

City of Flint, Michigan

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



Meeting Agenda - Final

Monday, August 8, 2022

4:30 PM

COUNCIL CHAMBERS

SPECIAL AFFAIRS COMMITTEE

Allie Herkenroder, Chairperson, Ward 7

*Eric Mays, Ward 1
Quincy Murphy, Ward 3
Jeri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8*

*Ladel Lewis, Ward 2
Judy Priestley, Ward 4
Tonya Burns, Ward 6
Eva L. Worthing, Ward 9*

Inez M. Brown, City Clerk

Davina Donahue, Deputy Clerk

CALL TO ORDER

ROLL CALL

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

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

REQUESTS FOR CHANGES AND/OR ADDITIONS TO AGENDA

Council shall vote to adopt any amended agenda.

PUBLIC SPEAKING

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.

COUNCIL RESPONSE

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two minutes.

RESOLUTIONS

220329 Sale of City-Owned Land/Airpark Drive South/Kyle Holdings, LLC

Resolution resolving that the appropriate city officials are authorized to do all things necessary to enter into and complete the sale of the property commonly known as Airpark Drive South, Flint, MI 48507, Parcel No. 40-34-100-019, and legally described as BISHOP AIRPARK LOT 11, for a cost of \$95,000.00, and transfer the property to Kyle Holdings, LLC, in an AS IS condition by means of conveyance of a Quit Claim Deed. Revenue realized from the sale of this real property will be placed in Revenue Acct. No. 101-371.209-673.100, AND, resolving 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.

220330 Contracts/Lakeshore Global Corp./Phase VII Lead Line Restorations

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized to enter into contracts with Lakeshore Global Corp. (LGC) for Phase VII SLE/SLR projects, as requested by Public Works, in an amount NOT-TO-EXCEED \$17,871,747.85 [Grants Fund FEPA18WIIN-1 Acct. No. 496-540.760-802.081.]

APPOINTMENTS

ORDINANCES

DISCUSSION ITEMS

ADJOURNMENT

RESOLUTION NO.: 220329

PRESENTED: AUG - 8 2022

ADOPTED: _____

RESOLUTION AUTHORIZING THE SALE OF CITY OWNED LAND TO KYLE HOLDINGS, LLC

BY THE MAYOR:

The City of Flint has acquired title to certain real estate of an existing vacant lot Parcel ID #40-34-100-019. The property address is Airpark Drive South and legally described as BISHOP AIRPARK LOT 11.

Kyle Holdings, LLC has agreed to purchase the property commonly known as Airpark Drive South, Flint, Michigan 48507. Parcel ID #40-34-100-019 and legally described as BISHOP AIRPARK LOT 11. The city's interest in the aforementioned property will be conveyed by a Quit Claim Deed and sold in AS IS condition. Revenue realized from the sale of this real property will be placed in Revenue Account #101-371.209-673.100. Kyle Holdings, LLC shall pay the recording fees to register the conveyance documents at the Genesee County Register of Deeds.

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into and complete the sale of property commonly known as Airpark Drive South, Flint Michigan, 48507. Parcel ID #40-34-100-019 and legally described as BISHOP AIRPARK LOT 11 for a cost of \$95,000 and transfer the property to Kyle Holdings, LLC in an AS IS condition by means of conveyance of a Quit Claim Deed. Revenue realized from the sale of this real property will be placed in Revenue Account #101-371.209-673.100.

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:


William Kim (Jul 27, 2022 13:49 EDT)

**William Kim, Chief Legal Officer
Officer**

APPROVED AS TO FINANCE


Robert J.F. Widigan (Jul 27, 2022 13:50 EDT)

Robert J.F. Widigan, Chief Financial

CITY ADMINISTRATION:


CLYDE D EDWARDS (Aug 3, 2022 10:41 EDT)

Clyde Edwards, City Administrator

CITY COUNCIL:



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 7/27/2022

BID/PROPOSAL#

AGENDA ITEM TITLE: Resolution recommending the disposition of Real Property owned by the City of Flint

PREPARED BY Samantha Fountain, Economic Development Department
(Please type name and Department)

VENDOR NAME:

BACKGROUND/SUMMARY OF PROPOSED ACTION:

This is a resolution recommending the sale of Airpark Drive South, legally described as BISHOP AIRPARK LOT 11 to Kyle Holdings, LLC. This property is currently vacant and is next to another property that Kyle Holdings, LLC is under contract to purchase for his business that he is bringing to the City of Flint. This property was listed publicly for bid for over 7 days, per our property disposition procedures, and Kyle Holdings, LLC was the highest bidder.

FINANCIAL IMPLICATIONS: The property will be removed from the inventory of City of Flint owned property and returned to the tax rolls. The City will receive \$95,000.00.

BUDGETED EXPENDITURE? YES NO **IF NO, PLEASE EXPLAIN:** The income from this was not anticipated in this budget year.

Dept.	Name of Account	Account Number	Grant Code	Amount
Economic Development	Sale of City Land	101-371.209-673.100	N/A	\$95,000



CITY OF FLINT

		FY22/23 GRAND TOTAL	\$95,000
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PRE-ENCUMBERED? YES NO REQUISITION NO: 0000

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: Samantha Fountain, Economic Development Director
(PLEASE TYPE NAME, TITLE)

Property Disposition Application
City of Flint

Additional Comments from applicant, James Kyle, Kyle Holdings, LLC. for acquisition of 1.52 acres parcel off Airpark Drive, Flint.

James Kyle is the owner of Kyle Holdings, LLC who also owns Millennium Technology Partners (Millennium) currently located in Morrice Michigan. Millennium has experienced rapid growth in recent years as an underground cable and fiber optics contractor and is anticipating a relocation of their Michigan operations to the City of Flint. Presently, they have the property neighboring this site at 3015 Airpark Drive under contract and their acquisition of this property is conditioned upon their acquisition of the vacant parcel described herein and owned by the City of Flint.

Kyle Holdings, LLC formed in 2004 and is still owned and operated by the founder James Kyle. Millennium is a division of Kyle Holdings, LLC which specializes in distribution and management of broadband infrastructure materials. Our current geographical footprint consists of 16 physical, stocking distribution locations nationwide.

Millennium Michigan was formed in 2009. We have seen a 20% minimum YOY growth trajectory since inception.

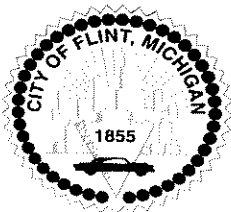
Kyle Holdings, LLC currently employs approximately 190 people across the country. The Michigan territory currently employs 9 people. With the acquisition of the new property we project to see that number to be closer to 20 based on our growth trajectory over the next 2 years.

Our goal is to move to Flint indefinitely, and add to our sales and operations workforce as our growth allows.

We need to modify the current building and adjacent property to accommodate our business which will include but is not limited to an expansion on the building, logistics routing, excavation, paving, and fencing.

These modifications are projected to cost upwards of \$500,000.

These modifications will allow us to grow into the future and will also allow us to generate more traffic from our current client base, and logistics companies which will help generate exposure to the area.



City of Flint

Property Disposition Application

To purchase a City of Flint owned property AS IS, with or without a structure that will not be used as a side-lot acquisition, complete this form and return to the *City of Flint*. Complete a separate application for each parcel.

Application will not be processed if not completed in its entirety.

CONTACT INFORMATION

Name of applicant: James Kyle _____

Name of corporation/business: Kyle Holdings,LLC _____

Mailing address: 120 S. Wright St _____

City, State, Zip: Delavan, WI 53115 _____

Phone #: 312-805-2837 _____ Email address: James@mtpllc.us _____

PROPERTY INFORMATION

City of Flint property address and parcel ID #:40-34-100-019 and is indicated to be approximately 1.52 acres in total size _____

Property: Has structure Is vacant

Property will be used for: Residential Commercial Industrial Other

Property will be occupied by: Owner Renter Business Other Description

of property in its existing condition: Vacant Industrial Land Owned by the city of Flint _____

State Equalized Value of property as listed at www.bsaonline.com: Unknown _____

Purchase offer amount: \$95,000 _____

REDEVELOPMENT PLANS

Description of planned improvements/renovation: Millennium Technology Partners will look to combine this lot with the neighboring property at 3015 Airpark Drive. The building and yard at 3015 Airpark Drive are insufficient to accommodate the needs for our move and both parcels are required to make this relocation project happen. We do have a financial understanding with the Seller of the other neighboring property owner and will put that property and this property under contract as soon as an agreement is made with Flint. In terms of development plans, the subject lot will be used to expand both our industrial building footprint and yard area.

How is this project aligned with the *Imagine Flint* Master Plan: The current zoning is appropriate___

*City of Flint ,Real Estate Office, 1101 S. Saginaw Street, Room S 105, Flint, Michigan 48502
kstephens@cityofflint.com, Website: www.cityofflint.com*

Development Team description: (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)

Phil Konopitski is our real estate broker. Please copy him on any email correspondence at phil.konopitski@freg.com

Timeline for renovation/improvement: 12-18 months _____

PROJECT FINANCING

Cost of renovation/improvements: \$275,000 initially with growth in the future _____

Description of how acquisition and improvement/renovation will be financed: Cash _____

Note: The City of Flint may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to City of Flint standards.

Please attach the following documents:

- Most recent tax return,
- Pre-qualification letter from lender (if applicable),
- Most recent audited financial statement,
- Development budget,
- Operating budget for rental transaction, and
- List of potential tenants and pre-lease agreements for rental transactions

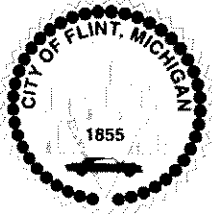
To the best of my knowledge the information provided in this application is true and in compliance with City of Flint Code of Ordinances. I understand that the City of Flint staff will review this request for compliance with existing City and neighborhood plans.

James Kyle
Signature of Applicant

6/30/2022
Date

*Please allow at least 30 days for your application to be processed. Property disposition must be approved by Flint City Council. You will be given a quit claim deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.
This form is a statement of interest only. By receiving it, the City does not commit to transfer property.*

Please Return This Form To:
City of Flint, Planning & Zoning, 1101 S. Saginaw Street, Room S 110, Flint, Michigan
48502 Email: kstephens@cityofflint.com Website: www.cityofflint.com



RESOLUTION NO.: 220330

PRESENTED: AUG - 8 2022

ADOPTED: _____

PROPOSAL# 22-526, 22-527

BY THE CITY ADMINISTRATOR:

RESOLUTION TO LAKESHORE GLOBAL CORPORATION FOR PHASE VII OF LEAD LINE RESTORATIONS (SLE/SLR)

WHEREAS, The Division of Purchases & Supplies solicited proposals for Phase VII of the Lead Line Restoration, Excavation and Replacement Project (P#22-527), and restorations for the previous phase of SLE/SLR work (P#22-526).

WHEREAS, Lakeshore Global Corporation, 7310 Woodward Ave, Detroit MI, was the sole responsive bidder for both proposals.

WHEREAS, the Department of Public Works upon approval from EGLE after vetting the proposal documents for funding compliance, is recommending Lakeshore Global Corporation the awarded bid for this project.

Funding is to come from the following account(s):

Account Number	Account Name/ Grant Code	Amount
496-540.760-802.081	FEPA18WIIN-1.	\$17,871,747.85
	FY23 GRAND TOTAL	\$17,871,747.85

IT IS RESOLVED, That the Appropriate City Officials are hereby authorized to enter into contracts with Lakeshore Global Corporation (LGC) for the Phase VII SLE/SLR Projects for FY23 (07/01/22-06/30/23), in an overall amount not-to-exceed \$17,871,747.85.

APPROVED AS TO FORM:

William Kim
William Kim (Aug 5, 2022 11:19 EDT)
William Kim, City Attorney

APPROVED AS TO FINANCE:

Robert J.F. Widigan
Robert J.F. Widigan (Aug 5, 2022 11:15 EDT)
Robert J.F Widigan, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS
CLYDE D EDWARDS (Aug 5, 2022 12:17 EDT)
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:

Lauren Rowley
Lauren Rowley, Purchasing Manager



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: August 5, 2022

BID/PROPOSAL#

AGENDA ITEM TITLE: Resolution Authorizing to Lakeshore Global Corporation for Phase VII of Lead Line Restorations (SLE/SLR)

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

VENDOR NAME: Lakeshore Global Corporation

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The City of Flint Department of Public Works & Utilities solicited bids for Phase VII of the Lead Line Restoration, Excavation and Replacement Project. Lakeshore Global Corporation was the sole responsive bidder for both proposals in an amount not to exceed \$17,871,747.85. Funding is available from 496-540.760-802.081.

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YESx NO [] IF NO, PLEASE EXPLAIN:

Table with 5 columns: Dept., Name of Account, Account Number, Grant Code, Amount. Row 1: Phase VII LSE/LSR, 496-540.760-802.081, FEPA18WIIN-1, \$17,871,747.85. Row 2: FY23 GRAND TOTAL, \$17,871,747.85.

PRE-ENCUMBERED? YES NO x [] REQUISITION NO:

ACCOUNTING APPROVAL: Yolanda Gray Date: 8-5-22

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



CITY OF FLINT

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

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

DEPARTMENT HEAD SIGNATURE: _____
(PLEASE TYPE NAME, TITLE)



CITY OF FLINT, MICHIGAN
Department of Public Works

Clyde Edwards
City Administrator

Michael J Brown
Director

Sheldon Neeley
Mayor

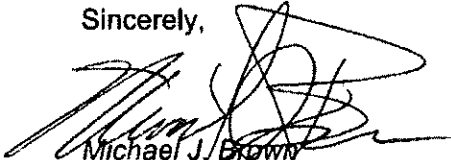
Sent by Email

Good day Ms. Rowley,

July 18, 2022

Since Rowe and the State have agreed to the Two RFPs for SLR and Restoration (22000526) and Restoration (22000527), I will agree that the only bidder for both RFPs, Lakeshore Global Corporation, should be given the Bid award for Both RFPs.

Sincerely,



Michael J. Brown
Director of Public Works

CC: Mr. Clyde Edwards (City of Flint.
Mr. Jeff Markstrom (Rowe)

TABULATION OF BIDS



OWNER: City of Flint
 PROJECT: Phase VII Fast Start Service Line Replacement
 JOB NO.: 22C0133 - 22000526
 DATE: June 29, 2022

Lakeshore Global Corporation

WORK DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Asphalt Roadway, Major Streets	4,000	SF	\$32.93	\$131,720.00
Asphalt Roadway, Local Streets	22,000	SF	\$27.82	\$612,040.00
Concrete Roadway, State Highways	4,000	SF	\$35.17	\$140,680.00
Concrete Roadway, Major Roads	4,000	SF	\$34.05	\$136,200.00
Concrete Roadway, Local Roads	4,000	SF	\$32.93	\$131,720.00
Asphalt Driveway	4,000	SF	\$27.33	\$109,320.00
Concrete Driveway	4,000	SF	\$22.29	\$89,160.00
Curb and Gutter	800	LF	\$64.09	\$51,272.00
Concrete Sidewalk	20,000	SF	\$11.45	\$229,000.00
Greenbelt and Lawn Area	400,000	SF	\$4.54	\$1,816,000.00
Remove Cracked or Broken Sidewalks and Driveways	50,400	SF	\$3.77	\$190,008.00
TOTAL BID				\$3,637,120.00

TABULATION OF BIDS



OWNER: City of Flint
 PROJECT: Phase VII Fast Start Service Line Replacement
 JOB NO.: 22C0133 - 22000527
 DATE: June 29, 2022

Lakeshore Global Corporation

WORK DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Asphalt Roadway, Major Streets	4,000	SF	\$28.63	\$114,520.00
Asphalt Roadway, Local Streets	22,000	SF	\$26.42	\$581,240.00
Concrete Roadway, State Highways	4,000	SF	\$31.33	\$125,320.00
Concrete Roadway, Major Roads	4,000	SF	\$30.18	\$120,720.00
Concrete Roadway, Local Roads	4,000	SF	\$29.03	\$116,120.00
Asphalt Driveway	4,000	SF	\$23.31	\$93,240.00
Concrete Driveway	4,000	SF	\$18.15	\$72,600.00
Curb and Gutter	800	LF	\$67.29	\$53,832.00
Concrete Sidewalk	20,000	SF	\$11.53	\$230,600.00
Greenbell and Lawn Area	400,000	SF	\$4.59	\$1,836,000.00
Remove Cracked or Broken Sidewalks and Driveways	50,400	SF	\$3.81	\$192,024.00
Exploration /Excavation	2,500	EA	\$1,979.80	\$4,949,500.00
½" Partial Replacement, Public Side	400	EA	\$6,754.78	\$2,701,912.00
½" Partial Replacement, Private Side	60	EA	\$6,754.78	\$405,286.80
½" Full Replacement	700	EA	\$7,611.21	\$5,327,847.00
1" Partial Replacement, Public Side	15	EA	\$7,180.89	\$107,713.35
1" Partial Replacement, Private Side	5	EA	\$7,495.27	\$37,476.35
1" Full Replacement	15	EA	\$8,090.07	\$121,351.05
1-1/2" Partial Replacement, Public Side	5	EA	\$8,573.03	\$42,865.15
1-1/2" Partial Replacement, Private Side	5	EA	\$8,636.49	\$43,182.45
1-1/2" Full Replacement	5	EA	\$9,645.99	\$48,229.95
2" Partial Replacement, Public Side	5	EA	\$10,052.82	\$50,264.10
2" Partial Replacement, Private Side	5	EA	\$10,310.98	\$51,554.90
2" Full Replacement	5	EA	\$11,561.92	\$57,809.60
Additional Copper Service Line, >60 LF	7,000	LF	\$15.12	\$105,840.00
SLR, SHPO Zone w/Archeologist	10	EA	\$15,378.26	\$153,782.60
Cut & Cap, Abandoned House Service	10	EA	\$1,105.32	\$11,053.20
Sanitary Lateral Repair	5	EA	\$607.17	\$3,035.85
LSM, Unstable Trench Bottom	20	CY	\$160.38	\$3,207.60
Traffic Control, Flagmen/Police Assisted	200	HR	\$408.89	\$81,778.00
Tree Removal, <=24" Diameter	5	EA	\$2,611.52	\$13,057.60
Tree Removal, < 24" Diameter	5	EA	\$3,756.86	\$18,784.30
TOTAL BID				\$17,871,747.85