173,258	\$ 175,556	\$ 177,854	\$ 180,152	\$ 182,450	\$ 184,748	\$ 187,046	\$ 189,344	\$ 191,642	\$ 193,940	\$ 196,238	\$ 198,536

**EXHIBIT A: TIF TABLE**

Estimated Table Value (TV) Increase Rate:				Section O Captures Summary Table			
Plan Year	Calendar Year	Developer Fee	Local R/LP	Plan Year	Calendar Year	Developer Fee	Local R/LP
* Base Table Value							
Estimated Item TV							
Incremental Difference (New TV - Base TV)							
24,000.00							
School Total							
School Captures							
County Operating							
Library							
Flint Operating							
Public Safety							
Misc. Others							
Genesee County Parks							
Parks and Rec							
Genesee ID							
Mass Transit							
Flint Sewing Fund							
CS Most Operating							
Local Total							
Non-Capturable Efforts							
Flint School Debt							
CS Most Debt							
Public Library Debt							
Year Non-Capturable Items							
Total Mills							
Total Tax Increment Revenue (TR) Available for Capture							

**Food notes:**



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

EXHIBIT A: TIF TABLE

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.70%	\$ 1,050,107		\$ 1,050,107
Local	63.30%	\$ 2,810,835		\$ 2,810,835
<b>TOTAL</b>				
EGLE	35%	\$ 1,000,350		\$ 1,000,350
MSE	65%	\$ 1,860,592		\$ 1,860,592

Estimated Capture	
Administrative Fees	\$ 973,411
State Brownfield Redevelopment	\$ 303,887
Local Brownfield Redeveloping Land	\$ 1,044,652

Estimated Total  
 Years of Plan: 20

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Total State Incremental Revenue	\$ 110,334	\$ 111,446	\$ 112,568	\$ 113,702	\$ 114,847	\$ 116,004	\$ 117,179	\$ 118,352	\$ 119,544	\$ 120,747	\$ 121,963	\$ 123,191	\$ 124,431	\$ 125,683	\$ 126,948	\$ 128,226	\$ 129,516
State Brownfield Redevelopment Fund (50% of SET)	\$ 39,792	\$ 40,335	\$ 40,878	\$ 41,421	\$ 41,964	\$ 42,507	\$ 43,050	\$ 43,593	\$ 44,136	\$ 44,679	\$ 45,222	\$ 45,765	\$ 46,308	\$ 46,851	\$ 47,394	\$ 47,937	\$ 48,480
State TIR Available for Reimbursement	\$ 96,542	\$ 97,515	\$ 98,497	\$ 99,489	\$ 100,491	\$ 101,503	\$ 102,525	\$ 103,558	\$ 104,601	\$ 105,654	\$ 106,717	\$ 107,792	\$ 108,877	\$ 109,971	\$ 111,080	\$ 112,197	\$ 113,327
Total Local Incremental Revenue	\$ 190,243	\$ 192,180	\$ 194,116	\$ 196,071	\$ 198,046	\$ 200,040	\$ 202,055	\$ 204,089	\$ 206,144	\$ 208,220	\$ 210,316	\$ 212,433	\$ 214,572	\$ 216,732	\$ 218,913	\$ 221,116	\$ 223,341
BBA Administrative Fee (15% Maximum \$100k/Year)	\$ 28,536	\$ 28,827	\$ 29,118	\$ 29,409	\$ 29,700	\$ 30,000	\$ 30,300	\$ 30,600	\$ 30,900	\$ 31,200	\$ 31,500	\$ 31,800	\$ 32,100	\$ 32,400	\$ 32,700	\$ 33,000	\$ 33,300
Local TIR Available for Reimbursement	\$ 185,283	\$ 186,636	\$ 188,113	\$ 189,405	\$ 191,112	\$ 192,634	\$ 194,117	\$ 195,723	\$ 197,281	\$ 198,875	\$ 200,474	\$ 202,090	\$ 203,721	\$ 205,362	\$ 207,019	\$ 208,715	\$ 210,411
Total State & Local TIR Available	\$ 261,805	\$ 264,151	\$ 266,610	\$ 269,094	\$ 271,603	\$ 274,137	\$ 276,696	\$ 279,281	\$ 281,892	\$ 284,529	\$ 287,192	\$ 289,881	\$ 292,595	\$ 295,332	\$ 298,093	\$ 300,912	\$ 303,739
DEVELOPER																	
DEVELOPER Reimbursement Balance	\$ 2,860,942	\$ 2,859,137	\$ 2,854,985	\$ 2,849,375	\$ 2,859,281	\$ 2,853,541	\$ 2,847,845	\$ 2,837,544	\$ 2,827,544	\$ 2,811,444	\$ 2,795,515	\$ 2,779,340	\$ 2,762,820	\$ 2,746,059	\$ 2,729,164	\$ 2,712,033	\$ 2,694,766
AVAILABLE TIR (AFTER Developer Principal Reimbursement)	\$ 2,860,942	\$ 2,859,137	\$ 2,854,985	\$ 2,849,375	\$ 2,859,281	\$ 2,853,541	\$ 2,847,845	\$ 2,837,544	\$ 2,827,544	\$ 2,811,444	\$ 2,795,515	\$ 2,779,340	\$ 2,762,820	\$ 2,746,059	\$ 2,729,164	\$ 2,712,033	\$ 2,694,766
DEVELOPER Cumulative Interest	\$ 143,047	\$ 285,796	\$ 428,545	\$ 571,294	\$ 714,043	\$ 856,792	\$ 1,000,041	\$ 1,143,290	\$ 1,286,539	\$ 1,429,788	\$ 1,573,037	\$ 1,716,286	\$ 1,859,535	\$ 2,002,784	\$ 2,146,033	\$ 2,289,282	\$ 2,432,531
INTEREST PAYMENTS TO DEVELOPER	\$ 143,047	\$ 142,749	\$ 142,451	\$ 142,153	\$ 141,855	\$ 141,557	\$ 141,259	\$ 140,961	\$ 140,663	\$ 140,365	\$ 140,067	\$ 139,769	\$ 139,471	\$ 139,173	\$ 138,875	\$ 138,577	\$ 138,279
INTEREST BALANCE DUE TO DEVELOPER	\$ 143,047	\$ 142,749	\$ 142,451	\$ 142,153	\$ 141,855	\$ 141,557	\$ 141,259	\$ 140,961	\$ 140,663	\$ 140,365	\$ 140,067	\$ 139,769	\$ 139,471	\$ 139,173	\$ 138,875	\$ 138,577	\$ 138,279
CUMULATIVE INTEREST PAYMENTS TO DEVELOPER	\$ 143,047	\$ 285,796	\$ 428,545	\$ 571,294	\$ 714,043	\$ 856,792	\$ 1,000,041	\$ 1,143,290	\$ 1,286,539	\$ 1,429,788	\$ 1,573,037	\$ 1,716,286	\$ 1,859,535	\$ 2,002,784	\$ 2,146,033	\$ 2,289,282	\$ 2,432,531
AVAILABLE TIR (AFTER Developer Reimbursement)																	
MSE Non-Environmental Costs	\$ 1,880,182	\$ 1,874,229	\$ 1,868,276	\$ 1,862,323	\$ 1,856,370	\$ 1,850,417	\$ 1,844,464	\$ 1,838,511	\$ 1,832,558	\$ 1,826,605	\$ 1,820,652	\$ 1,814,699	\$ 1,808,746	\$ 1,802,793	\$ 1,796,840	\$ 1,790,887	\$ 1,784,934
State Tax Reimbursement	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495	\$ 62,495
Local Tax Reimbursement	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768	\$ 107,768
Total MSE Reimbursement Balance	\$ 1,948,445	\$ 1,943,492	\$ 1,938,539	\$ 1,933,586	\$ 1,928,633	\$ 1,923,680	\$ 1,918,727	\$ 1,913,774	\$ 1,908,821	\$ 1,903,868	\$ 1,898,915	\$ 1,893,962	\$ 1,889,009	\$ 1,884,056	\$ 1,879,103	\$ 1,874,150	\$ 1,869,197
MDOT Environmental Costs	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542	\$ 91,542
State Tax Reimbursement	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335	\$ 31,335
Local Tax Reimbursement	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034	\$ 54,034
Total MDOT Reimbursement Balance	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808	\$ 908,808
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 361,805	\$ 364,151	\$ 366,610	\$ 369,094	\$ 371,603	\$ 374,137	\$ 376,696	\$ 379,281	\$ 381,892	\$ 384,529	\$ 387,192	\$ 389,881	\$ 392,595	\$ 395,332	\$ 398,093	\$ 400,912	\$ 403,739
TOTAL BROWNFIELD REVOLVING FUND																	
BBF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total BBF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**FOOTNOTES:**  
 1. FRA administrative fee is 1% with a \$100,000 cap. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax increment revenue available and based upon maximum amounts that an authority can capture for administrative fees per PA 381.

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

EXHIBIT A: THE TABLE

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Total State Incremental Revenue	\$ 130,819	\$ 132,136	\$ 133,465	\$ 134,808	\$ 136,164	\$ 137,534	\$ 138,910	\$ 140,315	\$ 141,746	\$ 143,157	\$ 144,593	\$ 146,045	\$ 147,514	\$ 1,481,883
State Broadband Redevelopment Fund (30% of SETI)	\$ 16,433	\$ 16,517	\$ 16,601	\$ 16,685	\$ 16,769	\$ 16,853	\$ 16,937	\$ 17,021	\$ 17,105	\$ 17,189	\$ 17,273	\$ 17,357	\$ 17,441	\$ 174,887
Total TIR Available for Reimbursement	\$ 114,467	\$ 115,619	\$ 116,762	\$ 118,008	\$ 119,394	\$ 120,681	\$ 121,973	\$ 123,294	\$ 124,641	\$ 125,968	\$ 127,320	\$ 128,688	\$ 130,073	\$ 1,307,096
Total Local Incremental Revenue	\$ 225,589	\$ 227,859	\$ 230,151	\$ 232,467	\$ 234,806	\$ 237,168	\$ 239,554	\$ 241,963	\$ 244,397	\$ 246,855	\$ 249,338	\$ 251,845	\$ 254,378	\$ 2,543,378
BNA Admissions Initiative Fee (15% Maximum \$100/Year)	\$ 11,043	\$ 11,099	\$ 11,154	\$ 11,209	\$ 11,264	\$ 11,319	\$ 11,374	\$ 11,429	\$ 11,484	\$ 11,539	\$ 11,594	\$ 11,649	\$ 11,704	\$ 117,141
Local TIR Available for Reimbursement	\$ 171,128	\$ 173,860	\$ 175,699	\$ 178,006	\$ 180,321	\$ 182,639	\$ 184,963	\$ 187,292	\$ 189,621	\$ 191,954	\$ 194,288	\$ 196,623	\$ 198,957	\$ 1,985,580
Total State & Local TIR Available	\$ 286,595	\$ 289,478	\$ 292,351	\$ 296,727	\$ 300,000	\$ 303,275	\$ 306,554	\$ 309,833	\$ 313,112	\$ 316,391	\$ 319,670	\$ 322,949	\$ 326,228	\$ 3,292,676
DEVELOPER														
DEVELOPER Reimbursement Balance	\$ (1,301,223)	\$ (1,382,708)	\$ (1,465,099)	\$ (1,548,348)	\$ (1,632,500)	\$ (1,717,596)	\$ (1,803,657)	\$ (1,890,694)	\$ (1,978,728)	\$ (2,067,781)	\$ (2,157,863)	\$ (2,248,984)	\$ (2,340,145)	\$ (23,405,348)
AVAILABLE TIR (AFTER Developer Principal Reimbursements)														\$ (23,405,348)
DEVELOPER Interest (US Dollar Interest Rate 4.00%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Cumulative Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST BALANCE OWED TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CUMULATIVE INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AVAILABLE TIR (AFTER Developer Reimbursement and Interest)														\$ -
MOE's Non-Environmental Costs	\$ 286,365	\$ 288,260	\$ 290,154	\$ 292,047	\$ 293,940	\$ 295,833	\$ 297,726	\$ 299,619	\$ 301,512	\$ 303,405	\$ 305,298	\$ 307,191	\$ 309,084	\$ 3,090,840
State Tax Reimbursement	\$ 68,412	\$ 69,101	\$ 69,790	\$ 70,479	\$ 71,168	\$ 71,857	\$ 72,546	\$ 73,235	\$ 73,924	\$ 74,613	\$ 75,302	\$ 75,991	\$ 76,680	\$ 766,800
Local Tax Reimbursement	\$ 117,972	\$ 119,159	\$ 120,346	\$ 121,533	\$ 122,720	\$ 123,907	\$ 125,094	\$ 126,281	\$ 127,468	\$ 128,655	\$ 129,842	\$ 131,029	\$ 132,216	\$ 1,312,000
Total MOE Reimbursement Balance	\$ (1,337,751)	\$ (1,426,071)	\$ (1,514,391)	\$ (1,602,711)	\$ (1,691,031)	\$ (1,779,351)	\$ (1,867,671)	\$ (1,955,991)	\$ (2,044,311)	\$ (2,132,631)	\$ (2,220,951)	\$ (2,309,271)	\$ (2,397,591)	\$ (23,993,348)
MOE's Environmental Costs	\$ 302,210	\$ 304,218	\$ 306,226	\$ 308,234	\$ 310,242	\$ 312,250	\$ 314,258	\$ 316,266	\$ 318,274	\$ 320,282	\$ 322,290	\$ 324,298	\$ 326,306	\$ 3,263,206
State Tax Reimbursement	\$ 36,782	\$ 37,152	\$ 37,522	\$ 37,892	\$ 38,262	\$ 38,632	\$ 39,002	\$ 39,372	\$ 39,742	\$ 40,112	\$ 40,482	\$ 40,852	\$ 41,222	\$ 412,000
Local Tax Reimbursement	\$ 63,428	\$ 64,066	\$ 64,711	\$ 65,356	\$ 65,999	\$ 66,643	\$ 67,287	\$ 67,931	\$ 68,575	\$ 69,219	\$ 69,863	\$ 70,507	\$ 71,151	\$ 711,200
Total MOE Reimbursement Balance	\$ (665,479)	\$ (766,697)	\$ (868,334)	\$ (970,354)	\$ (1,072,787)	\$ (1,175,680)	\$ (1,279,040)	\$ (1,382,866)	\$ (1,487,159)	\$ (1,592,919)	\$ (1,699,146)	\$ (1,805,832)	\$ (1,912,973)	\$ (19,245,548)
MOE's ONLY COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 286,595	\$ 289,478	\$ 292,351	\$ 296,727	\$ 300,000	\$ 303,275	\$ 306,554	\$ 309,833	\$ 313,112	\$ 316,391	\$ 319,670	\$ 322,949	\$ 326,228	\$ 3,292,676
LOCAL BROADBAND REVENUE FUND														
LBIF Deposits +	\$ 36,782	\$ 37,152	\$ 37,526	\$ 37,892	\$ 38,262	\$ 38,632	\$ 39,002	\$ 39,372	\$ 39,742	\$ 40,112	\$ 40,482	\$ 40,852	\$ 41,222	\$ 412,000
State Tax Capture	\$ 172,128	\$ 173,860	\$ 175,699	\$ 178,006	\$ 180,321	\$ 182,639	\$ 184,963	\$ 187,292	\$ 189,621	\$ 191,954	\$ 194,288	\$ 196,623	\$ 198,957	\$ 1,985,580
Local Tax Capture	\$ 208,910	\$ 211,012	\$ 213,135	\$ 215,268	\$ 217,401	\$ 219,534	\$ 221,667	\$ 223,799	\$ 225,932	\$ 228,065	\$ 230,198	\$ 232,331	\$ 234,464	\$ 2,344,632

**Footnotes:**  
FBR's administrative fee is 15% with a \$100,000 cap. The plan's proportionate share of all tax increment revenue capture for administrative fees per PA 381.

**ATTACHMENT G**

**Environmental Department Acknowledgement and Other Environmental  
Documents**





RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING DISTRICT OFFICE



C. HEIDI GRETHOR  
DIRECTOR

September 17, 2018

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

**BEA ID:** B201802506LA

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

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

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

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

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

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

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

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

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

Authorized signature:



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

Enclosure

cc: Environmental Consulting & Technology Inc.



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

FOR DEQ USE ONLY  
BEA SUBMITTAL #

BA0803500LA

### Baseline Environmental Assessment Submittal Form

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

#### Section A: Legal Entity Information

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

Address: 27 Forest Lane

City: South Barrington State: IL ZIP: 60010

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

Telephone: (312) 543-1250

Email: mona.navitsky@dearcapcre.com

Contact for BEA questions if different from submitter:

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

Company: Environmental Consulting & Technology, Inc.

Address: 2200 Commonwealth Blvd., Suite 300

City: Ann Arbor State: MI ZIP: 48105

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

#### Section B: Property Information

Street Address of Property: 1809 James P Cole Blvd

City: Flint State: MI Zip: 48503

City/Village/Township: City of Flint

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

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

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

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

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

County: Genesee

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

Decimal Degrees Latitude: 43.0324828

Decimal Degrees Longitude: 83.684671

Reference point for latitude and longitude:

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

Collection method:

Survey ☐ GPS ☒ Interpolation

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

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

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

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

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

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

Licensed landfill regulated pursuant to Part 115 ☐

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

RECEIVED

SEP 13 2018

MDEQ - RRD  
LANSING DISTRICT OFFICE

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

MM/DD/YYYY

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

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

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

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

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

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

**Section F: Environmental Consultant Signature:**

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

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

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

Company: Environmental Consulting & Technology, Inc.

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

Telephone: (734) 769-3004

E-Mail: jdaddona@ectinc.com

**Section G: Legal Entity Signature:**

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

Signature: Ramona Navitsky Date: September 7, 2018

(Person legally authorized to bind the legal entity)

Printed Name: Ms. Ramona Navitsky

Title and Relationship of signatory to submitter: Treasurer

Address: 27 Forest Lane

City: South Barrington

State: IL

Zip: 60010

Telephone: (312) 543-1250

E-Mail: mona.navitsky@dearcapcre.com

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



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

## **BASELINE ENVIRONMENTAL ASSESSMENT**

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

**For submission to:**

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

**September 10, 2018**

ECT No. 180509-0100

## Document Review

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

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

Ryan Higuchi  
Author

  
Signature

September 10, 2018  
Date

John D'Addona, P.E.  
Peer Review

  
Signature

September 10, 2018  
Date