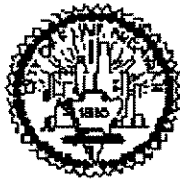


City of Flint, Michigan

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



Meeting Agenda – DRAFT

Wednesday, July 19, 2023

5:00 PM

DOME AUDITORIUM

GOVERNMENTAL OPERATIONS COMMITTEE

Dennis Pfeiffer, Chairperson, Ward 8

*Eric Mays, Ward 1
Quincy Murphy, Ward 3
Jerri Winfrey-Carter, Ward 5
VACANT, Ward 7*

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

Davina Donahue, City Clerk

ROLL CALL

REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC SPEAKING

Members of the public shall have no more than two (2) minutes to address the City Council on any subject. Only one speaking opportunity per speaker.

COUNCIL RESPONSE

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 (2) minutes.

CONSENT AGENDA

Per the amended Rules Governing Meetings of the Flint City Council (as adopted by the City Council on Monday, February 27, 2023), the Presiding Officer or Chair may request the adoption of a "Consent Agenda". After a motion to adopt a Consent Agenda is made and seconded, the Presiding Officer or Chair shall ask for separations. Any agenda item on a Consent Agenda shall be separated at the request of any Councilmember. After any separations, there is no debate on approving the Consent Agenda - it shall be voted on or adopted without objection.

RESOLUTIONS

230225 Public Hearing Date/Brownfield Redevelopment Plan/Flint Commerce Center

Resolution resolving that the Flint City Council will hold a public hearing on the above request at 5:30 p.m. on August 14, 2023 at wherever location the Flint City Council will meet on that date, AND, resolving that the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act and shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed brownfield plan.

APPOINTMENTS

230118 Appointment/Hurley Board of Hospital Managers/Dr. Khalid M. Ahmed

Resolution resolving that the Flint City Council approves the appointment of Dr. Khalid M. Ahmed (2700 Robert T. Longway, Suite B, Flint, Michigan, 48503) to the Hurley Board of Hospital Managers for a five-year term, with such term commencing April 30, 2023, and expiring April 30, 2028. [NOTE: Mayor Sheldon A. Neeley recommends the appointment of Dr. Ahmed to replace Frances Gilcreast, whose term on the Board expires April 30, 2023.

230218 Appointment.Gloria Coles Flint Public Library District Board/Melissa N. Brown

Resolution resolving that the Flint City Council approves the appointment of

Melissa N. Brown (1410 Eldorado Drive Flint, MI 48504) to serve the remainder of a three-year term on the Gloria Coles Flint Public Library District Board, with such term commencing immediately and expiring on September 30, 2025.

230219 Appointment/Hurley Board of Hospital Managers/Mildred Silva-Zuccaro

Resolution resolving that the Flint City Council approves the appointment of Mildred Silva-Zuccaro (710 Loyola Drive Flint, MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2028.

230220 Appointment/Flint Planning Commission/Sean Hairston

Resolution resolving that the Flint City Council approves the reappointment of Shawn Hairston, of 2038 Copeman Boulevard, Flint, MI 48504, to the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2026.

230221 Appointment/Flint Planning Commission/Carol-Anne Blower

Resolution resolving that the Flint City Council approves the reappointment of Carol-Anne Blower, of 3323 Holly Ave, Flint, MI 48506, to the Flint Planning Commission, to fill the remainder of the term ending on March 31, 2024.

230222 Re-Appointment/Economic Development Corporation Board of Directors/Derwin S. Munroe

Resolution resolving that the Flint City Council approves the [re]appointment of Derwin S. Munroe to serve the remainder of the six-year term on the Board of Directors for the Economic Development Corporation, with such term commencing immediately and expiring on August 7, 2024.

230223 Appointment/Economic Development Corporation Board of Directors/Karen Vance

Resolution resolving that the Flint City Council approves the appointment of Karen Vance, 926 Maxine St., Flint, MI 48503, to the Board of Directors for the Economic Development Corporation, to fill the remainder of the term ending on March 31, 2026.

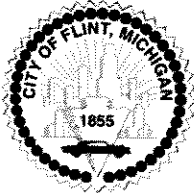
230224 Appointment/Economic Development Corporation Board of Directors/Marsay Wells-Strozier

Resolution resolving that the Flint City Council approves the appointment of Marsay Wells-Strozier to serve the remainder of the six-year term on the Board of Directors for the Economic Development Corporation, with such term commencing immediately and expiring on March 27, 2024.

SPECIAL ORDERS/DISCUSSION ITEMS

ADJOURNMENT

230225



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

ADOPTED: _____

**Resolution Setting Public Hearing Date for the Brownfield Redevelopment Plan
for Flint Commerce Center**

The Flint City Council has been presented with a Brownfield Redevelopment Plan ("Plan") for the project described in the brownfield plan for the Flint Commerce Center.

Pursuant to the requirement of Public Act 381 of 1996, as amended, prior to approval of the Plan, the local governing body shall hold a public hearing to provide an opportunity to allow interested persons to be heard and shall receive and consider communications in writing in reference to the brownfield plan.

Any, maps, plats, and the brownfield plan will be available for public inspection at the Flint City Clerk's office and in the Planning and Development Department - Division of Community and Economic Development office by appointment. All aspects of the brownfield plan will be open for discussion at the public hearing.

IT IS RESOLVED that the Flint City Council will hold a public hearing on the above request at 5:30 p.m. on August 14, 2023 at wherever location the Flint City Council will meet on that date;

IT IS FURTHER RESOLVED that the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this Act and shall fully inform the taxing jurisdictions about the fiscal and economic implications of the proposed brownfield plan.

FOR THE CITY:

CLYDE D EDWARDS

CLYDE D EDWARDS (Jul 17, 2023 18:34 EDT)

Clyde Edwards, City Administrator

FOR THE CITY COUNCIL:

Flint City Council

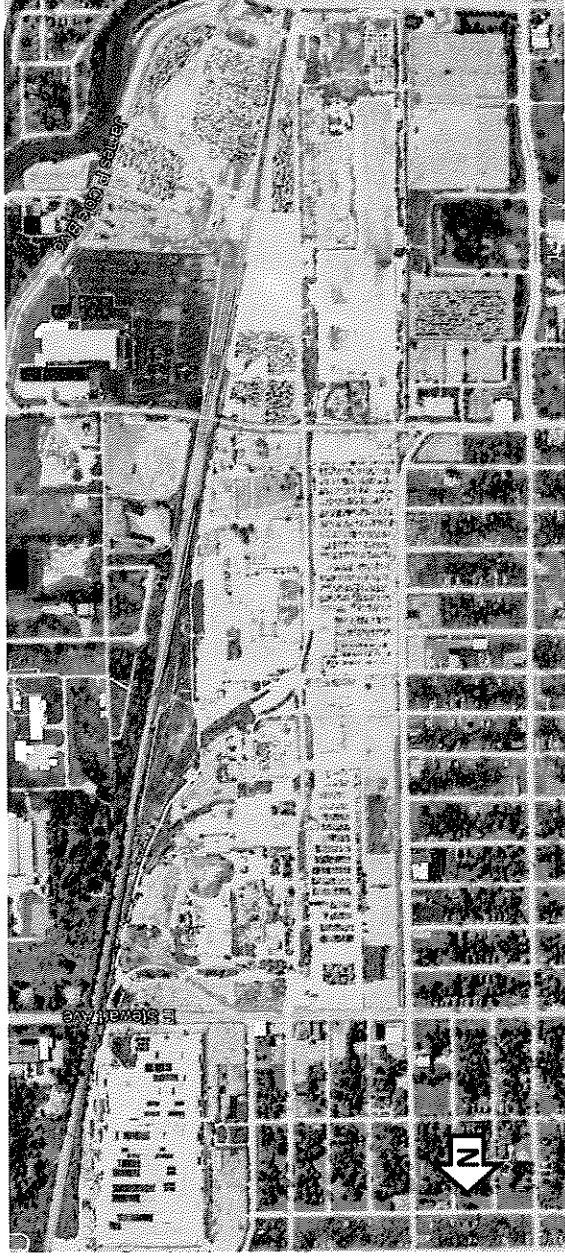
APPROVED AS TO FORM:

William Kim

William Kim (Jul 14, 2023 14:45 EDT)

William Kim, City Attorney

Flint Commerce Center Brownfield Plan



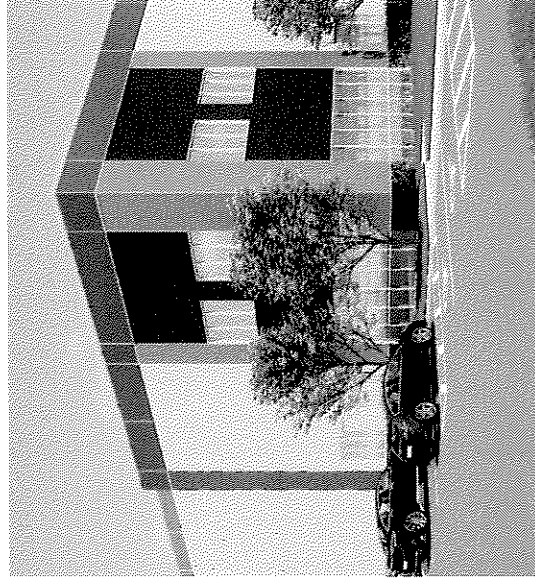
AshleyCapital

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- Who is Ashley Capital?
- Project Overview for Brownfield Plan
- RACER Trust and Flint Commerce Center (FCC) Roles
- Conceptual Site Plan
- Regulatory Oversight
- Brownfield Plan Summary
- Success Story working with RACER Trust
- Contact Information

AshleyCapital

Who is Ashley Capital?



opportunity into value

Ownership Structure	Privately held organization focused on long-term ownership
Experience	38 years of development experience
Strong Track Record	22 million square feet in Michigan – 30 million nationally
Nationally Recognized	Consistently ranked as a top 20 commercial development firm
Community Focused	Maintains strong and lasting relationships with communities
Quality Construction	Develops Class A industrial properties using high-quality materials
Employment	Over 100 tenants and approximately 10,000 jobs located in Ashley Capital facilities in Michigan
Experienced	Specializes in the redevelopment of large industrial facilities and new construction on greenfield sites and challenging brownfield sites with wide ranging levels and types of contamination

AshleyCapital

Flint Commerce Center (formerly Buick City)



Buick City (1984)



Buick City (Today): GM demolished structures in 2000s and left slabs, foundations, and utilities behind.

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Flint Commerce Center Project Overview for Brownfield Plan

- Former Buick City Site, vacant for more than 20 years
- Owned by the RACER Trust
- On-going environmental assessment and response activities performed by RACER Trust
- ~274 acres under contract with Ashley Capital (due diligence underway)
- Approximately **3.5M SF**, 7 state-of-the-art, light industrial/distribution buildings planned for the site
- New jobs anticipated **2,500 – 4,000** (based on averages in other Ashley Capital facilities)
- Investment estimated at approximately **\$300M**
- **RACER Trust will continue to have responsibility for preexisting environmental contamination on the site after sale and redevelopment.**

What is the RACER Trust?

- RACER (Revitalizing Auto Communities Environmental Response) Trust is an Environmental Response Trust and has no legal relationship with the current GM, LLC.
 - Old GM doesn't exist, its environmental response liabilities were transferred to the RACER Trust.
 - New GM is a completely different legal entity, and not responsible for property discharged in bankruptcy.
- RACER Trust was established by the U.S. Bankruptcy Court in New York in 2011 and was funded by the federal government with a dual mission of both cleanup and redevelopment.
- RACER Trust works under EGLE and/or USEPA oversight. Buick City was under USEPA oversight until 2020 until it was transferred to EGLE.
- RACER Trust cannot spend money to aid in the redevelopment costs.

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RACER Trust activities to date

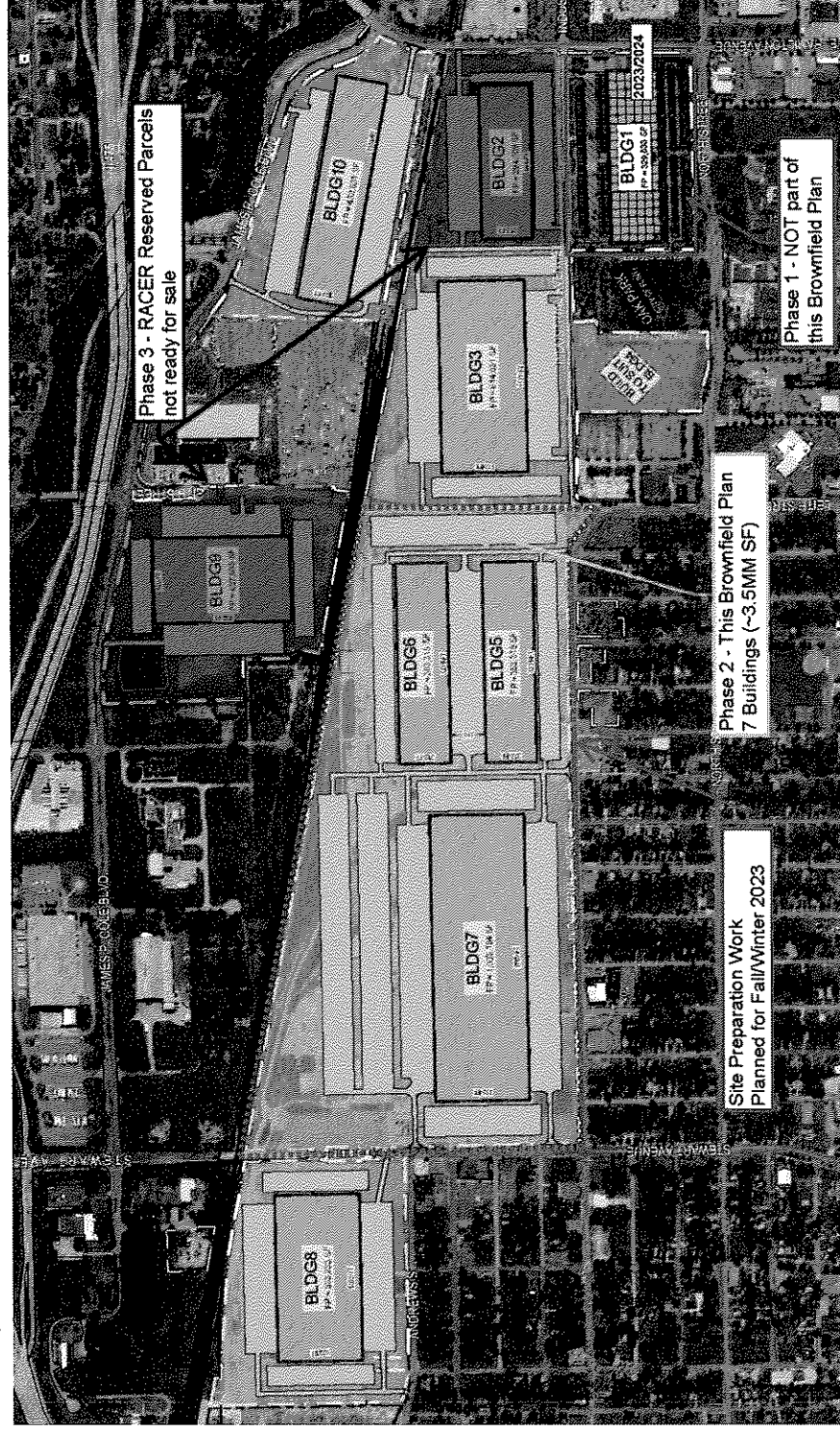
- Spent over \$29M on environmental assessment and environmental response activities.
- Collected and analyzed over 4,600 soil samples and 2,000 groundwater samples.
- Installed over 775 groundwater wells to better understand groundwater conditions.
- Excavated and disposed of 1,000 cubic yards of contaminated soil.
- Treated and capped over 10,000 cubic yards of PFAS contaminated soils.
- Collected and treated over 14,000,000 gallons of contaminated groundwater.
- Installed over 50 bulkhead/plugs in old storm sewers to stop contaminated groundwater from migrating to the Flint River.
- Installed over 3,700 feet of new chemically resistant sealed storm sewer pipe to prevent contaminated groundwater from leaching to the Flint River.
- Placed Deed Restrictions on the site to prohibit certain uses, such as residential, schools, etc.

Environmental Responsibilities: RACER Trust vs FCC

- RACER Trust is responsible for:
 - Investigating and documenting the existing contamination: what kind, how much, and where?
 - Mitigating risk from the contamination to industrial standards so that the site is safe in its current vacant state (i.e. with slabs in place) and preventing contamination from leaving the site.
 - Marketing the site and selecting a qualified developer with the expertise to redevelop the brownfield site.
 - On-going monitoring and responding, as necessary, to environmental conditions, even after sale.
- RACER Trust is not responsible for (but FCC is):
 - Site work to facilitate new building construction (i.e. slab removal, demolition, new utilities to support the development, vapor barriers in new buildings).
 - Environmental costs resulting from development activities (i.e. disturbing the soils beneath slabs).

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FCC Development Conceptual Site Plan



AshleyCapital

Regulatory Oversight

- RACER Trust will continue to be regulated by EGLE and USEPA, even after sale, for its environmental responsibilities.
- FCC will be regulated by all applicable laws and by several agreements with RACER Trust, EGLE, and USEPA:
 - Covenant Not Sue (CNS) with EGLE
 - Materials Management Plan (MMP) with EGLE
 - Prospective Purchase Agreement (PPA) with USEPA
 - Environmental Easement Agreement (EEA) and Remediation and Redevelopment Coordination Plan (RRCP) with RACER Trust
 - Due care under Michigan Law (e.g. use the property safely and don't make contamination worse)
 - Brownfield Work Plan will need to be reviewed and approved by EGLE

What is a Brownfield Plan?

- Land (including buildings) can be designated a “brownfield” if it is environmentally contaminated, blighted, or functionally obsolete.
- It is more expensive to develop on a brownfield site than on a greenfield site.
- The Brownfield Redevelopment Financing Act 381 of 1996 was designed to encourage and financially support the redevelopment of brownfield sites.
- Tax Increment Financing (“TIF”) is the tool used to “level the playing field” between greenfield sites and brownfield sites by reimbursing the developer with future taxes, that otherwise wouldn’t exist, for extra costs incurred due to the site being a brownfield.

How TIF Works

- Prior to development, very little property taxes are typically generated from brownfield sites.
- After completion of the redevelopment, the property value increases, and the developer pays the higher taxes.
- The difference between the taxes generated before and after development are eligible for “capture” to be used to reimburse the developer for pre-approved eligible costs.
- Only eligible expenses defined by EGLE (environmental costs) and MEDC/MSF (non-environmental) can be reimbursed.
- Ordinary development costs that would be incurred on a greenfield site are not eligible (e.g. acquisition and vertical construction costs).
- The developer takes the risk to fund the project, including both eligible and not eligible activities, up front.
- After receiving a property tax payments (twice per year), the incremental taxes paid are remitted back to the developer by the City Brownfield Redevelopment Authority.
- City is not at risk financially because developer is only reimbursed from the taxes it pays and only if they incurred the eligible costs.
- Local schools lose no tax dollars; the State reimburses lost revenue from general fund.

Summary of TIF Request

- Only eligible activities defined by the statute can be approved for reimbursement.
- Phase 1 (330K SF building) is not included in Brownfield Plan. No reimbursement of eligible activities and no taxes captured.
- Phase 2 estimated eligible activities = \$72.5M, including 15% contingency allowed by statute. This does not include the \$17M in city, county, state funding. The total estimated cost of \$89.5M was reduced by this amount.
- Capture of only 80% of incremental taxes (100% allowed by statute).
- 20% remaining of incremental taxes will pass through to normal taxing jurisdictions. This will provide immediate tax benefit to the City from the new development.
- Assumed project buildout period is approximately 16 years with a new building approximately every 2 years. This assumption is subject to market conditions.
- No interest paid on reimbursement.

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Examples of FCC Brownfield Eligible Activities (RACER Trust not responsible)

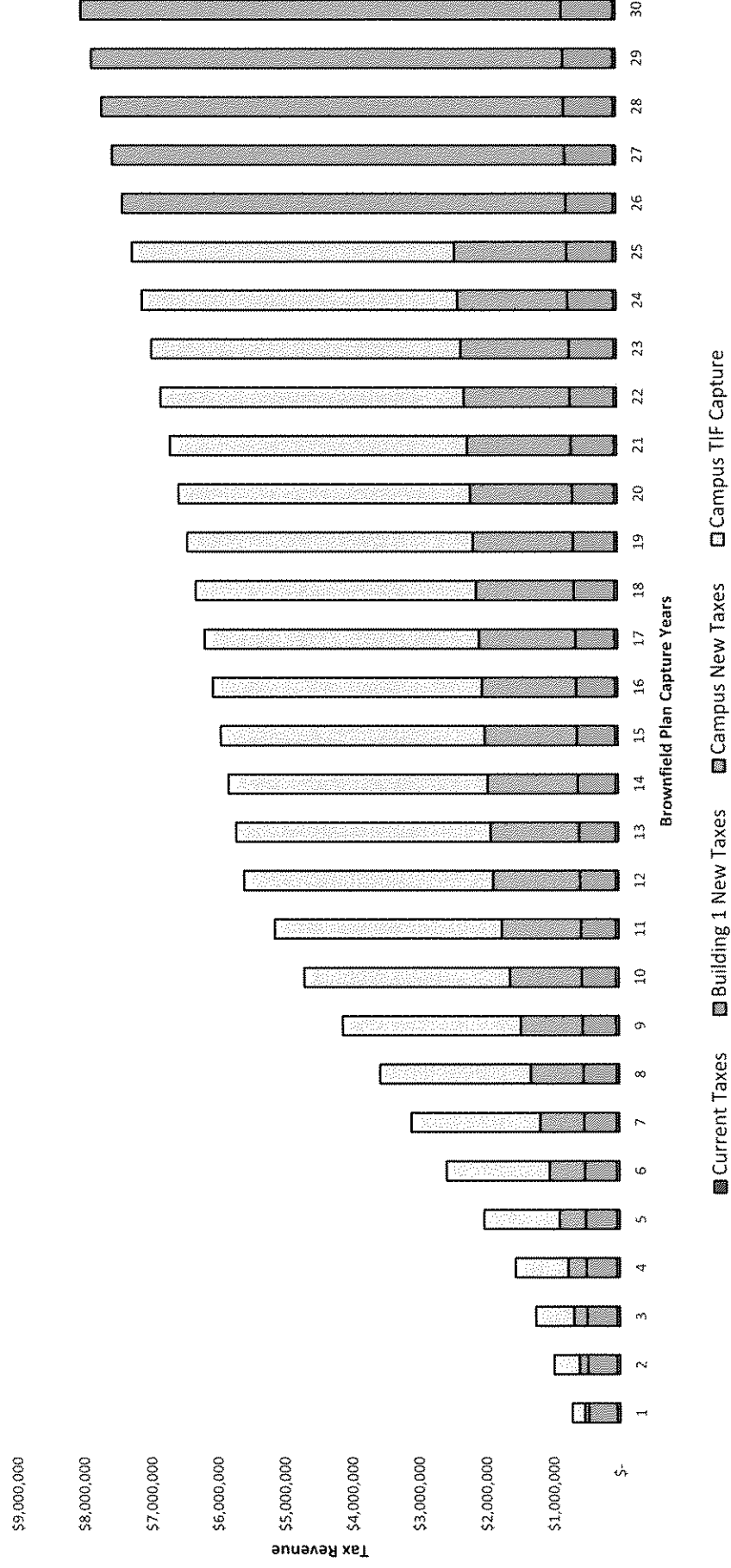
- Removal of existing slabs, foundations, and utilities.
- All new sewers will be constructed of chemically resistant materials and be sealed to prevent infiltration of contaminated groundwater.
- Replacing key RACER Trust groundwater testing wells destroyed during construction.
- Management of contaminated soil and groundwater generated during construction:
 - Testing of disturbed soils and groundwater
 - Disposal or treatment of disturbed soil and groundwater
- Installation vapor barriers in new buildings to prevent vapor intrusion, if necessary.
- Environmental oversight during construction.
- Site preparation activities such as mass grading (site is not flat).
- Geopiers to support foundations necessary because of poor soil conditions.
- Importing soil to raise site grades.

Summary of New Taxes Generated by Development

- Tax projections are based on estimated taxable value of Phase 1 provided by City of Flint Assessor.
- City taxes are estimated at 44% of total tax millages.
- Phase 1 is excluded from Plan/capture. Current taxes are estimated at \$4K/year and new taxes are estimated at \$433K/year (330K SF building).
- Phase 2 current taxes are estimated at \$43K/year and new taxes are estimated at \$5M/year (7 buildings totaling 3.5M SF).
- Projected reimbursement over 25 years with 80% capture. This assumes 2% annual inflation.
- Phase 2 new taxes at full buildout from 20% passthrough are estimated at \$1.3M/year during the reimbursement.
- Phase 2 current taxes estimated over the 25-year reimbursement period are \$1.1M, and the 20% passthrough on new taxes is estimated at \$26.9M, an increase of over 25x.
- Plan reserves the right of Flint BRA to capture 80% of new taxes for 5 years after developer reimbursement for Local Brownfield Revolving Fund (LBRF) estimated at \$21.4M.

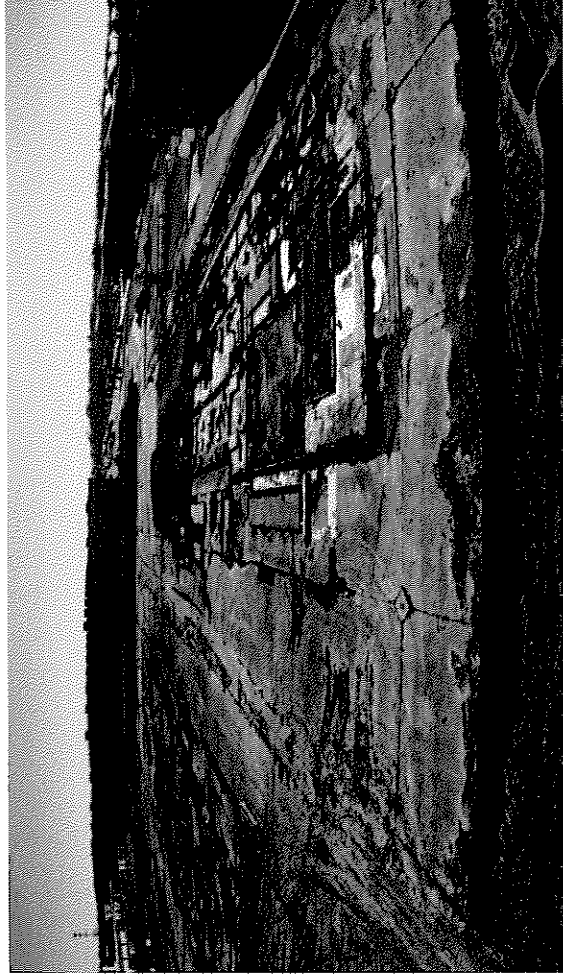
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Estimated Taxes Generated by Development



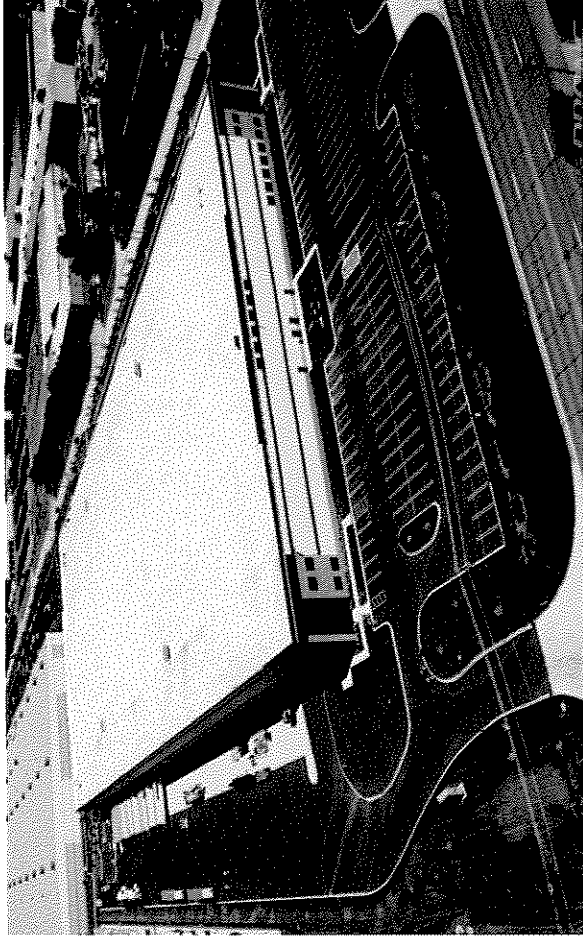
AshleyCapital

Success Story working with RACER Trust in Livonia, Michigan
Livonia West Commerce Center 2



March 2021

Former GM plating facility in Livonia. GM demolished above grade buildings, but left slabs, foundations, and utilities in place. Ashley Capital worked with RACER Trust and now the site is our ~365K SF Livonia West Commerce Center 2 Building.



August 2022

AshleyCapital

Thank you for your time

Questions can be emailed to: flint@ashleycapital.com

CITY OF FLINT DEVELOPMENT AND REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT AND REIMBURSEMENT AGREEMENT (“Agreement”) is made by and between **CITY OF FLINT BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporation (“FBRA”), whose address is 1101 S. Saginaw Street, Flint, MI 48502, **CITY OF FLINT**, a Michigan municipal corporation (“CITY”), whose address is 1101 S. Saginaw Street, Flint, MI 48502, and **FLINT COMMERCE CENTER, LLC**, a Michigan limited liability company (“the Developer”; “FCC”), whose address is 2575 Haggerty Road, Suite 500, Canton Michigan. This Agreement shall be effective on the date when both FBRA and FCC have executed it (“Effective Date”).

RECITALS

- A. The FBRA was created by the CITY pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended ("Act 381"), and, pursuant to Act 381, the FBRA has prepared a Brownfield Plan which was duly approved by the City Council of the City (the "Brownfield Plan") on _____ 2023.
- B. The Developer is the owner and/or under contract to purchase 13 parcels of real property totaling 274.46 acres of land located generally south of Pierson Road and Stewart Avenue, west of James P Cole Boulevard, north of Cornelia Street, and east of Industrial Drive and North Street in Flint, Michigan. This real property legally described in “Exhibit A” attached is subsequently referred to in this Agreement as the “Project Site.” The general location of the Project Site and the basis for each parcel’s qualification as “Eligible Property” under Act 381 are shown on Figures 1 and 2, respectively, also provided in Exhibit A.
- C. FCC is undertaking a substantial redevelopment of the Project Site as described in Exhibit B (“the Eligible Activities”). Included in the Project are activities for which FCC may be eligible for reimbursement from FBRA funds pursuant to and in accordance with the approved Brownfield Plan, as amended. Estimated costs of eligible reimbursable activities for the Project total \$72,489,874. This amount includes \$43,865,899 non-environmental activities costs and \$28,623,975 environmental activities costs as detailed in Exhibit B. By Resolution, on _____, 2023 (the “Resolution”), the CITY OF FLINT through its City Council has approved a Brownfield Plan for FLINT COMMERCE CENTER to facilitate the redevelopment of the Project Site. The Project and Improvements will have the effect of assisting in the redevelopment and reuse of the Property, increasing the tax base within the City, and otherwise enhancing the economic vitality and quality of life in the City.
- D. Act 381 permits the FBRA to capture and use the property tax revenues generated from the Increment increase in property value of a redeveloped brownfield site constituting an “Eligible Property” under Act 381 to pay or to reimburse the payment of costs of conducting activities that meet the requirements under Act 381 of “eligible activities” (herein after “Eligible Costs”).

- E. By undertaking the Improvements, the Developer will incur Eligible Costs and cost of preparation of the Brownfield Plan estimated at a cost of up to \$72,489,874 (the “Brownfield Plan Costs”), all as defined in attached Exhibit B.
- F. The amount of taxes reimbursed may be limited by the Interlocal Agreement executed by the Flint Downtown Development Authority (FDDA) and the FRDA for this project. If tax increment revenues are retained by the FDDA to meet debt service obligations per the Interlocal Agreement, the reimbursement to FCC as soon as the debt service obligation has been met.
- G. In addition to the reimbursement of Developer’s Eligible Costs and Brownfield Plan Costs, tax increment revenues will be deposited in the Local Brownfield Revolving Fund (LBRF) during the Term of this Agreement.
- H. In accordance with Act 381 and subject to the terms of this Agreement, the parties desire to use the property tax revenues that are generated from an increase in the taxable value of the real property resulting from the redevelopment of the Property which the FBRA is entitled to receive (the “Tax Increment Revenues”) to reimburse the Developer for the Eligible Costs and Brownfield Plan Costs and to fund the City’s LBRF pursuant to Act 381.
- I. The parties are entering into this Agreement to establish the requirements and procedures for such reimbursement and funding.

TERMS AND CONDITIONS

Therefore, in exchange for the consideration in, and referred to, by this Agreement, the parties agree as follows:

- 1. Capture of Taxes.** During the term of this Agreement, the FBRA shall capture all Tax Increment Revenues from the Property in accordance with the Brownfield Plan and use those Tax Increment Revenues as provided in this Agreement.
- 2. Submission of Costs.** For those Eligible Costs and Brownfield Plan Costs for which the Developer seeks reimbursement from the FBRA, the Developer shall submit to the FBRA:
 - (1) a written statement detailing the Eligible Costs;
 - (2) a written explanation as to why they are Eligible Costs or Brownfield Plan Costs;
 - (3) copies of invoices from contractors, engineers or others who provided such services, or, for the Developer's personnel for whose services reimbursement is being sought, detailed time records showing the work performed by such individuals; and
 - (4) any other information which may be reasonably required by the FBRA or its respective auditors.

3. Payments

(a) Eighty percent (80%) of the Tax Increment Revenues (excluding school or state taxes - they will be paid in accordance with Act 381) received by the FBRA shall be paid to the Developer to reimburse it for Eligible Costs and Brownfield Plan Costs up to a maximum of \$72,489,874 or 30 years of capture, whichever occurs first. The FBRA shall retain 80% of the Tax Increment Revenues (excluding school or state taxes) for administrative fees and deposits to the LBRF for five (5) years following completion of reimbursement of Developer's Eligible Costs and Brownfield Plan Costs, but in no case shall tax increment revenues be retained such that capture extends beyond 30 years. The FBRA shall have no obligation to reimburse the Developer for Eligible Costs or Brownfield Plan Costs from Tax Increment Revenues captured and received by the FBRA after 30 years of capture and reimbursement.

(b) Unless it disputes whether such costs are Eligible Costs or Brownfield Plan Costs or the accuracy of such costs, the FBRA shall, after approval of the FBRA Board, pay to the Developer the amounts for which submissions have been made pursuant to paragraph 2 of this Agreement within 30 days after the FBRA Board has approved such payment provided Tax Increment Revenues have been received from which the submission may be wholly or partially paid. If a partial payment is made by the FBRA because of insufficient Tax Increment Revenues, the FBRA shall make additional payments toward the remaining amount within 30 days of its receipt of additional Tax Increment Revenues until all of the amounts, for which submissions have been made, have been fully paid to the Developer or to the end of the Term, whichever occurs first.

4. Adjustments. If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the FBRA is required to reimburse any Tax Increment Revenues to the City or any other tax levying unit of government, the FBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing the Developer. If all amounts due the Developer under this Agreement have been fully paid or the FBRA is no longer obligated to make any further payments to the Developer, the FBRA shall invoice the Developer for the amount of such reimbursement and the Developer shall pay the FBRA such invoiced amount within 30 days of the Developer's receipt of the invoice. Amounts invoiced and paid to the FBRA by the Developer pursuant to this paragraph shall be reinstated as Eligible Costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement. Nothing in this Agreement shall limit the right of the Developer to appeal any tax assessment.

5. Development. The Developer shall commence work on the Project as soon as possible after obtaining all necessary approvals for the Project.

6. Reporting. The Developer shall submit a written report to the FBRA following completion of the Project indicating as of such date the number of new jobs located at the Project, if any, the total private investment and such other information as may be required by the FBRA for reporting purposes. Reimbursement Requests shall be reviewed by FBRA. FCC shall cooperate in the review by FBRA by providing information and documentation to supplement the Reimbursement Request as deemed reasonable and necessary by FBRA. Within thirty (30) days after submission of a Reimbursement Request, FBRA shall either approve the Reimbursement Request or identify in writing to FCC any costs in the Reimbursement Request deemed ineligible for reimbursement and

the basis for the determination. FCC shall be given thirty (30) days thereafter within which to provide supplemental information or documents in support of the Reimbursement Request or portion of it deemed ineligible by FBRA. Thereafter, except as otherwise agreed to in writing by FCC and FBRA, FBRA shall make a decision on the eligibility of the disputed cost and inform FCC in writing of its determination, which determination shall be final. The FBRA shall act on a Reimbursement Request after receipt of the requested supplemental information from FCC at the next scheduled meeting of the FBRA, and if the Reimbursement Request is deemed eligible, the FBRA shall approve the payment of the Reimbursement Request.

7. Interpretation. The Brownfield Plan and this Agreement constitute the entire agreement between the parties as to its subject. This Agreement shall not be amended or modified except in writing signed by the parties. The Agreement shall not be affected by any course of dealing and the waiver of any breach shall not constitute a waiver of any subsequent breach of the same or any other provision.

8. Assignment; Binding Effect. This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld, *provided, however*, the Developer may assign its interest in this Agreement to an affiliate without the prior written consent of the FBRA, *provided*, any such assignee shall acknowledge to the FBRA in writing on or prior to the effective date of such assignment its obligations upon assignment under this Agreement, *provided, further*, that the Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment and consent by FBRA's legal counsel and approval of the FBRA's Executive Director. As used in this paragraph, "affiliate" means any corporation, company, partnership, limited liability company, trust, sole proprietorship or other individual or entity which (a) is owned or controlled by the Developer, (b) owns or controls the Developer or (c) is under common ownership or control with the Developer. This Agreement shall be binding upon any successors or permitted assigns of the parties.

9. Term. It is understood and agreed that the reimbursement obligation of the FBRA under this Agreement shall commence with taxes collected beginning with the Summer 2026 tax bill (the "Commencement Date"), and shall be satisfied with the Tax Increment Revenues collected after the Commencement Date and otherwise available under the Brownfield Plan. The reimbursement obligation of the FBRA shall terminate upon the payment of all outstanding reimbursement requests up to \$72,489,874 but in no event later than Tax Increment Revenues collected beyond 30 years of capture and reimbursement (2055).

10. Miscellaneous.

10.1 Notices. All requests, demands, notices, certificates or communications desired, permitted or required to be given under this Agreement shall be in writing and deemed delivered when personally served, or when received if mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows, or if received if mailed and delivered through overnight mail:

If to FCC:

Susan Harvey
Senior Vice President
Ashley Capital, LLC
2575 S. Haggerty Road, Suite 500
Canton, MI 48188
Email: sharvey@ashleycapita.com

Copy to:
Robert Auskalnis, Vice President
Ashley Capital, LCC
9810 S. Dorchester Ave, Chicago, IL 60628
rauskalnis@ashleycapital.com

If to FBRA:

Flint Brownfield Redevelopment Authority
CITY OF FLINT
1101 S. Saginaw Street, Flint, MI 48502
Attn: _____

or to such other address as such party may specify by appropriate notice.

10.2 Amendment and Waiver. No amendment or modification of this Agreement shall be binding upon any party to this Agreement until such amendment or modification is reduced to writing and executed by all parties. No waiver of any term of this Agreement shall be binding upon any party until such waiver is reduced to writing, executed by the party to be charged with such waiver, and delivered to the other party to this Agreement.

10.3 Entire Agreement. This Agreement contains all agreements between the parties regarding the subject matter of this Agreement. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, between the parties, except to the extent reference is made to such matters in this Agreement.

10.4 Execution in Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, all of which shall constitute and be deemed an original, but all of which together shall constitute one and the same instrument binding on FCC and FBRA. This Agreement may be executed by either or both parties by electronic signature in lieu of an original signature.

10.5 Captions. The captions and headings in this Agreement are for convenience only and in no way limit, define or describe the scope or intent of any provision of this Agreement.

10.6 Applicable Law. This Agreement shall be governed in all respects, whether as to validity, construction, performance or otherwise, by the laws of the State of Michigan.

10.7 No Waiver. No waiver by a party of any Default by another party in the performance of any portion of this Agreement shall operate or be construed as a waiver of any future Default, whether like or different in character.

10.8 Survival of Covenants. The covenants and provisions into this Agreement shall survive any termination of this Agreement.

CITY OF FLINT, FBRA and FCC have caused this Agreement to be duly executed and delivered as of the date last executed below.

FLINT COMMERCE CENTER, LLC

Date: _____

By: _____

Susan Harvey

Its: Senior Vice President of Ashley Capital, LLC agent for
FLINT COMMERCE CENTER, LLC

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing Reimbursement Agreement was acknowledged before me this _____
day of _____, 2023 by _____ of _____, a
_____ corporation.

Notary Public

_____ County, _____
My Commission Expires: _____

**FLINT BROWNFIELD REDEVELOPMENT
AUTHORITY,**
a Michigan public body corporation

Date: _____

By: _____

Its: _____

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing Reimbursement Agreement was acknowledged before me this _____
day of _____, 2023 by _____ of the CITY OF FLINT
Brownfield Redevelopment Authority, a Michigan municipal corporation.

Notary Public

_____ County, _____
My Commission Expires: _____

CITY OF FLINT,
a Michigan municipal corporation

Date: _____

By: _____

Date: _____

By: _____

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing Reimbursement Agreement was acknowledged before me this _____
day of _____, 2023 by _____, of the CITY
OF FLINT, a Michigan municipal corporation.

Notary Public

_____ County, _____
My Commission Expires: _____

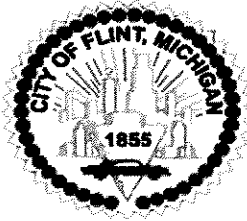
EXHIBIT A

Legal Description of Property

EXHIBIT B

Brownfield Plan for FLINT COMMERCE CENTER Redevelopment
Prepared by SME dated May 26, 2023

230118



RESOLUTION NO.: _____

PRESENTED: APR 19 2023

ADOPTED: _____

**RESOLUTION RECOMMENDING THE RE-APPOINTMENT OF DR. KHALID M. AHMED
TO THE HURLEY BOARD OF HOSPITAL MANAGERS.**

BY THE MAYOR:

Mayor Sheldon A. Neeley recommends the appointment of Dr. Khalid M. Ahmed to fill the expired term of Frances Gilcrest that expires on April 30, 2023; and

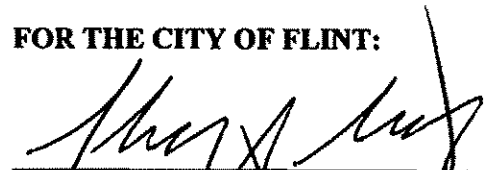
Mayor Sheldon A. Neeley recommends the appointment of Dr. Khalid M. Ahmed (2700 Robert T- Longway. Suite B, Flint, MI 48503) to complete a five-year term on the Hurley Board of Hospital Managers, with such term that commenced on April 30, 2023, and expires April 30, 2028.

THEREFORE, BE IT RESOLVED that the Flint City Council approves the appointment of Dr. Khalid M. Ahmed (2700 Robert T-Longway. Suite B, Flint, MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commenced on April 30, 2023, and expires April 30, 2028.

APPROVED AS TO FORM:


William Kim, Chief Legal Officer

FOR THE CITY OF FLINT:


Sheldon A. Neeley, Mayor

FOR THE CITY COUNCIL:

KHALID M. AHMED, M.D

2700 Robert T-longway Blvd. Suite B, Flint, MI 48503 ♦ P. 810-235-2004 ♦ F. 810-235-2841 ♦ kahmed2700@gmail.com

EDUCATION

- 2006** American Board of Internal Medicine
- 1992** Royal College of Physicians of Ireland
- 1981** M.B.B.S., Faculty of Medicine University of Khartoum,
Khartoum, Sudan

CURRENT POSITIONS

- 2021 - Present** Chief of Staff, Hurley Medical Center, Flint, MI
- 2021 - 2022** President, Genesee County Medical Society
- 2018 - Present** Board member, Genesee County Medical Society
- 2018 - Present** Board member, Islamic Medical Association of Mid-Michigan
- 2012 - 2016** Board member, Genesee Academy School
- 2014 - Present** Clinical Director, Internal Medicine, Hurley Medical Center. Flint, MI
- 2013 - 2021** Chairman, Department of Medicine, Hurley Medical Center, Flint, MI.
- 2010 - 2019** Vice Chief of Staff, Interim Chief of staff, Hurley Medical Center, Flint, MI
- 1996 - Present** Attending & Consultant Physician, Department of Internal Medicine. Hurley Medical Center and Michigan Health Specialists, Flint, MI
- 1996 - Present** Associate Professor of Internal Medicine, Michigan State University, College of Human Medicine, Flint, MI.
- 1996 - Present** Internal Medicine Physician, Flint, MI

AWARDS

- Pinnacle Award, Hurley Medical Center, **2013**
- Physician of the Year, Arab American Heritage Council, **2019**

ORGANIZATION

Active Member of the African American Physicians Association.

Active Member of the Genesee County Medical Society.

Active Member of the Michigan State Medical Society.

Active Member of the American Medical Association.

Active Member of the American College of Physicians

AFFILIATION WITH RESEARCH CENTER

2015-Present Principal investigator, Flint Clinical Research PLLC, Flint, MI

2015-Present Sub-investigator, Elite Research Center, Flint, MI

CLINICAL RESEARCH EXPERIENCE AND PUBLICATIONS

- A Phase 2b, Multicenter, Randomized, Double-Blind, Placebo-Controlled, Parallel-Group Study to Assess the Efficacy and Safety of Oral Etrasimod as Induction Therapy in Subjects with Moderately to Severely Active Crohn's Disease(CULTIVATE). **2020**
- A Phase 2, Multi-Center, Randomized, Double-Blind, Placebo-Controlled Parallel-Group Study to Evaluate the Safety, Tolerability, and Efficacy of Olorinab in Subjects with Irritable Bowel Syndrome Experiencing Abdominal Pain (CAPTIVATE). **2019**
- A Phase 3, Randomized, Double-Blind, Placebo-Controlled, 52-Week Study to Assess the Efficacy and Safety of Etrasimod in Subjects with Moderately to Severely Active Ulcerative Colitis (ELEVATE). **2019**
- A randomized, double blind controlled factorial clinical trial of edetate disodium-based chelation and high dose oral vitamins and minerals to prevent recurrent cardiac events in diabetic patients with a prior myocardial infarction. **2018**
- A randomized, Parallel –group , Placebo-Controlled, clinical endpoint bioequivalence study of generic Fluticasone Propionate 100 ug and Salmeterol Xinafoate 50 ug inhalation powder compared with Advair DiskusR 100/50 in subjects with Asthma. **2018**
- A randomized, double blind controlled factorial clinical trial of Edetate disodium-based chelation and high-dose oral vitamins and minerals to prevent recurrent cardiac events in diabetic patients with a prior myocardial infarction. **2018**
- A Phase IV, 12-week, randomized, double-blind, triple dummy study to compare single inhaler triple therapy, Fluticasone Furoate/ Umeclidinium/ Vilanterol (FF/UMEC/VI) with multiple inhaler therapy (Budesonide/Formoterol plus Tiotropium) based on lung function and symptoms in participants with chronic obstructive pulmonary disease. **2018**

- A Phase 3, multi-center, multi-national, placebo controlled, randomized, double-blind 26-week study to assess the safety and efficacy of CaPre® in patients with severe hypertriglyceridemia. **2018**
- Inflammatory Bowel Disease registry. Corrona. **2017**
- A double-blind, placebo-controlled, randomized dose ranging trial to determine the safety and efficacy of three dose levels of EMA401 in reducing 24-hour average pain intensity score in patients with post-herpetic neuralgia (EMPHENE). **2017**
- A randomized, double-blind, placebo-controlled, event-driven trial of weekly low-dose methotrexate (LDM) in the prevention of cardiovascular events among stable coronary artery disease patients with type 2 diabetes or metabolic syndrome. **2017**
- A Phase 2, Randomized, Double-Blind, Placebo-Controlled, Multicenter Study to Assess the Efficacy, Safety, and Tolerability of VK2809 Administered for 12 Weeks Followed by a 4-Week Off-Drug Phase in Patients with Primary Hypercholesterolemia and Non-Alcoholic Fatty Liver Disease, VK2809-201. **2017**
- A double-blind, randomized, placebo-controlled, parallel-group, phase IV study to evaluate to effect of Acridinium Bromide on long-term cardiovascular safety and COPD exacerbations in patients with moderate to very severe COPD (ASCENT COPD). **2016**
- A Multi-Center, Randomized, Double-Blind, Active-Controlled, Parallel Group, Phase III Trial to Evaluate the Safety and Efficacy of Saxagliptin 5 mg Co – administered with Dapagliflozin 5 mg compared to Saxagliptin 5 mg or Dapagliflozin 5 mg all given as add –on therapy to metformin in Patients with Type 2 Diabetes who have inadequate Glycemic Control on Metformin Alone. **2016**
- A phase 2 Randomized, Double Blind, Placebo-Controlled Study to Assess the Efficacy and Safety of Gemcabene in Patients with Severe Hypertriglyceridemia (INDIGO-1). **2016**
- A phase 3, randomized, double-blind, placebo controlled study of the efficacy and safety of Roxadustat (FG-4592) for the treatment of anemia in chronic kidney disease patients not on dialysis. **2015**
- An open label, long-term study to assess the immunogenicity of Linaclotide administered orally to adult patients with irritable bowel syndrome with constipation or chronic idiopathic constipation. **2015**
- Ahmed K., Managing Malnutrition in Inflammatory Bowel Disease, Hospital Physicians. Vol 30 12:13-17 1994
- Ahmed K., Saeed E. Nephrotic Syndrome and Pulmonary Artery Thrombosis, case report, American Journal of Nephrology. 1995; 15:181-185
- Ahmed K., Jackson L. Heparin Use In Right Arterial Thrombosis, Oral Presentation ACP Michigan Chapter Annual Meeting, Traverse City 1995
- Ahmed K. , Chan S. Mixed Lineage Hematologic Malignancy (Myeloblastic and T Lymphoblastic), Abstract, Blood Vol 86 No. 10 Supp. Nov. 1995
- Ahmed K. , Issawi I. Use of Flecainide for Refractory Arterial Tachycardia of Pregnancy, A case report, Manuscript Accepted for Publication, American Journal of Critical Care.
- Ahmed K., Filos O., Rapid Infusion of Magnesium Sulfate In Severe Acute Asthma, Case Series, Oral Presentation, ACP Michigan Chapter Conference, Sept. 1995
- Ahmed K., Seedahmed E . Holt-Oram Syndrome. Cases Presentations Community Wide Research Forum, April 2005. Flint, Michigan.

230218



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

ADOPTED: _____

**RESOLUTION APPOINTING MELISSA N. BROWN
TO THE GLORIA COLES FLINT PUBLIC LIBRARY DISTRICT BOARD**

Paragraph 3 of the District Library Agreement of the Gloria Coles Flint Public Library District Board provides that three of the members of the board shall be appointed by the City. Pursuant to that authority, Mayor Sheldon A. Neeley recommends the appointment of Melissa N. Brown, of 1410 Eldorado Drive Flint, MI 48504, to the Gloria Coles Flint Public Library District Board, to fill the vacancy created by the September 30, 2022 expiration of Dean Yeotis' appointment to that body.

BE IT RESOLVED that the Flint City Council approves the appointment of Melissa N. Brown (1410 Eldorado Drive Flint, MI 48504) to serve the remainder of a three-year term on the Gloria Coles Flint Public Library District Board, with such term commencing immediately and expiring on September 30, 2025.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

William Kim, City Attorney

Melissa N. Brown

Communications & Marketing Strategist

CONTACT

1410 Eldorado Drive
Flint, MI 48504

P: 810.577.1704

E: mnbrown2010@gmail.com

EDUCATION

University of Michigan-Flint

Bachelor of Arts: Communication

Master of Business Administration

Wayne State University

Master of Arts: Public Relations & Organizational Communication

ACCOMPLISHMENTS

- 20+ years of strategic communications and marketing experience
- Implemented Genesee Health System and Genesee Community Health Center redesigned websites
- Created City of Flint Water Progress Report website
- Increased City of Flint social media engagement by 20%
- Implemented City of Flint Small Business campaign
- Instrumental in UM-Flint being the fastest-growing public institution in the state (2004-2013)
- Wrote and implemented UM-Flint's first virtual tour
- Implemented and streamlined a UM-Flint campus work order system for multimedia work requests
- Streamlined a housing application process to help eliminate incomplete applications
- Implemented digital asset management system for UM-Flint images and documents
- Increased UM-Flint marketing budget by 2.5% through budget proposals to executive leadership
- Increased UM-Flint mobile web users by 40%
- Oversaw UM-Flint's first social media strategy and web governance plan
- Implemented UM-Flint brand refresh in partnership with U-M Ann Arbor and Dearborn campuses

SKILLS

- Social media strategies
- Online marketing and advertising
- Government relations
- Executive communications
- Strategic internal and external communication planning
- Business strategy writing
- Crisis management
- Web analytics and User-experience testing and strategies
- Strategic enrollment management
- Brand management
- Project management
- Strategic communication and tactical work plans
- Content management systems: WordPress, Wix, MailChimp, Drupal, Basecamp, Digital Asset Manager, Cision

Melissa N. Brown

1410 Eldorado Drive
Flint, MI 48504
(810) 577-1704
mnbrown2010@gmail.com

EXPERIENCE

GENESEE HEALTH SYSTEM

Department of Communications and Public Relations

(04.2022 – present) *Marketing Manager*

- Supervise the development of special events
- Supervise community resource fair and speaker bureau requests and attendance
- Develop marketing strategies for GHS and the Genesee Community Health Center
- Write and develop communications and marketing materials, including social media, website, and press releases
- Expand community service area reach across Genesee County
- Assist and coordinate agency communication policy, plan, and protocols
- Oversee donations to and solicitations for the agency in conjunction with leadership
- Assist with Community Benefit Interactions with target groups (medical, schools, community, faith-based, etc.)

CITY OF FLINT

Department of Communications

(01.2021 – 04.2022) *Marketing Coordinator/Interim Communications Director*

- Wrote all mayoral communications, including speeches, talking points, and presentations
- Maintained City of Flint Mayor activities and appearances
- Developed marketing strategies for Economic Development
- Wrote and developed communications and marketing materials that included social media, website, and press releases
- Coordinated with service providers for support services, including design, photography, videography
- Worked with department directors on communications for the service area
- Developed overall strategic communications for the City of Flint's major initiatives
- Met with City of Flint constituents and residents

SMALL BUSINESS ENTREPRENEUR

Twelve15

(12.2020 – present) *Owner*

Twelve15 is my communications boutique focused on helping other startups and small businesses with public relations, brand management, project management, and communications strategy.

The John L Group

(06.2019 – present) *Chief Marketing Officer*

The John L Group is my family-owned and operated company offering financial services, logistics, and government construction. I handle public relations, multimedia, customer relationship communications, and marketing. The company reached over \$1 million in top-line revenue in 2021.

UNIVERSITY OF MICHIGAN-FLINT

Office of University Relations/Communications & Marketing

(09.2008 – 09.2020) *Associate Director*

- Oversaw and managed a \$1.3m department budget

Melissa N. Brown

1410 Eldorado Drive
Flint, MI 48504
(810) 577-1704
mnbrown2010@gmail.com

- Implemented overall print and online marketing plans
- Determined content on the university website and social media accounts
- Worked directly with university executives and department directors on marketing and recruitment strategies
- Day-to-day department operations and strategic project management
- Developed strategic marketing communication and reports
- Knowledge of human resources, accounting, and procurement policies and procedures
- Supervised full-time creative and multimedia staff

(01.2017 – 07.2017 & 09.2019 – 09.2020) *Interim Executive Director*

- Prepared and delivered all public relations (releases, interviews, and press conferences) for UM-Flint
- Supervised all department staff
- Represented UM-Flint at community partnership projects
- Work directly with extended university leadership on internal communications (briefings, remarks, presentations)
- Liaison for all crisis communications
- Maintained all duties of assistant director position

(09.2004 – 09.2008) *Marketing Manager*

- Developed marketing and strategic plans
- Created efficient database management of work orders and marketing outcomes
- Attended management meetings as needed
- Media buyer and planning
- Supervised three full-time staff

(07.2002 – 09.2004) *Project Coordinator*

- Produced internal and external communications
- Coordinated and produced programs, recruitment events, and publications
- Maintained marketing database
- Media buyer and planning

Department of Communication

(01.2002 – 04.2003) *Adjunct Lecturer*

Course: Communication 200 - Survey of Communication Theory

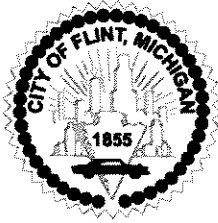
Instructed on the major theories of communication as applied to the interpersonal, organizational, and mass communication processes.

Information Technology Services

(11.1998 – 09.2002) *Staff Development Coordinator*

- Trained over 800 faculty and staff on various computer software programs in MS Office, Banner, web content management
- Conducted needs assessment and program review of activities
- Scheduled and developed training program
- Wrote necessary materials and documentation for training

230219



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

ADOPTED: _____

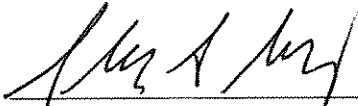
**RESOLUTION APPROVING APPOINTMENT OF MILDRED SILVA- ZUCCARO
TO THE HURLEY BOARD OF HOSPITAL MANAGERS.**

Section 6-201(A) of the Flint City Charter provides that members of the Board of Hospital Managers shall "consist of fifteen (15) members appointed by the Mayor with the approval of the City Council."

Pursuant to that authority, Mayor Sheldon A. Neeley appoints Mildred Silva-Zuccaro, of 710 Loyola Drive Flint, MI 48503, to the Board of Hospital Managers, to fill the vacancy created by the April 30, 2023 expiration of Frances Gilcreast's appointment to that body.

BE IT RESOLVED that the Flint City Council approves the appointment of Mildred Silva-Zuccaro (710 Loyola Drive Flint, MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2028.


FOR THE CITY OF FLINT:



Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:



William Kim (Jun 29, 2023 16:09 EDT)
William Kim, City Attorney

Mildred Silva-Zuccaro

810. 280. 5154
mildredsilvazuccaro@gmail.com

Professional Summary

Highly educated graduate of the Universidad Cristobal Colon with a Bachelor degree of Medical Surgery. Superior care and conduct management practice applied through performing patient care procedures including consultations, diagnosis and health plan implementation. Accomplished research abilities with published work in International Journal.

Professional Experience

Clinical Subjects Coordinator

Michigan Medicine Ophthal. & Visual Science/ Flint, MI/ May.2022-Present
-Examine optical health for individuals screening for short term and long term health complications.
-Connect community members to eye health research study by sharing marketing materials and direct outreach.
-Educate research participants about glaucoma and other vision threatening diseases.

Outreach & Navigator

Hamilton Community Health Network/ Flint, MI/ Jan.2021-Present
-Assisted over 100 individuals with health care coverage by answering questions and submitting enrolment applications
-Connected community members to health services by sharing over 3700 marketing materials and administering 215 covid vaccines at pop-up vaccination sites.
-Provided language and cultural interventions with over 282 hours of interpretation services and registering 40 new patients

Latinx Culture Ambassador

Latinx Tech & Community Center/ Flint, MI/ Mar.2018-Nov.2020
-Connect and help Spanish-speaking community member by serving as an interpreter, assisting them as they seek to understand and navigate various services and issues (domestic violence, immigration).

Data Collector (FASt Project and Church Challenge)

MSU College of Human Medicine/ Flint, MI/ Jan.2018-July 2019
-Identify and establish observation methods with people and organizations to ensure obtainment of data accuracy and integrity.

General Physician Consultation

Millennium Hospital/Veracruz, Ver./Nov.2014-Jan. 2016
-Conduct physical examinations of patients; develop treatment plans for patients, considering patient preferences, clinical data or risks and benefits of treatments.

Publication

International Journal for Vitamin and Nutrition Research
December 07, 2015 Ref.:Ms. No. IJVNR-D-15-00085R3
Tissue changes in the development of fatty liver by chronic ingestion of sucrose associated with obesity and dyslipidemia in rats.

Education

Universidad Cristobal Colon
Boca del Rio, Ver., Mexico.
Bachelor of Medical Surgery
September 27, 2014. GPA 3.67

Undergraduate Internship
General Hospital of IMSS
Cardel, Ver., Mexico July
2012-June, 2013.

Social Service
Rural Hospital of IMSS
Papantla, Ver., Mexico.
August, 2013- July 2014

Educational Courses

Kaplan Step 1
Currently

Great Lakes Bay Hispanic
Leadership Institute.
Saginaw, MI.
February 2019 – 2020
Leadership Program

Cardiopulmonary
Resuscitation American Heart
Association
October 2017

Gynecology and Obstetrics
October,2014
Boca del Rio, Ver., Mexico

Language

English
Spanish

230220



SRESOLUTION NO.: _____

PRESENTED: JUL 19 2023


ADOPTED: _____

**RESOLUTION APPROVING APPOINTMENT OF SEAN HAIRSTON
TO THE FLINT PLANNING COMMISSION**

Mayor Sheldon A. Neeley appoints Shawn Hairston, of 2038 Copeman Boulevard, Flint, MI 48504, to the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2026.

BE IT RESOLVED that the Flint City Council approves the reappointment of Shawn Hairston, of 2038 Copeman Boulevard, Flint, MI 48504, to the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2026.

FOR THE CITY OF FLINT:



Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:



William Kim, City Attorney

Shawn Hairston

2038 Copeman Boulevard ♦ Flint, MI 48504 ♦ 810-449-7186 ♦ Shawnhairston144@gmail.com

Objective

I am seeking an opportunity that will allow me to utilize my knowledge, strength and skills in a team environment.

Professional Summary

Excellent verbal and written communication skills with the ability to demonstrate accuracy in preparation and maintenance in a variety of environments. Very skilled in interaction with a variety of people and personalities. The ability to work well with others closely as well as work independently and demonstrate initiative.

Education

- Business Administration, Western Michigan University 1982 – 1984
- Northwestern High School 1982

Honors, Award, Professional Organizations

- President of Bel-Aire Woods Neighborhood Association
- Campaign Organizer for Andy Dillon (Speaker of the House)
- Campaign Organizer for Leon Jukowski (Mayor)
- Volunteer Assistant for Tim Melton (State Representative)
- Volunteer Assistant for Governor Jennifer Granholm

Work History

- Take One Community Program, Pontiac, MI 2005 – Present
 - Assistant Director, Activity Planner, Mentoring Teens, Community Activist
- TRW, Fenton, MI 2012 – 2013
 - Machinist, Cell Operator, Relief and Line Leader
- Passages Hospice LLS, Southfield, MI 2010 – 2012
 - Admissions coordinator, Presentations, Admissions, Family and Bereavement Counseling
- All-Star Investigations, Pontiac, MI 2005 – 2012
 - Supervisor, Employee Weekly Scheduling, Routing, Negotiating Contracts, Preparing Daily Reports, Payroll
- Teen Learning and Entertainment Center, Pontiac, MI 2004 – 2008
 - Computer Training, Teen mentoring, Reading Program, Activity Planning
- Brelin Home Mortgage, Farmington Hills, MI 2004 – 2008
 - Loan Officer for home and business loans and worked with OLHSA Housing Program.
- Art Van Furniture, Weatherford, MI 2000 – 2002
 - Sales Representative

References Available

330221



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

ADOPTED: _____

**RESOLUTION APPROVING RE-APPOINTMENT OF CAROL-ANNE BLOWER
TO THE FLINT PLANNING COMMISSION**

Mayor Sheldon A. Neeley re-appoints Carol-Anne Blower, of 3323 Holly Ave, Flint, MI 48506, to the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2024.

BE IT RESOLVED that the Flint City Council approves the reappointment of Carol-Anne Blower, of 3323 Holly Ave, Flint, MI 48506, to the Flint Planning Commission, to fill the remainder of the term ending on March 31, 2024.

FOR THE CITY OF FLINT:

Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:

William Kim (Jul 12, 2023 13:27 EDT)

William Kim, City Attorney

CAROL-ANNE BLOWER

Flint, MI 48506 • 517-980-4363 • carolanneelise@gmail.com

Professional Summary

Committed and highly-motivated professional, with a background in marketing/photography, city planning and non-profit leadership, seeking a role where skills can be put to use in the public sphere. Uses independent decision-making skills and sound judgement to positively impact community success.

Skills

Decisive problem solver
Exceptional multi-tasker
Organized and efficient
Motivated team player
Public speaking

Citizen engagement
Effective communicator
Community development
Media relations
Computer literate

Work History

Planning Commissioner, 08/2012 to Current

City Of Flint – Flint, MI

Works directly with staff, consultants, and community stakeholders to produce, edit and implement guiding documents like the Comprehensive Plan, Zoning Code, Marihuana Ordinance and Capital Improvement Plan;

Review rezoning requests, site plans, special use and other land use applications;

Assist in the current efforts to certify Flint as a Redevelopment Ready Community;

Attend and contribute to executive meetings, communicating directly with staff on current applications and projects.

Freelance Photographer, 01/2008 to Current

Carol Anne Elise Photography – Flint, MI

Photograph high-quality images for various clients seeking portrait and event content;

Edit images and format for social media and print;

Manage photography business including fostering clientele relationships to promote work and attract new clients

Zoning Board of Appeals Representative, 05/2015 to 04/2022

City Of Flint – Flint, MI

Only Planning Commission member to simultaneously serve on the Zoning Board of Appeals as the Planning Commission Representative and serve as formal liaison between the two bodies;
Assisted in granting variances and resolving disputes regarding decisions of the zoning department;
Provided information and summaries between the two bodies for consideration and review;
Worked directly with staff to assure applications and meeting minutes were consistent.

Interim Executive Director, 08/2009 to 09/2010

Flint Club – Flint, MI

Represented organization to local public by giving presentations and speeches and participating in community events;
Maintained a membership of over 3000 former Flint residents in 22 states, and provided them with opportunities for local civic engagement;
Developed and maintained operational and programming budget of over \$100,000 and created new revenue streams through grants and fund raising;
Developed and published a monthly membership newsletter;
Made recommendations to Executive Board for budget, vision and programming needs.

Program and Membership Director, 01/2006 to 07/2009

Flint Club – Flint, MI

Created and maintained databases for over 1000 local members and 3000 non local members;
Authored and distributed press releases for organization;
Updated organization website and social media sites;
Collaborated with community leaders and organizations to promote community service projects;
Created and organized Flint's first young professionals networking organization;
Developed and reviewed programming, including monthly networking breakfasts focused on topics relevant to Flint's revitalization.

Education

Flint Central High School - Flint, MI

Interdisciplinary Social Science

Michigan State University - East Lansing, MI

230222



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

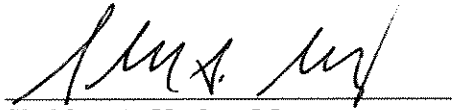
ADOPTED: _____

**RESOLUTION APPROVING REAPPOINTMENT OF DERWIN S. MUNROE TO THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS**

Mayor Sheldon A. Neeley reappoints Derwin S. Munroe to the Board of Directors for the Economic Development Corporation, to fill the remainder of the term ending on 8/7/2024.

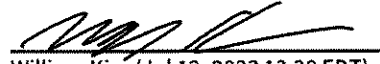
BE IT RESOLVED that the Flint City Council approves the appointment of Derwin S. Munroe to serve the remainder of the six-year term on the Board of Directors for the Economic Development Corporation, with such term commencing immediately and expiring on August 7, 2024.

FOR THE CITY OF FLINT:


Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:


William Kim (Jul 12, 2023 13:28 EDT)
William Kim, City Attorney

CURRICULUM VITAE

Derwin S. Munroe

Department of Social Sciences and Humanities, University of Michigan-Flint
220 French Hall, 303 E. Kearsley Street, Flint, MI. 48502

EMPLOYMENT

- 1999 - present **University of Michigan-Flint**
-Collegiate Lecturer IV. 2020-present, Lecturer IV 1999-2020
-Political Science Department Chair (2006 -2012; 2019- 2021); **Political Science Program Coordinator** 2022-present
- 1997-98 **Information Analyst**; National Institute for Social Science Information, Chicago, Illinois.
- 1995-96 **Research Fellow**: Institute of Social and Economic Research, University of the West Indies, Jamaica. Research on occupational mobility, life histories and human resource development in Jamaica
- 1995-96 **Instructor**: University of the West Indies, Departments of Government and Sociology.
- 1993-99 **Adjunct Lecturer**: Northwestern University, Department of Political Science
- 1988-89 **Junior Research Fellow**: Institute of Social and Economic Research, University of the West Indies, Jamaica. United Nations Development Program sponsored research project on Rural Community Development in Jamaica.

EDUCATION

- Wayne State University, Detroit, Michigan.**
Doctoral Candidate. Department of Political Science, Major Field: Comparative Politics. Minor Fields: Public Policy, Urban Politics. **Dissertation title**: *"Power Choices: The Political Economy of Electricity Generation in Developing Countries."* Defense expected Summer 2023
- Wayne State University, Detroit, Michigan.**
2016 Graduate Certificate in Economic Development
- Northwestern University, Evanston, Illinois**
Doctoral Candidate 1989-1993. Department of Political Science. Fields: Comparative Politics, Political Economy
- University of the West Indies, Kingston Jamaica**
1989 Master of Philosophy (M.Phil.) in Social Sciences/Development Studies.
- University of the West Indies, Kingston Jamaica**
1986 Bachelor of Arts (Economics, Political Science, Philosophy). Class II Honors (Division I)
- Additional Methodological Training**
2014 Inter-University Consortium for Social and Political Research (ICPSR) Summer Institute in Quantitative Methods. University of Michigan, Ann Arbor, Michigan: Courses: Regression Analysis II; Longitudinal Analysis; Spatial Econometrics

RESEARCH AND TEACHING INTERESTS

Energy Policy, Economic Development, Urban and Fiscal policy
 Comparative Politics: Development, Democratization, Urban politics; Latin America and Caribbean
 International Relations, International Political Economy, Law and Organizations, US Foreign Policy

SCHOLARSHIPS, RESEARCH AWARDS and HONOR SOCIETY MEMBERSHIP

Member: Pi Alpha Alpha, National Public Administration Honors Society. Inducted 2018

Graduate Professional Scholarship (full tuition waiver), Wayne State University, 2015-16

Research/Conference Travel Grants, College of Arts and Sciences, University of Michigan-Flint. 1999, 2000, 2001, 2002, 20009, 2011, 2015

Member: Pi Sigma Alpha, National Political Science Honors Society. Inducted 2003

Northwestern University Conference Travel Grants, Department of Political Science, 1997, 1998

Ford Foundation, Project Grant (research on education policy and institutions in Jamaica) 1996

Organization of American States Dissertation Research Fellowship (field research in Venezuela) 1994-95

Northwestern University: Dissertation Year Award (field research in Venezuela) 1993

Graduate Teaching Assistantship, Northwestern University, 1991-92

University Scholarship: Northwestern University (full tuition waiver) 1989-1993

Fulbright International Graduate Fellowship, 1989-1993

United Nations Development Program, Project Grant (research on rural economic development programs) 1988-89

Adlith Brown Memorial Prize for Graduate Research, University of the West Indies, 1989

Graduate Fellowship (tuition waiver and stipend), Consortium Graduate School, University of the West Indies, 1986 -1988

Faculty Honors Prize, University of the West Indies, 1984

PUBLICATIONS and REPORTS

Refereed Publications

"British Virgin Islands" and "St. Kitts and Nevis" *Governments of the World: A Global Guide to Citizen's Rights and Responsibilities*. C. Neal Tate (editor) 4 volumes New York: Macmillan, 2005

Policy Analysis and Evaluation Reports

"Conditional Cash Transfer and Primary Health Care Provision: Program Evaluation Design". Report to the Caribbean Development Bank 2021

"Life Histories and Career Choices: Patterns of Occupational Mobility among Jamaican Teachers". Report to the Ford Foundation. Kingston, Jamaica: Institute of Social and Economic Research. 1996

"Constraints to Induced Community Cooperation in Rural Jamaica" Report to the United Nations Development Program. Kingston, Jamaica: Institute of Social and Economic Research. 1989

RESEARCH IN PROGRESS

- Financing Renewable Energy Initiatives in Urban Settings: American Cities and Global Comparisons
- Energy policy in the developing world: policy options and strategies for energy diversification in developing countries.
- Electoral Performance and Party Structure in Jamaica: Recruitment and the Nationalization of Politics
- Fiscal Performance and the Structure of Local Government: evidence from the economic crisis in Michigan municipalities.

CONFERENCE PRESENTATIONS AND PARTICIPATION (since 2010)

"Oil and Development Aid: Venezuela's Petro-Diplomacy in the Caribbean." International Studies Association International Convention. Baltimore, Maryland. February 23, 2017

"Cities, Institutional Structures and Energy Policy: Do Legislative Veto Points or Urban Structures determine Energy Investment Policy?" International Studies Association International Convention. Baltimore, Maryland. February 23, 2017

"Global Oil Prices and US Exchange Rate Policy: Developing Country Responses." International Studies Association-Midwest. St. Louis, Missouri. November 18-21, 2016

"Sustainable Energy Policy in Developing Countries: The Role of Urban Political Economy" Global Studies Association 14th Annual Conference, University of Toledo. June 12-14, 2015

"State of Emergency: Explaining Fiscal Performance in Michigan Cities" Urban Affairs Association Conference. Miami, Florida. April 8-11, 2015

"New or Old Power? Explaining Energy Diversification Policy in Developing Countries" International Studies Association International Convention. New Orleans, Louisiana, February 19-21, 2015

"Changing Power: Energy Policy Choices in Developing Countries" International Studies Association-Midwest. St. Louis, Missouri. November 7-9, 2014

"Violence and Repression in Teaching about Latin America" (Workshop Presenter and Discussant) Teaching and Learning Workshop, North Central Council of Latin Americanists, University of Wisconsin-Milwaukee, April 21, 2012

"Narratives and Biography in Teaching Latin American Politics" (Workshop Presenter and Discussant) 'Bringing Latin America Home' Teaching and Learning Workshop, North Central Council of Latin Americanists, University of Wisconsin-Milwaukee, April 9, 2011

"Gen Ed on Our Minds: What can an assessment of Introduction to American Government tell us about General Education Outcomes?" (with Dana Dyson and William Laverty) American Political Science Association Teaching and Learning Conference February 11-13, 2011 Albuquerque, New Mexico

COURSES: DESIGNED AND TAUGHT

University of Michigan-Flint: Lecturer (Fall 1999-present)

POL 190	Introduction to Comparative Politics
POL 230	International Relations
POL 235	Global Energy
POL 245	Political Movements
POL 301	Capstone Research Seminar in Political Science
POL 330	Political Economy of Development (graduate and undergraduate)
POL 333	International Law and Organizations (graduate and undergraduate)
POL 344	Latin American Politics (graduate and undergraduate)
POL 359	Comparative Revolutions (graduate and undergraduate)
POL 391	Directed Reading courses: American Government; Russian Politics; Latin American Politics; Human Rights in Latin America; Race in American Politics; International Human Rights Organizations; Global Public Health, Democratic Theory
POL 394	Special Topics: War and Peace
POL 437	US Foreign Policy (graduate and undergraduate)
PUB 500	Politics, Policy and Public Administration (graduate)
PUB 501	Administrative Organization and Behavior (graduate)
PUB 508	Program Evaluation (graduate)

Northwestern University: Lecturer (instructor of record) (Fall 1993- Spring1999: all undergraduate)

PS 240	International Relations
PS 340	Global Society
PS 341	American Foreign Policy
PS 358	Nationalism
PS 364	Caribbean Politics
PS 395	Senior Seminar: Social Movements and Politics of Protest

CAMPUS SERVICE and ADMINISTRATIVE EXPERIENCE

University of Michigan - Flint

- *Department of Social Science and Humanities*
 - Political Science Program Coordinator 2022-
 - Strategic Planning Committee member 2021-
 - Curriculum and Assessment Committee member 2021-
 - Master of Public Administration (MPA) program: Core faculty 2022-
- *Department of Political Science*
 - Department Chair: January 2006- June 2012; January 2019-2021
 - Faculty Advisor: undergraduate Political Science and Public Administration programs
 - Faculty Search Committees: initiate/coordinate multiple tenure-track and lecturer searches 2000-17
 - Program Assessment: Design, Implementation, Preparation of Annual Reports and Review/Redesign
 - Scholarship Committee Chair: 2006-2012
 - Website administrator: 2000-2014
 - Representative: Social Studies Teacher Certification program, 2009-present
 - Representative: American Democracy Project at UM-Flint

- *College of Arts and Sciences:*
 - Lecturer Major Review Committee Winter 2011, 2017, 2018, 2019, 2020, 2022, 2023
 - Master of Public Administration program faculty searches 2016-2017
 - Anthropology Department tenure-track faculty post 2016
 - Earth and Resource Science Department tenure-track faculty post 2011-12
 - Task Force on Academic Advising and Retention 2008-11
 - Economics Department tenure-track faculty post 2007, 2008
 - Africana Studies Department tenure-track faculty post 2003, 2009
 - Anthropology Department tenure-track faculty post 2000
- *University of Michigan-Flint Campus:*
 - 'World 101' American Democracy Project/Council for Foreign Relations 2020-21
 - Campus Pre-Law Advisor, 2013-2019
 - Campus Advising Working group 2018-present
 - University Chancellor Search Committee, 2018-2019
 - Climate Study Planning and Design Working Group, 2016
 - Admissions and Scholarships Committee: Member 2001-03
 - Women's Educational Center Director Search Committee 2000-01
 - International Student Center: Faculty Advisory Board 2013-2016
 - Women and Gender Studies Program: Affiliated Member 1999-2010
 - Women's Educational Center: Faculty Advisory Board 2001-03
- *International and Global Studies Program:*
 - Global Issues Film Festival, Organizing Committee member 2016-17
 - Interim Director, Fall 2010
 - Governing Committee, 2000-present
 - Department Advisor: 1999-present
 - Curriculum Committee: Member 1999-2003; Committee Chair: 2000-02
- *Master of Arts in Social Sciences Graduate Program*
 - Interim Director, Winter 2014
 - Governing Faculty Committee 2006-2011
 - Faculty Advisor: multiple graduate students in MA in Social Science program
 - Assessment Committee: 2011-13
- *Faculty Advisor/ Coordinator to Student Organizations:*
 - Amnesty International Chapter at UM-Flint
 - Pi Sigma Alpha (National political science honors society): Alpha Alpha Tau Chapter at UM-Flint

PROFESSIONAL ACTIVITIES

Membership in Professional and Academic Organizations:

- American Political Science Association
- Latin American Studies Association
- International Studies Association
- Urban Studies Association
- Midwest Political Science Association
- Association for Public Policy Analysis and Management

Other Professional Service/Activities

- Invited Expert to the 'Parliamentary Powers Index' project. Funded by the Economic and Social Research Council, UK. Principal Investigator: Prof. Timothy Powers, Oxford University. Fall 2014

- Invited Country Expert: Contributor to research project on parliamentary procedures Jamaica. Principal Investigators: Prof. Simon Hug, Simone Wegmann and Reto Wuest, University of Geneva. Funded by the Swiss National Science Foundation Spring 2012
- Invited Country Expert: Contributor to the “Legislative Powers Index” Database Project (on Jamaica). Principal Investigator: Prof. M. Steven Fish, University of California-Berkeley. Fall 2005
- Court-authorized Expert Witness in US Federal Immigration Court. Executive Office for Immigration Review. Baltimore, August 2009

PUBLIC SERVICE and MEDIA PRESENTATIONS (since 2005)

- Board Member. Brownfield Rehabilitation Authority of the City of Flint. 2012-present
- Board Member. Economic Development Corporation of the City of Flint. 2012-present
- Member, City Charter Review Advisory Committee, City of Flint Charter Review Commission, 2015-2016
- Member. City of Flint Master Planning Advisory Group on ‘Economic Development and Education.’ 2012-2013
- Interview. WJRT-TV ABC, Channel 12 Flint News: discussion of North Korea leadership transition December 2011
- Board member. A. G. Bishop Charitable Trust: non-profit organization providing community grants 2010-2011
- Moderator: Discussion with Hon. Dr. Madeleine Albright. Critical Issues Forum Series, UM-Flint. 15 April 2010
- Interview. WJRT-TV ABC, Channel 12 Flint News: discussion of Haiti Earthquake Crisis, January 2010
- Interview. WJRT-TV ABC, Channel 12 Flint News: discussion of Georgia-Russia Conflict, August 2008
- Participant in Public Forum “Race and the 2008 Election” at UM-Flint Winter 2008
- Community Lecture series: “Politics, Economics and Identity in the Middle East” Flint, Michigan, Fall 2007
- Workshop on “Health Care Policies and the US Presidential Candidates” organized for the Genesee County Medical Society Alliance in March 2008
- Moderator and participant: Radio talk-show at Kettering University (Flint). Topics: Darfur crisis in Sudan, US health care costs, Congressional politics. Winter 2005

CONTACT/BIOGRAPHICAL INFORMATION

Mailing Address: P.O. Box 211, Flint, MI. 48501

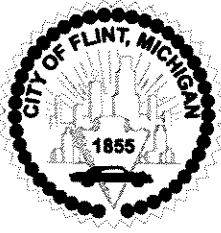
Residency and Citizenship status: US Citizen (naturalized). Country of Origin: Jamaica

Languages: Spanish: reading ability: excellent; writing: good; spoken ability: fair

Portuguese: reading ability: fair

Statistical software skills: Statistical analysis (Stata, R, SPSS); Spatial analysis (introductory GIS); Qualitative Data analysis (NVivo, fs/QCA); Online survey development (Qualtrics)

230223



RESOLUTION NO.: _____

PRESENTED: _____


ADOPTED: _____

**RESOLUTION APPROVING APPOINTMENT OF KAREN VANCE TO THE ECONOMIC
DEVELOPMENT CORPORATION BOARD OF DIRECTORS**

Mayor Sheldon A. Neeley appoints Karen Vance, 926 Maxine St., Flint, MI 48503, to the Board of Directors for the Economic Development Corporation, to fill the remainder of the term ending on March 31, 2026.

BE IT RESOLVED that the Flint City Council approves the appointment of Karen Vance, 926 Maxine St., Flint, MI 48503, to the Board of Directors for the Economic Development Corporation, to fill the remainder of the term ending on March 31, 2026.


FOR THE CITY OF FLINT:



Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:



William Kim (Jul 12, 2023 13:28 EDT)

William Kim, City Attorney

KAREN F. VANCE

926 Maxine Street
Flint, Michigan 48503

karenfvance@yahoo.com
810-210-2864

EDUCATION

**CONSUMER BANKERS ASSOCIATION
GRADUATE SCHOOL OF
RETAIL BANK MANAGEMENT**
Furman University
Greenville, South Carolina

July 2010

Graduate school program tailored to enable high-potential regional managers to envision and implement an integrated strategy for their entire bank, participate effectively in an executive management committee setting, and drive long-term soundness and profitability.

SAGINAW VALLEY STATE UNIVERSITY
Saginaw, Michigan

Attended August 1994 to December 1995
Concentration in Marketing and Management

C.S. MOTT COMMUNITY COLLEGE
Flint, Michigan

Associates Degree, May 1994
Major: Marketing Management

EXPERIENCE

HUNTINGTON NATIONAL BANK
Flint, Michigan
Senior Credit Analyst
Assistant Vice President
February 2015 – Present

Underwrite and review indirect marine and RV loan applications. Analyze credit worthiness of the applicants, while following the procedures as outlined in the bank's policy manual and loan underwriting guidelines. Inform dealer partners of consumer loan decisions within established time frame. Work in a high pressure environment analyzing hundreds of loan applications per day. Serve over 1,100 dealers in 26 states.

FIRSTMERIT CORPORATION
Flint, Michigan
Assistant Vice President
Commercial Loan Fulfillment
February 2014 – February 2015

Managed, lead, and directed the commercial loan fulfillment teams. Oversaw closing due diligence, preparation of legal documentation, review of attorney prepared loans, and quality control functions that support the Lines of Business: Commercial Banking, Long Term Health Care, Construction, Franchise, Managed Assets, Core Business Banking, Retail, Private Client Services for the corporation. Ensured appropriate, consistent, and uniform processes and procedures, in accordance with established bank policies, regulatory compliance and system capabilities.

FIRSTMERIT CORPORATION
Flint, Michigan
Supervisor - Commercial Credit Advisors
October 2012 – February 2014

Managed a credit advisor team which provided oversight and guidance to the point of contact for commercial branch assigned loans. The team consisted of four credit advisors who service 275 branches. The team guided and coached branch management through the credit delivery process from application to booking. Provided support to foster a greater self-sufficiency on completing loan applications, executing the closing process, and pro-managing loan requests/situations including current loan portfolios.

CITIZENS REPUBLIC BANCORP, INC.
Flint, Michigan
Consumer Loan Officer II
Corporate Headquarters
February 2010 – October 2012

Underwrote and reviewed direct and indirect consumer loan applications. Analyzed credit worthiness of the applicant, while following the procedures as outlined in the bank's policy manual and loan underwriting guidelines. Informed dealer partners and bank staff of consumer loan decisions within established time frame. Counseled dealer partners and branch staff on alternative financing when appropriate.

CITIZENS REPUBLIC BANCORP, INC.
Flint, Michigan
Branch Manager
Corporate Headquarters Branch
October 2005 – February 2010

Branch Manager for two branch offices in the metropolitan Flint area, including the Corporate Headquarters Branch. Responsible for consumer banking sales, service delivery, relationship management encompassing consumer deposits, loans, and customer numbers. Generated client contacts, identified customer needs, and proposed appropriate services and products. Ensured compliance with bank wide standard operating practices within the branches. Responsible for over ten employees. Recipient of Chairman's Club Award (2006, 2007).

CITIZENS REPUBLIC BANCORP, INC.
Flint, Michigan
Branch Manager
Grand Blanc Branch
October 2003 – October 2005

Branch Manager for Grand Blanc, Michigan branch. Responsible for consumer banking sales, service delivery, and relationship management encompassing consumer deposits, loans, and customer numbers. Generated client contacts, identified customer needs, and proposed appropriate services and products. Ensured compliance with bank wide standard operating practices within the branch.

CITIZENS REPUBLIC BANCORP, INC.
Flint, Michigan
Personal Banker
Grand Blanc Branch
October 2001 – October 2003

Performed intermediate duties and support related to branch operational activities and financial services. Processed new account transactions; assisted customers in their selection of various accounts and financial services. Opened, maintained, and closed all account types. Promoted Bank business by maintaining good customer relations and referring customers to appropriate staff for new services.

PROFESSIONAL AND COMMUNITY ORGANIZATIONS

Corporate Women of Achievement Award - YWCA Women of Achievement (2009)
Flint Vocational Independence Program Board, Secretary
College Cultural Neighborhood Association
St. John Vianney Catholic Church

SKILLS/INTERESTS

Windows, Microsoft Word, Microsoft Excel, Microsoft Outlook
Harland, Banker Insight, Citizens Banking Express, e-mail

Film, Travel, Music, Sports

REFERENCES

Available upon request.

230224



RESOLUTION NO.: _____

PRESENTED: JUL 19 2023

ADOPTED: _____

**RESOLUTION APPROVING APPOINTMENT OF MARSAY WELLS-STROZIER TO THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS**

The Bylaws of the Economic Development Corporation of the City of Flint provides that, "[t]he Mayor of the City of Flint with the advice and consent of the Governing Body of the City of Flint, shall appoint the members of the board of directors."

Pursuant to that authority, Mayor Sheldon A. Neeley appoints Marsay Wells-Strozier, of 3414 Eastman Dr. Flushing MI 48433, to the Board of Directors for the Economic Development Corporation, to fill the vacancy created by the resignation of Leon El-Alamin from that body.

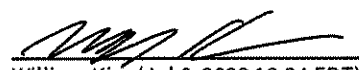
BE IT RESOLVED that the Flint City Council approves the appointment of Marsay Wells-Strozier to serve the remainder of the six-year term on the Board of Directors for the Economic Development Corporation, with such term commencing immediately and expiring on March 27, 2024.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:


Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:


William Kim (Jul 6, 2023 10:24 EDT)
William Kim, City Attorney

February 17, 2023

City of Flint
1101 Saginaw Street
Flint, MI 48503
Re: Flint Economic Development Board Selection

Dear Mayor Neeley:

I am writing to express my keen interest in serving as a member of The Flint Economic Development Board. As a business owner, investor in The City of Flint, and its residents, I am committed to ensuring The City's continued growth and success.

I have a background in business development, and I have worked in the field for several years. During this time, I have gained valuable experience in grant writing, property management and rehabilitation, neighborhood stabilization, developing literacy programs and community outreach services for disadvantage and marginalized communities, and developing strategies to promote growth and stability. I believe that this experience will be invaluable to The City of Flint's Economic Development Board, and I am excited about the prospect of contributing to its work.

In addition to my professional experience, I have also been actively involved in the community. I have volunteered with local organizations and have participated in various initiatives aimed at improving the economic well-being of The City of Flint and its residents. Through these experiences, I have gained a deep appreciation for the challenges and opportunities facing The City of Flint, and I am eager to contribute my skills and expertise to help address them.

I believe that serving on The Flint Economic Development Board will be an excellent opportunity for me to make a meaningful contribution to the community. I would welcome the chance to discuss my qualifications further with you and to learn more about the board's priorities and initiatives.

Thank you for considering my application. I look forward to the opportunity to serve on the The Flint Economic Development Board

Sincerely,

Dr. Marsay Wells-Strozier, Ed.D.

Dr. Marsay Wells-Strozier, Ed.D.

Dr. Marsay Wells-Strozier, Ed. D.

dr. wells-strozier@mychea.org

(810) 610-1040

PROFESSIONAL EXPERIENCE PROFILE

- ❖ 21 years For-Profit Entrepreneur
- ❖ 18 years Not-for-Profit Business Founder
- ❖ 16 years Grant Writer
- ❖ 21 years Educational Leadership
- ❖ 17 years Adult Education Instructor
- ❖ 10 years Property Management & Investing
- ❖ 3 years Community College Instructor
- ❖ 2 years Radio Broadcasting
- ❖ 1 year Prime-Time Television Co-Producer & Host
- ❖ Published Author & Journal Writer

EDUCATION

- ❖ Walden University-Boston, MA- Post Graduate Degree-Education Doctorate in Administrator Leadership (Ed.D.)
- ❖ Central Michigan University-Troy, MI- Graduate Degree-Master of Arts in Education & Instruction (M.A., Ed.)
- ❖ Baker College-Flint, MI - Undergraduate Degree-Bachelor of Business Administration (B.B.A.)
- ❖ Baker College-Flint, MI-Undergraduate Degree-Interior Design (A.A.)

CERTIFICATIONS

- ❖ Central Michigan University-Troy, MI-Certificate: Master of Arts General Administration (M.S.A.)

PUBLICATIONS

- ❖ (2010, September). Parent Enrichment Courses Key for Supporting Children, Examiner.com
- ❖ (2000, October). Urban Crisis: Reeducating Parents May Be One Solution, Examiner.com

PUBLISHED WORKS

- ❖ Wells-Strozier, M. (2016). Keira & Yo: Homonimos y Homofonos: United States: Yasram Publishing.
- ❖ Wells-Strozier, M. (2015). Keira & Me: Homonyms and Homophones. United States: Yasram Publishing.
- ❖ Allen, V., Camp, S., Davis, A., Handy, K., Holiday, R., Steiner, D., & Wells-Strozier M. (2011). Our Book: Sisters and Brothers in Strength, United States: CreateSpace Publishing.
- ❖ Allen, V., Camp, S., Davis, A., Handy, K., & Wells-Strozier M. (2010). Our Book: Sisters in Strength, United States: CreateSpace Publishing.

GRADUATE RESEARCH WORK

- ❖ **Doctoral Dissertation-** Qualitative Research: Michigan's school board professional development training and its efficacy towards student achievement
- ❖ **Master of Arts in Education /Instruction Thesis-Mix Method:** 8th-Grade Afrocentric Social Studies Curriculum

BUSINESS/ENTERPENUAL EXPERIENCE

Center for Higher Educational Achievement (CHEA)-Flint, MI

September 2005- Present

Director of Operations (Founder)

- ❖ Success Grant Writer of corporate, federal, state, and local philanthropy funding.
- ❖ Developed and property manager for low-to-moderate income housing program for homeless veterans and returning-home citizen.
- ❖ Project Mangers for low-income housing renovations.
- ❖ Created Consumers Energy partnership to establish energy efficient homes for low-income families.
- ❖ Coordinator for the organization's federally funded blight removal project.

Dr. Marsay Wells-Strozier, Ed. D.
dr. wells-strozier@mychea.org
(810) 610-1040

- ❖ Curriculum and program development for adult literacy programs for marginalized adults aged 25 and older.
- ❖ Created and implemented a community resource center designed to address the needs of low-income individuals and families by reducing barriers to employment, access to COVID-19 resources, healthcare, food benefits, and legal assistance.
- ❖ Established contract to provide adult literacy training for housing commission residents.
- ❖ Created academic and job readiness programs for subsidized (Title 5) senior employment programs.
- ❖ Established partnerships with Michigan's Department of Corrections and post-incarcerated job training programs, for the implementation of adult literacy training for returning-home citizens.
- ❖ Organized banking partnerships for adult financial literacy programs.
- ❖ Created legal aid partnerships with Legal Services of Eastern Michigan for community civil legal services for low-income individuals and families.
- ❖ Established online credit recovery High School Diploma program for 14-19-year-olds.
- ❖ Produced and hosted community broadcast radio show.
- ❖ Hosted prime-time television CW Network television show.
- ❖ Human Resources (payroll, hiring, training of staff, and volunteers)
- ❖ Marketing, policy development, and maintain all documents for State of Michigan and IRS not-for-profit status.

Yasram Global Industries, LLC-Grand Blanc, MI

February 2014-Present

Education Services & Publishing Company

- ❖ Adult Basic Education & Youth Literacy Author
- ❖ Program development & implementation of afterschool Title 1 Literacy Programs
- ❖ Curriculum Development
- ❖ Book distribution sales across the United States, Mexico & Africa
- ❖ Online digital marketing & sales
- ❖ Public Relations & oral book readings

MLS 51 Holdings, LLC-Grand Blanc, MI
Property Management & Investment

March 2021-Present

Homer Allen's Silk Floral & Interior Design-Flint Township
Interior Designer

April 1998-June 2003

TEACHING EXPERIENCE

CHEA Adult Skill Center-Flint, MI

August 2011-Present

- ❖ Adult Literacy Instructor
- ❖ Curriculum Development & Implementation
- ❖ Basic Computer Instructor (Microsoft Office)
- ❖ Online High School Instructor

Mott Community College- Flint, MI

April 2007-June 2010

- ❖ Lead Adult Literacy Instructor

Academy of Flint Charter School- Flint, MI

August 2000-June 2003

- ❖ Middle School Instructor

Academy of Flint Charter School- Flint, MI

August 2003-June 2007

- ❖ Assistant Principal

Detroit Job Corps-Detroit, MI

June 2006-April 2007

- ❖ General Education Development Instructor

Flint Salvation Army-Flint, MI

June 2005-June 2006

- ❖ Lead General Education Development Instructor

Dr. Marsay Wells-Strozier, Ed. D.
dr. wells-strozier@mychea.org
(810) 610-1040

AWARDS & RECOGNITION

- | | |
|---|--------------|
| ❖ Enterprising Ventures of Color Fellow | 2023 |
| ❖ Extraordinary Woman Recognition | 2019 |
| ❖ Harvest Community Award | 2019 |
| ❖ Zeta Beta Omega Chapter Extraordinary Woman Award | 2018 |
| ❖ Flint & Genesee County Chamber of Commerce, Clair M. White Business Award | Nominee-2015 |

COMMITTEES

- | | |
|---|--------------|
| ❖ Continuum of Care | 2022-Present |
| ❖ East Side Coalition-Flint, MI | 2017-2020 |
| ❖ Fling Housing Commission Family Sufficiency-Flint, MI | 2011-2013 |
| ❖ Genesee County Literacy Coalition-Flint, MI | 2013-2017 |

PROFESSIONAL DEVELOPMENT

- | | |
|---|------|
| ❖ State of Michigan WIOA Conference | 2022 |
| ❖ Keywe Professional Development Learning Management System (State of Michigan) | 2021 |
| ❖ Grant Writing & Strategy Workshop (Mott Foundation) | 2021 |
| ❖ Revenue, Finance & Program Impact (Mott Foundation) | 2021 |
| ❖ Transfer of Knowledge (Central Michigan University Global Campus) | 2019 |
| ❖ Project Management (Central Michigan University Global Campus) | 2019 |
| ❖ The Culture is Your Team Machine (Central Michigan University Global Campus) | 2019 |
| ❖ Transition Leadership Role (Central Michigan University Global Campus) | 2019 |

References available upon request.