

# **City of Flint, Michigan**

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



## **Meeting Agenda - Final**

**Monday, December 12, 2022**

**5:30 PM**

**Council Chambers**

### **CITY COUNCIL**

*Allie Herkenroder, President, Ward 7  
Ladel Lewis, Vice President, Ward 2*

*Eric Mays, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

*Eva L. Worthing, Ward 9*

*Davina Donahue, Interim City 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.*

**PLEDGE OF ALLEGIANCE****PRAYER OR BLESSING****REQUESTS FOR CHANGES OR ADDITIONS TO AGENDA**

*Council shall vote to adopt any amended agenda.*

**PRESENTATION OF MINUTES**

**220525** Summary Minutes/Flint City Council/Regular Meeting/November 28, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, November 28, 2022, at 9:28 p.m., in City Council Chambers, 3rd Floor, City Hall.

**220526** Summary Minutes/Flint City Council/Special Meeting/December 5, 2022

Summary Minutes of the Flint City Council special meeting held Monday, December 5, 2022, at 5:39 p.m., in City Council Chambers, 3rd Floor, City Hall.

**220527** Summary Minutes/Flint City Council/Special Meeting/November 4, 2022

Summary Minutes of the Flint City Council special meeting held Friday, November 4, 2022, at 5:38 p.m., in City Council Chambers, 3rd Floor, City Hall.

**220528** Summary Minutes/Flint City Council/Regular Meeting/February 14, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, February 14, 2022, at 5:46 p.m., in City Council Chambers, 3rd Floor, City Hall.

**PUBLIC HEARINGS**

**220472.6** Ordinance No. 220472

A Public Hearing on Ordinance No. 220472, an ordinance to amend the Code of the City of Flint as requested by the Flint Planning Commission to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 4811 Fenton Road, Flint MI 48507, Parcel No. 41-30-302-004, legally described as PART OF SW FRAC ¼ OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2 OF NW ¼ OF SW FRAC'L ¼ OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CON'T 19.226 AC +/- from "CC" City Corridor to "CE" Commerce and Employment. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

## PUBLIC SPEAKING

*Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), three (3) minutes per speaker. Only one speaking opportunity per speaker. Numbered slips will be provided prior to the start of the meeting to those wishing to speak during this agenda item.*

## 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.*

## PETITIONS AND UNOFFICIAL COMMUNICATIONS

**220524** Tax Reverted Property Disposition/Genesee County Treasurer

Communication received December 2, 2022, re: A listing of 2022 foreclosed properties in Genesee County that did not sell at auction, as mailed to local unit treasurers and clerks.

## COMMUNICATIONS (from Mayor and other City Officials)

**220520** Weekly Traffic Control Update

Email received December 4, 2022, from Traffic Engineering and DPW, identifying the latest lane closures and ramp closures for the I-69 and I-475 Reconstruction projects.

**220521** Traffic Engineering/Closure Permits

Sidewalk, Lane and Street Closure permits (9) dated October, November and December 2022, for requested activities/events, with noted responsibility for the placement of the required traffic control devices, and/or personnel, for the protection of traffic and event participants.

## **ADDITIONAL COMMUNICATIONS**

## **APPOINTMENTS**

**220498** Appointment/Zoning Board of Appeals/Ari McCaskill (Ward 7)

Resolution resolving that the Flint City Council approves the appointment of Ari McCaskill (1806 Kent Street, Flint, MI 48503 - Ward 7) to the Zoning Board of Appeals for a term that begins immediately upon adoption of this resolution, and ends on September 1, 2025. [By way of background, Mr. McCaskill is replacing Johnnetta S.C. Ricks, whose term on the Zoning Board of Appeals expired September 1, 2020.]

## **APPOINTMENTS (May be Referred from Special Affairs)**

**220516** Appointment/Downtown Development Authority (DDA)/Davina Donahue

Resolution resolving that the Flint City Council approves the appointment of Davina Donahue (5148 Pasadena Avenue, Flushing, MI 48433) to the Flint Downtown Development Authority (DDA) Board, to serve the remainder of a term that expires February 2024, as requested by Mayor Sheldon Neeley. [By way of background, Ms. Donahue is replacing Inez M. Brown, who retired September 30, 2022.]

**220517** Appointment/Flint Downtown Development Authority (DDA)/Montel Meniffee

Resolution resolving that the Flint City Council approves the appointment of Montel Meniffee (5817 Dupont Street, Flint, MI, 48505) to the Flint Downtown Development Authority (DDA) Board for the remainder of an appointment, which expires February 2024, as recommended by Mayor Sheldon Neeley. [NOTE: By way of background, Mr. Meniffee is filling a vacancy on the DDA Board left by Adrian Walker, who moved out of the district.]

## **RESOLUTIONS**

**220449** Lease Agreement/Flint City Golf, LLC/Swartz Creek Golf Course/Kearsley Lake Golf Course

Resolution resolving that the Flint City Council approves leasing the Swartz Creek Golf Course and the Kearsley Lake Golf Course to Flint City Golf, LLC.

**220494**      Sale of City-Owned Land/ Blades Avenue/2130 Mayberry Avenue/Glenn's Happy Homes, LLC

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to enter into and complete the sale of properties commonly known as vacant lot on Blades Avenue, Flint, MI 48503, Parcel No. 41-20-131-012, and legally described as ELM PARK SUBDIVISION LOT 375, and vacant lot on 2130 Mayberry Avenue, Flint, MI 48503, Parcel No. 41-20-131-031, and legally described as ELM PARK SUBDIVISION LOT 391, for a total cost of \$1,002.00 and transfer the property to Glenn's Happy Homes, 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. 101-701.000-673.100, 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.

**220507**      Contractual Renewal/Ernst & Young/Management Services/American Rescue Plan Act (ARPA) Funds

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to renew the contract with Ernst & Young, the City of Flint's ARPA [American Rescue Plan Act] administration, compliance and implementation firm, in an amount NOT-TO-EXCEED \$884,380.00, with the option to renew at the rates outlined in the table above.

**220508**      Contract/Budget Adjustment/Transfer of Funds/Lighthouse Group/Property & Terrorism Insurance Coverage

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to amend the FY2023 budget and transfer \$50,000.00 from Legal Professional Services GL Acct No. 677-266.200-812.000 to Risk Management Insurance GL Acct. No. 677-267.651-955.000. The total budget amendment shall not exceed \$50,000.00, AND, resolving that the appropriate city officials, upon City Council's approval, are authorized to enter into a contract with the Lighthouse Group to provide the City with its property and terrorism coverage, at a total premium NOT-TO-EXCEED \$667,355.00 for the 12-month period beginning November 30, 2022, through November 30, 2023, as requested by Finance, with funding to be drawn from Self-Insurance Fund Acct. No. 677-267.651-955.000.]

**220509**      Lease-End Buyout/Three (3) Backhoe Loaders/One (1) Wheel Loader/John Deere Financial

Resolution resolving that the Division of Purchases & Supplies, upon City Council approval, can hereby issue a Purchase Order [to John Deere Financial] for the lease-end buyout of three (3) backhoe loaders and one (1) wheel loader, for a

total NOT-TO-EXCEED \$318,784.77, as requested by Street Maintenance and the Water Service Center. [Fleet/Central Garage Equipment Fund Acct. No. 661-229.000-977.000].

**220510** Bell/MacQueen Equipment/Pelican Street Sweeper

Resolution resolving that the Division of Purchases & Supplies, upon City Council's approval, is hereby authorized to issue a Purchase Order to Bell/MacQueen Equipment for a Pelican street sweeper, as requested by Streets, in an amount NOT-TO-EXCEED \$272,883.05 [Fleet/Central Garage Equipment Fund Acct. No. 661-229.000-977.000].

**220511** CO#1/Contract/Zito Construction Company/Miller Road Water Main Replacement

Resolution resolving that the appropriate city officials, upon City Council's approval, can hereby enter into Change Order No. 1 with Zito Construction for additional asphalt and gravel, in an amount NOT-TO-EXCEED \$10,000.00, and an overall FY2023 grand total NOT-TO-EXCEED \$1,883,634.27 [Water Capital Projects Acct. No. FUSDT-CSLFRF/287-536.701-801.000.]

**220512** CO#1/[Multi-Year]/Lease to Own Agreement/AIS Construction Equipment/Vogele Paver/Hamm Roller

Resolution resolving that the City of Flint, upon City Council's approval, is hereby authorized to issue payment for the final year of a five-year lease/purchase with AIS Construction Equipment, with financing through Deere Credit Services, in the FY2023 amount of \$125,266.56, plus the final payment of \$11,201.00 (total \$136,467.56) for a Vogele Paver and a Hamm Roller, as requested by DPW.

**220514** Further Appeal/Kate Fields v Flint City Council

Resolution resolving that the Flint City Council directs its legal counsel file an application for leave to appeal that dismissal with the Michigan Supreme Court.

## **RESOLUTIONS - (May be Referred from Special Affairs)**

**220515** Budget Amendment/Transfer of Funds/Grant Agreement/Flint Police Foundation/Flint Police Department

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to accept the Flint Police Foundation Grant, (to) amend the FY2023 budget, (to) appropriate funding for future fiscal years, for as long as the funds are available from the funder, (to) abide by the terms and conditions of the grant, in the amount of \$127,000.00, and to use Grant Code PFPF-NSODA22 through March 21, 2022.

**220530** Public Hearing/Amendments/Rules Governing Meetings of the Flint City Council

Resolution resolving that the appropriate city officials are authorized to do all things necessary to conduct a public hearing on the attached proposed amendments to the Rules Governing Meetings of the Flint City Council, to be held at the regularly scheduled meeting of the Flint City Council at 5:30 p.m. January 9, 2023 [in City Council Chambers, 1101 S. Saginaw Street, Flint.]

## LIQUOR LICENSES

**220523** Provision's Shop and Sitdown/DBA Queen's Provisions/Local Government Approval/New Tavern License with Sunday Sales/WARD 5

Local Government Approval (Flint City Council) recommending to the Michigan Liquor Control Commission an application for a New Tavern License with Sunday Sales to be located at 421 Garland Avenue, Flint, MI 48503, Genesee County. [Applicant(s): Provisions Shop and Sitdown, DBA Queen's Provisions.]

## INTRODUCTION AND FIRST READING OF ORDINANCES

**220519** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (SS). [NOTE: The PILOT is for HWD Harrison Inc. (503 South Saginaw Street) to own and operate a housing project identified as Harrison Mixed-Use. The annual service charge for the class of persons of low and moderate income shall be equal to ten (10) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.]

## SECOND READING AND ENACTMENT OF ORDINANCES

**220472** Ordinance/Chapter 50/PC-22-3/Flint Planning Commission/Rezoning/4811 Fenton Road/From "CC" City Corridor to "CE" Commerce and Employment

An ordinance to amend the Code of the City of Flint has been requested by the Flint Planning Commission to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 4811 Fenton Road, Flint MI 48507, Parcel No. 41-30-302-004, legally described as PART OF SW FRAC ¼ OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES:

163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2/ OF NW ¼ OF SW FRAC'L ¼ OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CON'T 19.226 AC +/- from "CC" City Corridor to "CE" Commerce and Employment. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

## **ADDITIONAL DISCUSSION ITEMS**

## **FINAL COUNCIL COMMENTS**

## **ADJOURNMENT**

# City of Flint, Michigan

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1101 S. Saginaw Street  
Flint, Michigan 48502  
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## Meeting Minutes

**Monday, November 28, 2022**

**9:28 PM**

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**Council Chambers**

## CITY COUNCIL

*Allie Herkenroder, President, Ward 7  
Ladel Lewis, Vice President, Ward 2*

*Eric Mays, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

*Eva L. Worthing, Ward 9*

*Davina Donahue, Interim City Clerk*

## CALL TO ORDER

*Council President Allie Herkenroder called this meeting to order at 9:28 p.m.*

## ROLL CALL

**Present:** Councilperson: Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

## PLEDGE OF ALLEGIANCE

*Councilperson Tonya Burns led the Pledge of Allegiance.*

## PRAYER OR BLESSING

*Councilperson Ladel Lewis gave the blessing.*

## REQUESTS FOR CHANGES AND/OR ADDITIONS TO AGENDA

*Councilperson Murphy asked for a two-minute discussion on Public Act 436 (the Emergency Manager act) before Presentation of Minutes. The vote was 8-0 (Abstention: Mays). Councilperson Mays asked for a Discussion Item on the Interim Fire Chief during Discussion Items. The vote was 9-0.*

## DISCUSSION ITEMS

**220506** Discussion Item/Public Act 436

A Discussion Item as requested by Councilperson Murphy to discuss Public Act 436 (the Emergency Manager act) for two minutes.

**DROPPED**

## PRESENTATION OF MINUTES

**220503** Summary Minutes/Flint City Council/Regular Meeting/November 14, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, November 14, 2022, at 7:38 p.m., in City Council Chambers, 3rd Floor, City Hall.

*The motion was to place all three sets of minutes -- Nos. 220503, 220483 and 220502 -- on file in one motion.*

**A motion was made by Councilperson Priestley, seconded by Councilperson Murphy, that this matter be Placed on File. The motion carried by the following vote:**

**Aye:** 9 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**220483** Summary Minutes/Flint City Council/Regular Meeting/April 11, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, April 11, 2022, at 7:42 p.m., in City Council Chambers, 3rd Floor, City Hall.

**A motion was made by Councilperson Priestley, seconded by Councilperson Murphy, that this matter be Placed on File. The motion carried by the following vote:**

**Aye:** 9 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**220502** Summary Minutes/Flint City Council/Regular Meeting/March 28, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, March 28, 2022, at 5:28 p.m., in City Council Chambers, 3rd Floor, City Hall.

**A motion was made by Councilperson Priestley, seconded by Councilperson Murphy, that this matter be Placed on File. The motion carried by the following vote:**

**Aye:** 9 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Vice President Herkenroder, Councilperson Winfrey-Carter, Councilperson Burns, Councilperson Pfeiffer and Councilperson Worthing

**SPECIAL ORDERS****220504** Special Order/Veterans & Military Families Month

A Special Order as requested by Councilperson Lewis to honor Veterans and Military Families during the month of November.

**Presented**

**RESOLUTIONS****220497** Recognition/November/Veterans and Military Families Month

Resolution resolving that the Mayor and City Council hereby recognizes November 2022 as Veterans and Military Families Month in the City of Flint to pay tribute to veterans, reservists and their families for their sacrifices to this country.

**Adopted**

**Substituted**

*The resolution was amended to replace November 2022 with the month of November.*

**A motion was made by Councilperson Pfeiffer, seconded by Councilperson Priestley, that this matter be Amended. The motion carried by the following vote:**

**Aye:** 9 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer, Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Worthing

**220497.1** Amendment/Recognition/November/Veterans and Military Families Month

Amended resolution resolving that the Mayor and City Council hereby recognizes the month of November as Veterans and Military Families Month in the City of Flint to pay tribute to veterans, reservists and their families for their sacrifices to this country.

**A motion was made by Councilperson Pfeiffer, seconded by Councilperson Murphy, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 9 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer, Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Worthing

## **PUBLIC SPEAKING**

*Public Speaking was held.*

## **COMMUNICATIONS (from Mayor and other City Officials)**

**220499** Communication/Assessor/Board of Review

Communication dated November 18, 2022, from City Assessor Stacey Kaake to City Council, re: the December 2022 Board of Review will be meeting at 1 p.m. Tuesday, December 13, 2022, in the McKenzie Room, 2nd Floor, City Hall.

**This Matter was Placed on File on the Consent Agenda.**

**220500** Weekly Traffic Control Update

Email received November 14 and 21, 2022, from Traffic Engineering and DPW, identifying the latest lane closures and ramp closures for the I-69 and I-475 Reconstruction projects.

**This Matter was Placed on File on the Consent Agenda.**

**220501** Traffic Engineering/Closure Permits

Sidewalk, Lane and Street Closure permits (4) dated November 2022, for requested activities/events, with noted responsibility for the placement of the required traffic control devices, and/or personnel, for the protection of traffic and event participants.

**This Matter was Placed on File on the Consent Agenda.**

## **APPEAL**

Councilperson Mays, with support from Councilperson Winfrey-Carter, appealed the decision of the Chair that he was out of order and should be removed from the meeting. The vote was 5-2 (No: Winfrey-Carter, Burns). (Absent: Murphy). (Abstention: Mays)

## ROLL CALL

*Councilperson Murphy left the meeting around 10:25 p.m. Councilpersons Mays, Winfrey-Carter and Burns left the meeting around 10:45 p.m.*

**Present:** Councilperson: Councilperson Lewis, Councilperson Priestley, Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** Councilperson: Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

## APPOINTMENTS (May be Referred from Special Affairs)

### 220487 Appointment/Building Code Board of Appeals/Kurt Neiswender

Resolution resolving that the Flint City Council approves the appointment of Kurt Neiswender (Architect, 1017 Kensington Avenue, Flint, Michigan, 48503) to serve on the Building Code Board of Appeals for a one-year term, commencing upon resolution approval and expiring December 1, 2023, as recommended by Mayor Sheldon A. Neeley.

*This appointment was seconded by Councilperson Murphy, but he left before the vote so his second doesn't show up in the minutes.*

**A motion was made by Councilperson Priestley that this matter be Approved. The motion carried by the following vote:**

**Aye:** 5 - Councilperson Lewis, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** 4 - Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

### 220498 Appointment/Zoning Board of Appeals/Ari McCaskill (Ward 7)

Resolution resolving that the Flint City Council approves the appointment of Ari McCaskill (1806 Kent Street, Flint, MI 48503 - Ward 7) to the Zoning Board of Appeals for a term that begins immediately upon adoption of this resolution, and ends on September 1, 2025. [By way of background, Mr. McCaskill is replacing Johnnetta S.C. Ricks, whose term on the Zoning Board of Appeals expired September 1, 2020.]

**A motion was made by Councilperson Priestley, seconded by Councilperson Worthing, that this matter be POSTPONED for December 12, 2022. The motion carried by the following vote:**

**Aye:** 5 - Councilperson Lewis, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** 4 - Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

## RESOLUTIONS - (May be Referred from Special Affairs)

**220488**      Contract/Ace-Saginaw Paving Co./Paving & Milling/Welch Boulevard, Dupont Street & Fleming Road

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized to enter into a contract with Ace-Saginaw Paving Co. for the paving of Welch Boulevard, Fleming Road and Dupont Street, in an amount NOT-TO-EXCEED \$971,190.00, as requested by DPW [Major Street Asphalt Fund Acct. No. 202-449.201-782.000.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220489**      Contract/Lighthouse Group/General Liability & Terrorism Coverage

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to enter into a contract with the Lighthouse Group to provide the City with its general liability and terrorism coverage, through the Old Republic Union Insurance Co., at a premium NOT-TO-EXCEED \$560,957.50 for a 12-month period beginning November 23, 2022, through November 23, 2023, as requested by Finance [Self-Insurance Fund Acct. No. 677-267.651-955.000.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220490**      CO#2/Great Lakes Tree Experts/Urban Forestry Services

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized enter into a contract Change Order [No. 2] with Great Lakes Tree Experts for Urban Forestry Services, as requested by Streets, in an amount NOT-TO-EXCEED \$23,000.00, for an overall contract amount NOT-TO-EXCEED \$127,700.00 [Local Streets Tree Maintenance Fund Acct. No. 203-449.215-801.000 = \$11,500.00 and Major Streets Tree Maintenance Fund Acct. No. 202-449.215-801.000 = \$11,500.00.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220491**      CO#1/Contract/J&M Tree Service/Urban Forestry Services

Resolution resolving that the appropriate city officials, upon City Council's approval, can hereby enter into a contract Change Order [No. 1] with J&M Tree Service to provide tree trimming and removals on the City Hall campus, as requested by DPW, in an amount NOT-TO-EXCEED \$35,260.00, and an overall total NOT-TO-EXCEED \$130,260.00 [General Fund Professional Services Fund Acct. No. 101-230.200-801.000.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220492**      CO#2/Contract/J&M Tree Service/Urban Forestry Services

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized to enter into a contract Change Order [No. 2] with J&M Tree Service to provide Urban Forestry Services, as requested by Streets, in an amount NOT-TO-EXCEED \$23,000.00, and an overall total NOT-TO-EXCEED \$118,000.00 [Major Streets Tree Maintenance Fund Acct. No. 202-449.215-801.000 and Local Streets Tree Maintenance Fund Acct. No. 203-449.215-801.000.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220493** CO#1/Contract/L. D'Agostini & Sons, Inc./Secondary Water Source Pipeline

Resolution resolving that the Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a Change Order [No. 1] to L. D'Agostini & Sons, Inc., in an amount NOT-TO-EXCEED \$205,000.00, as requested by DPW [FEPA18WIIN-1 Fund Acct. No 496-536.801-802.068].

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220495** Approval/Group F Medical Marihuana Grow Facility/Adult Use License/ORP, LLC/2905 Davison Road

Resolution resolving that pursuant to Flint City Ordinance No. 50-183(E)(5), the appropriate city officials are hereby authorized to do all things necessary to issue a license to applicant Jacob Best of ORP, LLC, located at 2905 Davison Road, Parcel No. 41-04-352-019.

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220496** Budget Amendment/Transfer of Funds/Grant Agreement/Genesee Auto Interface Network (G.A.I.N.)/Automobile Theft Enforcement Program

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized to do all things necessary to enter into the Genesee Auto Interface Network (G.A.I.N.) Grant Agreement No. 02-23, in the amount of \$166,618.00, to be used to fund one sergeant to be assigned to the G.A.I.N. unit, AND, resolving that the appropriate city officials are authorized to do all things necessary to accept the State of Michigan Auto Theft Prevention Authority (GAIN) grant, amend the FY2023 budget, appropriate funding for future fiscal years, for as long as funds are available from the funder, and abide by the terms and conditions of the grant agreement, in the amount of \$166,618.00, to Grant Code SATPA-GAIN23, through September 30, 2023.

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

### **Passed The Consent Agenda**

**A motion was made by Councilperson Worthing, seconded by Councilperson Priestley, including all the preceding items marked as having been adopted on a Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Councilperson Lewis, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** 4 - Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

**220505** Provide Funding/Office of Public Health/American Rescue Plan Act (ARPA) Funding

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to amend the FY2023 budget to provide funding to operate the Office of Public Health, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act (ARPA) Fund (287). Before funds are spent, the city's ARPA administration, compliance and implementation firm shall review and ensure compliance with the latest U.S. Department of Treasury final rules.

**SEPARATED FROM MASTER RESOLUTION**

## **SEPARATED FROM MASTER RESOLUTION**

**220505** Provide Funding/Office of Public Health/American Rescue Plan Act (ARPA) Funding

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to amend the FY2023 budget to provide funding to operate the Office of Public Health, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act (ARPA) Fund (287). Before funds are spent, the city's ARPA administration, compliance and implementation firm shall review and ensure compliance with the latest U.S. Department of Treasury final rules.

**A motion was made by Councilperson Worthing, seconded by Councilperson Priestley, that this matter be POSTPONED for December 12, 2022. The motion carried by the following vote:**

**Aye:** 4 - Councilperson Lewis, Councilperson Priestley, Vice President Herkenroder and Councilperson Worthing

**No:** 1 - Councilperson Pfeiffer

**Absent:** 4 - Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

**A motion was made by Councilperson Pfeiffer, seconded by Councilperson Priestley, that this matter be REFERRED TO COMMITTEE to the FINANCE COMMITTEE, due back on December 7, 2022. The motion carried by the following vote:**

**Aye:** 5 - Councilperson Lewis, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** 4 - Councilperson Mays, Councilperson Murphy, Councilperson Winfrey-Carter and Councilperson Burns

**ADJOURNMENT**

*Council President Allie Herkenroder adjourned this meeting adjourned at 10:54 p.m., after a motion by Councilperson Priestley and support from Councilperson Lewis. The vote was 5-0 (Absent: Mays, Murphy, Winfrey-Carter, Burns).*

*Respectfully transcribed & submitted,*

*Janell Johnson, Administrative Secretary to City Council*

## **City of Flint, Michigan**

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



### **Meeting Minutes - Draft**

**Monday, December 5, 2022**

**5:39 PM**

\*

**Council Chambers**

### **SPECIAL CITY COUNCIL**

*Allie Herkenroder, President, Ward 7  
Ladel Lewis, Vice President, Ward 2*

*Eric Mays, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

*Eva L. Worthing, Ward 9*

*Davina Donahue, Interim City Clerk*

## CALL TO ORDER

*Council President Allie Herkenroder called this meeting to order at 5:39 p.m.*

## ROLL CALL

*Councilperson Burns left the meeting at 6:50 p.m.*

**Present:** Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Vice President Herkenroder and Councilperson Worthing

**Absent:** Councilperson Burns and Councilperson Pfeiffer

## PLEDGE OF ALLEGIANCE

*Councilperson Quincy Murphy led the Pledge of Allegiance.*

## PRAYER OR BLESSING

*Councilperson Ladel Lewis gave the blessing.*

## PURPOSE OF MEETING - INTERVIEWS FOR CITY CLERK

*Per Resolution No. 220479.1, Resolution Regarding Interviews for City Clerk, as adopted by City Council on November 14, 2022: For the interview, each Councilmember present will have 5 minutes (inclusive of candidate responses) to ask each candidate questions. After all Councilmembers have had an opportunity to ask questions, each Councilmember will have an additional 2 minutes (inclusive of candidate responses) in which to ask follow-up questions. The order of questioning will be determined by random draw in each round, excepting the Council President, who shall go last.*

*Candidates for Interview(s):*

*1. Davina G. Donahue*

## RESOLUTIONS

**220518** City Council Appointment/City Clerk/Davina Donahue

Resolution resolving that the Flint City Council appoints Davina Donahue to serve as City Clerk for a five-year term, beginning on January 1, 2023, and ending on December 31, 2027, and that the appropriate city officials do all things necessary to effectuate this appointment.

**A motion was made by Councilperson Mays, seconded by Councilperson Murphy, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 7 - Councilperson Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Vice President Herkenroder and Councilperson Worthing

**Absent:** 2 - Councilperson Burns and Councilperson Pfeiffer

## PUBLIC SPEAKING

*Public Speaking was held.*

## **ADJOURNMENT**

*Council President Allie Herkenroder adjourned this meeting at 7:45 p.m. after a motion by Councilperson Priestley and a second by Councilperson Worthing.*

*Respectfully transcribed & submitted,*

*Janell Johnson, Administrative Secretary to City Council*

# City of Flint, Michigan

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



## Meeting Minutes

Friday, November 4, 2022

5:38 PM

Council Chambers

## SPECIAL CITY COUNCIL

*Dennis Pfeiffer, President, Ward 8  
Allie Herkenroder, Vice President, Ward 7*

*Eric Mays, Ward 1  
Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5*

*Ladel Lewis, Ward 2  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Eva L. Worthing, Ward 9*

*Davina Donahue, Interim City Clerk*

**CALL TO ORDER**

*Finance Chairperson Tonya Burns called the meeting to order at 5:38 p.m.*

**ROLL CALL**

**Present:** Councilperson Mays, Councilperson Winfrey-Carter and Councilperson Burns

**Absent:** Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

**PLEDGE OF ALLEGIANCE**

*Councilperson Jerri Winfrey-Carter led the Pledge of Allegiance.*

**PRAYER OR BLESSING**

*Councilperson Eric Mays gave the prayer.*

**PUBLIC SPEAKING**

*Public Speaking was held.*

**PURPOSE OF MEETING**

**220467** Special Order/Follow Up/City Council Vote/Hire Independent Firm/Investigate Fire on West Pulaski

A Special Order as requested by Councilpersons Tonya Burns and Eric Mays to follow up on the City Council's vote to hire an independent firm to investigate the fire on West Pulaski Street in which two children died.

**Discussed**

**ADJOURNMENT**

*The meeting adjourned at 6:55 p.m. due to lack of a quorum.*

*Respectfully transcribed & submitted,*

*Janell Johnson, Administrative Secretary to City Council*

# City of Flint, Michigan

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



## Meeting Minutes

**Monday, February 14, 2022**

**5:46 PM**

**Council Chambers**

### **CITY COUNCIL**

*Eric Mays, President, Ward 1  
Allie Herkenroder, Vice President, Ward 7*

*Ladel Lewis, Ward 2  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

*Eva L. Worthing, Ward 9*

*Inez M. Brown, City Clerk*

*Davina Donahue, Deputy Clerk*

## CALL TO ORDER

*Council President Eric Mays called this meeting to order at 5:46 p.m.*

## ROLL CALL

**Present:** Councilperson: Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

## PLEDGE OF ALLEGIANCE

*Councilperson Eva Worthing led the Pledge of Allegiance.*

## PRAYER OR BLESSING

*Councilperson Ladel Lewis led the Prayer.*

## REQUESTS FOR CHANGES OR ADDITIONS TO AGENDA

*Councilperson Mays asked to move Discussion Item Nos. 220076 (Black History Month) and 220077 (Community Meetings) to before Public Hearings. The vote was 9-0.*

## ADOPT AGENDA

*Councilperson Herkenroder, with support from Councilperson Priestley, made a motion to adopt the agenda as amended. The vote was 9-0.*

## PRESENTATION OF MINUTES

### **220082** Summary Minutes/Flint City Council/Regular Meeting/January 10, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, January 10, 2022, at 6:36 p.m., in the City Council Chambers, 3rd Floor, City Hall.

*The motion was to approve both sets of minutes -- 220082 and 220083 -- with any corrections.*

**A motion was made by Vice President Herkenroder, seconded by Councilperson Pfeiffer, that this matter be Placed on File. The motion carried by the following vote:**

**Aye:** 9 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

### **220083** Summary Minutes/Flint City Council/Regular Meeting/January 24, 2022

Summary Minutes of the Flint City Council regular meeting held Monday, January 24, 2022, at 8:52 p.m., in the City Council Chambers, 3rd Floor, City Hall.

A motion was made by Vice President Herkenroder, seconded by Councilperson Pfeiffer, that this matter be Placed on File. The motion carried by the following vote:

Aye: 9 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

## DISCUSSION ITEMS

### 220076 Discussion Item/Black History Month

A Discussion Item as requested by Councilperson Ladel Lewis to talk about Black History Month.

**DROPPED**

### 220077 Discussion Item/Community Meetings for the American Rescue Plan Act (ARPA) Funds

A Discussion Item as requested by Council President Eric Mays to discuss the three remaining community meetings regarding American Rescue Plan Act (ARPA) funds and a basic application form. [Referral Action Date: 2/14/2022 @ City Council Meeting.]

**DROPPED**

## MOTION

*Councilperson Priestley, with support from Councilperson Lewis, made a motion to amend the ARPA form to include personal or business next to name, email, ARPA categories, a detailed budget and a note to attach additional information as necessary. The vote was 6-2 (No: Winfrey-Carter, Burns). (Absent: Mays).*

## PUBLIC HEARINGS

### 220002.6 Public Hearing/Ordinance No. 220002

A Public Hearing on Ordinance No. 220002, an ordinance to amend the Code of the City of Flint as requested by RACER Trust (PC-21-401) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: Industrial Ave., Flint, MI, 48505, Parcel No. 41-06-326-050, legally described as OAK PARK SUBDIVISION OF PART OF SECTIONS 1 AND 2 OF SMITH'S RESEVATION. LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 16; ALSO LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 17; ALSO LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 18; ALSO LOTS 3 THRU 13 INCL; ALSO LOTS 15 & 16; ALSO LOTS 24 THRU 30 INCL; ALSO NLY 35 FT OF LOT 17; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 19, from "C-1" Multi-Family Walk-up and future zoned "CE-Commerce and Employment" to "G" Heavy Manufacturing. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

**HEARING HELD****220003.6** Public Hearing/Ordinance No. 220003

A Public Hearing for Ordinance No. 220003, an ordinance to amend the Code of the City of Flint as requested by Theodore Van Steyn (PC-21-414) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 703 South Grand Traverse, Flint, MI, 48502, Parcel No. 41-18-154-038, legally described as STOCKTON'S WEST ADDITION LOT 1 AND PART OF LOTS 2, 3 AND 4 DESC AS FOLLS: BEG AT NWLY COR OF SD LOT 1; TH N 60 DEG 12 MIN E ALG SLY LINE OF THIRD ST, 165 FT TO A PT 33 FT ELY FROM NWLY COR OF SD LOT 2; TH S 30 DG 00 MIN E, 116.9 FT; TH S 60 DEG 12 MIN W, 165 FT TO ELY LINE OF GRAND TRAVERSE ST; TH N 30 DEG 00 MIN W, 116.9 FT TO POB, BLK M from "D-1" Office District and future zoned "DE-Downtown Edge" to "D-3" Community Business. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

**HEARING HELD****PUBLIC SPEAKING**

*Public Speaking was held.*

**PETITIONS AND UNOFFICIAL COMMUNICATIONS****220078** Genesee County Transportation Improvement Program (TIP) Project Requests/Genesee County Metropolitan Planning Commission (GCMPC)/Annual Status Report

Memorandum dated December 29, 2021 from the Genesee County Metropolitan Planning Commission (GCMPC), re: GCMPC is required to publish the status of Transportation Improvement Program (TIP) projects, available on its web site, within 90 days of the end of the fiscal year.

**This Matter was Placed on File on the Consent Agenda.**

**220080** Financial Report/Karegnondi Water Authority (KWA)

Communication received January 31, 2022, re: The Karegnondi Water Authority (KWA) December 2021 Financial Report is available.

**This Matter was Placed on File on the Consent Agenda.**

**COMMUNICATIONS (from Mayor and other City Officials)****220079** Maintaining Traffic Changes/I-69 Reconstruction

Email received January 25, 2022, from Traffic Engineering, that includes a

schedule update for the I-69 Reconstruction project.

**This Matter was Placed on File on the Consent Agenda.**

**220081** Traffic Engineering/Closure Permits

Sidewalk, Lane and Street Closure permits (4) dated January and February 2022, for requested activities/events, with noted responsibility for the placement of the required traffic control devices, and/or personnel, for the protection of traffic and event participants.

**This Matter was Placed on File on the Consent Agenda.**

## **APPOINTMENTS**

**220061** Appointment/Building Code Board of Appeals/John Gazall

Resolution resolving that pursuant to Flint City Ordinance Chapter 24-122, the Flint City Council approves the appointment of John Gazall (503 S. Saginaw Street, Flint, MI 48502), to the Building Code Board of Appeals for a three-year starting immediately upon adoption of this resolution and expiring March 1, 2025. [NOTE: The Building Code Board of Appeals was recently reinstated so the position Mr. Gazall is filling is vacant.]

**A motion was made by Vice President Herkenroder, seconded by Councilperson Priestley, that this matter be Approved. The motion carried by the following vote:**

**Aye:** 9 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

## **RESOLUTIONS**

**220017** Approval/Memorandum of Understanding (MOU)/City of Flint/Flint Police Officers' Association/Discretionary Pay

Resolution resolving that the Flint City Council approves the MOU for "increased discretionary pay" pursuant to the Collective Bargaining Agreement between the City of Flint and the Flint Police Officers' Association. [NOTE: Article 16-Wages of the Collective Bargaining Agreement (CBA) permits the assignment of discretionary pay in accordance with Rule XIV, Section 4 of the City Personnel Rules and Regulations. The executed MOU regarding Paid Time Off Grant; Application for Discretionary Wage Increase allows employees to apply for discretionary pay. The parties wish to permit individuals with "discretionary pay" to receive a step increase during the term of the CBA. The "increased discretionary pay" will be equal to the Compensation Schedule Step that is one step above the initial "discretionary pay." The "increased discretionary pay" will be effective when the Employee completes a year of city seniority between October 1, 2021, and April 30, 2022.]

**SEPARATED FROM MASTER RESOLUTION**

**220018.1** Amended Resolution/Authorization/COVID-19 Premium Pay/Public Safety Personnel

Amended resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to compensate qualifying essential workers meeting the criteria outlined. Before COVID-19 Premium Pay compensation is distributed, the City of Flint's ARPA administration, compliance and implementation firm shall be contracted with and in place to review and ensure compliance with the latest U.S. Department of the Treasury Interim final rules. COVID-19 Premium Pay to be paid from the American Rescue Plan Act (ARPA) Fund Account 287. [NOTE: Premium Pay will be paid to qualifying Flint Police Department sworn officers and Flint Fire Department certified fire suppression personnel (an additional \$5.00 per hour worked between June 14, 2020, through June 12, 2021, not to exceed the maximum of \$10,400.00). In addition, COVID-19 Premium Pay will be paid to qualifying public safety civilian support personnel (an additional \$2.50 per hour worked between June 14, 2020, through June 12, 2021, not to exceed the maximum of \$5,200.00).] [NOTE: Resolution amended to include sworn officers and certified fire suppression personnel who worked during the qualifying work period, but who lost his or her life up until the time that the COVID-19 Premium Pay compensation is paid.]

**SEPARATED FROM MASTER RESOLUTION****220019.1** Amendment/Authorization/COVID-19 Premium Pay/American Federation of State, County & Municipal Employees (AFSCME) Local 1600 & 1799 & Exempt/Essential Workers

Amended resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to compensate qualifying AFSCME Local 1600 and Local 1799, and exempt essential workers meeting the criteria outlined and within the U.S. Department of the Treasury Interim Final Rules. Before COVID-19 Premium Pay compensation is distributed, the City of Flint's ARPA administration, compliance and implementation firm shall be contracted with and in place to review and ensure compliance with the latest U.S. Department of the Treasury Interim final rules. COVID-19 Premium Pay to be paid from the American Rescue Plan Act (ARPA) Fund Account 287. [NOTE: Premium Pay will be paid to qualifying AFSCME Local 1600 and Local 1799 personnel, and exempt workers (an additional \$3.00 per hour worked between June 14, 2020, through June 12, 2021, not to exceed the maximum of \$6,240.00).] [NOTE: Resolution amended to add exempt workers.]

**SEPARATED FROM MASTER RESOLUTION****210491** Memorandum of Understanding (MOU)/City of Flint/Flint Children's Museum

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to enter into a Memorandum of Understanding between the City of Flint and the Flint Children's Museum.

**SEPARATED FROM MASTER RESOLUTION****220055      Sale of City-Owned Land/420 East Boulevard Drive/Flint Children's Museum**

Resolution resolving that the City of Flint do all things necessary to sell the Property [420 East Boulevard Drive] to the Flint Children's Museum subject to the Sublease Agreement, provided that within twenty-four (24) months of the effective date of such Sublease Agreement (attached) that the Flint Children's Museum will raise funds in the mount of three Million Dollars (\$3,000,000.00). Upon raising such funds, the City of Flint shall forthwith sell the Property to the Flint Children's Museum with a deed restriction that the Property must never be used as a farmers' market or used for the purpose of or operated in such a manner as to compete with the Flint Farmers' Market.

**SEPARATED FROM MASTER RESOLUTION****220056      CO#1/Contract/DTS Contracting, Inc./McKinley Community Center Renovations**

Resolution resolving that the appropriate city officials are authorized to do all things necessary to complete a Change Order to the contract with DTS Contracting, Inc., for Phase Two Rehabilitation of McKinley Community Center, in an amount NOT-TO-EXCEED \$90,618.00, for a total contract amount NOT-TO-EXCEED \$270,438.00, as requested by Planning and Development.

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220057      Agreement/City of Flint/County of Genesee/Flint Holding Facility Operation**

Resolution resolving that the appropriate city officials are to do all things necessary to enter into an agreement with Genesee County for operation of the Flint Holding Facility for the period October 1, 2021, through September 30, 2022 [General Fund Professional Services Acct. No. 101-302.205-801.000.] [NOTE: The City of Flint Police Department includes a 110-person holding facility with the ability to hold detainees for up to 72 hours. The Genesee County Sheriff currently operates the holding facility. The city and the sheriff have agreed to the terms of a contract for the sheriff to continue operating the facility for a contract price NOT-TO-EXCEED \$2,558,516.00. The agreement is contingent on the city receiving funding from the State of Michigan to pay the full costs of the contract and the Sheriff receiving a continued waiver from the Michigan Department of Corrections.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220058      Budget Amendment/Transfer of Funds/FY2022 Second Quarter Budget Amendment**

Resolution resolving that the appropriate city officials, upon City Council's approval, are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2022 operating budget of the City of Flint.

[NOTE: Adjustments are needed in the General Fund, Major Streets Fund, Water Fund and Section 108 Loans, for total adjustments of \$39,154,315.00.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220059** Recreation Agreement/City of Flint/Mott Park Recreation Association (MPRA)

Resolution resolving that the Flint City Council hereby authorizes entering into this 50-year lease agreement with Mott Park Recreation. [NOTE: MPRA has maintained the property described in this agreement since 2011, and is dedicated to expanding access to quality recreational facilities and programs to all citizens of the City of Flint. The parcels are described as: 40-11-351-098, 40-14-128-001, 40-14-128-002, 40-14-101-001, 40-14-101-002, 40-14-101-003 and 40-14-251-001.]

**SEPARATED FROM MASTER RESOLUTION**

**220070** Budget Amendment/Transfer of Funds/Grant Agreement/Flint Police Foundation/Flint Police Department

Resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to accept the Flint Police Foundation Grant, (to) amend the FY2022 budget, (to) appropriate funding for future fiscal years, for as long as the funds are available from the funder, (to) abide by the terms and conditions of the grant, in the amount of \$127,000.00, and to use Grant Code PFPF-NSODA21 through March 21, 2022. [NOTE: The City of Flint received \$127,000.00 for Neighborhood Safety Officers and Police Department Data Analyst wages and fringe benefits, and for data analysis, from the Flint Police Foundation.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

## **RESOLUTIONS (May be Referred from Special Affairs)**

**220062** Approval/Group E Marihuana Retail -- Adult Use License/Bacco Farms, LLC/6200 North Dort Highway

Resolution resolving that pursuant to Flint City Ordinance No. 50-183(E)(5), the appropriate city officials are hereby authorized to do all things necessary to issue a [Group E Marihuana Retail -- Adult Use] license to applicant Bacco Farms, LLC, located at 6200 North Dort Highway. [NOTE: Flint City Ordinance 50-183, the Marihuana Facilities Opt-In Ordinance, requires that the Planning Commission make a recommendation to the City Council for the issuance of a license to the applicant.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220063** Approval/Group E Marihuana Retail -- Adult Use License/Common Citizen/310 South Averill Avenue

Resolution resolving that pursuant to Flint City Ordinance No. 50-183(E)(5), the appropriate city officials are hereby authorized to do all things necessary to issue a [Group E Marihuana Retail -- Adult Use] license to applicant Joseph Jarvis of Common Citizen, located at 310 South Averill Avenue. [NOTE: Flint City Ordinance 50-183, the Marihuana Facilities Opt-In Ordinance, requires that the Planning Commission make a recommendation to the City Council for the issuance of a license to the applicant.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

**220064**

Approval/Group E Marihuana Retail -- Adult Use License/Michigan Organic Solutions DBA/3549 South Dort Highway

Resolution resolving that pursuant to Flint City Ordinance No. 50-183(E)(5), the appropriate city officials are hereby authorized to do all things necessary to issue a [Group E Marihuana Retail -- Adult Use] license to applicant Donald Gregory Baker of Michigan Organic Solutions DBA, located at 3549 South Dort Highway. [NOTE: Flint City Ordinance 50-183, the Marihuana Facilities Opt-In Ordinance, requires that the Planning Commission make a recommendation to the City Council for the issuance of a license to the applicant.]

**This Matter was ADOPTED BY THE MASTER RESOLUTION on the Consent Agenda.**

### **Passed The Consent Agenda**

**A motion was made by Vice President Herkenroder, seconded by Councilperson Burns, including all the preceding items marked as having been adopted on a Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

### **SEPARATED FROM THE MASTER RESOLUTION**

**220017**

Approval/Memorandum of Understanding (MOU)/City of Flint/Flint Police Officers' Association/Discretionary Pay

Resolution resolving that the Flint City Council approves the MOU for "increased discretionary pay" pursuant to the Collective Bargaining Agreement between the City of Flint and the Flint Police Officers' Association. [NOTE: Article 16-Wages of the Collective Bargaining Agreement (CBA) permits the assignment of discretionary pay in accordance with Rule XIV, Section 4 of the City Personnel Rules and Regulations. The executed MOU regarding Paid Time Off Grant; Application for Discretionary Wage Increase allows employees to apply for discretionary pay. The parties wish to permit individuals with "discretionary pay" to receive a step increase during the term of the CBA. The "increased discretionary pay" will be equal to the Compensation Schedule Step that is one step above the initial "discretionary pay." The "increased discretionary pay" will be effective when the Employee completes

a year of city seniority between October 1, 2021, and April 30, 2022.]

*The motion was to approve both Resolution Nos. 220017 and 220018.1 in one motion.*

**A motion was made by Councilperson Pfeiffer, seconded by Councilperson Burns, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 8 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Councilperson Pfeiffer and Councilperson Worthing

**No:** 1 - Vice President Herkenroder

**220018.1** Amended Resolution/Authorization/COVID-19 Premium Pay/Public Safety Personnel

Amended resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to compensate qualifying essential workers meeting the criteria outlined. Before COVID-19 Premium Pay compensation is distributed, the City of Flint's ARPA administration, compliance and implementation firm shall be contracted with and in place to review and ensure compliance with the latest U.S. Department of the Treasury Interim final rules. COVID-19 Premium Pay to be paid from the American Rescue Plan Act (ARPA) Fund Account 287. [NOTE: Premium Pay will be paid to qualifying Flint Police Department sworn officers and Flint Fire Department certified fire suppression personnel (an additional \$5.00 per hour worked between June 14, 2020, through June 12, 2021, not to exceed the maximum of \$10,400.00). In addition, COVID-19 Premium Pay will be paid to qualifying public safety civilian support personnel (an additional \$2.50 per hour worked between June 14, 2020, through June 12, 2021, not to exceed the maximum of \$5,200.00).] [NOTE: Resolution amended to include sworn officers and certified fire suppression personnel who worked during the qualifying work period, but who lost his or her life up until the time that the COVID-19 Premium Pay compensation is paid.]

**A motion was made by Councilperson Pfeiffer, seconded by Councilperson Burns, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 8 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Councilperson Pfeiffer and Councilperson Worthing

**No:** 1 - Vice President Herkenroder

**220019.1** Amendment/Authorization/COVID-19 Premium Pay/American Federation of State, County & Municipal Employees (AFSCME) Local 1600 & 1799 & Exempt/Essential Workers

Amended resolution resolving that the appropriate city officials, upon City Council's approval, are authorized to do all things necessary to compensate qualifying AFSCME Local 1600 and Local 1799, and exempt essential workers meeting the criteria outlined and within the U.S. Department of the Treasury Interim Final Rules. Before COVID-19 Premium Pay compensation is distributed, the City of Flint's ARPA administration, compliance and implementation firm shall be contracted

A motion was made by Councilperson Worthing, seconded by Vice President Herkenroder, that this matter be Adopted. The motion carried by the following vote:

**Aye:** 9 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder, Councilperson Pfeiffer and Councilperson Worthing

## ROLL CALL

*Councilperson Worthing left at 9:35 p.m.*

**Present:** Councilperson: Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Herkenroder and Councilperson Pfeiffer

**Absent:** Councilperson: Councilperson Worthing

### 220059 Recreation Agreement/City of Flint/Mott Park Recreation Association (MPRA)

Resolution resolving that the Flint City Council hereby authorizes entering into this 50-year lease agreement with Mott Park Recreation. [NOTE: MPRA has maintained the property described in this agreement since 2011, and is dedicated to expanding access to quality recreational facilities and programs to all citizens of the City of Flint. The parcels are described as: 40-11-351-098, 40-14-128-001, 40-14-128-002, 40-14-101-001, 40-14-101-002, 40-14-101-003 and 40-14-251-001.]

A motion was made by Councilperson Pfeiffer, seconded by Councilperson Priestley, that this matter be REFERRED TO COMMITTEE to the GOVERNMENTAL OPERATIONS COMMITTEE, due back on February 23, 2022. The motion carried by the following vote:

**Aye:** 8 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder and Councilperson Pfeiffer

**Absent:** 1 - Councilperson Worthing

## INTRODUCTION AND FIRST READING OF ORDINANCES (May be Referred from Special Affairs)

### 220066 Amendment/Chapter 50/PC-21-415/Jeffrey Ferweda/Rezoning/922 South Center Road/From 'D-3' to 'E'/Ward 7

An ordinance to amend the Code of the City of Flint has been requested by Jeffrey Ferweda (PC-21-415) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 922 South Center Road, Flint MI, 40503, Parcel No. 41-16-228-099, legally described as UNPLATTED PART OF NE 1/4 OF SEC 16 T7N R73 DESC AS BEG AT A PT S 1 DEG 13 MIN 39 SEC E 520.03 FT AND S 88 DEG 14 MIN 45 SEC W, 50 FT FR THE NE COR OF SD SEC 16; TH ALG WLY LINE OF CENTER RD S 1 DEG 13 MIN 39 SEC E, 50 FT; S 88 DEG 14 MIN 45 SEC W, 720 FT; TH N 1 DEG 05 MIN 49 SEC W 225 FT; TH N 88 DEG 19 MIN 33 SEC E,

205 FT; TH N 1 DEG 19 MIN 03 SEC E, 146.15 FT; TH N 88 DEG 14 MIN 58 SEC E, 274 +/- FT; TH S 1 DEG 13 MIN 39 SEC E, 320.84 FT; TH N 88 DEG 14 MIN 45 SEC E, 240.5 FT TO POB. SPLIT ON 1/5/2009 FROM 41-16-228-094, from "D-3" Community Business and future zoned "Traditional Neighborhood" to "E" Heavy Commercial-Limited Manufacturing District. THE PLANNING COMMISSION RECOMMENDS DENIAL.

**PASSED**

**Substituted**

*The motion was a "motion to fail," which is not in our Legislative System, so it was recorded as passed with zero "yes" votes.*

**A motion was made by Vice President Herkenroder, seconded by Councilperson Pfeiffer, that this matter be PASSED. The motion failed by the following vote:**

**No:** 8 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder and Councilperson Pfeiffer

**Absent:** 1 - Councilperson Worthing

**220067**

Amendment/Chapter 50/PC-21-418/Greg Baker/Rezoning/3549 South Dort Highway/From 'D-6' to 'E'/Ward 9

An ordinance to amend the Code of the City of Flint has been requested by Greg Baker (PC-21-418) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 3549 South Dort Highway, Flint MI 48507, Parcel No. 41-21-351-034, legally described as UNPLATTED PART OF SW 1/4 OF SW 1/4 OF SEC 21, T7N, R7E BEG AT A PT ON WLY LINE OF SD SEC, 595.2 FT DUE NORTH FROM SWLY COR OF SD SEC; TH DUE NORTH ALG SD WLY LINE 79.75 FT; TH N 89 DEG 38 MIN E, 410 FT; TH DUE SOUTH, 139.67 FT; TH DUE WEST 20 FT; TH DUE SOUTH 273.5 FT; TH S 55 DEG 58 MIN 50 SEC E 24.13 FT; TH DUE SOUTH 13 FT; TH N 89 DEG 45 MIN 30 SEC W 60 FT; TH DUE NORTH 145.2 FT; TH N 89 DEG 45 MIN 30 SEC W, 90 FT; TH DUE NORTH 210 FT; TH N 89 DEG 45 MIN 30 SEC W, 260 FT TO BEG. EXC WLY 50 FT TO BE USED FOR RD PURPOSES from "D-6" General and Highway-Service District and future zoned City Corridor to "E" Heavy Commercial-Limited Manufacturing District. THE PLANNING COMMISSION RECOMMENDS DENIAL.

*The motion was a "motion to fail," which is not in our Legislative System, so it was recorded as passed with zero "yes" votes.*

**A motion was made by Councilperson Pfeiffer, seconded by Vice President Herkenroder, that this matter be PASSED. The motion failed by the following vote:**

**No:** 7 - Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder and Councilperson Pfeiffer

**Abstain:** 1 - President Mays

**Absent:** 1 - Councilperson Worthing

220068

Amendment/Chapter 50/PC-21-419/Darren Dado/Rezoning/3801 West Boulevard Drive/From 'D-6' to 'E'/Ward 3

An ordinance to amend the Code of the City of Flint has been requested by Darren Dado (PC-21-419) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 3801 West Boulevard Drive, Flint MI 48502, Parcel No. 41-18-154-038, legally described as GENERAL MOTORS PARK NUMBER ONE LOTS 630 THRU 635 INCL, LOTS 678 THRU 691 INCL PART OF LOTS 734 THRU 742 INCL ALL DESC AS FOLLS: BEG AT A PT THAT IS S 89 DEG 16 MIN 24 SEC W, 576.29 FT AND S 11 DEG 00 MIN 09 SEC W, 234.70 FT AND S 36 DEG 50 MIN 43 SEC E, 621.43 FT AND S 26 DEG 30 MIN 52 SEC E, 499.08 FT AND S 21 DEG 55 MIN 01 SEC E, 184.51 FT AND S 00 DEG 21 MIN 36 SEC E, 1356.17 FT AND N 89 DEG 11 MIN 28 SEC E, 544.08 FT AND S 01 DEG 39 MIN 43 SEC E, 327.92 FT AND S 12 DEG 48 MIN 41 SEC W, 160.0 FT AND S 4 DEG 11 MIN 30 SEC W, 412.91 FT FROM NW COR OF SEC 32, T8N, R7E; TH S 4 DEG 11 MIN 30 SEC W, 29.36 FT; TH S 01 DEG 46 MIN 02 SEC W, 80.12 FT; TH S 01 DEG 46 MIN 02 SEC W, 170.3 FT; TH S 01 DEG 39 MIN 59 SEC E, 500.03 FT; TH N 28 DEG 14 MIN 59 SEC E, 288.57 FT ALG THE WLY ROW LINE OF W BLVD DR; TH CONT ALG SD WLY LINE N 28 DEG 13 MIN 08 SEC E, 484.34 FT; TH N 28 DEG 13 MIN 08 SEC E, 125.93 FT; TH S 88 DEG 20 MIN 01 SEC W, 430.0 FT TO POB from "D-6" General and Highway-Commercial Service District and future zoned City Corridor to "E" Heavy Commercial-Limited Manufacturing District. THE PLANNING COMMISSION RECOMMENDS DENIAL.

**PASSED**

**Substituted**

**A motion was made by Vice President Herkenroder, seconded by Councilperson Murphy, that this matter be REFERRED TO COMMITTEE to the LEGISLATIVE COMMITTEE, due back on February 23, 2022. The motion failed by the following vote:**

**Aye:** 2 - Councilperson Lewis and Councilperson Murphy

**No:** 6 - President Mays, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder and Councilperson Pfeiffer

**Absent:** 1 - Councilperson Worthing

**A motion was made by Councilperson Priestley, seconded by Councilperson Murphy, that this matter be ACKNOWLEDGED FOR FIRST READING. The motion carried by the following vote:**

**Aye:** 7 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**No:** 1 - Vice President Herkenroder

**Absent:** 1 - Councilperson Worthing

## SECOND READING AND ADOPTION OF ORDINANCES

**220002** Amendment/Chapter 50/PC-21-401/RACER Trust/Rezoning/Northeast Corner of Hamilton Avenue and North Street/From 'C-1' to 'G'/Ward 3

An ordinance to amend the Code of the City of Flint has been requested by RACER Trust (PC-21-401) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: Industrial Ave., Flint, MI, 48505, Parcel No. 41-06-326-050, legally described as OAK PARK SUBDIVISION OF PART OF SECTIONS 1 AND 2 OF SMITH'S RESEVATION. LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 16; ALSO LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 17; ALSO LOTS 3 THRU 30 INCL; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 18; ALSO LOTS 3 THRU 13 INCL; ALSO LOTS 15 & 16; ALSO LOTS 24 THRU 30 INCL; ALSO NLY 35 FT OF LOT 17; ALSO LOTS 2 & 31 EXC WLY 10 FT, BLK 19, from "C-1" Multi-Family Walk-up and future zoned "CE-Commerce and Employment" to "G" Heavy Manufacturing. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

**A motion was made by Councilperson Priestley, seconded by Councilperson Murphy, that this matter be PASSED. The motion carried by the following vote:**

**Aye:** 7 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**No:** 1 - Vice President Herkenroder

**Absent:** 1 - Councilperson Worthing

**220003** Amendment/Chapter 50/PC-21-414/Theodore Van Steyn/Rezoning/703 South Grand Traverse/From 'D-1' to 'D-3'/Ward 5

An ordinance to amend the Code of the City of Flint has been requested by Theodore Van Steyn (PC-21-414) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 703 South Grand Traverse, Flint, MI, 48502, Parcel No. 41-18-154-038, legally described as STOCKTON'S WEST ADDITION LOT 1 AND PART OF LOTS 2, 3 AND 4 DESC AS FOLLS: BEG AT NWLY COR OF SD LOT 1; TH N 60 DEG 12 MIN E ALG SLY LINE OF THIRD ST, 165 FT TO A PT 33 FT ELY FROM NWLY COR OF SD LOT 2; TH S 30 DG 00 MIN E, 116.9 FT; TH S 60 DEG 12 MIN W, 165 FT TO ELY LINE OF GRAND TRAVERSE ST; TH N 30 DEG 00 MIN W, 116.9 FT TO POB, BLK M from "D-1" Office District and future zoned "DE-Downtown Edge" to "D-3" Community Business. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

**A motion was made by Councilperson Winfrey-Carter, seconded by Vice President Herkenroder, that this matter be PASSED. The motion carried by the following vote:**

**Aye:** 8 - President Mays, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Vice President Herkenroder and Councilperson Pfeiffer

**Absent:** 1 - Councilperson Worthing

## ADJOURNMENT

*Council President Eric Mays adjourned this meeting at 11:10 p.m., after a motion by Councilperson Priestley, with support from Councilperson Herkenroder. The vote was 5-3 (No: Mays, Lewis, Murphy). (Absent: Worthing).*

*Respectfully transcribed & submitted,*

*Janell Johnson, Administrative Secretary to City Council*

**RESOLUTION: 220498**

**PRESENTED: 11-28-22**

**ADOPTED:**

**Resolution Recommending the Appointment of  
Ari McCaskill to the Zoning Board of Appeals**

**BY THE CLERK:**

Johnnetta S.C. Ricks' term on the Zoning Board of Appeals expired September 1, 2022;

Allie Herkenroder, 7<sup>th</sup> Ward Flint City Councilperson, recommends the appointment of Ari McCaskill to the Zoning Board of Appeals to replace Ms. Ricks.

**THEREFORE, BE IT RESOLVED**, that the Flint City Council approves the appointment of Ari McCaskill (1806 Kent Street, Flint, Michigan, 48503 – Ward 7) to the Zoning Board of Appeals for a three-year term, beginning immediately upon adoption of this resolution and expiring September 1, 2025.

**APPROVED AS TO FORM:**

**APPROVED BY FLINT CITY COUNCIL:**

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William Kim, Chief Legal Officer

# Ari McCaskill

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1806 Kent Street, Flint MI. 48503 | 917-238-0915 | amccaski@emich.edu

## Objective

- To gain a progressive and rewarding leadership role related to Belonging and Diversity, Equity and Inclusion with a trend-setting organization/university system committed to student and community drive success.

## Education

**BBA-MARKETING | 05/2015 | FELICIAN UNIVERSITY “*FRANCISCAN COLLEGE OF NJ*”**

- Major: Marketing
- Minor: Management
- Related coursework: Intensive study in strategic planning and organizational management

**AFRICOLOGY/AFRICAN-AMERICAN STUDIES | 12/2021 | EASTERN MICHIGAN UNIVERSITY**

- Major: MA. Africology African-American Studies
- Research-based housing equity and advocacy of historically underrepresents and underserved populations.
- Related coursework: In-depth study pertaining to historic preservation activism of African American community in Michigan focused keenly on Detroit, Flint and West Michigan. Economic development, Michigan Zoning and Ordinance Code, Community Planning and Secretary of Interior Standards on Historic Preservation

**GRADUATE CERTIFICATE IN HUMAN DIVERSITY, INCLUSION AND SOCIAL JUSTICE | 05/2022 | OAKLAND UNIVERSITY**

## Skills & Abilities

### LEADERSHIP

- Member of the Association for African American Life and History (ASALH)
- Member of African American Intellectual History Society (AAIHS)
- Member of National Council of Black Studies

### **Employment Experience and Academic Experience:**

- SALESFORCE/CRM
- BANNER/ARGOS/ACIS
- SLATE/GIVE PULSE/COURSEWEBS
- GOOGLE AND OFFICE SUITES

### **Appointments:**

#### **ZONING BOARD OF APPEALS-3<sup>RD</sup> WARD COMMISSIONER | CITY OF FLINT | 08/2019-PRESENT**

- Developed new policies to control community development issues and conducted assessments, cost/benefit and feasibility analysis prior to project endorsement.
- Provided technical advice to the Planning Commission, Board of Zoning Appeals, Design Review Board and City Council on planning and zoning matters.
- Examined project plans and proposals to ensure compliance with zoning by-laws and ordinances and consistency with the Municipal Master Plan.

## **Employment Experience and Academic Experience:**

### **EXECUTIVE DIRECTOR OF SPECIAL PROGRAMS | ALBION COLLEGE | 01/2022-PRESENT**

- Build capacity for DEI student facing programming including the Build Albion Bonner Fellowship program and AC3
- Develop and direct the inaugural launch of the James L. Curtis Institute for Race and Belonging
- Recruit, Organize and facilitate programmatic and structural needs of for First-Gen retention initiatives for the School for Public Purpose and Professional Development.
- Promote and realize the mission of Albion College to underrepresented populations
- Create curriculum related to DEI, and place-based learning models that connect students to community service-learning initiatives; connecting “town-to-gown”.
- Plan, report and execute strategic efforts to coalesce with the national Bonner Foundation network of colleges and university.
- Fundraise to support diversity initiatives within SPP/Albion College

### **URBAN PROGRAM COORDINATOR 4-H | MSU-EXTENSION | 09/2019-01/2021**

- Build 4-H program capacity for Oakland County, MI urban populations
- Recruit, Organize and facilitate volunteer process for 4-H programs with the community
- Promote the mission of 4-H within non-traditional communities
- Educate community on topics related to 4-H and youth programming
- Plan, report and execute strategic efforts to grow awareness of the merits of 4-H

### **REGIONAL RELATIONSHIP MANAGER-STUDENT SERVICE | BELLEVUE UNIVERSITY | 06/2015-2/2019**

- Manages the creation of an overall strategic plan for recruitment of Mott Community College student to create a pathway to completion of a four-year degree.
- Build program capacity to ensure healthy matriculation of potential student enrollment by term
- Build connectivity between community while build brand recognition
- Used Sales-Force and CRM-CS to manage potential leads to ensure healthy enrollment
- Manage pipeline programs that increase acceptances of underrepresented populations attending Bellevue University degree completion program.
- Speaking to groups to communicate the features and benefits of college.

### **STATE OF MICHIGAN HISTORIC PRESERVATION NETWORK| LANSING MI | 09/2017-5/2018**

- Graduate Assistant Historic Marker Application Researcher
- Reviewed and compiled primary source data for historic markers
- Construct verbiage related to historic places for review by director and Michigan State Historic Commission

## **Employment Experience and Academic Experience:**

- Conducted interviews to compile oral histories in conjunction with primary and secondary sources information to substantiate legitimacy of historical accuracy.

### **ROOF RESTORATION GRANT WRITER | NORTOWN CDC-DETROIT | 09/2018-12/2018**

- Assembled boiler plate items to construct a comprehensive grant for preservation for the Samuel Norris House located in Detroit. Working closely with the director of Nortown CDC and community members to preserve the original structure through crafting a grant siting the need to preserve the historic structure a. In keeping with SIS to protect the historic integrity of the structure while making suggestion to make the structure viable to the community. Grant was submitted to the Kresge Foundation for consideration in 2019.

### **DEXTER HALL HISTORIC HOME DOCUMENTATION | ADRIAN, MI | 09/2018-12/2018**

- Participated in urban archeology and documentation of the historic Dexter Hall in Adrian, MI built by Samuel Dexter and Kathrine McCormick.
- The three-month research project allowed a team lead by me to discover the evolution of the structure, determine what was original and make suggestion on its potential future use.

### **CRANBROOK ACADEMY RESTORATION PROJECT | CRANBROOK, MI | 05/2018-8/2018**

- Participated in archeology and documentation of the at Cranbrook Academy of one of the campus' out building.
- The three-month research project allowed a team lead by me to discover the evolution of the structure, determine what was original and make suggestion on its potential future use.

### **THE VILLAGE AT TRAVERSE CITY| TRAVERSE CITY, MI | 09/2017-12/2017**

- Participated in researching the long-term feasibility and economic success of the repurposed Traverse City State Hospital: A historic Kirkbride designed psychiatric facility designated a historic place in 1984 and redeveloped into a mixed-use community.
- Made recommendation on further economic planning models and while researching how the Traverse City project maintain the historic integrity through the multiple stage restoration project.

### **FLINT ECONOMIC DEVELOPMENT AND ZONING CASE STUDY| YPSILANTI, MI | 09/2017-12/2017**

- Compiled a thirty-page report of the preservation of the historic Civic Park neighborhood and the adjacent Racer Trust "Buick City" lands for redevelopment using zoning overlays to create viability for the area.
- Researched and recommended funding streams to inject into potential economic development projects to spur economic development north of downtown through the North Saginaw corridor. Employed State of Michigan Zoning law to create legitimacy for the economic plan.

## **Employment Experience and Academic Experience:**

### **FLINT/GENESEE HABITAT FOR HUMANITY PLANNING COMMITTEE | FLINT, MI**

- Researched and recommended funding streams to inject into potential economic development projects for Habitat for Humanity housing initiatives.
- Develop and coordinate activities to secure funds for a project and organization

### **BRIDGING GAPSS-MOTT COMMUNITY COLLEGE-MADISON ACADEMY HIGH SCHOOL | FLINT, MI**

- High School Mentoring program to promote minority first generation college access using curriculum developed by Michigan State: Mentor Michigan.
- Develop and coordinate activities to secure funds for a project and organization

## **PUBLICATIONS:**

### **DISPATCH FROM THE THRESHOLD**

**The People's Housing: The Stella Wright Rent Strike and Community Control of Public Housing**  
By Ari McCaskill and Peter Blackmer

**African American Women and Tenant Management of Public Housing: A Case Study of Stella Wright Homes**

By Ari Ahmad McCaskill

## **TEACHING EXPERIENCE:**

### **Lecturer**

Jackson College-History Department- American History and African American Studies  
City College of Chicago-Sociology Department-African American Studies

**REFERENCES:** Furnished upon request.



RESOLUTION NO.: 220449

PRESENTED: OCT 19 2022

ADOPTED:

**RESOLUTION APPROVING LEASE OF SWARTZ CREEK GOLF COURSE AND  
KEARSLEY LAKE GOLF COURSE TO FLINT CITY GOLF, LLC**

**BY THE MAYOR:**

The City of Flint owns the Swartz Creek Golf Course, located at 1902 Hammerberg Road, and the Kearsley Lake Golf Course, located at G4266 E. Pierson; and

In 2013, the City of Flint leased the Swartz Creek Golf Course and the Kearsley Lake Golf Course to Flint City Golf, LLC, with said lease ending in 2023; and

Pursuant to that Lease, Flint City Golf, LLC has operated both golf courses; and

Flint City Golf, LLC seeks to enter into a new lease agreement running from 2023 through 2028, with an option to extend the agreement for another five years to 2033; and

Flint City Golf, LLC agrees to pay the City of Flint \$8,305.41 annually, increasing by 3%/year for the Swartz Creek Golf Course, and \$6,921.17 annually, increasing by 3% each year, for the Kearsley Lake Golf Course; and

Flint City Golf, LLC also agrees to operate the operate those golf courses from at least sunup to sundown, April 1 through October 31 of each year, weather permitting; and

**IT IS RESOLVED**, that the Flint City Council approves leasing the Swartz Creek Golf Course and the Kearsley Lake Golf Course to Flint City Golf, LLC, on the previously mentioned terms.

**APPROVED BY CITY COUNCIL:**

**APPROVED BY THE MAYOR:**

**APPROVED AS TO FORM:**

William Kim (Oct 14, 2022, 12:19 EDT)

**William Kim, City Attorney**

**Sheldon A. Neeley, Mayor**





RESOLUTION NO.: 220494

PRESENTED: NOV 28 2022

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

**RESOLUTION AUTHORIZING THE SALE OF CITY OWNED LAND TO GLENNS HAPPY HOMES LLC**

**BY THE CITY ADMINISTRATOR:**

The City of Flint has acquired title to certain real estate of vacant lots on Blades Ave., Parcel ID# 41-20-131-012, and Mayberry Ave., Parcel ID# 41-20-131-031. The property on Blades Ave. is an approximately 52' x 109' vacant lot in Ward 7. The lot is situated directly south of 2129 Blades Ave. The property on Mayberry Ave is an approximately 50' x 100' vacant lot in Ward 7. The lot is situated directly east of 2129 Blades Ave.

Glenns Happy Homes LLC has agreed to purchase the property commonly known as vacant lot on Blades Ave., Flint, MI 48503, Parcel ID #41-20-131-012 and legally described as ELM PARK SUBDIVISION LOT 375.

Glenns Happy Homes LLC has agreed to purchase the property commonly known as 2130 Mayberry Ave. Flint, MI 48503, Parcel ID #41-20-131-031 and legally described as ELM PARK SUBDIVISION LOT 391.

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. Glenns Happy Homes 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 properties commonly known as vacant lot on Blades Ave. Flint Michigan 48503, Parcel ID #41-20-131-012 and legally described as ELM PARK SUBDIVISION LOT 375 and vacant lot on 2130 Mayberry Ave., Flint, Michigan, Parcel ID #41-20-131-031 and legally described as ELM PARK SUBDIVISION LOT 391 for a total cost of \$1002.00 and transfer the property to Glenns Happy Homes 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 #101-701.000-673.100.

**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 (Nov 15, 2022 14:34 EST)


**William Kim**  
**City Attorney**

**ADMINISTRATION:**

CLYDE D EDWARDS  
CLYDE D EDWARDS (Nov 17, 2022 11:39 EST)

**Clyde Edwards**  
**City Administration**

**APPROVED AS TO FINANCE**

  
Robert J.F. Widigan (Nov 15, 2022 17:09 EST)

**Robert Widigan**  
**Chief Financial Officer**

**CITY COUNCIL:**

  
**Allie Herkenroder**  
**Council President**



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 10/27/2022

**BID/PROPOSAL#** n/a

**AGENDA ITEM TITLE:** RESOLUTION RECOMMENDING DISPOSITION OF REAL PROPERTY OWNED BY THE CITY OF FLINT AS SIDE-LOT SALES.

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

**VENDOR NAME:** n/a

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The City of Flint has acquired title to certain real estate of vacant lots on Blades Ave, Parcel ID #41-20-131-012, and Mayberry Ave., Parcel ID #41-20-131-031. The property on Blades Ave. is an approximately 52' x 109' vacant lot in Ward 7. The lot is situated directly south of 2129 Blades Ave. The property on Mayberry Ave is an approximately 50' x 100' vacant lot in Ward 7. The lot is situated directly east of 2129 Blades Ave.

Glenns Happy Homes LLC owns the property at 2129 Blades Ave, which shares a 100% rear boundary with the subject property on Mayberry and a 100% side boundary line with the subject property on Blades Ave. Glenns Happy Homes LLC will purchase the subject properties as a side-lot in accordance with the City's side lot disposition procedures and apply for a lot combination with the City of Flint's Assessment's Division. Sale price is set at \$501 per property as stipulated in the City of Flint Master Fee Schedule and Side Lot Acquisition Procedures. This transfer does not convey a right to develop the property.

The City of Flint desires to reduce the number of properties that are not on the tax rolls, and/or not in productive use.

Glenns Happy Homes LLC has agreed to purchase the property commonly known as vacant lot on Blades Ave., Flint, MI 48503, Parcel ID #41-20-131-012, and vacant lot on Mayberry St., 2130 Mayberry Ave. Flint, MI 48503, Parcel ID #41-20-131-031, and legally described as ELM PARK SUBDIVISION LOT 375 and ELM PARK SUBDIVISION LOT 391, respectively. 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 #101-701.000-673.100. Glenns Happy Homes LLC shall pay the recording fees to register the conveyance documents at the Genesee County Register of Deeds.



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

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



RESOLUTION NO.: 220507  
PRESENTED: DEC - 7 2022  
ADOPTED: \_\_\_\_\_

BY THE MAYOR:

**RESOLUTION TO RENEW ERNST & YOUNG LLP FOR MANAGEMENT OF THE ARPA FUNDS**

**WHEREAS**, In January of 2022 the City of Flint awarded a one-year contract to Ernst & Young LLP to be the City of Flint's ARPA administration, compliance, and implementation firm;

**WHEREAS**, Acceptance of American Rescue Plan Act ("ARPA"), Coronavirus Local Fiscal Recovery Funds ("CLFRF") was adopted with Resolution No. 210280 on June 14, 2021;


**WHEREAS**, Ernst & Young LLP is currently providing Federal grant compliance guidance with the City's awarded ARPA funds to ensure compliance with the latest US Department of the Treasury final rules;

**WHEREAS**, The City of Flint Finance Department is recommending renewal of the contract with Ernst & Young LLP in an amount for year-two not-to-exceed \$884,380.00. This contract will use grant code FUSDT-CSLFRF and account 287-171.716-801.000 Professional Services.

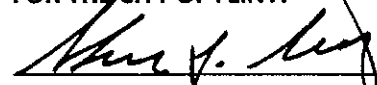
Year	Amount
Cost to Date as of 11/30/22	\$ 307,000
Year 2	884,380
Year 3	738,025
Year 4	627,494
Year 5	593,525
Total for Year Two	\$ 884,380

**IT IS RESOLVED**, The appropriate City officials are authorized to do all things necessary to renew the contract with Ernst & Young LLP, the City of Flint's ARPA administration, compliance, and implementation firm, in the amount not-to-exceed \$884,380.00 with the option to renew at the rates as outlined in the table above.

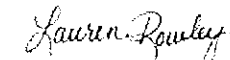
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
William Kim (Nov 30, 2022 13:19 EST)  
William Kim, Chief Legal Officer

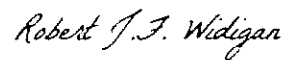
**FOR THE CITY OF FLINT:**

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

**APPROVED AS TO PURCHASING:**

  
\_\_\_\_\_  
Lauren Rowley, Purchasing Manager

**APPROVED AS TO FINANCE:**

  
\_\_\_\_\_  
Robert J.F. Widigan, Chief Financial Officer

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_

## STAFF REVIEW

**Date:** November 29, 2022

**Agenda Item Title:** Resolution To Renew Ernst & Young LLP For Management Of The ARPA Funds

**Prepared By:** V. Foster

**Background/Summary of Proposed Action:** Ernst & Young LLP is currently providing Federal grant compliance guidance with the city's awarded ARPA funds to ensure compliance with the latest US Department of the Treasury final rules. On January 10, 2022, the Flint City Council adopted Resolution No. 210540.1, which authorized the appropriate City officials to enter into and manage a one-year contract with Ernst & Young LLP in the amount not-to-exceed \$1,150,650.00 with the option to renew.

**The cost for year one of the contract, as of November 30, 2022, is \$307,000.00.** As the current one-year contract ends, the City of Flint Finance Department is recommending renewal the contract with Ernst & Young LLP in an amount for year two not-to-exceed \$884,380.00.

**Financial Implications:**

There are funds available in the account listed below.

Account No.	Grant Code	Category	Amount
287-171.716-801.000	FUDST-CSLFRF	Professional Services	\$884,380.00

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

None

**Other Implications:** No other implications are known at this time.

**Staff Recommendation:** Staff recommends approval of this resolution.

**Compliance With Latest U.S. Department of The Treasury Coronavirus State and Local Fiscal Recovery Funds Final Rule:**

Yes. The City of Flint's ARPA administration, compliance, and implementation firm, Ernst & Young LLP has **reviewed and signed off as to compliance.**

*Robert J.F. Widigan*

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Robert J.F. Widigan  
Chief Financial Officer



## CITY OF FLINT

### STAFF REVIEW FORM

TODAY'S DATE: 10/26/2021

PREPARED BY: Vickie Foster, Dept. of Finance

AGENDA ITEM TITLE: Management of ARPA Funds

VENDOR NAME: Ernst & Young

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

After thorough review of the eight proposals received for RFP22-512, the Finance team recommends awarding the contract for compliance and implementation of the ARPA funds to Ernst & Young. The contract with Ernst & Young would not exceed \$3,994,074 for FY2022 to FY2027.

BUDGETED EXPENDITURE? YES

Dept.	Name of Account	Account Number	Grant Code	Amount
Finance	Professional Services	287-171.716-801.000	FUSDT-CSLFRF	3,994,074
GRAND TOTAL				3,994,074

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

ACCOUNTING APPROVAL: Martita Moffett-Page  
Martita Moffett-Page (Oct 27, 2021 13:37 EDT) Date: \_\_\_\_\_  
Martita Moffett-Page, Grants Administrator

WILL YOUR DEPARTMENT NEED A CONTRACT? YES (see attached)

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)

Year 1 \$1,150,650 Year 2 \$884,380 Year 3 \$738,025 Year 4 \$627,494 Year 5 \$593,525

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

DEPARTMENTAL APPROVAL: Jennifer Ryan  
Jennifer Ryan (Oct 27, 2021 11:19 EDT) Date: \_\_\_\_\_  
Jennifer Ryan, Deputy Finance Director



RESOLUTION NO.: 210540.1  
PRESENTED: JAN 10 2022  
ADOPTED: JAN 10 2022

PROPOSAL# 22-5

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO ERNST & YOUNG FOR MANAGEMENT OF THE ARPA FUNDS (1-YEAR AGREEMENT)**

The City of Flint Department of Finance, Purchasing Division solicited proposals for a compliance firm to manage the American Rescue Plan Act ("ARPA"), Coronavirus Local Fiscal Recovery Funds ("CLFRF") as requested by the Finance Department in 2021. After a thorough review of the eight proposals received by the Finance and Economic Development teams, the Finance team recommends awarding the contract for compliance and implementation of the ARPA funds to Ernst & Young. A five-year contract with Ernst & Young shall not exceed \$3,994,074 for FY2022 to FY2027 in accordance with their original proposal. Ernst & Young is also agreeable to entering into a one-year agreement at a cost of \$1,150,650, with the option to renew for additional years at the rates below.

Acceptance of the ARPA CLFRF funding was adopted with resolution 210280 for \$94,726,664. Per the US Treasury, "funds used in a manner consistent with the Interim Final Rule while the Interim Final Rule is effective will not be subject to recoupment."

This contract will use grant code FUSDT-CSLFRF and account 287-171.716-801.000 Professional Services.

Year	Amount
Year 1	\$ 1,150,650
Year 2	884,380
Year 3	738,025
Year 4	627,494
Year 5	593,525
Aggregate Total, one year	\$1,150,650

**IT IS RESOLVED**, that the appropriate City officials are hereby authorized to do all things necessary to enter into and manage a one-year contract with Ernst & Young for management services for the City's ARPA funds, including but not limited to compliance and implementation, in the amount not-to-exceed \$1,150,650 with the option to renew at the rates as outlined in the table above.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

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

\_\_\_\_\_  
Robert J.F. Widigan, Chief Financial Officer

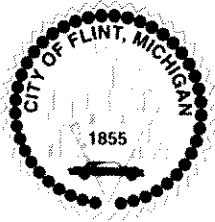
FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

*Eric Mays*

\_\_\_\_\_  
Clyde Edwards, City Administrator

\_\_\_\_\_  
Eric Mays, City Council President



RESOLUTION NO.: 220508  
PRESENTED: DEC - 7 2022  
ADOPTED: \_\_\_\_\_

**RESOLUTION AUTHORIZING RETAINING LIGHTHOUSE TO PROVIDE  
PROPERTY AND TERRORISM INSURANCE COVERAGE**

**BY THE MAYOR:**

The Lighthouse Group in consultation with the Department of Finance, has evaluated the current coverage amounts and updated the necessary building and equipment lists. The Lighthouse Group is recommending a layered coverage plan for the period 11/30/22-11/30/23, as follows:

Insurance Provider	Type of Coverage	Total Premium incl. Fees
Lexington Insurance Company	Property (50% split)	\$335,625.00
Arch Specialist Insurance Co.	Property (50% split)	\$316,662.50
Hiscox	Terrorism	\$ 15,067.50
	Total	\$667,355.00

The total premium for all coverages, including fees and taxes, is not to exceed \$667,355.00. Funding for this purchase will come from insurance account #677-267.651-955.000.

**WHEREAS**, the Department is recommending that the Lighthouse Group be retained to provide the City with property and terrorism coverage for the period 11/30/22-11/30/23 for a total combined cost not to exceed \$667,355.00;


**WHEREAS**, to provide sufficient funding, the Department of Finance is requesting a budget amendment to transfer \$50,000.00 from Legal Professional Services GL account #677-266.200-812.000 to Risk Management Insurance GL account #677-267.651-955.000. The total budget amendment shall not exceed \$50,000.00.

**IT IS RESOLVED**, that the appropriate City officials are authorized to amend the FY23 budget and transfer \$50,000.00 from Legal Professional Services GL account #677-266.200-812.000 to Risk Management Insurance GL account #677-267.651-955.000. The total budget amendment shall not exceed \$50,000.00.

**IT IS FURTHER RESOLVED**, that the appropriate City officials are authorized to enter into a contract with the Lighthouse Group to provide the City with its property and terrorism coverage at a total premium not to exceed \$667,355.00 for the 12-month period

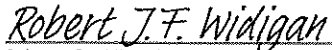
beginning 11/30/2022 to 11/30/2023. Funding for these services will come from account 677-267.651-955.000.

**APPROVED AS TO FORM:**

  
William Kim (Nov 29, 2022 17:33 EST)

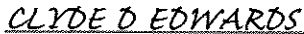
**William Kim, City Attorney**  
City Attorney

**APPROVED AS TO FINANCE:**

  
Robert J.F. Widigan (Nov 30, 2022 09:55 EST)

**Robert J.F. Widigan**  
Chief Financial Officer

**FOR THE CITY OF FLINT:**

  
CLYDE D EDWARDS (Nov 30, 2022 18:41 EST)

**Clyde Edwards**  
City Administrator

**CITY COUNCIL:**

\_\_\_\_\_

## RESOLUTION STAFF REVIEW

**DATE:** November 29, 2022

**Agenda Item Title:** Resolution Authorizing Lighthouse Group to Provide Property and Terrorism Insurance Coverage

**Prepared By:** V. Foster for Robert J.F. Widigan

**Background/Summary of Proposed Action:**

The City of Flint's property and terrorism coverage are currently provided by its broker, The Lighthouse Group. For the 2022-2023 property insurance policy renewal, Lighthouse Group solicited 19 carriers. Of the 19 to respond, 14 declined to submit quotes (see page #9 proposal attached). A summary of the responses from the 5 carriers is below:

- AMWins Global Risk London submitted a quote in excess of \$750,000
- Ironshore indicated that their pricing would be between \$1M-\$1.5M
- RSUI indicated their pricing would be subject to layering and in excess of \$1M
- Arch and Lexington quote submitted \$652,287.50 (combined carriers - layered policy)

The City's two current carriers, Arch and Lexington, are agreeable to extending terms for an additional year to cover the period 11/30/22 – 11/30/23. This year's will again be a layered policy for a total combined cost of \$652,287.50. The summary below details the layered program that provides the City to reach a maximum limit insurance of \$10,000,000 per occurrence.

The renewal also includes Terrorism coverage through Hiscox, the City's current terrorism insurance provider, at a premium cost of \$15,067.50 for a total combined cost of \$667,355.00 for both policies.

Line of Business	Quote Description	Carrier	Premium	SL Taxes & Fees	Total Cost
Property	50% Property	Lexington Insurance Co.	\$325,000.00	\$10,625.00	\$335,625.00
Property	50% Property	Arch Specialty Insurance Co.	\$306,500.00	\$10,162.50	\$316,662.50
Terrorism	Hiscox Terrorism	Certain Underwriters at Lloyd's of London	\$14,700.00	\$367.50	\$15,067.50
		<b>Totals</b>	<b>\$646,200.00</b>	<b>\$21,155.00</b>	<b>\$667,355.00</b>

**Budgeted Impact:** Due to the rising costs of insurance nationwide, a budget shortfall exists in the insurance line item #677-267.651-955.000. After careful consideration, the City Attorney and Chief Financial Officer are agreeable to a budget amendment to transfer \$50,000 from Suits and Settlements account #677-266.200-812.000 to Insurance account #677-267.651-955.000 to cover the FY23 insurance premiums. The remaining balance will be charged to pre-paid expenses for FY24.

**Staff Recommendation:**

The Department of Finance, based on the recommendation of the Lighthouse Group, is recommending that the City acquire coverage through the Arch, Lexington, and Hiscox companies to ensure property and terrorism coverage are in place through November 30, 2023.


**Financial Implications:**

Failure to pay this premium would result in cancellation of the policy and no property protection for the existing structures and equipment.

As to Budget:

  
Chay Linseman  
Budget and Grants Coordinator

Approval:

  
Robert J.F. Widigan (Nov 30, 2022 09:55 EST)  
Robert J.F. Widigan  
Chief Financial Officer



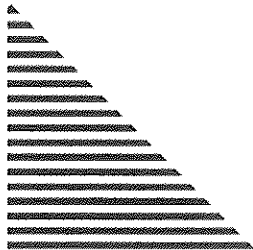
# Lighthouse

AN **ALERA GROUP** COMPANY

Insurance Proposal  
Prepared For

City of Flint

EFFECTIVE 11/30/2022 TO 11/30/2023



# Lighthouse, An Alera Group Company

Our mission at the Lighthouse is the profitable and ethical delivery of innovative insurance solutions for the protection of our clients.

We are well positioned to provide excellent service for all your business and personal insurance needs including:

- Commercial Insurance
- Personal Insurance
- Employee Benefits
- Individual Insurance/Medicare
- Financial Services

Along with these business units, Lighthouse provides seminars for clients and the public on relevant issues. These are done in conjunction with several insurance companies, with which we have solid, long term relationships.

We have multiple locations throughout Michigan and sister agencies across the nation to serve your needs. Our investment in technology has allowed Lighthouse to provide exemplary response time, as well as comprehensive claims and risk management services.

We have active memberships with local Chambers of Commerce, various industry associations, and serve on Advisory Boards of several insurance companies. We also have many Industry Specific Programs tailored to give specialized coverages when they are needed.

# Named Insureds

City of Flint

## Location Schedule

Loc #	Bldg #	Address	City	State	Zip	Description
0001	0001	1101 S. Saginaw St. Room 203	Flint	MI	48503	City Hall
0001	0002	1101 S. Saginaw St. Room 203	Flint	MI	48503	Dome Auditorium
0001	0003	1101 S. Saginaw St. Room 203	Flint	MI	48505	S. Building
0002	0004	1101 S. Saginaw St. Room 203	Flint	MI	48502	N. Building
0003	0005	210 E Fifth St	Flint	MI	48503	Police Dept.
0005	0007	4535 M.L. King Ave	Flint	MI	48532	Archie Parks
0006	0008	310 E Fifth St	Flint	MI	48532	Station #1 HQ
0007	0009	1525 M.L. King Ave	Flint	MI	48502	Station #3
0008	0010	4309 Industrial	Flint	MI	48502	Station #4
0009	0011	716 W Pierson Rd	Flint	MI	48502	Station #6
0010	0012	202 E Atherton	Flint	MI	48502	Station #8
0011	0013	3310 E Court St	Flint	MI	48502	Water Service Cen.
0011	0014	3318 E Court St	Flint	MI	48502	Misc. Storage
0012	0015	4500 N Dort Hwy	Flint	MI	48502	Treatment Plant
0012	0016	4500 N Dort Hwy	Flint	MI	48502	Ozone Plant
0012	0017	4500 N Dort Hwy	Flint	MI	48502	Elevated Tank Cont
0012	0018	4500 N Dort Hwy	Flint	MI	48502	Pumping Station 4
0012	0019	4500 N Dort Hwy	Flint	MI	48502	Electric Substation
0012	0020	4500 N Dort Hwy	Flint	MI	48502	Water Control 2
0012	0021	2800 Hammerburg Rd	Flint	MI	48502	Booster Station
0013	0022	1614 Dupont	Flint	MI	48502	Westside Reservoir
0014	0023	G-12233 E Potter Road	Flint	MI	48502	Water Control 1
0015	0024	G-4652 Beecher Rd	Flint	MI	48507	Sewage Treatment
0015	0025	G-4652 Beecher Rd	Flint	MI	48507	Admin Bldg-Lab
0015	0026	G-4652 Beecher Rd	Flint	MI	48507	Service Building
0015	0027	G-4652 Beecher Rd	Flint	MI	48507	Influent Box
0015	0028	G-4652 Beecher Rd	Flint	MI	48507	'A' Crit Tanks
0015	0029	G-4652 Beecher Rd	Flint	MI	48506	'B' New Grit Bldg
0015	0030	G-4652 Beecher Rd	Flint	MI	48506	Primary Settling tank
0015	0031	G-4652 Beecher Rd	Flint	MI	48506	Aeration Tank
0015	0032	G-4652 Beecher Rd	Flint	MI	48506	Final Settling
0015	0033	G-4652 Beecher Rd	Flint	MI	48506	Storage Building
0015	0034	G-4652 Beecher Rd	Flint	MI	48506	Blower, Filler
0015	0035	G-4652 Beecher Rd	Flint	MI	48506	Equip, Micro strainer
0015	0036	G-4652 Beecher Rd	Flint	MI	48506	Chlorine Contact
0015	0037	G-4652 Beecher Rd	Flint	MI	48506	Trickling Filter
0015	0038	G-4652 Beecher Rd	Flint	MI	48504	Sludge Thickening
0015	0039	G-4652 Beecher Rd	Flint	MI	48504	Blended Sludge
0015	0040	G-4652 Beecher Rd	Flint	MI	48504	Gas Sphere Storage
0015	0041	G-4652 Beecher Rd	Flint	MI	48504	Old Pre-Aeration
0015	0042	G-4652 Beecher Rd	Flint	MI	48503	Old Final Settling
0015	0043	G-4652 Beecher Rd	Flint	MI	48503	NW Pumping Station

Loc #	Bldg #	Address	City	State	Zip	Description
0015	0044	G-4652 Beecher Rd	Flint	MI	48503	LPO, Vacuum
0015	0045	G-4652 Beecher Rd	Flint	MI	48503	Storage Building
0015	0046	G-4652 Beecher Rd	Flint	MI	48503	E. Sewage Pump Station
0015	0047	G-4652 Beecher Rd	Flint	MI	48502	Hypochlorite Tank
0015	0048	G-4652 Beecher Rd	Flint	MI	48506	Air Filter A
0015	0049	G-4652 Beecher Rd	Flint	MI	48502	Air Filter B
0015	0050	G-4652 Beecher Rd	Flint	MI	48502	Air Filter C
0015	0051	G-4652 Beecher Rd	Flint	MI	48502	Sulfur Dioxide Bldg
0015	0052	G-4652 Beecher Rd	Flint	MI	48503	Storage
0016	0053	251 E. Blvd Drive	Flint	MI	48503	Avon St Pumping
0017	0054	Avon Street	Flint	MI	48505	Sewage Retention Tank
0018	0055	1524 Mackin Rd & 1416 Dupont	Flint	MI	48502	Water Pump Station
0018	0056	2305 W 3rd Ave	Flint	MI	48503	Third Ave Pump
0019	0057	6625 Fleming Rd	Flint	MI	48503	Sewage Lift Station
0020	0058	5629 Fleming Rd	Flint	MI	48532	Sewage Lift Station
0021	0059	2300 Branch	Flint	MI	48532	Sewage Lift Station
0022	0060	2420 Brownnell	Flint	MI	48502	Sewage Lift Station
0023	0061	1106 S Averill St	Flint	MI	48502	Forestry Division Shop
0023	0062	1106 S Averill St	Flint	MI	48502	Office
0023	0063	1106 S Averill St	Flint	MI	48502	Storage Bldg
0023	0064	1106 S Averill St	Flint	MI	48502	Pole Barn Garage
0023	0065	1106 S Averill St	Flint	MI	48502	Maintenance Bldg
0024	0066	930 E Blvd Drive	Flint	MI	48502	Shop & Garage
0024	0067	930 E Blvd Drive	Flint	MI	48502	Shop at Rear
0024	0068	930 E Blvd Drive	Flint	MI	48502	New Storage Bldg
0025	0069	4266 E Pierson Rd	Flint	MI	48502	Cart Storage Barn
0025	0070	4266 E Pierson Rd	Flint	MI	48502	Pump House
0025	0071	4266 E Pierson Rd	Flint	MI	48502	Kearsley Lake Golf
0026	0072	2401 Nolen Drive	Flint	MI	48502	Mott Golf & Clubhouse
0026	0073	2401 Nolen Drive	Flint	MI	48502	Equip Storage
0026	0074	2401 Nolen Drive	Flint	MI	48502	Pump House Bridges
0027	0075	1221 S Vernon	Flint	MI	48507	Pierce Golf & clubhouse
0028	0076	1901 Hammerburg Rd	Flint	MI	48507	Swartz Creek Golf
0028	0077	1901 Hammerburg Rd	Flint	MI	48507	Equip Storage
0028	0078	1901 Hammerburg Rd	Flint	MI	48507	Pump House
0028	0079	1901 Hammerburg Rd	Flint	MI	48507	Bridges outside Equip
0028	0080	1901 Hammerburg Rd	Flint	MI	48506	Golf Car Storage Barn
0029	0081	3300-3400 N Saginaw	Flint	MI	48506	Berston Fieldhouse
0030	0082	2201 Forest Hill	Flint	MI	48506	Haskell Community Cent
0031	0083	1301-09 Pingree St	Flint	MI	48506	Brennan Comm Center
0031	0084	1301-09 Pingree St	Flint	MI	48506	Wilkins Park Ballfield
0032	0085	1002 W Horne	Flint	MI	48506	Hasselbring Center
0033	0086	249 Peer Ave	Flint	MI	48506	McKinley Sr Citizens Cen
0034	0087	Vernon-Broadway	Flint	MI	48506	Amos Park Basketball
0035	0088	E Fifth Ave-Root St	Flint	MI	48506	Barney Fountain
0036	0089	Brownell-W Dayton	Flint	MI	48504	Bassett Park Outside
0037	0090	Woodland-E Court St	Flint	MI	48504	Burroughs Park
0038	0091	M. L. King Ave-2 E Pierson	Flint	MI	48504	Clara Wilborn Shelter
0039	0092	Averill-1-69 Expressway	Flint	MI	48504	Cook Park Shelter
0040	0093	Damon-N Saginaw St	Flint	MI	48503	Dewey Park Shelter
0041	0094	E Hamilton-Ave A	Flint	MI	48503	Dryant Park
0042	0095	640 W Pasadena	Flint	MI	48503	Forest Park Shelter 1
0042	0096	640 W Pasadena	Flint	MI	48503	Forest Park Shelter 2
0042	0097	640 W Pasadena	Flint	MI	48503	Forest Park Exercise
0043	0098	1101 Kearsley Park Blvd	Flint	MI	48502	Kearsley Park Pavilion
0043	0099	1101 Kearsley Park Blvd	Flint	MI	48506	Kearsley Park 4 bridges
0044	0100	W Court & Middleton	Flint	MI	48502	Mann Hall park sign
0045	0101	Tacken-Mann Hall	Flint	MI	48506	McCallum Park Sign

Loc #	Bldg #	Address	City	State	Zip	Description
0046	0102	M.L King Ave-N Saginaw	Flint	MI	48506	McFarlan Monuments 2
0047	0103	Lippincott & Clifford	Flint	MI	48506	Foot Bridge
0048	0104	Mason-Welch Blvd	Flint	MI	48506	Bolawanee Park Sign
0049	0105	Miller Rd-Court St	Flint	MI	48506	Mobley Park
0050	0106	River Village	Flint	MI	48506	River City 5 Windmills
0051	0107	Saginaw St	Flint	MI	48506	Riverbank park Fountain
0051	0108	Saginaw St	Flint	MI	48506	Grand Fountain Elec
0051	0109	Saginaw St	Flint	MI	48506	Fountain Emergency Lights
0051	0110	Saginaw St	Flint	MI	48506	Recirculation System
0051	0111	Saginaw St	Flint	MI	48506	Vault Sump Pumps
0051	0112	Saginaw St	Flint	MI	48506	Misc Pump Fibradams
0051	0113	Saginaw St	Flint	MI	48506	Misc. Pumps-Meter Pit
0051	0114	Saginaw St	Flint	MI	48506	Misc Pump Fibradams 2
0051	0115	Saginaw St	Flint	MI	48506	Elec Panels Ext in water well
0051	0116	Saginaw St	Flint	MI	48506	Outside Lighting
0051	0117	Saginaw St	Flint	MI	48506	Pulaski Monument
0052	0118	Harrison St	Flint	MI	48506	Rest Rooms
0052	0119	Harrison St	Flint	MI	48506	UAW Sit Down Monument
0053	0120	SE Saginaw St	Flint	MI	48506	Misc Pumps Electric Vault
0054	0121	Chicago Blvd-Clancy	Flint	MI	48506	Sarginson park Shelter
0055	0122	3201 Hammerburg Rd	Flint	MI	48506	Stanley Broome Park
0055	0123	3201 Hammerburg Rd	Flint	MI	48506	Park Lights Scoreboard
0055	0124	3201 Hammerburg Rd	Flint	MI	48506	Fencing & Backstops
0055	0125	3201 Hammerburg Rd	Flint	MI	48506	Press Box
0055	0126	3201 Hammerburg Rd	Flint	MI	48506	Concession Bldg
0056	0127	3821 N Franklin	Flint	MI	48506	Whaley Park Shelter
0056	0128	3821 N Franklin	Flint	MI	48506	Whaley Park Outside
0056	0129	3821 N Franklin	Flint	MI	48506	Whaley Park Lights
0056	0130	3821 N Franklin	Flint	MI	48506	Whaley Park Grand Stands
0056	0131	3821 N Franklin	Flint	MI	48506	Whaley Park Press Box
0056	0132	3821 N Franklin	Flint	MI	48506	Concession Bldg
0056	0133	3821 N Franklin	Flint	MI	48506	Whaley Park Softball Lights
0056	0134	3821 N Franklin	Flint	MI	48506	Whaley Park Softball Stands
0057	0135	1701 Utah	Flint	MI	48506	Whaley Park Dasher Boards
0058	0136	Pengelly-Milton	Flint	MI	48506	Windiate Park Court
0059	0137	Brookside-Woodlawn	Flint	MI	48506	Woodlawn Park Bridge
0059	0138	Brookside-Woodlawn	Flint	MI	48506	Tennis Court
0060	0139	Morningside Dr	Flint	MI	48506	Shelter (Carpenter)
0061	0140	702 W 12th Street	Flint	MI	48506	New City Garage
0061	0141	702 W 12th Street	Flint	MI	48506	Gas Station warehouse
0061	0142	702 W 12th Street	Flint	MI	48506	New City Garage
0061	0143	702 W 12th Street	Flint	MI	48506	12,000 Gallon Tank
0061	0144	702 W 12th Street	Flint	MI	48506	3,000 Gallon fuel oil storage
0062	0145	630 S Saginaw St	Flint	MI	48506	68 <sup>th</sup> District Court
0063	0146	3402 Western Rd	Flint	MI	48506	Station #5
0064	0147	1100 S Cedar St	Flint	MI	48506	Cedar St Pump Station
0065	0148	420 E Boulevard Drive	Flint	MI	48506	Farmers Mkt
0066	0149	R/420 E Boulevard Drive	Flint	MI	48506	Farmers Mkt

# Commercial Property

## SUBJECT OF INSURANCE

Subject of Insurance	Carrier	Limits	Cause of Loss	Deductible	Valuation
Property	50% of 10M limit - Lexington	5,000,000	Special	100,000	RC
Earthquake		5,000,000	Special	100,000	
Flood		10,000,000	Special	100,000	
Named Storm		10,000,000	Special	100,000	
Equipment Breakdown		10,000,000	Special	100,000	
Accounts Receivable		1,000,000	Special	100,000	
Debris Removal		2,500,000 (25% of direct physical damage)	Special	100,000	
Ordinance or Law Coverage		2,500,000	Special	100,000	
Errors or Omissions		1,000,000	Special	100,000	
Newly Acquired Property		1,000,000	Special	100,000	

RC = Replacement Cost

## SUBJECT OF INSURANCE

Subject of Insurance	Carrier	Limits	Cause of Loss	Deductible	Valuation
Property	50% of 10 M Limit - Arch	5,000,000	Special	100,000	RC
Earthquake		5,000,000	Special	100,000	
Flood		10,000,000	Special	100,000	
Named Storm		10,000,000	Special	100,000	
Equipment Breakdown		10,000,000	Special	100,000	
Accounts Receivable		1,000,000	Special	100,000	
Debris Removal		2,500,000 (25% of direct physical damage)	Special	100,000	
Ordinance or Law Coverage		2,500,000	Special	100,000	
Errors or Omissions		2,500,000	Special	100,000	
Newly Acquired Property		1,000,000	Special	100,000	

# Terrorism

Coverage	Layer Limit of Liability	Layer Premium	Hiscox Participation
Terrorism and Sabotage	\$100,000 Per Occurrence \$100,000 Aggregate	\$14,700.00	100%
Total Insured Value			\$252,060,171

## Municipalities Terrorism and Sabotage Coverage Part: TR5 P005 CW (07-19)

Coverage	Limit
Business Interruption Sublimit	\$0
Civil or Military Authority Sublimit	\$1,000,000 / 30 Day(s) / and 1 Mile(s)
Debris Removal Expenses Sublimit	\$250,000
Decontamination Costs Excluding NCBR Sublimit	\$250,000
Demolition and Increased Cost of Construction Sublimit	\$1,000,000
Errors and Omissions Sublimit	\$250,000
Electronic Data Processing Media Sublimit	\$1,000,000
Extended Period of Indemnity Sublimit	\$0 and 180 Day(s)
Fine Art Sublimit	\$250,000
Ingress/Egress Sublimit	\$1,000,000 / 30 Day(s) / and 1 Mile(s)
Preservation of Property Sublimit	\$250,000
Professional Fees Sublimit	\$250,000
Relocation Sublimit	\$250,000
Service Interruption	\$1,000,000 / 30 Day(s) / and 1 Mile(s)
Transit Sublimit	\$250,000
Valuable Papers Sublimit	\$250,000
Accounts Receivable Sublimit	\$250,000
Asbestos Sublimit	\$250,000
Automatic Coverage Sublimit	\$1,000,000 and 30 Day(s)
Commissions, Profits and Royalties Sublimit	\$250,000
Contingent Business Interruption – Named Suppliers/Customers Sublimit	\$0
Contingent Business Interruption – Unnamed Suppliers/Customers Sublimit	\$0
Delay in Startup Costs Sublimit	\$250,000
Fire Protective System Sublimit	\$10,000
Green Building Additional Expense Sublimit	\$250,000
Key and Lock Expense Sublimit	\$250,000
Landscaping Sublimit	\$10,000
Leasehold Interest Sublimit	\$0
Loss of Attraction Sublimit	\$0, 0 Day(s), and 0 Mile(s)
Miscellaneous Unnamed Locations Sublimit	\$1,000,000 and 30 Day(s)
Newly Acquired Locations Sublimit	\$1,000,000 and 90 Day(s)
Property In Course of Construction Sublimit	\$1,000,000

Rental Income Sublimit	\$0
Soft Costs Sublimit	\$250,000
Deductible	\$25,000
Waiting Period	0 Hour(s)

TRS P0005 CW (07-19)

# Premium Summary

Coverage	Carrier	Expiring Premium	SL Taxes & Fees	Renewal Premium	SL Taxes & Fees
Property – 50%	Lexington	\$250,000.00	\$6,250.00	\$325,000.00	\$10,625.00
Property – 50%	Arch	\$250,000.00	\$7,250.00	\$306,500.00	\$10,162.50
Terrorism	Hiscox	\$14,000.00	\$350.00	\$14,700.00	\$367.50
<b>Totals</b>		<b>\$514,000.00</b>	<b>\$13,850.00</b>	<b>\$646,200.00</b>	<b>\$21,155.00</b>
<b>Total Program</b>		<b>\$527,850.00</b>		<b>\$667,355.00</b>	

All quoted premiums are annual estimates.

## Markets Approached

- Chubb – Declined
- Nationwide – Declined, not a market for public/civic exposures
- Central – Declined, Not a market for municipalities
- Cincinnati – Declined, Outside their property appetite
- EMC – Declined, Population exposure to large for carrier
- Encova – Declined, not a market for municipalities
- Hanover – Declined, not a market for municipalities
- Hastings – Declined, not a market for municipalities
- Michigan Millers – Declined, no market for municipalities
- Selective – Declined, due to mostly Frame and JM construction
- ARCH Insurance Group – Quote offered
- Lexington Insurance Company – Quote offered
- AmWins Global Risk London – Indicated \$750,000+
- Ironshore – Indicated \$1M - \$1.5M higher than incumbent markets
- RSUI – Indicated \$1M layer pricing for primary \$10M
- Allied World – Pending underwriter review
- Aspen Insurance – Can't compete
- AXIS – Pending underwriter review
- Zurich – Pending underwriter review

## Binding Conditions

- Signed ACORD Applications required at binding
- Completed, Signed TRIA Disclosure Form required only if rejecting coverage
- Favorable Inspection for the following locations:
  - 4652 Beecher Rd. Flint, MI
  - 1101 S. Saginaw St. Flint, MI
  - 4500 N. Dort Hwy. Flint, MI
  - 210 E. 5th Street Flint, MI

*This insurance proposal is based upon your insurance history and the information that you have provided. It is your responsibility to review each item to make sure that you have all the coverages that you need, and that the limits of liability are appropriate.*

# Agreement and Acceptance

The undersigned insured acknowledges that they have read and understood the Insurance Proposal as presented by Lighthouse Group, an Alera Group Agency LLC and authorizes them to bind coverage.  
Effective Date: 11/30/2022

Policy Type: Commercial Property

PROPOSED COVERAGE HAS BEEN REJECTED/MODIFIED AS OUTLINED:

- 1.
- 2.
- 3.
- 4.

Named Insured: City of Flint

Title: .....

Signature: ..... Date: .....

RETURN TO THE ATTENTION OF: Cort Niemi

EMAIL: [cniemi@lighthousegroup.com](mailto:cniemi@lighthousegroup.com)

MAIL: Lighthouse, An Alera Group Company  
56 Grandville Ave, Ste 300  
Grand Rapids, MI 49503

# Electronic Delivery Supplement

Client Name: City of Flint	Date:
----------------------------	-------

## ELECTRONIC SELECTION / REJECTION OPTION FORM

Your insurer may be required by law to obtain consent from insureds prior to engaging in any electronic delivery of insurance policies and/or other supporting documents in connection with the policy. You have the right to:

- Select electronic delivery;
- Reject electronic delivery;
- Withdraw your consent if you decide you no longer want to receive electronic delivery of your insurance policy and/or other supporting documents in connection with your insurance policy.

### ☐ ELECTION OF ELECTRONIC INSURANCE POLICY DELIVERY OPTION

I select the option to receive the following documents in connection with my insurance policy electronically, for myself and all those covered under the policy until further notice. I acknowledge I may no longer receive paper copies of my insurance policy.

- Insurance Policy
- Identification Card
- Notices of Cancellation
- Notices of Nonrenewal
- Other supporting documents in connection with my insurance policy

### ☐ REJECTION OF ELECTRONIC DELIVERY OPTION

I reject the option to receive my insurance policy and/or other supporting documents in connection with my insurance policy electronically, for myself and all those covered under the policy until further notice. I will continue to receive paper copies of such documents.

### ☐ WITHDRAWAL OF CONSENT OF ELECTRONIC DELIVERY

I withdraw my previous consent of electronic delivery of my insurance policy and/or other supporting documents in connection with my insurance policy, for myself and all those covered under the policy until further notice. I elect to receive paper copies of such documents in the future.

## ELECTRONIC DELIVERY DISCLOSURE

The policyholder who elects to allow for insurance policy and/or other supporting documents in connection with the insurance policy to be sent to the electronic mail address provided should be diligent in updating the electronic mail address provided to the insurer in the event that the address should change.

_____ Name of Recipient to Receive Insurance policy &/or Other Supporting Documents	_____ Relationship to Client
_____ E-Mail Address of Recipient	
_____ Client Signature	_____ Date (MM/DD/YYYY)

# Commercial Lines Coverage Options

In addition to the below coverage options, there may be more insurance products available for your consideration.

## **Property**

We do not determine property values, as we do not have any specific expertise in making this evaluation. It is in your best interest to evaluate the amount of your contents to determine the appropriate limits. Additionally, it is in your best interest to seek a building valuation survey to determine the appropriate construction cost of any building coverage.

- Off Premises Power Failure
- Spoilage Coverage
- Business Income & Extra Expense
- Ordinance or Law
- Vacancy Permit
- Builders Risk
- Mfg Selling Price
- Property of Others
- Leased or Rented Property
- Peak Season Coverage
- Equipment Breakdown
- Earthquake
- Flood
- Dependent Property

## **General Liability**

Higher limits may also be available for General Liability coverages.

- Employment Practices Liability
- Liquor Liability
- Employee Benefits Liability
- Product Recall Coverage
- Pollution Liability

## **Inland Marine**

- Installation Floater
- Replacement Cost
- Miscellaneous Tools / Equipment
- Leased or Rented Equipment
- Sign Coverage
- Scheduled Equipment / Tools
- Valuable Papers / Accounts Receivable
- Bailee Liability
- Patterns, Dies, Molds

## **Crime**

- Employee Dishonesty
- Forgery / Alterations
- Money & Securities

## **Business Auto**

- Drive Other Car
- Hired & Non-Owned Auto Liability
- Hired Car Physical Damage

## **Miscellaneous**

- Umbrella Liability / Higher Limits on Current Umbrella
- Professional Liability
- Data Breach / Cyber Liability
- Directors & Officers Coverage
- Fiduciary Liability
- Bonds
- Trade Credit Insurance

# Cyber Liability Quiz

## What is your Internet Privacy and/or Security Risk?

Take this quick quiz to determine your level of risk.

1. Are you involved in any of the following industries:
  - Education
  - Healthcare
  - Financial Services
  - Retail
2. Do you provide services to clients on your website?
3. Do you collect, receive, transmit or store personally identifiable information or personal health information? For example, Social Security numbers, driver's license numbers, email addresses, bank account numbers, credit/debit card numbers, etc.
4. Do you need to develop or update procedures to comply with privacy legislation? For Example, Health Insurance Portability and Accountability Act -- HIPPA, The Gramm-Leach Bliley Act or other legislation with respect to the protection of other confidential information?
5. Do your employees use laptops, cell phones, smart phones, or tablets?
6. Do you store sensitive data on your network in the cloud or even in paper files?
7. Do you manage the content of your website and/or host the infrastructure yourself instead of using a third party?
8. Do you have a Written Information Security Plan?

### Your Score:

2 or less answered yes:

Your risk is low. However, Cyber Liability coverage is worth considering

3 to 4 answered yes:

Your risk is great and obtaining Cyber Liability should be a priority

5 or more answered yes:

Your risk is significant! Without proper coverage afforded by Cyber Liability, the financial well being of your company is at risk!



#### **for individuals and families**

- Life Insurance
- Return of Premium Life Insurance
- Annuities
- Disability Income Protection
- Long-term Care
- Life Insurance Review and Audit Program
- Individual Mortgage Pay-off in Event of Death

#### **for business owners**

- Business Continuation Planning (Life and Disability Insurance)
- Key Person Coverage (Life and Disability Insurance)
- Debt Coverage or Life Insurance Required by Bank
- Estate Analysis - Legacy Trust
- Executive Owner Premier Audit Program
- Voluntary Products

As a client of Lighthouse, An Alera Group Company, you are eligible to take advantage of our Life Insurance Review & Audit Program free of charge. An evaluation of your personal and business life insurance policies can provide the reassurance your plans are set to meet your needs when and how you expect them to.

With more than 100 years of combined experience, our Life Insurance and Executive Benefits team will provide an in-depth and objective review of the life insurance you have in place today. With direct access to more than 30 insurance carriers, we will propose only the best alternatives directly in line with your goals and budget. Life insurance coverage can change over time, therefore we recommend policies be reviewed every three years.

Since over 80 percent of life insurance policies don't live up to client expectations due to overpriced premiums, incorrect design or early termination, this review is of tremendous value by providing peace of mind and protection for what matters most.

If you are interested in Lighthouse's life insurance services, contact your sales executive to get started.



Lighthouse's personalized and innovative approach to the ever-changing world of healthcare allows for your business to keep moving forward. By leveraging our extensive network of resources, we craft the plan you and your employees desire.

#### COMPLIANCE

- MyWave access and support
- Miller Johnson - Legal Firm
- Compliance Checklist
- Benchmarking
- SPD Review
- SSOD Assistance

#### TECHNOLOGY

- Benefit Admin - Employee Navigator
- Member Management
- Self-serve enrollment
- Variable Hour Tracking
- ACA Reporting - 1095 reporting

#### HR SUPPORT

- Employee Handbook Review
- Compensation Benchmarking
- Mock DOL Audit
- Training Resources
- On Staff HR Consultant

#### WELLNESS

- On Staff Resources
- Consulting/Design
- Implementation/Ongoing Assistance
- Reporting/Analysis/Vendors

#### MEDICARE/INDIVIDUALS

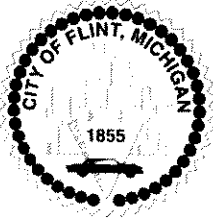
- Onsite Educational Meetings
- 1 on 1 Consultations
- Transition to Medicare
- Employee Separation Services
- Individual Plan Options

#### DATA ANALYTICS

- Underwriter on Staff
- Monthly Claims Reporting
- RA 152 Analysis
- Predictive Modeling
- 3-5 Year Strategic Plan
- Milliman Reporting Services

#### EMPLOYEE COMMUNICATION

- Benefits Booklets
- Custom Communications
- ACA Updates
- Electronic & Print



RESOLUTION NO.: 220509

PRESENTED: DEC - 7 2022

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO DEERE CREDIT, INC. FOR THE LEASE-END BUYOUT OF THREE BACKHOES AND ONE WHEEL LOADER**

WHEREAS, City Council adopted resolution #170565 on November 15, 2017 to enter into a lease agreement with Deere Credit Inc. for fleet equipment including vehicle numbers 6089,6090, and 7445 (2 backhoes and 1 wheel loader), as well as resolution #170220.1 adopted on June 14, 2017 to enter into a lease agreement with Deere Credit Inc. for fleet equipment which included vehicle number 6088 (1 backhoe).

WHEREAS, The (3) backhoes are currently being used by Street Maintenance Division and the (1) wheel loader is currently being used by the Water Service Center. All referenced equipment is in sufficiently good condition to warrant retention rather than replacement, and therefore, a lease buyout is recommended.


WHEREAS, The lease-end buyout price for the (4) pieces of equipment referenced is \$318,784.77.

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

Account Number/Grant Code	Account Name	Amount
661-229.000-977.000	EQUIPMENT	\$68,608.17
661-229.000-977.000	EQUIPMENT	\$70,988.82
661-229.000-977.000	EQUIPMENT	\$70,988.82
661-229.000-977.000	EQUIPMENT	\$108,198.96
	<b>FY 2023 GRAND TOTAL</b>	<b>\$318,784.77</b>

IT IS RESOLVED, that The Division of Purchases & Supplies can hereby issue a purchase order for the lease-end buyout of (3) backhoes and (1) wheel loader, for a total not to exceed \$318,784.77 for FY23 (07/01/22-06/30/23).

APPROVED AS TO FORM:

  
William Kim (Nov 29, 2022 12:03 EST)

William Kim, City Attorney

APPROVED AS TO FINANCE:

Robert J.F. Widigan  
Robert J.F. Widigan (Nov 29, 2022 16:55 EST)

Robert J.F Widigan, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS  
CLYDE D EDWARDS (Nov 30, 2022 17:44 EST)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:

Lauren Rowley

Lauren Rowley, Purchasing Manager



## CITY OF FLINT

### STAFF REVIEW FORM

**TODAY'S DATE:** 11/18/2022

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** John Deere heavy equipment – lease buyout

**PREPARED BY** Aaron Cottrell, Fleet Services  
(Please type name and Department)

**VENDOR NAME:** Deere Credit, Inc.

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

Fleet Services is requesting a Purchase Order be issued with Deere Credit, Inc. in the amount of \$318,784.77 to make the end-of-lease buyout payments for three (3) 410L backhoes used by Street Maintenance and one (1) 544K wheel loader being used by the WSC – Water division. All pieces of equipment are in sufficiently good condition to warrant retention rather than replacement. Currently, new equipment purchases are experiencing extended delivery delays.

**FINANCIAL IMPLICATIONS:** \$318,784.77

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

Dept.	Name of Account	Account Number	Grant Code	Amount
3331	Equipment	661-229.000-977.000		\$318,784.77
		<b>FY23 GRAND TOTAL</b>		<b>\$318,784.77</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 230006302

**ACCOUNTING APPROVAL:** Christine Tagg  
Christine Tagg (Nov 18, 2022 13:03 EST)

**Date:** November 18, 2022



## CITY OF FLINT

**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** \$318,784.77

**BUDGET YEAR 2** \$

**BUDGET YEAR 3** \$

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

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

**DEPARTMENT HEAD SIGNATURE:** *Aaron Cottrell*  
Aaron Cottrell (Nov 18, 2022 13:04 EST)  
(Aaron R. Cottrell, Fleet Administrator)

**DEPARTMENT HEAD MUST SIGN**

170565

(Bid 170000060)

SUBMISSION NO. CA5572017PRESENTED: 11-15-17

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

**RESOLUTION TO AIS CONSTRUCTION EQUIPMENT  
FOR LEASING OF THREE BACKHOES**

BY THE CITY ADMINISTRATOR

**RESOLUTION**

The Fleet Department is requesting to lease two (2) backhoe loaders and one wheel loader, to be used by the Street Maintenance Division and the Water Service Center; and

Pursuant to cooperative bidding with the State of Michigan, AIS Construction Equipment, 56555 Pontiac Tr., New Hudson, MI was the low bidder and has submitted a cost to lease said equipment through John Deere Financial, 6400 NW 86<sup>th</sup> St., Johnston, IA for a five year period based on a State of Michigan MiDeal contract # 071B7700090. The funding to lease this equipment will come from the following account number: 661-451.100-940.000 based on the following dollar allocation of each piece of equipment:

Equipment	No. of Units	No. of Payments	Total Payment (Annually)
Wheel Loader	1	5	\$ 17,588.44
Backhoe Loader	1	5	\$ 14,380.93
Backhoe Loader	1	5	\$ 14,605.35
<b>Total Annual Payment</b>			<b>\$46,574.72</b>

; and

IT IS RESOLVED, that the Proper City Officials, upon City Council's approval, are hereby authorized to order three (3) backhoe loaders through AIS Construction Equipment and enter into a five year lease(s) agreement with John Deere Financial for an amount not to exceed \$46,574.72 annually for five years. (Fleet/Central Garage Fund) \$46,574.72 FY18; \$46,574.72 pending adoption of FY19; \$46,574.72 pending adoption of FY20; \$46,574.72 pending adoption of FY21; \$46,574.72 pending adoption of FY22

APPROVED PURCHASING DEPT.:

Derrick Jones, Purchasing Manager

APPROVED AS TO FINANCE:

Dawn Steele  
Deputy Director of Finance

APPROVED AS TO FORM:

Angela Wheeler  
Chief Legal Officer

Steven Branch, Acting City Administrator

CITY COUNCIL:

Herbert J. Winfrey, Council President

RECEIVERSHIP TRANSITION ADVISORY  
BOARD:

PRESENTED TO CITY COUNCIL:

11-21-2017

ADOPTED BY CITY COUNCIL:

11-27-2017

(Bid 170000060)

SUBMISSION NO.: CA4052017.1

PRESENTED: 5-08-2017

ADOPTED: RTAB 6-14-17

**RESOLUTION TO AIS CONSTRUCTION EQUIPMENT  
FOR LEASING OF THREE BACKHOES**

BY THE CITY ADMINISTRATOR

**RESOLUTION**

The Fleet Department is requesting to lease three (3) backhoe loaders, two (2) to be used by the Street Maintenance Division and one (1) to be used by Water Service Center; and

AIS Construction Equipment, 56555 Pontiac Tr., New Hudson, MI has submitted a cost to lease said equipment through John Deere Financial, 6400 NW 86<sup>th</sup> St., Johnston, IA for a five year period based on a State of Michigan MiDeal contract # 071B7700090. The funding to lease this equipment will come from the following account number: 661-451.100-940.000 based on the following dollar allocation of each piece of equipment:

Equipment	No. of Units	No. of Payments	Total Payment (Annually)
Backhoe Loader	1	5	\$ 12,886.86
Backhoe Loader	1	5	\$ 13,327.32
Backhoe Loader	1	5	\$ 13,235.53
Total Annual Payment			\$ 39,449.71

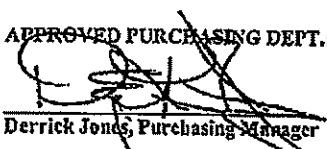
; and

IT IS RESOLVED, that the Proper City Officials, upon City Council's approval, are hereby authorized to order three (3) backhoe loaders through AIS Construction Equipment and enter into a five year lease(s) agreement with John Deere Financial for an amount not to exceed \$39,449.71 annually for five years. (Fleet/Central Garage Fund) \$39,449.71 FY17; \$39,449.71 pending adoption of FY18; \$39,449.71 pending adoption of FY19; \$39,449.71 pending adoption of FY20; \$39,449.71 pending adoption of FY21

APPROVED PURCHASING DEPT.:


APPROVED AS TO FINANCE:

APPROVED AS TO FORM:

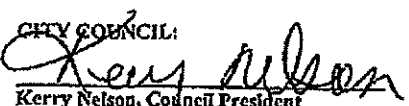
  
Derrick Jones, Purchasing Manager

  
David Sabuda, Chief Financial Officer

  
Angela Wheeler  
Interim Chief Legal Officer

  
Sylvester Jones, Jr., City Administrator

CITY COUNCIL:

  
Kerry Nelson, Council President

RECEIVERSHIP TRANSITION ADVISORY BOARD:

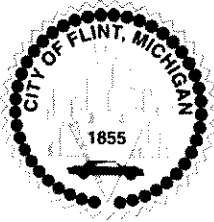
PRESENTED TO CITY COUNCIL:

5-08-2017

ADOPTED BY CITY COUNCIL:

5-08-2017

**ADOPTED BY THE  
RECEIVERSHIP TRANSITION  
ADVISORY BOARD JUNE 14,  
2017**



RESOLUTION NO.: 220510

PRESENTED: DEC - 7 2022

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO MACQUEEN EQUIPMENT, LLC**

**WHEREAS**, The DPW Department, Streets Division has a street sweeper that suffered significant damage. In order to replace said street sweeper, the Fleet Division received a quote from Bell/MacQueen Equipment via the cooperative State of Michigan DTMB MiDeal Contract #071B7700091.


**WHEREAS**, The Pelican Street Sweeper is currently available, and will be immediately delivered upon completion of a purchase order by the vendor.

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

Account Number	Account Name/ Grant Code	Amount
661-229.000-977.000	Equipment	\$272,883.05
	<b>FY2023 GRAND TOTAL</b>	<b>\$272,883.05</b>

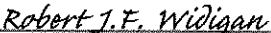
**IT IS RESOLVED**, that the Division of Purchases & Supplies is hereby authorized to issue a Purchase Orders for FY23 (07/01/22-06/30/23) to MacQueen Equipment Inc. for a Pelican street sweeper for an amount not-to-exceed \$272,883.05

**APPROVED AS TO FORM:**

  
William Kim (Nov 28, 2022 09:19 EST)

**William Kim, City Attorney**

**APPROVED AS TO FINANCE:**

  
Robert J.F. Widigan (Nov 28, 2022 09:18 EST)

**Robert J.F Widigan, Chief Financial Officer**

**FOR THE CITY OF FLINT:**


  
CLYDE D EDWARDS (Nov 30, 2022 17:30 EST)

**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_  
**Allie Herkenroder, City Council President**

**APPROVED AS TO PURCHASING:**



**Lauren Rowley, Purchasing Manager**



## Quote Summary Form

### Finance Department - Division of Purchases & Supplies

**Instructions:** Use this form to summarize verbal or written quotes \$10,000 and under and to recommend a vendor for award. Purchaser must request a **minimum of three quotes**; if a vendor declines to quote, indicate so under "Total Quote Amount". **Check appropriate box below and complete form.**

**PURSUANT TO SECTION 18-21.6  
SMALL PURCHASES  
\$10,000 OR LESS**

- ☐ A minimum of three quotes - To the extent possible and practical
- ☐ Sole Source (Please Explain Below & Indicate Name of Sole Source)
- ☒ Cooperative Bid (MiDeal, Sourcewell and Other...) Indicate Vendor's Name - Detailed Explanation Below
- ☐ Other (Please Explain Below - Detailed Explanation)

**PLEASE ATTACH THIS FORM TO YOUR REQUISITION AND/OR FORWARD TO PURCHASING AT LROWLEY@CITYOFFLINT.COM**

<b>Requestor Name</b> Aaron Cottrell	<b>Department/Division</b> Fleet Services	<b>Requisition Number</b> 230006488
---	--	--

	Date	Vendor Name	Contact Person	Phone and/or Email	Total Quote Amount, Incl. Freight /Shipping
1	11/17/22	Macqueen Equipment	Chris Baldas	(248) 697-1131   cbaldas@bellegroup.com	\$272,883.05
2					
3					

#### DETAILED EXPLANATION:

The City of Flint recently suffered significant damage to a street sweeper requiring extensive repairs and downtime. Macqueen Equipment (formerly Bell Equipment) recently had a sweeper become available and has offered it to the City of Flint at the MiDEAL contract #071B7700091 Change Notice 11 cost. This equipment has an immediate delivery date upon completion of a purchase.

**Requestor Signature:**

*Aaron R. Cottrell*

Digitally signed by Aaron R.  
Cottrell  
Date: 2022.11.21 09:39:04 -05'00'

**Date:**

*11/21/2022*



**Michigan Office:**  
78 Northpointe Drive  
Lake Orion, Michigan 48359  
Phone: (248) 370-0000  
Fax: (248) 370-0011

**Ohio Office:**  
850 Science Blvd.  
Gahanna, OH  
Phone 614-655-0022

**2022 Elgin Pelican Sweeper for City of Flint – S/N NP42411**

**1 – Mechanical Elgin Pelican NP Dual Side Broom Sweeper Including**

**Quoted Through MiDeal Contract # 071B7700091**

- Dual steer & gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering
- Air Conditioner
- Alternator, 120 amp
- Anti Siphon water fill
- Automatic pickup in reverse
- B20 biodiesel compatible
- Back up alarm, electric
- Battery, maintenance free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in cab pressure control
- Broom, main, prefab, disposable
- Broom, side broom, hydraulically suspended
- Broom, side broom, in cab pressure control
- Broom Measurement Ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see through glass, prop-able
- Electronic Throttle
- Gauges & Warning lights: engine oil temperature, engine oil pressure, fuel level, speedometer, & odometer w/trip set
- Fenders, over front wheels
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Hose, hydrant fill, 16' 8" with coupling
- Main broom controls in cab
- Manuals, operator and parts
- Mirror, inside rear view
- Mirrors, outside, front mounted 6 inch fish eyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear Camera & in cab monitor
- Return to sweep "Set & Forget" feature
- Seat Belts (both sides for dual)

**Elgin Street Sweepers • Bonnell Leaf Machines • KEG Nozzles • Setcom Headsets**

- Seats, extra wide cordura suspension seats with arm rests
- Signals, self-canceling directional with hazard switch
- Sprung guide wheel, heavy duty
- Steering wheel, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220 gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, opening front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Steel Bristles with Polyethylene Side Broom Segments
- Rubber Dirt Shoes
- Sweeper Painted Standard White
- Red Logo
- 1 Year Parts and Labor Warranty
- Sweeper - Operator Manual
- Sweeper Parts Manual
- John Deere Operator Manual
- John Deere Parts Manual
- Triangle Reflective Flares (3)

All Above Items are Included with Standard MiDeal Pricing. Standard Pricing – Dual Pelican **\$251,480**

The following items are additions and are subject to a 3% MiDeal Discount – Both prices are shown below

· A Plus Light Package	Standard Price - \$1,860	Discounted Price - <b>\$1,804.20</b>
· Side Broom Tilt Option Right Hand Including Indicator	Standard Price - \$2,275	Discounted Price - <b>\$2,206.75</b>
· Side Broom Tilt Option Left Hand Including Indicator	Standard Price - \$2,275	Discounted Price - <b>\$2,206.75</b>
· Automatic Lubrication System	Standard Price - \$7,495	Discounted Price - <b>\$7,270.15</b>
· Lower Conveyor Cleanout	Standard Price - \$655	Discounted Price - <b>\$635.35</b>
· AM/FM/CD With (2) Map Lights	Standard Price - \$695	Discounted Price - <b>\$674.15</b>
· Right Hand Heavy Duty Limb Guard	Standard Price - \$1,560	Discounted Price - <b>\$1,513.20</b>
· Elgin Surcharge #103	Standard Price - \$5,250	Discounted Price - <b>\$5,092.50</b>

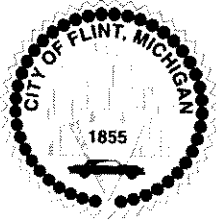
**Total - \$272,883.05**

If you would like to proceed with this purchase, please sign and date below and return it to  
[CBaldas@bellequip.com](mailto:CBaldas@bellequip.com)

Signature: *Aaron R. Cottrell* Digitally signed by Aaron R. Cottrell  
 Date: 2022.11.21 09:15:40 -05'00' **Date: 11/21/2022**

Provided by Chris Baldas  
 Territory Sales Representative for Bell Equipment  
 11-18-22

**Elgin Street Sweepers • Bonnell Leaf Machines • KEG Nozzles • Setcom Headsets**



RESOLUTION NO.: 220511

PRESENTED: DEC - 7 2022

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO ZITO CONSTRUCTION COMPANY FOR MILLER ROAD WATER MAIN  
REPLACEMENT- CHANGE ORDER #1**

WHEREAS, City Council adopted resolution #220114 on April 11, 2022 to enter into a contract with Zito Construction Company for the water main replacement to the Miller Road construction project for a total not to exceed \$1,873,634.27 utilizing American Rescue Plan Act funding.

WHEREAS, during the water main construction project, Zito Construction Company discovered a gas line that warranted moving a water line closer to the road requiring the use of more asphalt than anticipated. Also, additional gravel and asphalt was needed for the temporary driveways that were created during this project.


WHEREAS, The need for more asphalt and gravel has resulted in a change order to Zito Construction Company in the amount of \$10,000.00.

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

Account Number/Grant Code	Account Name	Amount
287-536.701-801.000/FUSDT-CSLFRF	Water Capital Projects	\$10,000.000
	<b>FY2023 TOTAL</b>	<b>\$10,000.00</b>


IT IS RESOLVED, that the Appropriate City Officials can hereby enter into the contract change order with Zito Construction Company for additional asphalt and gravel, for a total not to exceed \$10,000.00, and an overall FY23 grand total not to exceed \$1,883,634.27 for FY23 (07/01/22-06/30/23).

APPROVED AS TO FORM:

  
William Kim (Nov 29, 2022 12:03 EST)

**William Kim, City Attorney**

APPROVED AS TO FINANCE:

  
Robert J.F. Widigan (Nov 29, 2022 16:52 EST)

**Robert J.F Widigan, Chief Financial Officer**

FOR THE CITY OF FLINT:

CLYDE D EDWARDS

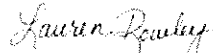
CLYDE D EDWARDS (Nov 30, 2022 17:34 EST)

**Clyde Edwards, City Administrator**

APPROVED BY CITY COUNCIL:

**Allie Herkenroder, Council President**

APPROVED AS TO PURCHASING:



**Lauren Rowley, Purchasing Manager**



## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** November 10, 2022

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Watermain replacement change order #1 for Miller Rd.

**PREPARED BY** Kathryn Neumann, for Rod McGaha/Mark Adas

**VENDOR NAME:** Zito Construction Co.

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The purpose of this resolution is to add money to the Miller Rd. watermain project in the amount of \$10,000. Additional asphalt was needed because of the discovery of a gas line precipitated the moving of the water main by a few feet. Instead of the water main being located next to the curb, it had to move out a few extra feet further into the road. Also, additional gravel and asphalt was needed for the temporary driveways that were created as the watermain replacement moved down Miller Rd.

**FINANCIAL IMPLICATIONS:** *There is money available in the account listed below.*

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

Dept.	Name of Account	Account Number	Grant Code	Amount
287	Water Capital Projects	536.701-801.000	FUSDT-CSLFRF	\$ 10,000.00
		<b>FY23 GRAND TOTAL</b>		<b>\$ 10,000.00</b>

**PRE-ENCUMBERED?** YES ☒ NO ☐ **REQUISITION NO:** 230006468

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

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

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

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

**DEPARTMENT HEAD SIGNATURE:**   
Rodney McGaha, Nov 10, 2022 11:41 CST  
(Rodney McGaha, Director of Transportation)

820114



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

PRESENTED: 3/09/2022ADOPTED: APR 11 2022

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO ZITO CONSTRUCTION COMPANY  
FOR MILLER ROAD WATER MAIN REPLACEMENT**

The American Rescue Plan Act includes provision to support local governments as they make necessary investment in sewer and water infrastructure. The administration is recommending that Coronavirus Local Fiscal Recovery Funds (CLFRF)/American Rescue Plan Act (ARPA) support funds be utilized to replace the water main on Miller Road, between Hammerberg Road and Ballenger Highway.

Michigan Department of Transportation (MDOT) is rehabilitating Miller Road from Hammerberg to Ballenger Hwy. The contractor for said project is Zito Construction Company. Zito Construction Company has submitted a quote for the addition of a water main replacement to the Miller Road reconstruction project; and

The water main on Miller Road, between Hammerberg Road and Ballenger Highway has had numerous breaks and repairs since its installation, adding to the extenuating concerns such as flooding and water backups in the surrounding neighborhoods. The current water main is cast iron pipe installed circa 1964, with an average life expectancy of 40-50 years. It is imperative that any water main replacement work be completed before the Miller Road Reconstruction Project construction begins, which has an anticipated start date of April 2022. The cost to add the water main construction is not to exceed \$1,873,634.27. Funding for said services will come from the American Rescue Plan Act fund (287).

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into a contract with Zito Construction to replace the water main during the rehabilitation of Miller Rd. between Hammerberg Road and Ballenger Hwy., in an amount not to exceed \$1,873,634.27. Before funds are distributed, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of the Treasury final rules. Funding for this program shall come from the American Rescue Plan Act fund (287).

APPROVED AS TO FORM:

William Y. Kim  
Acting Chief Legal Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards, City Administrator

FY22 - KRN

APPROVED AS TO FINANCE:

Robert J. F. Widigan  
Chief Finance Officer

APPROVED BY CITY COUNCIL:

APR 11 2022



RESOLUTION NO.: 220512

PRESENTED: DEC - 7 2022

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

(Proposal #19000008)

BY THE CITY ADMINISTRATOR:

**RESOLUTION CHANGE ORDER TO AIS CONSTRUCTION FOR LEASE TO PURCHASE OF  
A VOGELE PAVER AND A HAMM ROLLER**

On May 28, 2019, The Department of Purchases & Supplies was authorized to issue a purchase order to AIS Construction Equipment, 5655 Pontiac Trail, New Hudson, Michigan for the lease/purchase of a Vogele Paver and a Hamm Roller in the annual amount not to exceed \$125,266.56 per year and the option to buy said equipment at the end of the contract for an additional \$11,201.00 for an aggregate amount of \$637,533.80. The Financing of the lease is through Deere Credit, and

The original resolution #190191 failed to include the final FY23 yearly payment in the amount of \$125,266.56. The total cost of the original resolution was correct, but the detailed breakdown only referenced FY19, FY20, FY21 and FY22 (four years).

**IT IS RESOLVED**, that the City of Flint, upon City Council's approval, is hereby authorized to issue payment for the final year of a five year lease/purchase with AIS Construction (Financing through Deere Credit) in the FY23 amount of \$125,266.56 plus the final payment of \$11,201.00 (total \$136,467.56) for a Vogele Paver and Hamm Roller. The full amount of said lease/purchase is \$637,533.80.

APPROVED AS TO FINANCE:

Robert J. F. Widigan

Robert J. F. Widigan (Nov 28, 2022 09:20 EST)

Robert J. F. Widigan, Chief Financial Officer  
Chief Financial Officer

APPROVED AS TO PURCHASING

Lauren Rowley

Lauren Rowley, Purchasing Manager

APPROVED AS TO FORM:

William Kim

William Kim (Nov 28, 2022 09:24 EST)

William Kim, City Attorney

CLYDE D EDWARDS

CLYDE D EDWARDS (Nov 30, 2022 17:57 EST)

Clyde Edwards, City Administrator

CITY COUNCIL:

Allie Herkenroder, Council President

**TODAY'S DATE:** November 17, 2022

**BID/PROPOSAL#** Bid 19000008

**AGENDA ITEM TITLE** – Final year lease/purchase of a Voge Paver and Hamm Roller

**PREPARED BY** Kathryn Neumann for Michael J. Brown, Director of Public Works

**VENDOR NAME:** AIS Construction/Deere Credit

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The purpose of this resolution is to add the final year payment for the lease/purchase of a Voge paver and Hamm Roller. When the resolution was written in 2019, the overall total was correct, but the breakdown by year only accounted for four years. The final year (FY23) needed to be approved, and this last lease payment will include the purchase amount of buying each piece of equipment. With the final lease payment, the City is buying the roller for the amount of \$11,200 and is buying the paver for the amount of one dollar.

**FINANCIAL IMPLICATIONS:** There is funding in the accounts below.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
202	Equipment	449.201-977.000		\$68,233.28
203	Equipment	449.201-977.000		\$68,234.28
FY23 GRAND TOTAL				\$136,467.56

**PRE-ENCUMBERED?** YES ☒ NO ☐ REQUISITION NO: 230006484, 230006485

**ACCOUNTING APPROVAL:** Kathryn Neumann Date: 11/17/22

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

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

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

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

**DEPARTMENT HEAD SIGNATURE:**

Michael J. Brown 11/17/22  
Michael J. Brown, Director of Public Works

6451



**GRAND RAPIDS**  
600 AIS Drive Southwest  
Grand Rapids, MI 49548  
Telephone: (616) 538-2400

**SAGINAW**  
4600 AIS Drive  
Bridgeport, MI 48722  
Telephone: (989) 777-0090

**TRAVERSE CITY**  
8300 M-72 East  
Williamsburg, MI 49690  
Telephone: (231) 267-9513

**LANSING**  
3600 North Grand River Avenue  
Lansing, MI 48906  
Telephone: (617) 321-8000

**RICHMOND**  
65809 Gratiot Avenue  
Lenox, MI 48050  
Telephone: (586) 727-7311

**WEST DETROIT**  
56555 Pontiac Trail  
New Hudson, MI 48165  
Telephone: (248) 437-8121

Mr. Robert Bincsik  
City of Flint  
Water Service Center  
3310 E. Court Street  
Flint, MI 48506

February 21, 2019

Subject: Full Payout Municipal Lease Pricing for Demo Voge Super 2000-3i Paver

Dear Mr. Bincsik:

AIS Construction Equipment Corp. is pleased to provide you with the following lease pricing for new Demo Voge Super 2000-3i Paver as quoted to you on our quote of 6/13/2018.

**Full Payout Municipal Lease Pricing:**

1. New Demo Voge Super 2000-3i Paver	
As quoted on 6/13/2018:	\$457,075.00
Less Trade Value for 2000 Blaw Knox PF3200 as	
Quoted on July 9, 2018:	<u>(\$ 6,000.00)</u>
Net Total:	\$451,505.00

Lease Program: 5 Year Full Payout Municipal Lease:  
5 Annual Payments of \$ 98,120.61 Each  
Then final payment of \$1

We look forward to working with you on this project and on any other construction equipment projects you may have in the future.

Sincerely,

Chris Robinson  
Governmental Sales Manager



6452



**GRAND RAPIDS**  
600 AIS Drive Southwest  
Grand Rapids, MI 49548  
Telephone: (616) 538-2400

**LANSING**  
3600 North Grand River Avenue  
Lansing, MI 48906  
Telephone: (517) 321-8000

**SAGINAW**  
4800 AIS Drive  
Bridgeport, MI 48722  
Telephone: (989) 777-0080

**RICHMOND**  
65809 Gratiot Avenue  
Lenox, MI 48050  
Telephone: (586) 727-7311

**TRAVERSE CITY**  
8300 M-72 East  
Williamsburg, MI 49690  
Telephone: (231) 267-6513

**WEST DETROIT**  
56555 Pontiac Trail  
New Hudson, MI 48165  
Telephone: (248) 437-8121

Mr. Mike Rule  
Ms. Betty Wideman  
City of Flint  
702 West 12th Street  
Flint, MI 48503

June 19, 2018

Subject: HGAC-Buy Pricing for Hamm HD+90iVV-HF and HD+110VVHF Tandem Rollers with Lease Option

Dear Mr. Rule & Ms. Wideman:

AIS Construction Equipment Corp. is pleased to provide you with the following pricing for new Hamm HD+90iVV-HF and new demo Hamm HD+110VV-HF Tandem Rollers.

**Pricing:**

1. New Factory Order Hamm HD+90i VV-HF as shown on the enclosed Quote Summary dated 6/13/2018: \$141,831.00

Lease Program: 5 Year Governmental Operating Lease:  
5 Annual Payments of \$ 26,295.66 Each  
Then return or purchase for \$ 31,700.00

2. New Demo Hamm HD+110 VV-HF as shown on the enclosed Quote Summary dated 6/13/2018: \$130,071.00

Lease Program: 5 Year Governmental Operating Lease:  
5 Annual Payments of \$ 27,145.95 Each  
Then return or purchase for \$ 11,200.00

We look forward to working with you on this project and on any other construction equipment projects you may have in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Robinson".  
Chris Robinson  
Governmental Sales Manager



190191

(Bid #19000008)

SUBMISSION NO.: \_\_\_\_\_

PRESENTED: 5-22-19

ADOPTED: 5-28-2019

**RESOLUTION TO AIS CONSTRUCTION EQUIPMENT FOR THE PURCHASE OF A  
VOGELE PAYER AND A HAMM ROLLER**

BY THE CITY ADMINISTRATOR:

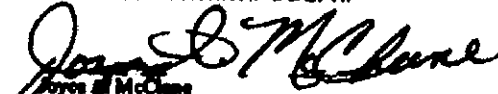
**RESOLUTION**

The Street Maintenance Division is requesting the issuance of a purchase order to purchase a Vogele Paver and a Hamm Roller; and

AIS Construction Equipment, 5655 Pontiac Trail, New Hudson, MI was the lowest vendor to submit a price and has submitted a cost to lease to purchase said equipment through the Houston-Galveston Area Council national contract #SM10-16. Funding for said services will come from the following accounts: 202-449.201-977.000 (\$62,633.28), 203-449.201-977.000 (\$62,633.28); and

IT IS RESOLVED, that the Department of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to AIS Construction Equipment for the lease/purchase of a Vogele Paver and a Hamm Roller in an annual amount not to exceed \$125,266.56 and an aggregate amount of \$626,332.80. If the City decides to purchase said equipment at the end of the lease, the additional purchase cost will be \$11,201.00 for a total purchase of \$637,533.80. (Local Street Fund, Major Street Fund) \$125,266.56 FY19, \$125,266.56 FY20, \$125,266.56 FY21, \$125,266.56 FY22. If final purchase is made, an additional \$11,201.00 will be in FY22.

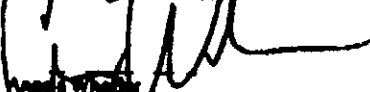
APPROVED PURCHASING DEPT.:

  
Joyce A. McClane  
Purchasing Manager

APPROVED AS TO FINANCE

  
James A. Lewis  
Deputy Finance Director

APPROVED AS TO FORM

  
Angela Whaley  
Chief Legal Officer

  
Steve Branch, City Administrator

  
Herbert J. Winfrey, President  
City Council



RESOLUTION NO.: 220514

PRESENTED: DEC - 7 2022

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

**RESOLUTION DIRECTING FURTHER APPEAL OF  
FIELDS V FLINT CITY COUNCIL**

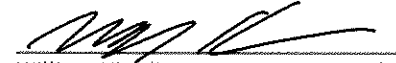
On November 10, 2022, the Michigan Court of Appeals issued a decision in the case of *Kate Fields v Flint City Council*, MCOA Case No. 359661, which dismissed the appeal as moot.

**IT IS RESOLVED**, that the Flint City Council directs that its legal counsel file an application for leave to appeal that dismissal with the Michigan Supreme Court.

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_

**APPROVED AS TO FORM:**

  
William Kim (Dec 2, 2022 11:48 EST)

\_\_\_\_\_  
**William Kim, City Attorney**

220472

ORDINANCE NO. \_\_\_\_\_

A Proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by the Flint Planning Commission for a rezoning change of the zoning designation for the property at 4811 Fenton Rd. (Parcel ID# 41-30-302-004) from CC – City Corridor to CE – Commerce and Employment.

The Planning Commission recommends APPROVAL of a Zoning Ordinance map amendment to the future zoning map concerning this property located in WARD 8.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the code of the City of Flint is hereby amended to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows:

4811 Fenton Rd. Flint, MI 48507 parcel #41-30-302-004 legally described as PART OF SW FRAC 1/4 OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A

RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2 OF NW 1/4 OF SW FRAC'L 1/4 OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CON'T 19.226 AC +/-from "CC" "CC" City Corridor to "CE" Commerce and Employment.

Sec. 2. This ordinance shall take effect on the \_\_ day of \_\_\_\_\_, 2022 A.D.

Approved this \_\_ day of \_\_\_\_\_, 2022 A.D.

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

\_\_\_\_\_  
Davina Donahue, Interim City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William Kim (Nov 2, 2022 15:34 EDT)  
William Kim, City Attorney



220519

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (GG), which shall read in its entirety as follows:

(GG) THE CITY ACKNOWLEDGES THAT **HWD HARRISON, INC. 503 S. SAGINAW ST., FLINT, MI 48502 SUITE #1500** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF A NEW MARKET TAX CREDIT ALLOCATION AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**HARRISON MIXED-USE**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE SPONSOR HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE SPONSOR SHALL BE AFFORDED TAX BENEFITS OF PAYING A SERVICE CHARGE

IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE SPONSOR FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO TEN PERCENT (10%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this \_\_\_\_\_ day of

\_\_\_\_\_, 2022 A.D.

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

APPROVED AS TO FORM:

  
William Kim (Nov 15, 2022 13:51 EST)  
\_\_\_\_\_  
William Kim, Chief Legal Officer

### **ORDINANCE REVIEW FORM**

**FROM:** Planning and Development  
Department

**ORDINANCE NAME:** (FF) PILOT ORDINANCE RESOLUTION TO GRANT A TEN (10%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT KNOWN AS HARRISON MIXED-USE, WHICH IS A MIXED INCOME DEVELOPMENT OF THE EXISTING YMCA SITE, 50 RESIDENTIAL UNITS AND FIRST FLOOR RETAIL SPACE.

#### **1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR**

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Director

Suzanne Wilcox  
Suzanne Wilcox, Director, P&D

DATE: 11/14/22

#### **2. ORDINANCE REVIEW-FINANCE DEPARTMENT**

The attached ORDINANCE is submitted to the Finance Department for approval. By signing, the Finance Department approves this ordinance to be processed for signatures and fully executed.

By:

Robert J.F. Widigan  
Robert J.F. Widigan (Nov 15, 2022 16:31 EST)

Robert J.F. Widigan, Chief Financial Officer

DATE: 11/15/2022

#### **3. ORDINANCE REVIEW - CITY ADMINISTRATOR**

The attached ORDINANCE is submitted to the City Administrator for approval. By signing, the City Administrator approves this ordinance to be processed for signatures and fully executed.

By:

Clyde Edwards, City Administrator

DATE: \_\_\_\_\_

Hshay LLC, 719 Harrison St

1) Current taxable generated:	\$12,082	Pilot is based on 10%	
2) PILOT estimation	\$48,000	DIFFERENCE BETWEEN PILOT AND AD VALOREM TAXES:	\$32,808 per year

Based on the Schedule of Rents provided by Uptown Reinvestment Corporation, at 100% occupancy, the total annual rent potential for the 50 units, leased commercial space and parking is \$80,808.

3) Estimated project ad valorem taxable value:

	Studio	One Bedroom	Two Bedroom	Additional Income
Market Rent	\$625	\$725	\$1,000	
Number of Units	4	31	15	
	\$2,500	\$22,475	\$15,000	\$11,900

Monthly Income	\$51,875
Yearly Income	\$622,500
Vacancy/Loss (10%)	<u>(\$62,250)</u>
Potential Gross Income	\$560,250
Expenses	<u>(\$252,113)</u>
Net Operating Income	\$308,138
Cap Rate of 13%	\$2,370,288
SEV/TV	<u>1,185,144</u>
Potential Taxes	\$80,808

**PAYMENT IN LIEU OF TAXES  
(PILOT)  
APPLICATION**



**CITY OF FLINT**

1101 S SAGINAW ST.  
FLINT, MI 48502  
TEL: 810-766-7436

## **PURPOSE**

To administer the City of Flint Code of Ordinances 18-4.1 to 18-4.8, establishing a class of housing developments pursuant to the State Housing Development Authority Act of 1966, known as Act 436 of the Acts of 1966, being MCLA §§ 125.1401 et seq. , as amended, which are exempt from property taxes, paying instead a service charge to be paid in lieu of taxes (PILOT) by any or all classes of housing exempt from taxation under this Act at any amount it chooses, but not to exceed the taxes that would be paid for if not for this Act.

The City acknowledges that serving persons of low income is a public necessity, and as such the City of Flint will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. The applicant for a PILOT is affirming that the economic feasibility of this housing development is reliant on this requested tax exemption.

Furthermore, in considering this application for PILOT, the evaluators of such request shall consider that the community shall be developed in a manner consistent with the adopted Master Plan and Consolidated Action Plan. Evaluation of the application should take into consideration maintaining the overall goals and objectives set forth in these plans.

## **ELIGIBILITY**

- 1) Applicant must be a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, mobile home park cooperative or mobile home park association, and must be financed with a federally-aided or Michigan State Housing Development Authority (MSHDA) aided mortgage or advance or grant from MSHDA.
- 2) PILOT has been requested during the planning stage of the project; any development project under construction at the time of application is not eligible to apply for, or to receive, a PILOT.
- 3) The applicant must own the property or have an option or other right to purchase the property under consideration and provide in application.
- 4) Housing development must contain a minimum of 51% affordable units.
- 5) Project includes a Low Income Housing Tax Credit (LIHTC) allocation.
- 6) The property is not designated as a Brownfield or 5/50 property or has contacted City to discuss.
- 7) All parcels that are separate have been combined through proper City channels.

## **PROCESS**

**1) Mandatory Pre-Application Conference:** This will be a meeting of all applicable City Departments to include:

- City Administrator
- City Planner
- City Engineer
- City Treasurer
- City Assessor
- Chief Building Official
- Community and Economic Development Staff
- Representatives of applicant development team

This meeting will serve to familiarize all parties with the scope of the project and any issues that may exist. The applicant will also be familiarized with the PILOT process and policies.

**2) Submission of Application:** Application form must be complete and packet of required supporting documentation assembled based upon requirements set forth in the application. Any additional concerns or items that were discussed in the Pre-Application Conference should also be addressed. Application forms are available on both the City of Flint website and in the Department of Community and Economic Development.

One original and one electronic copy shall be submitted no later than seven (7) weeks before the Regular City Council meeting, which are typically held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month.

**3) Internal (Administrative) Review:** An internal review will occur, resulting in either Administrative approval within three (3) weeks or return to the applicant for corrections.

Applications will be scored on a scoring matrix as attached in this application.

Administrative approval will move the application forward to an ordinance amendment that will be placed on the Government Operation Committee meeting agenda.

**4) Council Committee Review:** Meetings are held the Wednesday prior to the Regular City Council meeting. The developer is required to be in attendance at this meeting to answer any questions the committee may have.

**5) Review by City Council:** Once committee approval is obtained, the ordinance amendment will proceed to the following Regular City Council Meeting (the Monday following committee). The developer is required to be in attendance at this meeting.

**6) Approval:** If the PILOT application is approved by resolution of the City Council, a certified copy of the resolution and a copy of the minutes will be provided to the applicant. Additionally, digital copies will be provided to all applicable City Departments.

***\*Note: All applicants are required to file their MSHDA Affidavit with the City Assessor by November 1 of the year before the PILOT is to take effect.***

## **APPLICATION REQUIREMENTS**

1) Completed Application Form

2) Narrative:

a. Background information:

- i. Development experience of team
- ii. Describe the corporate partnership structure

b. Describe the proposed Project (include the following sections):

- i. Intended usage/target market
- ii. Economic impact
- iii. Environmental impact (to include any mitigation actions taken)
- iv. Impact on City infrastructure (transportation and utilities)
- v. Impact on City services (police, fire, EMS, code enforcement)
- vi. Square footage of the building and land to be renovated
- vii. Architectural renderings to include the number and type of units
- viii. Any other information to fully explain the project

c. Describe the marketing of the project, clearly identifying the intended market. If the project is speculative, how long is full occupancy expected to take and who will be the property manager?

d. Briefly describe the ownership and tax information for this project:

- i. State the location of the proposed project to include street address, parcel ID, and the legal description.
- ii. Name of the property owner at the time of application.
- iii. If the applicant is not the current owner of record, attach a valid option to purchase.
- iv. Describe any and all financing, options, and liens on the property
- v. State the current assessed value of the property.
- vi. Are any assessments currently under appeal? If yes, describe.

e. Provide a detailed development pro forma outlining proposed hard, soft and financing costs associated with the development. Pro forma must also identify all sources of financing and terms, including Applicant equity, construction, and permanent financing, as well as any government assistance. Proposals must contain detailed cost breakdowns.

f. Provide a detailed operating pro forma. This must include all anticipated major revenues and expenses for the full term of the requested PILOT.

g. Provide a detailed schedule of rents and income limits of lessees

- h. Provide housing market data to show demand.
- i. State a proposed timeline for the Project to include:
  - i. Closing of the loan or contributing financing
  - ii. First expenditure of funds with regards to the project
  - iii. Anticipated date construction will begin
  - iv. Anticipated date of completion
- j. Describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members.
- k. To receive application bonus points, address the following:
  - i. Mixed use (PILOT ONLY applies to housing- not commercial SF)
  - ii. Energy efficiency and green practices
  - iii. Neighborhood and block club outreach (Full list of outreach done)
  - iv. External amenities (walk score, proximity to transit, jobs, etc)
- l. Include a copy of the completed MSHDA application for Low Income Housing Tax Credits (LIHTC) within thirty (30) days of submittal to MSHDA.

(APPLICATION FORM ON NEXT PAGE- ATTACH APPLICATION FORM TO  
THE REQUIRED NARRATIVES AND SUPPORTING DOCUMENTS)



**PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION**  
**CITY OF FLINT**

**APPLICANT INFORMATION**

ENTITY NAME	FLWD Harrison, Inc.
REPRESENTATIVES NAME	Stephanie Fenton, Tim Herman
ADDRESS	503 S. Saginaw St, Flint, MI 48502 St #1500
TELEPHONE NUMBER	(810) 738-5555
E-MAIL ADDRESS	s.fenton@upturnflint.org

**GUARANTORS INFORMATION**

ENTITY NAME	Upturn Reinvestment Corporation
ENTITY PRINCIPAL	Tim Herman
ADDRESS	503 S. Saginaw St, Flint, MI 48502 St #1500
TELEPHONE NUMBER	(810) 738-5555
E-MAIL ADDRESS	therman@flintandgenese.org

ENTITY NAME	
ENTITY PRINCIPAL	
ADDRESS	
TELEPHONE NUMBER	
E-MAIL ADDRESS	

## PROJECT INFORMATION

PROJECT NAME	Harrison Mixed - Use
ADDRESS OF PROJECT	719 Harrison St, Flint, MI 48502
PARCEL ID	41-18-135-023
LEGAL DESCRIPTION	Lots 1, 2, 5 and 7, excepting there from the Westerly 76 feet; also Lots 2, 4, and 6; also lot 8, excepting the Southerly 14 feet, all in Block 9, Village of Flint River, according to the plat thereof as recorded in Plat 6, Page 2, Genesee County Records

## DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Stephanie Eaton, Optum Reinvestment Corporation
ARCHITECTURAL FIRM	Integrated Architecture
CONSTRUCTION PROJECT MANAGER	David Lurvey, Lurvey Construction
GENERAL CONTRACTOR FOR PROJECT	

Applicant is to attach items a-l as required in the narrative portion of the application.

- a. Background information
- b. Project description
- c. Project marketing/target market
- d. Ownership description/tax information
- e. Detailed development pro forma
- f. Operating pro forma
- g. Schedule of rents/income levels
- h. Housing market data supporting demand
- i. Proposed project timeline
- j. Conflicts of interest
- k. Application bonus point items
- l. MSHDA application for LIHTC credits

## **a. Background information**

### **i. Development experience of team.**

Uptown Reinvestment Corporation (URC) has over 20-years of experience serving as a developer of new and rehabilitated buildings exclusively in the city of Flint. URC often develops properties where they will retain ownership, such as the Flint Farmers Market, MSU Building, and the Hilton Garden Inn. However, URC also brings development capacity to the community by bringing together complex financing sources (NMTC's, MSF/CRP, Historic Tax Credits, and LIHTC) for other nonprofits in the community like the Flint Cultural Center Corporation (Capitol Theatre), Mott Community College (Culinary School) and Genesee Health System (Children's Health Facility). In these later instances, URC takes no long-term ownership position in these projects, but provides development services.

Tim Herman has led URC for the last 20-years as President. The core development team has been in place with Stephanie Fenton as CFO/COO, Joe Martin as Development Director since 2016. URC recently brought on Moses Timlin to provide additional capacity as a Development Coordinator. Please see below for a resume of applicable projects.

The corporate structure of the project entails Uptown Reinvestment Corporation forming a new single-purpose limited liability company for the sole purpose of owning the building. The new entity name as proposed is HWD Harrison, Inc. and has the following ownership details 65% owned by URC; 30% owned by Michigan Strategic Fund (MSF); and 5% owned by the YMCA of Greater Flint. URC will be the managing member of HWD Harrison, Inc. The individual ownership percentages may fluctuate slightly within HWD Harrison, Inc., but will not alter the overall structure.



# Uptown Reinvestment Corporation

(810) 238-5555

503 Saginaw St#1500, Flint, Michigan

[uptownreinvestment.org](http://uptownreinvestment.org)

**Mission Statement: Unite all downtown Flint interests, including government, education, business, and charitable institutions into a broad-based coalition.**

**Organizational Highlights:** \$128.3 million in assets    Owner/Manager of 157 units    Created 1.1M SF  
\$243.6 million invested    18 redevelopment projects    100% occupancy

## **Key Staff:**

Tim Herman, President, 2007 – Present

Stephanie Fenton, Chief Financial Officer, 2016 – Present

Joseph Martin, Development Director, 2016 - Present

Moses Timlin, Development Coordinator, 2022 - Present

## **EXPERIENCE:**

### **Hilton Garden Inn**

November 2020

110 W. Kearsley St, Flint, MI 48502

- Invested **\$38.8 million** into the redevelopment of a vacant bank into a 101-guest room hotel, full-service restaurant, seasonal rooftop bar, and ground floor commercial space.

### **Marketplace Apartments**

December 2019

310 E. Third St, Flint, MI 48502

- A **\$19.5 million** 92-unit mixed-income apartment and townhouse complex in downtown Flint.

### **Perry Building**

March 2019

600 S. Saginaw St, Flint, MI 48502

- Redeveloped a blighted 9,000-square foot building into six commercial retail units with a credit union as an anchor tenant.

### **Mott Culinary School**

June 2017

550 S. Saginaw St, Flint, MI 48502

- A fully renovated, 36,000-square foot, state-of-the-art culinary institute for Mott Community College's expansion to downtown Flint. The total development costs equaled **\$12.7 million**.

### **Capitol Theater**

December 2017

140 E 2nd St, Flint, MI 48502

- Recipient of the 2019 Governor's Historic Preservation Award for the **\$36 million** historic rehabilitation of a 90,000-square foot theater with ten commercial storefronts and offices.



**Hurley Children's Pediatric Center**

August 2016

300 E. 1st St, Flint, MI 48502

- A 10,300-square foot children center providing family-centered care in downtown Flint.

**Flint Health & Wellness District**

December 2014

200 – 300 E. First St, Flint, MI 48502

- A **\$32 million** adaptive reuse of the former Flint Journal building into a 173,000-square foot Wellness District featuring commercial, residential, and institutional spaces.

**Rowe Building**

October 2009

540 S. Saginaw St, Flint, MI 48502

- A **\$22.7 million** newly constructed 83,000-square foot, office and residential mixed-use building.

**Riverfront Residence Hall**

September 2009

1 Riverfront Plaza, Flint, MI 48502

- A 340,000-square foot University of Michigan-Flint housing facility, a **\$30 million** transformation of a former 16-story landmark hotel.

**Wade Trim Redevelopment**

November 2008

533 - 565 S. Saginaw St, Flint, MI 48502

- The reconstruction of 42,000-square feet encompassing office, retail, and residential spaces in downtown Flint's main street.

## **b. Project description**

### **i. Intended usage/target market**

The Harrison Street mixed-use building will be a combination of a new YMCA, mixed-income housing, and ground floor retail and office. On the Harrison Street frontage of the building, the project will feature approximately 7,945 square feet (SF) of fully built-out office space for a Flint-based nonprofit on the first floor. It will also include a small lobby and leasing area for the 50 units of housing. The apartment units were designed as attainable units to provide affordability to the downtown market. 41 of the 50 units will be available to those with incomes at or below 80% of Genesee County's Area Median Income (AMI). The affordability allows the units to be available to a broad range of service workers and early career professionals, i.e., nurses, firefighters, police. Of those 42 affordable units, four (4) will be specifically set aside for those with incomes at 50% AMI and below. The housing will be located on floors 2-5 with a mixture of studios, 1-BR, and 2-BR units. Floors 2 and 5 of the building will have 12-units, while floors 3 and 4 will have 13-units each.

The building will also operate as a full-service YMCA, which will be built-out including all loose and fixed-equipment. For the YMCA portion of the building this includes on Floor 1 the following at a total 29,000 SF: six-lane competitive lap pool, family splash pad, and spa; men, women, and universal locker rooms; lobby with gathering space for family and senior socialization, community and afterschool rooms, and branch offices. The YMCA will also sublease to Hurley Medical Center 2,120 SF of space that will be white-boxed waiting for the tenant improvement when the building is complete. The second floor will total 27,266 SF in YMCA space and will include a full-length basketball court, 3 exercise studios, a running/walking track, and cardio/weight equipment.

### **ii. Economic impact**

The overall economic impact of the project is significant. The YMCA of Greater Flint currently has over 1300 downtown members and a 2021 study suggested that a new YMCA facility could grow that membership by approximately 1000, for a total of **2300 memberships**. These memberships are "Y speak" for households, which could be a single-person or a multi-person household. These members will frequent Flint-based business establishments, bringing in additional revenue for these small business owners that have struggled to regain foot traffic post-covid. Without the new YMCA facility, it is likely that the downtown location will be lost and there will be no presence of the YMCA in the city of Flint.

Affordable and quality housing is also key to bring forward the city of Flint as an attractive location for businesses to locate. The lack of affordable housing is both a national and statewide issue but is felt acutely in places like Flint. URC believes that the city of Flint has a great value proposition for individuals and families when looking for places to live. New housing that URC can deliver is of equal or better quality to many units in the surrounding communities, and in many instances is significantly less to rent.

Lastly, the project is expected to deliver 177 construction jobs based on a construction contract of \$33.5 million. This includes a local builder/general contractor, trades, and vendors.

iii. Environmental impact

The project conducted a Phase I Environmental Site Assessment on March 20, 2022, for the entire parcel. Based on a review of the prior environmental testing during the Phase I, the environmental consultant advised a baseline environmental assessment (BEA) be prepared for the project based on its past use as a gas station with underground gasoline storage tanks. It is anticipated that the project will be required to take any soils that are removed from the site to a regulated landfill, but otherwise if the soil remains undisturbed and capped no significant environmental issues are expected.

iv. Impact on City infrastructure

The project is currently going through preliminary site plan review with the City of Flint, Planning and Zoning Department. The project will ensure that all surface infrastructure, curbing, and sidewalks meet current zoning requirements. The project will also require new connections to city sewer and water.

***Please see attached, "Attachment\_harrison mixed-use\_preliminary\_Site\_Plan", for the preliminary site plan.***

v. Impact on City services

The YMCA portion of the building is being relocated from an existing downtown location and will have little to no net impact on city services. The project will result in the addition of 50 apartment units downtown. The apartment units are providing no special programs that would require more intensive government services, including police or fire.

vi. Square footage of the building and land to be renovated

The total building square footage will be 110,405. The land size is 2.74 acres.

vii. Architectural renderings to include the number and type of units

***Please see attached, "Attachment\_harrison mixed-use\_Schematic\_Design" for schematic designs.***

viii. Any other information

Our development team, architect, and builder are working closely with the City of Flint, Building, Safety, & Inspection to ensure a sustainable, environmentally friendly mixed-use building is constructed.

**c. Project marketing/target market**

Unit Style	Size	Market Rate Rent (# of units)	80% AMI Rent (# of units)	50% AMI Rent (# of units)
Studio	484 sf	\$605 (2)*	\$605 (1)	\$412 (1)
1-bedroom	576 sf	\$720 (20)*	\$720 (10)	\$430 (1)
2-bedroom/1bath	720 sf	\$972 (1)	\$911 (3)	\$467 (1)
2-bedroom/2 bath	888 sf	\$1,199 (8)	\$911 (1)	\$467 (1)
<b>Total Units</b>		<b>31</b>	<b>15</b>	<b>4</b>

**\*Market Rate** Studio and 1-bedroom units naturally occur at 80% AMI, will not be income verified.

**80% AMI** Require income verification.

**50% AMI** Require income verification.

The project will be marketed as attainable housing, which within our definition is considered available to those making 80% of the Genesee County AMI. The project will feature a mixture of 31 market rate units and 19-income restricted units (see table above). Within the market rate units, naturally occurring attainable housing exists at 80% AMI for studio and 1-bedroom units. These units are generally available for those within the service industry, or young professionals, for example starting salaries for police, fire, nurses, and teachers.

On the affordability side, 15-units will be set aside, and income verified for those at 80% AMI, and 4-units at 50% AMI.

**d. Ownership description/tax information**

The property will be owned by a new Michigan limited liability company named HWD Harrison, Inc. and is anticipated to have following ownership details 65% owned by URC (managing member); 30% owned by Michigan Strategic Fund (MSF); and 5% owned by the YMCA of Greater Flint. The building will have a long-term lease to the YMCA of Greater Flint, making their portion of the building tax exempt as is their current facility. The project is also in discussion with a ground floor nonprofit office user.

**e. Detailed development pro forma**

*Please see attached, "Attachment\_harrison\_mixed\_use\_Development\_Pro\_Forma" for detailed development pro forma.*

**f. Operating pro forma**

Please see attached, "Attachment\_harrison\_mixed\_use\_Operating\_Pro\_Forma" for operating pro forma.

**g. Schedule of rents/income levels**

Unit Style	Size	Market Rate Rent (# of units)	80% AMI Rent (# of units)	50% AMI Rent (# of units)
Studio	484 sf	\$605 (2)*	\$605 (1)	\$412 (1)
1-bedroom	576 sf	\$720 (20)*	\$720 (10)	\$430 (1)
2-bedroom/1bath	720 sf	\$972 (1)	\$911 (3)	\$467 (1)
2-bedroom/2 bath	888 sf	\$1,199 (8)	\$911 (1)	\$467 (1)
Total Units		31	15	4

**\*Market Rate** Studio and 1-bedroom units naturally occur at 80% AMI, will not be income verified.

**80% AMI** Require income verification.

**50% AMI** Require income verification.

**h. Housing market data supporting demand (\*As of June, 2022)**

**Marketplace Apartments:**

- 92 total units- 45 market rate units are 100% full. 42 of the 47 affordable units at 60% AMI are occupied.
- One-bedroom/one bath (\$800-\$850 per/month)
- Two-bedroom/one bath (\$975 per/month)
- Two-bedroom/two bath (\$1,075 -\$1,125 per/month)

**MSU Lofts**

- 16 total units – all market rate at \$1.10SF plus 1 parking space at \$60.00/month
- 4 studios – (\$696-\$968 per/month)
- 14 one-bedrooms – (\$1085-\$1626 per/month)
- 14 Occupied, 2 pending applications

**First Street**

- 16 total units – 16 total units – all market rate at \$1.10SF plus 1 parking space at \$60.00/month
- 8 one-bedrooms – (\$929-\$1102 per/month)
- 8 two-bedrooms – (\$1098-\$1659 per/month)
- 15 occupied, 1 pending move-in on 8/1/2022

## Berridge

- 21 total units – 10 market rate units at \$1.20/SF; 11 affordable units (60% AMI Home)
- 4 one-bedrooms - (affordable units are \$538 per/month; market rate units are \$822-\$1040 per/month)
- 15 two-bedrooms - (affordable units are \$673 & \$688 per/month; market rate units are \$1117-1597 per/month)
- 2 three-bedrooms – (\$876 per/month, both are affordable units)
- 20 Occupied – 1 pending application (market rate)

### **i. Proposed project timeline**

City Approvals (Planning, Zoning, PILOT) – August through November 2022

MEDC Approval – October 2022

Financial Closing – December 2022

Construction Commencement – December 2022

Construction Completion – Summer 2024

### **j. Conflicts of interest**

No identified sources of conflict.

### **k. Application bonus point items**

- i. This project will include a mixed-use component of 50 housing units, with 41 units affordable to households with incomes at 80% AMI or less.
- ii. Not applicable to this project.
- iii. The DDA Downtown Flint Game Plan builds on several community engagement opportunities and input sessions held in service of a variety of planning efforts dating back to 2003, such as the Imagine Flint Master Plan. With additional input provided by downtown stakeholders, such as downtown business owners, government, other nonprofit agencies, and residents, the Downtown Flint Gameplan offers a variety of recommendations and solutions to make downtown more accessible and vibrant to all residents and visitors. Land Use recommendations point to the development of a new YMCA to provide recreation and entertainment programming. In terms of housing, the plan indicates that new housing options and increasing the number of residents is critical to continuing the momentum of downtown and will attract additional retail, improve perceptions of public safety, and to create an overall vibrant experience. To reach this ideal scenario, roughly 1,200 units of new construction is recommended to bring the downtown population up to
- iv. This site contains a walk score of 90, a transit score of 53, and a bikeable score of 62<sup>1</sup>. The project is positioned in such a way to connect this development with not only access to public transit, but also the highly successful Flint Farmer's Market. The development will be integrated into the Flint Health and Wellness District,

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<sup>1</sup> 719 harrison street. Walk Score. (n.d.). Retrieved July 26, 2022, from <https://www.walkscore.com/score/719-harrison-st-flint-mi-48502>

including the expanded Michigan State University College of Human Medicine's public health program and Ascension's PACE program. This continues with the master plan for the eastern half of downtown to create development around Flint's institutional healthcare anchors.

The site is also within a few blocks of the Capitol Theatre which has been newly renovated and seeing much success, the downtown retail corridor on Saginaw Street, and the University of Michigan-Flint campus. In addition, the location is just a short walk away from many new eateries and places of entertainment. From the new-age Italian restaurant, Sauce, situated below the recently finished Hilton Garden Inn, a secretive speakeasy hidden within the popular Mexican eatery XOLO, and the always changing menu at Mott Culinary Institute's Applewood at Second and Saginaw, there are endless dining options in the immediate area. For those interested in more recreational activities there's the lively Buckham Alley which regular hosts varies types of festivals throughout the year, the exciting Flint City Bucks soccer games held at Atwood Stadium, and access to leisurely watersports on the Flint River through Kayak Flint a few blocks away in Carriage Town. The downtown area is increasing their public amenities, free annual programming, and sense of place in Flint.

**I. MSHDA application for LIHTC credits**

Not applicable. The project is not seeking LIHTC from MSHDA.

# HARRISON MIXED-USE YMCA OF GREATER FLINT

Harrison Street, Flint, MI 48502

PRELIMINARY SITE PLAN REVIEW | 15 JULY 2022 | IA PROJECT NO: 20190112



**CLIENT:**  
Upstream Reinvestment Corporation  
503 S. Saginaw Street  
Suite 1300  
Flint, MI 48502  
810.238.0556

**YMCA of Greater Flint**  
411 E. 3rd Street  
Flint, MI 48503  
810.237.9627

**ARCHITECT:**  
Integrated Architecture  
840 Ottawa Avenue NW  
Grand Rapids, MI 49503  
616.574.0270

**LANDSCAPE ARCHITECT:**  
Integrated Architecture  
840 Ottawa Avenue NW  
Grand Rapids, MI 49503  
616.574.0270

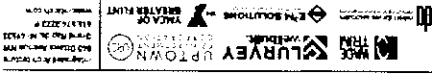
**STRUCTURAL ENGINEER:**  
Robert Dornas Associates  
Consulting Structural Engineers  
440 South Main Street  
Ann Arbor, MI 48104  
734.761.8713

**CIVIL ENGINEER:**  
Wade Trim  
955 S. Saginaw Street  
Suite 201  
Flint, MI 48502  
810.670.0015

**MEP ENGINEERS:**  
ESM  
4489 Byron Center Ave SW  
Suite D  
Wyoming, MI 49519  
616.365.5680

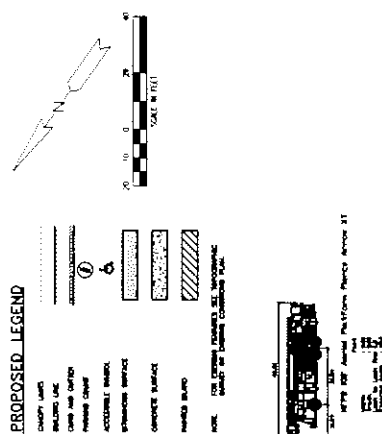
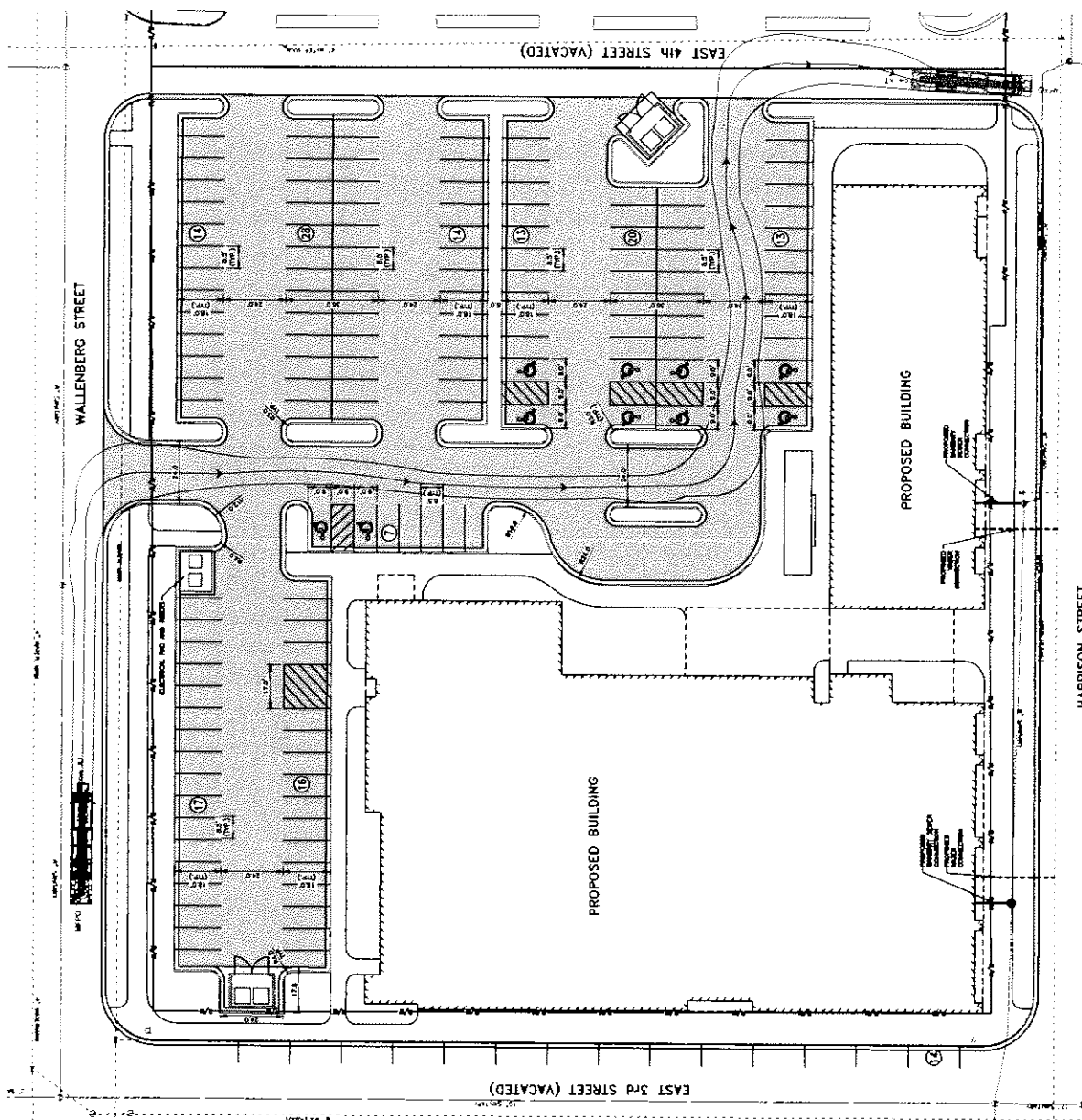
**AQUATICS DESIGN:**  
Bill Robertson Pool Design Build  
P.O. Box 5347  
913 Whipplegate Drive  
Northville, MI 48167  
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HARRISON MIXED-USE  
YMCA OF GREATER FLINT



PRELIMINARY SITE PLAN REVIEW  
15 JULY 2022  
IA Project No: 20190112

PRELIMINARY NOT FOR CONSTRUCTION

[illegible][illegible]

# DEVELOPMENT BUDGET

Development Name: First YMCA Living  
City/Township/Village: First  
County: Genesee  
Construction Type:

Fill in all blue shaded input cells

This worksheet is utilized to input the total Sources & Uses for the project from acquisition to construction completion. In addition, the maximum amount of MCRP incentive the project is eligible for is calculated.

TOTAL DEVELOPMENT COSTS		
Acquisition		
Land	\$0	0.00%
Buildings	\$0	0.00%
Other:	\$0	0.00%
Subtotal Acquisition	\$0	0.00%

Hard Costs		
Public Infrastructure (roads, sidewalks, utilities, sewage, etc.)		0.00%
Site Improvements (walks, drives, landscaping, fencing, lights, and drainage)	\$45,800	0.16%
Demolition (include Lead & Asbestos Abatement)		0.00%
Other Environmental Mitigation		0.00%
Earth Work		0.00%
Site Utilities	\$524,869	1.33%
Other:		0.00%

	New Construction	Renovation		
Structures	\$28,145,004	\$0	\$28,145,004	71.06%
Parking Structures				
Building Concrete/Masonry	\$4,146,498	\$4,110,498	\$8,256,996	20.92%
Carpentry	\$2,516,578	\$2,516,578	\$5,033,156	12.68%
Roofing/Metal/Siding/Insulation/Cladding	\$3,234,461	\$3,224,461	\$6,458,922	16.44%
Doors/Windows/Glass	\$529,273	\$529,273	\$1,058,546	2.70%
Drywall/Acoustical	\$1,973,305	\$1,973,305	\$3,946,610	10.00%
Flooring	\$1,145,512	\$1,145,512	\$2,291,024	5.82%
Cabinets/Countertops/Appliances	\$415,600	\$415,600	\$831,200	2.11%
Painting/Decorating	\$441,212	\$441,212	\$882,424	2.23%
Plumbing/Technical/Fire Protection	\$4,914,579	\$4,914,579	\$9,829,158	25.00%
HVAC	\$1,375,888	\$1,375,888	\$2,751,776	7.00%
Accessory Buildings/Garages				
Director's/Office Equipment	\$262,822	\$262,822	\$525,644	1.33%
Tenant Upgrades				
Owner: Dumpster Fee/Sign. Structural Steel, Pool	\$5,275,126	\$5,275,126	\$10,550,252	26.88%
Builder Overhead/Profit/General Requirements	\$2,851,331	\$0	\$2,851,331	7.25%
Permits/Tap Fees/Bonds/Cost Certification	\$400,985	\$0	\$400,985	1.02%
Construction Contingency	\$1,511,540	\$0	\$1,511,540	3.82%
Other: Value Engineering	\$0	\$0	\$0	0.00%
Subtotal Hard Costs			\$33,482,749	84.57%

Other Eligible Costs		
Machinery & Equipment	\$750,000	1.89%
Furniture & Fixtures	\$250,000	0.63%
Architectural & Engineering	\$1,555,000	3.91%
Environmental Studies/Soil Testing	\$20,000	0.05%
Survey	\$10,000	0.03%
Other: Owner Contingency (Hard/Soft)	\$1,674,937	4.23%
Subtotal Eligible Soft Costs	\$4,159,937	10.76%

Ineligible Soft Costs		
Other Professional Fees	\$365,000	
Loan Fees	\$42,500	0.11%
Construction Interest	\$0	0.00%
Construction Taxes		0.00%
Construction Insurance		0.00%
MEDC Fees	\$75,517	0.19%
Title Work	\$25,000	0.06%
Rent Up Reserve	\$126,563	0.32%
Replacement Reserve	\$15,000	0.04%
Operating Reserve	\$133,769	0.34%
Other: Construction Period Interest	\$257,500	0.65%
Other: MDC 7-Year Expense Reserves	\$452,000	1.14%
Other: QJIC Interest Reserve	\$174,300	0.44%

Other Ineligible Soft Costs - Related Party and Consulting Fees		
Developer Fee	\$150,000	0.38%
Project Management Fees		0.00%
Construction Management Fees (Related Party)		0.00%
Consulting Fees		0.00%
Other Related Party Fees		0.00%
Other: Tax and Insurance Escrow	\$75,000	0.19%
Subtotal Ineligible Soft Costs	\$1,850,149	4.63%
TOTAL DEVELOPMENT COSTS	\$39,608,836	100.00%

8.60% of Hard Costs

4.73% of Hard Costs

Total Eligible Basis	\$37,758,686
Max. MEDC Investment	\$7,551,737
% Eligible	20%

TOTAL DEVELOPMENT SOURCES		
Senior Debt		
xxx	\$3,750,000	9.47%
xxx	\$0	0.00%
xxx	\$0	0.00%
xxx	\$0	0.00%
xxx	\$0	0.00%
xxx	\$0	0.00%
MSF/MCRP Conventional Loan	\$0	0.00%
Subordinate Debt/Grants		
MEDC Grant		0.00%
Other: MSF Equity	\$7,000,000	17.67%
Other: ARPA	\$500,000	1.26%
Other: Contribution of Existing YMCA Sale Pro	\$2,000,000	5.05%
Deferred Fees/Cash Equity		
Deferred Developer Fees		0.00%
Other Deferred Related Party Fees		0.00%
Deferred Consulting Fees		0.00%
Cash Equity Owner		0.00%
Land/Building Contribution Owner		0.00%
MSF/MCRP Equity Investment		0.00%
Other:		0.00%
Other: Philanthropy - YMCA Capital Campaign	\$22,218,836	56.10%
Other: NMTC - Net B Loan Proceeds	\$4,140,000	10.45%
TOTAL DEVELOPMENT SOURCES	\$39,608,836	100.00%

Construction Interest	
Construction Loan: xxx	0.00%
Interest Rate:	

Summary B Budget	
Total Development Costs	\$39,608,836
Total Development Sources	\$39,608,836
Surplus/(Deficit)	\$0

Number of Units		
Rental S.F.	95,971	Construct Cost/S.F.
Residential & Comm. Common Spaces	0	Develop Cost/S.F.
Common Space Other		
Total S.F. Building w/o Parking	95,971	\$349.05
		\$412.72
Parking	# Spaces	Construct Cost/Space
	50	\$0.00
		RDV/01
		% FDC
Cash Equity		\$0
Land/Building Contribution		\$0
Owner Contribution		\$0
		0.00%
Cash IRR		N/A
Avg. Annual Cash on Cash Return		RDV/01
Owner Equity IRR		N/A
Avg. Annual Return on Owner Equity		RDV/01

SALESFORCE SUMMARY		
Infrastructure	\$0	0.00%
Site Improvement	\$65,000	0.16%
Demolition	\$0	0.00%
Building - New Construction	\$32,908,880	83.08%
Building - Renovation	\$0	0.00%
Machinery & Equipment - Purchased	\$750,000	1.89%
Furniture & Fixtures - Purchased	\$250,000	0.63%
Other Soft Costs	\$3,259,937	8.23%
Capital	\$2,375,019	6.00%
Total Private Investment	\$39,608,836	100.00%

# STABILIZED OPERATING STATEMENT

Development Name: Flint YMCA Living  
City/Township/Village: Flint  
County: Genesee  
Construction Type:

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This worksheet is utilized to proforma out the stabilized operations of the project utilizing the projected initial rental rates, the stabilized vacancy rates, and the anticipated full operating expenses of the project.

## DEVELOPMENT INCOME

		Yr 1	Yr 2
Annual TIF Reimbursements		0.0%	0.0%
Other Recurring Revenue		0.0%	0.0%
Annual Gross Residential Rental Income	\$481,025	77.1%	80.2%
Annual Gross Commercial Rental Income	\$127,793	20.5%	21.3%
Annual Gross Hospitality Room & Related Income	\$0	0.0%	0.0%
Annual Gross Hospitality Other Income	\$0	0.0%	0.0%
Annual Gross Parking Income	\$15,000	2.4%	2.5%
Annual Other Income	\$0	0.0%	0.0%
<b>Gross Income</b>	<b>\$623,817</b>	<b>100.0%</b>	<b>104.0%</b>
Vacancy Loss (Residential, Commercial, Hospitality)	(\$24,051)	-3.9%	-4.0%
<b>Net Income Potential</b>	<b>\$599,766</b>	<b>96.1%</b>	<b>100.0%</b>

## DEVELOPMENT OPERATING EXPENSES

		% Gross	% Eff.	Inflation Factor
Administrative Expenses	\$60,000	9.6%	10.0%	3.0%
Management Fees	\$12,500	2.0%	2.1%	
Office Payroll	\$35,000	5.6%	5.8%	
Payroll Taxes	inc. above	#VALUE!	#VALUE!	
Benefits/Worker's Comp.	inc. above	#VALUE!	#VALUE!	
Advertising/Marketing	\$5,000	0.8%	0.8%	
Legal/Accounting	\$5,000	0.8%	0.8%	
General Office	\$2,500	0.4%	0.4%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Utilities	\$14,000	2.2%	2.3%	3.0%
Electricity	\$6,000	1.0%	1.0%	
Fuel	\$6,000	1.0%	1.0%	
Water & Sewer	\$2,000	0.3%	0.3%	
Maintenance/Non-Capitalized Repairs	\$104,500	16.8%	17.4%	3.0%
Maintenance/Landscaping Payroll	\$30,000	4.8%	5.0%	
Janitorial Supplies	\$6,000	1.0%	1.0%	
Extermination	\$6,000	1.0%	1.0%	
Rubbish Removal	\$3,000	0.5%	0.5%	
Snow Removal	\$12,000	1.9%	2.0%	
Lawn/Tree Maintenance	\$2,500	0.4%	0.4%	
Parking Lot Repairs	\$1,500	0.2%	0.3%	
Painting/Decorations/Cleaning	\$12,000	1.9%	2.0%	
Heating & Air Repairs	\$7,500	1.2%	1.3%	
Plumbing/Electrical Repairs	\$7,500	1.2%	1.3%	
Elevator Maintenance	\$7,500	1.2%	1.3%	
Vehicle/Equipment Maintenance		0.0%	0.0%	
Security	\$6,000	1.0%	1.0%	
Other: window cleaning	\$3,000	0.5%	0.5%	
Other:		0.0%	0.0%	
Real Estate Taxes	\$171,429	27.5%	28.6%	2.0%
Tax Abatement (-)	\$123,326	19.8%	20.6%	
Property & Liability Insurance	\$22,500	3.6%	3.8%	3.0%
Reserve Requirements		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
<b>Total Expenses</b>	<b>\$249,102</b>	<b>39.9%</b>	<b>41.5%</b>	
<b>Cash Flow Available for Debt Service / NOI</b>	<b>\$350,664</b>	<b>56.2%</b>	<b>58.5%</b>	

## Amortizing Loans

Loan 1 DS: xxx	\$271,511	43.5%	45.3%
Loan 2 DS: xxx	\$0	0.0%	0.0%
Loan 3 DS: xxx	\$0	0.0%	0.0%
Loan 4 DS: xxx	\$0	0.0%	0.0%
Int. Loan 5 DS: xxx	\$0	0.0%	0.0%
Other Oblig. 1: xxx		0.0%	0.0%
Other Oblig. 2: xxx		0.0%	0.0%

MCRP Loan Debt Service

	\$0	0.0%	0.0%
<b>Cash Flow Available for Distribution</b>	<b>\$70,153</b>	<b>12.7%</b>	<b>13.2%</b>

Debt Service Coverage Ratio

1.29

Required  
DSCR

LOAN TERMS	Loan Amount	Term Mos.	Amort. Mos.	Interest Rate	Refi. Rate
xxx	\$3,750,000	84	480	6.75%	3.50%
xxx		60	240	4.00%	6.00%
xxx		60	240	4.00%	6.00%
xxx		60	240	4.00%	6.00%
xxx		60		4.00%	6.00%
xxx				4.00%	8.75%
xxx				4.00%	8.75%
	Override				
	\$0				(if requesting a grant input \$0)
MSF/MCRP Loan	\$0	60	240	1.00%	3.00%