

City of Flint, Michigan

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



Meeting Agenda - FINAL

Monday, November 27, 2023

5:30 PM

CITY COUNCIL CHAMBERS

CITY COUNCIL

*Ladel Lewis, President, Ward 2
Candice Mushatt, Vice President, Ward 7*

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

*Quincy Murphy, Ward 3
Jerri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8
Eva L. Worthing, Ward 9*

Davina Donahue, City Clerk

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****PRAYER OR BLESSING****READING OF DISORDERLY PERSONS CITY CODE SUBSECTION**

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

REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA**PUBLIC HEARINGS**

Members of the public shall have no more than three (3) minutes to address the City Council during a public hearing.

230424.6 Public Hearing/Ordinance No. 230424

A Public Hearing for Ordinance No. 230424, an ordinance to amend the Code of the City of Flint by amending Chapter 18, Article I, Section 18-4.1, for Marian Hall Limited Dividend Housing Association, LLC, re: "Marian Hall Apartments".

230425.6 Public Hearing/Ordinance No. 230425

A Public Hearing for Ordinance No. 230425, an ordinance to amend the Code of the City of Flint by amending Chapter 18, Article I, Section 18-4.1, for 517 MLK Ave Limited Dividend Housing Association, LLC, re: "517 MLK Ave Apartments".

PUBLIC SPEAKING

Members of the public shall have no more than three (3) minutes per speaker during public comment. Only one speaking opportunity per speaker. Numbered speaker slips will be provided prior to the start of the meeting to those wishing to speak during this portion of the agenda. No additional speakers or slips will be accepted after the meeting begins.

COUNCIL RESPONSE

Councilmembers may respond once to all public speakers only after all public speakers have spoken. An individual Councilmember's response shall be limited to two (2) minutes and is subject to all rules.

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.

PETITIONS AND UNOFFICIAL COMMUNICATIONS**230441 Tax Reverted Property Disposition/Genesee County Treasurer**

Communication received November 15, 2023, re: A listing of 2023 foreclosed properties in Genesee County that did not sell at auction, as mailed to local unit treasurers and clerks.

OFFICIAL COMMUNICATIONS (From the Mayor and Other City Officials)**230442 Local Officers Compensation Commission (LOCC)/2023 Local Officers Compensation Commission Determination**

Communication dated November 16, 2023, from the Local Officers Compensation Commission (LOCC) Chairperson to City Officials (City Clerk, and Finance and HR Departments), re: Notifications distributed/emailed on November 17, 2023, to the Mayor and all Flint City Council Members concerning the LOCC's 2021 Local Officers Compensation Determination.

APPOINTMENTS (May Be Referred from Special Affairs)**230353 Appointment/Ethics and Accountability Board/Freda Williams**

Resolution resolving that that the Flint City Council approves the appointment of Freda Williams, of 1802 Barth St., Flint, MI 48504, to the Ethics and Accountability Board, to fill the remainder of the six-year term ending on June 26, 2026.

230354 Appointment/Local Officers Compensation Commission/Jeffrey Hawkins

Resolution resolving that the Flint City Council approves the appointment of Pastor Jeffrey Hawkins, of 1410 Sunnyside Ave, Flint, MI 48503, to serve the remainder of a seven-year term on the Local Officers Compensation Commission, with such term commencing immediately and expiring on June 30, 2028.

RESOLUTIONS (POSTPONED)**230313.1 Approval/City of Flint Brownfield Redevelopment Authority/Brownfield**

Plan/Carriage Town Neighborhood Project/309 W. Fifth Avenue, Flint, Michigan, 48503

Resolution resolving that Definitions. Where used in this Resolution, the terms set forth below shall have the following meaning unless the context clearly requires otherwise: "Eligible Activities or "eligible activity" shall have the meaning described in Act 381. "Eligible Property" means the property designated in the Plan as the Eligible Property, as described in Act 381. "Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk. "Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

1. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose. 2. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan. 3. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan

taken into account the following considerations: i. Portions of the property designated in the Plan meets the definition of Eligible

Property, as described in Act 381, including consideration of the criteria of "blighted" as defined in Act 381; ii. The Plan meets the requirements set forth in section 13 of Act 381. iii. The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing. iv. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381. v. The amount of captured taxable value estimated to result from adoption of the Plan is reasonable. 4.

Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office. 5. Establishment of Project Fund: Approval of Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City. All monies received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All monies in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381. 6. Use of Monies in the Project Fund. The monies credited to the Project Fund and on hand

therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development. 7.

Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected (I') the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected. 8. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the determinations of the

appropriate state officials regarding the ability of the Authority to capture tax

increment revenues from the State and local school district taxes for the Plan. 9. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be rescinded. [NOTE: Pursuant to the resolution establishing the Authority and the bylaws of the Authority, the COF Brownfield Redevelopment Authority has approved a proposed brownfield plan for the Carriage Town Neighborhood Project

(the "Plan") at their meeting on August 8th, 2023. The required notice of the public hearing on the proposed Plan was given in accordance with Section 13 of Act 381, and such hearing will be held by City Council on October 4th, 2023. Once approved, the brownfield plan will allow for the reimbursement of eligible project expenses from the additional tax revenue realized as a result of the redevelopment.

The reimbursement can occur over the life of the plan which is normally 30 years. The eligible reimbursable expenses are estimated at around \$1.7M.]

230369 Weinstein Electric/Electrical Services/City Council Chambers Renovations

Resoluiton resolving that the proper City Officials are authorized to enter into Change Orders to the contract with Weinstein Electric for City Council Chambers audio/visual improvements, and issue additional Purchase Orders to Weinstein Electric in the amount of \$37,244.00, for an aggregate total of \$148,605.00.

230391 Allocation/Opioid Settlement Funds/Donations With Love Foundation

Resolution resolving that the appropriate City officials are authorized to do all things necessary to allocate Opioid Settlement Funds to fund Donations With Love Foundation and to appropriate the funding for revenue and expenditure in future fiscal years' budgets, in the amount of \$50,000, grant code ONOS-OPDST22, with the ability to roll over any funds remaining to subsequent fiscal years through Dec. 31st, 2026.

230406 Sonitol Great Lakes/New Camera Installation/City Hall Complex Interior/Phase II

Resolution resolving that the proper City officials, upon City Council's approval, are hereby authorized to enter into contract with Sonitol Great Lakes for the installation and maintaining of the phase II interior cameras installed during FY24 at City Hall, in a project amount not to exceed \$336,484.53 for FY24 (07/01/23 – 06/30/24). This Resolution is for all the funds to come from the Contingency Funds.

230411 LaFontaine Automotive Group/Six 96) 2024 Pickup Trucks

Resolution resolving that the Proper City Officials, upon City Council's approval, are hereby authorized to approve this purchase in the amount of \$315,308.00. [NOTE: The City of Flint Water and Sewer Departments (WSC) is requesting the purchase of six (6) 2024 pickup trucks. These vehicles will be replacing six older truck models.]

230412 Memorandum of Understanding (MOU)/State of Michigan/Income Tax

Administration for the City of Flint

Resolution resolving that the appropriate City officials are authorize execute a Memorandum of Understanding with the State of Michigan Department of Treasury, to administer income taxes for the City of Flint beginning with tax year 2024 and through December 31, 2032.

230413 Intra-City ARPA-Funded Contracts/Blight Elimination, Economic Development and Administration

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to specific city departments and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. [Total Amount: \$4,280,376.00]

230414 ARPA Funds/Flint Odyssey House, Inc./Mental Heal Referrals and Services Support

Reesolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Hispanic Technology & Community Center. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [Funding Amount: \$36,000.00.]

230415 ARPA Funds/Active Boys in Christ/Alternative Use of Vacant Lots

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Active Boys in Christ. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [Funding Amount: \$25,000.00]

230416 ARPA Funds/Latinx Technology and Community Center/Alternative Use of Vacant Lots

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Hispanic Technology & Community Center. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [Funding Amount: \$25,000.00]

230417 ARPA Funds/Franklin Avenue Mission/Increased Food Access

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to the Voices of Children Advocacy Center.

Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [Funding Amount: \$22,000.00]

230418 ARPA Funds/Neighborhood Engagement Hub/Fiduciary/Historic Carriage Town Neighborhood Association

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to the Neighborhood Engagement Hub as the fiduciary for the Historic Carriage Town Neighborhood Association. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [Funding Award: \$25,000.00]

230421 Approval of Recommended Text Amendments/Flint Zoning Ordinance

Resolution resolving that pursuant to Flint Zoning Code Section 50-191 and the Michigan Zoning Enabling Act, that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission. [NOTE: The proposed text amendments included changes to Articles 11, 13, and 17 of the Zoning Ordinance.]

230422 Approval of Recommended Map Amendments/Flint Zoning Ordinance

Resolution resolving that pursuant to Flint Zoning Code Section 50-191 and the Michigan Zoning Enabling Act, that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission. [NOTE: The proposed map amendments includes changes to over 800 commercial properties spread across all 9 wards of the city.]

230423 Demolition/641 S. Saginaw Street

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to execute an agreement with Bolle Contracting, LLC, of Clare, Michigan, in the amount of \$139,000.00, for the demolition of the building located at 641 S. Saginaw Street, Flint.

RESOLUTIONS (May Be Referred from Special Affairs)

230319 ARPA Funds Award/James E. Kennedy Family Life Center/Impacts of the Pandemic on Blight/Ward 1

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to the James E. Kennedy Family Life Center and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall

review and ensure compliance with the latest US Department of Treasury final rules. [NOTE: In the amount of \$50,000.00; for the "Kennedy Center Cleaners" Project.]

230320 ARPA Funds Award/Sylvester Broome Empowerment Village [SBEV]/Impacts of the Pandemic on Blight/Ward 3

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to the Sylvester Broome Empowerment Village and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules. [NOTE: In the amount of \$50,000.00; for the "Fighting Litter in Neighborhoods Together" Project.]

230364 Repeal/Resolution No. 101308/Prohibition of Sunday "Alcohol" Sales

Resolution resolving that Resolution 101308 is repealed, and that the City Clerk is directed to send notice of this repeal to the Michigan Liquor Control Commission. [NOTE: Public Act 213 of 2010, as enacted by the Michigan legislature, allows beer, wine spirits, mixed spirits, and liquor to be sold in any city unless the city has opted out by resolution of the majority of the governing body. In 2010, the Flint City Council enacted Resolution 101308, which "prohibits sales of beer, wine, spirits, mixed spirits, and liquor between the hours of 7 a.m. on Sunday until 12 noon on Sundays."]

230395 Allocation/Opioid Settlement Funds/Insight Med-Psych Healthcare Services and Hospital

Resolution resolving that the appropriate City officials are authorized to do all things necessary to allocate Opioid Settlement Funds to fund Insight Med-Psych Healthcare Services and Hospital and to appropriate the funding for revenue and expenditure in future fiscal years' budgets, in the amount of \$200,000, grant code ONOS-OPDST22, with the ability to roll over any funds remaining to subsequent fiscal years through Dec. 31st, 2026.

230428 William E. Walter/Boiler Retrofit and Upgrade

Resolution resolving that that the Division of Purchases and Supplies can hereby issue an additional Purchase Order to William E. Walter Inc. for boiler upgrades and repairs at the Water Plant in an FY24 amount not to exceed \$22,864.00, for an aggregate FY24 Grand Total(07/01/23-06/30/24) not-to-exceed \$201,864.00.

230429 Lighthouse Group/Property and Terrorism Insurance Coverage

Resolution resolving that the appropriate City officials are authorized to enter into a contract with the Lighthouse Group to provide the City with its property and terrorism coverage at a total premium not to exceed \$748,953.75 for the

12-month period beginning 11/30/2023 to 11/30/2024. Funding for these services will come from account 677-267.651-955.000.

230430 MDOT Contract No. 23-5333/Underpass Lighting Installation Work

Resolution resolving that that appropriate City Officials are authorized to do all things necessary to enter into MDOT Contract No. 23-5333, Job No. 210054CON for overpass lighting installation work on I-475 for structures #2675, #2677 and #2647, AND, resolving that Sheldon A. Neeley, Mayor, is the duly authorized City official authorized to sign MDOT Contract 23-5333 on behalf of the City of Flint.

230431 Contract/Siemens Industry, Inc./Desigo Modular Alarm System

Resolution resolving that the Proper City Officials are hereby authorized to enter into a contract with Siemens Industry, Inc. for a new Desigo Modular alarm system in the amount of \$325,394.00 plus an additional \$20,000.00 to cover any unexpected problems with the migration of the old alarm system into the new system for a not to exceed amount of \$345,394.00.

230432 CO#2/Contract/Industrial Applied Technologies/WPC East Tank Cleaning

Resolution resolving that the Proper City Officials are authorized to do all things necessary to approve Contract Change Order?2 with Industrial Applied Technologies, formerly W.S.I. Industrial Services, Inc., for the WPC East Tank Cleaning in the FY 2024 not to exceed amount of \$285,000.00, a revised final contract not to exceed amount of \$1,205,000.00.

230433 Lakestar Construction Services/Lead Based Paint Hazard Control Abatement Services

Resolution resolving that the Proper City Officials are hereby authorized to enter into a contract with LakeStar Construction Services, Inc. For Lead Remediation Services for FY23-FY24 (12/01/23-03k/30/24 in an amount not-to-exceed \$197,480.00.

230434 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Latinx Technology and Community Center and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$175,000

230435 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to McFarlan Villages and appropriate funding for revenue and expenditures in future fiscal years, for as long as

funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$125,000

230436 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Young Men's Christian Association of Flint (YMCA) and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$200,000

230437 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Communities First and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$125,000

230438 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to The MADE Institute and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$100,000

230439 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to Genesee County Habitat for Humanity and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$150,000

230440 ARPA Funds/Gap Financing/Residential and Mixed Use Projects

Resolution resolving that the appropriate City officials are authorized to do all things necessary to provide funding to McFarlan Villages and appropriate

funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules. Total Amount \$125,000

INTRODUCTION AND FIRST READING OF ORDINANCES (POSTPONED)

230367 Amendment/Ordinance/Chapter 1 (General Provisions)/Prohibition on Illegal Use of Controlled Substances by Elected Officials

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 1 (General Provisions) by the addition of Section 1-134.1 (Prohibition on Illegal Use of Controlled Substances by Elected Officials).

SECOND READING AND ENACTMENT OF ORDINANCES

230424 Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (HH). [NOTE: The PILOT is for Marian Hall Limited Dividend Housing Association, LLC, 415 W. Court Street, Flint, MI, 48503) to own and operate a housing project identified as "Marian Hall Apartments".

230425 Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (II). [NOTE: The PILOT is for 517 MLK Ave Limited Dividend Housing Association, LLC, 415 W. Court Street, Flint, MI, 48503) to own and operate a housing project identified as "517 MLK Ave Apartments".

FINAL COUNCIL COMMENTS

Final Council Comments shall be limited to two (2) minutes and are subject to all rules.

ADJOURNMENT

230313.1



RESOLUTION NO.: _____

PRESENTED: _____ OCT - 4 2023

ADOPTED: _____

Resolution Approving City of Flint Brownfield Redevelopment Authority Brownfield Plan for Carriage Town Neighborhood Project

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

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

Pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has approved a proposed brownfield plan for the Carriage Town Neighborhood Project (the "Plan") at their meeting on August 8th, 2023.

The required notice of the public hearing on the proposed Plan was given in accordance with Section 13 of Act 381, and such hearing will be held by City Council on October 4th, 2023.

Once approved, the brownfield plan will allow for the reimbursement of eligible project expenses from the additional tax revenue realized as a result of the redevelopment.

The reimbursement can occur over the life of the plan which is normally 30 years. The eligible reimbursable expenses are estimated at around \$1.7M.

IT IS RESOLVED, THAT:

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

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

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

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

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

1. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
2. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.
3. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:
 - i. Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of "blighted" as defined in Act 381;
 - ii. The Plan meets the requirements set forth in section 13 of Act 381.
 - iii. The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.
 - iv. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.
 - v. The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.
4. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk's office.
5. Establishment of Project Fund: Approval of Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary bank account or accounts in a bank or banks approved by the Treasurer of the City. All monies received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All monies in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.
6. Use of Monies in the Project Fund. The monies credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development.
7. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

8. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the determinations of the appropriate state officials regarding the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.
9. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be rescinded.

ADMINISTRATION:

CLYDE D EDWARDS
CLYDE D EDWARDS (Sep 1, 2023 09:51 EDT)
Clyde Edwards, City Administrator

CITY COUNCIL:

Flint City Council

APPROVED AS TO FORM:

William Kim
William Kim (Aug 31, 2023 10:18 EDT)
William Kim, Chief Legal Officer

APPROVED AS TO FINANCE

Jane Mager
Jane Mager (Aug 31, 2023 10:19 EDT)
Jane Mager, Acting Chief Finance Officer



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 8/28/23

BID/PROPOSAL# [REDACTED]

AGENDA ITEM TITLE: GCLBA - Carriage Town Neighborhood Project Brownfield

PREPARED BY Ashly Harris, Deputy Director, Planning and Development
(Please type name and Department)

VENDOR NAME: Genesee County Land Bank

BACKGROUND/SUMMARY OF PROPOSED ACTION:

This resolution is for City Council to approve the Brownfield Plan from Genesee County Land Bank Authority(GCLBA) for the Carriage Town Neighborhood Project. This is for GCLBA to acquire, develop, and sell six adjacent vacant parcels located at 309 W. Fifth Ave. This plan includes (16) residential market-rate units located at 309 W. Fifth Ave. The (16) for sale residential units will consist of four 2-3 bedroom triplexes and two 2-bedroom duplexes. A small condo association will be formed to manage common area maintenance, including shared landscaping elements. Each triplex is anticipated to appraise for a market-rate value of \$219,000 and each duplex at a value of \$199,000, which is affordable to a buyer earning \$62,500 – \$63,802 annually. This Brownfield subsidy is necessary to continue to build appraisal comparatives for other similar developments which will allow for the appraised value to gradually increase to the cost of construction.

This project is a pioneering one! It's an infill, market-rate, homeownership project that could be replicated - if this phase of development is supported, GCLBA plans to expand redevelopment to other priority neighborhoods that they have identified as development-ready.

The total investment is estimated at \$5.6M. The total eligible activities are \$1.89M including BRA administration fees and State Brownfield Revolving Fund. The tax capture proposed to repay the upfront costs is 100% for 30 years.

The BRA packet also includes the Property Location Map, Eligible Boundary Map, Brownfield Eligible Activities, Tax Increment Revenue Capture Estimates, Tax Increment Revenue Reimbursement Allocation Table, and Reimbursement Agreement.

FINANCIAL IMPLICATIONS: Because of the proposed 60/40 split, there will be new taxes collected by the City but the full amount will not be collected for up to 30 years until the Brownfield Bridge Loan is repaid for upfront redevelopment costs that would otherwise make the project unfeasible.

BUDGETED EXPENDITURE? YES ☐ NO ☐ IF NO, PLEASE EXPLAIN: NO FINANCIAL OUTPUT



CITY OF FLINT

Dept.	Name of Account	Account Number	Grant Code	Amount
		FY24 GRAND TOTAL		

PRE-ENCUMBERED? YES ☐ NO ☐ REQUISITION NO:

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☐

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

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

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

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

STAFF RECOMMENDATION: APPROVED

DEPARTMENT HEAD SIGNATURE:

Emily Doerr (Aug 2, 2023 10:06 EDT)

Emily Doerr, Director, Planning and Development

**CITY OF FLINT
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**Carriage Town Neighborhood Project
309 W. Fifth Avenue
Flint, Michigan 48503**

City of Flint Brownfield Redevelopment Authority
1101 S. Saginaw Street
Flint, Michigan 48502
Contact Person: Tyler Bailey
TBailey@cityofflint.com
Phone: 810-766-7426

Prepared By:
Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

August 1, 2023

Approved by the City of Flint BRA on _____, 2023
Approved by the City of Flint City Council on _____, 2023

TABLE OF CONTENTS

PROJECT SUMMARY	1
1.0 INTRODUCTION	3
1.1 Proposed Redevelopment and Future Use for Each Eligible Property.....	3
1.2 Eligible Property Information	4
2.0 INFORMATION REQUIRED BY SECITON 13(2) OF THE STATUTE.....	6
2.1 Description of Costs to Be Paid with Tax Increment Revenues.....	6
2.2 Summary of Eligible Activities.....	6
2.3 Estimate of Captured Taxable Value and Tax Increment Revenues.....	8
2.4 Method of Financing Plan Costs and Description of Advances by the Municipality .	8
2.5 Maximum Amount of Note or Bonded Indebtedness	9
2.6 Duration of Brownfield Plan	9
2.7 Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions	9
2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property	11
2.9 Estimates of Residents and Displacement of Families	11
2.10 Plan for Relocation of Displaced Persons	12
2.11 Provisions for Relocation Costs.....	12
2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law	12
2.13 Other Material that the Authority or Governing Body Considers Pertinent.....	12

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

PROJECT SUMMARY

Project Name:	309 W. Fifth Avenue Redevelopment
Developer:	Genesee County Land Bank Authority (the "GCLBA" or the "Developer") 452 S. Saginaw Street, 2 nd Floor Flint, Michigan 48502 Michael Freeman
Property Location:	309 W. Fifth Avenue, Flint, Michigan 48503
Parcel Information:	40-12-430-(001, 002, 003, 024, 006, 007)
Type of Eligible Property:	"Blighted"
Project Description:	<p>The Genesee County Land Bank Authority's mission is "to restore value to the community by acquiring, developing and selling vacant and abandoned properties in cooperation with stakeholders who value responsible land ownership." The GCLBA with the help of developers have transformed parcels and other vacant or blighted properties in the city of Flint.</p> <p>This is an infill project focusing on six parcels located in the Carriage Town Neighborhood. The project proposes the construction of four triplexes and two duplexes at 309 W. Fifth Avenue for a total of sixteen (16) for-sale residential units. It is planned that three triplexes will be 3-bedroom, one will be 2-bedroom, and that the duplexes will be 2-bedroom. These will be walk-up, two-story homes, approximately 2,127 square feet each.</p> <p>Brownfield eligible activities include environmental assessment activities, GCLBA capture of 50% of available state and local taxes for 5 years, seller concessions related to assistance to the GCLBA in selling or conveying property owned or under control of the GCLBA, and preparation of a Brownfield Plan.</p>
Total Capital Investment:	Total capital investment is estimated at \$5,660,766 of which \$1,785,417 is proposed for Brownfield reimbursement to the Developer.

Estimated Job

Creation/Retention:

This redevelopment will not create any full-time equivalent jobs. Although this is a housing project, this is also an economic development activity to encourage additional private investment in both income producing and owner-occupied properties in the surrounding district as well as attract and retain higher earning workers.

Duration of Plan:

The duration of this Brownfield Plan is 30 years.

Total Captured Tax Increment Revenue: \$1,898,417

Distribution of New Taxes Captured	
Developer Reimbursement	\$1,785,417
<i>Sub-Total Developer Reimbursement</i>	<i>\$1,785,417</i>
State Brownfield Revolving Fund	\$22,730
BRA Administrative Fees	\$90,248
Local Brownfield Revolving Fund (LBRF)	\$0
<i>Sub-Total Administrative Fees, Fund Deposits</i>	<i>\$112,978</i>
Grand Total	<i>\$1,898,395</i>

1.0 INTRODUCTION

The City of Flint Brownfield Redevelopment Authority (the "Authority" or "BRA"), duly established by resolution of the City Council of the City of Flint (the "City"), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended ("Act 381"), is authorized to exercise its powers within the City of Flint, Michigan.

The Brownfield Plan was prepared to allow for the capture of tax increment revenues from local taxes to reimburse the Genesee County Land Bank Authority (the "GCLBA" or the "Developer") for the cost of eligible activities in accordance with Act 381.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The GCLBA have identified parcels and other vacant or blighted properties in the city of Flint that are redevelopment ready. The first phase focuses on the Carriage Town Neighborhood, but if supported, will expand to all priority neighborhoods in the city of Flint.

The objective of this project is multifaced:

- redevelop vacant/blighted, non-tax paying land,
- create new, market-rate home ownership opportunities in the city of Flint, and
- reinforce vitality of neighborhood by infilling lots with homes that are cohesive with existing architecture, improve public infrastructure and increase home-owning residents

309 W. Fifth Avenue

The project proposes the construction of four triplexes and two duplexes at 309 W. Fifth Avenue for a total of sixteen (16) for-sale units. It is planned the triplexes will include three 3-bedroom units and one 2-bedroom unit while the two duplexes will be 2-bedroom. These units will be walk-up, two-story homes, approximately 729 square feet each. The homes will be slab-on grade, stick-built construction, using high quality materials. Each unit will have separate entrances and a 22-car parking lot, including two handicapped spaces, at the rear (south) of the property. A small condo association will be formed to manage common area maintenance, including shared landscaping elements. Each triplex is anticipated to appraise for a market-rate value of \$219,000 and each duplex at a value of \$199,000, which is affordable to a buyer earning \$62,500 – \$63,802 annually.

The total anticipated investment into the development project is estimated at \$5,660,766.

This redevelopment will not create any full-time equivalent jobs. Although this is a housing project, this is also an economic development activity to encourage additional private investment in both income producing and owner-occupied properties in the surrounding district as well as attract and retain higher earning workers.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

1.2 Eligible Property Information

This Brownfield Plan is presented to support the Developer in the redevelopment of the subject property situated along the south side of W. Fifth Avenue, between Mason Street and Garland Street in the Carriage Town Neighborhood in the city of Flint, Genesee County, Michigan (the "Property"). The location of the Property is depicted on Figure 1.

The Property consist of six parcels of land totally approximately 1.10-acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
309 W. Fifth Avenue	40-12-430-001	"Blighted"
309 W. Fifth Avenue	40-12-430-002	"Blighted"
309 W. Fifth Avenue	40 12-430-003	"Blighted"
309 W. Fifth Avenue	40-12-430-024	"Blighted"
309 W. Fifth Avenue	40-12-430-006	"Blighted"
309 W. Fifth Avenue	40-12-430-007	"Blighted"

The boundary of the eligible property is depicted on Figure 2.

*Brownfield Plan
309 W. Fifth Avenue
August 1, 2023*

The Property is considered an "eligible property" as defined by Section 2 of Act 381 because: (a) the Property was previously utilized as a residential property; (b) is located within the City of Flint, a qualified local governmental unit under MCL 125.2782(k); (c) is tax reverted property owned by and under control of a land bank authority under Section 2(p)(iii); and (d) is therefore, blighted as defined in Section 2 (c)(vi) of Act 381.

2.0 INFORMATION REQUIRED BY SECITON 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381. Brownfield eligible activities proposed by the Developer include environmental activities, seller concessions related to the GCLBA selling or conveying property owned or under control of the GCLBA and preparation of a Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

2.2 Summary of Eligible Activities

As previously stated, eligible activities include environmental activities, seller concessions related to the GCLBA selling or conveying property owned or under control of the GCLBA, and preparation of a Brownfield Plan. In many communities in Michigan, including Flint, housing costs more to develop than what it will be worth once completed. Construction costs are based on preliminary construction estimates and assumes a hard construction cost of approximately \$98.41/square foot. Although home values are improving in Flint, the appraised value of high-quality, new construction homes is significantly lower than the cost to develop in the city.

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$1,785,417. The eligible activities are summarized below:

Summary of Eligible Activities	
Eligible Activities	Cost
Pre-Approved Environmental Activities	
Phase I Environmental Site Assessment	\$2,400
Phase II Site Investigation	\$11,360
Subtotal Environmental Activities	\$13,760
A Land Bank Authority (LBFTA)	
Selling or otherwise conveying property owned by or under the control of a LBFTA	
Cost of Sale - Triplexes	\$1,212,328
Cost of Sale - Duplexes	\$355,638
Subtotal Assistance to a Land Bank Authority	\$1,567,966
Land Bank Authority (LBFTA) (5/50 Capture)	
Genesee County LBFTA – Eligible Capture of 50% of Available Taxes for 5 years	\$191,691
Subtotal LBFTA Eligible Capture	\$191,691
Contingency (0%) *	\$0
Brownfield Plan	\$12,000
Total Eligible Cost for Reimbursement	\$1,785,417

* Contingency calculation excludes costs for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement and this Brownfield Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Brownfield Plan is not exceeded, line-item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Brownfield Plan is approved by the City Council of the City of Flint City.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The 2023 taxable value of the Property is \$0, and this is the initial taxable value for this Brownfield Plan.

The estimated new taxable value is \$1,231,570 in 2025. The actual taxable value will be determined by the Assessor after the project is complete.

It is projected that the BRA will capture tax increment revenues from 2025 through 2054 to allow for reimburse the Developer for eligible activity costs and BRA capture to administer the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Brownfield Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Brownfield Plan. All financing commitments and activities and cost reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Brownfield Plan is projected to be 30 years after the first year of tax capture anticipated as 2025.

In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

2.7 Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement, SBRF Deposits, and BRA Administration	Total New Taxes
SCHOOL OPERATING	\$714,579	\$56,540	\$771,119
FLINT OPERATING		\$321,300	\$321,300
STATE EDUCATION TAX	\$247,616	\$9,423	\$257,040
PUBLIC SAFETY		\$257,040	\$257,040
COUNTY OPERATING		\$230,997	\$230,997
FLINT PUB LIBRARY		\$171,360	\$171,360
PUB IMPROVEMENT		\$107,100	\$107,100
GISD SPEC ED		\$100,734	\$100,734
POLICE SERVICES		\$85,680	\$85,680
C S MOTT OPER		\$83,272	\$83,272
MASS TRANSIT		\$51,815	\$51,815

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement, SBRF Deposits, and BRA Administration	Total New Taxes
FL SINKING FUND		\$50,551	\$50,551
HEALTH CARE		\$41,940	\$41,940
CULTURE		\$40,342	\$40,342
GISD VOC ED		\$40,270	\$40,270
MENTAL HEALTH		\$40,004	\$40,004
COUNTY PARKS		\$32,130	\$32,130
SENIOR CITIZENS		\$29,354	\$29,354
PUBLIC TRANS		\$25,704	\$25,704
PARKS AND REC		\$21,420	\$21,420
PARAMEDIC SERV		\$20,319	\$20,319
AIRPORT AUTH		\$20,319	\$20,319
GISD ALLOCATED		\$17,290	\$17,290
ANIMAL C		\$8,384	\$8,384
VETERANS		\$4,215	\$4,215
MSU EXT		\$3,427	\$3,427
FLINT SCHOOL DEBT / SINKING FUND	\$120,809		\$120,809
PUB LIB DEBT	\$67,687		\$67,687
CS MOTT DEBT	\$25,704		\$25,704
Total	\$1,176,395 (38.6%)	\$1,870,930 (61.4%)	\$3,047,325

*This Brownfield Plan includes the capture of tax increment revenue from available local taxes only. Tax increment revenue from School Operating millage is based on 100% of the residential lots are subject to the Principal Residence Exemption (PRE).

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the eligible property is:

Eligible Property		
Address	Tax ID	Legal Description
309 W. Fifth Avenue	40-12-430-001	VILLAGE OF GRAND TRAVERSE W 1/2 OF LOT 5 AND W 1/2 OF LOT 4 EXC S 40 FT, BLK 49.
309 W. Fifth Avenue	40-12-430-002	VILLAGE OF GRAND TRAVERSE E 1/2 OF LOT 5; E 1/2 OF LOT 4 EXC W 24 FT OF S 40 FT; ALSO WLY 14.75 FT OF LOT 6, AND WLY 14.75 FT OF LOT 7, BLK 49.
309 W. Fifth Avenue	40-12-430-003	VILLAGE OF GRAND TRAVERSE ELY 50 FT OF WLY 64.75 FT OF LOTS 6 AND 7, BLK 49
309 W. Fifth Avenue	40-12-430-024	VILLAGE OF GRAND TRAVERSE. PART OF LOTS 6 & 7, BLK 49 DESC AS: BEG AT A PT ON S LINE OF FIFTH AVE, N 56 DEG 30 MIN E, 196.75 FT FROM NW COR OF SD BLK 49; TH S 33 DEG 56 MIN E, 132.24 FT TO S LINE OF SD LOT 7; TH N 56 DEG 30 MIN E ALG SD S LINE TO SELY COR OF SD LOT 7 AS ORIGINALLY PLATTED; TH NWLY ALG ELY LINE OF SD LOTS TO NELY COR OF SD LOT 6 AS ORIGINALLY PLATTED; TH SWLY ALG S LINE OF FIFTH AVE TO POB.
309 W. Fifth Avenue	40-12-430-006	VILLAGE OF GRAND TRAVERSE LOTS 4 AND 5, BLK 48, EXC ELY 132 FT; ALSO LOTS 6 AND 7 BLK 49, EXC WLY 132 FT.
309 W. Fifth Avenue	40-12-430-007	VILLAGE OF GRAND TRAVERSE WLY 66 FT OF ELY 132 FT OF LOTS 4 AND 5 BLK 48

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an "eligible property" as defined by Section 2 of Act 381 because: (a) the Property was previously utilized as a residential property; (b) is located within the City of Flint, a qualified local governmental unit under MCL 125.2782(k); (c) is tax reverted property owned by and under control of a land bank authority under Section 2(p)(iii); and (d) is therefore, blighted as defined in Section 2 (c)(vi) of Act 381.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

2.9 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Other Material that the Authority or Governing Body Considers Pertinent


The Authority and the City, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map



	FIGURE 2	309 W. FIFTH AVENUE (ADJACENT PARCELS) FLINT, MICHIGAN 48503
	ELIGIBLE PROPERTY BOUNDARY MAP	CREATED BY: CJZ 8/1/2023
	PROJECT NUMBER 22-3252	

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
309 W. Fifth Avenue
Flint, MI

ELIGIBLE ACTIVITIES					REIMBURSEMENT ALLOCATION			
EGLE ELIGIBLE ACTIVITIES					ESTIMATED TOTAL COST	EGLE ACTIVITIES	LBFTA 5/50 CAPTURE	LOCAL-ONLY ACTIVITIES
Pre-Approved Activities								
Phase I Environmental Site Assessment	1	LS	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	
Phase II Site Investigation	1	LS	\$ 11,360	\$ 11,360	\$ 11,360	\$ 11,360	\$ -	
Subtotal Pre-Approved Activities					\$ 13,760			
Subtotal EGLE Eligible Activities					\$ 13,760			
Assistance to a Land Bank Fast Track Authority								
Selling or otherwise conveying property owned by or under the control of a LBFTA								
Cost of Sale - Triplexes	4	EA	\$ 303,082	\$ 1,212,328	\$ 1,212,328	\$		\$ 1,212,328
Cost of Sale - Duplexes	2	EA	\$ 177,819	\$ 355,638	\$ 355,638	\$		\$ 355,638
Subtotal Assistance to a Land Bank Fast Track Authority					\$ 1,567,966			
Land Bank Fast Track Authority (LBFTA) (5/50 Capture)								
Genesee County LBFTA - Eligible Capture of 50% of Available Taxes for 5 years	1	LS	\$ 191,691	\$ 191,691	\$ 191,691	\$	\$ 191,691	\$
Subtotal LBFTA Eligible Capture					\$ 191,691			
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL					\$ 1,773,417	\$ 13,760	\$ 191,691	\$ 1,567,966
Contingency (0%)			\$	\$	\$	\$	\$	\$
Brownfield Plan	1	LS	\$ 12,000	\$ 12,000	\$ 12,000	\$	\$	\$ 12,000
Interest (0%)	1	LS		\$	\$	\$	\$	\$
TOTAL ELIGIBLE COST FOR REIMBURSEMENT					\$ 1,785,417	\$ 13,760	\$ 191,691	\$ 1,574,966
State Brownfield Revolving Fund					\$ 22,730			
BRA Administrative Fees					\$ 90,248			
Local Brownfield Revolving Fund (LBRF)					\$			
GRAND TOTAL					\$ 1,898,395			
								\$ 0.00%
								\$ 0.00%

NOTES
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Adoptions Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 5% simple interest on principal eligible activities only.

TABLE 2
CAR INFORMATION RESPONSE CAPABILITY ESTIMATES
109 W. 51ST AVENUE
FLORA, NE1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

Table 3
Investment Manager Information Table
100 W. Fifth Avenue
First, Ill

Development Project Description	Percentage	Actual & Budgeted Expend.	Local Share Receipts	Total
State	4.0%	\$ 70,640	\$	\$ 70,640
Local	54.8%	\$ 134,742	\$ 1,317,864	\$ 1,452,606
TOTAL		\$ 205,382	\$ 1,378,604	\$ 1,583,986
Local	6.7%		\$ 1,760	
Local 12.5% of Total	10.7%		\$ 151,643	
Local 12.5% of Total	12.5%		\$ 1,253,560	

Administrative Fees & Audit Funds*	
Rate for Purchased Resolving Fund	\$ 14,750
Rate for Administrative Fees	\$ 30,243
Rate for Purchased Resolving Fund	\$

*Based on the fee of the Plan

Chapter 10 of the Plan

Copyright © 2004 John Wiley & Sons, Ltd.

Period Year	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845	844	843	842	841	840	839	838	837	836	835	834	833	832	831	830	829	828	827	826	825	824	823	822	821	820	819	818	817	816	815	814	813	812	811	810	809	808	807	806	805	804	803	802	801	800	799	798	797	796	795	794	793	792	791	790	789	788	787	786	785	784	783	782	781	780	779	778	777	776	775	774	773	772	771	770	769	768	767	766	765	764	763	762	761	760	759	758	757	756	755	754	753	752	751	750	749	748	747	746	745	744	743	742	741	740	739	738	737	736	735	734	733	732	731	730	729	728	727	726	725	724	723	722	721	720	719	718	717	716	715	714	713	712	711	710	709	708	707	706	705	704	703	702	701	700	699	698	697	696	695	694	693	692	691	690	689	688	687	686	685	684	683	682	681	680	679	678	677	676	675	674	673	672	671	670	669	668	667	666	665	664	663	662	661	660	659	658	657	656	655	654	653	652	651	650	649	648	647	646	645	644	643	642	641	640	639	638	637	636	635	634	633	632	631	630	629	628	627	626	625	624	623	622	621	620	619	618	617	616	615	614	613	612	611	610	609	608	6
-------------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---

Table 3
Tax Incremental Revenue Reimbursement Allocation Table
305 W 10th Avenue
Flint, MI

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Activities For Development (Continued)																
Local Only - For Administrative Expenses	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for Super-Budgeted Activities (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Working State for Available for Reimbursement (State Reimbursement)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only - For Capital Activities	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital for US-101 Administrative Expenses (ENR-13-12-11)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Only Available for US-101 Local Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$</		

TABLE OF CONTENTS

PROJECT SUMMARY.....	1
1.0 INTRODUCTION	3
1.1 Proposed Redevelopment and Future Use for Each Eligible Property.....	3
1.2 Eligible Property Information	4
2.0 INFORMATION REQUIRED BY SECITON 13(2) OF THE STATUTE.....	6
2.1 Description of Costs to Be Paid with Tax Increment Revenues.....	6
2.2 Summary of Eligible Activities.....	6
2.3 Estimate of Captured Taxable Value and Tax Increment Revenues.....	8
2.4 Method of Financing Plan Costs and Description of Advances by the Municipality .	8
2.5 Maximum Amount of Note or Bonded Indebtedness	9
2.6 Duration of Brownfield Plan	9
2.7 Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions	9
2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property	11
2.9 Estimates of Residents and Displacement of Families	11
2.10 Plan for Relocation of Displaced Persons	12
2.11 Provisions for Relocation Costs.....	12
2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law	12
2.13 Other Material that the Authority or Governing Body Considers Pertinent	12

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

PROJECT SUMMARY

Project Name:	309 W. Fifth Avenue Redevelopment
Developer:	Genesee County Land Bank Authority (the "GCLBA" or the "Developer") 452 S. Saginaw Street, 2 nd Floor Flint, Michigan 48502 Michael Freeman
Property Location:	309 W. Fifth Avenue, Flint, Michigan 48503
Parcel Information:	40-12-430-(001, 002, 003, 024, 006, 007)
Type of Eligible Property:	"Blighted"
Project Description:	<p>The Genesee County Land Bank Authority's mission is "to restore value to the community by acquiring, developing and selling vacant and abandoned properties in cooperation with stakeholders who value responsible land ownership." The GCLBA with the help of developers have transformed parcels and other vacant or blighted properties in the city of Flint.</p> <p>This is an infill project focusing on six parcels located in the Carriage Town Neighborhood. The project proposes the construction of four triplexes and two duplexes at 309 W. Fifth Avenue for a total of sixteen (16) for-sale residential units. It is planned that three triplexes will be 3-bedroom, one will be 2-bedroom, and that the duplexes will be 2-bedroom. These will be walk-up, two-story homes, approximately 2,127 square feet each.</p> <p>Brownfield eligible activities include environmental assessment activities, GCLBA capture of 50% of available state and local taxes for 5 years, seller concessions related to assistance to the GCLBA in selling or conveying property owned or under control of the GCLBA, and preparation of a Brownfield Plan.</p>
Total Capital Investment:	Total capital investment is estimated at \$5,660,766 of which \$1,785,417 is proposed for Brownfield reimbursement to the Developer.

Estimated Job

Creation/Retention:

This redevelopment will not create any full-time equivalent jobs. Although this is a housing project, this is also an economic development activity to encourage additional private investment in both income producing and owner-occupied properties in the surrounding district as well as attract and retain higher earning workers.

Duration of Plan:

The duration of this Brownfield Plan is 30 years.

Total Captured Tax Increment Revenue: \$1,898,417

Distribution of New Taxes Captured	
Developer Reimbursement	\$1,785,417
<i>Sub-Total Developer Reimbursement</i>	<i>\$1,785,417</i>
State Brownfield Revolving Fund	\$22,730
BRA Administrative Fees	\$90,248
Local Brownfield Revolving Fund (LBRF)	\$0
<i>Sub-Total Administrative Fees, Fund Deposits</i>	<i>\$112,978</i>
Grand Total	\$1,898,395

1.0 INTRODUCTION

The City of Flint Brownfield Redevelopment Authority (the "Authority" or "BRA"), duly established by resolution of the City Council of the City of Flint (the "City"), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended ("Act 381"), is authorized to exercise its powers within the City of Flint, Michigan.

The Brownfield Plan was prepared to allow for the capture of tax increment revenues from local taxes to reimburse the Genesee County Land Bank Authority (the "GCLBA" or the "Developer") for the cost of eligible activities in accordance with Act 381.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The GCLBA have identified parcels and other vacant or blighted properties in the city of Flint that are redevelopment ready. The first phase focuses on the Carriage Town Neighborhood, but if supported, will expand to all priority neighborhoods in the city of Flint.

The objective of this project is multifaced:

- redevelop vacant/blighted, non-tax paying land,
- create new, market-rate home ownership opportunities in the city of Flint, and
- reinforce vitality of neighborhood by infilling lots with homes that are cohesive with existing architecture, improve public infrastructure and increase home-owning residents

309 W. Fifth Avenue

The project proposes the construction of four triplexes and two duplexes at 309 W. Fifth Avenue for a total of sixteen (16) for-sale units. It is planned the triplexes will include three 3-bedroom units and one 2-bedroom unit while the two duplexes will be 2-bedroom. These units will be walk-up, two-story homes, approximately 729 square feet each. The homes will be slab-on grade, stick-built construction, using high quality materials. Each unit will have separate entrances and a 22-car parking lot, including two handicapped spaces, at the rear (south) of the property. A small condo association will be formed to manage common area maintenance, including shared landscaping elements. Each triplex is anticipated to appraise for a market-rate value of \$219,000 and each duplex at a value of \$199,000, which is affordable to a buyer earning \$62,500 – \$63,802 annually.

The total anticipated investment into the development project is estimated at \$5,660,766.

This redevelopment will not create any full-time equivalent jobs. Although this is a housing project, this is also an economic development activity to encourage additional private investment in both income producing and owner-occupied properties in the surrounding district as well as attract and retain higher earning workers.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

1.2 Eligible Property Information

This Brownfield Plan is presented to support the Developer in the redevelopment of the subject property situated along the south side of W. Fifth Avenue, between Mason Street and Garland Street in the Carriage Town Neighborhood in the city of Flint, Genesee County, Michigan (the "Property"). The location of the Property is depicted on Figure 1.

The Property consist of six parcels of land totally approximately 1.10-acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
309 W. Fifth Avenue	40-12-430-001	"Blighted"
309 W. Fifth Avenue	40-12-430-002	"Blighted"
309 W. Fifth Avenue	40-12-430-003	"Blighted"
309 W. Fifth Avenue	40-12-430-024	"Blighted"
309 W. Fifth Avenue	40-12-430-006	"Blighted"
309 W. Fifth Avenue	40-12-430-007	"Blighted"

The boundary of the eligible property is depicted on Figure 2.

*Brownfield Plan
309 W. Fifth Avenue
August 1, 2023*

The Property is considered an "eligible property" as defined by Section 2 of Act 381 because: (a) the Property was previously utilized as a residential property; (b) is located within the City of Flint, a qualified local governmental unit under MCL 125.2782(k); (c) is tax reverted property owned by and under control of a land bank authority under Section 2(p)(iii); and (d) is therefore, blighted as defined in Section 2 (c)(vi) of Act 381.

2.0 INFORMATION REQUIRED BY SECITON 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381. Brownfield eligible activities proposed by the Developer include environmental activities, seller concessions related to the GCLBA selling or conveying property owned or under control of the GCLBA and preparation of a Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

2.2 Summary of Eligible Activities

As previously stated, eligible activities include environmental activities, seller concessions related to the GCLBA selling or conveying property owned or under control of the GCLBA, and preparation of a Brownfield Plan. In many communities in Michigan, including Flint, housing costs more to develop than what it will be worth once completed. Construction costs are based on preliminary construction estimates and assumes a hard construction cost of approximately \$98.41/square foot. Although home values are improving in Flint, the appraised value of high-quality, new construction homes is significantly lower than the cost to develop in the city.

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$1,785,417. The eligible activities are summarized below:

Summary of Eligible Activities	
Eligible Activities	Cost
Pre-Approved Environmental Activities	
Phase I Environmental Site Assessment	\$2,400
Phase II Site Investigation	\$11,360
Subtotal Environmental Activities	\$13,760
A Land Bank Authority (LBFTA)	
Selling or otherwise conveying property owned by or under the control of a LBFTA	
Cost of Sale - Triplexes	\$1,212,328
Cost of Sale - Duplexes	\$355,638
Subtotal Assistance to a Land Bank Authority	\$1,567,966
Land Bank Authority (LBFTA) (5/50 Capture)	
Genesee County LBFTA – Eligible Capture of 50% of Available Taxes for 5 years	\$191,691
Subtotal LBFTA Eligible Capture	\$191,691
Contingency (0%) *	\$0
Brownfield Plan	\$12,000
Total Eligible Cost for Reimbursement	\$1,785,417

* Contingency calculation excludes costs for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement and this Brownfield Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Brownfield Plan is not exceeded, line-item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Brownfield Plan is approved by the City Council of the City of Flint City.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The 2023 taxable value of the Property is \$0, and this is the initial taxable value for this Brownfield Plan.

The estimated new taxable value is \$1,231,570 in 2025. The actual taxable value will be determined by the Assessor after the project is complete.

It is projected that the BRA will capture tax increment revenues from 2025 through 2054 to allow for reimburse the Developer for eligible activity costs and BRA capture to administer the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Brownfield Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Brownfield Plan. All financing commitments and activities and cost reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Brownfield Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Brownfield Plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Brownfield Plan is projected to be 30 years after the first year of tax capture anticipated as 2025.

In no event shall the duration of the Brownfield Plan exceed 35 years following the date of the resolution approving the Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Brownfield Plan.

2.7 Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Brownfield Plan. These are estimations based on the components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement, SBRF Deposits, and BRA Administration	Total New Taxes
SCHOOL OPERATING	\$714,579	\$56,540	\$771,119
FLINT OPERATING		\$321,300	\$321,300
STATE EDUCATION TAX	\$247,616	\$9,423	\$257,040
PUBLIC SAFETY		\$257,040	\$257,040
COUNTY OPERATING		\$230,997	\$230,997
FLINT PUB LIBRARY		\$171,360	\$171,360
PUB IMPROVEMENT		\$107,100	\$107,100
GISD SPEC ED		\$100,734	\$100,734
POLICE SERVICES		\$85,680	\$85,680
C S MOTT OPER		\$83,272	\$83,272
MASS TRANSIT		\$51,815	\$51,815

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement, SBRF Deposits, and BRA Administration	Total New Taxes
FL SINKING FUND		\$50,551	\$50,551
HEALTH CARE		\$41,940	\$41,940
CULTURE		\$40,342	\$40,342
GISD VOC ED		\$40,270	\$40,270
MENTAL HEALTH		\$40,004	\$40,004
COUNTY PARKS		\$32,130	\$32,130
SENIOR CITIZENS		\$29,354	\$29,354
PUBLIC TRANS		\$25,704	\$25,704
PARKS AND REC		\$21,420	\$21,420
PARAMEDIC SERV		\$20,319	\$20,319
AIRPORT AUTH		\$20,319	\$20,319
GISD ALLOCATED		\$17,290	\$17,290
ANIMAL C		\$8,384	\$8,384
VETERANS		\$4,215	\$4,215
MSU EXT		\$3,427	\$3,427
FLINT SCHOOL DEBT / SINKING FUND	\$120,809		\$120,809
PUB LIB DEBT	\$67,687		\$67,687
CS MOTT DEBT	\$25,704		\$25,704
Total	\$1,176,395 (38.6%)	\$1,870,930 (61.4%)	\$3,047,325

*This Brownfield Plan includes the capture of tax increment revenue from available local taxes only. Tax increment revenue from School Operating millage is based on 100% of the residential lots are subject to the Principal Residence Exemption (PRE)

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the eligible property is:

Eligible Property		
Address	Tax ID	Legal Description
309 W. Fifth Avenue	40-12-430-001	VILLAGE OF GRAND TRAVERSE W 1/2 OF LOT 5 AND W 1/2 OF LOT 4 EXC S 40 FT, BLK 49.
309 W. Fifth Avenue	40-12-430-002	VILLAGE OF GRAND TRAVERSE E 1/2 OF LOT 5, E 1/2 OF LOT 4 EXC W 24 FT OF S 40 FT; ALSO WLY 14.75 FT OF LOT 6, AND WLY 14.75 FT OF LOT 7, BLK 49.
309 W. Fifth Avenue	40-12-430-003	VILLAGE OF GRAND TRAVERSE ELY 50 FT OF WLY 64.75 FT OF LOTS 6 AND 7, BLK 49
309 W. Fifth Avenue	40-12-430-024	VILLAGE OF GRAND TRAVERSE. PART OF LOTS 6 & 7, BLK 49 DESC AS: BEG AT A PT ON S LINE OF FIFTH AVE, N 56 DEG 30 MIN E, 196.75 FT FROM NW COR OF SD BLK 49; TH S 33 DEG 56 MIN E, 132.24 FT TO S LINE OF SD LOT 7; TH N 56 DEG 30 MIN E ALG SD S LINE TO SELY COR OF SD LOT 7 AS ORIGINALLY PLATTED, TH NWLY ALG ELY LINE OF SD LOTS TO NELY COR OF SD LOT 6 AS ORIGINALLY PLATTED; TH SWLY ALG S LINE OF FIFTH AVE TO POB.
309 W. Fifth Avenue	40-12-430-006	VILLAGE OF GRAND TRAVERSE LOTS 4 AND 5, BLK 48, EXC ELY 132 FT; ALSO LOTS 6 AND 7 BLK 49, EXC WLY 132 FT.
309 W. Fifth Avenue	40-12-430-007	VILLAGE OF GRAND TRAVERSE WLY 66 FT OF ELY 132 FT OF LOTS 4 AND 5. BLK 48.

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an "eligible property" as defined by Section 2 of Act 381 because: (a) the Property was previously utilized as a residential property; (b) is located within the City of Flint, a qualified local governmental unit under MCL 125.2782(k); (c) is tax reverted property owned by and under control of a land bank authority under Section 2(p)(iii); and (d) is therefore, blighted as defined in Section 2 (c)(vi) of Act 381.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

2.9 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the City, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map



PROJECT NUMBER 23-3252





TRIOTERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 22-3252

309 W. FIFTH AVENUE (ADJACENT PARCELS)

FLINT, MICHIGAN 48503

CREATED BY: CJZ

8/1/2023

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
309 W. Fifth Avenue
Flint, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGL E ACTIVITIES	LBFTA 5/50 CAPTURE	LOCAL-ONLY ACTIVITIES
EGL E ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessment	1	LS	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	
Phase II Site Investigation	1	LS	\$ 11,360	\$ 11,360	\$ 11,360	\$ -	
			Subtotal Pre-Approved Activities	\$ 13,760			
			Subtotal EGL E Eligible Activities	\$ 13,760			
Assistance to a Land Bank Fast Track Authority							
Selling or otherwise conveying property owned by or under the control of a LBFTA							
Cost of Sale - Triplexes	4	EA	\$ 303,082	\$ 1,212,328			\$ 1,212,328
Cost of Sale - Duplexes	2	EA	\$ 177,819	\$ 355,638			\$ 355,638
			Subtotal Assistance to a Land Bank Fast Track Authority	\$ 1,567,966			
Land Bank Fast Track Authority (LBFTA) (5/50 Capture)	1	LS	\$ 191,691	\$ 191,691		\$ 191,691	\$ -
Genesee County LBFTA - Eligible Capture of 50% of Available Taxes for 5 years			Subtotal LBFTA Eligible Capture	\$ 191,691			
			MSF AND EGL E ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 1,773,417	\$ 13,760	\$ 191,691	\$ 1,567,966
Contingency (0%)	1	LS	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ 12,000
Brownfield Plan	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -
Interest (0%)							
			TOTAL ELIGIBLE COST FOR REIMBURSEMENT	\$ 1,785,417	\$ 13,760	\$ 191,691	\$ 1,579,966
State Brownfield Revolving Fund				\$ 22,730			
BRA Administrative Fees				\$ 90,248			
Local Brownfield Revolving Fund (LBRF)				\$ -			
			GRAND TOTAL	\$ 1,898,395			
					\$ 13,760	\$ 191,691	\$ 1,579,966

NOTES
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESA's, asbestos surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 5% simple interest on principal eligible activities only.

Table 3
Tax Instrument Revenue Reinvestment Allocation Table
209 W. Fifth Avenue
Spartan, MS

Particulars	Proportionality	Adjusted and Local Taxes	Land-Value Ratio	Total
State	4.4%	\$ 20,649	\$	\$ 76,689
Local	94.6%	\$ 138,792	\$ 1,378,866	\$ 6,742,918
TOTAL		\$ 159,441	\$ 1,479,666	\$ 3,793,647
Ratio	6.4%	\$ 23,766		
Ratio, 1990	11.78%	\$ 178,874		
Ratio, 1990	67.28%	\$ 1,378,866		
Ratio, 1990	20.32%			

[illegible]

Administrative Fees & Lease Funds*	
Monthly Rental/Sold Renting Fund	\$ 22,730
Other Administrative Fees	\$ 50,348
Annual Property Renting Fund	\$

* During the life of the Plan

During the life of the plan

[illegible]

Table 3
Tax Increment Revenue Reinvestment Allocation Table
309 W. Fifth Avenue
Flint, MI

[illegible]

230369

RESOLUTION NO: _____

PRESENTED: _____

ADOPTED: _____

**RESOLUTION TO WEINSTEIN ELECTRIC FOR ELECTRICAL SERVICES
FY24 CHANGE ORDER (CITY COUNCIL CHAMBERS RENOVATION)**

BY THE CITY CLERK:

The Division of Purchases and Supplies solicited proposals for as-needed City-wide electrical services through FY23 and Weinstein Electric was the lowest qualified bidder; and

The City Council adopted Resolution No. 230209 on July 31, 2023, authorizing Weinstein's agreement to hold their bid price through June 30, 2024, and issue Purchase Orders for Facilities Maintenance, in an amount not-to-exceed \$70,000.00 for FY2024 (07/01/23-06/30/24) for as needed electrical services; and

On October 18, 2023, City Administration submitted Resolution No. 230360 to the City Council for its consideration, a resolution to authorize the Division of Purchases and Supplies to issue additional Purchase Orders to Weinstein Electric, in the amount of \$41,361.00, for an overall FY24 (07/01/23-06/30/24) Grand Total not-to-exceed \$111,361.00; and

The Facilities Maintenance Division and City Clerk are requesting an additional amount of \$37,244.00 for City Council Chambers audio/visual improvements, including electrical and data services.

Account Number	Account Name/Grant Code	Amount
287-101.464-930.100	Renovations (City Council)/FUSDT-CSLFRF (ARPA)	\$37,244.00

IT IS RESOLVED, that the proper City Officials, upon City Council approval, are authorized to enter into Change Orders to the contract with Weinstein Electric for City Council Chambers audio/visual improvements, and issue additional Purchase Orders to Weinstein Electric in the amount of \$37,244.00, for an aggregate total of \$148,605.00.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

William Kim, Chief Legal Officer

Jane Mager, Acting Chief Financial Officer

FOR THE CITY:

APPROVED BY CITY COUNCIL:

Clyde Edwards, City Administrator

APPROVED AS TO PURCHASING:

Lauren Rowley, Purchasing Manager

Invoice

705 Kelso Street
Flint, Michigan 48506-4000
Tel: 810-232-5934
Fax: 810-232-3218
E-mail: info@weinsteinelec.com

Invoice number: **82558**
Invoice date: **Sep. 12, 2023**
Job No.: **238-5-034-22**
Purchase Order:

Billing address:

City of Flint
Attn: Accounts Payable
1101 S. Saginaw Street
Flint, Michigan 48501-0246

Site address:

City Hall
Attn: Lee Osborne
1101 S. Saginaw St
Flint, Michigan 40502

Site Notes

Electrical Services

Work Description

Provide labor and material for the following:

- 1) Two (2) Category 6 drops
 - 2) One (1) Chief XTM1U, Chief wall mount for 86" display
 - 3) One (1) Crestron Electronics HD-DA2-4KZ-E, 1:2 HDMI Distribution Amplifier w/4K60 4:4:4 & HDR Support
 - 4) One (1) Extron 28-663-03, HDMI Ultra/3 - 4K Premium High-Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
 - 5) LG Commercial 86UR640S9UD, LG 86" display and mounting
 - 6) One (1) Monoprice 13758, Monoprice 4K Braided High Speed HDMI Cable 35ft - CL3 In Wall Rated 18Gbps Active Gray
 - 7) Label and test installed cables
 - 8) Install backer for two wall mounted Displays and provide pathways for data and communication cables.
 - 9) Remove and reinstall ceiling lights for new drywall ceilings above the council seating area
- All necessary miscellaneous boxes, cable, couplings, conduit, fittings, supports, wire, etc. to complete the project.

Summary

		Total (\$)
Total Labor and Material	(1.00 @ \$8,344.00)	8,344.00
Total		\$8,344.00

230869



Invoice

Weinstein Electric Company

213 West First Avenue
Flint, Michigan 48503-5695
Tel: 810-232-5934
Fax: 810-232-3218
E-mail: info@weinsteinelec.com

Invoice number: 82559
Invoice date: Sep. 12, 2023
Job No.: 238-5-034-22
Purchase Order:

Billing address:

City of Flint
Attn: Accounts Payable
1101 S. Saginaw Street
Flint, Michigan 48501-0246

Site address:

City Hall
Attn: Lee Osborne
1101 S. Saginaw St
Flint, Michigan 40502

Site Notes

Electrical and Data for the Council Chamber
Audio & Visual Improvements
Change Order #2
Weinstein Electric Estimate No. 23-466A

Work Description

Provide labor and material for the following:

Main Chamber Area

- 1) Two (2) BiAmp Systems D6, Two-Way 6.5-Inch Full Range High Output, Ceiling Loudspeaker, 8 Ohm
- 2) Four (4) BiAmp Systems VB-VSTW Versatilt
- 3) One (1) Extron 60-1449-01, MPA 601-70V 70 V Mono Amp - 60 Watts
- 4) One (1) Extron 60-190-10, RSU 126 - 1U 6" Deep Universal Rack Shelf Kit
- 5) One (1) Liberty AV Solutions DB9F, [NB] - Economy Solder style D-SUB DB9
- 6) One (1) Liberty AV Solutions HDPMM24F, 24' Liberty Premium High Speed HDMI Cables with Ethernet Certified 18G
- 7) One (1) PTZOptics PT20X-SDI-WH-G2, 1080p Video conferencing camera with 3G-SDI support, 20X optical zoom, gray
- 8) One (1) PTZOptics PT-CM-1-WH, Small Universal Ceiling Mount for PTZ Camera, white

Southeast Conference Room

- 9) One (1) BiAmp Systems PARL VBC 2500, Conferencing Video Bar
- 10) One (1) Liberty Wire & Cable E-USB3.1CC-1M, USB 3.1 Molded CM-CM 3A1M

Equipment Room North end of the Chamber

- 11) One (1) Extron 60-190-10, RSU 126 - 1U 6" Deep Universal Rack Shelf Kit
- 12) One (1) Middle Atlantic DWR-10-22PD, 10Space /22D Wall rack with Plexi door
- 13) Five (5) Middle Atlantic EB1, 1Space Flanged Econo Blank
- 14) One (1) Middle Atlantic U1V, 1space Vented Utility Shelf
- 15) One (1) SurgeX SX-1115-RT, 1RU, 9 Outlet, 15A, With Remote; Advanced Series Mode, Couvs, ICE, EMI/RFI Filter

Summary

	Total (\$)
Total Labor and Material (1.00 @ \$19,528.00)	19,528.00
Total	\$19,528.00



Invoice

705 Kelso Street
Flint, Michigan 48506-4000
Tel: 810-232-5934
Fax: 810-232-3218
E-mail: Info@weinsteinelec.com

Invoice number: **82568**
Invoice date: **Sep. 13, 2023**
Job No.: **238-5-034-22**
Purchase Order:

Billing address:

City of Flint
Attn: Accounts Payable
1101 S. Saginaw Street
Flint, Michigan 48501-0246

Site address:

City Hall
Attn: Lee Osborne
1101 S. Saginaw St
Flint, Michigan 40502

Site Notes

Electrical Services
Electrical and Data for the Council Chamber
Audio & Visual Improvements
Change Order #3

Work Description

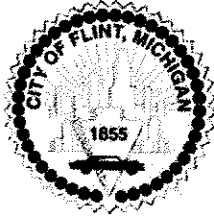
Provide labor and material for the following:

Main Chamber and associated conference rooms

- 1) Install 20 amp Circuit to new data rack in the north electrical room
 - 2) Install power for new City Of Flint sign behind the city council desk
 - 3) Install 20 amp circuit and receptacle on the front of the new chamber council desk
 - 4) Install New owner provided fan in the south conference room
 - 5) Install 12 USB/20 amp receptacles around the perimeter of the Main Chamber
 - 6) Install power, raceway and USB receptacles for the new desk at the north end of the chamber.
 - 7) Install owner provided TV in the south conference room
 - 8) Furnish labor and material to install wood backer for the 2 new 86" TVs in the main chamber
- Includes all necessary miscellaneous boxes ,fittings raceway wire etc. to completed this work

Summary

		Total (\$)
Total Labor and Material	(1.00 @ \$9,372.00)	9,372.00
Total		\$9,372.00



230391

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 2 2023

ADOPTED: _____

RESOLUTION TO ALLOCATE OPIOID SETTLEMENT FUNDS FROM THE STATE OF MICHIGAN, IN THE AMOUNT OF \$50,000

BY THE MAYOR:

Whereas, The City of Flint received funding from the State of Michigan from lawsuits against McKesson, Cardinal Health, AmerisourceBergen, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson (award no.: ACOGP2340048-00), and

Whereas, the amount allocated is \$50,000, and

Whereas, the amount received will be given to **Donations With Love Foundation-** to help provide empowerment and literacy programs that educate the community on the effects of opioids, e-cigarettes, CBD, addiction prevention and recovery, harm reduction, and the overall impact of trauma on adolescents and families.

The organizational strategy uses animated videos to help inform our K-12 audience, and education workshops for adults to help assist them with strategies for drug abuse prevention, recovery, and trauma-informed care. Through our efforts, the youth we engage learn how to be in touch with their emotions and to engage in expression suppression inhibiting their emotions to create a better life for them every day. We conduct ongoing drug abuse prevention & trauma-informed care education literacy workshops in collaboration with local community-based healthcare partners that teach about the safe use of medication; how to practice safe dosages; remembering the importance of safe medication usage; understanding the concepts of over-the-counter usage and abuse.

BY THE CITY ADMINSTRATOR

Whereas, The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan; and

OPIOID SETTLEMENT FUNDS				
Account Number	Grant Code	Organization	Purpose	Funded Amount
296-266.218-810.000	ONOS-OPDST22	Donations With Love Foundation	provide empowerment and literacy programs that educate the community on the effects of opioids, e-cigarettes, CBD,	\$50,000

			addiction prevention and recovery, harm reduction, and the overall impact of trauma on adolescents and families.	
--	--	--	------------------------------------------------------------------------------------------------------------------	--

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to allocate Opioid Settlement Funds to fund Donations With Love Foundation and to appropriate the funding for revenue and expenditure in future fiscal years' budgets, in the amount of \$50,000, grant code ONOS-OPDST22, with the ability to roll over any funds remaining to subsequent fiscal years through Dec. 31st, 2026.

For the City:

For the City Council:


CLYDE D EDWARDS

CLYDE D EDWARDS (Nov 1, 2023 14:48 EDT)


Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:


William Kim (Nov 1, 2023 14:17 EDT)

**William Kim, City Attorney
Office**


Phillip Moore (Nov 1, 2023 14:23 EDT)

Phillip Moore, Interim Chief Financial

RESOLUTION STAFF REVIEW

Date: October 30, 2023

Agenda Item Title:

RESOLUTION TO ALLOCATE OPIOID SETTLEMENT FUNDS FROM THE STATE OF MICHIGAN, IN THE AMOUNT OF \$50,000

Prepared by:

Shelly Spark-Green, Chief Resilience Officer

Background/Summary of Proposed Action:

Name and type of organization: Donations with Love Foundation - a 501(c)3 Organization

Expected timeline for expansion activities: December 1, 2023 – November 30, 2024

Amount of funds requested: \$50,000.

History- The Donations with Love Foundation (DWLF) was established in 2015 to serve young people between 7 and 19 years of age, disability adults as well as at-risk veterans across the Flint, Beecher, Grand Blanc, Swartz Creek, and Mount-Morris Michigan communities.

Vision- The vision of our organization is to use new and creative ideas to give the members of our local community a platform to discover new ways of thinking and solve problems without resorting to drugs, Harm Reduction, violence, and possibly suicide.

We explore pathways for prevention and recovery from addiction for individuals and families, as well as an excellent vehicle for addressing the stigma associated with addiction and recovery from substance use disorders and the formal treatment of substance use disorders.

Use of Funds - This funding will help us further our mission to provide empowerment and literacy programs that educate the community on the effects of opioids, e-cigarettes, CBD, addiction prevention and recovery, harm reduction, and the overall impact of trauma on adolescents and families.

Our organizational strategy uses animated videos to help inform our K-12 audience, and education workshops for adults to help assist them with strategies for drug abuse prevention, recovery, and trauma-informed care. Through our efforts, the youth we engage learn how to be in touch with their emotions and to engage in expression suppression inhibiting their emotions to create a better life for them every day. We conduct ongoing drug abuse prevention & trauma-informed care education literacy workshops in collaboration with local community-based healthcare partners that teach about the safe use of medication; how to practice safe dosages; remembering the importance of safe medication usage; understanding the concepts of over-the-counter usage and abuse.

Proposal

This proposal is for medication and concepts of drug facts, as well addiction prevention and

recovery. Our creative activities will help build and sustain relationships across the community that will allow us to respond to the diverse needs of the overall community, with an intentional concentration on the youth population. With an added program component to engage senior adults, our organization will be able to empower the family. In one sentence, the DWLF Drug Abuse Prevention & Trauma Informed Care education program provides unique solutions and partnerships to help support the delivery of critical public health, drug prevention, and recovery created by LBD Legacy Consulting LLC strategies, medical, and community-based interventions that will lead to positive health outcomes for the children and families of Flint, MI. We have been operating this type of work in the community since 2015.

DWLF services include (but are not limited to): prescription medication literacy workshops; training on the proper safe storage and usage of the medication, Over the counter- as well as informational sessions on the risks of developing addictions as well as other side effects of improper medication usage and the benefit of drug abuse prevention & trauma-informed care training. DWLF also offers programs that teach the concepts of drug abuse and the sharing of information and resources to those affected, addicted, and/or recovering.

We recognize that collaboration is essential to the continued success of services to the community. These collaborations help us reduce costs while also leveraging trained health professionals to assist in our workshops and training activities. Support from the community members, donors, and local government will remain very important for the success of the project. We have been collaborating with other organizations on other projects and we have engaged with them to support this grant proposal and beyond.

Established DWLF Partnerships:

- Michigan Department of Health and Human Services
- Genesee County Sheriff's Department
- Genesee County Prevention Coalition
- Genesee County Mental Health Services
- Genesee County Health Department
- Genesee County Human Trafficking Task Force
- City of Flint Police Department
- 2nd Ward Flint City Councilwoman, Ladel Lewis
- Employment Networking Solutions (ENS)
- Greater Flint Health Coalition's Mental Health & Substance Use Task Force
- Hasselbring Youth Coalition
- Flint Public Library
- Motherly Intercession
- Heart Worship Dance Studio

The above partnerships have been active in the work of DWLF and continue to support us as a Recovery Community Organization (RCO) within our local area. Our local hospitals and substance abuse recovery centers utilize our services for their community events as well as family engagement. This one-time funding will help us:

- Support and leverage our current activities and staffing for collaboration with our

community partners created by LBD Legacy Consulting LLC

- Expand our work with our grant research and writing consultant and efforts to secure alternative funding streams for long-term sustainability
- Expand our media reach in efforts to better engage the recovery community regarding the existence and availability of our services.

OPIOD SETTLEMENT FUNDS				
Account Number	Grant Code	Organization	Purpose	Funded Amount
296-266.218-810.000	ONOS-OPDST22	Donations With Love Foundation	provide empowerment and literacy programs that educate the community on the effects of opioids, e-cigarettes, CBD, addiction prevention and recovery, harm reduction, and the overall impact of trauma on adolescents and families.	\$50,000

Financial Implications: The FY24 budget will increase by \$330,000 for Fund 296 Department 266.210, with grant code ONOS-OPDST22, with the ability to roll over any remaining funds through subsequent fiscal years.

Budgeted Expenditure? No. The grant was awarded after the budget was created for FY24.
Account No.: Fund 296 Department 266.210 Grant Code: ONOS-OPDST22

Pre-encumbered? n/a Yes No X Requisition #

Other Implications (i.e., collective bargaining): The City of Flint is expecting to receive additional funds through December 31, 2040, in amounts that are yet unknown.

Staff Recommendation:

Approval of this resolution is recommended.

Staff Person: Approval:



Shelly Sparks-Green (Nov 1, 2023 14:28 EDT)

Shelly Sparks-Green, Chief Resilience Officer



230406

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO SONITROL GREAT LAKES, PHASE II OF NEW CAMERA INSTILATION
CITY HALL COMPLEX INTERIOR**


WHEREAS, The City of Flint has indoor and outdoor cameras throughout the police department and city hall complex that were installed and are maintained by Sonitrol Great Lakes, 7241 Fenton Rd., Grand Blanc, MI. The police department has utilized the services of Sonitrol for many years for security related cameras and access controls.

WHEREAS, Sonitrol Great Lakes has provided a proposal that will provide interior cameras that will tie into the existing system, as well as maintain the system for phase Two of new cameras to be installed throughout the police department and City Hall complex interior for safety and monitoring purposes.

GL/ACCOUNT #	ACCOUNT NAME /GRANT CODE	AMOUNT REQUESTED
287-305.701-977.810	EQUIPMENT/FUSDT-CSLFRF	\$336,484.53
	FY-2024 TOTAL:	\$336,484.53

IT IS RESOLVED, That the proper City officials, upon City Council's approval, are hereby authorized to enter into contract with Sonitrol Great Lakes for the installation and maintaining of the phase II interior cameras installed during FY24 at City Hall, in a project amount not to exceed \$336,484.53 for FY24 (07/01/23 – 06/30/24). This Resolution is for all the funds to come from the Contingency Funds.

APPROVED AS TO FORM:


William Kim (Oct 16, 2023 11:44 EDT)


William Kim, City Attorney

APPROVED AS TO FINANCE:


Phillip Moore (Oct 16, 2023 13:54 EDT)

Phillip Moore, Chief Financial Officer

FOR THE CITY OF FLINT:



CLYDE D EDWARDS (Oct 24, 2023 17:40 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

City Council President

APPROVED AS TO PURCHASING:



Lauren Rowley, Purchasing Manager



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 10/05/2023

BID/PROPOSAL#:

AGENDA ITEM TITLE: Internal Camera Project – Phase II

PREPARED BY: Candice Smith - Police Department

VENDOR NAME: Sonitrol

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Police Department is requesting that Purchasing approve a request for Sonitrol in the amount of \$336,484.53 to update the internal cameras. Sonitrol has submitted a proposal that will expand their existing network to provide new and updated cameras inside the City Hall complex. This is Phase II of the camera project.

FINANCIAL IMPLICATIONS: None

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

Dept.	Name of Account	Account Number	Grant Code	Amount
Police	Equipment	287-305.701-977.810	FUSDT-CSLFRF	\$336,484.53
		FY-24 GRAND TOTAL		\$336,484.53

PRE-ENCUMBERED? YES ☐ NO ☒ **REQUISITION NO:** 24-0007837

ACCOUNTING APPROVAL: Candice Smith
Candice Smith (Oct 12, 2023 14:19 EDT) **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

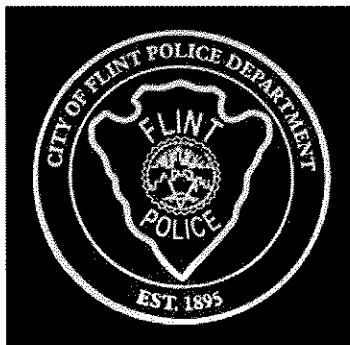
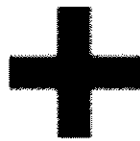
OTHER IMPLICATIONS (i.e., collective bargaining): NONE

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

DEPARTMENT HEAD SIGNATURE: Terence Green
Terence Green (Oct 13, 2023 15:00 EDT)
(Terence Green – Chief of Police)



Sonitrol Great Lakes



QTY	Description
1	Avigilon AI NVR Premium
64	4MP Indoor Dome Cameras
48	Avigilon Dual Head Camera
1	Avigilon 6MP Camera
9	12MP Fisheye Dome Cameras
1	Avigilon 8MP PTZ Camera
1	Avigilon 12MP Fisheye Camera
1	Dome Bubble & Cover
1	Avigilon Surface Mount Adapter
124	Enterprise Edition camera channel

Video Surveillance Total	\$334,169.53
Monthly Professional Services Total	\$2,315.00

PRODUCT AND SERVICE GUARANTEE:

- Phone App for Off-Site Viewing
- 24-Hour Monitoring by Our Internal Central Station
- Lifetime Equipment & Service Warranty
- Loaner Guarantee
- Annual Preventative Maintenance
- HealthCheck
- Software Upgrade Service
- Emergency Service Guarantee
- Lifetime Support & Training
- Lifetime Technical Assistance

Notes:

- The above price does not include applicable taxes, permits or the labor to pull permits if permits are needed.
- The above price is subject to a 50% deposit, with balance due upon completion of installation.
- This proposal is good for 30 days from above date.

	LIFETIME EQUIPMENT & SERVICE WARRANTY	LOANER GUARANTEE	ANNUAL PREVENTATIVE MAINTENANCE VISIT	SOFTWARE UPGRADE SERVICE	EMERGENCY SERVICE GUARANTEE	LIFETIME SUPPORT & TRAINING	LIFETIME TECHNICAL ASSISTANCE
SONITROL	✓	✓	✓	✓	✓	✓	✓
NATIONAL COMPANIES							
TELEPHONE & CABLE COMPANIES							
DO-IT-YOURSELF (DIY)							
SMALL RETAIL PROVIDERS							
IT & ELECTRICAL CONTRACTORS							

***Benefits listed above are only available with enrollment in a monthly service plan

Total Proposal Amount	\$334,169.53
Monthly Professional Services	\$2,315.00

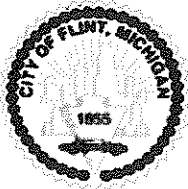
The above price excludes tax.



Shonte Crafts
Customer Account Specialist

scrafts@sonitrolgreatlakes.com
Phone: (248) 473-9400 Ext. 1160





230411

RESOLUTION NO.: _____

PRESENTED: _____

ADOPTED: _____



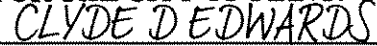
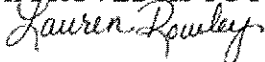
BY THE CITY ADMINISTRATOR:**RESOLUTION TO LAFONTAINE AUTOMOTIVE GROUP FOR THE PURCHASE OF SIX (6)
2024 PICKUP TRUCKS**

WHEREAS, The City of Flint Water and Sewer Departments (WSC) is requesting the purchase of six (6) 2024 pickup trucks. These vehicles will be replacing six older truck models. The current vehicles will either be repurposed for use at the WSC or auctioned off in accordance with established City of Flint disposal policies. LaFontaine Automotive Group is a pre-qualified dealer evaluated by the State of Michigan Department of Technology, Management & Budget. This MiDeal Vehicle Purchasing Program evaluated participating vendors based on experience, qualifications, service & delivery to ensure fair pricing and quality contracts. Dealer advises that the vehicles are currently in stock. See attached specifications for each vehicle.

WHEREAS, The City of Flint Water and Sewer Departments, Utilities Division, is requesting the amount of \$315,308.00 for this vehicle purchase. Funding for said purchases will come from the following accounts:

Account Number	Name of Account	Amount
591-540.100-977.000	Vehicle and Equipment Charges	157,654.00
590-540.100-977.000	Vehicle and Equipment Charges	157,654.00
	FY24 GRAND TOTAL	\$315,308.00

IT IS RESOLVED, that the Proper City Officials, upon City Council's approval, are hereby authorized to approve this purchase in the amount of \$315,308.00.

APPROVED AS TO FORM:
William Kim (Sep 12, 2023 15:10 EDT)**William Kim, City Attorney****APPROVED AS TO FINANCE:**
Amanda Trujillo (Sep 13, 2023 09:04 EDT)**Amanda Trujillo, Acting Chief Financial Officer****FOR THE CITY OF FLINT:**
CLYDE D EDWARDS (Sep 14, 2023 10:48 EDT)**Clyde Edwards, City Administrator****APPROVED BY CITY COUNCIL:****APPROVED AS TO PURCHASING:****Lauren Rowley, Purchasing Manager**



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 9/6/23

BID/PROPOSAL#

AGENDA ITEM TITLE: Pickup Truck Purchases

PREPARED BY: Cheri Priest, Utilities - Water Service Center

VENDOR NAME: LaFontaine Automotive Group

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Water Service Center requests the purchase of (6) 2023 pickup trucks. Three vehicles each will be assigned to the Sewer and Water Departments. These vehicles will replace 6 older pickup up trucks which will be auctioned, if not repurposed for WSC use, at a later time in compliance with the City's disposal policy. Lafontaine Automotive Group is a pre-qualified dealer evaluated by the State of Michigan Department of Technology, Management & Budget. The Lafontaine contract option was exercised and effective 10/13/2022. This MiDeal Vehicle Purchasing Program evaluated participating vendors based on experience, qualifications, service & delivery to ensure fair pricing and quality contracts. See attached specifications for details.

FINANCIAL IMPLICATIONS: None

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

Dept.	Name of Account	Account Number	Grant Code	Amount
2496	Equipment	590-540.100-977.000	N/A	157,654.00
2493	Equipment	591-540.100-977.000	N/A	157,654.00
FY24 GRAND TOTAL				\$315,308.00

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 24-00007760

ACCOUNTING APPROVAL: Cheri Priest Date: 09/12/2023

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

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

FLEET SIGNATURE:

Aaron Cottrell

Aaron Cottrell, Fleet Administrator

DEPARTMENT HEAD SIGNATURE:

Entrice Mitchell

Entrice Mitchell, Sewer Systems Supervisor

kmartin@lafontaine.com

Signed: Kim Martin

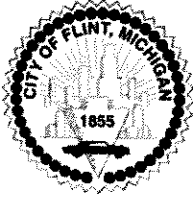
kmartin@lafontaine.com

Name: City Of Flint (For Water Department)
Address: 702 W 12th Street
City: Flint State: MI Zip: 48503
Contact: Aaron Cottrell
Phone: 810-766-7499 Ext 2811
Email: acottrell@cityofflint.com

Quote: 72023

Signed: Kim Martin

230412



RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

Resolution Approving Memorandum of Understanding to Administer Income Taxes for the City of Flint

The State of Michigan, Department of Treasury, City Taxes Division has been administering income tax collection for the City of Detroit since tax year 2015. The City of Flint and the Michigan Department of Treasury have engaged in discussions to create a similar arrangement between the City of Flint and the Michigan Department of Treasury, under which the Michigan Department of Treasury would administer income tax collection for the City of Flint.

Under the proposed Memorandum of Understanding (MOU), the Michigan Department of Treasury would assume responsibility for administering the collection of City of Flint income taxes beginning in tax year 2024 through December 31, 2032 (tax year 2031). Initial implementation costs will be funded by the State of Michigan, and ongoing administrative costs will be paid out of funds collected.

IT IS RESOLVED that the appropriate City officials are authorized to execute a Memorandum of Understanding with the State of Michigan Department of Treasury, to administer income taxes for the City of Flint beginning with tax year 2024 and through December 31, 2032, on terms substantially similar to the attached draft MOU.

FOR THE CITY:

CLYDE D EDWARDS
CLYDE D EDWARDS (Oct 12, 2023 17:50 EDT)

Clyde Edwards, City Administrator

FOR THE CITY COUNCIL:

APPROVED AS TO FORM:

William Kim
William Kim (Oct 11, 2023 16:53 EDT)

William Y. Kim, City Attorney

APPROVED AS TO FINANCE:

Phillip Moore
Phillip Moore (Oct 12, 2023 09:46 EDT)

Phillip Moore, interim Chief Financial Officer



RESOLUTION STAFF REVIEW FORM

AGENDA ITEM TITLE:	Resolution Approving Memorandum of Understanding to Administer Income Taxes for the City of Flint	BID/PROPOSAL #:	N/A
PREPARED BY: (NAME & DEPARTMENT)	William Kim, City Attorney	DATE:	10/10/2023
VENDOR NAME:	N/A		
BACKGROUND/SUMMARY OF PROPOSED ACTION/FINANCIAL IMPLICATIONS:			
<p>The Michigan Department of Treasury agrees to:</p> <ol style="list-style-type: none"> 1.) Accept and process city income tax returns and send appropriate correspondence to affected taxpayers for the periods agreed to in the MOU. *This includes working with software developers to coordinate the filing of city returns as composites of Michigan income tax returns. 2.) Issue refunds and assessments related to income tax returns it receives. *This involves operating in a manner that is efficient and effective at working within the statute of limitations. 3.) Offer taxpayers a 'free' opportunity to appeal any Intent to Assess the state issues on the city's behalf. 4.) Engage in the city's annual financial audit to the extent that it is a custodian of city information and engages in the city's revenue processes. 5.) Provide the necessary reporting to assist city officials with making financial decisions on behalf of their constituents. 6.) Use all of the tools that it has available to collect tax debts on behalf of the city for periods administered by the department. 7.) Answer taxpayers' and preparers' phone inquiries and respond to all written correspondence received for tax periods administered by the Department. 8.) Actively seek opportunities to improve taxpayer compliance on behalf of the city. 9.) Respond to technical tax inquiries and provide written advice (upon specific request) related to income tax matters for periods administered by the Department. 10.) Engage attorneys at the Office of the Attorney General as needed to represent city tax matters for periods administered by the Department. 11.) Transfer excess funds from the established city tax trust account to the city using electronic means on a weekly basis. <p>The City of Flint agrees to:</p> <ol style="list-style-type: none"> 1.) Establish its reporting needs within the MOU and submit any subsequent requests in writing with the understanding that business operations and system limitations may delay or prohibit time-sensitive deliveries. 2.) Transfer withholding collected to the Department to cover the potential individual income tax refund claims. 3.) Refer all questions or concerns regarding income tax administration/collection to the Department's designated call center. 			

- 4.) Remain informed but outside the tax administration, compliance and collection processes upon the commencement of the contract for all periods included in the agreement.
- 5.) Reimburse the Department for services provided on a monthly basis by way of withholding an administration fee from the weekly wire transfers.

Michigan Department of Treasury City Taxes Division Goals and Metrics:

- *Respond to all incoming phone calls within 4 minutes of receipt.
- *Respond to 90% of all written correspondence within 60 days of receipt.
- *Process all returns in the same year received.

The State of Michigan Department of Treasury has access to information not available to the City of Flint, and which cannot legally be provided to the City of Flint. Utilizing this information, the State of Michigan Department of Treasury increased the tax revenues collected by the City of Detroit, even after ongoing administrative costs were deducted. Based on the increase in tax revenues experienced by the City of Detroit, the City of Flint's tax revenues are projected to increase in a similar fashion.

BUDGETED EXPENDITURE?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	PRE-ENCUMBERED?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
IS A CONTRACT NEEDED?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	LENGTH OF CONTRACT	9 years			
IF APPLICABLE, ESTIMATE AMT BY BUDGET YEAR:	\$0								
OTHER IMPLICATIONS (I.E. COLLECTIVE BARGAINING):	None.								

STAFF RECOMMENDS APPROVAL

DEPARTMENT HEAD SIGNATURE:

Phillip Moore
Phillip Moore (Oct 12, 2023 09:46 EDT)

Phillip Moore, interim Chief Financial Officer

AGREEMENT

TO ADMINISTER THE CITY OF FLINT INCOME TAX

INTRODUCTION

To increase effectiveness, optimize revenue and improve the efficiency of city income tax administration, the City of Flint (City) and the Michigan Department of Treasury (Treasury) enter into this Agreement dated _____, 2023, for the administration of City income tax operations.

The Agreement is contingent upon approval by the Flint City Council by resolution pursuant to section 3-311(b) of the Flint City Charter, said section adopted August 7, 2017, and effective January 1, 2018.

The Agreement benefits the City by decreasing revenue loss through improved accuracy of e-filed returns and through reducing fraudulent refunds by expanding compliance and enforcement services provided by Treasury. The Agreement benefits City taxpayers by allowing the taxpayer to e-file the City return as part of the State return. The combined e-filing of the State and City returns benefits many City taxpayers by:

- A. Improving the accuracy of the returns.
- B. Providing faster refunds.
- C. Increasing taxpayer filing options as more software developers support a City return as a schedule to the State return.
- D. Allowing access to Treasury's on-line services to confirm receipt of the return and the date a refund is issued.
- E. Providing access to responsive customer service through a multitude of channels, including phone and web services.

TERM OF THE AGREEMENT

1. **Term of Agreement and renewal.** In preparation for the assumption of income tax operations, Treasury will incur implementation costs that will not be reimbursed by the City. In consideration of Treasury's substantial commitment of personnel and other resources to the assumption of City income tax operations under this Agreement, the City and Treasury agree that they will not terminate this Agreement prior to December 31, 2032, except for the events enumerated in paragraph 48 that are not resolved through the process set forth in paragraph 47.

GOVERNING LAW

2. **Governing law.** The City's income tax will be administered in compliance with Chapter 18, Article V of the Flint City Code and the City Income Tax Act, (ACT) PA 284 of 1964, MCL 141.501 et. seq. If the ACT is amended, then the ACT will govern even if the City does not amend its code to adopt the provisions of the ACT unless the amendments to the ACT are clearly elective alternative provisions.

DUTY OF CARE

3. Treasury will use its best efforts to administer the City income tax and will use the same diligence, competence and care that are employed in administering the Michigan income tax. The City will use its best efforts to provide timely and complete information and otherwise cooperate with Treasury to ensure the efficient administration of the City income tax.

ADMINISTRATOR

4. **Administrator.** The Administrator of Treasury's City Tax Division will be responsible for managing all aspects of tax administration, including processing, policy, collections and compliance. The Administrator will serve as the City's main point of contact and will have authority and responsibility over the entire City Tax process, regardless of the Treasury Bureau or office that performs the service.

RESPONSIBILITY

5. **Treasury's responsibilities.** Treasury is responsible for the effective administration of City Income Taxes in a culture of compliance with the goal of treating taxpayers fairly and respectfully while optimizing revenue to the City of Flint. This includes return processing, compliance and audit activities, collections of delinquencies and policy support.
6. **City's responsibilities.** The City is responsible for monitoring Treasury's performance and collaborating with Treasury on policy and procedures as they relate to City income tax administration. The corresponding Service Level Agreement (SLA's) shall determine how decisions that impact revenue to the City are made.

RETURNS PROCESSING

7. **2024 Tax year: returns processing.** Beginning January 1, 2025, Treasury will process individual and corporate income tax returns filed for tax years beginning on or after January 1, 2024. The remittance and processing of 4th quarter estimated payments, extension payments for tax year 2024 and employer withholding returns reporting and paying tax for calendar year 2024 payroll will be determined through consultation with the City Treasurer and will be memorialized through a jointly signed Memorandum of Understanding signed by the City Treasurer and a designated Deputy State Treasurer. Fiduciary, unincorporated business information returns, unincorporated business returns with an election to pay the tax under code section 18-10-6(c) ("composite returns") will be processed beginning January 1, 2026, for returns filed for tax years beginning on or after January 1, 2025. If Treasury receives city income tax forms of any kind related to periods prior to 2025 and not covered under the MOU as envisioned in this paragraph, the returns will be sent to an address provided by the City for processing.

8. Tax forms.

- a. Tax return forms will be prescribed by Treasury and will have a common format (applicable to all jurisdictions under State income tax administration). Treasury will implement income tax form changes requested by the City to the extent they are not cost prohibitive and are applicable to all jurisdictions for which the State administers income taxes.
- b. Printed forms may be sent to individual taxpayers who have not e-filed a Michigan income tax return. Mailings will be based on the best available name and address for taxpayers. Forms and instructions will be available digitally on the Treasury website and on the City website. For tax years beginning after 2024, Treasury will determine, after consultation with the City, the extent to which the distribution of individual income tax printed forms is necessary based on its contribution to the efficient administration of the tax.
- c. For corporate income tax years beginning in 2025, annual returns will be available on the Treasury and City websites. Treasury will print and mail the corporate return to a taxpayer upon request.

9. Paper and e-filed returns. Treasury will accept returns for the following tax years in the following manner:

- a. Paper or e-filed income tax returns for residents, non-residents and part-year residents for tax years beginning January 1, 2025. In any given filing season e-file only allows the current tax year and the two immediately preceding tax years.
- b. Paper or e-filed corporate income tax returns for tax years beginning on or after January 1, 2025. In any given filing season e-file only allows the current tax year and the two immediately preceding tax years.
- c. Paper filed unincorporated business information returns, composite returns and fiduciary income tax returns for tax years beginning on or after January 1, 2025. In any given filing season e-file only allows the current tax year and the two immediately preceding tax years.
- d. Paper or e-filed employer withholding tax returns for tax years beginning on or after January 1, 2025. In any given filing season e-file only allows the current tax year and the two immediately preceding tax years.

10. Refunds. If a taxpayer's annual income tax return, or annual income tax withholding return, reflects an overpayment of the tax, a refund will be issued by Treasury on a State of Michigan warrant and shall be paid from the City Income Tax Trust Fund, as defined in paragraph 34.

11. **Refund offsets.** Treasury will offset a taxpayer's City of Flint refund for the following purposes and in the following order of satisfaction:

- a. Delinquent City tax liability including any penalty and interest.
- b. Delinquent State Tax liability including any penalty and interest.
- c. Other debts for which Treasury is served with a writ of garnishment under the Michigan Court Rules, MCR 3.101(G) and (H)(1).

12. **Returns retention schedule.** Treasury will maintain images and records of taxpayer returns information for the year the return is filed plus 6 years. However, images and records will be retained for any taxpayer with an outstanding tax liability until that liability is resolved or satisfied. Treasury shall not retain copies of returns in paper form.

13. **Return information.** With regard to return information:

- a. Treasury will provide return information to the City in aggregate form as outlined in Reports and Service Level Agreement section, or as otherwise agreed to by the parties. Treasury is subject to the confidentiality provisions of section 74 of the City Income Tax Act, MCL 141.674(2), as well as all other state and federal law covering non-disclosure of tax information as applicable.
- b. The City agrees to strictly comply with the requirements of Michigan Department of Treasury Safeguard Requirements of Confidential Tax Data attached as Exhibit C (Data Sharing Agreement), as well as the requirements of MCL 205.28(1)(f), and all federal tax information confidentiality requirements as applicable. All City personnel having access to confidential tax data must complete the Treasury Disclosure training before being granted access to Treasury information.
- c. Information regarding a person's return will be provided to the taxpayer at no charge or disclosed to the taxpayer's authorized representative for a fee that is the same as the fee charged by Treasury for state tax information. Requests for a taxpayer's return information received by the City must be sent to Treasury for processing.
- d. Treasury will provide the taxpayer a form for appointment of an authorized representative.
- e. Taxpayers may request a copy of a City return from Treasury using form 5440, or similar form that will be provided by Treasury.
- f. Treasury may require proof of identity in addition to the signature of the taxpayer for purposes of releasing information.

- g. Disclosure to persons not authorized by a taxpayer must be by court order signed by a judge served upon Treasury or as otherwise provided by law. If certification of the return is required, Treasury will certify the return.
 - h. If a court order is served upon the City for a tax document, the City shall not forward the order to Treasury but instead inform the court that Treasury has possession of any document that may be subject to a court order and that the City cannot supply the requested document.
 - i. Incidents handling: Treasury will maintain the confidentiality of City tax information for which it is responsible. Treasury will handle any unauthorized use or disclosure of confidential City tax information, whether suspected or actual, immediately after becoming aware of the unauthorized use or disclosure according to applicable state and federal statutes. Treasury agrees to contain the breach immediately if it is determined ongoing. Treasury's Office of Privacy and Security will determine if breach notification is required when personal information has been misrouted, lost, or stolen. Treasury will notify the City Tax Administrator of any breach and provide the City with information regarding the content of any notice that may be sent.
 - j. To the extent that there are costs associated with the services listed in subparagraphs a through f, the cost will be subject to cost reimbursement under paragraph 34 unless the costs are the result of gross negligence or willful misconduct on the part of Treasury employees or agents.
14. **Renaissance Zones.** A list of qualified Renaissance Zone applicants will be provided to Treasury in a format agreed upon by the parties. The City will also maintain a City income tax schedule RZ and make it available to taxpayers for computation of a renaissance zone deduction.
15. **Required reports from the City for implementation and administration of processing.** The City will supply reports for 2024 withholding payments, estimated payments and extension payments remitted to the City. In addition to payments for 2024 that are subject to a Memorandum of Agreement under paragraph 3, the City will report and remit to Treasury any tax payments received by the City for tax years after 2024 that are remitted to the City. Ordinance amendments regarding tax rate, personal exemptions and special exemptions will be communicated to Treasury by April 1st of the tax year.

TAXPAYER ANNUAL EXTENSION AND ESTIMATED PAYMENTS

16. **Notice to taxpayers.** Based on information received, Treasury will provide notice to individual, corporate, composite and fiduciary filers who reported estimated payments on their 2024 income tax return that they must remit 2025 tax year estimated taxes to Treasury. The City will provide similar information on its city income tax website no earlier than a date agreed upon by the parties.

17. **Payments credited to the city income tax trust fund.** All annual payments, extension payments and estimated payments shall be credited to the city income tax trust fund discussed below in paragraph __, net of any refunds issued or administrative fees/costs withheld for Treasury's operations.

TAX COMPLIANCE, ENFORCEMENT AND DUE PROCESS HEARINGS

18. **Treasury compliance services.** As part of the administration of the tax, Treasury will provide compliance services and conduct compliance initiatives similar to the services and initiatives conducted for the State of Michigan. To enhance these efforts, the City will provide Treasury with additional data. Treasury will use the same type of cost/benefit analysis that it uses for its own tax compliance activities. Treasury will provide the cost/benefit analysis to the City for review and consultation. The Treasury Tax Compliance Bureau Discovery Administrator will consult actively and as necessary with the City Income Tax Administrator or designee who has commensurate duties on compliance and enforcement services on any noncompliance risk factors or trends identified. Consultation may cause disclosure of Treasury compliance initiatives. Examples of the types of enforcement and compliance services that may be performed by Treasury are:
- a. Conduct screening of paper and e-filed City returns to identify and stop returns filed using fraudulent schemes, using the same process used for Michigan returns.
 - b. Conduct delinquent State matches to identify non-filed City of Flint Resident returns using State data provided to Treasury.
 - c. Conduct adjusted gross income (AGI) matches to identify individuals who understated their adjusted gross income on their City return.
 - d. Conduct delinquent matches to identify non-filers for withholding returns or corporate income tax returns.
 - e. In regards to discovery and when appropriate, use all enforcement mechanisms allowable by law to obtain necessary taxpayer records in order to issue an assessment and collect taxes due.
 - f. The parties have entered into a Memorandum of Understanding regarding compliance and enforcement activities which is included as Exhibit D to this Agreement.
19. **Proposed Adjustment of a Return.** Treasury will provide a taxpayer with correspondence and notices of adjustments to a return as required by the City Income Tax Act and the City ordinances.
20. **Administrative hearings for intents to assess.** Treasury will provide an administrative hearing as required by the City Income Tax Act and the City ordinances for intents to assess.

21. **Final assessments.** Treasury will issue final assessments as required by the City Income Tax Act and the City ordinances.
22. **Appeals to the City Board of Review.** Within six months of the execution of this agreement, the City will establish, commence and maintain for the agreement's duration an Income Tax Board of Review to hear contested final assessments as required by the City Income Tax Act and the City ordinances.

COLLECTION AND OTHER SERVICES

23. **Collection Efforts.** Treasury will use all powers afforded in the statute to collect City income tax debts and do so in a manner that is consistent with how it collects the State's income tax debts. This may include liens, levies and refund offsets.
24. **Installment Agreements.** Treasury may enter into installment agreements with taxpayers on behalf of the City for the payment of assessed tax liabilities; provided, that they are consistent with the terms and conditions of those agreements entered into by Treasury for the collection of state debts.
25. **Bankruptcy claims.** Treasury will file bankruptcy claims that include City income tax assessments.
26. **Write-offs.** Treasury will follow the statute consistent with the State's policy and procedure for write offs.
27. **Reporting.** Treasury will provide reports to the City in accordance with Exhibit A.
28. **Third Party Collection Services.** Treasury may contract with a third party third-party collection service to provide collection of taxpayers' City income tax debts after the expiration of appeal rights. The cost of third party collection services is in addition to the projected costs in paragraph 38 and shall be reimbursed under the terms of paragraph 38 and shall be subject to reconciliation under that same paragraph. A representative of the City will participate in the negotiation of a third party contract for collection of the tax. Vendor selection is solely at the discretion of Treasury.
29. **Tax Clearances.** Treasury will use its best efforts to provide City income tax taxpayer information to the City within 5 business days for tax clearance certificates and enforcement of the escrow provisions related to the sale of a business. The City will issue any tax clearance certificates and enforce any escrow provisions as required by the City Income Tax Act and the City ordinances.
30. **Corporate officer liability.** Treasury will enforce corporate officer liability as part of collection services as required by the City Income Tax Act and the City ordinances.
31. **Purchaser and successor liability.** Treasury will enforce purchaser and successor liability as required by the City Income Tax Act and the City ordinances.

DISTRIBUTION OF TAX REVENUE TO THE CITY BY TREASURY

32. **Distribution of tax revenue.** Treasury will daily transfer through the electronic funds transfer system the tax revenue due the City, net of sufficient funds for tax refunds and Treasury cost reimbursement, subject to check clearing by Treasury's depository bank and provided available funds total of at least \$25,000. The schedule for transfer of funds will be determined by the parties based on projected cash flows and minimum threshold transfer amounts that may not be less than an amount determined through consultation with the City Treasurer. The daily net tax revenue will be deposited at a bank designated by the City. Distribution of tax revenue to the City will not be offset by non-income tax obligations owed to the State.
33. **Reports.** Treasury will provide a daily, monthly and year-to-date tax receipt report to the City as set forth in Exhibit A.

CITY INCOME TAX TRUST FUND

34. **City Income Tax Trust Fund.** Treasury will maintain a fund to account for all City income tax collections and disbursements. Disbursements will include distributions to the City, Treasury's allowed costs associated with collection and administration, and refunds.
35. **Minimum balance in the City Income Tax Trust Fund.** The City agrees to maintain a minimum monthly balance in the City Income Tax Trust Fund that shall equal the amount of outstanding refunds. The amount of outstanding refunds shall be calculated as the sum of refunds pending administering, refunds pending approval and refunds outstanding.
36. **Annual audit.** Treasury acknowledges that the activities and balances of the City Income Tax Trust Fund are components of the financial statements of the City and the City will need to obtain reasonable assurance about the effectiveness of controls over the City Income Tax Trust Fund under the American Institute of Certified Public Accountants (AICPA) standards for service organization controls reports (SOC1/SOC2). To facilitate the City audit, Treasury will seek the cooperation of its auditor with the City auditor to obtain independent assurances regarding the effectiveness of key controls over the City Income Tax Trust Fund.

TREASURY COST REIMBURSEMENT FROM THE CITY INCOME TAX TRUST FUND

37. **City obligations for operational costs.**
- a. The City agrees to reimburse Treasury for the actual costs of administering the City income tax, including employee wages, insurances, fringe benefits and related employment costs, Department of Technology, Management and Budget (DTMB) expenses, plus contractual services, supplies and maintenance directly related to the processing, enforcement and collection of the City returns.
 - b. In fulfillment of this Agreement, Treasury shall make all employment decisions and shall control all aspects of staffing, including staffing levels and staff qualifications, selection,

work hours, and training; provided, however, that such decisions and control shall be commercially reasonable. To the extent that any such costs are not commercially reasonable, Treasury shall bear such costs. Treasury may, at its discretion, contract with third parties to provide services, including technological enhancements; provided, however, that such decisions and control shall be commercially reasonable and that the cost of services in excess of \$400,000 is authorized by the City. In the event, the City does not agree to cost of services, Treasury will work to terminate the agreement. Vendor selection is solely the responsibility of Treasury. Treasury will transfer funds for cost reimbursement from the City Income Tax Trust Fund to the State's General Fund.

- c. If the City Income Tax Trust Fund has insufficient funds to cover the costs of this agreement, the City will pay Treasury upon demand for costs not covered by the City Income Tax Trust Fund; or at the election of Treasury, the costs may be recovered from future deposits into the City Income Tax Trust Fund.
- d. If initial cash flows for January and February 2025 are projected to be insufficient to cover operational costs and tax refunds for the period, the City shall pay to Treasury an agreed upon payment for each month, payable on January 2, 2025 and February 1, 2025.

38. Annual reconciliation and budget.

- a. Treasury will prepare an annual reconciliation of the City Income Tax Trust Fund. The reconciliation will include actual cost reimbursement payments to Treasury, tax refunds to taxpayers, tax revenue receipts, revenue disbursement to the City and any City deposits as of June 30 each year. The City will be given an opportunity to review the reconciliation and suggest adjustments, but may not delay any cost reimbursement under the terms of this section. If the City objects to any portion of the reimbursement, the City may seek resolution under the process set forth in paragraph __. The final report shall be delivered to the City no later than August 15 of each year.
- b. Treasury will also prepare a reconciliation of the City Income Tax Trust Fund for purposes of the September 30th fiscal year end of the State of Michigan. The reconciliation will be completed by November 15th and cost settlement will occur by December 15th. The City will be given an opportunity to review the reconciliation and suggest adjustments but may not delay any cost reimbursement if it is properly supported and commercially reasonable under the terms of this section. If the City objects to any portion of the reimbursement, the City may seek resolution under the process set forth in paragraph 47.
- c. When Treasury's actual annual costs exceed the reimbursement payments for the reconciled year, Treasury will transfer the underpaid costs from the City Income Tax Trust Fund to the State's General Fund as part of the next monthly cost reimbursement transfer. Treasury shall not reimburse underpaid costs from any source other than the City Income Tax Trust Fund and shall not divert, reduce, or withhold any non-income tax obligation owed to the City by

the State as the result of any underpaid or disputed costs. The City will deposit additional money to the City Income Tax Trust Fund if any cost reimbursement reduces the City Income Tax Trust Fund below the required minimum monthly balance.

- d. When Treasury's actual annual costs are less than the reimbursed payments for the reconciled year, Treasury will reduce the next monthly cost reimbursement transfer from the City Income Tax Trust Fund by the amount of the overpayment.
 - e. Each year, by December 15th, Treasury will provide the City with a projected annual administrative cost budget for the City's following fiscal year. The parties will confirm and agree to the budget by January 31st of each year.
39. **Initial implementation costs are not subject to reimbursement.** Initial implementation costs approved by the legislature and incurred from the date of this agreement are not subject to monthly reimbursement.
40. **Future technological enhancements.** Technological enhancements, including hardware and software platforms and applications, shall be implemented at the sole discretion of Treasury. Prior to implementation, Treasury will consult with the City and will consider factors such as best practices, improved customer service, efficiency and future costs savings. However, the implementation of technological enhancements is solely Treasury's decision. Treasury shall demonstrate any enhancement's benefits over the enhancement's useful life. Treasury will provide monthly cost reimbursement projections for a project one year in advance of the date such cost reimbursement would begin. However, any significant enhancement that will increase costs to the City shall be reviewed with and agreed to by the City, unless such enhancement is mandated. The cost of future operational enhancements incurred after December 31, 2024, will be included in the monthly cost reimbursement as incurred.
41. **Reduction in Cost Reimbursement Based on Participation of Other Cities in Treasury's Administration of City Income Tax.** If other cities enter into agreements for administration of city income tax by Treasury, the participating cities will bear the proportional cost of technological enhancements based on a ratio of the number of returns processed for each City over the total number of returns processed for all city taxpayers. Operational enhancements do not include system changes to accommodate year-to-year changes that are required for processing new tax years such as date, rate, or personal exemption changes. Annual system changes are operational costs charged to the City under paragraph 37. In no case will the addition of other cities increase the total operational cost to the City of Flint.

REPORTS AND SERVICE LEVEL AGREEMENTS

42. **Treasury Reports to the City.** The reports that Treasury will provide to the City are set forth in Exhibit A of this Agreement.
43. **City Reports to Treasury.** The reports that the City will provide to Treasury are set forth in Exhibit B.

44. **Service Level Agreement (SLA's).** Treasury and the City will mutually agree upon SLAs to guide the goals and expectations associated with the investigation, audit, compliance, collection and data exchange activities of City Income Tax administration. These SLAs will be reviewed and amended as mutually agreed upon on an annual basis. The SLAs between the City and the Treasury on these processes are set forth in Exhibit C. Treasury will maintain or improve upon current metrics for return processing and customer service.

ANCILLARY MEMORANDA

45. The parties may from time to time enter into ancillary memoranda of understanding (MOU) of data sharing agreements (DSA) regarding the details and mechanisms necessary for the administering the tax under this Agreement. An MOU or DSA may not conflict with the terms of this Agreement. An MOU or DSA may be signed by a person who holds a position of deputy treasurer with the Treasury and by a person designated by the Mayor.

TERMINATION

46. **“At will” termination limitation.** Pursuant to paragraph 1 of this Agreement, the City and Treasury agree that that they will not terminate this agreement prior to December 31, 2032, and during any renewal period, except for reasons enumerated in paragraph 47, and only after engaging in the resolution process in paragraph 47.
47. **Termination of the Agreement for cause.** Either party may terminate this agreement by giving the other party written notice of termination following the occurrence of any of the enumerated events in paragraph __. and an opportunity to resolve the matter. The Agreement will terminate on December 31st of the year following the year in which notice is given unless the parties agree to a different effective date. A written notice of termination may only be issued after a party first provides written notice to the other party of the occurrence of the enumerated event and the Treasurer and the Mayor or their designees have held a meeting at which the parties have made a good faith attempt to resolve the matter. The City’s designee must be the City Chief Financial Officer (CFO), or the Chief Deputy CFO. The Treasury’s designee must be an individual of commensurate executive position in the Treasury.
48. **Enumerated events that may cause termination.** The following events may cause termination of the Agreement if not resolved as provided for under paragraph 47.
- a. A report identified as a critical report in Exhibits A and B has not been provided in a timely manner.
 - b. The City Income Tax Trust Fund falls below the minimum required monthly balance and such deficiency is not cured within 7 days.
 - c. Treasury fails to properly distribute tax revenue to the City.
 - d. Treasury or the City fails to use its best efforts, diligence, competence and care to comply with paragraphs 23,38,39,40, and 42.

e. Barring force majeure, Treasury fails to process City tax returns on a schedule that is materially similar to the processing of state tax returns for that tax year.

49. **Returns processed after termination.** Returns received by Treasury prior to the effective date of termination will be processed by Treasury.
50. **Other services.** All tax compliance and enforcement services will cease as of the effective date of termination.
51. **Balance in the City Income Tax Trust Fund.** Treasury will retain tax receipts and other deposits in the City Income Tax Fund sufficient to cover processing, refunds and cost reimbursements after the termination of the Agreement. Any remaining balance after completion of the winding up of operations will be transferred to the City within 30 days after administration activities cease.

INTERPRETATION OF THE CODE AND THE ACT

52. **Interpretation of the Code and the Act.** For disputes regarding interpretation of the Flint Code and the City Income Tax Act, PA 284 of 1964, MCL 141.501 et. seq. Treasury's Tax Policy Division will provide Treasury's interpretation. If the City disagrees with the interpretation provided by the Tax Policy Division and the parties agree that the issue will have a substantial effect on tax revenues, the Treasurer will request a division level opinion from the Revenue and Tax Division of the Attorney General as it relates to the City Income Tax Act, PA 284 of 1964, MCL 141.501 et. seq. The division level opinion from the Attorney General will be conclusive unless the Michigan Court of Appeals issues a binding opinion on the issue.

LEGISLATION

53. **Amendments to statute.** Treasury will make reasonable efforts to support amendments to the City Income Tax Act which will enhance compliance and administration.
54. **Implementation of legislative changes.** Treasury will timely implement any legislative changes.
55. **Statutory changes for withholding.** Treasury will implement the amendment to the City Income Tax Act which requires employers not located within the City to withhold on compensation paid to all employees who are City residents where withholding of any one employee is undertaken.

ACCEPTANCE

MICHIGAN DEPARTMENT OF TREASURY

Rachael Eubanks, State Treasurer

Date _____

ACCEPTANCE PURSUANT TO CITY COUNCIL RESOLUTION (ATTACHED)

CITY OF FLINT

Sheldon Neeley, Mayor

Date _____



230413

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

**RESOLUTION TO PROCEED WITH INTRA-CITY ARPA-FUNDED CONTRACTS FOR
BLIGHT ELIMINATION, ECONOMIC DEVELOPMENT, and ADMINISTRATION**

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the “American Rescue Plan Act of 2021”, also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted financially by the ongoing COVID-19 Pandemic.

The administration recommends funding the intra-city Neighborhood Improvement, Economic Development, and Administrative contracts that were approved as part of the allocation plan listed in City Council Resolution 220464.1 on October 24, 2022 with each item description written by departmental staff and included in the E&Y Presentation published on the City of Flint website homepage on May 16, 2023.

Funding is to come from the following accounts:

Account Number	Account Name / Grant Code	Sub-category Amount	Total Amount
287-738.000- xxx.xxx	Neighborhood Improvement		\$941,606.00
	Neighborhood Clean-Up – Blight Elimination Dept	\$941,606.00	
287-728.000- xxx.xxx	Economic Development		\$1,373,800.00
	Loans to BIPOC businesses / small scale developers	\$375,000.00	
	Property Disposition Staffing	\$175,000.00	
	Improved Technology and Building Access for Economic Development	\$600,000.00	
	Reactivate Oak Business Center – fire suppression installation	\$223,800.00	

Account Number	Account Name / Grant Code	Sub-category Amount	Total Amount
287-172.xxx- xxx.xxx	Administration		\$1,964,970.00
	3 internal administrative staff for 3 years to process external payment requests and do quarterly reporting	\$800,000	
	Portion of Management and Finance oversight of 3 internal administrative staff	\$150,000	
	Grants and Budgets Coordinator x 3 years	\$250,000	
	Procurement Coordinator x 3 years	\$250,000	
	E&Y compliance	\$514,970	
	TOTAL		\$4,280,376.00

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to specific city departments and appropriate funding for revenue and expenditures in future fiscal years, for as long as funds are available from the funder. Funds will be paid from the American Rescue Plan Act fund (287). The City of Flint's ARPA compliance firm Ernst and Young has reviewed and approved compliance with the latest US Department of Treasury final rules.

For the City:

CLYDE D EDWARDS
CLYDE D EDWARDS (Oct 31, 2023 10:10 EDT)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

William Kim
William Kim (Oct 30, 2023 15:50 EDT)

William Kim, Chief Legal Officer

Approved as to Finance:

Phillip Moore
Phillip Moore (Oct 31, 2023 08:40 EDT)

Phillip Moore, Chief Financial Officer

RESOLUTION STAFF REVIEW

Date: October 30, 2023

Agenda Item Title:

RESOLUTION TO PROCEED WITH INTRA-CITY ARPA-FUNDED CONTRACTS FOR BLIGHT ELIMINATION, ECONOMIC DEVELOPMENT, and ADMINISTRATION

Prepared by:

Emily Doerr, Director of Planning and Development

Background/Summary of Proposed Action:

Neighborhood Clean-up – Blight Elimination: \$941,606 to the City's Blight Elimination Department to perform environmental reviews, demolish condemned properties, disposal of material from demolitions, and order additional soil testing as necessary. This is the amount remaining after budgeted funds have previously been utilized for blight removal equipment (resolutions 220391 and 220392).

Loans to BIPOC businesses / small scale developers: \$375,000 to the City's Department of Planning and Development to create a revolving loan fund at LISC for small businesses and small-scale developers overlaid with a small-scale developer training program.

Property Disposition Staffing: \$175,000 to the City's Department of Planning and Development to pay for 3 years salary for a property disposition staff person to manage city-owned properties and other administrative tasks for the department. These properties will be sold to new homeowners, adjacent homeowners, or for community use or business use through a transparent and well-communicated process.

Improved Technology and Building Access for Economic Development: \$600,000 to the City's Department of Planning and Development for

- a customized customer resource management (CRM) subscription that will launch as part of new business concierge initiative to track entrepreneur path through city zoning, property acquisition, economic development incentives, permits/inspections, and licensing;
- ongoing subscription access to NeoGov to ensure city can continue to streamline hiring to maintain staffing levels as part of improved customer service focus
- repair of the pedestrian bridge from 7th Street into the South Building and adjacent South Building renovations to support the city's focus on being development-friendly.

Reactivate Oak Business Center: \$223,800 to the City's Economic Development Corporation for installation of fire suppression as part of making this city-owned business incubator more sustainable in its tenant rent being able to pay for its operating expenses as well as being able to qualify for a regular commercial insurance policy instead of only catastrophic coverage. This is the remaining amount from the original \$875,000 budget – resolution 230061 approved \$651,200 for a full roof replacement – that work has begun by Royal Roofing.

Internal Administrative staff wage/fringe for 2024, 2025, and 2026: \$800,000 for the Department of Planning and Development to hire/maintain 3 exempt employees for 3 years to handle setting up contracts and processing payment requests to ensure all ARPA external grants are spent by agencies on eligible expenses.

Internal Administrative Management / Accounting wage/fringe for 2024, 2025, and 2026: \$150,000 to the Department of Planning and Development to pay portion for 3 years of Program Manager and Financial oversight of setting up contracts and processing payment requests to ensure all ARPA external grants are spent by agencies on eligible expenses.

Grants and Budgets Coordinator wage/fringe for 2024, 2025, and 2026: \$250,000 to the Department of Finance to support a new Grants and Budgets Coordinator position for 3 years to increase capacity of overall ARPA grant reporting and managing internal city ARPA contracts.

Procurement Coordinator wage/fringe for 2024, 2025, and 2026: \$250,000 to the Department of Finance to support a new Procurement Coordinator position for 3 years to increase capacity for bidding out internal city ARPA contracts.

Ernst and Young compliance role for 2024 to confirm eligible projects put under obligation: \$514,970 to the Department of Finance for extension of the Ernst and Young contract to have their time to provide oversight while funds are being obligated prior to the 12/31/24 obligation deadline.

Financial Implications: ARPA funds must be obligated by 12/31/24 and fully expended by 12/31/26.

Budgeted Expenditure: Yes ___ No X **Please explain, if no:**

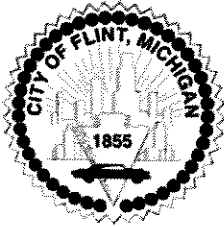
Pre-encumbered: Yes ___ No x **Requisition #:** _____

Finance Signature: _____

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

Staff Recommendation: Staff recommends approval of this resolution.

APPROVAL 
Emily Doerr (Oct 30, 2023 15:45 EDT)
Emily Doerr, Director, Planning and Development



230414

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

**RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE
PANDEMIC FOR MENTAL HEALTH REFERRALS AND SERVICES SUPPORT – FLINT
ODYSSEY HOUSE, INC**

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the “American Rescue Plan Act of 2021”, also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted by the COVID-19 Pandemic.

The Flint City Council recommends funding up to \$36,000 for Flint Odyssey House Inc for Peer Recovery Coach Services.

Funding is to come from the following account:

Account Number	Account Name / Grant Code	Amount
287-721.150-801.000	FUSDT-CSLFRF	\$36,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to Hispanic Technology & Community Center. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint’s ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

RESOLUTION REVIEW

Date: October 6, 2023

Agenda Item Title:

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR MENTAL HEALTH REFERRALS AND SERVICES SUPPORT – FLINT ODYSSEY HOUSE, INC

Project Description:

Peer recovery coach services will be provided to a person beginning a personal journey of recovery from active substance use disorders and co-occurring mental health disorders into Flint Odyssey House Inc. (FOH) full continuum of care (COC) or another licensed SUD/Concurring Mental Health provider. A peer recovery coach can relate to active substance user based on a shared background but offers personal knowledge of recovery based on minimum 1 year lived experience of recovery knowledge.

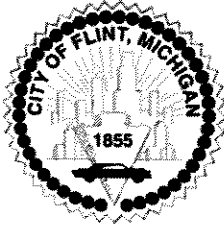
Peer recovery coach are currently restricted to Flint residents actively enrolled in a licensed substance use disorder facility, this project seeks to expand recovery coaching services outside of facility, to the Flint community. FOH peer recovery coach will support a person seeking to initiate a personal recovery journey toward abstinence, harm reduction, and whole person care by creating and sustaining networks of formal and informal services and supports while role modeling the many pathways to recovery as each individual determines their own way.

The community based peer recovery coach helps to remove barriers and obstacles, assists with practices of abstinence or harm reduction, and links residents to resources in the recovery community.

In FY 2022 FOH clients reported primary drugs of choice was alcohol (40.98%), heroin (16.94%), and other opiates (5.46%) and a community based recovery coach may reduce readmissions and increase access and referral across our COC.

Peer recovery coaching services will be fully integrated into our FOH COC program located at 529 Martin Luther King Boulevard, Flint, Michigan 48502.

In 2022, FOH withdrawal management (WM) program served 1026 persons total with 815 persons unduplicated, therefore 211 individual were readmitted. Assignment of a community based peer recovery coach will focus on reducing readmissions to WM program and assist with access and referral substance use disorder and co-occurring mental health across the FOH COC or another licensed SUD/Concurring Mental Health provider.



230415

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS ACTIVE BOYS IN CHRIST

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the "American Rescue Plan Act of 2021", also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted by the COVID-19 Pandemic.

The Flint City Council recommends funding up to \$25,000 for Active Boys in Christ (aka ABC Youth) to revitalize the vacant lot at 2701 Branch Rd to develop the outdoor space of a youth training center for ages 7-17

Funding is to come from the following account:

Account Number	Account Name / Grant Code	Amount
287-721.150-801.000	FUSDT-CSLFRF	\$25,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to Active Boys in Christ. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

RESOLUTION REVIEW

Date: October 6, 2023

Agenda Item Title:

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS ACTIVE BOYS IN CHRIST

Project Description:

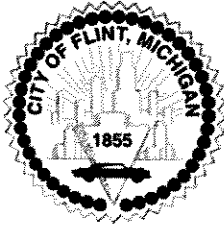
ABC Youth non-profit organization plans to use 2701 Branch Rd. vacant lot to develop the outdoor space of a youth training center for ages 7-17. The center would be used as a workspace to help eliminate blight in our neighborhood, as students will explore careers in skilled trades, academic tutoring, and enrichment activities.

This property was formerly a mobile home park that has been a dumping site for several years. We purchased this property in February 2022 and cleared all the debris that was dumped over several years. We demolished a dilapidated building, removed 30 concrete mobile home pads, and cleared all the brush.

ABC Youth plans to develop a portion of the property into a community garden, outdoor play area, and a full outdoor basketball court. This project would help develop the whole child by creating a healthy and safe environment for youth to explore and engage in activities. Children who have access to healthy food are more likely to have higher levels of academic achievement, better mental health outcomes, and improved physical health outcomes. (Source: Centers for Disease Control and Prevention, <https://www.cdc.gov/healthyschools/nutrition/facts.htm>). Furthermore, children who are physically active are more likely to have higher levels of academic achievement, improved cognitive function, and better mental health outcomes. (Source: Centers for Disease Control and Prevention, <https://www.cdc.gov/healthyschools/physicalactivity/facts.htm>). According to the MiSchool Data, 94% of the children in Flint, MI are not proficient in ELA in fourth grade, as compared to the state average of 36%. In addition, 94% of children are not proficient in Mathematics in third grade, as compared to the state average of 58%. Thus, this project will contribute to improved physical health and well-being of community members, access to healthy food, reduced violence, scholastic competence, academic success, and safe community engagement.

ABC Youth skilled trades participants interviews video:

<https://www.youtube.com/watch?v=E2SZ4N0YRbQ>



230416

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

**RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE
PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS LATINX TECHNOLOGY &
COMMUNITY CENTER**

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the "American Rescue Plan Act of 2021", also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted by the COVID-19 Pandemic.

The Flint City Council recommends funding up to \$25,000 for Hispanic Technology & Community Center (aka Latinx Technology & Community Center) to leverage the momentum of their recent "Community Playground" development project with the addition of a shelter, commercial picnic table(s) and community grill in their adjacent vacant lot.

Funding is to come from the following account:

Account Number	Account Name / Grant Code	Amount
287-721.150-801.000	FUSDT-CSLFRF	\$25,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to Hispanic Technology & Community Center. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

RESOLUTION REVIEW

Date: October 6, 2023

Agenda Item Title:

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS LATINX TECHNOLOGY & COMMUNITY CENTER

Project Description:

Throughout the last decade, the Latinx Technology & Community Center (LTCC) has been engaged with neighbors and community leaders on the Eastside of Flint to support blight elimination and productive reuse of vacant spaces. LTCC has been a long-time participant in the Land Bank's Clean & Green Program and have purchased and revitalized several vacant lots near the LTCC building.

In 2018, LTCC completed a revitalization of two adjacent vacant lots, creating a neighborhood pocket-park and revitalizing a busy bus stop used by many LTCC clients and the community. This project launched a greater interest and commitment from the LTCC Board of Directors and community in pursuing more significant revitalization of the surrounding area—with a long-term vision of transforming Lewis Street into Flint's Latinx District.

As a first step in this process, LTCC engaged the Neighborhood Engagement Hub (NEH) to support a community engagement process to work with residents to identify projects and priorities to pursue through an Action Plan.

Utilizing the initial results from the neighborhood engagement meeting, LTCC identified priority projects to enhance the neighborhood in ways that respect the community's wishes and create new economic opportunities and improve quality of life through supporting authentic Latinx businesses, organizations, and stakeholders in the community.

In 2021 LTCC leveraged funds to purchase a highly desired development project for a community playground to the lot immediately adjacent to LTCC's Resource Center and "Berlanga" building. The playground installation was completed in November 2022 with an anticipated Spring 2023 ribbon cutting ceremony.

The Grants For Alternative Uses Of Vacant Lots project proposal leverages the momentum of the recent "Community Playground" development project with the addition of a shelter, commercial picnic table(s) and community grill in the adjacent vacant lot.



230417

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

**RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE
PANDEMIC FOR INCREASED FOOD ACCESS FRANKLIN AVENUE MISSION**

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the "American Rescue Plan Act of 2021", also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted by the COVID-19 Pandemic.

The Flint City Council recommends funding up to \$22,000 for Franklin Avenue Mission, Client Choice Pantry to provide increased access to supplemental food.

Funding is to come from the following account:

Account Number	Account Name / Grant Code	Amount
287-721.150-801.000	FUSDT-CSLFRF	\$22,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to the Voices of Children Advocacy Center. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

RESOLUTION REVIEW

Date: October 6, 2023

Agenda Item Title:

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR INCREASED FOOD ACCESS FRANKLIN AVENUE MISSION

Project Description:

The Client Choice Pantry at Franklin Avenue Mission will provide local families with supplemental food and personal items, emphasizing health and nutrition and assisting with ideas and basics for a well-balanced meal. The pantry will offer an additional location for residents in a neighborhood with limited resources and opportunities. Finances and transportation are continual roadblocks, and the market will provide another site to help overcome these obstacles.

Unlike many pantries with prepackaged boxes of food, a client-choice pantry allows individuals to choose the food they like, and what they know they will use. The choice of food reduces food waste and gives dignity back to the individuals needing this resource. Likewise, some individuals need tailored meal options for specific health needs, and a client-choice pantry allows them to choose the nutrition they need.

To ensure individuals and families have the best access to this pantry, it will be open three times a week during convenient hours for the neighborhood. The pantry will be open Tuesday and Thursday from 2-5:30 pm, Wednesday from 3-6 pm, and on Saturdays once a month from 12-3 pm. These dates and times have been selected because the facility is already filled with other programs, and most are off work during the evening hours.

The pantry will be set up like a grocery store to encourage healthy eating choices. This setup displays nutritious food prominently, leading to healthier choices. Likewise, recipe cards will be available for individuals to see a healthy meal option using food in the pantry.

Food will be received from the Food Bank of Eastern Michigan. This will ensure that costs for the pantry stay relatively low, making it a no-cost pantry for families and individuals. Individuals coming to the pantry will get an assigned number of points depending on the family size they can use on the available food items. The more nutritious the food, the fewer points it will cost, encouraging healthy choices.



230418

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS NEIGHBORHOOD ENGAGEMENT HUB AS FIDUCIARY FOR HISTORIC CARRIAGE TOWN NEIGHBORHOOD ASSOCIATION

The City of Flint is a duly created and validly existing political subdivision of the State of Michigan under the Constitution and laws of the state of Michigan, and;

On March 11, 2021, the President of the United States of America signed into law the "American Rescue Plan Act of 2021", also known as House Resolution 1319, an Act approved by the Congress of the United States, and which authorized the Treasury of the United States to disburse certain funds to local governments, including the City of Flint, which could be used for specific and defined purposes, and;

In accordance with the American Rescue Plan Act of 2021, the City of Flint wishes to exercise its right to extend and disseminate assistance to impacted households tied to specific criteria, as authorized by the Act, to assist citizens who may have been impacted by the COVID-19 Pandemic.

The Flint City Council recommends funding up to \$25,000 for the Neighborhood Engagement Hub as the fiduciary for the Historic Carriage Town Neighborhood Association to install playground equipment at a vacant lot to create a welcoming space for families with small children.

Funding is to come from the following account:

Account Number	Account Name / Grant Code	Amount
287-721.150-801.000	FUSDT-CSLFRF	\$25,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to provide funding to the Neighborhood Engagement Hub as the fiduciary for the Historic Carriage Town Neighborhood Association. Funds will be paid from the American Rescue Plan Act fund (287). Before funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

RESOLUTION REVIEW

Date: October 6, 2023

Agenda Item Title:

RESOLUTION TO UTILIZE ARPA FUNDS TO RESPOND TO THE IMPACTS OF THE PANDEMIC FOR ALTERNATIVE USE OF VACANT LOTS NEIGHBORHOOD ENGAGEMENT HUB AS FIDUCIARY FOR HISTORIC CARRIAGE TOWN NEIGHBORHOOD ASSOCIATION

Project Description:

Project Partners: Historic Carriage Town Neighborhood Association (Project Manager) & Neighborhood Engagement Hub (Fiduciary)

Project Title: Carriage Town Playground.

Project Detail: This project will occur within the Historic Carriage Town Neighborhood on the block's interior bounded by 2nd Ave. (north), 1st Ave. (south), Grand Traverse (west), and Mason St. (east). The interior of this block is home to an informal pocket park where residents and neighborhood association members host pop-up events during the year. 3,574 people live within a 10-minute walk of this block. While numerous parks are near the neighborhood, none offer play equipment for children and families. During the covid-19 pandemic, residents created this pop-up space to support social gatherings with live music, games, and local vendors.

Project Activities: Carriage Town residents and the association seek to further enhance the space by constructing wooden playground amenities and installing benches, trash cans, and picnic tables.

Project Outcomes: The Carriage Town pocket park is an ideal space between well-maintained and recently restored homes. The pocket park adds value to the neighborhood and makes the newly rehabbed homes even more attractive. Children and families that live in the area will have a well-maintained public space for leisure and play.



230421

RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

**RESOLUTION FOR APPROVAL OF RECOMMENDED TEXT AMENDMENTS TO THE CITY
OF FLINT ZONING ORDINANCE**

WHEREAS, the City of Flint Planning Commission opened a public hearing on August 22, 2023 and made a final motion for recommending approval of proposed text amendments to City Council on September 12, 2023; and

WHEREAS, the proposed text amendments included changes to Articles 11, 13, and 17 of the Zoning Ordinance; and

WHEREAS, the proposed text amendments are in compliance with the *Imagine Flint* Comprehensive Plan; and

WHEREAS, Flint Zoning Code Section 50-191, Map (Rezoning) and Text Amendment Procedure and the Michigan Zoning Enabling Act require that the Planning Commission make a recommendation to the City Council; and

IT IS RESOLVED, pursuant to Flint Zoning Code Section 50-191 and the Michigan Zoning Enabling Act, that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission.

For the City:

CLYDE D EDWARDS

CLYDE D EDWARDS (Nov 8, 2023 09:40 EST)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

William Kim

William Kim (Nov 7, 2023 09:19 EST)

William Kim, City Attorney

Approved as to Finance:

Phillip Moore

Phillip Moore (Nov 7, 2023 11:42 EST)

Phillip Moore, Chief Finance Officer

RESOLUTION STAFF REVIEW

Date: November 7, 2023

Agenda Item Title:

**RESOLUTION FOR APPROVAL OF RECOMMENDED TEXT AMENDMENTS TO THE CITY
OF FLINT ZONING ORDINANCE**

Prepared by:

Emily Doerr, Director of Planning and Development

Background/Summary of Proposed Action:

The City of Flint Planning Commission held a public hearing on August 22nd, 2023 (*minutes enclosed in this packet*) to consider text amendments to the Zoning Ordinance adopted October 29th, 2022. The Planning Commission made a motion at their September 12th, 2023 meeting to recommend the proposed text amendments for approval to City Council. The proposed text amendments include changes to Article 11: Nonconforming Lots, Buildings, Structures, and Uses; Article 13: Landscaping Standards; and Article 17: Applications and Review Procedures. This is in compliance with the *Imagine Flint* Comprehensive Plan.

Section 50-191 [Map (Rezoning) and Text Amendment Procedure] and the Michigan Zoning Enabling Act both require that the Planning Commission make a recommendation to the City Council for consideration and final action.

Financial Implications: N/A

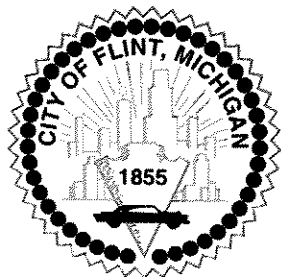
Budgeted Expenditure: Yes ___ No X **Please explain, if no:**

Pre-encumbered: Yes ___ No x **Requisition #:** _____

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

Staff Recommendation: Staff recommends approval of this resolution.

APPROVAL 
Emily Doerr (Nov 7 2023 07:57 EST)
Emily Doerr, Director, Planning and Development



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

MEMORANDUM to: Flint City Council

SUBMITTED by: Max E. Lester, Interim Zoning Coordinator

REGARDING: Text Amendments to new Zoning Ordinance

The City of Flint Planning Commission opened a public hearing on August 22nd, 2023 to review and consider text amendments to the Zoning Ordinance as requested by Planning and Zoning staff. These amendments were proposed to address several items that have caused unnecessary difficulty for applicants looking to do a simple change of use for existing structures. While typically a change of use to a permitted use would require only a Zoning Permit, which can be reviewed administratively with a simple plot plan, these same changes of use are currently required to be reviewed under a Zoning Coordinator Review or Site Plan Review procedure with a full site plan produced by an engineer, architect, or surveyor. Staff and the Planning Commission feel this level of review is unnecessary and burdensome, and furthermore, that there were no clear options for planter boxes if ground planting was not feasible. Below are explanations of the proposed amendments.

Article 11: Nonconforming Lots, Buildings, Structures and Uses

Section 50-139 B.

As currently written, a change of use requires compliance with landscaping standards to varying degrees based on the number of parking spaces required. The proposed change would remove parking as the cause for landscaping. This change is offset with an additional waiver option added in Article 13 for those who may have difficulty



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

complying, in addition to the current applicability standards and waivers for specific sections of Article 13 Landscaping.

Article 13: Landscaping

Section 50-150 B.

This is a proposed added section that summarizes the various landscaping waivers and departures that currently exist in the Zoning Code, in addition to the proposed waivers in 50-150 C. and D., to allow applicants to more easily follow what sections of Article 13 they need to comply with and what waivers are available if there is difficulty in meeting landscaping requirements.

Section 50-150 C.

This is a proposed waiver option for applicants to request landscaping departures of up to 50% during a Zoning Coordinator Review for properties in the NC Neighborhood Center and DC Downtown Core zoning districts, if they can demonstrate that the site is physically constrained, and that the applicant is complying to the maximum extent possible.

Section 50-150 D.

This is a proposed waiver option for applicants to seek landscaping departures of up to 100% for any review type and within any district, if it is found that the applicant is not able to comply with the requirements of Article 13.

Section 50-153 L.

The proposed amendment for 50-153 L. adds language clarifying that planter boxes may be used to satisfy landscaping requirements if the requirements of Article 13



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

cannot be met. It also specifies that these must be reviewed by the Public Works and Engineering Department to ensure landscaping is safely proposed.

Article 17: Applications and Review Procedures

Section 50-186 D. 2.

The requested amendment to this section would remove the words “not requiring additional parking or the need to conform to the landscaping requirements of Article 13.” from D. 2. ii. a. This change would allow applicants to change the use of a structure under a Zoning Permit while still complying with the landscaping requirements of Article 13. The proposed change will still require Special Land Uses and Additionally Regulated Uses to be reviewed by the Planning Commission in a public hearing.

The Planning Commission and Zoning staff believe that these proposed text amendments will make the process for establishing a business through a change of use in an existing structure easier and less expensive for applicants and staff alike. Please consider these amendments which have been recommended for approval by the City of Flint Planning Commission.

Text Amendment to the Zoning Ordinance

Article 11. Nonconforming

Section 50-139 Nonconforming Site Requirements

A. Continuation, Maintenance and Restoration. A developed site existing as of the effective date of this zoning code that is nonconforming due solely to failure to meet the site development standards, such as number of parking spaces or landscaping requirements, of this zoning code may continue to exist as-is and may be maintained or restored provided no change in use as described in subsection B below or expansion of the building, parking or other impervious surfaces as described in subsection C below occurs.

B. Change in Use.

1. Additional Parking. When the use of a developed nonconforming site changes, additional parking facilities must be provided to serve the new use only when the number of parking spaces required for the new use exceeds the number of spaces required for the lawful use that most recently occupied the building, based on the parking standards Article 12. When the number of parking spaces required for the new use exceeds the number of spaces required for the use that most recently occupied the property, additional parking spaces are required only to make up the difference between the amount of parking required for the previous use and the amount of parking required for the new use, based on the standards Article 12.

2. Additional Landscaping. When the use of a developed nonconforming site changes, the site conditions shall determine the degree to which the site must conform with Article 13 of this Chapter as follows:

- i. Sites with multiple tenants with shared parking: If there is a change in use in a development with multiple tenants, the development is only required to conform with the landscaping requirements of Article 13 if it is a change to different broad use class, e.g. commercial to industrial.
- ii. A change in use request is eligible for a waiver from landscaping requirements, granted by the Planning Commission. See Section 50-150 D.

C. Expansion. Additions to structures, additional principal structures, additional paving, or parking on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.

1. Expansions or new principal structures that result in at least a 25 percent or 2,000 square feet increase, whichever is greater, of the gross square footage of the existing principal structure(s) require the entire property to meet all of the applicable landscaping and screening requirements of this Chapter.

2. Expansions that require an increase in the number of parking spaces shall be required to provide the required parking spaces for the total floor area in accordance with this zoning code. The additional parking area shall comply with all associated landscaping and drainage requirements of this zoning code.

3. Expansion of a parking lot by at least 25 percent or 2000 square feet, whichever is greater, that currently contains or will contain after expansion, 10 or more spaces shall be required to meet all the applicable landscaping and screening requirements of this Chapter.

4. The Zoning Coordinator may grant an Administrative Departure of no more than 20 percent of the required improvements in this provision upon demonstration by the applicant that the property is physically constrained and the applicant is complying to the maximum extent practicable.

Article 13. Landscaping Standards

Section 50-150 Applicability

A. The landscaping and screening regulations of this Article apply as set forth in the individual sections of these regulations.

1. General

i. Unless otherwise specified, the landscaping, screening and buffering provisions of this section shall apply to all new multi-family and nonresidential development, including principal and accessory structures.

ii. Buildings and structures lawfully existing as of the effective date of this ordinance may be redeveloped, renovated or repaired without modifying landscaping, screening, and buffering in conformance with this section, unless a change of use or expansion occurs requiring conformance as described in Section 50-139 in Article 11 of this Chapter.

B. The City of Flint is home to a large number of buildings and uses that do not conform to the standards in this Article. To ensure that the purpose and intent of the article is addressed, while providing for necessary flexibility to support infill development and reuse, there are a several options for flexibility included within this Chapter. The table below summarizes the various options for flexibility of implementation of landscaping standards.

Landscaping Waivers and Departures

Issue	Development Review Type	Section Reference
Change in Use	Zoning Permit	50-139.B.
Expansion of Existing Structure or Use	Zoning Coordinator Review or Planning Commission Review	50-139.C.
Setback Area of Less than 10 Feet for Building Foundation Zone Landscaping	All	50-155.A
Parking Lot Landscaping not Visible from Right of Way	All	50-156.B.2.
Transition Yards	Zoning Permit or Zoning Coordinator Review	50-175.E.
Zoning Coordinator Review in NC or DC Zoning District	Zoning Coordinator Review	50-150.C
All other Site Development Issues; Planning Commission Waiver.	All	50-150.D

C. The requirements of this chapter may be reduced in the Neighborhood Center (NC) and Downtown Core (DC) zoning districts by up to 50% during a Zoning Coordinator Review by granting an Administrative Departure. The applicant must clearly demonstrate the site is physically constrained, that the applicant is complying with landscaping standards to the maximum extent practicable, and that the proposed development complies with the purpose and intent of this Article.

D. Planning Commission Waiver. If an applicant is not able to comply with the requirements of this Article due to limitations on a site, the Planning Commission may grant a waiver of some or all requirements of this Article upon finding that the proposed development complies with the purpose and intent of this

Article. The Planning Commission may grant a waiver for any type of development review, including Planning Commission review, Zoning Coordinator review, and zoning permits.

Section 50-153 Plant Material Requirements

L. Planting Beds.

Bark used as mulch shall be maintained at a minimum depth of two (2) inches. Planting beds shall be edges with plastic, metal, brick or stone in residential Zoned Districts and with permanent durable materials like brick, concrete, or finished metal edging to match the exterior finish of the principal structure in all other Zone Districts.

Section 50-158 Additional Landscape and Screening Requirements

7. Alternative Landscaping Options. If an applicant cannot comply with the strict requirements of this chapter due to site conditions, including but not limited to existing pavement, the presence of underground utilities, or limited area on a site, alternative methods to meeting landscaping requirements may be employed. These alternatives may include but are not limited to the use of planter boxes or raised beds rather than planting vegetation directly into the ground. Any such alternative structure must be reviewed and approved by the city's department of public works and engineering department. Any structure utilized as a landscaping alternative shall be constructed of permanent, durable materials like brick, concrete, or finished metal and match the exterior finish of other buildings and structures on the site.

If an alternative option is utilized, the total amount of vegetation required by this chapter must still be provided, unless a waiver or administrative departure has been granted (see Section 50-150).

Article 17. Applications and Review Procedures

Section 50.186 Decision-Making Bodies

D. Zoning Permit Review

1. Designation

Certain activities require review by the Department of Planning and Development for compliance with this Chapter, but are not complicated enough to warrant formal Site Plan Review or a higher level of review. In these instances, a department staff member who has been designated by the Director of Planning and Development or the Zoning Coordinator may undertake the review. These staff reviews can often be handled in a walk-in visit, but may take longer than two (2) business days depending on the individual project or case load.

2. Activities eligible for Zoning Permit Review:

i. On Single-Family Detached and Two-Family lots and Dwellings:

- a. Construction of a new dwelling (Unless a Special Land Use).
- b. Addition to an existing dwelling.
- c. Construction or alteration to an accessory building or structure.
- d. Installation or alteration of a swimming pool, spa, hot tub or similar use.
- e. Construction or alteration of a deck.
- f. Installation or alteration of a fence.

ii. On Attached Single Family, Multiple-Family, Mixed-Use and Non-Residential Lots, Buildings or Structures when the proposed activity is permitted by right in the underlying district and when not involving a Special Land Use or an Additionally Regulated Use:

- a. Change in use of existing development to a permitted use (not a Special Land Use or an Additionally Regulated Use)
- b. Construction or alteration to an accessory building or structure.
- c. Installation or alteration of a swimming pool, spa, hot tub or similar use.
- d. Construction or alteration of a deck.
- e. Installation or alteration of a fence.
- f. Limited uses as identified in Article 9 specifically calling for Zoning Permit

R:\Projects\20C0272\Docs\Planning and Zoning Services\Zoning Ordinance and Map\Text Amendment\Text Amendments\Landscaping and Nonconformities\Draft Nonconforming, Landscaping, Applications D4.docx



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
August 22, 2023

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Harry Ryan
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Joanne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator

Absent:

Lynn Sorenson, Secretary
Leora Campbell
April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:40 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Ryan: present in-person
Commissioner Horton: present in-person
Commissioner Campbell: absent
Commissioner Blower: present in-person
Commissioner Jewell: present in-person

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: present in-person
Chairperson Wesley: present in-person

ADDITIONS/CHANGES TO THE AGENDA:

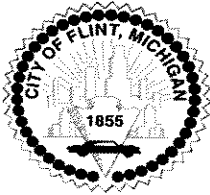
Chairman Wesley added an item of a new Planning Commissioner for Ward 2
Max added an item of a new Deputy Director of Community Services

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Blower motioned to accept the agenda as amended. Commissioner Munroe-Younis seconded the motion.

M/S – Blower/Munroe-Younis

Unanimously carried by voice vote



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Chairman Wesley moved the New Business items to the this point of the meeting. Chairman Wesley asked Commissioners to introduce themselves to the new Ward 2 Commissioner, Jeffrey Curtis Horton. Commissioners welcomed Commissioner Horton and introduced themselves.

Commissioner Horton expressed thanks to everyone and his excitement to get started.

Ashly Harris introduced herself and briefly explained her role overseeing the Economic Development team within Planning and Development.

MINUTES OF PREVIOUS MEETINGS:

The draft minuted of August 8th, 2023 were not ready for this meeting.

PUBLIC FORUM:

No one spoke.

PUBLIC HEARINGS:

PC 23-9: VJG Investments, LLC/Applicant Green Bean Company, Inc. located at 1609 W. Atherton Rd. AKA 1625 W. Atherton Rd. Flint, MI 48507 (PID # 40-25-201-056) requests a Marijuana Facilities Location Variance waiver of 407.4 feet from the 1000- foot setback requirement from schools.

Max stated the applicants requested this case be postponed so that it may be heard on the same agenda as their Group E Special Regulated Use Permit application. The SRU application is not complete at this time.

Commissioner Jewell asked about a potential process where a location variance is not granted, what would happen with the Group E SRU permit application. Max stated that the application would then not be compliant with location standards.

Zoning Code Text Amendments

Max read the staff report items for proposed changes to Article 11 and described the amendment process.

Commissioner Jewell asked what the generic intent of the amendments are. Max stated the intent is to make the application process for simple changes of use easier and less costly for applicants, clarify landscaping waivers and applicability standards, provide a waiver for landscaping through the Planning Commission, and to add more language for the use of planter boxes in meeting landscaping requirements.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Max stated there have been no communications received prior to the meeting on this item. Max read a memo from ROWE explaining the issues identified and proposed solutions. Chairman Wesley asked for further explanation for item 1. Max responded that as currently written, if someone wishes to change the use of a structure and requires more than nine parking spaces, they need to come into conformance with applicable landscaping sections of Article 13. Rather than base the need for landscaping on parking, the proposal is for all properties to comply with landscaping to a degree based on the zoning district. Chairman Wesley mentioned trying to think of the change in context of previous decisions and how those would be impacted. Max stated that from their experience, applicants tend to want to apply for a variance from landscaping or do not continue with their project. Commissioner Jewell asked what the benefit of this change would be. Max stated a full site plan would not be required due to the landscaping requirement, which is a reduced burden on applicants, and also for staff who review these applications. Commissioner Jewell asked if there are downsides. Max stated they don't believe there are any downsides for the applicants, and staff would just need to ensure they are requesting the correct documentation needed to make a decision on an application review. No downsides are expected for the Planning Commission as these application are more likely to be a Zoning Coordinator Review.

Commissioner Ryan asked if the proposed amendments would go to Council after approval. Max responded that in most cases these applications would be approved administratively, or by the Planning Commission if part of a larger development (*staff misheard the question*). Commissioner Ryan asked if the example shown in the materials applies to the current ordinance language, Max confirmed. Commissioner Ryan asked if the new proposed amendment standards would go into effect after the proper approval process is followed, Max confirmed.

Commissioner Munroe-Younis noted concern with language that requires less overall conformance for Neighborhood Center and Downtown Core zoning districts. Max stated this language can be removed if desired.

Chairman Wesley opened the floor to public comment. No one spoke.

Commissioner Munroe-Younis discussed her prior concerns further. Max added that this language would apply to changes of use only, not new developments or requirements due to expansions.

Commissioner Ryan asked about the applicability standards for setbacks related to building foundation zone landscaping. Max responded that this standard is found in the current Zoning Ordinance and does not require building foundation zone landscaping for buildings with a setback of less than ten feet. The table being discussed is just referencing existing sections in the code as well as proposed language.

Commissioner Blower discussed the draw between the need for these processes to not be overly complicated, but also not to prioritize development over environment.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Max asked if the only sticking point on the first item is reduced compliance language for NC and DC districts, would the other proposed waivers and changes make up for removing the reduced compliance language.

Commissioner Munroe-Younis discussed removing the table in 50-139 B. 2. defining the Neighborhood Center and Downtown Core zoning districts as requiring less overall landscaping compliance to be removed. Commissioner Munroe-Younis also discussed moving 50-158 7. to 50-139. Max noted that Article 11 deals with non-conforming uses, lots, buildings, etc, and the proposed language in 50-158 7. makes more sense where it is currently located. 50-139 B. 2. may need to be reworded to accommodate a change to 50-150 C.

Commissioner Blower asked if these changes would cause any further burden on staff or any other downfalls from removing the table in 50-139 B. 2. Max stated they do not see any further burden, however, 50-139 B. 2. iv. may want to be discussed further to remain in the code, rather than being removed.

Attorney Gurley noted that once the Commission has made final decisions, a report will be forwarded to City Council for final review at their first meeting in the fourth week. Max stated staff can draft the requested changes and bring them back before final approval.

Commissioner Blower made a motion on proposed amendments to Article 11, for staff to rewrite 50-139 B. 2. to flow with the requested changes to this section, to leave in 50-139 B. 2. iv. rather than remove it, remove the proposed table in 50-139 B. 2., and to accept the proposed changes to 50-139 C. 4., with the intent that these changes are drafted and brought back for review on September 12th, 2023. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Max read the staff report items for proposed changes to Article 13. A table is proposed to list existing and proposed waivers and applicability standards, a waiver is proposed for landscaping through the Planning Commission, and language is proposed to further specify planting beds may be used to meet landscaping requirements in some circumstances.

Chairman Wesley opened the floor to public comment. No one spoke.

Max suggested altering the mention of Change in Use in the proposed table for Article 13 to specify 50-139 B. iv.

Commissioner Blower made a motion on proposed changes to Article 13, to revise the proposed table for Article 13 to specify 50-139 B. iv. with the intent that these changes are drafted and brought back for review on September 12th, 2023. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

Max read the staff report items for proposed amendments to Article 17. Part of section 50-186 D. 2. ii. a. is proposed to be removed to allow changes of use requiring additional parking or landscaping conformance to be reviewed under the Zoning Permit procedure, rather than as a Zoning Coordinator Review.

Chairman Wesley opened the floor to public comment. No one spoke.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower made a motion on the proposed amendment to Article 17, to bring the proposed change back for review on September 12th, 2023 as presented. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

Commissioner Jewell asked if the requested amendment relates to other amendments, or if requesting the line of text that is shown as crossed out is the only proposed change. Max confirmed the only change for Article 17 is the line of text that is crossed out.

SITE PLAN REVIEW:

N/A

CASE REVIEW:

Green Skies Healing Tree, LLC – 3401 Corunna Rd.

Attorney Gurley stated there is not an update at this time as the applicant has not submitted the requested documents still needed. Commissioner Jewell asked Attorney Gurley if she met with the applicants as indicated at the previous meeting. Attorney Gurley responded that she has spoken with the applicants and their attorney over the phone multiple times. Commissioner Jewell asked if a timeline for submission was given to the applicants. Attorney Gurley stated she was told they would be in soon, but she will contact them again to push for receiving materials in time for the September 12th meeting. Commissioner Jewell asked if the applicants are unable to proceed with business operations until these materials are received and reviewed. Attorney Gurley confirmed this is true.

PC 23-7: Alpine Development Group, LLC – 2502 S. Dort Hwy.

Max stated they are still waiting for a photometric plan before proceeding with a final review. Commissioner Blower asked when their current use of the LED lighting on the building façade is not in compliance as they applied after installing them. Max responded that they are not in compliance at this time, which could impact other applications or approvals if they are not approved and brought into compliance.

City Council Action on Planning Commission Recommendations
None.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Zoning Board of Appeals

Max stated an update will be given at the meeting on September 12th, 2023 as the regular Zoning Board of Appeals meeting was rescheduled to August 29th.

REPORTS:

Redevelopment Ready Communities (RRC)

Max stated they believe the last remaining item is to hold a joint meeting of commissions and boards. Staff met with the Michigan Economic Development Corporation (MEDC) to discuss the joint meeting requirements.

Commissioner Jewell asked if the first meeting will go over roles and responsibilities of the boards and commissions. Commissioner Jewell asked that information be provided at a later date on who the MEDC is, what their roles and responsibilities are, and what their intentions are in assisting with the joint meeting.

Planning Commission vacancies and Expired Terms

Max welcomed Commissioner Horton to the Planning Commission, noting they reviewed the Planning Commission binder with him and discussed general roles and responsibilities as well as the current commission members.

10-Year City of Flint Comprehensive Plan Review

Max stated they do not have any updates at this time. Chairman Wesley stated he will work on getting the appropriate people together.

Staffing Update

Max reported that the Lead Planner has moved to a new position within Planning and Development, leaving the Lead Planner role vacant. This is expected to be reposted.

Commissioner Jewell asked on the status of the second Zoning Coordinator position. Max stated this had to be reposed as previous applicants did not meet the minimum criteria. Commissioner Jewell asked on the status of the Planner I position. Max stated this was still posted. Commissioner Jewell asked on the status of temporary support. Max stated there was someone for temporary support, but it was not a good fit, there is no Administrative Assistant position posted at this time.

Upcoming Public Hearing on Proposed Map Amendments

Staff are working with ROWE to prepare proposed map amendments, which will be packets with relevant information attached.

Education Opportunity



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

A webinar is being held the next day titled “Catalyst Communities Series – How to Incorporate Non-Motorized Transportation/Complete Streets into Planning” hosted by the Michigan Department of Environment, Great Lakes, and Energy.

RESOLUTIONS:

N/A

OLD BUSINESS:

N/A

NEW BUSINESS:

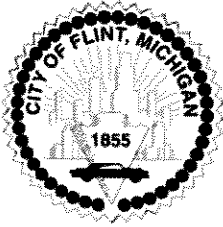
N/A

ADJOURNMENT:

M/S – Ryan/Blower

Unanimously carried by voice vote.

Meeting adjourned at 8:00 PM.



230422

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

**RESOLUTION FOR APPROVAL OF RECOMMENDED MAP AMENDMENTS TO THE CITY
OF FLINT ZONING ORDINANCE**

WHEREAS, the City of Flint Planning Commission opened a public hearing on September 12, 2023 and made a final motion for recommending approval of proposed map amendments to City Council on September 26, 2023; and

WHEREAS, the proposed map amendments includes changes to over 800 commercial properties spread across all 9 wards of the city; and

WHEREAS, the proposed map amendments are in compliance with the *Imagine Flint* Comprehensive Plan; and

WHEREAS, Flint Zoning Code Section 50-191, Map (Rezoning) and Text Amendment Procedure and the Michigan Zoning Enabling Act require that the Planning Commission make a recommendation to the City Council; and

IT IS RESOLVED, pursuant to Flint Zoning Code Section 50-191 and the Michigan Zoning Enabling Act, that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission.

For the City:

CLYDE D EDWARDS
CLYDE D EDWARDS (Nov 8, 2023 09:41 EST)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

William Kim
William Kim (Nov 7, 2023 09:20 EST)

William Kim, City Attorney

Approved as to Finance:

Phillip Moore
Phillip Moore (Nov 7, 2023 11:42 EST)

Phillip Moore, Chief Finance Officer

RESOLUTION STAFF REVIEW

Date: November 7, 2023

Agenda Item Title:

**RESOLUTION FOR APPROVAL OF RECOMMENDED MAP AMENDMENTS TO THE CITY
OF FLINT ZONING ORDINANCE**

Prepared by:

Emily Doerr, Director of Planning and Development

Background/Summary of Proposed Action:

The City of Flint Planning Commission held a public hearing on September 12th, 2023 to consider map amendments to the Zoning Ordinance adopted October 29th, 2022 (*minutes enclosed in this packet*). The Planning Commission made a motion at their September 26th, 2023 meeting to recommend the proposed map amendments for approval to City Council. The proposed map amendments were selected in partnership with the City Assessor by identifying commercial corridors in the City of Flint that went from a commercial designation to a residential designation when the current Zoning Map was adopted. Around 830 parcels in all 9 wards were selected for this map amendment proposal based on the described methodology. The proposed map amendments are expected to allow redevelopment of existing commercial buildings on existing commercial corridors, while also allowing more opportunities for the development of higher density multi-family units in some areas where they were not previously permitted. This is in compliance with the *Imagine Flint* Comprehensive Plan.

Section 50-191 [Map (Rezoning) and Text Amendment Procedure] and the Michigan Zoning Enabling Act both require that the Planning Commission make a recommendation to the City Council for consideration and final action.

Financial Implications: N/A

Budgeted Expenditure: Yes ___ No X **Please explain, if no:**

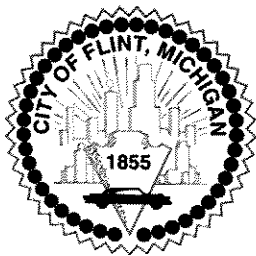
Pre-encumbered: Yes ___ No x **Requisition #:** _____

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

Staff Recommendation: Staff recommends approval of this resolution.

APPROVAL 
Emily Doerr (Nov 7 2023 07:46 EST)

Emily Doerr, Director, Planning and Development



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

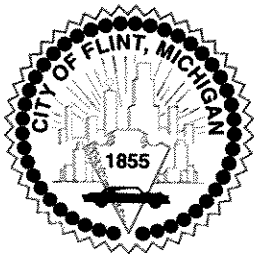
MEMORANDUM to: Flint City Council
SUBMITTED by: Max E. Lester, Interim Zoning Coordinator
REGARDING: Map Amendments to the City of Flint Zoning Map

The City of Flint Planning Commission opened a public hearing on September 12th, 2023 to review and consider map amendments to the Zoning Ordinance as requested by Planning and Zoning staff. These amendments were proposed to ensure existing commercial buildings on active commercial corridors may continue to be used without the need for variances, to allow redevelopment of existing distressed commercial corridors with similar uses to what was permitted previously, and to allow for multi-family housing options in commercial corridors that have declined significantly. The intended impact of the overall proposed map amendment is to remove an unnecessary barrier from small business owners who wish to establish a business within existing commercial buildings and for business owners who wish to expand their existing businesses, ensuring greater equity for those who have less starting capital available.

The methodology taken by staff was to first narrow the list of 55,000 total parcels to those that were previously designated D-1, D-2, D-3, D-4, D-5, or D-6 under the previous ordinance but are now designated GN-1, GN-2, TN-1, or TN-2. Additional parcels were included for certain focus areas depending on the surrounding area and how proposed zoning districts would interact with existing zoning districts. Further amendments may be warranted; however, the current proposed changes are designed to address a recurring issue leading applicants to seek Use-Variances through the Zoning Board of Appeals to reuse existing commercial buildings.

Focus Areas

Clio Rd., from W. Dayton St. to Pasadena Ave.
Corunna Rd.
Davison Rd., from Arlington Ave. to N. Dexter St.
Davison Rd., from Lewis St. to N. Franklin Ave.
Fenton Rd., from I-69 to Huron St.
Franklin Ave. from Broadway Blvd. to Utah Ave.
Lewis St., from Davison Rd. to Leith St.
M L King Blvd., from 5th Ave to Crosby St.
M L King Blvd., from Stockdale St. to Van Wagner Ave.
North Saginaw St., from E. Hamilton Ave to Dartmouth St.
South Saginaw St., from 14th St. to Eddington Ave.
Richfield Rd., from Western Rd. to N. Center Rd.
Court St. and S. Center Rd., Southwest Intersection



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

Data Summary

Clio Rd., from W. Dayton St. to Pasadena Ave.

Previous Zoning

- 20 D-3 Community Business
- 9 D-2 Neighborhood Business
- 2 D-1 Office District
- 2 A-2 Single Family Medium Density

Proposed Zoning

- 23 CC – City Corridor
- 10 NC – Neighborhood Center

Corunna Rd.

Previous Zoning

- 18 D-6 General and Highway Commercial Services
- 38 D-3 Community Business
- 9 D-2 Neighborhood Business
- 25 B Two Family

Proposed Zoning

- 90 CC City Corridor

Davison Rd., from Arlington Ave. to N. Dexter St.

Previous Zoning

- 9 D-6 General and Highway Commercial Services
- 53 D-3 Community Business
- 1 B Two Family

Proposed Zoning

- 63 CC City Corridor

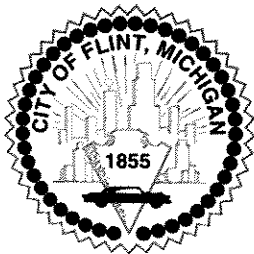
Davison Rd., from Lewis St. to N. Franklin Ave.

Previous Zoning

- 59 D-3 Community Business
- 1 B Two Family

Proposed Zoning

- 4 NC Neighborhood Center
- 56 MR-3 Mixed Residential High Density



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

Fenton Rd., from I-69 to Huron St.

Previous Zoning

- 4 E Heavy Commercial Limited Manufacturing
- 95 D-3 Community Business
- 1 B Two family
- 2 A-2 Single Family Medium Density

Proposed Zoning

- 102 CC City Corridor

Franklin Ave. from Broadway Blvd. to Utah Ave.

Previous Zoning

- 8 D-3 Community Business
- 2 C-1 Multiple Family Walkup Apartments
- 1 B Two Family

Proposed Zoning

- 11 NC Neighborhood Center

Lewis St., from Davison Rd. to Leith St.

Previous Zoning

- 17 D-3 Community Business
- 46 D-2 Neighborhood Business
- 3 B Two Family

Proposed Zoning

- 16 NC Neighborhood Center
- 50 MR-3 Mixed Residential High Density

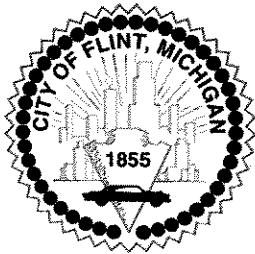
M L King Blvd., from 5th Ave to Crosby St.

Previous Zoning

- 62 D-3 Community Business
- 2 C-1 Multiple Family Walkup Apartments

Proposed Zoning

- 64 MR-3 Mixed Residential High Density



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

M L King Blvd., from Stockdale St. to Van Wagner Ave.

Previous Zoning

- 1 P Parking
- 19 D-2 Neighborhood Business
- 3 D-1 Office District
- 1 C-2 Multiple Family High Density Apartments
- 1 C-1 Multiple Family Walkup Apartments
- 97 B Two Family
- 4 A-2 Single Family Medium Density

Proposed Zoning

- 10 NC Neighborhood Center
- 23 MR-3 Mixed Residential High Density
- 93 MR-2 Mixed Residential Medium Density

North Saginaw St., from E. Hamilton Ave to Dartmouth St.

Previous Zoning

- 104 D-6 General and Highway Commercial Services
- 2 D-3 Community Business
- 20 D-2 Neighborhood Business
- 1 B Two Family

Proposed Zoning

- 106 CC City Corridor
- 21 MR-3 Mixed Residential High Density

South Saginaw St., from 14th St. to Eddington Ave.

Previous Zoning

- 41 D-6 General and Highway Commercial Services
- 2 C-1 Multiple Family Walkup Apartments
- 1 B Two Family

Proposed Zoning

- 44 CC City Corridor



CITY OF FLINT
FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
Mayor

Richfield Rd., from Western Rd. to N. Center Rd.

Previous Zoning

- 6 D-6 General and Highway Commercial Services
- 26 D-3 Community Business
- 7 D-2 Neighborhood Business
- 1 C-1 Multiple Family Walkup Apartments
- 1 A-2 Single Family Medium Density

Proposed Zoning

- 35 CC City Corridor
- 6 NC Neighborhood Center

Court St. and S. Center Rd., Southwest Intersection

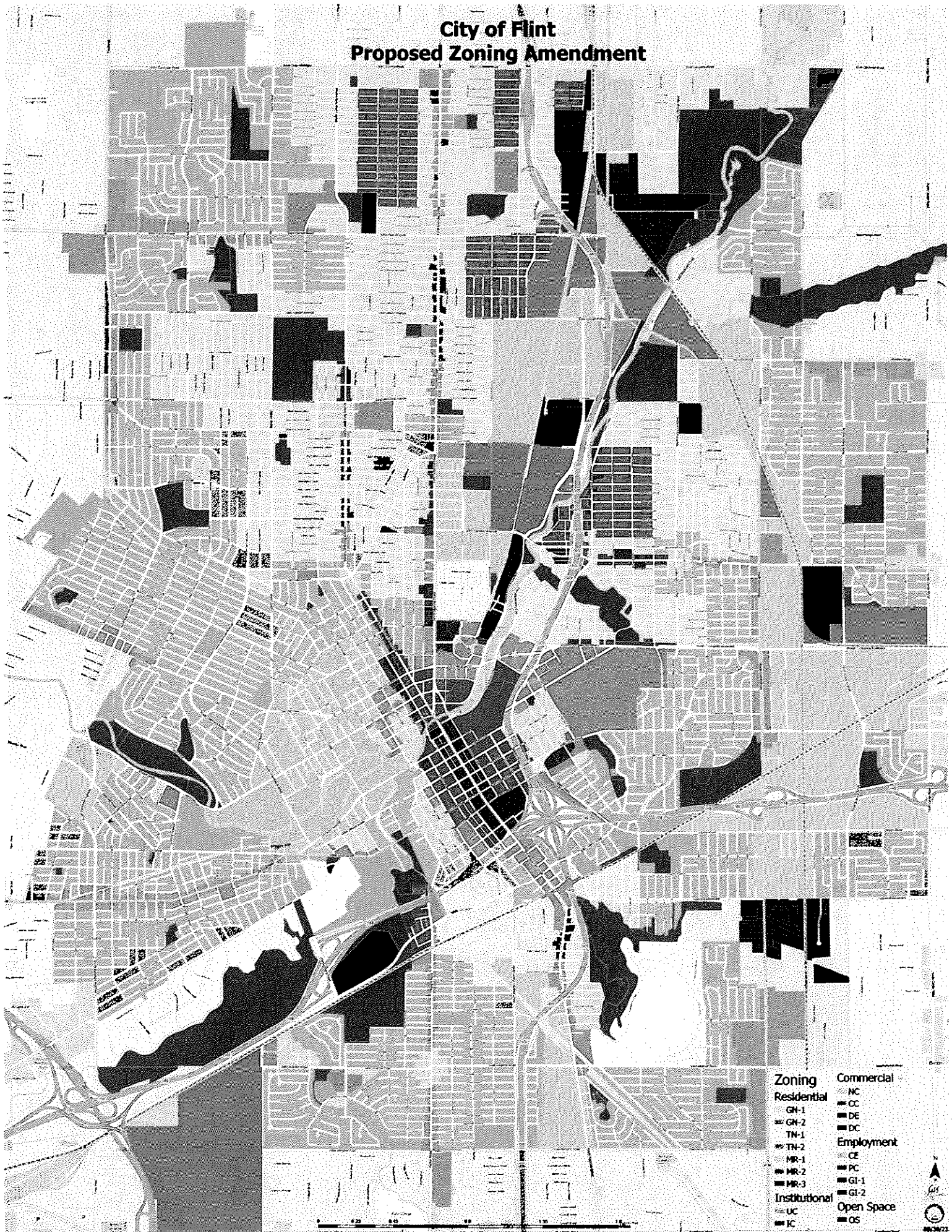
Previous Zoning

- 4 D-3 Community Business

Proposed Zoning

- 4 NC Neighborhood Center

City of Flint Proposed Zoning Amendment



Parcel ID	Full Property Address	Current Zoning	Old Code Zoning	Proposed Zoning	Property Inventory	WARD	Focus Area
4002106006	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good	2	1
4002106014	3009 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106019	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106020	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106023	2508 W DARTMOUTH ST, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106025	2801 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good	2	1
4002106027	3051 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair	2	1
4002106028	2817 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106030	3117 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair	2	1
4002106031	3101 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002106032	3001 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107006	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107014	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107015	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107016	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107047	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot	2	1
4002107062	3014 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good	2	1
4002107064	2802 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair	2	1
4002107065	2812 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair	2	1
4002107067	3122 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair	2	1
4002151018	CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Vacant Lot	2	1
4002151020	2777 CLIO RD, FLINT, MI, 48504	TN-2	D-2	CC	Poor	2	1
4002151022	2523 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Vacant Lot	2	1
4002152001	2734 CLIO RD, FLINT, MI, 48504	TN-2	D-2	CC	Fair	2	1
4002152003	2732 CLIO RD, FLINT, MI, 48504	TN-2	A-2	CC	Poor	2	1
4002156004	2518 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good	2	1
4002156005	2512 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good	2	1
4002156011	2524 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good	2	1
4002301001	2501 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Fair	2	1
4002302003	2500 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good	2	1
4002306063	2429 WELCH BLVD, FLINT, MI, 48504	TN-2	D-1	NC	Good	2	1
4002306064	2437 WELCH BLVD, FLINT, MI, 48504	TN-2	D-1	NC	Good	2	1
4002307001	2418 WELCH BLVD, FLINT, MI, 48504	TN-2	A-2	NC	Good	2	1
4013351005	2000 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good	6	2
4013351006	1926 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good	6	2
4013351009	1912 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4013351011	1919 W COURT ST, FLINT, MI, 48503	TN-2	D-6	CC	Good	6	2
4013351012	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4013352007	1919 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good	6	2
4013352008	1901 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair	6	2
4013352010	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Parking Lot	6	2
4013354002	2003 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4013354007	2009 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014390013	2664 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014390014	2660 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014390015	2638 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Parking Lot	6	2
4014390016	2630 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Sub-Standard	6	2
4014460014	2608 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014460015	2602 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014460018	2618 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014460019	2614 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014461015	2534 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014461016	2540 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014462022	2518 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462025	2510 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462027	2506 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462028	2502 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462029	2446 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462030	2442 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462032	2434 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462033	2426 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot	6	2
4014462034	2422 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Fair	6	2
4014462035	2418 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Fair	6	2
4014462036	2414 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot	6	2
4014462038	2406 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good	6	2
4014462039	2410 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good	6	2
4014462041	2440 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014462044	2514 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463002	2537 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot	6	2
4014463005	2525 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Poor	6	2
4014463006	2521 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463007	2517 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463008	2513 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463009	2509 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463010	2505 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2

4014463011	2501 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014463022	2529 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014464003	2421 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good	6	2
4014478022	2226 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014478023	2222 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014478030	2230 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot	6	2
4014478031	2202 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014479003	2316 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot	6	2
4014480035	2102 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair	6	2
4014480038	2116 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014482006	2038 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good	6	2
4014482008	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014482009	2028 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair	6	2
4014482011	2046 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good	6	2
4014483002	DURAND ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014483003	2026 BECKER ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014483004	BECKER ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014483009	2027 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot	6	2
4014484004	2309 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot	6	2
4014484005	2305 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good	6	2
4014484006	2301 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot	6	2
4014484007	2237 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014484008	2233 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Poor	6	2
4014484010	2229 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014484011	2225 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484013	2221 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014484014	2217 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484015	2213 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484016	2211 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484017	2205 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484018	2201 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Sub-Standard	6	2
4014484019	2113 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484020	2109 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484021	2107 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484044	2101 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Fair	6	2
4014484045	2317 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4014484046	2325 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot	6	2
4014484047	2321 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Poor	6	2
4023202001	2549 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Fair	6	2
4023202002	2541 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot	6	2
4014372003	3018 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good	6	2
4015455015	4108 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good	6	2
4015458012	4002 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot	6	2
4015458013	4018 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good	6	2
4015458015	4014 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot	6	2
4015484027	3910 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good	6	2
4015484029	3930 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good	6	2
4015485031	3830 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot	6	2
4105457010	2107 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4	3
4105457025	2111 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4	3
4105458023	2125 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4	3
4105458024	2209 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4	3
4105458025	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Parking Lot	4	3
4105458026	2215 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4	3
4105458028	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4	3
4105458029	2221 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good	4	3
4105459025	2301 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4	3
4105459026	2307 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4	3
4105459027	2311 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4	3
4105459028	2315 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4	3
4105459029	2319 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4	3
4105484013	2401 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good	4	3
4105484019	2417 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor	4	3
4105484021	2409 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good	4	3
4105484022	2413 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4	3
4105484023	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4	3
4105485016	2511 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor	4	3
4105485017	2515 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4	3
4105485021	2601 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4	3
4105485025	2617 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Sub-Standard	4	3
4105485026	2621 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4	3
4105485027	2625 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4	3
4105485032	2505 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4	3
4105485034	2535 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4	3
4105486002	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4	3
4108203001	2100 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4	3

4108203002	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4	3
4108203015	2112 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4	3
4108203016	2128 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good	4	3
4108204001	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4	3
4108204025	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4	3
4108204026	2232 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	3
4108205027	2320 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108226006	2408 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	3
4108226007	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108226008	2412 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108226009	2418 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	3
4108226010	2420 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108226023	2400 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	3
4108226030	2406 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	3
4108227004	2512 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108227005	2522 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108227021	2506 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	3
4108228003	2620 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	3
4108228004	2622 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108228015	2602 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4108228016	2610 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	3
4104385014	3137 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104385015	3155 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104385019	3101 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104386006	DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Vacant Lot	4	3
4104386010	3201 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104386011	3207 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair	4	3
4104386017	3213 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104386018	3239 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4	3
4104459015	3303 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	3
4104459016	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4	3
4104459017	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4	3
4104459018	3315 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4	3
4109201019	3322 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair	4	3
4104459002	N AVERILL AVE, FLINT, MI, 48506	TN-2	B	CC	Parking Lot	4	3
4107228007	1801 LEWIS PL, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	4	4
4108101001	1402 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Good	4	4
4108101002	1410 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Fair	4	4
4108101003	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108101004	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108101005	1422 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108101006	1426 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	4	4
4108101010	1450 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	4	4
4108101011	1454 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108101012	1458 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor	4	4
4108101029	1444 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	4	4
4108102004	1512 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102005	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102006	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102007	1522 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102008	1526 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102009	1530 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102010	1534 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102011	1538 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102012	1542 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102013	1546 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102032	1508 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108102036	1550 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor	4	4
4108102037	1558 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor	4	4
4108102038	1501 INDIANA AVE, FLINT, MI, 48506	GN-1	B	MR-3	Good	4	4
4108126003	1638 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	4	4
4108126004	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108126005	1646 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	4	4
4108126006	1652 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Sub-Standard	4	4
4108126007	1656 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good	4	4
4108126008	1660 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	4	4
4108126030	1616 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Sub-Standard	4	4
4108127002	1702 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good	4	4
4108127024	1720 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good	4	4
4105357028	1405 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Fair	3	4
4105357029	1417 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357030	1421 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357031	1427 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good	3	4
4105357032	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357033	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357034	1433 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4

4105357038	1441 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357040	1445 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105357041	1909 OLIVE AVE, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105358001	1501 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot	3	4
4105382016	1621 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Parking Lot	3	4
4105382017	1625 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good	3	4
4105382018	1629 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair	3	4
4105382028	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Parking Lot	3	4
4105382029	1653 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good	3	4
4105383018	1701 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair	3	4
4105383019	1707 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot	3	4
4105383020	1713 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot	3	4
4105383021	1717 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot	3	4
4105383022	1721 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot	3	4
4105383023	1725 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair	3	4
4105383024	1729 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good	3	4
4105383025	1733 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good	3	4
4105383027	1737 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair	3	4
4105383028	1741 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot	3	4
4119101010	1945 FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Good	9	5
4119102005	2017 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Good	9	5
4119102016	2001 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard	9	5
4119102017	2009 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard	9	5
4119104001	2103 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot	9	5
4119104003	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Poor	9	5
4119104004	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Poor	9	5
4119104005	2119 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair	9	5
4119104007	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard	9	5
4119104008	2205 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair	9	5
4119104015	2105 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot	9	5
4119104016	2207 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot	9	5
4119155001	2403 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119155002	2413 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119155003	2417 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119157001	2505 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119157002	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119157003	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119157004	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119157005	2521 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119159002	2615 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119159031	2605 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot	9	5
4119161018	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119301016	2715 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119303028	2809 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119303029	2829 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	9	5
4119305001	2901 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	9	5
4119305003	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119305004	2917 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119307001	3005 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot	9	5
4119307014	3017 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	9	5
4119101009	FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Fair	9	5
4119101007	1709 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot	9	5
4119101017	1609 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair	9	5
4119101020	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot	9	5
4119101015	1563 FENTON RD, FLINT, MI, 48507	GN-1	A-2	CC	Vacant Lot	9	5
4119101019	FENTON RD, FLINT, MI, 48507	GN-1	A-2	CC	Vacant Lot	9	5
4119101021	1701 FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Good	9	5
4024277028	2532 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024277039	2302 FENTON RD, FLINT, MI, 48507	TN-2	E	CC	Fair	8	5
4024277040	2510 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024278035	2602 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024278036	2606 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024278037	2622 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024278038	2626 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024279020	2702 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024426018	2722 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024427038	2810 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4024427041	2802 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024427042	2822 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024428036	2902 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024428037	2916 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot	8	5
4024428039	2920 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4024429038	3004 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024429047	3024 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024430043	3102 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024430044	3122 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5

4024431017	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot	8	5
4024431018	3206 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot	8	5
4024431020	3210 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024477035	3302 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024477036	3318 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024477041	3320 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024479035	3410 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024481037	3502 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024481038	3506 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4024481039	3510 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024481040	3512 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024481041	3518 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4024481042	3522 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4119351026	3301 FENTON RD, FLINT, MI, 48507	TN-2	B	CC	Good	8	5
4119353002	3421 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4119353004	3433 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4119353029	3401 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4119355001	3501 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good	8	5
4119355002	3505 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4119355005	3517 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4119355006	3519 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor	8	5
4119355040	3509 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4119355041	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair	8	5
4025231030	4002 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4025231031	4010 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot	8	5
4025231032	4014 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair	8	5
4025231033	4022 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Sub-Standard	8	5
4025233021	4106 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4025233035	FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot	8	5
4025233036	4118 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4025233037	4126 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4025277039	4214 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot	8	5
4025277040	4218 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor	8	5
4025277042	4202 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4130105001	4001 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4130105002	4005 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot	8	5
4130105004	4009 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair	8	5
4130105005	FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor	8	5
4130107001	4101 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair	8	5
4130107002	4109 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor	8	5
4130109001	4201 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot	8	5
4130109002	4205 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot	8	5
4130109031	4211 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4130151001	4301 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot	8	5
4130151030	4317 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good	8	5
4105183035	N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good	3	6
4105183040	1829 DELAWARE AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good	3	6
4105327016	1826 DELAWARE AVE, FLINT, MI, 48506	GN-1	B	NC	Good	3	6
4105327017	2617 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good	3	6
4105327018	2611 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good	3	6
4105401003	N FRANKLIN AVE, FLINT, MI, 48506	GN-1	C-1	NC	Vacant Lot	4	6
4105401005	2702 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Fair	4	6
4105401006	1909 DELAWARE AVE, FLINT, MI, 48506	GN-1	C-1	NC	Parking Lot	4	6
4105401035	2708 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Parking Lot	4	6
4105401036	2710 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Fair	4	6
4105402001	2500 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good	4	6
4105351002	2218 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Poor	3	7
4105351003	2212 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105351017	2202 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105351035	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Parking Lot	3	7
4105353031	2118 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Good	3	7
4105353043	2102 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3	7
4105355001	2020 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3	7
4105355004	2012 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3	7
4105355018	2006 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3	7
4105355019	2004 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3	7
4105355020	2002 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Fair	3	7
4106477019	2225 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106477020	2215 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106477038	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106477039	2207 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106477049	1357 BENNETT AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106479033	2125 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Fair	3	7
4106479034	2123 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Fair	3	7
4106479035	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3	7
4106479036	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3	7

4106479047	2101 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Good	3	7
4106481026	2001 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3	7
4106481031	2005 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3	7
4106483018	1362 BROADWAY BLVD, FLINT, MI, 48506	GI-1	D-3	NC	Sub-Standard	3	7
4106483047	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Parking Lot	3	7
4105155001	2820 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105155002	2816 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105155003	2814 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105155004	2812 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3	7
4105155005	2802 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3	7
4105157001	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105157009	1401 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105157027	2710 LEWIS ST, FLINT, MI, 48506	GI-1	B	MR-3	Vacant Lot	3	7
4105301002	1406 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105301035	1402 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105303018	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105303019	2504 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105303036	NEW YORK AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105305001	2418 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105305017	JANE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105305032	2408 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Poor	3	7
4105307002	2318 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105307016	2308 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105307017	1401 MABEL AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3	7
4106280001	LEWIS ST, FLINT, MI, 48505	None	B	MR-3	Vacant Lot	3	7
4106428002	2615 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106428003	2611 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106428004	2607 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106428019	2603 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106428020	2519 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106428021	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106428022	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4106428028	2501 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3	7
4106429042	2425 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106429034	2411 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106429035	2407 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	No	3	7
4106429036	2403 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106429039	2413 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4106432052	1338 JANE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105106003	LEITH ST, FLINT, MI, 48506	GI-1	B	MR-3	Vacant Lot	3	7
4105151001	3018 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Fair	3	7
4105151002	3008 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105151003	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105153001	2920 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4105153002	2916 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3	7
4105153004	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3	7
4012130035	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012130036	1507 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012130046	1501 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012205001	1514 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012205002	1510 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012205003	1506 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012205004	1502 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012208016	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012208017	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012208018	1409 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012208021	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012208026	111 W WOOD ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012208027	1423 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012208030	1401 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209010	1410 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012209020	1320 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209021	1316 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209022	1310 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209023	1304 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209024	1220 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209048	1210 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012209049	1202 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209051	1216 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012209052	1340 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012209067	214 E WOOD ST, FLINT, MI, 48503	TN-2	C-1	MR-3	Good	5	8
4012252013	1323 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012252014	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair	5	8
4012252015	1315 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012252016	1311 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012252017	1307 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8

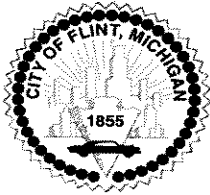
4012252020	1303 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012255012	1219 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012255013	1215 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012255014	1211 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair	5	8
4012255016	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012255018	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012255019	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012255021	1225 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012256001	AVENUE C, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256003	AVENUE C, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256004	1126 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256005	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256007	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256008	1114 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256017	1110 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012256018	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012259028	1127 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012259030	1121 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012259031	1117 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012259032	1113 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012259036	1019 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Sub-Standard	5	8
4012259037	1015 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012259042	1125 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012259043	1001 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair	5	8
4012259046	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012259047	1143 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good	5	8
4012259048	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair	5	8
4012280020	AVENUE B, FLINT, MI, 48503	TN-2	C-1	MR-3	Vacant Lot	5	8
4012280021	1024 AVENUE B, FLINT, MI, 48503	TN-2	D-3	MR-3	Sub-Standard	5	8
4012280022	1016 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Poor	5	8
4012280040	1002 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Poor	5	8
4012280041	LOUISA ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Parking Lot	5	8
4012427001	LOUISA ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4012427002	916 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot	5	8
4001176033	2919 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001176034	2913 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001176037	2901 M L KING AVE, FLINT, MI, 48505	GN-1	C-2	MR-2	Good	2	9
4001177032	2817 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Sub-Standard	2	9
4001177033	2811 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001177034	2807 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001177036	2801 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair	2	9
4001178032	101 W JACKSON AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001178033	2713 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001178034	2707 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001178035	2701 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair	2	9
4001179032	2615 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001179033	2607 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001179034	2601 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001180035	2563 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001180036	2557 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001180037	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001251001	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001251002	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001251003	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001251004	2902 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Good	2	9
4001253001	2818 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair	2	9
4001253044	2814 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001255001	2716 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001255002	2708 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001255003	2702 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001256039	2610 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001258001	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Parking Lot	2	9
4001258002	2556 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001258003	2550 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001259001	2514 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Vacant Lot	2	9
4001259002	2508 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Vacant Lot	2	9
4001326024	2513 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good	2	9
4001327044	2407 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good	2	9
4001328040	2313 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Fair	2	9
4001328041	2305 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Fair	2	9
4001328042	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001329042	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001329043	2223 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Fair	2	9
4001329044	2217 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001330037	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001330038	2209 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9

4001330039	2201 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard	2	9
4001331036	2125 M L KING AVE, FLINT, MI, 48503	GN-1	C-1	MR-2	Poor	2	9
4001331037	2119 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard	2	9
4001376040	2101 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard	2	9
4001376044	2109 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001377037	2013 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001377038	2009 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001377040	2005 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001378018	1915 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001378037	1907 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001378038	1903 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001379039	1811 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001379040	1809 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard	2	9
4001379041	1805 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001379042	1801 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001380042	1717 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Sub-Standard	2	9
4001380043	1715 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Sub-Standard	2	9
4001380044	1703 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Good	2	9
4001401003	2502 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Fair	2	9
4001404001	2416 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Poor	2	9
4001404002	2412 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good	2	9
4001404003	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot	2	9
4001404004	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot	2	9
4001404005	2318 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot	2	9
4001404006	2314 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001404007	2310 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Good	2	9
4001404021	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot	2	9
4001410001	2238 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Poor	2	9
4001410002	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001410003	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001410004	2226 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001410005	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001410023	2210 M L KING AVE, FLINT, MI, 48503	GN-1	D-2	MR-2	Good	2	9
4001414001	2134 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001414009	2110 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good	2	9
4001414023	M L KING AVE, FLINT, MI, 48503	GN-1	P	MR-2	Vacant Lot	2	9
4001414024	2114 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451001	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451002	2022 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451004	2016 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451005	2014 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001451006	2012 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451007	2006 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451008	2004 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451010	1926 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451011	1922 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot	2	9
4001451013	1918 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot	2	9
4001451014	1914 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Sub-Standard	2	9
4001451015	1910 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good	2	9
4001451016	1906 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Fair	2	9
4001451017	1902 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair	2	9
4001457003	1814 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457004	1810 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457006	1806 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457007	1802 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457008	1730 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457009	1726 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Poor	2	9
4001457010	1722 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457011	1718 M L KING AVE, FLINT, MI, 48505	TN-2	B	MR-2	Vacant Lot	2	9
4001457012	1714 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot	2	9
4001457033	1821 ADAMS AVE, FLINT, MI, 48505	TN-2	B	MR-2	Good	2	9
4636376014	3801 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Good	1	9
4636380015	3721 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Vacant Lot	2	9
4636380016	3717 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Fair	2	9
4636380020	3709 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair	2	9
4636380021	3705 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair	2	9
4636380027	M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot	2	9
4636380028	3609 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair	2	9
4636380029	3605 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair	2	9
4636380030	3601 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot	2	9
4636380031	M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Vacant Lot	2	9
4636380032	3625 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot	2	9
4636381001	102 E VAN WAGONER AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot	2	9
4636381010	3702 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good	2	9
4636381012	3622 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good	2	9
4636381013	3618 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good	2	9

4636381014	3614 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Fair	2	9
4636381015	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot	2	9
4636381016	3606 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot	2	9
4636381017	3602 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot	2	9
4636381029	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot	2	9
4636381031	3710 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good	2	9
4636384017	3401 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Good	2	9
4636385005	3422 M L KING AVE, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair	2	9
4636477024	3817 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636477025	3811 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636477027	3803 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4636479025	3719 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4636479026	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4636479028	3701 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636481019	3615 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636484037	3503 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636484035	3517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	2	10
4636486042	3401 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4636486044	3417 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	2	10
4731302001	4060 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	2	10
4731302003	4058 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4731302004	4050 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	2	10
4731303005	4002 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4731303038	4010 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	2	10
4731304041	3970 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	2	10
4731305001	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731305002	3922 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	2	10
4731305003	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731351041	3814 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731352044	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731353001	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731353002	3614 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	2	10
4731353003	3612 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	2	10
4731353004	3606 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	2	10
4731353005	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731354043	3500 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-3	CC	Vacant Lot	2	10
4731354044	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	2	10
4731354045	3510 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	2	10
4001280023	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-3	MR-3	Vacant Lot	2	10
4001284024	2631 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001284028	2605 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001284029	2601 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair	2	10
4001284031	N SAGINAW ST, FLINT, MI, 48502	MR-2	D-2	MR-3	Vacant Lot	2	10
4001284032	2633 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Parking Lot	2	10
4001287022	2513 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good	2	10
4001287023	2505 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Parking Lot	2	10
4001287024	2501 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair	2	10
4001427023	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001427024	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001427025	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001427026	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001427027	2401 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good	2	10
4001430020	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001430025	2301 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good	2	10
4001430026	2309 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001434020	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001434021	2215 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001434022	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot	2	10
4001434030	2125 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair	2	10
4636228074	4915 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4636228075	4913 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4636228076	4907 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4636228078	4901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4636229077	4805 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4636230040	4711 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4636230077	4601 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4636277029	4517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4636277030	4501 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4636279033	4411 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636279034	4403 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4636279036	4415 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636279037	4423 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4636281031	4323 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636281032	4311 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4636281033	4301 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4636283018	E STEWART AVE, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10

4636283019	4215 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4636427017	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636427018	4205 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636428059	4119 N SAGINAW ST, FLINT, MI, 48505	GN-1	B	CC	Good	3	10
4636430030	4001 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4636432022	3907 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4636432024	3901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4731103003	4902 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4731103004	4900 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731103041	4912 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4731104002	4818 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731104003	4812 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731104049	4804 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731105040	716 E BALTIMORE BLVD, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4731105042	4702 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731151001	4622 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731151002	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4731151010	4514 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4731151011	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4731151012	4522 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4731154004	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4731154005	4316 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4731154022	4414 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4731154026	4250 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4731301001	4142 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4731301002	4108 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4625285014	6125 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625285020	6119 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625285021	6101 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4625429023	6015 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4625429024	6009 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4625431032	5901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4625431034	5905 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4625431035	5917 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4625433025	5817 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625433026	5813 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625433027	5811 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4625433028	5801 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4625435028	5717 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4625435032	5701 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4625437015	5635 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625437029	5601 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good	3	10
4625477011	5525 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4625477024	5533 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4625477025	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4625477026	5517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4625477027	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4625479026	5421 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4730351001	5610 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot	3	10
4730351002	5606 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4730351003	5602 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4730352001	5518 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair	3	10
4730352004	5502 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4730352034	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4730352035	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4730353001	5420 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot	3	10
4730353004	5414 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4730353005	5410 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor	3	10
4730353006	5402 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard	3	10
4118461004	1908 BEACH ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard	9	11
4118461005	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4118481013	2008 CLIFFORD ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4118481014	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4118484040	2001 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119226006	2134 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119226007	2032 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard	9	11
4119226009	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119227003	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119229001	2101 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119229005	2127 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119229007	2147 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119229025	2117 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119230002	2240 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119230003	2254 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119230019	2304 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119230020	2310 S SAGINAW ST, FLINT, MI, 48503	GN-1	C-1	CC	Good	9	11

4119231009	2211 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119231018	2201 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119232002	2323 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119232029	2307 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119233013	2324 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119233014	2400 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119233015	2404 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119234038	2417 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119252029	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Parking Lot	9	11
4119252031	2508 S SAGINAW ST, FLINT, MI, 48503	GN-1	C-1	CC	Good	9	11
4119252032	2512 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard	9	11
4119252033	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119252038	2408 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119252039	2500 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119254039	2626 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Poor	9	11
4119254062	2612 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119254063	2604 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119254064	2624 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119255056	2716 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot	9	11
4119255057	2706 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119255058	2724 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4119256002	2820 S SAGINAW ST, FLINT, MI, 48503	GN-1	B	CC	Good	9	11
4119276003	2517 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119276050	2505 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119276051	2501 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119277001	2601 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good	9	11
4119277002	104 E TOBIAS ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair	9	11
4733304021	2801 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Fair	3	12
4733304022	2807 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Good	3	12
4733304023	2815 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Fair	3	12
4733304024	4115 DOUGLAS AVE, FLINT, MI, 48506	TN-2	D-6	NC	Vacant Lot	3	12
4733304026	2819 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Vacant Lot	3	12
4733307022	3001 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Fair	3	12
4733307024	3009 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good	3	12
4733307025	3017 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Fair	3	12
4733307026	3025 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good	3	12
4733307027	3029 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good	3	12
4733351052	2800 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Good	4	12
4733354003	3002 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good	4	12
4733354005	3020 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good	4	12
4733376005	3102 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	12
4733376033	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	12
4733376034	3142 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733376040	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	12
4733376043	3232 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733376074	3246 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733376120	3901 N AVERILL AVE, FLINT, MI, 48506	TN-2	C-1	CC	Poor	4	12
4733376121	3230 RICHFIELD RD, FLINT, MI, 48506	TN-2	A-2	CC	Good	4	12
4733376122	3210 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733376127	3108 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733451001	3302 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733451028	3314 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	12
4733452006	3538 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733452052	3402 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	12
4733453001	3602 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733453002	3608 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor	4	12
4733453004	3614 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor	4	12
4733453005	3620 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4	12
4733476003	3706 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476004	3720 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476008	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4	12
4733476009	3744 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476087	3826 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476091	3726 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476103	3800 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476096	3820 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476097	3702 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4	12
4733476102	3746 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor	4	12
4116228096	3802 E COURT ST, FLINT, MI, 48503	TN-2	D-3	NC	Fair	7	13
4116228099	922 S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Sub-Standard	7	13
4116228101	910 S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Good	7	13
4116228103	S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Vacant Lot	7	13



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
September 12th, 2023

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Harry Ryan
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Joanne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator
Tyler Bailey, Small Business Specialist

Absent:

Lynn Sorenson, Secretary
Leora Campbell
April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:37 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Ryan: present in-person
Commissioner Campbell: absent
Commissioner Blower: present in-person
Commissioner Jewell: present in-person
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: present in-person
Commissioner Horton: present in-person
Chairperson Wesley: present in-person

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Ryan motioned to accept the agenda as presented. Commissioner Blower seconded the motion.

M/S – Ryan/Blower

Unanimously carried by voice vote.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

MINUTES OF PREVIOUS MEETINGS:

Meeting minutes for August 8th, 2023 and August 22nd, 2023 were not prepared in time for review at this meeting.

PUBLIC FORUM:

Chairman Wesley opened the Public Forum. No one spoke.

PUBLIC HEARINGS:

Zoning Code Text Amendments (Continued): Reviewing proposed text amendments to Article 11, Article 13, and Article 17 of the City Zoning Ordinance with requested changes from the Commission.

Max Lester read the memorandum describing the changes made as requested by the Planning Commission at the August 22nd, 2023 meeting.

Commissioner Jewell asked Commissioners Munroe-Younis and Blower if the requested changes are reflected in the new materials. Commissioner Munroe-Younis and Commissioner Blower confirmed the new materials do reflect the requested changes.

Commissioner Ryan asked if buildings with less than a 10-foot setback will be reviewed by the Planning Commission, and if this falls under Section 50-155 A. Max responded that this is an existing applicability standard for Building Foundation Zone Landscaping, the proposed table under 50-150 is pointing to that section. For all review types, including Zoning Permit and Site Plan Review, if a building is closer than 10 feet to the property line 50-155 does not need to be met.

Commissioner Ryan supported the motion.

Commissioner Jewell asked if any additional language needed to be added. Max responded that the updated draft is labelled September 12th, 2023 to be more specific. Commissioner Blower added to the motion "of the text amendments including the amended language found in the September 12th, 2023 draft."

Commissioners discussed how to make the motions for this case. Attorney Gurley suggested making two motions, one to approve the proposed amendments and one to send them to City Council.

Commissioner Blower withdrew the motion on the floor. Commissioner Ryan agreed to the withdrawal.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower moved to approve the revised language for Articles 11, 13, and 17, including Section 50-139, 50-150, 50-153, and 50-186, as presented at the September 12th, 2023 meeting. Commissioner Ryan seconded the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Ryan

6 yes, 0 no, 0 abstain

The motion carried.

Commissioner Blower moved to send the recommendation for approval of the amendments to Articles 11, 13, and 17 including Section 50-139, 50-150, 50-153, and 50-186 to City Council for review. Commissioner Ryan seconded the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

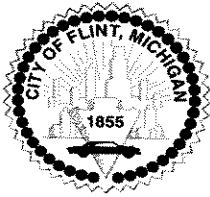
M/S – Blower/Ryan

6 yes, 0 no, 0 abstain

The motion carried.

Zoning Code Map Amendments: A hearing will be held before the Flint Planning Commission at this meeting to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd.

Commissioner Jewell asked what the benefit of the proposed map amendments are, and how they may impact commercial and common areas. Max answered that staff believes there was an oversight in how certain areas were zoned as the new Zoning Code was adopted, the proposed map amendments are designed to address properties that were once zoned commercial under the previous code and are now zoned residential. The impact is expected remove barriers for small business owners looking to reuse existing commercial spaces and those who own existing businesses in these corridors.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Max read the materials for Clio Rd, Dayton St. to Pasadena Ave.

Staff pointed out that the draft maps provided with the materials are not official City of Flint maps and are only intended to illustrate the proposed amendments. Max added that Marihuana Provisioning and Marihuana Microbusinesses are allowed in CC – City Corridor districts. Marihuana Microbusinesses are also permitted in NC – Neighborhood Center districts. Locational restrictions such as distance to residential still apply for marihuana uses. Commissioner Jewell asked if locational standards for residences, schools, and churches still need to be met. Max confirmed.

Commissioner Blower asked how different zoning districts were selected. Max answered that in this case surrounding zoning types were used to propose extending the existing CC – City Corridor designation down to the Dartmouth St. intersection. NC – Neighborhood Center was chosen at the Dayton St. intersection as this zoning type is usually clustered around intersections and there were no existing zoning types or land use patterns that necessitated the CC – City Corridor district in this area. Commissioner Blower asked if this carries over to the other areas identified to be reviewed. Max confirmed.

Commissioner Ryan asked if the City Corridor designation makes the properties commercial because most of the property in the area is already commercial, or if the designation allows them to be commercial. Max responded that many of the properties that were D-3 Community Business have commercial builds on them, though some may be vacant. The proposed CC – City Corridor zoning district would allow these properties to remain commercial in a similar zoning district.

Max read the materials for materials for the following focus areas:

Corunna Rd.

Davison Rd., from Arlington Ave. to N. Dexter St.

Davison Rd., from Lewis St. to N. Franklin Ave.

Fenton Rd., from I-69 to Huron St.

Franklin Ave. from Broadway Blvd. to Utah Ave.

Lewis St., from Davison Rd. to Leith St.

M L King Blvd., from 5th Ave to Crosby St.

Commissioner Munroe-Younis asked if any parcels for the Choice Neighborhoods Initiative are included with any of the proposed MR-3 Mixed Residential High Density parcels identified. Max stated they do not recall the specific parcels for Choice Neighborhoods, but staff can check on this. Chairman Wesley said the MR-3 Mixed Residential High Density district do allow for residential. Max stated they believed there may have been some conflicts with Choice Neighborhoods due to TN-2 Traditional Neighborhood Medium Density zoning as it does not allow for multifamily uses.

Commissioner Horton asked if Multifamily uses are distinguished between attached single-family homes. Max confirmed it does, noting the Zoning Code differentiates between single-family detached, single-family attached, two family and duplex, multifamily, and mixed use.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

M L King Blvd., from Stockdale St. to Van Wagner Ave.

Commissioner Munroe-Younis asked if the Martin Luther King Jr. Peace garden would be impacted. Max Responded that community gardens are identified as an accessory use in MR-2 Mixed Residential Medium Density districts, additionally public-owned parks are permitted, and all other parks are a special land use

North Saginaw St., from E. Hamilton Ave to Dartmouth St.

Attorney Gurley discussed federal land use laws as they relate to places of worship and zoning under the Religious Land Use And Institutionalized Persons Act. Max stated they would follow up with her regarding that topic that week.

South Saginaw St., from 14th St. to Eddington Ave.

Richfield Rd., from Western Rd. to N. Center Rd.

Commissioner Blower asked if this impacts the decision by City Council to rezone a property along Richfield Rd. last year, though noting she still believes it was a case of spot zoning. Max answered that their belief is that a zoning type under the current ordinance was not put forward with that request, so when the new zoning code was adopted the TN-2 Traditional Neighborhood Medium Density was applied. This proposed zoning for this area would implement a zoning district that City Council had intended, but in this case, it would not be spot zoning as a multitude of parcels along Richfield Rd. are also proposed to be CC City Corridor. Self-Storage facilities are permitted in CC City Corridor districts, but there are requirements for screening when abutting residential zoned districts.

Court St. and S. Center Rd., Southwest Intersection

General Discussion

Commissioner Munroe-Younis referenced back to the Lewis St., from Davison Rd. to Leith St., and asked if the proposed zoning of MR-3 Mixed Residential High Density would put Latinx out of compliance with the Zoning Code near the intersection of E. Hamilton Ave and Lewis St. Max sated Community Centers are a Special Land Use in the proposed zoning district and future expansions could potentially trigger Special Land Use review. Commissioner Munroe-Younis asked about the use in GN-1 and GN-2 Green Neighborhood Low and Medium Intensity districts, Max answered it is permitted in those zoning districts, which would create an additional step for approvals. Commissioner Munroe-Younis expressed concern as Latinx is an anchor for this area. Max cautioned against making decisions based on the impact of a particular organization, also noting they will need to look further into whether Special Land Use procedures are meant for establishing uses and if expansions require additional review by the Planning Commission.

Commissioner Munroe-Younis asked if the NC Neighborhood Center proposed zoning could be extended up a block towards Bennett Ave. Commissioner Jewell asked if entities that are currently operating will be able to continue if the map amendments are adopted. Max confirmed. Max answered that they do not see a difficulty in extending the proposed NC Neighborhood Center district up a block, but the explanation will need to be based on the impact of the overall area. Commissioner Munroe-



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Younis asked what the reasoning may have been for ending the proposed NC Neighborhood Center district at E. Hamilton Ave. Max answered that typically the NC Neighborhood Center district is meant to be in smaller clusters at intersections rather than following a corridor like the CC City Corridor district. Max noted that the role of staff is to present perceived issues and propose potential solutions, but ultimately staff is in support of the Planning Commission who may request changes.

Chairman Wesley opened the floor to public comment. No one spoke. No additional communications were received.

Commissioner Blower referenced to Davison Rd., Arlington Ave. to Dexter St., specifically the section from N. Averill Ave. to N. Dexter St. On the north side of the street the two blocks are completely residential. Commissioner Blower asked why this section was not left as the TN-2 Traditional Neighborhood Medium Density zoning. Max stated they believe this is a good point and that area could be brought back with this area unchanged.

Commissioner Blower moved to continue discussion to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd. to the next regularly scheduled meeting on September 26th, 2023, with the requested changes to [Lewis St., Davison Rd. to Franklin Ave.] to extend the NC Neighborhood Center proposed zoning up one block towards Bennett Ave., and with requested changes to Davison Rd., Arlington Ave. to Dexter St. to remove the proposed zoning for the stretch of homes between N. Averill Ave. and N. Dexter St. Commissioner Munroe-Younis seconded the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Horton: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

CASE REVIEW:

Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling

Attorney Gurley stated that she emailed the applicant and received the revised business plan which she will review in time to have a report for the next meeting.

PC 23-7: Alpine Development Group, LLC – 2502 S. Dort Hwy.

Max stated they received additional documents which will be reviewed with the Chair.

City Council Action on Planning Commission Recommendations

None.

Zoning Board of Appeals

Max stated at the meeting on August 29th, 2023 ZBA 21-2256 Native X, LLC requests an appeal of the Planning Commission's decision on June 22, 2021 to deny a Group F Special Regulated Use Permit for an Adult Use (Growing) marihuana facility at 3039 Airpark Drive North., Flint, MI (PID 40-34-100-031) was heard after being remanded back to the Zoning Board of Appeals from the 7th Circuit Court. The Zoning board of Appeals voted to change their initial decision and accepted the appeal based on a letter from the Flint Bishop International Airport Authority. Attorney Gurley added that the Court found in their decision that the Planning Commission followed proper procedures in reaching their decision.

REPORTS:

Redevelopment Ready Communities (RRC)

Max stated the Joint Meeting is the last requirement through the Planning Commission for Redevelopment Ready Community certification and staff are planning the details of the meeting.

Planning Commission Expired Terms

Max stated they do not have an update for the current expired terms, but that now there should not technically be any vacancies. Currently, Commissioners Cook-Hawkins, Campbell, Ryan, and Sorenson have expired terms.

10 Year City of Flint Comprehensive Plan Review

Max stated that this item is expected to become a larger focus once the map and text amendments are moved on to City Council due to the capacity of staff.

Staffing Update

Max stated they do not have an update for staffing.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Monthly Educational Topic

Max noted this item will be on hold temporarily, with items possibly coming in as agendas allow. Relevant articles and informational pieces will still be provided. Max noted attached is an article from the MI Planner July/August 2023 issue titled "14 Ways to Build a Better Planning Commission." Commissioner Jewell asked that at a future date this article come back for discussion.

RESOLUTIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Commissioner Jewell noted as part of a previous question, there is a public hearing for a request to rezone two parcels at the next meeting on September 26th.

ADJOURNMENT:

M/S – Ryan/Blower

Unanimously carried by voice vote.

Meeting adjourned at 8:01 PM.

230423



RESOLUTION NO.: _____

PRESENTED: NOV 13 2023

ADOPTED: _____

**Resolution Approving Demolition
of Building Located at 641 S. Saginaw Street**

Whereas the building located at 641 S. Saginaw Street is in imminent danger of collapsing onto the public streets and sidewalks which surround it; and

Whereas the building is vacant and has been abandoned by its owner; and

Whereas the 67-5 District Court has entered an order which allows the City to demolish the building and place a lien on the property for payment of the cost of the demolition; and

Whereas Bolle Contracting, LLC, of Clare, Michigan, has proposed to demolish the building and remove all debris for the sum of one-hundred thirty-nine thousand and 00/100 (\$139,000.00), and 00/100 dollars;

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to execute an agreement with Bolle Contracting, LLC, of Clare, Michigan, in the amount of \$139,000.00, for the demolition of the building located at 641 S. Saginaw Street.

FOR THE CITY:

FOR THE CITY COUNCIL

Clyde Edwards, City Administrator

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

William Y. Kim, City Attorney

Phillip Moore, acting Chief Financial Officer



RESOLUTION STAFF REVIEW FORM

AGENDA ITEM TITLE:	Resolution Approving Demolition of Building Located at 641 S. Saginaw Street				BID/PROPOSAL #:	N/A			
PREPARED BY: (NAME & DEPARTMENT)	William Kim, City Attorney				DATE:	11/13/2023			
VENDOR NAME:	Bolle Contracting, LLC								
BACKGROUND/SUMMARY OF PROPOSED ACTION/FINANCIAL IMPLICATIONS:									
<p>The building located at 641 S. Saginaw Street is in imminent danger of collapsing onto the public streets and sidewalks which surround it. The building is vacant and has been abandoned by its owner. The 67-5 District Court has entered an order which allows the city to take all actions reasonably necessary to demolish the building, and Bolle Contracting, LLC, of Clare, Michigan, has offered to demolish the structure and remove all the debris for the sum of \$139,000.00.</p> <p>For these reasons the appropriate City officials should be authorized to do all things necessary to execute an agreement with Bolle Contracting, LLC, of Clare, Michigan, in the amount of \$139,000.00, for the demolition of the building located at 641 S. Saginaw Street.</p>									
BUDGETED EXPENDITURE?	Yes	X	No		PRE-ENCUMBERED?	Yes		No	X
IS A CONTRACT NEEDED?	Yes	X	No		LENGTH OF CONTRACT	30 DAYS			
IF APPLICABLE, ESTIMATE AMOUNT BY BUDGET YEAR:	\$139,000								
OTHER IMPLICATIONS (I.E. COLLECTIVE BARGAINING)	None.								

STAFF RECOMMENDS APPROVAL

DEPARTMENT HEAD SIGNATURE: _____

Clyde Edwards, City Administrator

CITY OF FLINT,

STEVEN WORDEN and KAYLA WORDEN,
and LOVE HOLDINGS, LLC

Defendants.

City of Flint Law Department
By: Thomas H. Sparrow (P56262)
Attorney for Plaintiff City of Flint
1101 S. Saginaw Street, 3rd Floor
Flint, Michigan 48502
(810) 766-7146
tsparrow@cityofflint.com

Peter M. Doerr (P28681)
Attorney for Defendants Worden only.
11500 N. Saginaw Street
Mount Morris, Michigan 48458
(810) 686-7030
peter@doerrpc.com

LOVE HOLDINGS, LLC
% Morris Peterson, Agent
6159 Somerset Court
Grand Blanc, Michigan 48439

ORDER REGARDING CITATIONS ISSUED TO DEFENDANTS

At a session of the 67-5 District Court,
held on September, 15, 2023,
the Hon. David Guinn, presiding

The matter, having come before the Court on two municipal civil infractions issued by Plaintiff City against Defendants for maintaining a dangerous structure located at 641 S. Saginaw Street in the City of Flint, State of Michigan, and Plaintiff City, having moved for entry of an order which allows Plaintiff City to demolish the structure and record a lien on the real property where the structure located, and the Defendants Worden, having stipulated to entry of the order, and the Defendant Love Holdings, LLC, having failed to

appear and defend against the citations, and for all other reasons stated on the record,

IT IS ORDERED THAT:

- A. The citation issued in this case to Defendants Steven Worden and Kayla Worden on June 14, 2023, for maintaining a dangerous structure or premises, shall be and is hereby dismissed with prejudice for the reason Defendants have no possessory interest in, or control of the structure and which is the subject matter of this action, the interest of said Defendants being solely that of vendors of the Land Contract dated October 30, 2015, which transferred equitable title to the structure and property to Defendant Love Holdings, LLC; and
- B. A Default Judgement is granted in favor of Plaintiff City with respect to the citation issued to Love Holdings, LLC, on August 25, 2023, for maintaining a dangerous structure or premises; and
- C. The Plaintiff City's Motion to Demolish Structure and Record Lien shall be and is hereby granted;
- D. Agents and/or Officers for the Plaintiff City of Flint may enter onto the property and into the structure commonly known as 641 S. Saginaw Street, in the City of Flint, State of Flint, for all purposes allowed under this order;
- E. Agents and/or Officers for the Plaintiff City of Flint may take all actions reasonably necessary to demolish and remove the two story structure located at 641 S. Saginaw Street, tax identification number 41-18-117-008, in the City of Flint, State of Michigan; and
- F. The Plaintiff City of Flint may record the attached lien on the real property commonly known as 641 S. Saginaw Street, Flint, Michigan, 48502, tax identification number 41-18-117-008, in an amount equal to the total and reasonable cost incurred by the Plaintiff City in providing for the demolition and removal of the two story structure located at 641 S. Saginaw Street, Flint, Michigan, 48502, said structure having become so deteriorated that it is dangerous, unsafe and unfit for human occupancy, and unreasonable to repair; and
- G. This is a final order which closes this case.

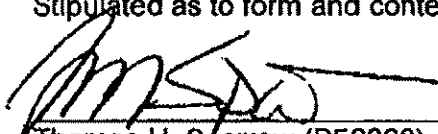
Dated: 9-15-23




HON. DAVID GUINN
District Court Judge

156984

Stipulated as to form and content:


Thomas H. Sparrow (P56262)
Attorney for Plaintiff City

Date: 8/30/2023


Peter M. Doerr (P28681)
Attorney for Defendants Worden only

Date: 8/30/23

230367

ORDINANCE NO. _____

An Ordinance to add a prohibition on the illegal use of controlled substances by elected officials, while on City property or while engaged in City business, to the Flint City Code of Ordinances.

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

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by adding to Chapter 1, General Provisions, the following Section, which shall read in its entirety as follows:

§1-134.1 PROHIBITION ON ILLEGAL USE OF CONTROLLED SUBSTANCES BY ELECTED OFFICIALS.

(A) ELECTED OFFICIALS OF THE CITY OF FLINT ARE PROHIBITED, WHILE ON CITY PROPERTY OR ENGAGED IN CITY BUSINESS, FROM USING OR BEING UNDER THE INFLUENCE OF CONTROLLED SUBSTANCES, AS DEFINED BY MCL §333.7104(3), EXCEPT AS OTHERWISE PERMITTED BY ARTICLE 7 OF THE MICHIGAN PUBLIC HEALTH CODE, MCL 333.7101 *ET SEQ.*

(B) ELECTED OFFICIALS OF THE CITY OF FLINT WHO, WHILE ON CITY PROPERTY OR ENGAGED IN CITY BUSINESS, ARE INVOLVED IN AN ACCIDENT RESULTING IN INJURIES TO OTHERS OR DAMAGE TO CITY PROPERTY, ARE SUBJECT TO ANY DRUG TESTING POLICIES APPLICABLE TO CITY OF FLINT EMPLOYEES.

(C) ELECTED OFFICIALS OF THE CITY OF FLINT ARE SUBJECT TO ANY RANDOMIZED OR SUSPICION-BASED DRUG TESTING POLICIES APPLICABLE TO CITY OF FLINT EMPLOYEES GENERALLY.

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

Adopted this _____ day of _____, 2021 A.D.

FOR THE CITY:

City Council


Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:


William Kim, City Attorney

230424

ORDINANCE NO. _____

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

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

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

(HH) THE CITY ACKNOWLEDGES THAT **MARIAN HALL LIMITED DIVIDEND HOUSING ASSOCIATION, LLC, 415 WEST COURT STREET, FLINT MI 48503** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**MARIAN HALL APARTMENTS**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE SPONSOR HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES. IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE SPONSOR FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO FOUR PERCENT (4%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

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

Adopted this _____ day of _____, 2023 A.D.

City Council:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

William Kim (Nov 7, 2023 09:44 EST)
William Kim, City Attorney

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

Communities First, 529 Martin Luther King Ave

1) Current taxable generated: \$0
2) PILOT estimation \$11,000

Pilot is based on 4%

DIFFERENCE BETWEEN PILOT AND AD VALOREM TAXES: \$39,432 per year

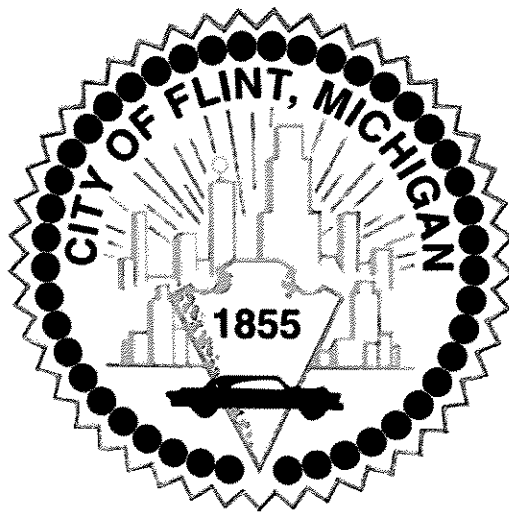
Based on the Schedule of Rents provided by Communities First, at 100% occupancy, the total annual rent potential for the 43 units

3) Estimated project ad valorem taxable value:

	Studio	One Bedroom	Two Bedroom	Three Bedroom
Market Rent	\$625	\$725	\$850	\$1,000
Number of Units	6	25	10	2
	\$3,750	\$18,125	\$8,500	\$2,000

Monthly Income	\$32,375
Yearly Income	\$388,500
Vacancy/Loss (10%)	(\$38,850)
Potential Gross Income	\$349,650
Expenses	(\$157,343)
Net Operating Income	\$192,308
Cap Rate of 13%	\$1,479,288
SEV/TV	739,644
Potential Taxes	\$50,432

PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION



CITY OF FLINT

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

PURPOSE

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

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

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

ELIGIBILITY

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

PROCESS

1) Pre-Application Conference:

This is a meeting of all applicable City Departments to include:

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

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

2) Submission of Application:

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

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

3) Internal (Administrative) Review:

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

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

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

4) Council Committee Review:

Committee meetings are held the Wednesday prior to the Regular City Council meeting. The developer is required to be in attendance at this meeting to answer any questions the committee may have.

5) Review by City Council:

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

6) Approval:

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

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

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



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

APPLICANT INFORMATION

ENTITY NAME	Communities First, Inc. on behalf of Marian Hall LDHA LLC or another entity to be formed
REPRESENTATIVES NAME	Glenn A. Wilson
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

GUARANTORS INFORMATION

ENTITY NAME	Communities First, Inc.
ENTITY PRINCIPAL	
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

ENTITY NAME	
ENTITY PRINCIPAL	
ADDRESS	
TELEPHONE NUMBER	
E-MAIL ADDRESS	

Have you submitted an application for this same project to the City of Flint previously and been denied? Y ☒ N

Do you owe the city funds for delinquent taxes of utility bills? Y ☒ N

Did you include the names of all officers and/or directors as it relates to this application? Y ☒ N

PROJECT INFORMATION

PROJECT NAME	Marian Hall Apartments
ADDRESS OF PROJECT	529 ML King Ave., Flint, MI 48502
PARCEL ID	40-12-479-001
LEGAL DESCRIPTION	<p>The Easterly ½ of Lot 1; Also, Lot 2, except the Southerly 28 feet of the Westerly ½; Also Lots 3, 4, 5, and 6; also Lot 7, except the Southerly 14 feet of the Easterly 65 feet; Also Lot 8, except the Easterly 65 feet; Also part of Lots 9 and 10 described as beginning at the Southwesterly corner of said Lot 10; Thence North 30 degrees 02 minutes 30 seconds West along the Westerly line of said Lots 10 and 9, 132 feet to the Northwesterly corner of said Lot 9; Thence North 60 degrees 31 minutes 30 seconds East along the Northerly line of said Lot, 58.75 feet; Thence South 29 degrees 01 minutes 30 seconds East 49.48 feet; Thence North 58 degrees 30 minutes 05 seconds East, 6.34 feet; Thence South 30 degrees 10 minutes East, 43.09 feet; Thence North 58 degrees 30 minutes 05 seconds East, 0.66 feet; Thence South 30 degrees 10 minutes East, 39.60 feet to the Southerly line of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along said Southerly line, 64.94 feet to the point of beginning; All in Block 23 of the Village of Grand Traverse, according to the recorded plat thereof as recorded in Plat Book 6, Page 13, Genesee County records.</p> <p>Address: 529 MLK Ave Tax number 40-12-479-001</p>
NAME OF OWNERSHIP ENTITY	Marian Hall Limited Dividend Housing Association LLC

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Communities First, Inc. – Glenn Wilson – 415 W. Court St. Flint, MI 48503 – (810) 422-5358, gwilson@communitiesfirstinc.org
ARCHITECTURAL FIRM	AMAG Architecture
CONSTRUCTION PROJECT MANAGER	TBD – Staff from Lurvey Construction
GENERAL CONTRACTOR FOR PROJECT	Lurvey Construction

Number of Years	30 years	Beginning Year	2026
Percent of PILOT	4%	Ending Year	2056

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.


The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.***
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.***
- 3. They have contacted MSHDA to ensure eligibility.***

Date 10/4/23

Glenn Wilson

Authorized Applicant Representative (PRINT)



Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	X
Complete list of the owner/ownership interest in the project	X
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	X
Site Plan	X
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	X
Will the project be located in an existing facility? a) If an existing facility, when was it constructed?	X
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	X
Describe the marketing plan for the project, identifying the intended market. a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	X
Provide Housing Market Data to show demand. If a Market Study was completed, provide a copy of this.	X
Briefly describe the ownership and tax information for this project. Include in this section the following: a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	X

e) State the tax parcel number for all property involved with the Project and the current assessed value of the property f) Are any assessments presently under appeal? If yes, discuss status. g) Will the project result in a subdivision of any present tax parcel?	x
Provide a detailed development pro forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.	x
Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.	x
Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?	x
State the proposed time schedule for the project including anticipated dates and the following: a) Closing the loan or contributing financing availability b) First expenditure of funds with regard to the project c) Anticipated date construction will begin d) Anticipated completion date	x
Development team: a) Applicant primary point of contact b) Architect and engineers c) Construction Project Manager d) General Contractor for project e) Other professionals	x
Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members	x
Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA	N/A
Bonus Points: a) Identify Target Area from Master Plan and/or Consolidated Plan b) Neighborhood outreach with fill list of outreach provided c) Document the target level of energy efficiency standard for the project d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)	x

PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards

General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	3
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3/projects 10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	2
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	3
Quality of Site Improvements, Place Making	3	3
Bonus points (one point per documented line item)		
Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	1
Neighborhood/Block Club Engagement (Include full list of outreach)	1	1
Energy Efficiency Standard Incorporated	1/level (max of 3)	3
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	2
General Points Possible/Received	15	14
Bonus Points Possible/Received	7	7
Total Points for Evaluation	22	21

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	21

Disqualifying factors (Mark any present and return to agency if existing)

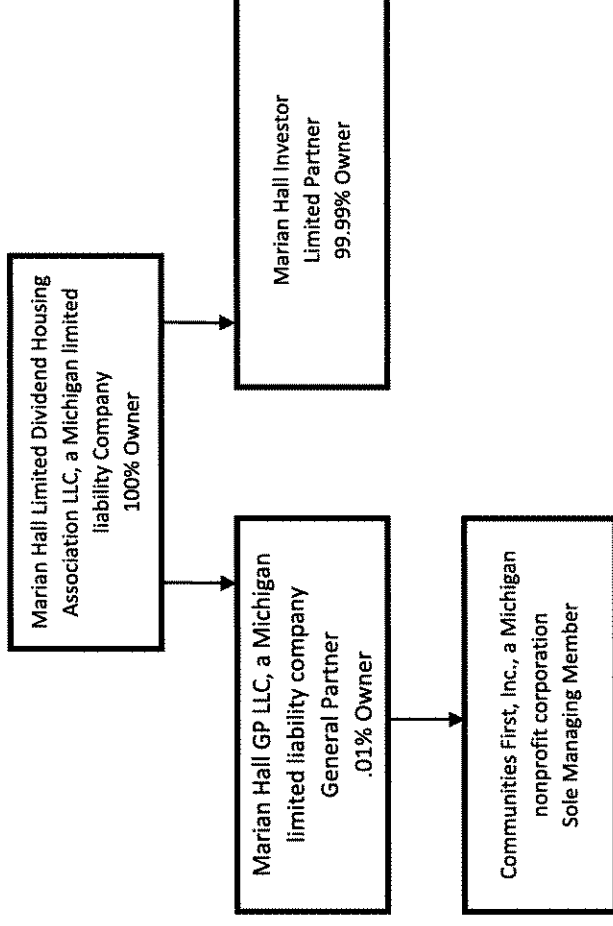
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on other properties	

Communities First, Inc.

Board List

Name	Title	County	Occupation
Jason Paulateer	Chair	Oakland County, MI	VP, Community Development, 5/3 Bank
Sandra Kelley	Treasurer	Genesee County, MI	Entrepreneur
Tiffany Hughes	Secretary	Genesee County, MI	Attorney
Carma Lewis	Director	Genesee County, MI	Community Liaison, Congressman Kildee
Kathryn Moeller	Director	Genesee County, MI	Retired
Glenn A. Wilson	President/CEO	Genesee County, MI	Community Development, Communities First, Inc.

Proposed Organization Chart for Marian Hall Development





ORGANIZATIONAL CAPACITY

Communities First, Inc. is made up of a dynamic team of passionate and committed professionals with expertise in real estate development, project management, finance, housing, economic development and community engagement. The organization and team have an excellent relationship with Michigan State Housing Development Authority, City of Detroit, U.S. Department of Housing and Urban Development and other partners enabling us to layer complex financing and utilize various programs.

Glenn Wilson, President/CEO

As co-founder and President/CEO, Glenn Wilson leads the organization as it responds to the great need that distressed communities face in regards to economic development and affordable housing. The organization has secured more than \$40 million in funding, primarily for real estate development projects and provided jobs to more than 300 people due to Mr. Wilson's leadership. Glenn has expansive knowledge of real estate and community development, serving as the primary lead for these activities since the organization's inception in 2010. His background in healthcare, real estate, business, marketing and entrepreneurship has translated well to his real estate development work. Glenn currently serves on the Michigan Housing Council Board of Directors, Michigan Housing Council Finance and Development Committee and the Community and Economic Development Association of Michigan Board of Directors. He also serves on the boards of the Mass Transportation Authority and Hurley Foundation and is a member of the Federal Home Loan Bank of Indianapolis Advisory Board. Glenn participates in committees at the Flint Institute of Arts and Flint Institute of Music and has a special interest in increasing equity in the arts. He has strong relationships with governmental entities, politicians, foundations and community groups throughout the state of Michigan.

Essence Wilson, Chief Strategy Officer

Essence Wilson is co-founder and Chief Strategy Officer for the organization. Her responsibilities include writing grants, improving organizational efficiency and organizing community engagement efforts. Essence has a bachelor's degree in mechanical engineering from Kettering University and a master's degree in management, strategy and leadership at Michigan State University. This education and prior experience working at General Motors helped her develop as a leader and innovator, which has served her well in the nonprofit arena. A natural planner and

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



logistical thinker, she is often responsible for translating vision to action while producing tangible results.

Her community involvement includes serving on the Flint Institute of Music Board of Directors, participating in committees at Flint Institute of Arts and Flint Institute of Music.

Renee A. Kent, Special Projects Manager

Renee has been engaged in the financial services and community development field for 20 years managing lending and equity investing activities that target funding for affordable housing and economic development initiatives to revitalize and stabilize low to moderate income communities throughout the state of Michigan. Experience includes structuring and financing Tax Credits, Social Impact Bonds and Opportunity Zone Investments. Renee is a passionate volunteer throughout her community and seeks to affect greater positive change through participation on various boards, community task force coalitions, youth based organizations and loan committees for community, government and corporate initiatives. Renee holds a Bachelor Degree majoring in accounting from Eastern Michigan University.

Michael E. Wright Real Estate Development Director

Michael obtained his Master's degree in Public Administration with an emphasis in urban and regional policy and planning and Bachelors of Arts degrees in political science and philosophy from Grand Valley State University. Michael has 9 years of real estate development experience as a consultant and developer, specializing in both for-profit and non-profit real estate finance and development. Michael has utilized low income housing, historic, and new markets tax credits, HOME funds, tax increment financing, conventional and HUD insured (221(d)4 and 223(f)) debt, and grants to close various projects in Michigan, Ohio, and Oklahoma. Michael's service ethic is demonstrated by his prior work as a member with LISC/AmeriCorps, Neighborhood Ventures in Grand Rapids and the Wyoming Downtown Development Authority.

Lisa Mauzey Financial Management Consultant

For the past 25 years, Lisa Mauzey has worked in the accounting fields for both for-profit and non-profit organizations. During this time she has developed strong accounting skills and refined her skills in full-service corporate, real estate, and

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



construction accounting; as well as, administrative skills including human resources. She has worked on projects that assisted neighborhood development organizations building housing in Detroit and Flint by using her abilities to budget, complete construction draws, and organize a build schedule. Lisa earned her Associates of Arts in Accounting from the University of Phoenix in December 2008 and her Bachelors of Business Administration in Innovative Organization from the University of Phoenix in May 2011.

Property Management Partner

Premier Property Management, LLC, is a full service property management firm formed as a Limited Liability Company in 1999 to provide professional marketing and property management services for all types of multifamily housing and commercial retail real estate developments.

This firm developed in part as a response to the rising demand by owners, government agencies, mortgage lenders and tenants for experienced real estate management professionals. These professionals must be able to provide higher quality service while remaining abreast of the changes in the laws and government regulations which affect the investment and the investor. Premier Property Management LLC, is recognized as having the experience, knowledge, skill and resources to meet these demands for all types of real estate developments and establishes individual management programs tailored to address the specific needs of each unique development.

The experience of Premier Property Management, LLC, includes the management experience of a diverse portfolio of Condominium, Conventional, Affordable Low Income, Elderly, and Publicly Owned housing developments. The depth of experience and the recognition as an industry expert in the reformation of distressed housing is reflected in the strong working relationships which have been developed with various government agencies including; The Department of Housing and Urban Development (HUD) in Detroit, MI, Grand Rapids, MI, Cleveland, OH, Miami, FL, Atlanta, GA, and Indianapolis, IN, The U.S. Department of Agriculture (Rural Development) in Tavares, FL, Ocala, FL, and West Palm Beach Gardens, FL., The Michigan State Housing Development Authority (MSHDA) in Detroit, MI, and Lansing, MI, and innumerable local government offices including Clinton Township, Shelby Township, City of Ecorse, the City of South Lyon and the City of Detroit.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



In addition to the traditional property management services, Premier Property Management has assisted several Public Housing agencies move from being “Troubled” agencies to highly functioning agencies through comprehensive changes in operations and establishing better communication with the Boards of Commissioners.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



Project: Oak Street Senior Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Oak Street Senior Apartments. Oak Street Senior Apartments is a U.S. Department of HUD Section 202 Supportive Housing for the Elderly development. The project consists of 24 units of safe, affordable housing for low income seniors in the downtown Flint area. The historic Oak School was originally built in 1898 and has been preserved according to historic standards. The resulting development is Enterprise Green Communities certified and winner of the Association of General Contractors of Michigan.

Project Type: Permanent Supportive Housing for Elderly

Unit Mix: 24 Units Permanent Supportive Housing

Year of Completion: 2014

Funding Sources: Oak Street Senior Apartments was funded primarily through a U.S. Department of HUD Section 202 Supportive Housing for the Elderly grant and a MSHDA Housing Development Funds grant. Additional sources of funding came from the City of Flint, Genesee County Land Bank Authority and Michigan LISC.

Total Project Cost: \$5.1 Million

Additional Details: Please visit

https://www.youtube.com/watch?v=Velpu15_184 for a video of the ribbon cutting ceremony and https://www.youtube.com/watch?v=c6W_D0_WNXA for more information.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

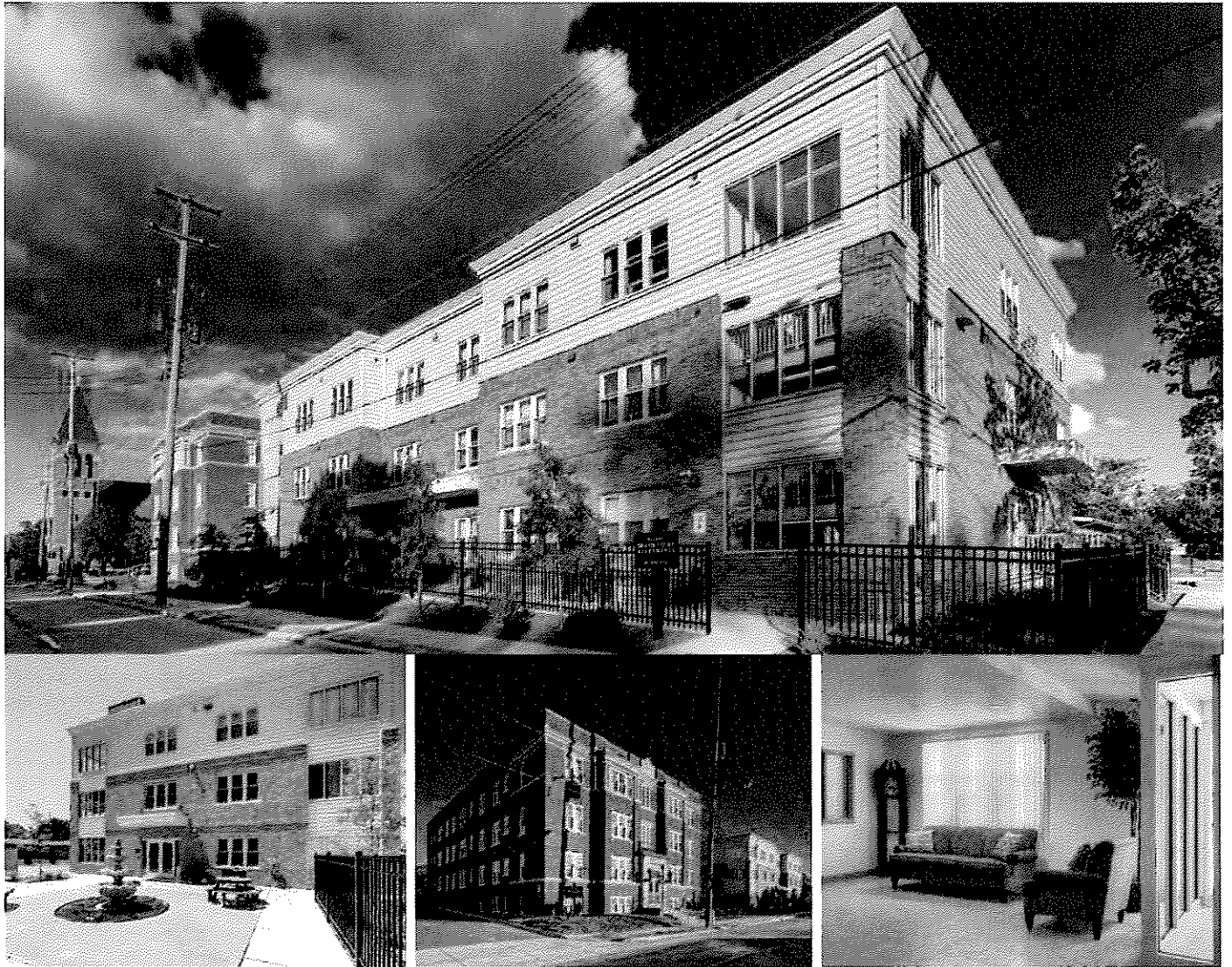
415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844

SWAYZE COURT APARTMENTS

313 W. COURT STREET, FLINT, MI 48502



RAD Conversion Specialists (RCS) teamed with Communities First, Inc., a nonprofit corporation for the new construction and redevelopment of 36 permanent supportive housing project in Flint, Michigan. RCS and Glenn Wilson coordinated the efforts of the design team to create a scope of work and redevelop an historic apartment building that resulted in a newly renovated apartment building in a once distressed area of Flint. Construction commenced in 2015 and was completed in 2016. Total development costs were approximately \$8,300,000 and funding sources included Historic Tax Credits, HOME loans, AHP Loan and low income housing tax credits.



COOLIDGE PARK APARTMENTS

3701 VAN BUREN AVE, FLINT, MI 48503



Project Overview: Communities First, Inc. is the sponsor/developer of Coolidge Park Apartments. The project involves the historic rehabilitation of Coolidge Elementary School and the construction of a new mixed use building on the site. The development includes market rate units, affordable units and over 9,000 square feet of commercial space.

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 54 LIHTC Units, 9 Market Rate Units

Year of Completion: October 2019

Total Project Cost: \$16.8 Million

Funding Sources: MSHDA LIHTC, Federal Historic Tax Credits, City of Flint HOME Funds, foundation grants and conventional financing.



BERKLEY PLACE APARTMENTS

1207 North Ballenger Hwy, FLINT, MI 48504



Project Overview: Communities First, Inc. is the sponsor/developer of Berkley Place Apartments. The project involves the demolition of an vacant and blighted office building and new construction of a multifamily apartment building. The development includes permanent supportive housing units, along with community and supportive services space including a health services room and library..

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 33 LIHTC Units, 16 Permanent Supportive Housing Units

Year of Completion: November 2020

Total Project Cost: MSHDA LIHTC and conventional financing

Funding Sources: \$7.2 Million



GEORGIA MANOR APARTMENTS

501 LYON ST, FLINT, MI 48503



Project Overview: Communities First, Inc. is the sponsor/developer of Georgia Manor Apartments. Beginning construction in September 2020, the project involves the rehabilitation of a vacant and blighted apartment building. The development includes mixed income housing units and community space.

Project Type: Low Income Housing Tax Credits (LIHTC)

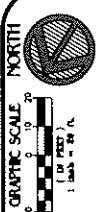
Unit Mix: 20 LIHTC Units and 6 Market Rate Units

Year of Completion: June 2021

Total Project Cost: MSHDA LIHTC and conventional financing

Funding Sources: \$4.8 Million





PROJECT NARRATIVE:
THIS PROJECT IS A REHABILITATION OF THE MARION HALL, A HISTORIC BUILDING LOCATED AT THE CORNER OF M.L. KING AVENUE AND UNIVERSITY AVENUE IN THE CITY OF FLINT, MI. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER.

ZONING INFORMATION:
THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI. THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI. THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI. THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI. THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI.

LEGEND:
CONCRETE
ASPHALT
PAVEMENT
CURB
WALK
LANDSCAPE
FENCE
GARAGE
DRIVEWAY
PARKING
STREET LIGHT
SIGN
TREE
SHRUB
FOLIAGE
WATER

ADDITIONAL NOTES FOR SITE PLANS:
1. THE PROJECT IS A REHABILITATION OF THE MARION HALL, A HISTORIC BUILDING LOCATED AT THE CORNER OF M.L. KING AVENUE AND UNIVERSITY AVENUE IN THE CITY OF FLINT, MI. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER.

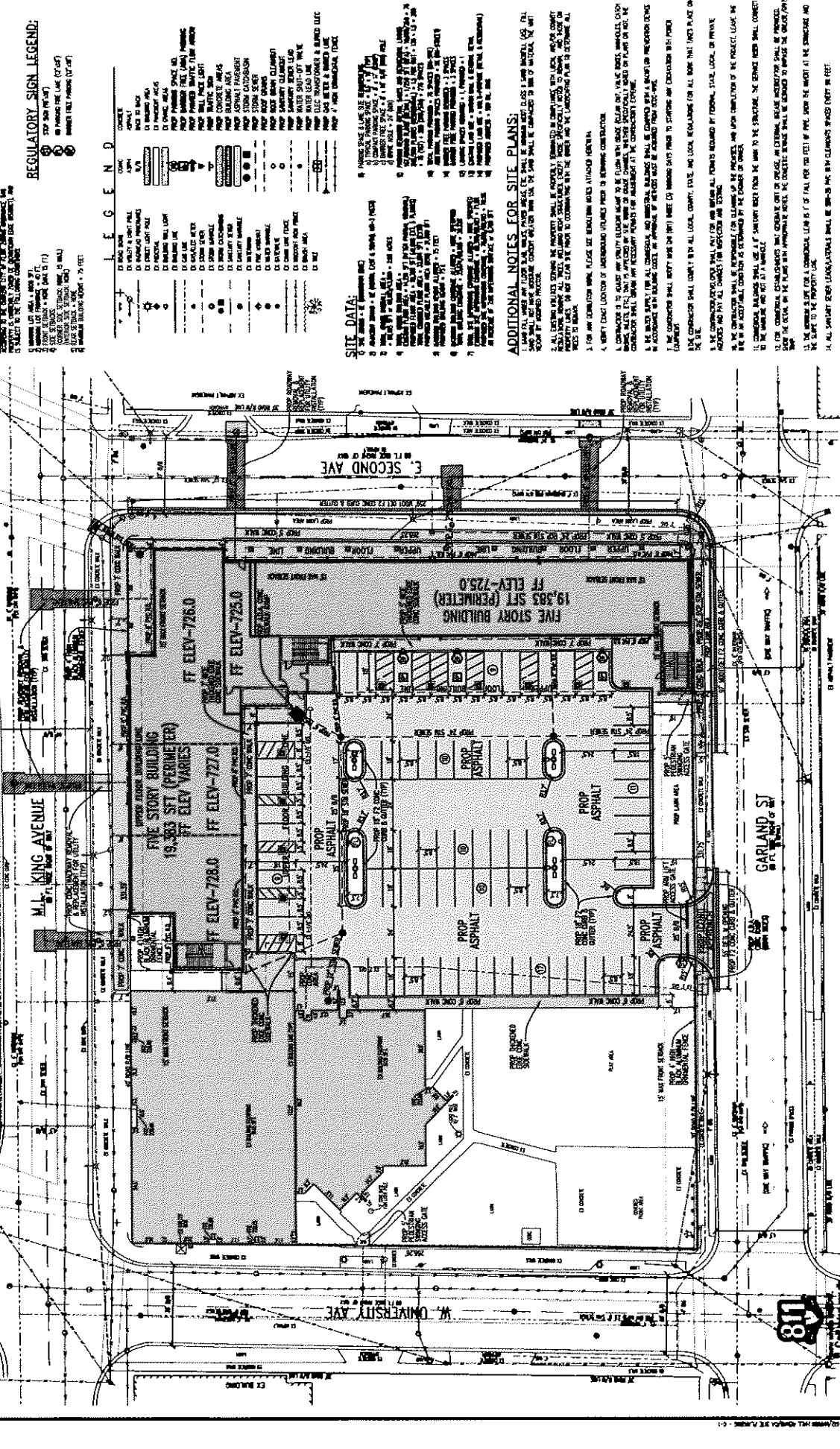
SITE DATA:
1. THE PROJECT IS A REHABILITATION OF THE MARION HALL, A HISTORIC BUILDING LOCATED AT THE CORNER OF M.L. KING AVENUE AND UNIVERSITY AVENUE IN THE CITY OF FLINT, MI. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER.

OVERALL, PROPOSED SITE PLAN LAYOUT FOR:
MARION HALL REHABILITATION PROJECT
511, 517, 523, 529 M.L. KING &
GARLAND ST, FLINT, MI 48402

OWNER/DEVELOPER:
COMMUNITIES FIRST, INC.
A DIVISION OF THE FIRST CORPORATION
FLINT, MI 48405

SCALE: 1"=20'
JOB NO. 23-112

DATE: 10/1/2009



LEGEND:
CONCRETE
ASPHALT
PAVEMENT
CURB
WALK
LANDSCAPE
FENCE
GARAGE
DRIVEWAY
PARKING
STREET LIGHT
SIGN
TREE
SHRUB
FOLIAGE
WATER

ADDITIONAL NOTES FOR SITE PLANS:
1. THE PROJECT IS A REHABILITATION OF THE MARION HALL, A HISTORIC BUILDING LOCATED AT THE CORNER OF M.L. KING AVENUE AND UNIVERSITY AVENUE IN THE CITY OF FLINT, MI. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER. THE PROJECT WILL BE A REHABILITATION OF THE BUILDING TO BE USED AS A COMMUNITY CENTER.

APPLICATION REQUIREMENTS

1) Completed Application Form

2) Narrative:

a. Background information:

i. Development experience of team

Please see attached resume for Communities First, Inc. ("CFI")

ii. Describe the corporate partnership structure

Please see attached proposed organization chart.

b. Describe the proposed Project (include the following sections): We are requesting a 4% PILOT. CFI, a 501(c)3 nonprofit corporation based in Flint, Michigan, whose mission is to build healthy, vibrant communities through economic development, affordable housing, and innovative programming, proposes to construct Marian Hall Apartments, located at 529 ML King Ave., Flint, Michigan (the "Development"). The proposed Development is the historic renovation of the Marian Hall Building into a mixed-use development comprised of four (4) studio, twenty-five (25) one-bedroom, ten (10) two-bedroom, and three (3) three-bedroom rental apartment units for a total of forty-two (42) rental apartment units, and associated community and commercial space. The property is currently occupied by Odyssey House, a 501(c)3 nonprofit substance use disorder treatment service provider. Odyssey House plans to move their headquarters, including administrative offices and treatment services from the Marian Hall building, leaving the large historic structure vacant. The new mixed-use, mixed-income development will be built with the vision of the Imagine Flint Master Plan and provide much needed quality and affordable housing to Flint residents.

i. Intended usage/target market – Low and moderate income individuals and families in Genesee County.

ii. Economic impact - The majority of the property is tax exempt and operated by Odyssey House, who plans to move their operations to another location. Developing the land into much needed affordable housing will provide annual income taxes and payment in lieu of taxes to the City of Flint, as well as use existing infrastructure while paying water and sewer fees to the City. The additional density along the M.L. King Ave. corridor downtown will also incentivize local businesses and catalyze more walkable amenities. The development will link Carriage Town with Downtown Flint and provide a historically renovated structure near the Flint River and across from the Durant Apartments. Additionally, the project will create jobs for property management positions, maintenance staffing and contracts.

iii. Environmental impact (to include any mitigation actions taken) Prior to constructions, we will complete a Phase I ESA.

iv. **Impact on City infrastructure (transportation and utilities)** The Development is utilizing an existing building that currently has access to public utilities and public transit routes. Additionally, residents will be able to walk to many nearby amenities, including a grocery store, hospital, restaurants, and park, including the soon to be built Flint State Park. CFI encourages residents to utilize public transportation and strives to increase walkability in all our developments. This project will help make Flint more attractive for business investment and people by providing decent, safe, sanitary, and affordable housing options to residents. Additionally, increasing affordable housing options for residents of Flint will reduce strain on health services impacted by COVID-19 by providing a reliable place for residents to practice safe-distancing.

v. **Impact on City services (police, fire, EMS, code enforcement)** CFI expects the activity generated by this development will lead to a local area that is safer due to more eyes on the street and pedestrian activity. This development will also serve to incentivize investment by homeowners and business owners in and around the neighborhood. Increasing density with quality affordable housing options will help activate the area with more residents to deter nearby criminal activity and utilize local businesses and other amenities. We expect nearby property values to increase and more local investment and activity, enlarging the tax base and providing more resources for City services. We expect residents to use city services as any other city residents would, but this development will bring a significant increase in financial resources to the city via this PILOT, income taxes, water/sewer bills, and more.

vi. **Square footage of the building and land to be renovated** –Building square footage is approximately 54,985sf. The land square footage is approximately 33,352sf.

vii. **Architectural renderings to include the number and type of units** – Renderings are attached to this application. The proposed development would be home to of four (4) studio, twenty-five (25) one-bedroom, ten (10) two-bedroom, and three (3) three-bedroom rental apartment units for a total of forty-two (42) rental apartment units, and associated community and commercial space.

viii. **Any other information to fully explain the project**

Will the project be located in an existing facility?

Yes

a) If an existing facility, when was it constructed?

1927

If new construction, please complete the following:

- a) Estimated date of commencement of construction of the project covered in this application. N/A
- b) Description of project to be constructed including size, type, quality of construction. N/A
- c) Approximate date of commencement of this project's operation? N/A

c. Describe the marketing of the project, clearly identifying the intended market. List the type of lessees anticipated. How long is full occupancy expected to take? Who will serve as the manager of this project?

The Project will be marketed through local media advertising, as well as word of mouth. Given current demand for housing in Flint and extensive existing waitlists to live Downtown, we expect full occupancy in the first six months following completion. We expect this building to have a mix of families and individuals, with current income bands of 30% to 80% of the Area Median Income, and people of all backgrounds. The construction will be led by Communities First, Inc. and Lurvey Construction, with Premier Property Management serving as the day-to-day property manager following completion of construction.

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

i. State the location or the proposed project to include street address, parcel ID, and the legal description. 529 MLK Ave. Flint, MI 48502; Parcel IDs: 40-12-479-001 Legal Description:

The Easterly ½ of Lot 1; Also, Lot 2, except the Southerly 28 feet of the Westerly ½; Also Lots 3, 4, 5, and 6; also Lot 7, except the Southerly 14 feet of the Easterly 65 feet; Also Lot 8, except the Easterly 65 feet; Also part of Lots 9 and 10 described as beginning at the Southwesterly corner of said Lot 10; Thence North 30 degrees 02 minutes 30 seconds West along the Westerly line of said Lots 10 and 9, 132 feet to the Northwesterly corner of said Lot 9; Thence North 60 degrees 31 minutes 30 seconds

East along the Northerly line of said Lot, 58.75 feet; Thence South 29 degrees 01 minutes 30 seconds East 49.48 feet; Thence North 58 degrees 30 minutes 05 seconds East, 6.34 feet; Thence South 30 degrees 10 minutes East, 43.09 feet; Thence North 58 degrees 30 minutes 05 seconds East, 0.66 feet; Thence South 30 degrees 10 minutes East, 39.60 feet to the Southerly line of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along said Southerly line, 64.94 feet to the point of beginning; All in Block 23 of the Village of Grand Traverse, according to the recorded plat thereof as recorded in Plat Book 6, Page 13, Genesee County records.

Address: 529 MLK Ave

Tax number 40-12-479-001

ii. Name of the property owner at the time of application. Flint Odyssey House, Inc.,

iii. If the applicant is not the current owner of record, attach a valid option to purchase. See Attached Purchase Agreements and Affidavit of Purchase Agreement

iv. Describe any and all financing, options, and liens on the property - We are not aware of any liens on the property. We plan to finance the acquisition and development through low-income housing tax credit equity, conventional debt financing, historic tax credit equity, and grants.

v. State the current assessed value of the property. According to the Flint Property Portal, the State Equalized Value is listed below:

529 MLK - \$0

Total SEV: \$0

vi. Are any assessments currently under appeal? If yes, describe. We are not aware of any assessment appeals.

vii. Will the project result in a subdivision of any present tax parcel? No.

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

f. Provide a detailed operating pro forma. This must include all anticipated major revenues and expenses for the full term of the requested PILOT. Please see attached 15-year operating proforma.

Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)? As part of this development, CFI will be completely re-pouring and relaying new sidewalks around all street frontages impacted by this development. This development will also comply with the new landscaping requirements of the new Zoning Ordinance, which are significantly more comprehensive than the previous ordinance resulting in higher quality landscaping than previously existed on the site. The development will also have considerably more on-site lighting than currently exists on the parcel.

h. Provide housing market data to show demand. If a market study was completed, provide a copy of this.

This development follows expressly stated preferences and calls for new housing construction as noted in the Imagine Flint Master Plan. In the plan, it states that, "The City should seek to add a combined 15,000 housing units to the Downtown and Innovation District areas..." (City of Flint, 2013, pg. 92). These new units seek to move the City closer to meeting this goal. Additionally, the City of Flint's Central Saginaw Subarea Plan explicitly lists this site as a "Multi-Family Development Site" (City of Flint, 2014, p. 3). This subarea plan also provides renderings of proposed developments at this site which are extremely close in scale and massing to this proposed development (City of Flint, 2014, p. 8).

We have not done a market study but given current demand for rental units in the area and Flint as well as the COVID-19 crisis, there is more than adequate demand for the multifamily apartments. We are experiencing high demand for our current apartment portfolio in Flint, including at nearby Coolidge Park Apartments, and Georgia Manor Apartments, which are at full occupancy.

i. State a proposed timeline for the Project to include:

i. Closing of the loan or contributing financing March 2025

ii. First expenditure of funds with regards to the project October 2022

iii. Anticipated date construction will begin March 2025

iv. Anticipated date of completion August 2026

j. Describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members. We are not aware of any conflicts of interest.

k. Bonus Points:

a) Identify Target Area from Master Plan and/or Consolidated Plan

This development follows expressly stated preferences and calls for new housing construction as noted in the Imagine Flint Master Plan. In the plan, it states that, "The City should seek to add a combined 15,000 housing units to the Downtown and Innovation District areas..." (City of Flint, 2013, pg. 92). These new units seek to move the City closer to meeting this goal. Additionally, the City of Flint's Central Saginaw Subarea Plan explicitly lists this site as a "Multi-Family Development Site" (City of Flint, 2014, p. 3). This subarea plan also provides renderings of proposed developments at this site which are extremely close in scale and massing to this proposed development (City of Flint, 2014, p. 8).

iii. Neighborhood and block club outreach (Full list of outreach done)

During the Better Block Flint event in late September 2023, CFI conducted a small workshop and engaged attendees and nearby neighbors regarding this project. CFI asked for preferences on façade materials, commercial tenants, and other overall thoughts on this design on both September 22nd and 23rd. Through this effort, CFI received more than three dozen comments about design preferences that will inform key parts of this development's next steps.

Beyond this engagement, CFI plans to meet with the adjacent Carriage Town Historic Neighborhood Association in the near future to discuss this development, in the first half of October 2023.

CFI has already met with some elected officials regarding this development to ensure local leaders are fully engaged. Before any development is finalized, CFI will meet with more neighbors, additional councilpersons, have conversations with adjacent businesses, and ensure that this development is aligned with community needs.

In order to ensure that this is the case, CFI referenced heavily the city's adopted Master Plan and the Subarea Plan for this area to ensure that the development reflected the wishes of community members. Since the City did engage over 5,000 people in over 300 meetings to develop that plan, we feel that following its vision is vital to ensuring true community wishes are reflected in this development.

a) Document the target level of energy efficiency standard for the project

At least National Green Building Standards Silver Certification or comparable certification.

iv. External amenities (walk score, proximity to transit, jobs, etc.)

The development will be located in downtown Flint adjacent to the Carriage Town Neighborhood and Flint River with a walkscore of 82 ("very walkable"). The property is ideally located to add residential density to the City and within close distance to several business and employment amenities; including a grocery store (Local Grocer), Park (McFarlan and Riverbank parks), government offices (State of Michigan, Genesee County, City of Flint), educational

institutions (University of Michigan-Flint), entertainment (Soggy Bottom Bar, Churchill's, the Flint Local 432, etc.), the Flint Farmers Market, and others. Additionally, this site is only a 14-minute walk to the Flint MTA station where nearly every bus route in the city terminates or begins, providing residents with access to jobs and amenities well outside of walking distance.

Additionally, this site is within walking or transit-riding distance from many of Flint's major employers such as UM-Flint, Kettering University, Hurley Medical Center, Lear Corporation, McLaren Flint, General Motors, and the under redevelopment Buick City site.

I. Include a copy of the completed MSHDA application for Low Income Housing Tax Credits (LIHTC) within thirty (30) days of submittal to MSHDA.

To be completed.



**Marian Hall - Existing
Flint, MI**

SOURCES & USES OF FUNDS Summary	
SOURCES	
Historic Tax Credit Equity	1,286,199
Conventional Financing	800,000
LIHTC Equity	11,116,361
Deferred Developer Fees	233,688
TOTAL SOURCES	<u>\$13,436,248</u>
USES	
Acquisition of Land and Buildings	928,966
Architecture and Engineering	202,759
Hard Construction Costs	9,189,032
Soft Costs	2,946,022
Reserves	169,471
TOTAL USES	<u>13,436,248</u>

10/6/2023

Last edit date:
Phase I Existing
Property: Marian Hall

		Proforma Rents				
		FY 2024				
	Unit Type*	# of units	Gross Rent per unit (\$)	Utility Allowance (\$)	Contract Rent per unit (\$)	Total \$
Existing Building	Studio (30%)	3	378	97	281	843
	Studio (40%)	1	504	97	407	407
	Studio (60%)	1	796	97	699	699
	Studio (80%)	1	980	97	883	883
	1BR (30%)	5	405	110	295	1,475
	1BR (40%)	2	541	110	431	862
	1BR (60%)	11	810	110	700	7,700
	1BR (80%)	7	1081	110	971	6,797
	2BR (30%)	3	486	143	343	1,029
	2BR (60%)	1	973	143	830	830
	2BR (80%)	6	1298	143	1155	6,930
	3BR (80%)	2	1300	177	1123	2,246
	Total (per Mo.):	43				30,701
Annual Total:						368,412

Marian Hall -Existing Building - Cash Flow Proforma
Flint, MI

Income	Initial		Future	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	Inflator	Begin in Year																
Annual Rental Income	2.00%	2.00%		365,916	373,234	380,699	388,313	396,079	404,001	412,081	420,322	428,729	437,303	446,050	454,971	464,070	473,351	482,818
Annual Non-Rental Income	2.00%	2.00%	6	18,500	18,870	19,247	19,632	20,025	20,435	20,854	21,251	21,676	22,109	22,551	23,002	23,462	23,932	24,410
Residential Vacancy Loss	8.00%	5.00%	6	29,273	29,859	30,456	31,065	31,686	20,200	20,604	21,016	21,436	21,865	22,302	22,749	23,203	23,668	24,141
Total Project Revenue				355,143	363,246	369,490	376,880	384,418	404,226	412,311	420,557	428,968	437,548	446,298	455,224	464,329	473,616	483,088
Expenses																		
Management	3.00%			22,546	23,222	23,919	24,637	25,376	26,137	26,921	27,729	28,561	29,417	30,300	31,209	32,145	33,110	34,103
Administration	3.00%			28,544	29,400	30,282	31,191	32,127	33,090	34,083	35,106	36,159	37,243	38,361	39,512	40,697	41,918	43,175
Project-paid Fuel	3.00%	3.00%	6	6,844	7,049	7,261	7,479	7,703	7,934	8,172	8,417	8,670	8,930	9,198	9,474	9,758	10,051	10,352
Common Electricity	3.00%	3.00%	6	36,487	37,582	38,709	39,870	41,066	42,298	43,567	44,874	46,221	47,607	49,035	50,507	52,022	53,582	55,190
Water & Sewer	3.00%	3.00%	6	42,654	43,934	45,252	46,609	48,007	49,448	50,931	52,459	54,033	55,654	57,323	59,043	60,814	62,639	64,518
Operating & Maintenance	3.00%			28,995	29,855	30,761	31,684	32,634	33,613	34,612	35,660	36,740	37,832	38,967	40,136	41,340	42,580	43,858
Payment in Lieu of Taxes				10,913	10,947	11,131	11,317	11,506	11,692	12,086	12,592	13,102	13,614	14,230	14,848	15,469	16,094	16,721
Insurance	3.00%			29,000	29,870	30,766	31,689	32,640	33,619	34,628	35,666	36,736	37,838	38,974	40,143	41,347	42,587	43,865
Other - taxes, licenses, fees	3.00%			2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131	3,225	3,322	3,422	3,524	3,630
Payroll & Benefits	3.00%			56,887	58,594	60,351	62,162	64,027	65,948	67,926	69,964	72,063	74,225	76,451	78,745	81,107	83,540	86,047
Total Operating Expenses				265,270	277,935	289,978	299,260	297,787	307,051	316,101	325,419	335,014	344,892	355,064	365,538	376,322	387,426	398,859
Net Operating Income				89,873	89,311	88,512	87,621	86,631	97,175	96,210	95,138	93,955	92,655	91,234	89,687	88,007	86,190	84,229
Rep. Reserve				12,900	13,158	13,421	13,690	13,963	14,243	14,527	14,818	15,114	15,417	15,725	16,040	16,360	16,688	17,021
Debt Service				63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869	63,869
Cash Flow				13,104	12,284	11,222	10,062	8,799	19,063	17,813	16,451	14,971	13,369	11,640	9,778	7,778	5,633	3,339

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (the “**Agreement**”) is made as of the April 14, 2022 (the “**Effective Date**”), by and between **COMMUNITIES FIRST, INC.**, a Michigan nonprofit corporation whose address is 415 W. Court St., Flint, Michigan 48503 (“**Seller**”), and **FLINT ODYSSEY HOUSE, INC.**, a Michigan nonprofit corporation whose address is 529 ML King Ave., Flint, Michigan 48502 (“**Purchaser**”).

1. **PURCHASE AND SALE.** Subject to the terms, covenants and conditions of this Agreement, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy from Seller, the following:

(a) All those certain buildings, tracts or parcels of land located in the Township of Flint, Genesee County, Michigan, a legal description of which, as verified by Purchaser and subject to Purchaser’s approval of the survey within the Inspection Period (as hereinafter defined) is attached as Exhibit A.

(b) All right, title and interest of Seller, if any, in and to (i) any strips and gores adjoining or adjacent to the Land and in and to any land lying in the bed of any street, road, avenue, way or boulevard, open or proposed, in front of or adjoining the Property, whether or not described in Exhibit A, (ii) any award for damage to the Property by reason of any change of grade in any street, road, avenue, way or boulevard, (iii) any pending or future award made in condemnation or in lieu thereof, (iv) all insurance proceeds payable with respect to any casualty which occurs to the Property prior to the Closing Date (as hereinafter defined); and (v) all rights, easements and interests, water, air and mineral rights, streets, public ways or rights-of-way, privileges, tenements, hereditaments, improvements, licenses, appurtenances and other rights and benefits belonging or in any way related or appurtenant to the Property. If the Property consists of more than one parcel there shall be no intervening strips, gaps, gores or lands to which any legal, equitable or beneficial interest are owned by others.

(c) All transferable consents, authorizations, variances, waivers, licenses, permits, franchises and approvals from or issued by any governmental or quasi-governmental agency, department, board, commission, bureau and any guarantees thereof or other entity or instrumentality in respect of the Property and/or relating to the use, development, maintenance or operation of the Property or traffic and zoning heretofore or hereafter held by or granted to Seller.


(d) Any architectural or engineering plans that exist for the Property (“**Plans**”). (collectively (a) – (d) are referred to herein as the “**Property**”).

(e) The parties agree that this transaction is contingent upon Seller acquiring the Property prior to Closing (defined below).

The parties have executed this Agreement as of the Effective Date.

SELLER:

COMMUNITIES FIRST, INC.,
a Michigan nonprofit corporation

By: 
Date: 4-14-2022
Name: Glenn Wilson
Title: President & CEO

PURCHASER:

FLINT ODYSSEY HOUSE, INC.,
a Michigan nonprofit corporation

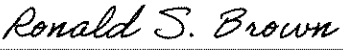
By: 
Date: 4/14/2022
Name: Ronald S. Brown
Title: Executive Director

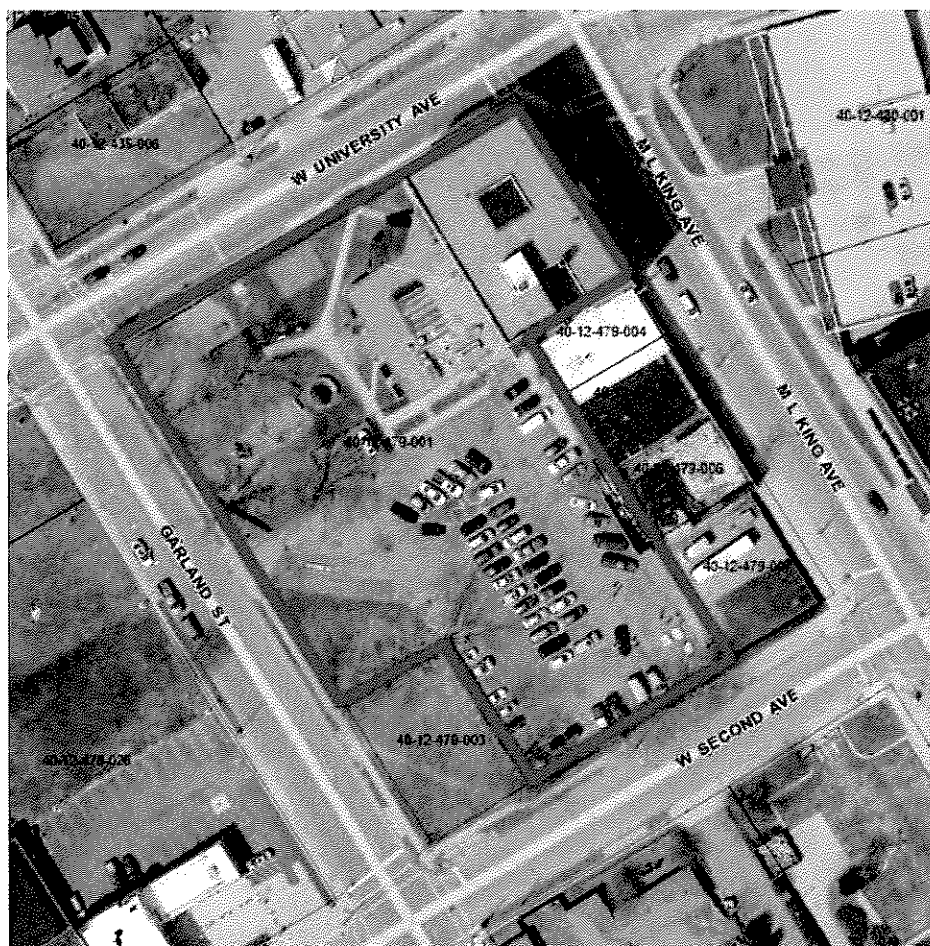
EXHIBIT B

OTHER BUILDINGS AND REAL PROPERTY

Parcel 1:

Common Address: 529 M.L. King Ave., Flint, MI 48502

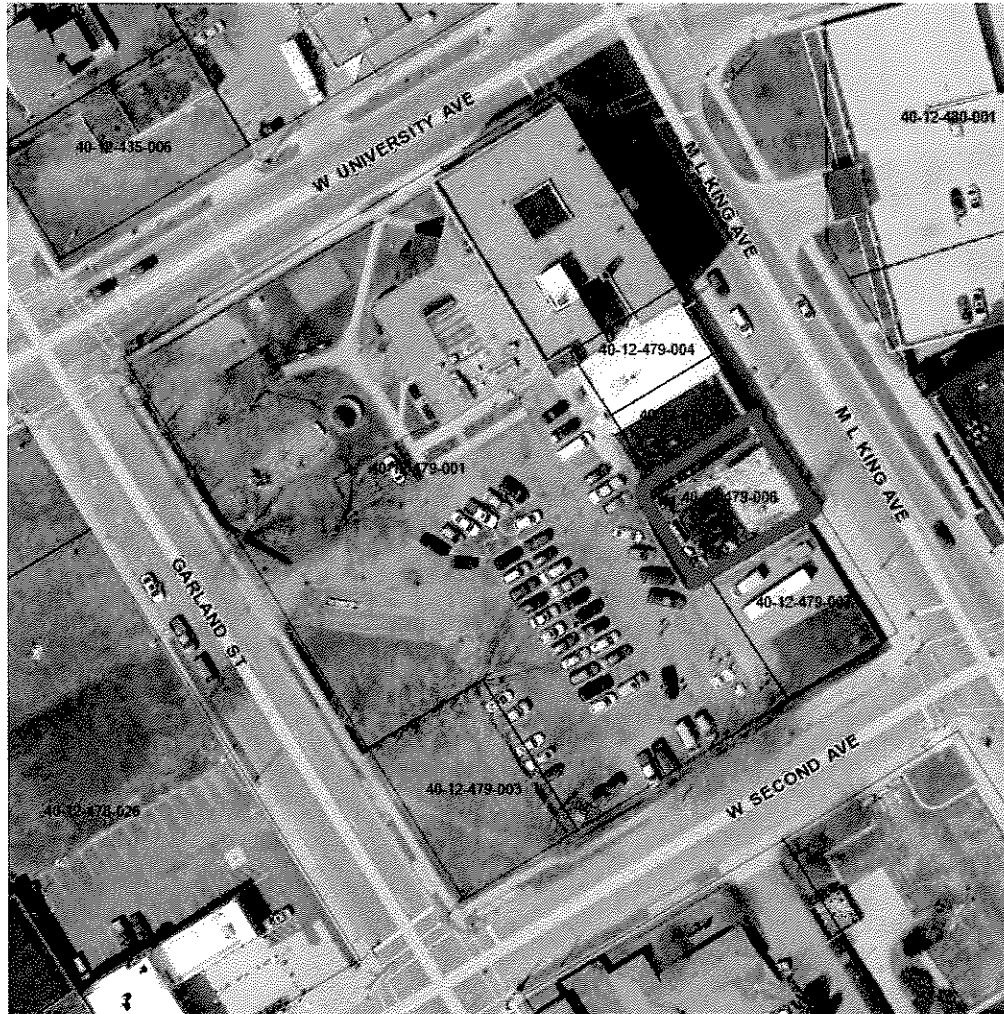
Parcel ID Number: 40-12-479-001



Parcel 2:

Common Address: 511 M.L. King Ave., Flint, MI 48502

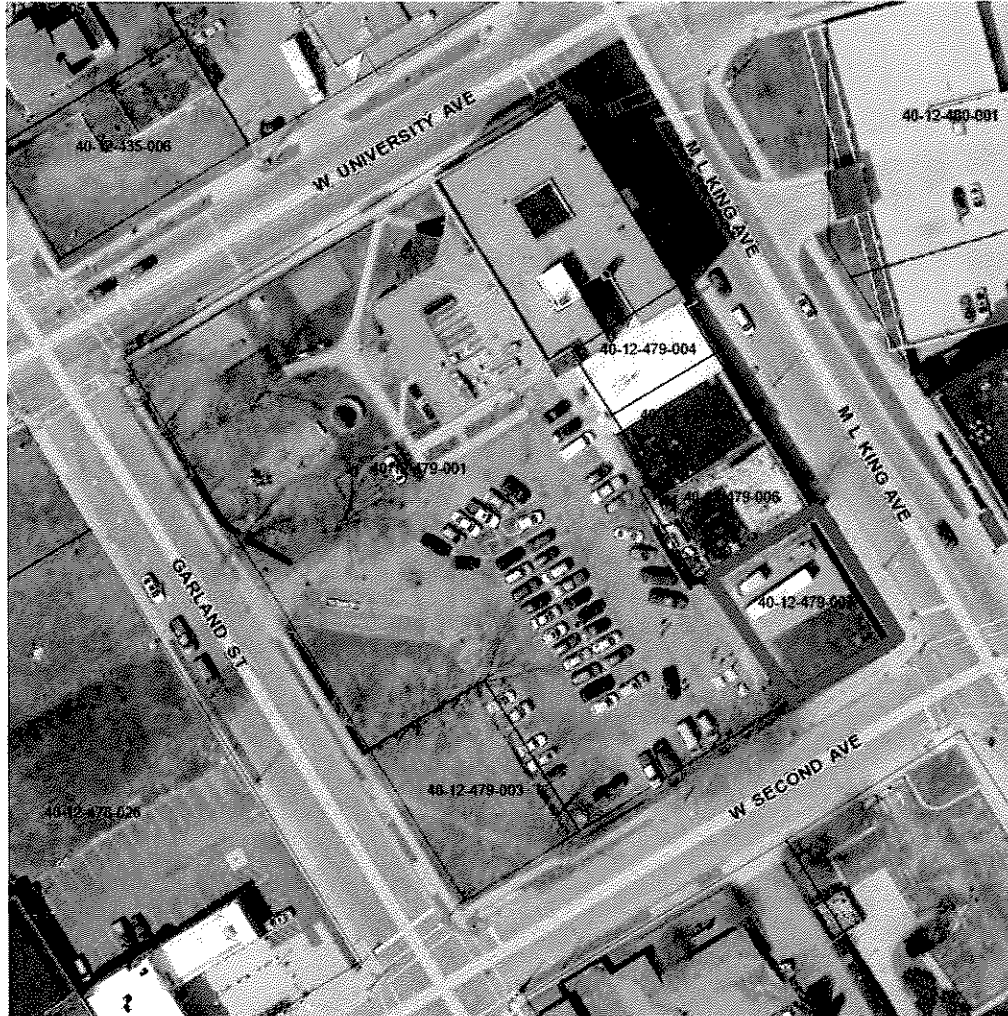
Parcel ID Number: 40-12-479-006



Parcel 3:

Common Address: M.L. King Ave., Flint, MI 48502

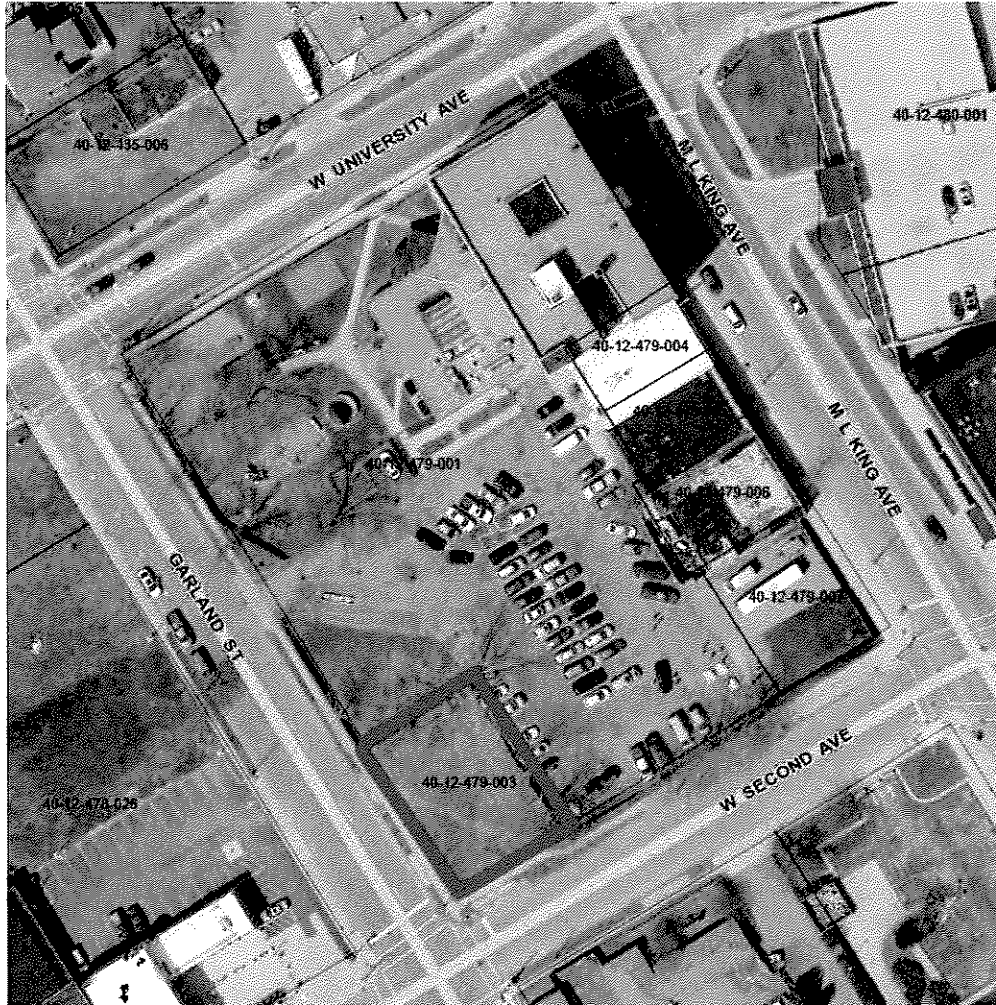
Parcel ID Number: 40-12-479-007



Parcel 4:

Common Address: Garland St., Flint, MI 48502

Parcel ID Number: 40-12-479-003



FIFTH AMENDMENT TO
AGREEMENT OF PURCHASE AND SALE

This Fifth Amendment to Agreement of Purchase and Sale (this “**Third Amendment**”) is made as of the 25th of April, 2023 (the “**Effective Date**”), by and between **COMMUNITIES FIRST, INC.**, a Michigan nonprofit corporation whose address is 415 W. Court St., Flint, Michigan 48503 (the “**Seller**”), and **FLINT ODYSSEY HOUSE, INC.**, a Michigan nonprofit corporation whose address is 529 ML King Ave., Flint, Michigan 48502 (the “**Purchaser**”).

RECITALS:

- A. Seller and Purchaser previously entered into an Agreement of Purchase and Sale dated April 14, 2022, as amended by that certain (i) First Amendment to Agreement of Purchase and Sale dated April 28, 2022; (ii) Second Amendment to Agreement of Purchase and Sale dated June 16, 2022; (iii) Third Amendment to Agreement of Purchase and Sale, dated August 31, 2022 and (iv) Fourth Amendment to Agreement of Purchase and Sale, dated December 1, 2022 (as amended, the “**Agreement**”), whereby Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, those certain buildings, tracts or parcels of land located in the Township of Flint, Genesee County, Michigan, as more particularly described in the Agreement (the “**Property**”); and
- B. The parties wish to extend the Closing Date as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the mutual terms, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1) Defined Terms. All capitalized terms used in this Third Amendment, to the extent not otherwise expressly defined herein, shall have the same meaning ascribed to such terms in the Agreement.
- 2) Extension of Closing Date. **Section 3** of the Agreement is hereby deleted and replaced in its entirety with the following:

“The consummation of the transactions herein contemplated (the “**Closing**”) shall take place at the offices of Purchaser’s counsel or the Title Company (as defined below) no later than January 31, 2024 (the “**Closing Date**”), provided that Purchaser shall not be obligated to close unless title can be conveyed in the condition required herein and all conditions to Purchaser’s obligations have been satisfied or waived. Seller shall deliver exclusive possession of the Property to Purchaser at Closing, subject only to the Permitted Exceptions (as defined below).”


- 3) Ratification of Purchase Agreement. The parties acknowledge and agree that the Agreement remains in full force and effect and is hereby ratified in all respects.
- 4) Signature. To facilitate execution of this Third Amendment, the parties may execute this Third Amendment in counterpart and exchange signatures by facsimile transmission or by electronic delivery of a PDF copy of the executed Third Amendment, which facsimile or PDF copy shall be deemed valid and binding.

[Signature Page Follows]

The parties have executed this THIRD AMENDMENT TO AGREEMENT OF PURCHASE AND SALE as of the Effective Date.


SELLER:

COMMUNITIES FIRST, INC.,
a Michigan nonprofit corporation

By: 
Date: 4/25/2023
Name: Glenn Wilson
Title: President & CEO

PURCHASER:

FLINT ODYSSEY HOUSE, INC.,
a Michigan nonprofit corporation

By: 
Date: April 25, 2023
Name: Ronald S. Brown
Title: Executive Director

230425

ORDINANCE NO. _____

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

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

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

(II) THE CITY ACKNOWLEDGES THAT **517 MLK AVE LIMITED DIVIDEND HOUSING ASSOCIATION, LLC, 415 WEST COURT STREET, FLINT MI 48503** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**517 MLK AVE APARTMENTS**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE SPONSOR HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES. IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE SPONSOR FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO FIVE PERCENT (5%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

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

Adopted this _____ day of _____, 2023 A.D.

City Council:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

William Kim (Nov 9, 2023 15:46 EST)
William Kim, City Attorney

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

Communities First, 517 Martin Luther King Ave

1) Current taxable generated:	\$0	Pilot is based on 4%
2) PILOT estimation	\$36,000	DIFFERENCE BETWEEN PILOT AND AD VALOREM TAXES: \$72,380 per year

Based on the Schedule of Rents provided byCommunities First, at 100% occupancy, the total annual rent potential for the 43 units

3) Estimated project ad valorum taxable value:

	One Bedroom	Two Bedroom	Three Bedroom
Market Rent	\$725	\$850	\$1,000
Number of Units	59	28	3
	\$42,775	\$23,800	\$3,000

Monthly Income	\$69,575
Yearly Income	\$834,900
Vacancy/Loss (10%)	<u>(\$83,490)</u>
Potential Gross Income	\$751,410
Expenses	<u>(\$338,135)</u>
Net Operating Income	\$413,276
Cap Rate of 13%	\$3,179,042
SEV/TV	<u>1,589,521</u>
Potential Taxes	\$108,380



November 6th, 2023

City of Flint
1101 S. Saginaw St.
Flint, MI 48502

RE: Parcel Combinations for Marian Hall Block

City of Flint,

This letter is to clarify that as a part of the overall development of the Marian Hall Block (bounded by 2nd Avenue, MLK Avenue, University Avenue, and Garland Street) that Communities First, Inc. plans to pursue a parcel combination of the following parcel numbers for the purposes of overall site development (including features like parking, etc.):

- 40-12-479-003
- 40-12-479-004
- 40-12-479-005
- 40-12-479-006
- 40-12-479-007
- A portion of 40-12-479-001

It is important to note that this overall block has two developments on it, seeking two separate Payment in Lieu of Taxes (PILOT) ordinances – one for the existing Marian Hall Building and one for a new building to be constructed adjacent to the historic building. If you have any questions about this, please do not hesitate to contact me.

Sincerely,

Michael Wright
Vice President of Real Estate Development
Communities First, Inc.
mwright@communitiesfirstinc.org
(810) 422-5358 x. 1003

Empowering People. Building Communities.

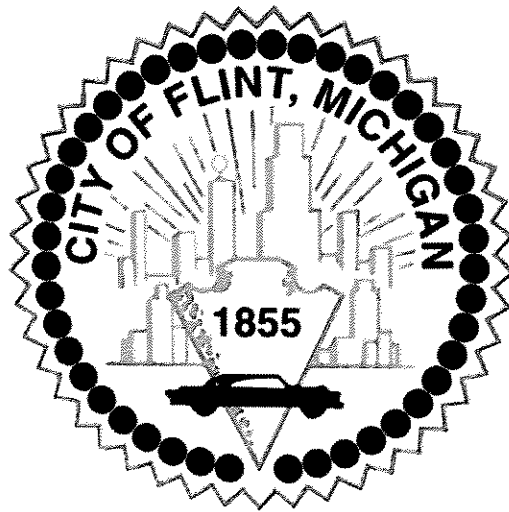
COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844

PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION



CITY OF FLINT

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

PURPOSE

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

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

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

ELIGIBILITY

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

PROCESS

1) Pre-Application Conference:

This is a meeting of all applicable City Departments to include:

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

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

2) Submission of Application:

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

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

3) Internal (Administrative) Review:

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

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

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

4) Council Committee Review:

Committee meetings are held the Wednesday prior to the Regular City Council meeting. The developer is required to be in attendance at this meeting to answer any questions the committee may have.

5) Review by City Council:

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

6) Approval:

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

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

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



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

APPLICANT INFORMATION

ENTITY NAME	Communities First, Inc. on behalf of Marian Hall LDHA LLC or another entity to be formed
REPRESENTATIVES NAME	Glenn A. Wilson
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

GUARANTORS INFORMATION

ENTITY NAME	Communities First, Inc.
ENTITY PRINCIPAL	
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

ENTITY NAME	
ENTITY PRINCIPAL	
ADDRESS	
TELEPHONE NUMBER	
E-MAIL ADDRESS	

Have you submitted an application for this same project to the City of Flint previously and been denied? Y ☒ N

Do you owe the city funds for delinquent taxes of utility bills? Y ☒ N

Did you include the names of all officers and/or directors as it relates to this application? ☒ N

PROJECT INFORMATION

PROJECT NAME	517 ML King Ave. Apartments
ADDRESS OF PROJECT	517 ML King Ave., Flint, MI 48502 and adjacent parcels
PARCEL ID	40-12-479-006; 40-12-479-007; 40-12-479-001; 40-12-479-031; 40-12-479-004; 40-12-479-005
LEGAL DESCRIPTION	<p>Village of Grand Traverse, part of Lot 9. Beginning at a point on the Easterly line of said Lot, 14.0 feet, North 29 degrees 59 minutes 30 seconds West from the Easterly corner of said Lot; Thence South 60 degrees 27 minutes 30 seconds West, 68.48 feet; Thence North 30 degrees 10 minutes West, 2.62 feet; Thence South 58 degrees 30 minutes 05 seconds West, 6.34 feet; Thence North 29 degrees 01 minutes 30 seconds West, 49.48 feet to the Northerly line of said Lot; Thence North 60 degrees 31 minutes 30 seconds East along said Northerly line 73.12 feet to the Northeasterly corner of said Lot; Thence South 29 degrees 59 minutes 30 seconds East along the Easterly line of said lot, 52 feet to beginning. Block 23.</p> <p>Address: 511 MLK Ave. Tax number: 40-12-479-006</p> <p>Village of Grand Traverse, part of Lots 9 and 10. Beginning at the Southeasterly corner of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along the Southerly line of said Lot, 67.56 feet; Thence North 30 degrees 10 minutes, West 39.60 feet; Thence South 58 degrees 30 minutes 05 seconds West, 0.66 feet; Thence North 30 degrees 10 minutes West, 40.47 feet; Thence North 60 degrees 27 minutes 30 seconds East, 68.48 feet to the Easterly line of said Lot 9; Thence Southerly along the Easterly line of said Lots 9 and 10, 80 feet to beginning. Block 23.</p> <p>Address: v/1 MLK Avenue Tax number: 40-12-479-007</p> <p>Village of Grand Traverse, Westerly ½ of Lot 1 and Southerly 2 feet of West ½ of Lot 2, Block 23.</p> <p>Address: v/1 Garland St. Tax number: 40-12-479-0031</p> <p>The Southehrly 40 feet of the Easterly 65 feet of Lot 8, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, page 13, Genesee County Records.</p> <p>Address: 517 M L King Avenue Tax number: 4012-479-005</p> <p>The Easterly ½ of Lot 1; Also, Lot 2, except the Southerly 28 feet of the Westerly ½; Also Lots 3, 4, 5, and 6; also Lot 7, except the Southerly 14 feet of the Easterly 65 feet; Also Lot 8, except the Easterly 65 feet; Also part of Lots 9 and 10 described as beginning at the Southwesterly corner of said Lot 10; Thence North 30 degrees 02 minutes 30 seconds West along the Westerly line of said Lots 10 and 9, 132 feet to the Northwesterly corner of said Lot 9; Thence North 60 degrees 31 minutes 30 seconds East along the Northerly line of said Lot, 58.75 feet; Thence South 29 degrees 01 minutes 30 seconds East 49.48 feet; Thence North 58 degrees 30 minutes 05 seconds East, 6.34 feet; Thence South 30 degrees 10 minutes East, 43.09 feet; Thence North 58 degrees 30 minutes 05 seconds East, 0.66 feet; Thence South 30 degrees 10 minutes East, 39.60 feet to the Southerly line of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along said Southerly line, 64.94 feet to the point of beginning; All in Block 23 of the Village of Grand Traverse, according to the recorded plat thereof as recorded in Plat Book 6, Page 13, Genesee County records.</p> <p>Address: 529 MLK Ave Tax number 40-12-479-001</p>

	<p>The Southwesterly 14 feet of the Easterly 65 feet of Lot 7, and the Easterly 65 feet of Lot 8, except the Southerly 40 feet thereof, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, page 13, Genesee County Records.</p> <p>Address: 523 M.L. King Ave Tax number: 10-12-479-004</p>
NAME OF OWNERSHIP ENTITY	TBD Limited Dividend Housing Association LLC

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Communities First, Inc. – Glenn Wilson – 415 W. Court St. Flint, MI 48503 – (810) 422-5358, gwilson@communitiesfirstinc.org
ARCHITECTURAL FIRM	AMAG Architecture and Fenton Land Surveying and Engineering
CONSTRUCTION PROJECT MANAGER	TBD – Staff from Lurvey Construction
GENERAL CONTRACTOR FOR PROJECT	Lurvey Construction

Number of Years	30 years	Beginning Year	2026
Percent of PILOT	5%	Ending Year	2056

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.

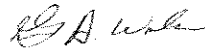
The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.***
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.***
- 3. They have contacted MSHDA to ensure eligibility.***

Date 10/4/23

Glenn Wilson

Authorized Applicant Representative (PRINT)



Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	x
Complete list of the owner/ownership interest in the project	x
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	x
Site Plan	x
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	x
Will the project be located in an existing facility? a) If an existing facility, when was it constructed?	x
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	x
Describe the marketing plan for the project, identifying the intended market. a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	x
Provide Housing Market Data to show demand. If a Market Study was completed, provide a copy of this.	N/A
Briefly describe the ownership and tax information for this project. Include in this section the following: a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	x

<p>e) State the tax parcel number for all property involved with the Project and the current assessed value of the property</p> <p>f) Are any assessments presently under appeal? If yes, discuss status.</p> <p>g) Will the project result in a subdivision of any present tax parcel?</p>	
<p>Provide a detailed development pro forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.</p>	X
<p>Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.</p>	X
<p>Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?</p>	X
<p>State the proposed time schedule for the project including anticipated dates and the following:</p> <p>a) Closing the loan or contributing financing availability</p> <p>b) First expenditure of funds with regard to the project</p> <p>c) Anticipated date construction will begin</p> <p>d) Anticipated completion date</p>	X
<p>Development team:</p> <p>a) Applicant primary point of contact</p> <p>b) Architect and engineers</p> <p>c) Construction Project Manager</p> <p>d) General Contractor for project</p> <p>e) Other professionals</p>	X
<p>Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members</p>	X
<p>Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA</p>	X
<p>Bonus Points:</p> <p>a) Identify Target Area from Master Plan and/or Consolidated Plan</p> <p>b) Neighborhood outreach with fill list of outreach provided</p> <p>c) Document the target level of energy efficiency standard for the project</p> <p>d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)</p>	X

PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards		
General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	3
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3 projects/10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	20%, 30%, 40% 3
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	25%, 50%, 75% 3
Quality of Site Improvements, Place Making	3	3
Bonus points (one point per documented line item)		
Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	1
Neighborhood/Block Club Engagement (Include full list of outreach)	1	1
Energy Efficiency Standard Incorporated	1/level (max of 3)	3
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	2
General Points Possible/Received	15	15
Bonus Points Possible/Received	7	7
Total Points for Evaluation	22	22

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	22

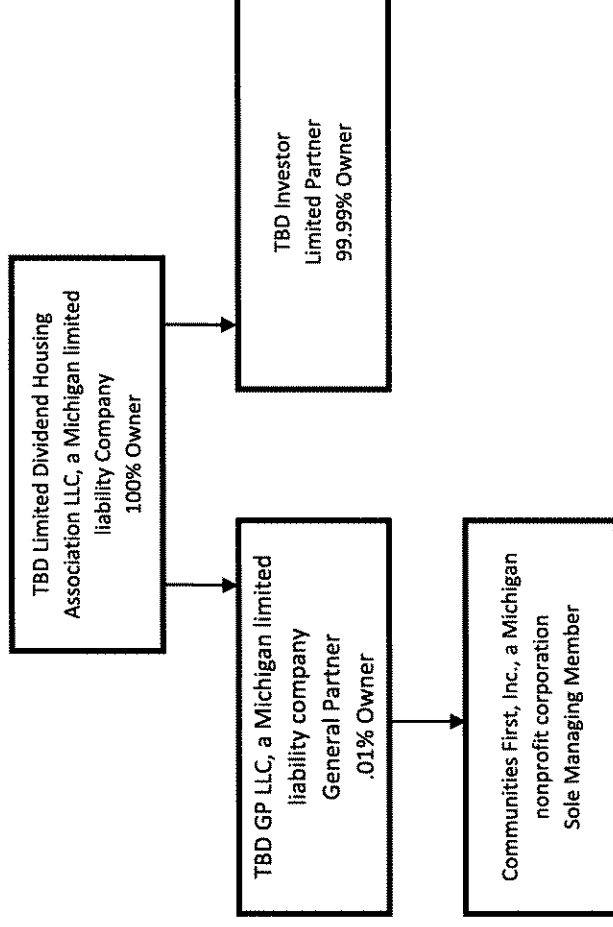
Disqualifying factors (Mark any present and return to agency if existing)	
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on other properties	

Communities First, Inc.

Board List

Name	Title	County	Occupation
Jason Paulateer	Chair	Oakland County, MI	VP, Community Development, 5/3 Bank
Sandra Kelley	Treasurer	Genesee County, MI	Entrepreneur
Tiffany Hughes	Secretary	Genesee County, MI	Attorney
Carma Lewis	Director	Genesee County, MI	Community Liaison, Congressman Kildee
Kathryn Moeller	Director	Genesee County, MI	Retired
Glenn A. Wilson	President/CEO	Genesee County, MI	Community Development, Communities First, Inc.

Proposed Organization Chart for 517 ML King Ave. Apartments





ORGANIZATIONAL CAPACITY

Communities First, Inc. is made up of a dynamic team of passionate and committed professionals with expertise in real estate development, project management, finance, housing, economic development and community engagement. The organization and team have an excellent relationship with Michigan State Housing Development Authority, City of Detroit, U.S. Department of Housing and Urban Development and other partners enabling us to layer complex financing and utilize various programs.

Glenn Wilson, President/CEO

As co-founder and President/CEO, Glenn Wilson leads the organization as it responds to the great need that distressed communities face in regards to economic development and affordable housing. The organization has secured more than \$40 million in funding, primarily for real estate development projects and provided jobs to more than 300 people due to Mr. Wilson's leadership. Glenn has expansive knowledge of real estate and community development, serving as the primary lead for these activities since the organization's inception in 2010. His background in healthcare, real estate, business, marketing and entrepreneurship has translated well to his real estate development work. Glenn currently serves on the Michigan Housing Council Board of Directors, Michigan Housing Council Finance and Development Committee and the Community and Economic Development Association of Michigan Board of Directors. He also serves on the boards of the Mass Transportation Authority and Hurley Foundation and is a member of the Federal Home Loan Bank of Indianapolis Advisory Board. Glenn participates in committees at the Flint Institute of Arts and Flint Institute of Music and has a special interest in increasing equity in the arts. He has strong relationships with governmental entities, politicians, foundations and community groups throughout the state of Michigan.

Essence Wilson, Chief Strategy Officer

Essence Wilson is co-founder and Chief Strategy Officer for the organization. Her responsibilities include writing grants, improving organizational efficiency and organizing community engagement efforts. Essence has a bachelor's degree in mechanical engineering from Kettering University and a master's degree in management, strategy and leadership at Michigan State University. This education and prior experience working at General Motors helped her develop as a leader and innovator, which has served her well in the nonprofit arena. A natural planner and

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



logistical thinker, she is often responsible for translating vision to action while producing tangible results.

Her community involvement includes serving on the Flint Institute of Music Board of Directors, participating in committees at Flint Institute of Arts and Flint Institute of Music.

Renee A. Kent, Special Projects Manager

Renee has been engaged in the financial services and community development field for 20 years managing lending and equity investing activities that target funding for affordable housing and economic development initiatives to revitalize and stabilize low to moderate income communities throughout the state of Michigan. Experience includes structuring and financing Tax Credits, Social Impact Bonds and Opportunity Zone Investments. Renee is a passionate volunteer throughout her community and seeks to affect greater positive change through participation on various boards, community task force coalitions, youth based organizations and loan committees for community, government and corporate initiatives. Renee holds a Bachelor Degree majoring in accounting from Eastern Michigan University.

Michael E. Wright Real Estate Development Director

Michael obtained his Master's degree in Public Administration with an emphasis in urban and regional policy and planning and Bachelors of Arts degrees in political science and philosophy from Grand Valley State University. Michael has 9 years of real estate development experience as a consultant and developer, specializing in both for-profit and non-profit real estate finance and development. Michael has utilized low income housing, historic, and new markets tax credits, HOME funds, tax increment financing, conventional and HUD insured (221(d)4 and 223(f)) debt, and grants to close various projects in Michigan, Ohio, and Oklahoma. Michael's service ethic is demonstrated by his prior work as a member with LISC/AmeriCorps, Neighborhood Ventures in Grand Rapids and the Wyoming Downtown Development Authority.

Lisa Mauzey Financial Management Consultant

For the past 25 years, Lisa Mauzey has worked in the accounting fields for both for-profit and non-profit organizations. During this time she has developed strong accounting skills and refined her skills in full-service corporate, real estate, and

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



construction accounting; as well as, administrative skills including human resources. She has worked on projects that assisted neighborhood development organizations building housing in Detroit and Flint by using her abilities to budget, complete construction draws, and organize a build schedule. Lisa earned her Associates of Arts in Accounting from the University of Phoenix in December 2008 and her Bachelors of Business Administration in Innovative Organization from the University of Phoenix in May 2011.

Property Management Partner

Premier Property Management, LLC, is a full service property management firm formed as a Limited Liability Company in 1999 to provide professional marketing and property management services for all types of multifamily housing and commercial retail real estate developments.

This firm developed in part as a response to the rising demand by owners, government agencies, mortgage lenders and tenants for experienced real estate management professionals. These professionals must be able to provide higher quality service while remaining abreast of the changes in the laws and government regulations which affect the investment and the investor. Premier Property Management LLC, is recognized as having the experience, knowledge, skill and resources to meet these demands for all types of real estate developments and establishes individual management programs tailored to address the specific needs of each unique development.

The experience of Premier Property Management, LLC, includes the management experience of a diverse portfolio of Condominium, Conventional, Affordable Low Income, Elderly, and Publicly Owned housing developments. The depth of experience and the recognition as an industry expert in the reformation of distressed housing is reflected in the strong working relationships which have been developed with various government agencies including; The Department of Housing and Urban Development (HUD) in Detroit, MI, Grand Rapids, MI, Cleveland, OH, Miami, FL, Atlanta, GA, and Indianapolis, IN, The U.S. Department of Agriculture (Rural Development) in Tavares, FL, Ocala, FL, and West Palm Beach Gardens, FL., The Michigan State Housing Development Authority (MSHDA) in Detroit, MI, and Lansing, MI, and innumerable local government offices including Clinton Township, Shelby Township, City of Ecorse, the City of South Lyon and the City of Detroit.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844



In addition to the traditional property management services, Premier Property Management has assisted several Public Housing agencies move from being "Troubled" agencies to highly functioning agencies through comprehensive changes in operations and establishing better communication with the Boards of Commissioners.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.	415 W. COURT ST.	P.O. BOX 152	P: 810-422-5358
COMMUNITIESFIRSTINC.ORG	FLINT, MI 48503	FLINT, MI 48501	F: 810-519-4844



Project: Oak Street Senior Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Oak Street Senior Apartments. Oak Street Senior Apartments is a U.S. Department of HUD Section 202 Supportive Housing for the Elderly development. The project consists of 24 units of safe, affordable housing for low income seniors in the downtown Flint area. The historic Oak School was originally built in 1898 and has been preserved according to historic standards. The resulting development is Enterprise Green Communities certified and winner of the Association of General Contractors of Michigan.

Project Type: Permanent Supportive Housing for Elderly

Unit Mix: 24 Units Permanent Supportive Housing

Year of Completion: 2014

Funding Sources: Oak Street Senior Apartments was funded primarily through a U.S. Department of HUD Section 202 Supportive Housing for the Elderly grant and a MSHDA Housing Development Funds grant. Additional sources of funding came from the City of Flint, Genesee County Land Bank Authority and Michigan LISC.

Total Project Cost: \$5.1 Million

Additional Details: Please visit

https://www.youtube.com/watch?v=Velpu15_184 for a video of the ribbon cutting ceremony and https://www.youtube.com/watch?v=c6W_D0_WNXA for more information.

Empowering People. Building Communities.

COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

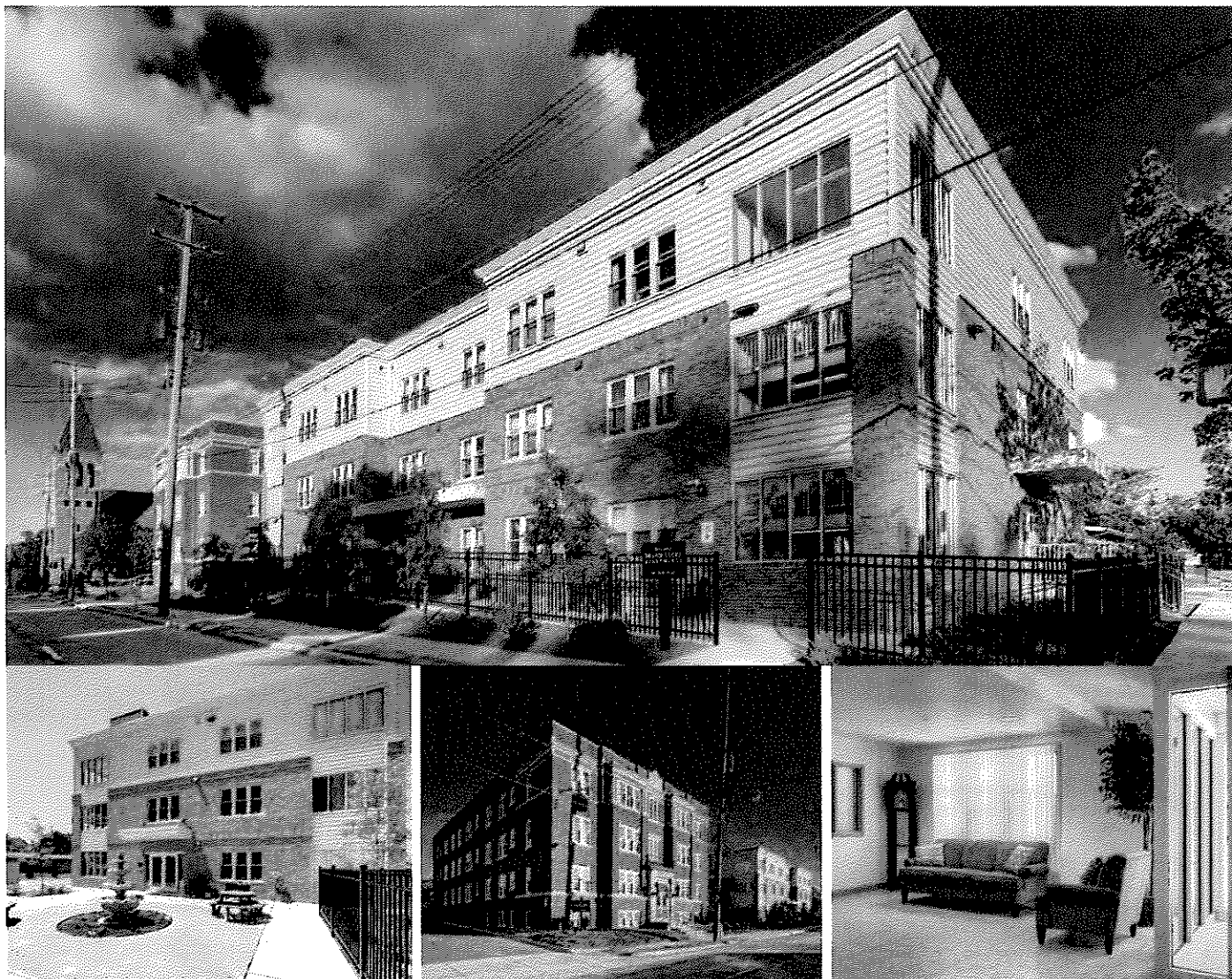
415 W. COURT ST.
FLINT, MI 48503

P.O. BOX 152
FLINT, MI 48501

P: 810-422-5358
F: 810-519-4844

SWAYZE COURT APARTMENTS

313 W. COURT STREET, FLINT, MI 48502



RAD Conversion Specialists (RCS) teamed with Communities First, Inc., a nonprofit corporation for the new construction and redevelopment of 36 permanent supportive housing project in Flint, Michigan. RCS and Glenn Wilson coordinated the efforts of the design team to create a scope of work and redevelop an historic apartment building that resulted in a newly renovated apartment building in a once distressed area of Flint. Construction commenced in 2015 and was completed in 2016. Total development costs were approximately \$8,300,000 and funding sources included Historic Tax Credits, HOME loans, AHP Loan and low income housing tax credits.



COOLIDGE PARK APARTMENTS

3701 VAN BUREN AVE, FLINT, MI 48503



Project Overview: Communities First, Inc. is the sponsor/developer of Coolidge Park Apartments. The project involves the historic rehabilitation of Coolidge Elementary School and the construction of a new mixed use building on the site. The development includes market rate units, affordable units and over 9,000 square feet of commercial space.

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 54 LIHTC Units, 9 Market Rate Units

Year of Completion: October 2019

Total Project Cost: \$16.8 Million

Funding Sources: MSHDA LIHTC, Federal Historic Tax Credits, City of Flint HOME Funds, foundation grants and conventional financing.



BERKLEY PLACE APARTMENTS

1207 North Ballenger Hwy, FLINT, MI 48504



Project Overview: Communities First, Inc. is the sponsor/developer of Berkley Place Apartments. The project involves the demolition of an vacant and blighted office building and new construction of a multifamily apartment building. The development includes permanent supportive housing units, along with community and supportive services space including a health services room and library..

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 33 LIHTC Units, 16 Permanent Supportive Housing Units

Year of Completion: November 2020

Total Project Cost: MSHDA LIHTC and conventional financing

Funding Sources: \$7.2 Million



GEORGIA MANOR APARTMENTS

501 LYON ST, FLINT, MI 48503



Project Overview: Communities First, Inc. is the sponsor/developer of Georgia Manor Apartments. Beginning construction in September 2020, the project involves the rehabilitation of a vacant and blighted apartment building. The development includes mixed income housing units and community space.

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 20 LIHTC Units and 6 Market Rate Units

Year of Completion: June 2021

Total Project Cost: MSHDA LIHTC and conventional financing

Funding Sources: \$4.8 Million





PROJECT NARRATIVE:
THIS PROJECT IS A REHABILITATION OF THE MARION HALL, A HISTORIC BUILDING LOCATED AT THE CORNER OF E. SECOND AVENUE AND GARLAND STREET, FLINT, MI. THE PROJECT WILL INCLUDE THE REPAIR OF THE EXISTING STRUCTURE, INTERIOR RENOVATION, AND THE ADDITION OF A NEW WING TO THE SOUTH. THE PROJECT WILL BE COMPLETED IN PHASES, WITH THE FIRST PHASE BEING THE REPAIR OF THE EXISTING STRUCTURE AND THE SECOND PHASE BEING THE ADDITION OF THE NEW WING.

ZONING INFORMATION:
THE PROJECT IS LOCATED IN THE CITY OF FLINT, MI. THE ZONING DISTRICT IS C-1. THE ZONING DISTRICT C-1 PERMITS THE CONSTRUCTION OF A REHABILITATION OF A HISTORIC BUILDING AND THE ADDITION OF A NEW WING TO THE SOUTH.

REGULATORY SIGN LEGEND:
1. STOP SIGN (18" X 24")
2. AHEAD OF THE STOP SIGN (18" X 24")
3. AHEAD OF THE STOP SIGN (18" X 24")

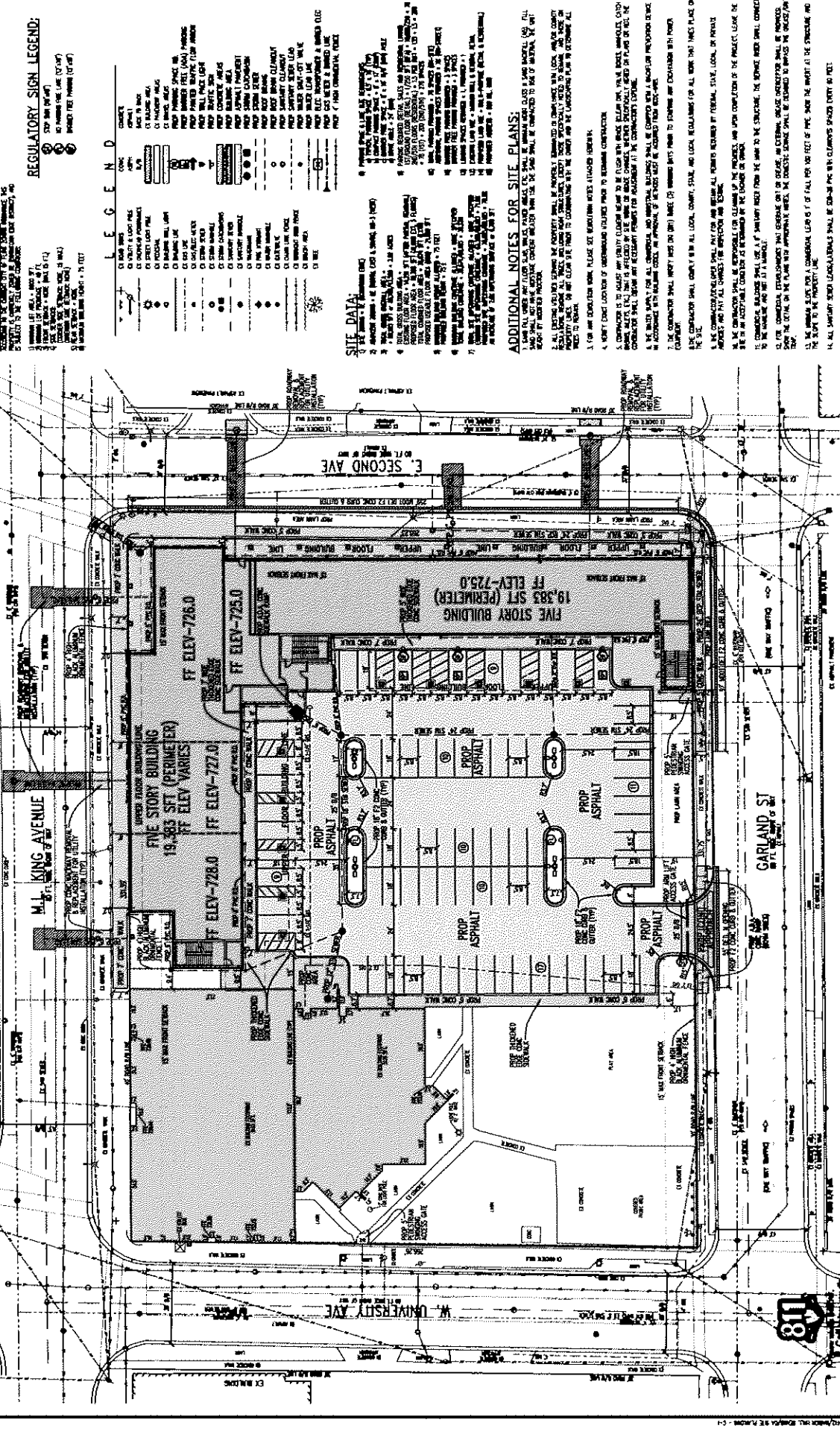
LEGEND:
1. CONCRETE
2. ASPHALT
3. GRAVEL
4. SAND
5. GRAVEL
6. SAND
7. GRAVEL
8. SAND
9. GRAVEL
10. SAND
11. GRAVEL
12. SAND
13. GRAVEL
14. SAND
15. GRAVEL
16. SAND
17. GRAVEL
18. SAND
19. GRAVEL
20. SAND
21. GRAVEL
22. SAND
23. GRAVEL
24. SAND
25. GRAVEL
26. SAND
27. GRAVEL
28. SAND
29. GRAVEL
30. SAND
31. GRAVEL
32. SAND
33. GRAVEL
34. SAND
35. GRAVEL
36. SAND
37. GRAVEL
38. SAND
39. GRAVEL
40. SAND
41. GRAVEL
42. SAND
43. GRAVEL
44. SAND
45. GRAVEL
46. SAND
47. GRAVEL
48. SAND
49. GRAVEL
50. SAND
51. GRAVEL
52. SAND
53. GRAVEL
54. SAND
55. GRAVEL
56. SAND
57. GRAVEL
58. SAND
59. GRAVEL
60. SAND
61. GRAVEL
62. SAND
63. GRAVEL
64. SAND
65. GRAVEL
66. SAND
67. GRAVEL
68. SAND
69. GRAVEL
70. SAND
71. GRAVEL
72. SAND
73. GRAVEL
74. SAND
75. GRAVEL
76. SAND
77. GRAVEL
78. SAND
79. GRAVEL
80. SAND
81. GRAVEL
82. SAND
83. GRAVEL
84. SAND
85. GRAVEL
86. SAND
87. GRAVEL
88. SAND
89. GRAVEL
90. SAND
91. GRAVEL
92. SAND
93. GRAVEL
94. SAND
95. GRAVEL
96. SAND
97. GRAVEL
98. SAND
99. GRAVEL
100. SAND

ADDITIONAL NOTES FOR SITE PLANS:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FLINT, MI. ZONING DISTRICT C-1. THE ZONING DISTRICT C-1 PERMITS THE CONSTRUCTION OF A REHABILITATION OF A HISTORIC BUILDING AND THE ADDITION OF A NEW WING TO THE SOUTH.
2. THE PROJECT WILL BE COMPLETED IN PHASES, WITH THE FIRST PHASE BEING THE REPAIR OF THE EXISTING STRUCTURE AND THE SECOND PHASE BEING THE ADDITION OF THE NEW WING.
3. THE PROJECT WILL INCLUDE THE REPAIR OF THE EXISTING STRUCTURE, INTERIOR RENOVATION, AND THE ADDITION OF A NEW WING TO THE SOUTH.

OVERALL PROPOSED SITE PLAN LAYOUT FOR:
MARION HALL REHABILITATION PROJECT
511, 517, 523, 529 M.L. KING &
GARLAND ST., FLINT, MI 48420

OWNER/DEVELOPER:
COMMUNITIES FIRST, INC.
A MICHAEL BAKER GROUP COMPANY
FLINT, MI 48420

SCALE: 1"=20'
JOB NO. 23-112



SCALE: 1"=20'	OWNER/DEVELOPER: COMMUNITIES FIRST, INC. A MICHAEL BAKER GROUP COMPANY FLINT, MI 48420	PART OF THE SOUTHEAST 1/4, SECTION 12, TEN-RYE, CITY OF FLINT, GENESEE CO., MI	OVERALL PROPOSED SITE PLAN LAYOUT FOR: MARION HALL REHABILITATION PROJECT 511, 517, 523, 529 M.L. KING & GARLAND ST., FLINT, MI 48420	DESIGNED BY: J.R.B. CHECKED BY: J.P.W. APPROVED BY: J.B.M.	DATE: 06/27/2023	SHEET NO: C-1
---------------	----------------------------------------------------------------------------------------	--------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------	------------------	---------------

APPLICATION REQUIREMENTS

1) Completed Application Form

2) Narrative:

a. Background information:

i. Development experience of team

Please see attached resume for Communities First, Inc. ("CFI")

ii. Describe the corporate partnership structure

Please see attached proposed organization chart.

b. Describe the proposed Project (include the following sections): We are requesting a 5% PILOT. CFI, a 501(c)3 nonprofit corporation based in Flint, Michigan, whose mission is to build healthy, vibrant communities through economic development, affordable housing, and innovative programming, proposes to construct 517 ML King Ave. Apartments, located at 523, 517, and 511 MLK Ave. Flint, Michigan and adjacent and nearby parcels (the "Development"). The proposed Development is a brand new construction of a mixed-use project adjacent to the historic Marian Hall building comprised of fifty nine (59) one-bedroom, twenty-eight (28) two-bedroom, and three (3) three-bedroom rental apartment units for a total of ninety (90) rental apartment units, and associated community and commercial space. The property is currently occupied by a dilapidated and vacant one-story structure, several vacant lots, and an older one-story structure containing an optical center with plans to move out. This structure is adjacent to the currently existing Marian Hall occupied by Odyssey House. This application, specific to new construction, will create a new mixed-use, mixed-income development that will be built with the vision of the Imagine Flint Master Plan and provide much needed quality and affordable housing to Flint residents.

i. Intended usage/target market – Low and moderate income individuals and families in Genesee County as well as individuals interested in renting market rate units in downtown Flint.

ii. Economic impact – Much of this site is assessed at very low SEVs, providing a small tax benefit to the city currently. Developing the land into much needed affordable housing will provide annual income taxes and payment in lieu of taxes to the City of Flint, as well as use existing infrastructure while paying water and sewer fees to the City. The additional density along the M.L. King Ave. corridor downtown will also incentivize local businesses and catalyze more walkable amenities. The development will link Carriage Town with Downtown Flint and provide a brand new building near the Flint River and across from the Durant Apartments. Additionally, the project will create jobs for property management positions, maintenance staffing and contracts.

iii. **Environmental impact (to include any mitigation actions taken)** Prior to constructions, we will complete a Phase I ESA.

iv. **Impact on City infrastructure (transportation and utilities)** The Development is utilizing vacant lots that historically were home to structures served by adjacent utility. Additionally, currently vacant or soon to be vacant structures also historically have used existing, adjacent utilities. Thanks to this, this infill site currently has access to public utilities and public transit routes. Once completed, residents will be able to walk to many nearby amenities, including a grocery store, hospital, restaurants, and park, including the soon to be built Flint State Park. CFI encourages residents to utilize public transportation and strives to increase walkability in all our developments. This project will help make Flint more attractive for business investment and people by providing decent, safe, sanitary, and affordable housing options to residents. Additionally, increasing affordable housing options for residents of Flint will reduce strain on health services impacted by COVID-19 by providing a reliable place for residents to practice safe-distancing.

v. **Impact on City services (police, fire, EMS, code enforcement)** CFI expects the activity generated by this development will lead to a local area that is safer due to more eyes on the street and pedestrian activity. This development will also serve to incentivize investment by homeowners and business owners in and around the neighborhood. Increasing density with quality affordable housing options will help activate the area with more residents to deter nearby criminal activity and utilize local businesses and other amenities. We expect nearby property values to increase and more local investment and activity, enlarging the tax base and providing more resources for City services. We expect residents to use city services as any other city residents would, but this development will bring a significant increase in financial resources to the city via this PILOT, income taxes, water/sewer bills, and more.

vi. **Square footage of the building and land to be renovated** – The total land area is approximately 55,428sf. The total building area is approximately 127,000sf.

vii. **Architectural renderings to include the number and type of units** – Renderings are attached to this application. The proposed development would be home to fifty nine (59) one-bedroom, twenty-eight (28) two-bedroom, and three (3) three-bedroom rental apartment units for a total of ninety (90) rental apartment units, and associated community and commercial space.

viii. **Any other information to fully explain the project**

Will the project be located in an existing facility?

No, this is new construction.

a) **If an existing facility, when was it constructed?**

N/A

If new construction, please complete the following:

- a) Estimated date of commencement of construction of the project covered in this application. March 2025
- b) Description of project to be constructed including size, type, quality of construction. The newly constructed addition to Marian Hall is planned to be five stories in height, with wood framed construction sitting atop a concrete podium. The façade will be covered with brick and other exterior requirements compliant with Flint's new zoning ordinance and will meet all façade transparency requirements. Construction will be led by Lurvey Construction, a Flint-headquartered general contractor.
- c) Approximate date of commencement of this project's operation? August 2026

c. Describe the marketing of the project, clearly identifying the intended market. List the type of lessees anticipated. How long is full occupancy expected to take? Who will serve as the manager of this project?

The Project will be marketed through local media advertising, as well as word of mouth. Given current demand for housing in Flint and extensive existing waitlists to live Downtown, we expect full occupancy in the first six months following completion. We expect this building to have a mix of families and individuals, income-restricted tenants, market rate tenants, and people of all backgrounds. The construction will be led by Communities First, Inc. and Lurvey Construction, with Premier Property Management serving as the day-to-day property manager following completion of construction.

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

i. State the location or the proposed project to include street address, parcel ID, and the legal description. 511 MLK Ave.; 523 MLK Ave.; 529 MLK Ave; 517 MLK Ave.; MLK Ave. and Garland St., Flint, MI 48502 Parcel IDs: 40-12-479-006; 40-12-479-001; 40-12-479-007; 40-12-479-031; 40-12-479-004; 40-12-479-005 Legal Description:

Village of Grand Traverse, part of Lot 9. Beginning at a point on the Easterly line of said Lot, 14.0 feet, North 29 degrees 59 minutes 30 seconds West from the Easterly corner of said Lot; Thence South 60 degrees 27 minutes 30 seconds West, 68.48 feet; Thence North 30 degrees 10 minutes West, 2.62 feet; Thence South 58 degrees 30 minutes 05 seconds West, 6.34 feet; Thence North 29 degrees 01 minutes 30 seconds West, 49.48 feet to the Northerly line of said Lot; Thence North 60 degrees 31 minutes 30 seconds East along said Northerly line 73.12 feet to the Northeasterly corner of said Lot; Thence South 29 degrees 59 minutes 30 seconds East along the Easterly line of said lot, 52 feet to beginning. Block 23.

**Address: 511 MLK Ave.
Tax number: 40-12-479-006**

Village of Grand Traverse, part of Lots 9 and 10. Beginning at the Southeasterly corner of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along the Southerly line of said Lot, 67.56 feet; Thence North 30 degrees 10 minutes, West 39.60 feet; Thence South 58 degrees 30 minutes 05 seconds West, 0.66 feet; Thence North 30 degrees 10 minutes West, 40.47 feet; Thence North 60 degrees 27 minutes 30 seconds East, 68.48 feet to the Easterly line of said Lot 9; Thence Southerly along the Easterly line of said Lots 9 and 10, 80 feet to beginning. Block 23.

Address: v/l MLK Avenue
Tax number: 40-12-479-007

Village of Grand Traverse, Westerly $\frac{1}{2}$ of Lot 1 and Southerly 2 feet of West $\frac{1}{2}$ of Lot 2, Block 23.

Address: v/l Garland St.
Tax number: 40-12-479-0031

The Southehrly 40 feet of the Easterly 65 feet of Lot 8, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, page 13, Genesee County Records.

Address: 517 M L King Avenue
Tax number: 4012-479-005

The Southwesterly 14 feet of the Easterly 65 feet of Lot 7, and the Easterly 65 feet of Lot 8, except the Southerly 40 feet thereof, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, page 13, Genesee County Records.

Address: 523 M.L. King Ave
Tax number: 10-12-479-004

The Easterly $\frac{1}{2}$ of Lot 1; Also, Lot 2, except the Southerly 28 feet of the Westerly $\frac{1}{2}$; Also Lots 3, 4, 5, and 6; also Lot 7, except the Southerly 14 feet of the Easterly 65 feet; Also Lot 8, except the Easterly 65 feet; Also part of Lots 9 and 10 described as beginning at the Southwesterly corner of said Lot 10; Thence North 30 degrees 02 minutes 30 seconds West along the Westerly line of said Lots 10 and 9, 132 feet to the Northwesterly corner of said Lot 9; Thence North 60 degrees 31 minutes 30 seconds

East along the Northerly line of said Lot, 58.75 feet; Thence South 29 degrees 01 minutes 30 seconds East 49.48 feet; Thence North 58 degrees 30 minutes 05 seconds East, 6.34 feet; Thence South 30 degrees 10 minutes East, 43.09 feet; Thence North 58 degrees 30 minutes 05 seconds East, 0.66 feet; Thence South 30 degrees 10 minutes East, 39.60 feet to the Southerly line of said Lot 10; Thence South 60 degrees 27 minutes 30 seconds West along said Southerly line, 64.94 feet to the point of beginning; All in Block 23 of the Village of Grand Traverse, according to the recorded plat thereof as recorded in Plat Book 6, Page 13, Genesee County records.

Address: 529 MLK Ave
Tax number 40-12-479-001

- ii. Name of the property owner at the time of application. Flint Odyssey House, Inc. Communities First, Inc., Kenneth Parker, and James W Moore.
- iii. If the applicant is not the current owner of record, attach a valid option to purchase. See Attached Purchase Agreements and Affidavit of Purchase Agreement
- iv. Describe any and all financing, options, and liens on the property - We are not aware of any liens on the property. We plan to finance the acquisition and development through low-income housing tax credit equity, conventional debt financing, and grants.
- v. State the current assessed value of the property. According to the Flint Property Portal, the State Equalized Value is listed below:

523 MLK - \$17,000
517 MLK - \$12,300
511 MLK - \$8,300
529 MLK - \$0
40-12-479-007 - \$2,300
40-12-479-003 - \$700
Total SEV: \$40,600

vi. Are any assessments currently under appeal? If yes, describe. We are not aware of any assessment appeals.

vii. Will the project result in a subdivision of any present tax parcel? No. This development will result in the combination of existing parcels.

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

f. Provide a detailed operating pro forma. This must include all anticipated major revenues and expenses for the full term of the requested PILOT. Please see attached 15-year operating proforma.

Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)? As part of this development, CFI will be completely re-pouring and relaying new sidewalks around all street frontages impacted by this development. This development will also comply with the new landscaping requirements of the new Zoning Ordinance, which are significantly more comprehensive than the previous ordinance resulting in higher quality landscaping than previously existed on the site. The development will also have considerably more on-site lighting than currently exists on the parcel.

h. Provide housing market data to show demand. If a market study was completed, provide a copy of this.

This development follows expressly stated preferences and calls for new housing construction as noted in the Imagine Flint Master Plan. In the plan, it states that, "The City should seek to add a combined 15,000 housing units to the Downtown and Innovation District areas..." (City of Flint, 2013, pg. 92). These new units seek to move the City closer to meeting this goal. Additionally, the City of Flint's Central Saginaw Subarea Plan explicitly lists this site as a "Multi-Family Development Site" (City of Flint, 2014, p. 3). This subarea plan also provides renderings of proposed developments at this site which are extremely close in scale and massing to this proposed development (City of Flint, 2014, p. 8).

We have not done a market study but given current demand for rental units in the area and Flint as well as the COVID-19 crisis, there is more than adequate demand for the multifamily apartments. We are experiencing high demand for our current apartment portfolio in Flint,

including at nearby Coolidge Park Apartments, and Georgia Manor Apartments, which are at full occupancy.

- i. State a proposed timeline for the Project to include:
 - i. Closing of the loan or contributing financing March 2025
 - ii. First expenditure of funds with regards to the project October 2022
 - iii. Anticipated date construction will begin March 2025
 - iv. Anticipated date of completion August 2026

j. Describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members. We are not aware of any conflicts of interest.

k. Bonus Points:

a) Identify Target Area from Master Plan and/or Consolidated Plan

This development follows expressly stated preferences and calls for new housing construction as noted in the Imagine Flint Master Plan. In the plan, it states that, "The City should seek to add a combined 15,000 housing units to the Downtown and Innovation District areas..." (City of Flint, 2013, pg. 92). These new units seek to move the City closer to meeting this goal. Additionally, the City of Flint's Central Saginaw Subarea Plan explicitly lists this site as a "Multi-Family Development Site" (City of Flint, 2014, p. 3). This subarea plan also provides renderings of proposed developments at this site which are extremely close in scale and massing to this proposed development (City of Flint, 2014, p. 8).

iii. Neighborhood and block club outreach (Full list of outreach done)

During the Better Block Flint event in late September 2023, CFI conducted a small workshop and engaged attendees and nearby neighbors regarding this project. CFI asked for preferences on façade materials, commercial tenants, and other overall thoughts on this design on both September 22nd and 23rd. Through this effort, CFI received more than three dozen comments about design preferences that will inform key parts of this development's next steps.

Beyond this engagement, CFI plans to meet with the adjacent Carriage Town Historic Neighborhood Association in the near future to discuss this development, in the first half of October 2023.

CFI has already met with some elected officials regarding this development to ensure local leaders are fully engaged. Before any development is finalized, CFI will meet with more neighbors, additional councilpersons, have conversations with adjacent businesses, and ensure that this development is aligned with community needs.

In order to ensure that this is the case, CFI referenced heavily the city's adopted Master Plan and the Subarea Plan for this area to ensure that the development reflected the wishes of community members. Since the City did engage over 5,000 people in over 300 meetings to develop that plan, we feel that following its vision is vital to ensuring true community wishes are reflected in this development.

a) Document the target level of energy efficiency standard for the project

At least National Green Building Standards Silver Certification or comparable certification.

iv. External amenities (walk score, proximity to transit, jobs, etc.)

The development will be located in downtown Flint adjacent to the Carriage Town Neighborhood and Flint River with a walkscore of 82 ("very walkable"). The property is ideally located to add residential density to the City and within close distance to several business and employment amenities; including a grocery store (Local Grocer), Park (McFarlan and Riverbank parks), government offices (State of Michigan, Genesee County, City of Flint), educational institutions (University of Michigan-Flint), entertainment (Soggy Bottom Bar, Churchill's, the Flint Local 432, etc.), the Flint Farmers Market, and others. Additionally, this site is only a 14-minute walk to the Flint MTA station where nearly every bus route in the city terminates or begins, providing residents with access to jobs and amenities well outside of walking distance.

Additionally, this site is within walking or transit-riding distance from many of Flint's major employers such as UM-Flint, Kettering University, Hurley Medical Center, Lear Corporation, McLaren Flint, General Motors, and the under redevelopment Buick City site.

I. Include a copy of the completed MSHDA application for Low Income Housing Tax Credits (LIHTC) within thirty (30) days of submittal to MSHDA.

To be completed.



**The Dream on MLK - New Construction
Flint, MI**

SOURCES & USES OF FUNDS Summary	
SOURCES	
MEDC RAP Grant	5,000,000
C.S. Mott Foundation	10,000,000
Conventional Financing	3,200,000
Tax Credit Equity @	13,648,635
Deferred Developer Fees	1,226,090
TOTAL SOURCES	\$33,074,725
USES	
Acquisition of Land and Buildings	68,182
Architecture & Engineering	497,241
Hard Construction Costs	27,676,357
Soft Costs	4,367,189
Reserves	465,756
TOTAL USES	33,074,725

Last edit date: 8/3/2023

Property: The Dream on MLK (New Construction)

		Proforma Rents				
		FY 2024				
	Unit Type*	# of units	Gross Rent per unit (\$)	Utility Allowance (\$)	Contract Rent per unit (\$)	Total \$
New Building	1BR (30%)	14	426	110	316	4,424
	1BR (80%)	10	938	110	828	8,280
	1BR (Mkt)	35	925		925	32,375
	2BR (30%)	4	488	143	345	1,380
	2BR (60%)	4	1024	143	881	3,524
	2BR (80%)	13	1051	143	908	11,804
	2BR (Mkt)	7	1150		1150	8,050
	3BR (80%)	1	1329	177	1152	1,152
	3BR (Mkt)	2	1500		1500	3,000
Total (per Mo.):		90				73,989
Annual Total:						887,868

**The Dream on MLK - New Building - Cash Flow Proforma
Flint, MI**

Income	Initial		Future		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	Inflator	Inflator	Inflator	Begin in Year															
Annual Rental Income	2.00%	2.00%		6	934,692	953,386	972,454	991,903	1,011,741	1,031,975	1,052,615	1,073,667	1,095,141	1,117,043	1,139,384	1,162,172	1,185,415	1,209,124	1,233,306
Annual Non-Rental Income	2.00%	2.00%		6	23,500	23,970	24,449	24,938	25,437	25,946	26,465	26,994	27,534	28,085	28,646	29,219	29,804	30,400	31,008
Residential Vacancy Loss	8.00%	5.00%		6	74,775	76,271	77,796	79,352	80,939	81,599	82,631	83,683	84,757	85,852	86,969	88,109	89,271	90,456	91,665
Total Project Revenue					883,417	901,085	919,107	937,489	956,239	1,006,323	1,026,449	1,046,978	1,067,918	1,089,276	1,111,061	1,133,283	1,155,948	1,179,067	1,202,649
Expenses																			
Management	3.00%				45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	58,715	60,476	62,291	64,159	66,084	68,067
Administration	3.00%				35,500	36,475	37,479	38,514	39,579	40,676	41,807	42,971	44,170	45,405	46,677	47,988	49,337	50,727	52,159
Project-paid Fuel	3.00%	3.00%		6	13,500	13,905	14,322	14,752	15,194	15,650	16,120	16,603	17,101	17,614	18,143	18,687	19,248	19,825	20,420
Common Electricity	3.00%	3.00%		6	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,769	83,192
Water & Sewer	3.00%	3.00%		6	112,000	115,350	118,821	122,385	126,057	129,839	133,734	137,746	141,878	146,135	150,519	155,034	159,685	164,476	169,410
Operating & Maintenance	3.00%				105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001	141,111	145,345	149,705	154,196	158,822
Payment in Lieu of Taxes					35,613	36,454	37,097	37,750	38,414	40,636	41,352	42,079	42,818	43,569	44,331	45,106	45,892	46,691	47,502
Insurance	3.00%				49,000	50,470	51,984	53,544	55,150	56,804	58,509	60,264	62,072	63,934	65,852	67,827	69,862	71,958	74,117
Other - taxes, licenses, fees	3.00%				18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227
Payroll & Benefits	3.00%				105,050	108,202	111,448	114,791	118,235	121,782	125,435	129,198	133,074	137,066	141,178	145,414	149,776	154,269	158,898
Total Operating Expenses					570,643	587,555	604,731	622,414	640,617	660,906	680,230	700,123	720,604	741,688	763,394	785,740	808,746	832,430	856,813
Net Operating Income					312,773	313,530	314,375	315,075	315,621	345,417	346,219	346,855	347,314	347,588	347,668	347,543	347,203	346,637	345,835
Rep. Reserve					27,000	27,540	28,091	28,653	29,226	29,810	30,406	31,015	31,635	32,267	32,913	33,571	34,243	34,927	35,626
Debt Service					250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299	250,299
Cash Flow					35,435	35,691	35,986	36,124	36,097	65,308	65,514	65,541	65,380	65,022	64,456	63,673	62,661	61,411	59,910

Recorded: 01/30/2023 08:17 AM
Fees: \$30.00 Rpt: 23-3927
Dominique D Clemons: Register of Deeds
Genesee County, MI ENVELOPE



I hereby certify, based upon the records in my office, that there are no tax liens or titles held by the state, or by any individual, against the within description, and that all taxes due thereon have been paid for the 5 years next preceding the date of this instrument.

WARRANTY DEED

Dominique D Clemons (MC) 1/27/23

KNOW ALL MEN BY THESE PRESENTS: that Kenneth Parker ("Grantor"), whose address is 6182 Emerald Dr., Grand Blanc, MI 48439, hereby conveys, warrants, sets over and transfers to Communities First Inc., a Michigan nonprofit corporation, ("Grantee") whose address is 415 Court St, Flint, MI 48503, that certain premises situated in the City of Flint, County of Genesee, State of Michigan, as more particularly described in Exhibit A attached hereto (the "Real Estate") and incorporated herein by reference for the full consideration set forth on the Real Estate Transfer Tax Valuation Affidavit, the receipt and sufficiency of which is hereby acknowledged, subject to those matters set forth in Exhibit B attached hereto (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same in fee simple forever, unto the said Grantee, its legal representatives, successors and assigns, and Grantor does hereby covenant and warrant title to the above described property, rights and interests and binds itself and its legal representatives, successors and assigns to covenant and forever defend all and singular the above described property and interests unto the said Grantee, its successors, legal representatives and assigns, subject, however, to the Permitted Encumbrances.

Grantor grants to Grantee the right to make all permissible divisions, if any, under section 108 of the Michigan Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

The Real Estate may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of this 12th
day of January, 2023.

GRANTOR:



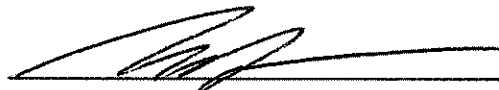
Kenneth Parker

ACKNOWLEDGEMENT

STATE OF MICHIGAN

COUNTY OF GONDOWIS

The foregoing instrument was acknowledged before me this 12th day of January,
2023, by Kenneth Parker.



Print name: MATTHEW S. LESAGE

Notary Public, GONDOWIS County, Michigan

My Commission Expires: 3/26/2024

Acting in the County of GONDOWIS

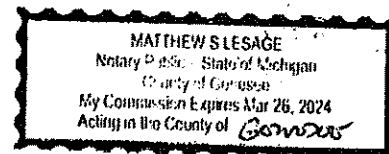


EXHIBIT A

Legal Description of the Real Property

The Southerly 40 feet of the Easterly 65 feet of Lot 8, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, Page 13, Genesee County Records.

Address: 517 M L King Avenue, Flint, MI 48502

Tax number: 40-12-479-005

Cinnaine Title Services
30 ENV

EXHIBIT B
PERMITTED EXCEPTIONS

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (the “**Agreement**”) is made as of the April 14, 2022 (the “**Effective Date**”), by and between **COMMUNITIES FIRST, INC.**, a Michigan nonprofit corporation whose address is 415 W. Court St., Flint, Michigan 48503 (“**Seller**”), and **FLINT ODYSSEY HOUSE, INC.**, a Michigan nonprofit corporation whose address is 529 ML King Ave., Flint, Michigan 48502 (“**Purchaser**”).

1. **PURCHASE AND SALE.** Subject to the terms, covenants and conditions of this Agreement, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy from Seller, the following:

(a) All those certain buildings, tracts or parcels of land located in the Township of Flint, Genesee County, Michigan, a legal description of which, as verified by Purchaser and subject to Purchaser’s approval of the survey within the Inspection Period (as hereinafter defined) is attached as Exhibit A.

(b) All right, title and interest of Seller, if any, in and to (i) any strips and gores adjoining or adjacent to the Land and in and to any land lying in the bed of any street, road, avenue, way or boulevard, open or proposed, in front of or adjoining the Property, whether or not described in Exhibit A, (ii) any award for damage to the Property by reason of any change of grade in any street, road, avenue, way or boulevard, (iii) any pending or future award made in condemnation or in lieu thereof, (iv) all insurance proceeds payable with respect to any casualty which occurs to the Property prior to the Closing Date (as hereinafter defined); and (v) all rights, easements and interests, water, air and mineral rights, streets, public ways or rights-of-way, privileges, tenements, hereditaments, improvements, licenses, appurtenances and other rights and benefits belonging or in any way related or appurtenant to the Property. If the Property consists of more than one parcel there shall be no intervening strips, gaps, gores or lands to which any legal, equitable or beneficial interest are owned by others.

(c) All transferable consents, authorizations, variances, waivers, licenses, permits, franchises and approvals from or issued by any governmental or quasi-governmental agency, department, board, commission, bureau and any guarantees thereof or other entity or instrumentality in respect of the Property and/or relating to the use, development, maintenance or operation of the Property or traffic and zoning heretofore or hereafter held by or granted to Seller.

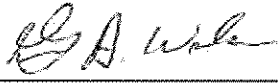
(d) Any architectural or engineering plans that exist for the Property (“**Plans**”). (collectively (a) – (d) are referred to herein as the “**Property**”).

(e) The parties agree that this transaction is contingent upon Seller acquiring the Property prior to Closing (defined below).

The parties have executed this Agreement as of the Effective Date.

SELLER:

COMMUNITIES FIRST, INC.,
a Michigan nonprofit corporation

By: 
Date: 4-14-2022
Name: Glenn Wilson
Title: President & CEO

PURCHASER:

FLINT ODYSSEY HOUSE, INC.,
a Michigan nonprofit corporation

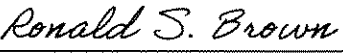
By: 
Date: 4/14/2022
Name: Ronald S. Brown
Title: Executive Director

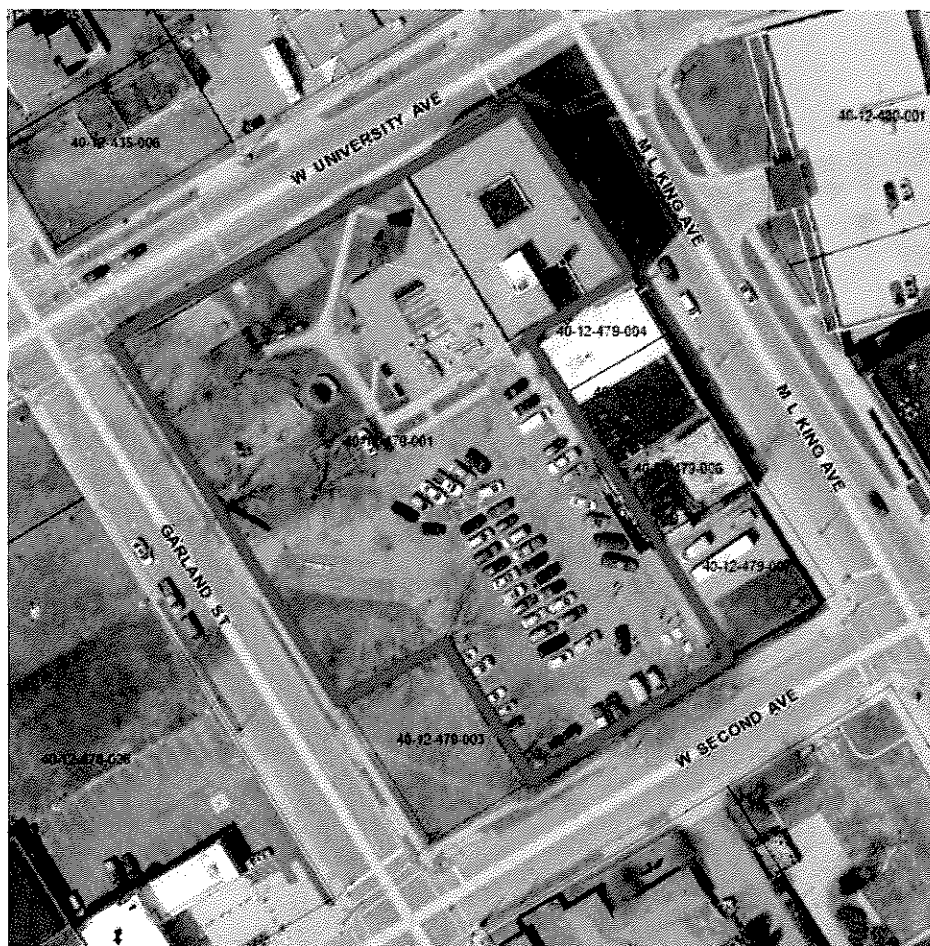
EXHIBIT B

OTHER BUILDINGS AND REAL PROPERTY

Parcel 1:

Common Address: 529 M.L. King Ave., Flint, MI 48502

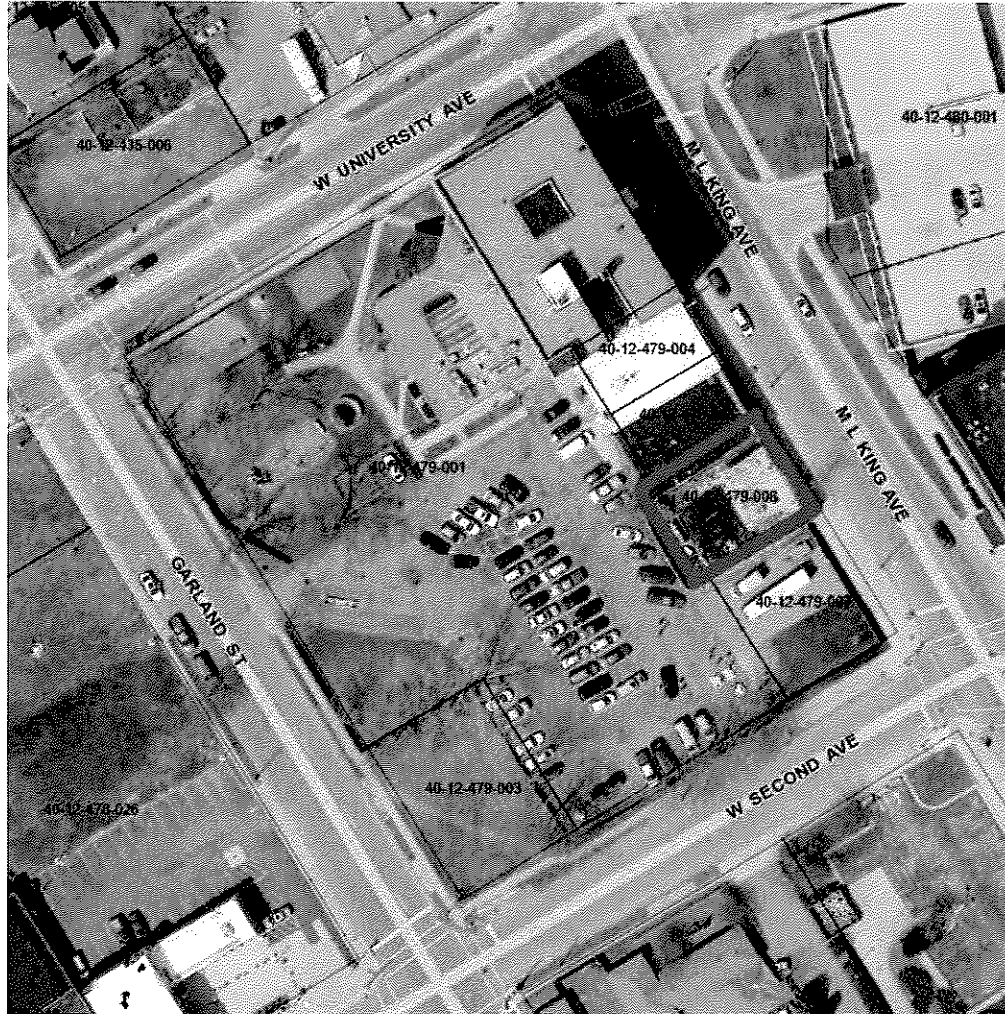
Parcel ID Number: 40-12-479-001



Parcel 2:

Common Address: 511 M.L. King Ave., Flint, MI 48502

Parcel ID Number: 40-12-479-006



Parcel 3:

Common Address: M.L. King Ave., Flint, MI 48502

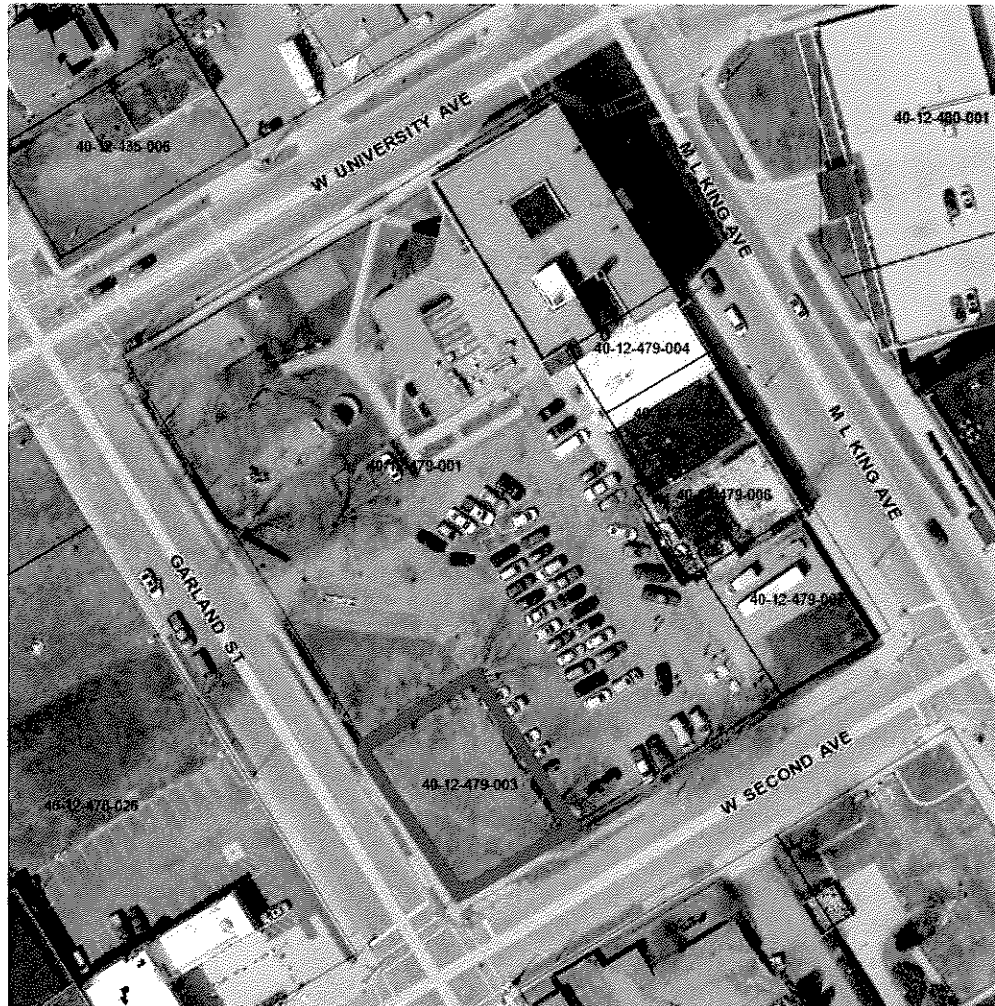
Parcel ID Number: 40-12-479-007



Parcel 4:

Common Address: Garland St., Flint, MI 48502

Parcel ID Number: 40-12-479-003



FIFTH AMENDMENT TO
AGREEMENT OF PURCHASE AND SALE

This Fifth Amendment to Agreement of Purchase and Sale (this “**Third Amendment**”) is made as of the 25th of April, 2023 (the “**Effective Date**”), by and between **COMMUNITIES FIRST, INC.**, a Michigan nonprofit corporation whose address is 415 W. Court St., Flint, Michigan 48503 (the “**Seller**”), and **FLINT ODYSSEY HOUSE, INC.**, a Michigan nonprofit corporation whose address is 529 ML King Ave., Flint, Michigan 48502 (the “**Purchaser**”).

RECITALS:

- A. Seller and Purchaser previously entered into an Agreement of Purchase and Sale dated April 14, 2022, as amended by that certain (i) First Amendment to Agreement of Purchase and Sale dated April 28, 2022; (ii) Second Amendment to Agreement of Purchase and Sale dated June 16, 2022; (iii) Third Amendment to Agreement of Purchase and Sale, dated August 31, 2022 and (iv) Fourth Amendment to Agreement of Purchase and Sale, dated December 1, 2022 (as amended, the “**Agreement**”), whereby Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, those certain buildings, tracts or parcels of land located in the Township of Flint, Genesee County, Michigan, as more particularly described in the Agreement (the “**Property**”); and
- B. The parties wish to extend the Closing Date as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the mutual terms, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1) Defined Terms. All capitalized terms used in this Third Amendment, to the extent not otherwise expressly defined herein, shall have the same meaning ascribed to such terms in the Agreement.
- 2) Extension of Closing Date. **Section 3** of the Agreement is hereby deleted and replaced in its entirety with the following:

“The consummation of the transactions herein contemplated (the “**Closing**”) shall take place at the offices of Purchaser’s counsel or the Title Company (as defined below) no later than January 31, 2024 (the “**Closing Date**”), provided that Purchaser shall not be obligated to close unless title can be conveyed in the condition required herein and all conditions to Purchaser’s obligations have been satisfied or waived. Seller shall deliver exclusive possession of the Property to Purchaser at Closing, subject only to the Permitted Exceptions (as defined below).”

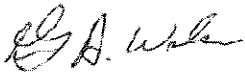
- 3) Ratification of Purchase Agreement. The parties acknowledge and agree that the Agreement remains in full force and effect and is hereby ratified in all respects.
- 4) Signature. To facilitate execution of this Third Amendment, the parties may execute this Third Amendment in counterpart and exchange signatures by facsimile transmission or by electronic delivery of a PDF copy of the executed Third Amendment, which facsimile or PDF copy shall be deemed valid and binding.

[Signature Page Follows]

The parties have executed this THIRD AMENDMENT TO AGREEMENT OF PURCHASE AND SALE as of the Effective Date.

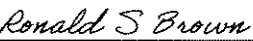
SELLER:

COMMUNITIES FIRST, INC.,
a Michigan nonprofit corporation

By: 
Date: 4/25/2023
Name: Glenn Wilson
Title: President & CEO

PURCHASER:

FLINT ODYSSEY HOUSE, INC.,
a Michigan nonprofit corporation

By: 
Date: April 25, 2023
Name: Ronald S. Brown
Title: Executive Director

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made this 21st day of June, 2023 (the "Effective Date"), by and between **James W. Moore**, a married man ("Seller"), who has an address 405 Garland St., Davison, MI 48423, and **COMMUNITIES FIRST INC.**, a Michigan nonprofit corporation, whose address is 415 Court St., Flint, MI 48503 ("Purchaser"). Seller and Purchaser may be referred to herein as the Parties.

RECITALS

A. Seller owns that certain real property and improvements commonly known as "523 M.L. King Ave.", located in the City of Flint, County of Genesee, State of Michigan, and more particularly described on **Exhibit "A"** attached hereto (the "Real Property").

B. Purchaser is a nonprofit corporation, charitable organization located in the city of Flint.

C. Seller desires to sell and convey to Purchaser, and Purchaser desires to purchase from Seller the Property (as defined below).

D. Seller desires to continue occupancy of Real Property according to an agreed upon and fully executed Temporary Occupancy Agreement attached hereto as Exhibit "C".

E. Purchaser desires to allow Seller to occupy Real Property according to an agreed upon and fully executed Temporary Occupancy Agreement attached hereto as Exhibit "C".

NOW, THEREFORE, in consideration of the respective agreements hereinafter set forth, Seller and Purchaser agree as follows:

ARTICLE I

PROPERTY TO BE SOLD AND CONVEYED

Seller hereby agrees to sell and convey to Purchaser, and Purchaser hereby agrees to purchase from Seller, upon the terms and conditions set forth therein, the following:

1.01 Real Property. The Real Property.

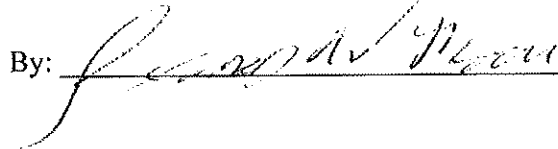
1.02 Appurtenances. All rights, privileges and easements appurtenant to the Real Property, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Real Property, if owned by Seller, as well as all development rights, air rights, water, water rights and water stock relating to the Real Property and any other easements, rights-of-way or appurtenances used in connection with or reserved for the beneficial use and enjoyment of the Real Property (all of which are collectively referred to as the "Appurtenances").

**Signature Page to
Purchase and Sale Agreement**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed, sealed and delivered the day and year first above written.

SELLER:

JAMES W. MOORE, a married man

By: 

By: _____

PURCHASER:

COMMUNITIES FIRST INC., a Michigan
nonprofit corporation

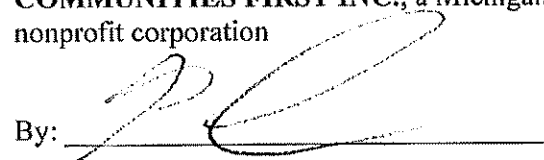
By: 

EXHIBIT "A"

Legal Description of the Real Property

The Southwesterly 14 feet of the Easterly 65 feet of Lot 7, and the Easterly 65 feet of Lot 8, except the Southerly 40 feet thereof, Block 23, Village of Grand Traverse, according to the plat thereof as recorded in Plat Liber 6, page 13, Genesee County Records.

Address: 523 M.L. King Ave

Tax number: 10-12-479-004