

City of Flint, Michigan

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



Meeting Agenda - FINAL

Monday, November 13, 2023

4:30 PM

CITY COUNCIL CHAMBERS

SPECIAL AFFAIRS COMMITTEE

Ladel Lewis, Chairperson, Ward 2

*Eric Mays, Ward 1
Judy Priestley, Ward 4
Tonya Burns, Ward 6
Dennis Pfeiffer, Ward 8*

*Quincy Murphy, Ward 3
Jerri Winfrey-Carter, Ward 5
Candice Mushatt, Ward 7
Eva L. Worthing, Ward 9*

Davina Donahue, City Clerk

ROLL CALL**REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA****PUBLIC SPEAKING**

Members of the public shall have no more than three (3) minutes to address the City Council on any subject.

COUNCIL RESPONSE

Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two (2) minutes.

CONSENT AGENDA

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

RESOLUTIONS (POSTPONED)

[NOTE: The following resolutions were POSTPONED from the October 23, 2023 Special Affairs agenda to this Special Affairs agenda due to the Lack of a Quorum.]

230374 Removal for Cause/Flint City Attorney/William Y. Kim

Resolution resolving that the Flint City Council approves the removal of Flint City Attorney William Y. Kim for cause, pursuant to Flint City Charter Section 4.603.

RESOLUTIONS (POSTPONED)

[NOTE: The following resolutions were POSTPONED from the November 8, 2023 Committee agendas to this Special Affairs agenda due to the Lack of a Quorum/Meeting Not Called to Order.]

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 (or) 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.]

230404 Grant Acceptance/Michigan State Housing Development Authority (MSHDA)/Accessibility Modifications for Homeowners and Renters

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to process a budget amendment recognizing grant revenue and corresponding appropriations of funds [in the amount of \$440,000.00]. [NOTE: The City was awarded \$440,000 from Michigan State Housing Development Authority (MSHDA) Investing in Community Housing (MICH) Program; and this award will the City of Flint to make accessibility modifications for homeowners and renters.]

230405 Charitable Gaming License/Mercedes Kitchen Cooking Up Success

Resolution resolving that Mercedes Kitchen Cooking Up Success is recognized as an non-profit organization operating in the City of Flint for the purpose of obtaining a charitable gaming license issued by the Michigan Lottery Charitable Gaming Division. [NOTE: Raffle Events on November 22nd and December 22nd, 2023.]

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.

230407 Grant Agreement/Genesee Auto County Network (G.A.I.N.)/Auto Theft Enforcement Program

Resolution resolving that the appropriate City Officials, upon City Council approval, are authorized to do all things necessary to accept the State of Michigan Auto Theft Prevention Authority GAIN grant, amend the FY24 budget, appropriate funding for future fiscal years, for as long as funds are available from the funder, and abide by the terms and conditions of the grant agreement, in the amount of \$157,309.00, to grant code SATPA-GAIN24.

230408 State of Michigan/MCOLES Public Safety Academy Assistance Program

Resolution resolving that the appropriate City officials, upon the City Council approval, are authorized to do all things necessary to accept the program funds set forth in the program agreement of the State of Michigan in the amount of \$192,000.00, amend the FY24 budget, appropriate award funding to

appropriate revenue and expenditure in future years as long as the funds are available from the funder, and abide by the terms and conditions of the award from the State of Michigan.

230409 Lighthouse Group/Excess General Liability 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 general liability and terrorism coverage through the Old Republic Union Insurance Company at a premium not to exceed \$635,510.00 for a 12-month period beginning 11/23/2023 to 11/23/2024. Funding for these services will come from account 677-267.651-955.000.

230410 Flint Police Foundation Grant/Flint Police Department

Resolution resolving that the appropriate City Officials, upon City Council's approval, are now hereby authorized to accept the Flint Police Foundation Grant, amend the FY24 budget, appropriate funding for future fiscal years for as long as the funds are available from the funder, and abide by the terms and conditions of the grant, in the amount of \$127,000.00 to grant budget code PFPF-NSODA23.

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.]

RESOLUTIONS

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 bulding located at 641 S. Saginaw Street, Flint.

APPOINTMENTS (POSTPONED)

[NOTE: The following appointments were POSTPONED from the November 8, 2023 Committee agendas to this Special Affairs agenda due to the Lack of a Quorum/Meeting Not Called to Order.]

230348 Reappointment/Downtown Development Authority/Robert Kittel

Resolution resolving that the Flint City Council approves the reappointment of Robert Kittel, of 2010 Becker St, Flint, MI, to the Board of the Downtown Development Authority, to fill the remainder of the four-year term ending on March 31, 2026.

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.

230358 Reappointment/Hurley Board of Hospital Managers/Gwen Huddleston

Resolution resolving that that the Flint City Council approves the reappointment of Gwen Huddleston , of 1225 Eldorado Dr, Flint, MI 48504, to the Board of Hospital Managers, to fill the remainder of a term ending on April 30, 2027.

ORDINANCES (POSTPONED)

[NOTE: The following ordinances were POSTPONED from the October 23, 2023 Special Affairs agenda to this Special Affairs agenda due to the Lack of a Quorum.]

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).

ORDINANCES

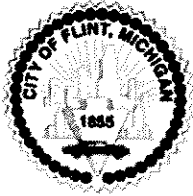
230424 Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

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".

ADJOURNMENT



230374

PRESENTED: OCT 23 2023

ADOPTED: _____

BY THE CITY COUNCIL:

RESOLUTION TO REMOVE THE FLINT CITY ATTORNEY FOR CAUSE

Having been duly nominated and appointed, William Y. Kim serves as the Flint City Attorney.


The Flint City Council desires to remove Mr. Kim as City Attorney for cause, pursuant to the Flint City Charter Section 4-603.

BE IT RESOLVED that the Flint City Council approves the removal of Flint City Attorney William Y. Kim for cause, pursuant to the Flint City Charter 4-603.

FOR THE CITY COUNCIL:

Flint City Council

APPROVED AS TO FORM:



JoAnne Gurley, Chief Deputy City Attorney

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 21, 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

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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.

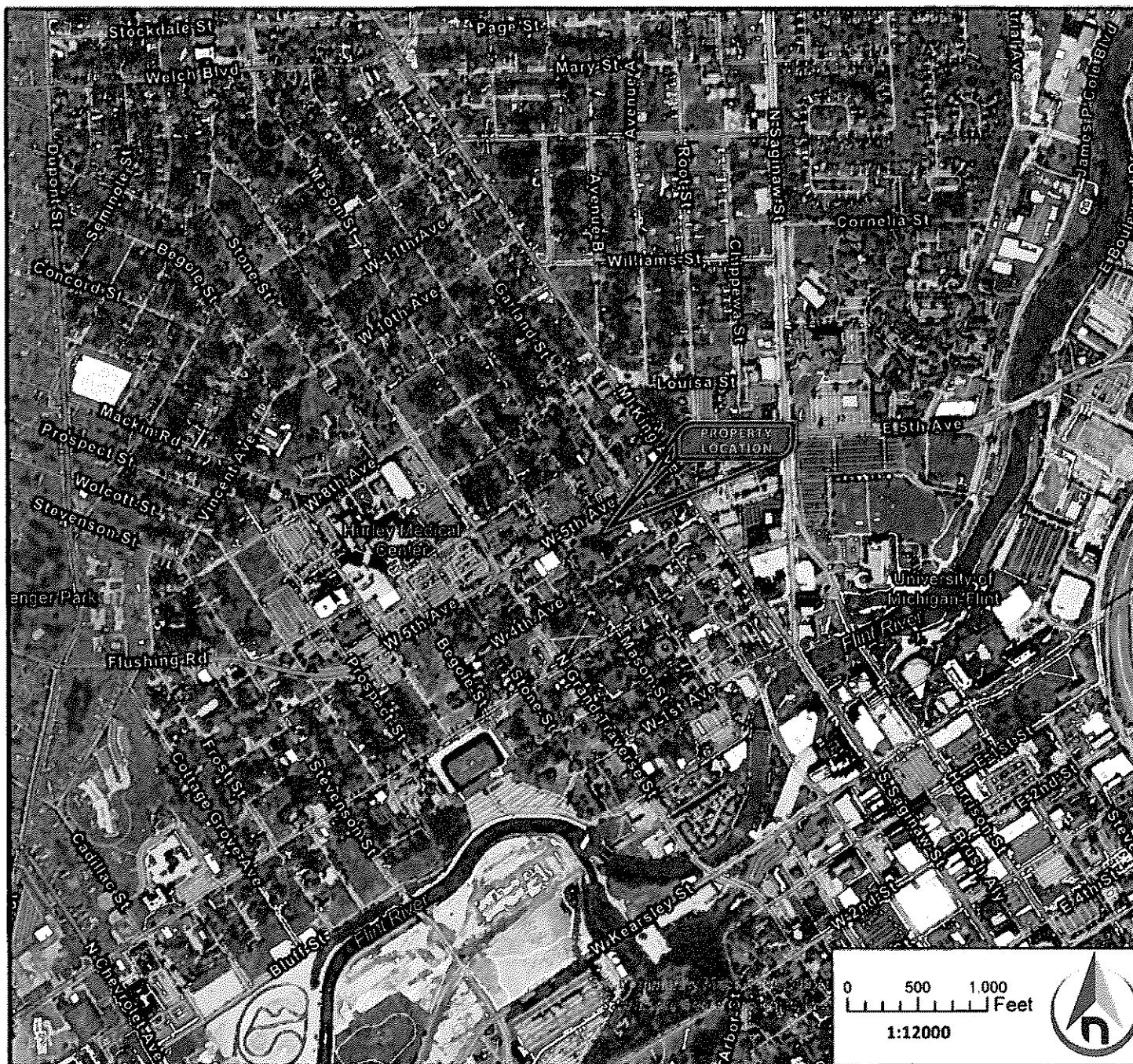
2.13 Other Material that the Authority or Governing Body Considers Pertinent

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



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION


309 W. FIFTH AVENUE
FLINT, MICHIGAN 48503

GENESEECOUNTY
T07N, R06E, SECTION 12

PROJECT NUMBER 23-3252





	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		
	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLA ACTIVITIES	LBFTA 5/50 CAPTURE	LOCAL-ONLY ACTIVITIES
EGLA 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 EGLA 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)							
Genesee County LBFTA - Eligible Capture of 50% of Available Taxes for 5 years	1	LS	\$ 191,691	\$ 191,691		\$ 191,691	\$
	Subtotal LBFTA Eligible Capture			\$ 191,691			
	MSF AND EGLA 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
Interest (0%)	1	LS		\$	\$	\$	\$
	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 ESAs, 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 2
Fishery-Independent Revenue Capture Estimators
3628 W. 54th Avenue
Piquette, MI

Plan Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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Table 2
 2014-2015 Revenue Capture Estimates
 100 W 14th Avenue
 Salt, MD

Line Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	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Table 3
Tiga Increment Revenue Reimbursement Allocation Table
309 W Fifth Avenue
Flint, MI

[illegible]

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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 multifaceted:

- 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.

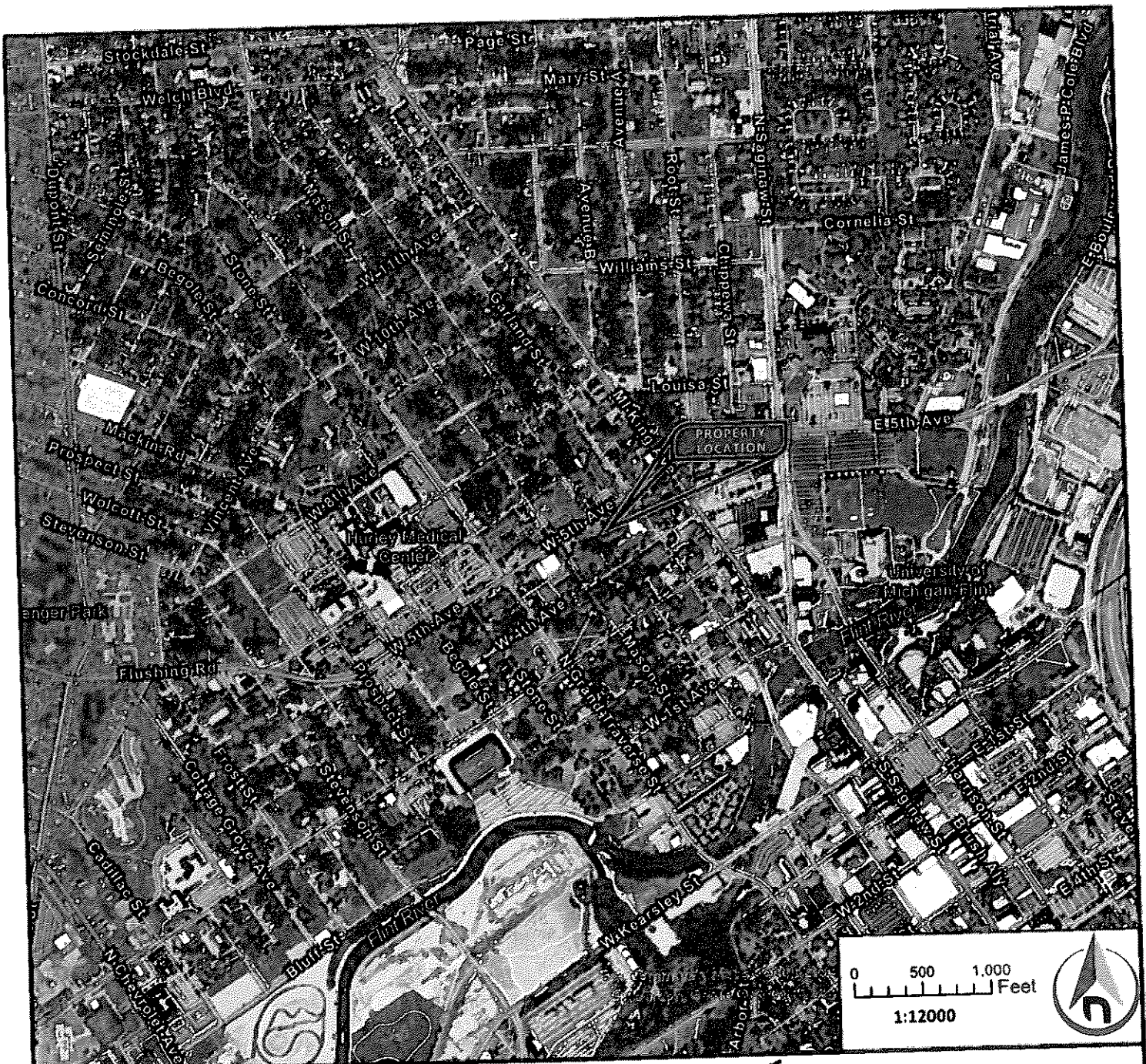
2.13 Other Material that the Authority or Governing Body Considers Pertinent

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



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

309 W. FIFTH AVENUE
FLINT, MICHIGAN 48503

GENESEE COUNTY
T07N, R06E, SECTION 12

PROJECT NUMBER 23-3252



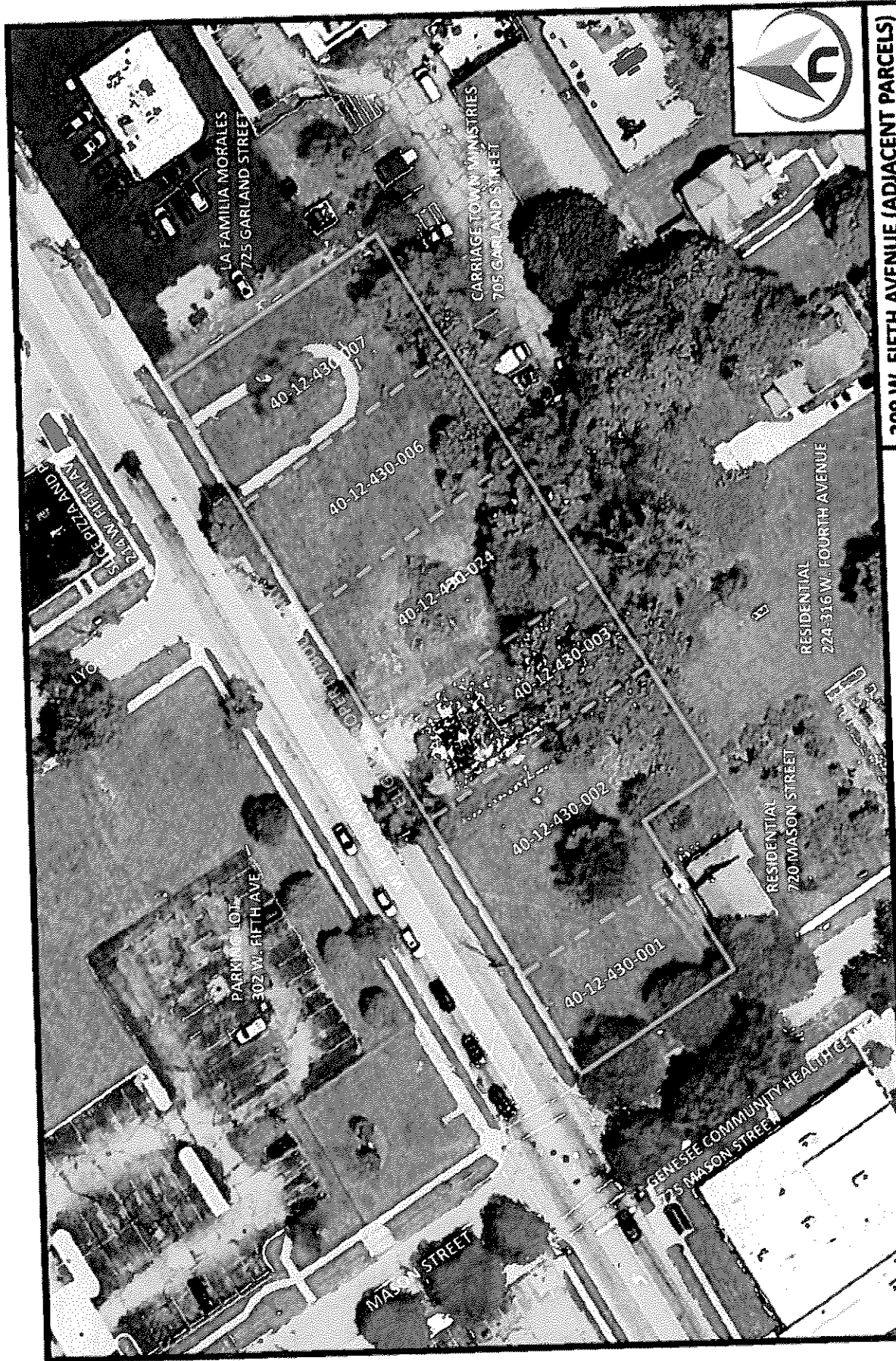


FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 22-3252

309 W. FIFTH AVENUE (ADJACENT PARCELS)
FLINT, MICHIGAN 48503

CREATED BY: CJZ
8/1/2023

TRIOTERRA

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		
	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGL E ACTIVITIES	LBFTA S/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	\$ -	

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, 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 2
The Movement Revenue Capex Estimation
309 W. Fifth Avenue
Flint, MI

[illegible]

Table 2
140 Movement Revenue Capture Estimates
100 W. Fifth Avenue
Flint, MI

Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	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Table 3
Van Indemestrate Revenue Reimbursement Allocation Table
300 W. Fifth Avenue
Kent, OH

Proportion of Firm's Shareholder Membership	Proportionality	Senior & Junior Team	Good-Only Team	Total
State	4.0%	\$ 76,000	\$	\$ 76,000
Local	10.0%	\$ 336,750	\$ 178,380	\$ 515,130
Other				\$ 1,712,218
TOTAL	14.0%	\$ 412,750	\$ 1,578,660	\$ 1,723,417
100% of State	6.7%	\$ 22,000		
100% of Local	92.3%	\$ 314,750		
100% of Other	68.3%	\$ 1,573,660		

Administrative Food & Loan Month *	
State Warehouse Branching Fund	\$ 22,750
Local Administrative Fund	\$ 90,243
Local Branching Fund	\$

"During the life of the man."

Using the same procedure, participants

[illegible]

Table 3
Tax Incremental Revenue Reinvestment Allocation Table
309 W. Fifth Avenue
Detroit, MI

[illegible]



230404

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

**RESOLUTION FOR ACCEPT \$440,000 FROM MICHIGAN STATE HOUSING DEVELOPMENT
AUTHORITY IN SUPPORT OF ACCESSIBILITY MODIFICATIONS FOR HOMEOWNERS
AND RENTERS, AND BUDGET AMENDMENT AUTHORIZATION TO RECOGNIZE
REVENUE AND APPROPRIATE FUNDS**

WHEREAS, the City was awarded \$440,000 from Michigan State Housing Development Authority (MSHDA) Investing in Community Housing (MICH) Program; and

WHEREAS, this award will the City of Flint to make accessibility modifications for homeowners and renters; and

WHEREAS, this program is an effort led by the City of Flint Department of Planning and Development in support of other housing repair efforts; and

IT IS RESOLVED that appropriate City Officials are authorized to do all things necessary to process a budget amendment recognizing grant revenue and corresponding appropriations of funds under the following account:

Account Number	Account Name / Grant Code	Amount
296-704.735-569.000	SMSHD-MICH23	\$440,000
296-704.735-963.000	SMSHD-MICH23	\$440,000

For the City:

CLYDE D EDWARDS

CLYDE D EDWARDS (Oct 25, 2023 12:18 EDT)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

William Kim

William Kim (Oct 16, 2023 09:53 EDT)

William Kim, City Attorney

Approved as to Finance:

Phillip Moore

Phillip Moore (Oct 16, 2023 10:25 EDT)

Phillip Moore, Interim Chief Finance Officer

RESOLUTION STAFF REVIEW

Date: October 10, 2023

Agenda Item Title:

RESOLUTION FOR ACCEPT \$440,000 FROM MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY IN SUPPORT OF ACCESSIBILITY MODIFICATIONS FOR HOMEOWNERS AND RENTERS, AND BUDGET AMENDMENT AUTHORIZATION TO RECOGNIZE REVENUE AND APPROPRIATE FUNDS

Prepared by:

Emily Doerr, Director of Planning and Development

Background/Summary of Proposed Action:

The City of Flint Department of Planning and Development was awarded \$440,000 from Michigan State Housing Development Authority (MSHDA) Investing in Community Housing (MICH) Program to make accessibility modifications for homeowners and renters. The City will be responsible for the grant but will be subcontracting to the Disability Network to oversee the contractors doing the accessibility modifications to the homes. \$200,000 of the funds are set aside for homeowners and \$200,000 of the funds are set aside for renters; landlord approval will be required for those recipients to be approved.

Financial Implications: N/A

Budgeted Expenditure: Yes ___ No X **Please explain, if no: Reso authorizes acceptance and appropriations**

Account Number	Account Name / Grant Code	Amount
296-704.735-569.000	SMSHD-MICH23	\$440,000
296-704.735-963.000	SMSHD-MICH23	\$440,000

Pre-encumbered: Yes ___ No x

Requisition #: Not applicable

Accounting Approval:

Carissa Dotson
Carissa Dotson (Oct 13, 2023 10:07 EDT)

Finance Approval:

[Signature]

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

Staff Recommendation: Staff recommend approval of this resolution.

APPROVAL

Emily Doerr
Emily Doerr (Oct 13, 2023 16:22 EDT)

Emily Doerr, Director, Planning and Development

230405

RESOLUTION NO.: _____

PRESENTED: NOV - 8 2023

ADOPTED: _____

**RESOLUTION RECOGNIZING MERCEDES KITCHEN COOKING UP SUCCESS
FOR THE PURPOSE OF OBTAINING A MICHIGAN CHARITABLE GAMING LICENSE**

BY THE MAYOR:

Mercedes Kitchen Cooking Up Success is a culinary program for beginner, intermediate, and advanced specialized training and employment opportunities for individuals who demonstrate an aptitude for a career in the professional cooking arena.

The City of Flint, being the local governing body with authority to grant local charitable gaming licenses that also conform to requirements set forth by the State of Michigan, recognizes Mercedes Kitchen Cooking Up Success as a non-profit organization, having made proper application for Charitable Gaming Licenses to conduct the following raffles:

1. On November 22, 2023, 1:00 p.m., at Luigi's Restaurant, 2132 Davison Road, Flint, MI 48506. Ticket prices are \$50.00 for 1 ticket (3 cheesecake giveaway).
2. On December 22, 2023 at 12:00 p.m., at 2838 E. Court Street, Flint, MI 48506. Ticket prices are \$100.00 for 1 ticket (automobile giveaway).

This resolution is submitted in accordance with the qualification process pursuant to the State of Michigan, Bureau of State Lottery, as allowed by Act 382 of the Public Act of 1972, as amended.

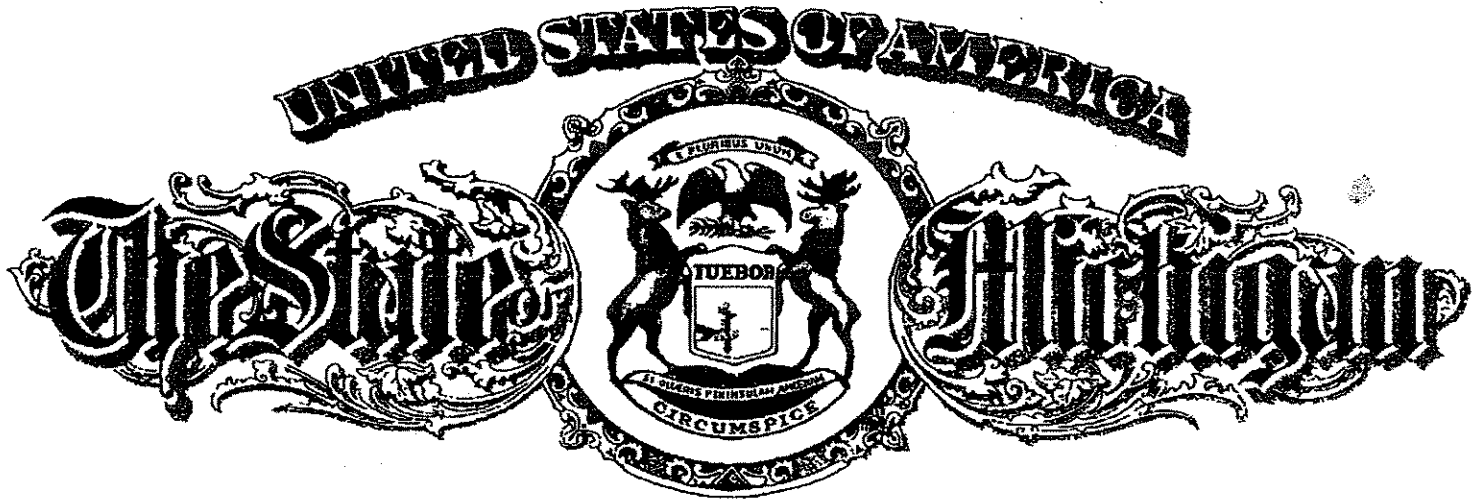
IT IS RESOLVED, that Mercedes Kitchen Cooking Up Success is recognized as a non-profit organization operating in the City of Flint for the purpose of obtaining a charitable gaming license, issued by the Michigan Lottery Charitable Gaming Division, as allowed by ACR 382 of the Public Acts of 1972, as amended.

APPROVED AS TO FORM:

APPROVED BY CITY COUNCIL:



William Kim, City Attorney



Department of Licensing and Regulatory Affairs

Lansing, Michigan

This is to Certify That

MERCEDES KITCHEN

was validly incorporated on March 22, 2006, as a Michigan nonprofit corporation, and said corporation is validly in existence under the laws of this state.

This certificate is issued pursuant to the provisions of 1982 PA 162, as amended, to attest to the fact that the corporation is in good standing in Michigan as of this date and is duly authorized to conduct affairs in Michigan and for no other purpose.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 25th day of January, 2012.

Director

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 18 2007**

MERCEDES KITCHEN
C/O MERCEDES KINNEE
1101 S SAGINAW ST
FLINT, MI 48502

Employer Identification Number:
01-0862483
DLN:
307072025
Contact Person:
SHERRY Q WAN ID# 31052
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
August 27, 2007
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2011
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

NON-PROFIT ARTICLES OF INCORPORATION

PREPARED

BY

MERCEDES KINNEE

FOR

Mercedes Kitchen Cooking up Success, org.

organization or organizations number section 501(c)(3).

BY-LAWS OF
MERCEDES KITCHEN, COOKING UP SUCCESS
501(c)(3) A Nonprofit

Article 1: Purpose: To help provide an eight week Culinary Arts program which is targeted towards hard to place Urban Youth Individuals. Talented individuals who shows an interest in the Culinary Arts, yet feels not ready for a college classroom setting. Mercedes Kitchen, Cooking up Success, offers them a feeling of belonging , yet we push to attain our goals in a non-institutional college setting.

These purposes will be accomplished through: A eight weeks Culinary Arts Course, with emphases on culinary, baking, recipe reading , measuring and most of all preparing to sell themselves to the public, not necessary their products first.

ARTICLE 11: Location: 1651 Woodlawn Park Drive, Flint, MI.48503

ARTICLE 111: Board of Directors :

1. Virginia Smith, 8384 Oak Shade Court, Davison, MI. 48423
2. Trachelle C. Young, 1612 Crescent Street, Flint, MI. 48503.

Certification: Participants who complete the entire 12-week program will receive certificates stating the skills they have obtained in the program. It is hoped that the certificates will come to have great merit with employers who are looking for exceptional, well-trained employees. In addition, participants will receive assistance in developing a portfolio. The portfolio will contain pictures of their baking creations and any awards they may win from baking contests.

Provision of the Articles

- A. Purpose
- B. Non-Profit Capitalization
- C. Member Liability
- D. Activities Prohibited
- E. Recruitment
- F. Assessment
- G. Selection
- H. Compensations Salaries and Stipend
- I. Article of Incorporation/State of Michigan
- J. Department of the Treasury, Internal Revenue Service
- K.
- L. Accolades
- M. Selective Service

PROVISION OF THE ARTICLES

Purpose: Mercedes Kitchen, cooking up Success, was organized exclusively for charitable, educational purpose in training hard to place urban youth in the culinary arts field.

Nonprofit Capitalization: No grant money received by the corporation shall benefit any member, trustee, officer or director of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation in connection with furtherance of its purpose).

Member Liability: The private property of this corporation's members, directors or officers shall not be *subject to the payment of corporation debts to any extent* whatsoever. No director or officer shall be liable for any relying in good faith upon the books or accounts or reports made to the corporation by any of its officials, members or independent accountant selected by the board of Directors.

Activities Prohibited: Attempting to influence legislation, participate in or intervene in publishing or distribution of statements, participating in political campaign on behalf of any candidate for public office.

Recruitment: The target population for this program will be inner-city and out-county individuals who are potential bakers and cooks, but are presently unemployed. All individuals be chosen by Mercedes Kinnee

Assessment: Assessment will be a part of the participant selection process. These type of assessment (baking knowledge, people skills, work ethics and artistic skills) are essential to ensure that the individuals selected have the potential to succeed.

Selection: Upon meeting funding, individuals will be interviewed for one of the 6 opening each quarter for the four quarter per calendar year in Mercedes Culinary Program for Beginners, evaluated on the following: mature, career plans, eagerness to learn, culinary skills, artistic ability and commitment.

Preamble: The following Articles of Incorporation shall be subject to and governed by the incorporation laws of Michigan.

Organization: Mercedes Kitchen Cooking up Success, a non-profit and non-stock corporation shall operate under the said name and shall be referred to as the "Non-Profit Organization". It shall have its headquarters and principal office in Flint, Michigan.

Purpose: Mercedes Kitchen Cooking up Success, a Non-Profit Organization shall exist and operate solely for charitable and non-profit purposes.

Incorporators: Mercedes Kitchen Cooking up Success, a non-profit was formed on August 07, 2007, by Mercedes Kinnee hereby shall be referred to as "incorporator".

The incorporator hereby outline the Articles of Incorporation as provided henceforth.

Articles Of Incorporation

Assets: All assets of "said organization" shall appropriate all its assets for non-profit and charitable organization purposes only.

Board of Directors: The board of directors shall have the rights, privileges, powers and limited liability as permitted by law.

Officers: The officers shall be drawn exclusively from the members of the board and the organization.

Corporate Instruments: The Board of Directors shall have the power to execute corporate instruments.

Records Keeping: The Non-Profit Organization shall keep and maintain organization and financial records.

Fiscal Year: The fiscal year for this Non-Profit Organization shall end on December 1st.

Registral Agent: Mercedes Kinnee, 1651 Woodlawn Park Drive, Flint, Michigan, Phones 810-223-8454, email mercedeskitchen@yahoo.com

See Articles Department of Treasury, IRS EIN 01-0862483

Corporate State of Michigan, ID: 800907654

JPMorgan Chase, Account # 00002940439645 Business Account

Amount Requested \$.00

ACCOLADES and MEMBERSHIPS

- Flint Chamber of Commerce-Board Member.
- Zonta 1, Flint, Michigan, Member.
- Eastern Star Willie Charter Chapter # 160
- Genesee County Rotery Club, Member.
- Flint Housing Commission/President.
- Burton Glen Academy /President
- Silent Majority Club/President.
- Selective Service System/ 20 years member.
- Wall Street Journal: Never Say Never.
- Letter from President George W. Bush.

Email address: mercedeskitchen@yahoo.com

Phone Number: 810-233-8649 Line Number

Cell Number: 810-223-8454



Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION Required.
PENALTY Possible denial of application.

BSL-CG-1153(R6/09)



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

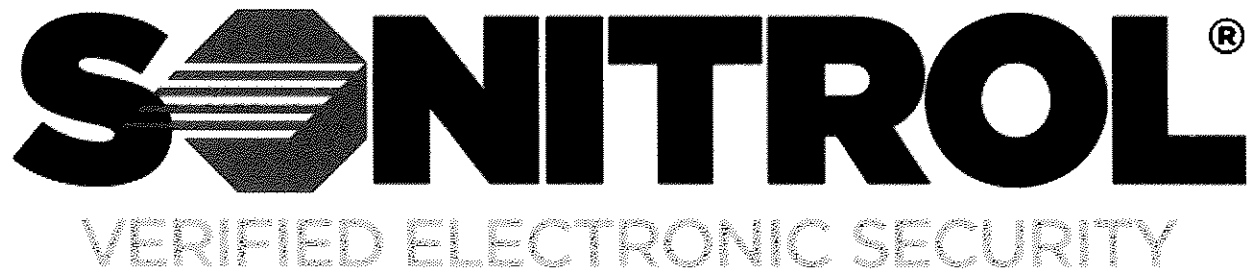
ACCOUNTING APPROVAL: Candice Smith
Candice Smith (Oct 12, 2023 14:19 EDT) **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

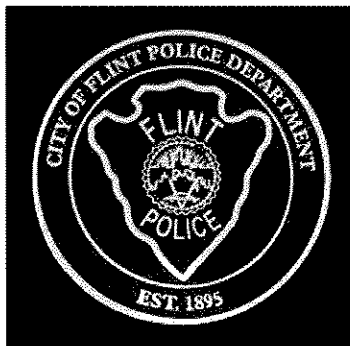
OTHER IMPLICATIONS (i.e., collective bargaining): NONE

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

DEPARTMENT HEAD SIGNATURE: Terence Green
Terence Green (Oct 12, 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
Monthly Professional Services

\$334,169.53
\$2,315.00

The above price excludes tax.



Shonte Crafts
Customer Account Specialist

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





230407
RESOLUTION NO.: _____

PRESENTED: _____ NOV - 8 2023

ADOPTED: _____

**RESOLUTION AUTHORIZING ENTERING INTO A GRANT AGREEMENT FOR THE
AUTO THEFT ENFORCEMENT PROGRAM WITH THE GENESEE AUTO INTERFACE
NETWORK (G.A.I.N.) AND TO AMEND THE FY24 BUDGET IN THE AMOUNT OF
\$157,309.00**

BY THE CITY ADMINISTRATOR:

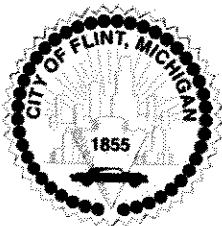
WHEREAS, the City of Flint, through its Police Department, has been awarded grant funds through the Automobile Theft Prevention Authority Genesee Auto Interface Network (G.A.I.N.) grant program, a multijurisdictional auto theft enforcement unit organized as an interagency approach to detecting and apprehending persons involved in auto theft and related crimes across jurisdictional boundaries; and

WHEREAS, the City has been notified that the Flint Police Department is eligible to receive \$93,785.00 through this program for the period of October 1, 2023, through September 30, 2024, and that a City match in the amount of \$63,524.00 is required for the purpose of dedicating a sergeant to the Gain grant program; and

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

Grant Account Number	Account Name	Match Account Number
296-305.500-702.010	Wages – Full Time	101-305.000-702.010
296-305.500-706.000	Holiday Pay	101-305.000-706.000
296-305.500-710.100	Unemployment Compensation	101-305.000-710.100
296-305.500-710.300	Medicare	101-305.000-710.300
296-305.500-713.000	Worker's Compensation	101-305.000-713.000
296-305.500-717.010	MERS Defined Benefit Pension	101-305.000-717.010
296-305.500-718.010	Health Insurance Premiums	101-305.000-718.010
296-305.500-718.300	Life Insurance	101-305.000-718.300
296-305.500-718.400	Optical Insurance	101-305.000-718.400
296-305.500-718.500	Dental Insurance	101-305.000-718.500
296-305.500-719.100	Accrued Absences	101-305.000-719.100

IT IS FURTHER RESOLVED, that the appropriate City Officials, upon City Council approval, are authorized to do all things necessary to accept the State of Michigan Auto Theft Prevention Authority GAIN grant, amend the FY24 budget, appropriate funding for future fiscal years, for as long as funds are available from the funder, and abide by the terms and conditions of the grant agreement, in the amount of \$157,309.00, to grant code SATPA-GAIN24.



RESOLUTION NO.: _____

PRESENTED: _____


ADOPTED: _____

APPROVED AS TO FORM:


William Kim (Oct 31, 2023 10:53 EDT)

William Kim, City Attorney

APPROVED AS TO FINANCE:


Phillip Moore (Oct 31, 2023 16:12 EDT)

Phillip Moore, Interim Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS
CLYDE D EDWARDS (Oct 31, 2023 16:36 EDT)

Clyde D. Edwards, City Administrator

APPROVED BY CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 10/30/2023

AGENDA ITEM TITLE:

RESOLUTION AUTHORIZING ENTERING INTO A GRANT AGREEMENT FOR THE AUTO THEFT ENFORCEMENT PROGRAM WITH THE GENESEE AUTO INTERFACE NETWORK (G.A.I.N.) AND TO AMEND THE FY23 BUDGET IN THE AMOUNT OF \$157,309.00

PREPARED BY:

Angela Amerman - Finance Accounting Coordinator – Finance Department

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The City has been awarded grant funds through the Automobile Theft Prevention Authority Genesee Auto Interface Network (G.A.I.N.) grant

The grant is to be expended for motor vehicle theft prevention. This grant is awarded to the Flint Police Department on a reimbursable basis. Payments will be issued upon receipt of proof of expenditures.

FINANCIAL IMPLICATIONS:

The \$93,785.00 will be added to the budget in department 296-305.500 with grant code SATPA-GAIN24

BUDGETED EXPENDITURE: YES ☐ NO ☒

IF NO, PLEASE EXPLAIN: This is a grant that was not awarded when the budget was created.

Grant Account Number	Account Name	Match Account Number
296-305.500-702.010	Wages – Full Time	101-305.000-702.010
296-305.500-706.000	Holiday Pay	101-305.000-706.000
296-305.500-710.100	Unemployment Compensation	101-305.000-710.100
296-305.500-710.300	Medicare	101-305.000-710.300
296-305.500-713.000	Worker's Compensation	101-305.000-713.000
296-305.500-717.010	MERS Defined Benefit Pension	101-305.000-717.010
296-305.500-718.010	Health Insurance Premiums	101-305.000-718.010
296-305.500-718.300	Life Insurance	101-305.000-718.300
296-305.500-718.400	Optical Insurance	101-305.000-718.400
296-305.500-718.500	Dental Insurance	101-305.000-718.500
296-305.500-719.100	Accrued Absences	101-305.000-719.100



CITY OF FLINT

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

FINANCE APPROVAL:  Date: _____

OTHER IMPLICATIONS: No other implications are known at this time.

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

APPROVAL: 
Terence Green (Oct 31, 2023 10:51 EDT)



STATE OF MICHIGAN

DEPARTMENT OF STATE POLICE
AUTOMOBILE THEFT PREVENTION AUTHORITY
LANSING

GRETCHEN WHITMER
GOVERNOR

COL. JOSEPH M. GASPER
DIRECTOR

September 1, 2023

Sheriff Christopher Swanson
Genesee County Sheriff's Department
1002 South Saginaw Street
Flint, Michigan 48502

RE: 02-24 GAIN

Dear Sheriff Swanson:

I am pleased to inform you that your application to the Michigan State Police, Grants and Community Services Division, Auto Theft Prevention Authority (ATPA), has been selected to receive grant funding. With a focus on innovative programs that address auto theft and fraud, your efforts are valued and appreciated. The award for your team/project, pending the finalization of the Grant Agreement (contract), is \$1,089,858. The ATPA portion of your award is \$747,466, and the match requirement is \$342,392. **Please note that the ATPA Board of Directors has approved your request for both equipment and training at 100 percent, and that amount is reflected in your ATPA award.** Further details regarding allowable expenditures is contained in the enclosed grant contract.

It is crucial that you read through the entire contract to be sure you and your financial officer are aware of and able to abide by the grant requirements. Contract requirements will be enforced. Non-compliance of contract requirements may result in grant suspension and financial penalties. The deadline for returning your signed contract is September 30, 2023.

If you have any questions or concerns regarding your award, please contact Mr. Chris Baldwin, ATPA Executive Director, at Baldwinc8@michigan.gov or 517-582-4480. We look forward to working with you.

Sincerely,

Christopher J. Baldwin

Mr. Chris Baldwin, Executive Director
Automobile Theft Prevention Authority

Enclosures

Mr. Daniel Pfannes – Chair
Director Steve Cooper, Lt. Col. Chris Kelenske – Representing Law Enforcement
Mr. Christopher Helmick, Mr. William Patterson – Representing Automobile Insurers
Ms. Nicole Quisenberry, Dr. Christopher Melde – Representing Purchasers of Automobile Insurance

MICHIGAN STATE POLICE HEADQUARTERS • 7150 HARRIS DRIVE • DIMONDALE, MICHIGAN 48821
MAILING ADDRESS • P.O. BOX 30634 • LANSING, MICHIGAN 48909
www.michigan.gov/msp • 517-284-3193

AGREEMENT
for
PARTICIPATION IN GAIN AND RECEIPT OF ATPA GRANT FUNDS
between
Genesee County (Genesee County Sheriff's Office)
and
Metro Police Authority (Metro Police Authority)
and
Flushing City Police (Flushing Police Department)
and
Flint Township (Flint Township Police Department)
and
Flint City Police (Flint City Police Department)
and
Burton City Police (Burton City Police Department)

I. PARTIES

This Agreement is made between Genesee County (Genesee County Sheriff's Office), Metro Police Authority (Metro Police Authority), Flushing City Police (Flushing Police Department), Flint Township (Flint Township Police Department), Flint City Police (Flint City Police Department), Burton City Police (Burton City Police Department)

This Agreement will be performed by the parties' law enforcement agencies. Each party may be referred to in this Agreement by its respective law enforcement agency.

Genesee County may also be referred to in this Agreement as the "Grant Administrator." The parties are collectively referred to in this Agreement as the Genesee Auto Theft Investigation Network (GAIN).

II. PURPOSE

The purpose of this Agreement is to set forth the relationship and responsibilities of the members of GAIN.

III. EXHIBITS

The following exhibits are part of this Agreement:

Exhibit A: FY 2024 Automobile Theft Prevention Authority (ATPA) Grant Application.

Exhibit B: FY 2024 ATPA Grant Contract.

IV. RESPONSIBILITIES

GAIN agrees to accomplish the following objectives, which are more fully outlined in Exhibit A and Exhibit B:

Genesee County (Genesee County Sheriff's Office) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the ATPA the dollar amount deposited into the designated forfeiture account on progress reports.
- Receive quarterly progress reports and reimbursement requests from GAIN participating law enforcement agencies, compile received reports, and submit compiled data with supporting documentation to the ATPA by the due dates designated in the ATPA Grant Contract (Exhibit B).

Metro Police Authority (Metro Police Authority) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
- Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

Flushing City Police (Flushing Police Department) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.

- Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

Flint Township (Flint Township Police Department) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
- Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

Flint City Police (Flint City Police Department) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
- Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

Burton City Police (Burton City Police Department) will:

- Work to reduce the number of automobile thefts in the grant coverage area, as defined in the ATPA Grant Application (Exhibit A), by investigating cases that have the highest potential for reducing the demand for stolen vehicles, arresting individuals who are involved in auto theft-related activities and reducing false auto theft reports.
- Comply with ATPA guidelines, policies, and Uniform Crime Reporting (UCR) requirements for submission of data.
- Maintain clear and reliable documentation of performance activity and financial expenditures.
- Attend regular meetings for area detectives and insurance investigators, including participation in the monthly anti-car theft meetings.
- Following forfeited property auctions, report to the Grant Administrator the dollar amount deposited into the designated forfeiture account on progress reports.
- Submit quarterly progress reports and reimbursement requests to the Grant Administrator by the due dates set by the Grant Administrator.

The Parties mutually agree:

- To make all reasonable efforts to ensure that all reports are submitted to the Grant Administrator, compiled, and forwarded to the ATPA by the due dates designated in the ATPA Grant Contract (Exhibit B).
- To work cooperatively to fulfill all grant requirements as stated in the ATPA Grant Contract (Exhibit B).
- To use the Michigan High Intensity Drug Trafficking Areas' Deconfliction Center on all cases, when applicable.

V. LIABILITY

Each Party shall be responsible for its own acts and the acts of its employees and agents, the costs associated with those acts, and the defense of those acts.

VI. ASSURANCES

- Each party certifies that it and its principals:
- Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency.
- Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them and are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) for commission of fraud or criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, on making false statements, or receiving stolen property;
- Have not within a two-year period preceding this Agreement been convicted of a felony criminal violation under any federal law; and
- Have not within a three-year period preceding this Agreement had one or more public transactions (federal, state, or local) terminated for cause or default.

VII. CORRESPONDENCE

All notices or other written communications shall be addressed as indicated in this section, or as specified, by a subsequent written notice delivered by the party whose address or authorized representative has changed.

Notices or other communications required by, or related to, this Agreement shall be in writing and shall be delivered in one of the following manners:

- a. In person.
- b. By certified registered mail, return receipt requested, with all postage or charges prepaid; or,
- c. By email to the email address identified for the authorized representative.

Genesee County:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

Metro Police Authority:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

Flushing:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

Flint Township:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

Flint City:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

Burton:

Contact:
Address:
City, State, Zip:
Telephone:
Email:

VIII. TERM

This Agreement is contingent upon funds being awarded by the ATPA for auto-theft prevention activities. This Agreement is effective when signed by the Parties, by and through their duly authorized representatives, for a period beginning October 1, 2023 through September 30, 2024, unless terminated early, as hereinafter set forth.

IX. TERMINATION

Any party may terminate this Agreement for any reason, provided that at least 30 days advance written notice of termination is given to the non-terminating parties by the terminating party.

X. ENTIRE AGREEMENT AND AMENDMENT

This Agreement is the complete and exclusive Agreement between the Parties with respect to the subject matter thereof, and supersedes all prior negotiations, representations, proposals, and other communications between the Parties either oral or written. This Agreement may only be amended by a written document signed by the Parties after receiving approval from their governing bodies. However, a Party may change its Correspondence information without amending the Agreement in accordance with Section VII; it is not necessary to amend this Agreement for the sole purpose of changing the Correspondence information.

XI. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

XII. SIGNATURES

Each Party certifies that it has received approval from its governing body via resolution to enter into this Agreement. The person signing this Agreement on behalf of each Party certifies that he or she has the necessary approval and authority to sign this Agreement on behalf of the Party and bind the Party to the terms and conditions contained herein.

Genesee County (Genesee County Sheriff's Office)

By: [Signature] Date: 9-18-23
Printed Name: Christopher R. Jones
Title: Sheriff

Metro Police Authority (Metro Police Authority)

By: [Signature] Date: 9/13/23
Printed Name: Matthew Bode
Title: Chief of Police

Flushing City Police (Flushing Police Department)

By: [Signature] Date: 9/12/23
Printed Name: Steve Cokosky
Title: Police Chief

Flint Township (Flint Township Police Department)

By: [Signature] Date: 9/14/23
Printed Name: Kerry R. Salfen
Title: Chief of Police

Flint City Police (Flint City Police Department)

By: [Signature] Date: 9-13-23
Printed Name: Jeff Anteliff
Title: Deputy Chief

Burton City Police (Burton City Police Department)

By: [Signature] Date: 9-18-23
Printed Name: Brian Ross
Title: Chief

GENESEE COUNTY SHERIFF DEPARTMENT					
GENESEE AUTO-THEFT INTERFACE NETWORK (GAIN)					
BUDGET DETAIL					
G-2-24					
					Percent
	2023		2024		60%
	BUDGET	APPLICATION	BUDGET	ATPA STAFF	ATPA
		BUDGET	MODIFICATION	RECOMM	SHARE
SWORN EMPLOYEES					
Salaries & Wages:					
(1)Genesee Co. SD-Lt	\$ 74,861	\$ 84,266		\$ 84,266	\$ 50,560
Fringe Benefits	\$ 66,305	\$ 54,009		\$ 54,009	\$ 32,405
Overtime	\$ 1,000	\$ 2,000		\$ 2,000	\$ 1,200
(1)Metro Authority-Office	\$ 71,250	\$ 73,029		\$ 73,029	\$ 43,817
Fringe Benefits	\$ 33,537	\$ 43,631		\$ 43,631	\$ 26,179
Overtime	\$ -	\$ -		\$ -	\$ -
(1)Flushing City PD-Officer	\$ 23,046	\$ 72,468		\$ 72,468	\$ 43,481
Fringe Benefits	\$ 2,669	\$ 17,576		\$ 17,576	\$ 10,546
Overtime	\$ -	\$ -		\$ -	\$ -
(1)Flint Twp PD-Officer	\$ 67,102	\$ 68,889		\$ 68,889	\$ 41,333
Fringe Benefits	\$ 20,510	\$ 29,352		\$ 29,352	\$ 17,611
Overtime	\$ -	\$ -		\$ -	\$ -
(1)Burton City PD-Officer	\$ 65,770	\$ 67,756		\$ 67,756	\$ 40,654
Fringe Benefits	\$ 85,392	\$ 91,156		\$ 91,156	\$ 54,694
Overtime	\$ -	\$ -		\$ -	\$ -
(1)Flint City PD-Officer	\$ 61,360	\$ 62,629		\$ 62,629	\$ 37,577
Fringe Benefits	\$ 105,258	\$ 93,680		\$ 93,680	\$ 56,208
Overtime	\$ -	\$ -		\$ -	\$ -
TOTAL SWORN EMPLOYEES	\$ 678,060	\$ 760,441		\$ 760,441	\$ 456,265
VEHICLES					
(6) Lease vehicle from					
Genesee Co.	\$ 60,000	\$ 80,000		\$ 80,000	\$ 48,000
TOTAL VEHICLES	\$ 60,000	\$ 80,000		\$ 80,000	\$ 48,000
FIELD OPERATIONS					
Investigative supplies	\$ -	\$ -		\$ -	\$ -
MAVTI/LAATI dues	\$ 120	\$ 120		\$ 120	\$ 72
LAATI Conf Travel	\$ 15,000	\$ -		\$ -	\$ -
TOTAL FIELD OPERATIONS	\$ 15,120	\$ 120		\$ 120	\$ 72
OFFICE OPERATIONS					
Office Rental	\$ 6,500	\$ 6,500		\$ 6,500	\$ 3,900
Phone Usage	\$ 10,100	\$ 3,250		\$ 3,250	\$ 1,950
Office Supplies	\$ 1,000	\$ 1,000		\$ 1,000	\$ 600
Internet and Printing		\$ 4,670		\$ 4,670	\$ 2,802
TOTAL OFFICE OPERATIONS	\$ 17,600	\$ 15,420		\$ 15,420	\$ 9,252
GRAND TOTAL	\$ 770,780	\$ 855,981		\$ 855,981	\$ 513,589
REIMBURSEMENT PERCENT	50%				60%
EQUIPMENT AT 100%					
81 Flock Cameras/3 GPS Trackers	\$ 167,750	\$ 228,497		\$ 228,497	\$ 228,497
TRAINING AT 100%					
Training Conferences/Travel	\$ -	\$ 5,380		\$ 5,380	\$ 5,380
TOTAL GRANT AWARD	\$ 938,530	\$ 1,089,858		\$ 1,089,858	\$ 747,466

GAIN Officer Cost – Chad Baldwin

<u>WAGES:</u>	<u>RATE</u>	<u>Per Year (2080 Hours)</u>
WAGE	\$30.1100/Hr	\$62,628.800
Overtime	\$45.1650/Hr	O.T. Rate x O.T. Hours Worked
<u>FRINGES:</u>		
SUTA	1.35%	(Wage + O.T.) x Rate
Medicare	1.45%	(Wage + O.T.) x Rate
Healthcare	\$684.52/Pay	\$17,797.52/Year
Dental	\$19.28/Pay	\$501.26/Yr
Optical	\$2.09/Pay	\$54.34/Yr
Pension	\$2,631.12/Pay	\$68,409.12/Yr
Accrued Absences	\$18.04/Pay	\$469.04/Yr
Worker's Comp	\$4.75 + 78.92/Pay	\$2,051.92/Yr
Life Insurance	\$3.69/Pay	\$95.94/Yr



RESOLUTION NO.: 230408
PRESENTED: NOV - 8 2023
ADOPTED: _____

**RESOLUTION TO ACCEPT THE STATE OF MICHIGAN'S MCOLES
PUBLIC SAFETY ACADEMY ASSISTANCE PROGRAM**

BY THE CITY ADMINISTRATOR:


WHEREAS, the State of Michigan has awarded the City of Flint for City of Flint Basic Law Enforcement Training Academy scholarships and salaries for employed recruits.

WHEREAS, the City of Flint had been awarded in the amount of \$192,000 for the City of Flint Police department to use for Basic Law Enforcement Training Academy scholarships and salaries for employed recruits.

WHEREAS, the funds will be utilized in compliance with the program agreement and approved program budget through the end of the program;


IT IS RESOLVED, that the appropriate City officials, upon the City Council approval, are authorized to do all things necessary to accept the program funds set forth in the program agreement of the State of Michigan in the amount of \$192,000.00, amend the FY24 budget, appropriate award funding to appropriate revenue and expenditure in future years as long as the funds are available from the funder, and abide by the terms and conditions of the award from the State of Michigan.

APPROVED AS TO FORM:


William Kim (Oct 31, 2023 09:44 EDT)

William Kim, Chief Legal Officer

APPROVED AS TO FINANCE:


Phillip Moore (Oct 31, 2023 16:13 EDT)

Phillip Moore, Interim Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS
CLYDE D EDWARDS (Oct 31, 2023 16:35 EDT)

Clyde D. Edwards, City Administrator

APPROVED BY CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 10/30/2023

BID/PROPOSAL#:

AGENDA ITEM TITLE: PUBLIC SAFETY ACADEMY ASSISTANCE PROGRAM

PREPARED BY: Angela Amerman – Finance/Police Department

VENDOR NAME: STATE OF MICHIGAN

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Police Department is requesting the approval for the acceptance of \$192,000.00 from the State of Michigan to use for Basic Law Enforcement Training Academy scholarships and salaries for employed recruits.

FINANCIAL IMPLICATIONS: None

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

Dept.	Name of Account	Account Number	Grant Code	Amount
Police	Reimbursements – Public Safety	296-326.100-676.060	SMLES-PSAP23	\$192,000.00
		FY-2 GRAND TOTAL		\$192,000.00

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

ACCOUNTING APPROVAL: **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 31, 2023 07:09 EDT)

(Terence Green – Chief of Police)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN COMMISSION ON LAW ENFORCEMENT STANDARDS
LANSING

TIMOTHY BOURGEOIS
EXECUTIVE DIRECTOR

October 9, 2023

Sergeant Dominic Tefft
Flint Police Department
210 E. 5th St.
Flint, MI 48502

Re: MCOLES Public Safety Academy Assistance Program

Dear Sgt. Tefft,

This letter is to advise you that the Michigan Commission on Law Enforcement Standards (MCOLES) has completed a review of the application for Recruits James Bryant, Ricki Cantu, Jordan Friend, Marcus Garvin, Sheikh Mukoma, Adriel Musson, Jason Myers, and Aaron Stilwell for the MCOLES Public Safety Academy Assistance Program. We have determined that these employed recruits meet the criteria to qualify for the program. The following payment to the agency has been initiated:

<u>Recruit Name</u>	<u>Agency Stipend for Salary/Wages</u>	<u>Additional Allowable Expenses</u>	<u>Total Tuition</u>	<u>TOTAL Approved Payment</u>	<u>Document #</u>
James Bryant	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Ricki Canty	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Jordan Friend	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Marcus Garvin	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Sheikh Mukoma	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Adriel Musson	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Jason Myers	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304
Aaron Stilwell	\$18,954.09	\$0.00	\$6,665.00	\$24,000.00	GAX 24*4304

Sheriff Gregory Zybur, Chair • Director Kimberly Koster, Vice-Chair • Lt. Col. Michael Krumm representing Colonel James Grady • Tpr. Nate Johnson
Deputy Matthew Hartig • Mr. Michael Wendling • Mr. David Tanay representing Attorney General Dana Nessel • Officer Linda Broden
Mr. Arthur Weiss • Assistant Chief David Levalley representing Chief James E. White • Ms. Chianti Lymon • Dr. Lisa R. Jackson • Lt. Michael Hawkins
Mr. Kenneth Grabowski • Mr. Michael Sauger • Sheriff Matthew Saxton • Mr. James Stachowski • Deputy Director Ronald Wiles • Chief Issa Shahin
Pastor Tellis J. Chapman • Pastor Jeffery A. Hawkins • Sheriff Anthony Wickersham • Mr. Anthony D. Lewis representing Mr. John E. Johnson

927 Centennial Way
Lansing, MI 48913
www.michigan.gov/mcoles
517-636-7864

<u>TOTAL</u>	\$192,000.00
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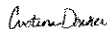
This payment is for the agency stipend for the employed recruit's salary, any additional allowable expenses included in the application, academy tuition, and \$75 for the licensing exam fee, *up to* \$24,000, as allowed through the program. If the recruit withdraws from the academy session or resigns from the agency prior to expending the full \$24,000.00, the balance shall be returned to MCOLES and applied back to the scholarship fund.

Following this application approval by MCOLES, the basic law enforcement training program will invoice your agency directly for the eligible expenses related to the recruit's academy session.

Please note that agencies would not also receive Training to Locals (TTL) reimbursements for employed recruits funded through this program.

If you have any questions, please contact MCOLES at MSP-MCOLES-Grants@michigan.gov.

Sincerely,



Digitally signed by Cristina
Dowker
Date: 2023.10.09 15:48:17
-04'00'

Cristina Dowker
Grants and Contracts Manager



RESOLUTION NO.:

230409

PRESENTED:

NOV - 8 2023

ADOPTED:

**RESOLUTION AUTHORIZING RETAINING LIGHTHOUSE TO PROVIDE EXCESS
GENERAL LIABILITY INSURANCE COVERAGE**

BY THE CITY ADMINISTRATOR:


WHEREAS, the City of Flint through the, The Lighthouse Group, its current broker, solicited proposals for general liability coverage; and

WHEREAS, the Department is recommending that the Lighthouse Group be retained to provide the City with general liability insurance coverage through the Old Republic Union Insurance Company for the period 11/23/2023-11/23/2024 at a cost of \$632,755.00. The option to include Terrorism coverage is an additional \$2,755.00 for a total combined cost of \$635,510.00;


IT IS RESOLVED, that the appropriate City officials are authorized to enter into a contract with the Lighthouse Group to provide the City with its general liability and terrorism coverage through the Old Republic Union Insurance Company at a premium not to exceed \$635,510.00 for a 12-month period beginning 11/23/2023 to 11/23/2024. Funding for these services will come from account 677-267.651-955.000.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:


William Kim (Oct 31, 2023 15:14 EDT)


William Kim
City Attorney


Phillip Moore (Oct 31, 2023 15:22 EDT)

Phillip Moore
Chief Financial Officer

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:


CLYDE D EDWARDS (Oct 31, 2023 15:33 EDT)

Clyde Edwards, City Administrator



CITY OF FLINT

STAFF REVIEW FORM

TODAY'S DATE: 10/31/23

AGENDA ITEM TITLE: Resolution Authorizing Retaining the Lighthouse Group to Provide Excess General Liability Insurance Coverage

PREPARED BY: V Foster - Department of Finance (Risk and Insurance Fund)

VENDOR NAME: Lighthouse Agency

BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Lighthouse Group, the city's insurance broker, solicited quotes for its excess general liability policy. Of the seven carriers to respond, six declined. Old Republic Union Insurance Company, the city's current provider, was the only market willing to offer terms.

Old Republic Union Insurance Company responded with a formal quote of \$632,755.00. It is the recommendation of the Lighthouse Group and the Chief Financial Officer to add terrorism coverage for an additional \$2,755.00. The total premium for all coverage will be \$635,510.00.

The premium quoted represents an increase of 15%. This increase is due to several factors, including past claims activity, large liability awards across the county, municipalities being a targeted class of business for liability claims, and an increase in lawsuits in the United States.

FINANCIAL IMPLICATIONS: n/a

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

Dept.	Name of Account	Account Number	Grant Code	Amount
Finance/Risk	Insurance	677-267.651-955.000	n/a	\$423,673.00
Finance/Risk	Prepaid	677-000.000-123.000	n/a	\$211,837.00
			Total	\$635,510.00

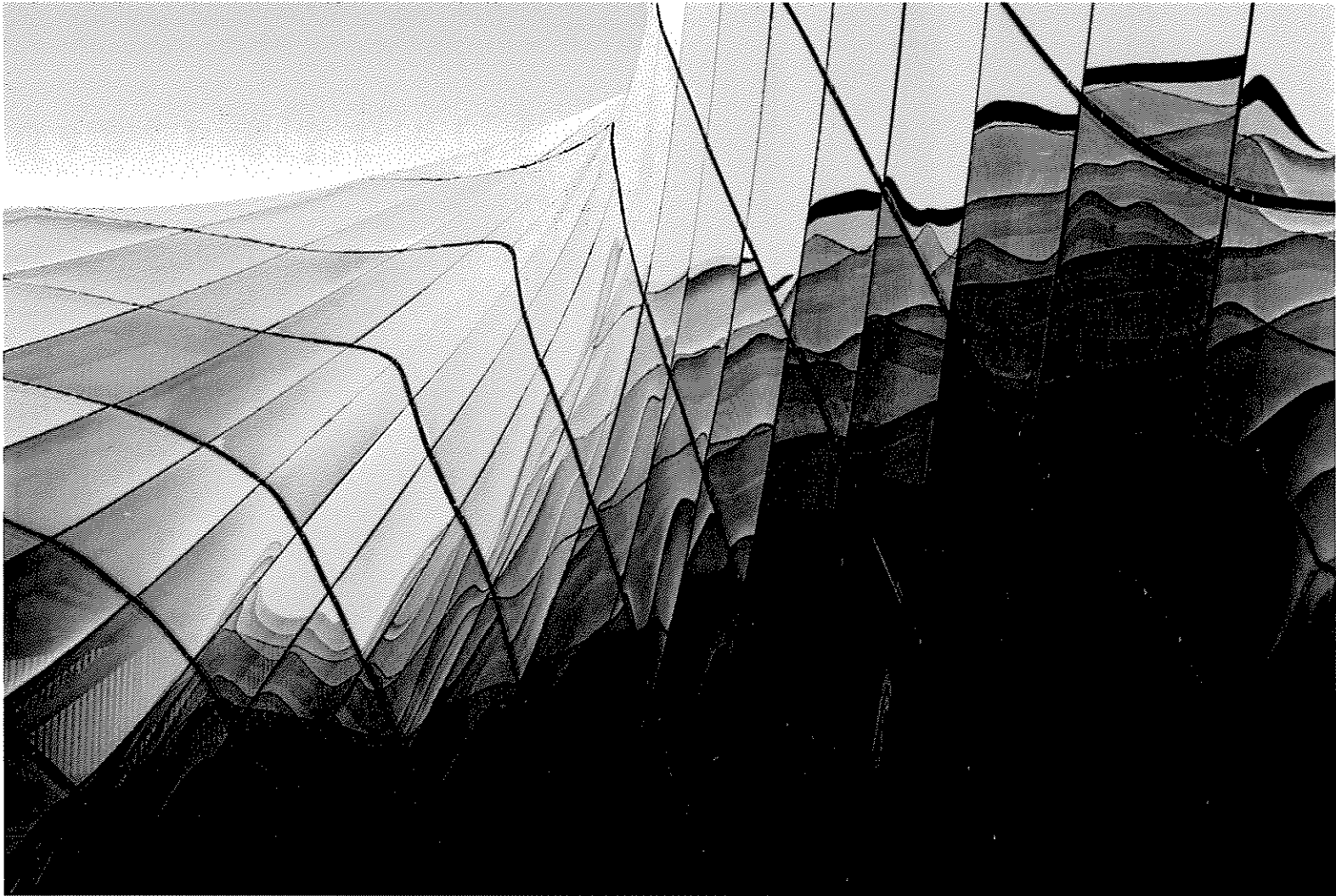
PRE-ENCUMBERED? YES ☒ NO ☐ **REQUISITION NO:**

ACCOUNTING APPROVAL: V. Foster **Date:** 10/30/23

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

The Department of Finance is recommending coverage through the Lighthouse Group with Old Republic Insurance Company for a 12-month policy at a cost of \$632,755.00 for liability coverage and an additional \$2,755.00 for terrorism coverage for a total combined cost of \$635,510.00.

DEPARTMENT HEAD SIGNATURE: Phillip Moore
Phillip Moore (Oct 31, 2023 15:22 EDT)
Phillip Moore, Chief Financial Officer



Insurance Proposal Prepared For
City of Flint

Effective 11-23-2023 to 11-23-2024

Lighthouse, An Alera Group Company

Our mission at Lighthouse, an Alera Group Company is the profitable and ethical delivery of innovative insurance solutions for the protection of our clients.

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

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

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

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

We have active memberships with local chambers of commerce, various industry associations, and serve on advisory boards of several insurance companies. We also have many industry-specific programs tailored to give specialized coverages when they are needed.

Named Insureds

- City of Flint

Location Schedule

Loc #	Address	City	State	Zip
001	1101 S. Saginaw St. Room 203	Flint	MI	48502
002	210 E Fifth St.	Flint	MI	48502
004	3420 St John St	Flint	MI	48502
011	4535 M L King Ave	Flint	MI	48503
012	310 E Fifth St	Flint	MI	48502
014	4309 Industrial	Flint	MI	48505
018	202 E Atherton	Flint	MI	48507
020	3310 East Ct St	Flint	MI	48502
022	4500 N Dort Hwy	Flint	MI	48506
023	2800 Hammerburg Rd	Flint	MI	48507
024	1614 Dupont	Flint	MI	48504
025	G-12233 E Potter Rd	Flint	MI	48507
030	G-4652 Beecher Rd	Flint	MI	48507
031	Avon St	Flint	MI	48503
034	6625 Fleming Rd	Flint	MI	48504
035	5629 Fleming Rd	Flint	MI	48504
036	2420 Brownel	Flint	MI	48504
038	2300 Branch	Flint	MI	48506
041	1106 S Averill St	Flint	MI	48506
042	930 East Blvd Dr.	Flint	MI	48502
044	4266 E Pierson Rd	Flint	MI	48506
046	2401 Nolen Dr.	Flint	MI	48503
047	1221 S Vernon	Flint	MI	48506
048	1901 Hammerburg Rd	Flint	MI	48507
049	3300-3400 N Saginaw	Flint	MI	48502
050	2201 Forest Hill	Flint	MI	48504
051	1301-09 Pingree St	Flint	MI	48505
052	1002 W Horne	Flint	MI	48504

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

053	249 Peer Ave	Flint	MI	48504
055	M L King Ave/2 E Pierson	Flint	MI	48505
057	Damon/N Saginaw St	Flint	MI	48501
058	E Hamilton/Ave A	Flint	MI	48505
061	1101 Kearsley Park Blvd	Flint	MI	48503
065	Harrison St	Flint	MI	48502
066	Chicago Blvd / Clancy	Flint	MI	48502
069	3201 Hammerburg Rd	Flint	MI	48507
070	3821 N Franklin	Flint	MI	48506
072	Morningside Dr	Flint	MI	48504
073	702 W 12th St	Flint	MI	48503
074	420 East Blvd	Flint	MI	48502
077	251 East Blvd Dr	Flint	MI	48503
092	1525 M L King Ave	Flint	MI	48502
093	716 W Pierson Rd	Flint	MI	48502
098	630 S Saginaw St	Flint	MI	48507
099	4000 S Saginaw St	Flint	MI	48507
100	121 E 7th St	Flint	MI	48502
104	3402 Western Rd	Flint	MI	48506
105	1100 S Cedar St	Flint	MI	48502
109	G-4662 Beecher Rd	Flint	MI	48507
110	1524 Mackin Rd & 1416 Dupont	Flint	MI	48503
111	2305 W GL Ave	Flint	MI	48503
112	Averill/I-69 Expy	Flint	MI	48506
113	3310 East Ct St	Flint	MI	48506

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Commercial General Liability

Coverage Form Used

Coverage	Occurrence/Claims Made	Retroactive Date
General Liability	Occurrence	NA
Employee Benefits Liability	Claims Made	8/22/2013
Errors And Omissions Liability	Claims Made	8/22/2013
Employment Practices Liability	Claims Made	8/22/2013
Sexual Harassment Liability	Claims Made	8/22/2013
Sexual Abuse Liability	Claims Made	11/23/2016

General Liability

Coverage	Limit	Retention
General Aggregate	10,000,000	
Each Occurrence	10,000,000	3,000,000
Damage to Premises Rented to You	Included	Included
Incidental Medical Malpractice	Included	Included
Liquor Liability	Included	Included

Automotive Liability

Coverage	Limit	Retention
Each Accident	10,000,000	3,000,000
Garagekeepers' Legal Liability Per Accident	1,000,000	3,000,000

Law Enforcement Liability

Coverage	Limit	Retention
General Aggregate	10,000,000	
Each Occurrence	10,000,000	3,000,000
Incidental Medical Services	Included	Included

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Errors and Omissions Liability

Coverage	Limit	Retention
General Aggregate	10,000,000	
Each Claim	10,000,000	3,000,000
Employment Practices	Included	Included
Sexual Harassment Liability	Included	Included

Sexual Abuse Liability

Coverage	Limit	Retention
General Aggregate	10,000,000	
Each Claim	10,000,000	3,000,000

Employee Benefits Liability

Coverage	Limit	Retention
General Aggregate	10,000,000	
Each Claim	10,000,000	3,000,000

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Premium Summary

City of Flint

Coverage	Carrier	Expiring Premium	Renewal Premium	Premium Difference
General Liability	Old Republic Union	\$546,300.00	\$632,755.00	\$86,455.00
Total Program		\$546,300.00	\$632,755.00	\$86,455.00

All quoted premiums are annual estimates.

Underwriting Notes

- Completed and signed terrorism acceptance/rejection form.

Markets Approached

- Ambridge Partners - Declined, max limit of \$5M.
- Berkely Public Entity - Declined, max limit of \$5M.
- Risk Specialists - Declined, claims history.
- Great American - Declined, not in carrier appetite.
- Liberty Mutual - Declined, don't offer monoline GL/XS - max \$5M on XS.
- Safety National - Declined, max limit of \$5M.

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

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Agreement and Acceptance

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

Effective Date: 11/23/2023

Policy Type: General Liability

PROPOSED COVERAGE HAS BEEN REJECTED/MODIFIED AS OUTLINED:

- 1.
- 2.
- 3.
- 4

Named Insured: City of Flint

Title: _____

Signature: _____ Date: _____

RETURN TO THE ATTENTION OF: Cort Niemi
EMAIL: cniemi@lighthousegroup.com
MAIL: Lighthouse, an Alera Group Company
56 Grandville Ave, Ste 300
Grand Rapids, MI 49503

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Electronic Delivery Authorization

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

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

☐ **Election of electronic insurance policy delivery option**

I select the option to receive the following documents in connection with my insurance policy electronically, for myself and all those covered under the policy. I acknowledge I may no longer receive paper copies of my insurance policy, unless I advise my insurer to continue to provide paper copies in addition to electronic copies.

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

☐ **Rejection of electronic delivery option**

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

☐ **Withdrawal of consent of electronic delivery**

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

Lighthouse Invoice Preference

Invoice made out to: _____

Invoice by:

☐ Mail | Address: _____

☐ Email | Email Address: _____

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Electronic Delivery Disclosure

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

Client and Lighthouse have caused this Agreement to be signed by authorized individuals.

Client

Name of recipient to receive policy documents via email

Relationship to Insured

Applicant/Name Insured Signature

Date

Email address of recipient

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Commercial Coverage Options

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

Property

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

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

General Liability

Higher limits may also be available for General Liability coverages.

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

Inland Marine

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

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Crime

- Employee Dishonesty
- Forgery / Alterations
- Money & Securities

Business Auto

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

Miscellaneous

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

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Cyber Liability Quiz

What is your Internet Privacy and/or Security Risk?

Take this quick quiz to determine your level of risk.

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

Your Score:

2 or less answered yes:

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

3 to 4 answered yes:

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

5 or more answered yes:

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

This proposal is a summation of the limits, terms, coverages, and conditions all of which are superseded by the actual issued policy.

Life Insurance Review and Audit Program

For individuals and families

- Life insurance
- Return of premium life insurance
- Annuities
- Disability income protection
- Long-term care
- Life insurance review and audit program
- Individual mortgage pay-off in event of death

For business owners

- Business continuation planning (life and disability insurance)
- Key person coverage (life and disability insurance)
- Debt coverage or life insurance required by bank
- Estate analysis - legacy trust
- Executive owner premier audit program
- Voluntary products

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

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

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

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



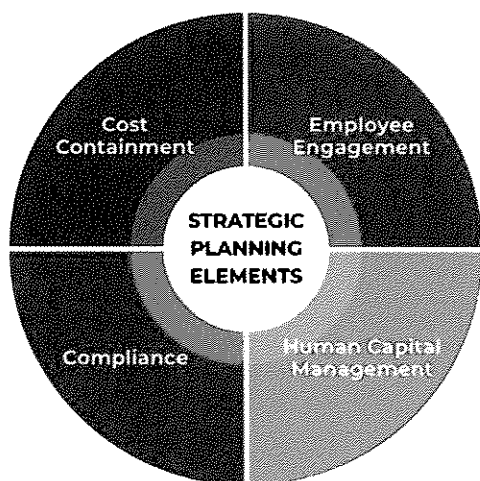
Strategic Employee Benefits Planning

INNOVATIVE STRATEGIES. ACTIONABLE POWERFUL RESULTS.

The key to a successful and sustainable employer-sponsored health plan is being proactive. An employer's value perception is maximized when employees receive benefits that meet their unique needs.

Our innovative approach to strategic benefits planning helps employers evaluate their current needs, explore new opportunities, and identify goals for the future - all while keeping their employees front and center. The end result of this process? A custom Playbook - a clear, multi-year strategic plan with actionable steps to take your benefits plan from where it is today to where it needs to be in the future.

Moving forward, your Playbook will guide your organization's benefit decisions, ultimately resulting in a greater return on investment for every dollar spent on your employee benefit programs.



YOUR PLAYBOOK WILL HELP:

- Create a high-value perception of benefit programs
- Educate and engage employees in healthcare
- Improve administrative procedures
- Control costs through creative plan design
- Maintain organizational compliance

The Lighthouse Playbook process creates a roadmap to help achieve each client's perfect vision of their benefit programs and platform.



56 Grandville Ave SW | STE 300 | Grand Rapids, MI 49503
800-344-3531 | www.lighthouse.aleragroup.com

Old Republic Union Insurance Company

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism, *as defined in Section 102(1) of the Act*: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury – in consultation with the Secretary of Homeland Security, and the Attorney General of the United States – to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

FAILURE TO RETURN THIS SIGNED FORM, PRIOR TO POLICY INCEPTION, INDICATING AN ELECTION TO PURCHASE TERRORISM COVERAGE, AS DEFINED BY THE ACT, WILL BE DEEMED YOUR REJECTION OF TERRORISM COVERAGE. HOWEVER, PAYMENT OF THE TERRORISM PREMIUM PRIOR TO POLICY INCEPTION WILL BE DEEMED AN ACCEPTANCE OF THIS OFFER OF TERRORISM COVERAGE.

Please indicate your selection by an ☒:

- ☐ I hereby elect to purchase terrorism coverage for a prospective premium of \$ 2,755.00.
- ☐ I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

City of Flint

Name of Insured

Policyholder/Applicant's Signature

Old Republic Union Insurance Company

Name of Insurer

Print Name

TO BE DETERMINED

Policy Number

Date

11/23/2023

Effective Date



RESOLUTION NO.:

230410

PRESENTED:

NOV - 8 2023

ADOPTED:

**RESOLUTION TO ACCEPT THE FLINT POLICE FOUNDATION GRANT TO THE
FLINT POLICE DEPARTMENT, AND AMEND THE FY 24 BUDGET IN THE AMOUNT
OF \$127,000**

BY THE CITY ADMINISTRATOR:

WHEREAS, The Flint Police Foundation has awarded the City of Flint \$127,000.00 for Neighborhood Safety Officers and Police Department Data Analyst wages and fringe benefits and data analysis; and

WHEREAS, this grant is possible due to funding awarded by the Flint Police Foundation on October 9, 2023, and;

WHEREAS, the grant period is from April 1, 2023, through March 31, 2024, and;

Grant Account Number	Grant Code	Account Name	Amount
296-315.703-581.300	PFPF-NSODA23	Other Grants	127,000.00
296-315.703-702.010	PFPF-NSODA23	Wages – Full Time	73,337.00
296-315.703-706.000	PFPF-NSODA23	Holiday Pay	3,250.00
296-315.703-710.100	PFPF-NSODA23	Unemployment Compensation	1,264.00
296-315.703.710.200	PFPF-NSODA23	FICA (Social Security)	5,805.00
296-315.703-710.300	PFPF-NSODA23	Medicare	1,357.00
296-315.703-713.000	PFPF-NSODA23	Worker's Compensation	7,065.00
296-315.703-714.300	PFPF-NSODA23	Employer Health Care Savings Plan	4,500.00
296-315.703-716.100	PFPF-NSODA23	MERS Hybrid Defined Contribution Pension	900.00
296-315-703.717.100	PFPF-NSODA23	MERS Hybrid Defined Benefit Pension	8,000.00
296-315.703-718.010	PFPF-NSODA23	Health Insurance Premiums	19,200.00
296-315.703-718.300	PFPF-NSODA23	Life Insurance	200.00
296-315.703-718.400	PFPF-NSODA23	Optical Insurance	100.00
296-315.703-718.500	PFPF-NSODA23	Dental Insurance	500.00
296-315.703-719.100	PFPF-NSODA23	Accrued Absences	1,522.00

IT IS RESOLVED, that the appropriate City Officials, upon City Council's approval, are now hereby authorized to accept the Flint Police Foundation Grant, amend the FY24 budget, appropriate funding for future fiscal years for as long as the funds are available from the funder, and abide by the terms and conditions of the grant, in the amount of \$127,000.00 to grant budget code PFPF-NSODA23.



RESOLUTION NO.: _____

PRESENTED: _____


ADOPTED: _____

APPROVED AS TO FORM:


William Kim (Oct 20, 2023 16:28 EDT)

William Kim, City Attorney

APPROVED AS TO FINANCE:


Phillip Moore (Oct 31, 2023 16:10 EDT)

Phillip Moore, Interim Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS
CLYDE D EDWARDS (Oct 31, 2023 16:37 EDT)

Clyde D. Edwards, City Administrator

APPROVED BY CITY COUNCIL:

City Council



Flint Police Foundation
540 S. Saginaw Street
Flint, Michigan 48502

October 12, 2023

Chief Terence Green
Flint Police Department
210 E. 5th Street
Flint, Michigan 48502

Dear Chief Green,

I am pleased to inform you that the Flint Police Foundation has granted \$127,000 to the Flint Police Department for the period April 1, 2023, through March 31, 2024. This grant is possible due to funding received by the Flint Police Foundation on October 9, 2023.

This grant is to be expended for (1) NSO expenses and (2) Flint Police Department data analysis expenses, as detailed in the budget below. This grant is being awarded to the Flint Police Department on a reimbursable basis. Payments will be issued to the Flint Police Department upon receipt of proof of expense expenditures.

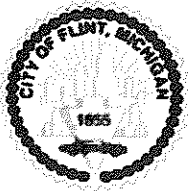
<i>Budget</i>	
Line Item	Amount
NSO Expenses	\$97,000
Data Analysis	\$30,000
Total	\$127,000

Thank you for your work and commitment towards improving public health and safety in Flint. It has been a pleasure to support this work and we are confident that it will continue to positively impact the quality of life of Flint residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Natalie Pruett", with a long horizontal flourish extending to the right.

Natalie Pruett
Executive Director



230411

RESOLUTION NO.: _____

PRESENTED: _____

ADOPTED: _____




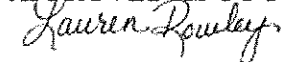
BY THE CITY ADMINISTRATOR:**RESOLUTION TO LAFONTAINE AUTOMOTIVE GROUP FOR THE PURCHASE OF SIX (6)
2024 PICKUP TRUCKS**

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 Martín

kmartin@lafontaine.com

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"/>	<input type="checkbox"/>	No	X	<input type="checkbox"/>	PRE-ENCUMBERED?	Yes	<input type="checkbox"/>	<input type="checkbox"/>	No	X	<input type="checkbox"/>
IS A CONTRACT NEEDED?	Yes	X	<input type="checkbox"/>	No	<input type="checkbox"/>	<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:**

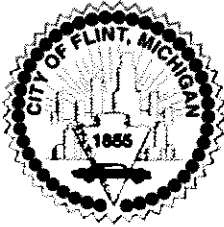
Pre-encumbered: Yes ___ No x **Requisition #:** _____

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.

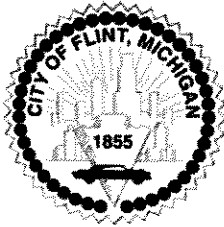
Peer recovery coach are currently restricted to Flint residents actively enrolled in a licensed substance use disorder facility, this project seeks to expand recovery coaching services outside of facility, to the Flint community. FOH peer recovery coach will support a person seeking to initiate a personal 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

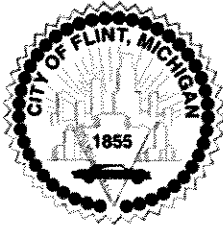
Project Description:

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:

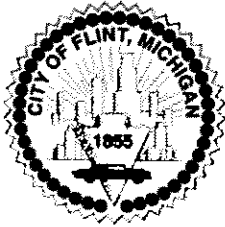
The Client Choice Pantry at Franklin Avenue Mission will provide local families with supplemental food and personal items, emphasizing health and nutrition and assisting with ideas and basics for a well-balanced meal. The pantry will offer an additional location for residents in a neighborhood with limited 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:

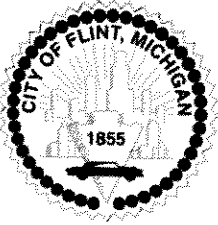
Project Partners: Historic Carriage Town Neighborhood Association (Project Manager) & Neighborhood Engagement Hub (Fiduciary)

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.

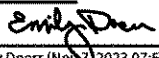
Financial Implications: N/A

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

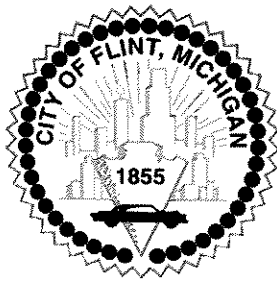
REGARDING: Text Amendments to new Zoning Ordinance

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**

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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 minutes 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.

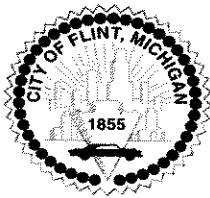
Max stated the applicants requested this case be postponed so that it may be heard on the same agenda as their Group E Special Regulated Use Permit application. The SRU application is not complete at this time.

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.



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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.



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Mayor**

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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.



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Mayor**

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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.



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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.



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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

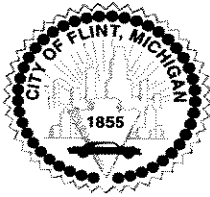
Max reported that the Lead Planner has moved to a new position within Planning and Development, leaving the Lead Planner role vacant. This is expected to be reposted.

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



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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:

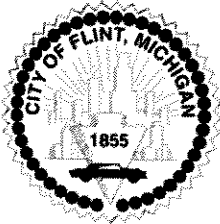
N/A

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:

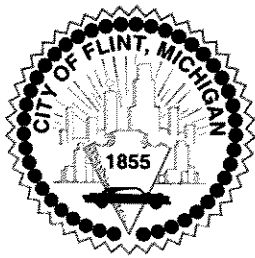
Pre-encumbered: Yes ___ No x **Requisition #:** _____

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
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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

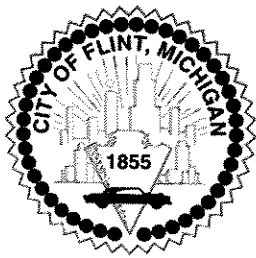
Davison Rd., from Lewis St. to N. Franklin Ave.

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
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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

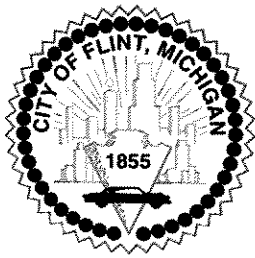
M L King Blvd., from 5th Ave to Crosby St.

Previous Zoning

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

Proposed Zoning

- 64 MR-3 Mixed Residential High Density



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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



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FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Sheldon A. Neeley
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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

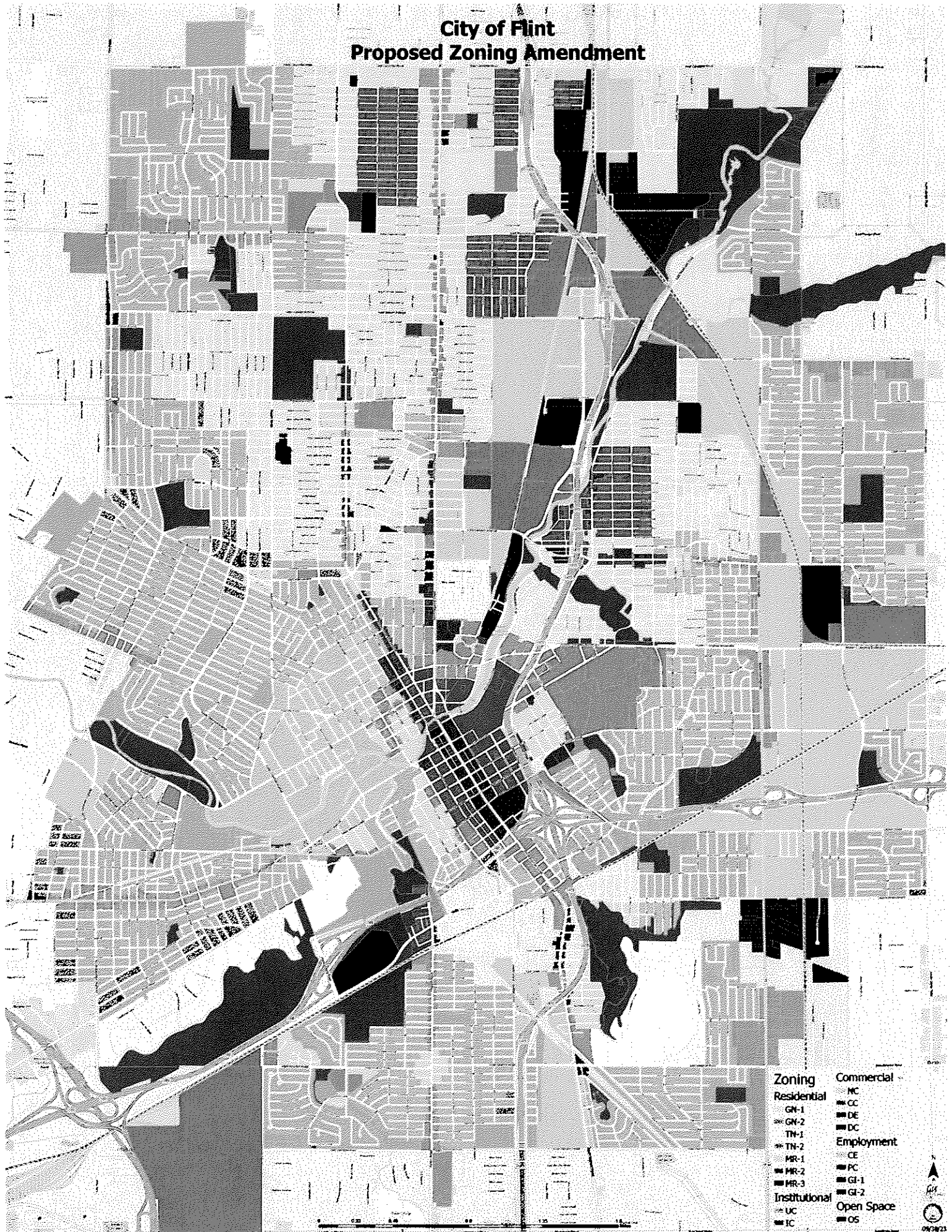
Previous Zoning

- 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

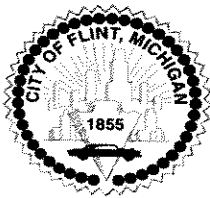
M/S – Blower/Munroe-Younis

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.

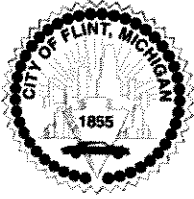
ADJOURNMENT:

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.

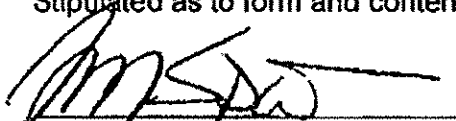
Dated: 9-15-23




HON. DAVID GUINN
District Court Judge

156984

Stipulated as to form and content:

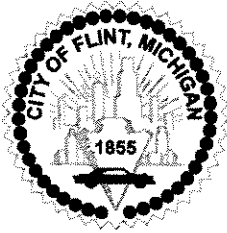

Thomas H. Sparrow (P56262)
Attorney for Plaintiff City

Date: 8/30/2023


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

Date: 8/30/23

230348



RESOLUTION NO.: _____

PRESENTED: OCT - 4 2023

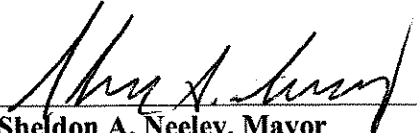
ADOPTED: _____

**RESOLUTION APPROVING REAPPOINTMENT OF ROBERT KITTEL TO THE BOARD OF
THE DOWNTOWN DEVELOPMENT AUTHORITY**

Mayor Sheldon A. Neeley reappoints Robert Kittel, of 2010 Becker St, Flint, MI, to the Board of the Downtown Development Authority, to fill the remainder of the four-year term ending on March 31, 2026.

BE IT RESOLVED that the Flint City Council approves the reappointment of Robert Kittel, of 2010 Becker St, Flint, MI, to the Board of the Downtown Development Authority, to fill the remainder of the four-year term ending on March 31, 2026.

FOR THE CITY OF FLINT:

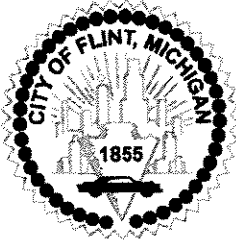

Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:


William Kim, City Attorney

230353



RESOLUTION NO.: _____

PRESENTED: OCT - 4 2023

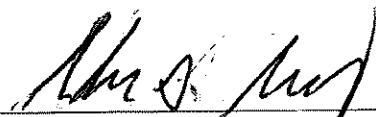
ADOPTED: _____

RESOLUTION APPROVING APPOINTMENT OF FREDA WILLIAMS TO THE ETHICS AND ACCOUNTABILITY BOARD

Mayor Sheldon A. Neeley appoints 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.

BE IT RESOLVED 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.

FOR THE CITY OF FLINT:



Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:



William Kim, City Attorney

Freda E. Williams

Email – Blondy2@att.net

Address- 1802 Barth St. Flint MI 48504

Phone-810.239.7954

I retired from Hurley Medical Center March-2015 with 36 ½ years of dedicated service. It was so rewarding to work at a place where everyone was a piece of the puzzle. “ Clinical Excellence , Service to People ” has always been the main goal. I served on many committees during my time there. The two that stand out the most are Cultural Diversity and The Children’s Miracle Network Employee Campaign where I spent 25 years. Being in such a diverse atmosphere, it allowed me to interact with people from all over the globe. My primary job was Health Information Analyst. I was responsible for making sure all health records were properly documented. I worked closely with all Physicians, Residents, Nurse Praticionors, Nurses and anyone who needed to document in a patients record. I took pride in my job and gave 100%. My expertise in problem solving and maintaing comprehensive database containing patient information enhanced my ability to help move the hospital forward in the era of technology.

Skills

- Record auditing
- Handling of record request
- Customer satisfaction
- Physician satisfaction
- Critical thinker and problem solver

Work History

Health Information Analyst June 1985- March 2015

Hurley Medical Center Flint, MI

Mail Room Clerk June 1978-1985

Hurley Medical Center Flint MI

Bank Teller November 1976-June 1977

Genesee Bank S. Saginaw St Flint, MI

Int. Clerk – March 1975-November 1976

Internal Revenue Service Flint MI

Education

Baker College 1987-1989

Earned Certification for job promotion (No degree)

Ross Business Institute 1974-1976

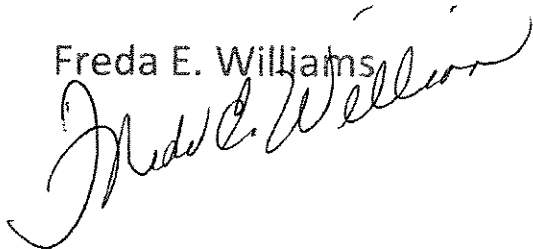
2 year certification in Clerical, basic office skills

Flint Northwestern High School C/O 1974 Graduate

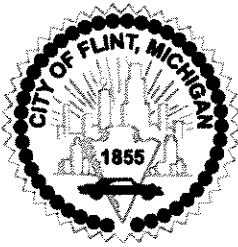
My name is Freda E. Williams. I am and have been a proud resident of Flint Michigan my entire life. I was born and raised on the north side of the city where I attended Jefferson, Holmes Middle School and Northwestern High School graduating in 1974. I am a wife, mother grandmother Aunt and sister to 8 siblings. I Love my city and I am willing to put forth much effort to make it a better place to live and work. I am always willing to go the extra mile for success.

Seeing Flint in a better place is very important to me. We deserve so much especially or seniors and our youth. I really would like to be a part of the process in moving our city forward.

Freda E. Williams

A handwritten signature in cursive script, appearing to read "Freda E. Williams", written over the printed name.

230354



RESOLUTION NO.: _____

PRESENTED: OCT - 4 2023

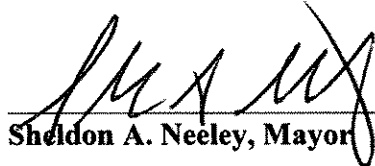
ADOPTED: _____

**RESOLUTION APPROVING APPOINTMENT OF PASTOR JEFFREY HAWKINS TO THE
LOCAL OFFICER COMPENSATION COMMISSION**

Mayor Sheldon A. Neeley appoints Jeffrey Hawkins, of 1410 Sunnyside Ave, Flint, MI 48503, to the Local Officers Compensation Commission, to fill the remainder of a 7-year term ending on June 30, 2028, to fill the seat previously held by Phillip Thompson, whose appointment term ended on August 7, 2019.

BE IT RESOLVED 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.

FOR THE CITY OF FLINT:


Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:


William Kim, City Attorney

Jeffery A. Hawkins, Sr.
1401 Sunnyside Ave.
Flint, Michigan 48503
(810) 691-3558
Jeffhawkins3@gmail.com

Objective:

To assist in the rebuilding of lives of men and women with quality life education for the betterment of themselves, their family, and the community in which they live. To offer my experience to assure equality and professionalism across the board.

Employment History:

Flint Board of Ed. Paraprofessional

Special Education Carry out the plans and directions outlined by the lead teacher.
1993-2007 as well as facilitate programs that were directed by the principal.
or the Special Education Department. I also worked with several
teams within the schools which assisted in after school activities.

Business Owner Cleaning Service

Flint, MI Manage a cleaning service in the Genesee County area where I
1995 – Current provide services to residential and commercial clients.

Pastor Prince of Peace Baptist Church

Flint, MI I was the lead pastor of the above-mentioned church where.
2006-2022 we had approximately 150 members. Thru the church I worked with
several organizations which objectives are but not limited to blight,
safety economic growth and producing a better quality of life.
for the residents of the city of Flint as well as the county.

Executive Pastor Joy Tabernacle Church.

Flint, MI I currently serve as the executive pastor, where I carry out the day to day
2023-Current operation of the church under the leadership of Senior Pastor Robert
McCathern.

Other Work: **Former Board member and Secretary at the Eagle's Nest Academy**
Former member of the Cease Fire Initiative with the City of Flint
Board member of Community Foundation of Greater Flint
Board member of Genesee Health and Human Services
Board member of Flint Strive
Motivational Speaker and Trainer on Diversity, including training
the Sheriff's Department
Member of C.A.U.T.I.O.N. with Michigan State Police

Education:

Midwestern Baptist College
Seeking a bachelor's degree in Christian Education
and Church Administration

Additional Training and Certification:

First Aid and CPR Training 3/11

230358



RESOLUTION NO.: _____

PRESENTED: OCT - 4 2023

ADOPTED: _____

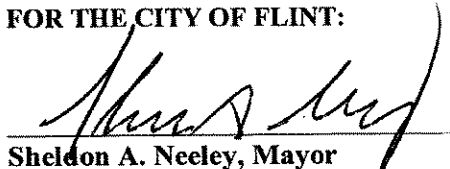
**RESOLUTION APPROVING REAPPOINTMENT OF GWEN HUDDLESTON
TO THE HURLEY BOARD OF HOSPITAL MANAGERS.**

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

Pursuant to that authority, Mayor Sheldon A. Neeley reappoints Gwen Huddleston, of 1225 Eldorado Dr, Flint, MI 48504, to the Board of Hospital Managers, to fill the remainder of a term ending on April 30, 2027.

BE IT RESOLVED that the Flint City Council approves the reappointment of Gwen Huddleston, of 1225 Eldorado Dr, Flint, MI 48504, to the Board of Hospital Managers, to fill the remainder of a term ending on April 30, 2027.

FOR THE CITY OF FLINT:


Sheldon A. Neeley, Mayor

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:


William Kim, City Attorney

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

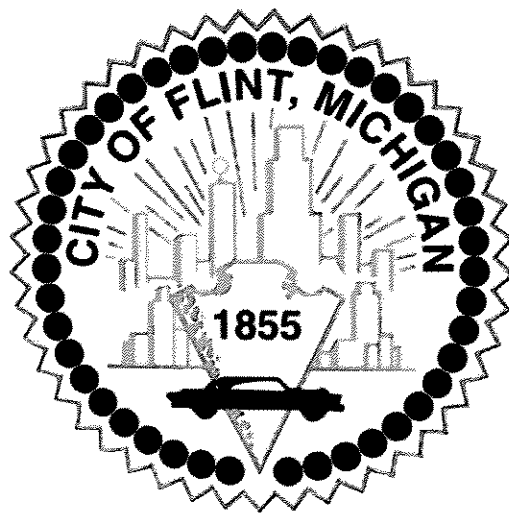
Based on the Schedule of Rents provided by Communities First, at 100% occupancy, the total annual rent potential for the 43 units

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 $\frac{1}{2}$ 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.</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.

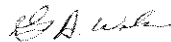
The person's completing this application hereby declares that:

- 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

<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>	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
<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
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
<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	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)

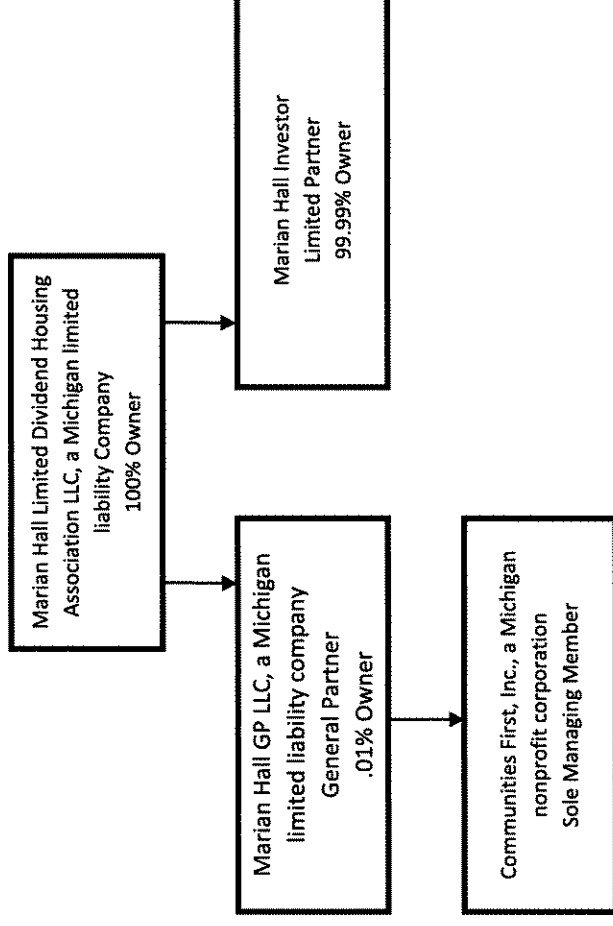
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on 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

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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

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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.

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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.

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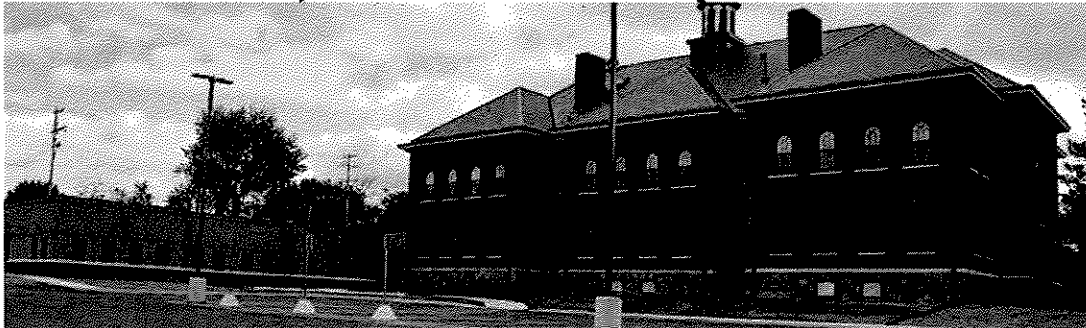
415 W. COURT ST.
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F: 810-519-4844



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.

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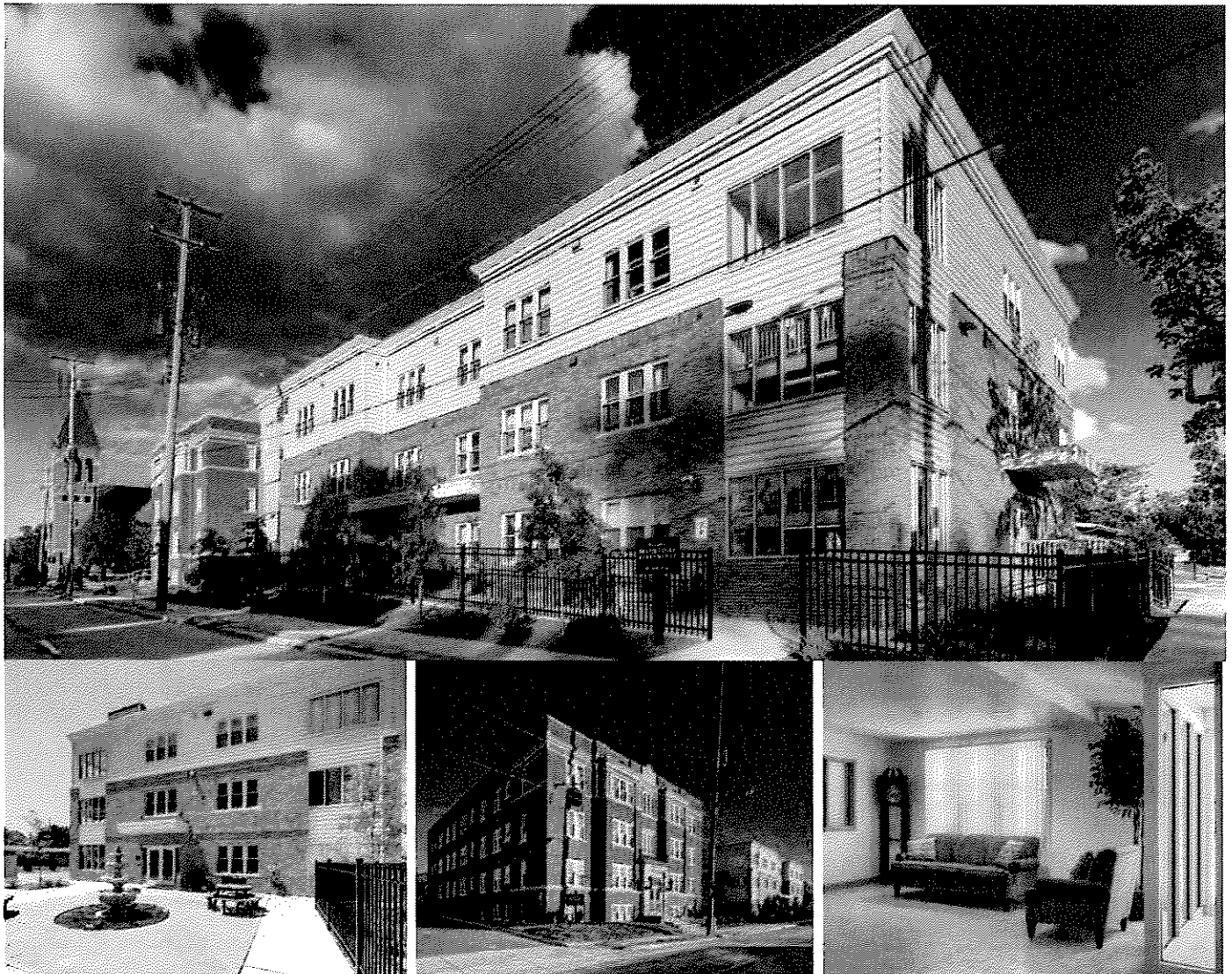
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FLINT, MI 48503

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



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.

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
2) PILOT estimation \$36,000

Pilot is based on 4%

DIFFERENCE BETWEEN PILOT AND AD VALOREM TAXES: \$72,380 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:

	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.

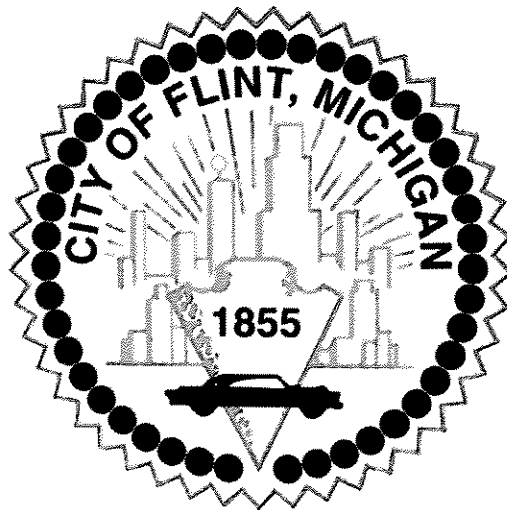
COMMUNITIES FIRST, INC.
COMMUNITIESFIRSTINC.ORG

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? Y ☒ 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/l 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/l Garland St. Tax number: 40-12-479-0031</p> <p>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.</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.

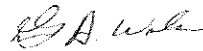
The person's completing this application hereby declares that:

- 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)

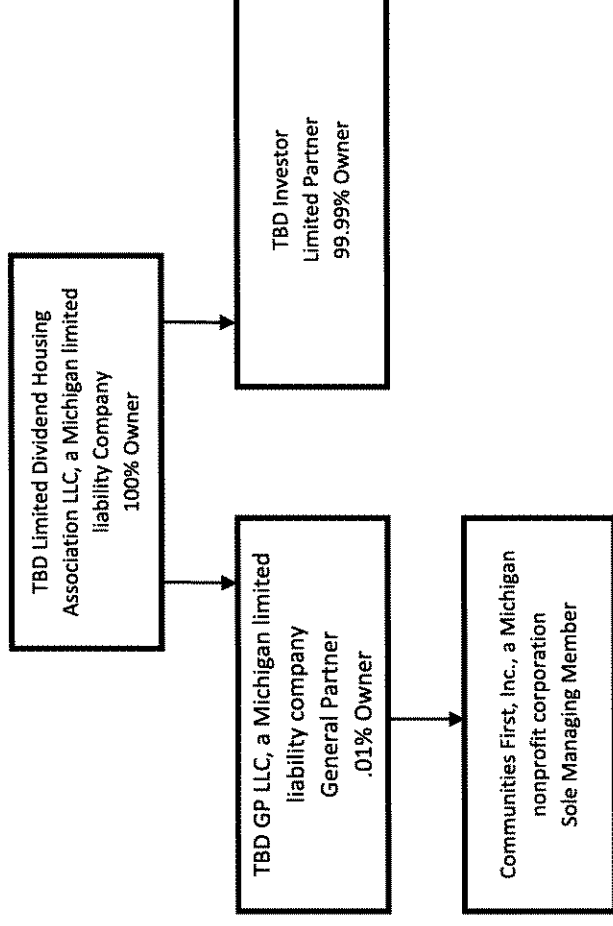
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on 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
Carna 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

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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

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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.

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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.

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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.

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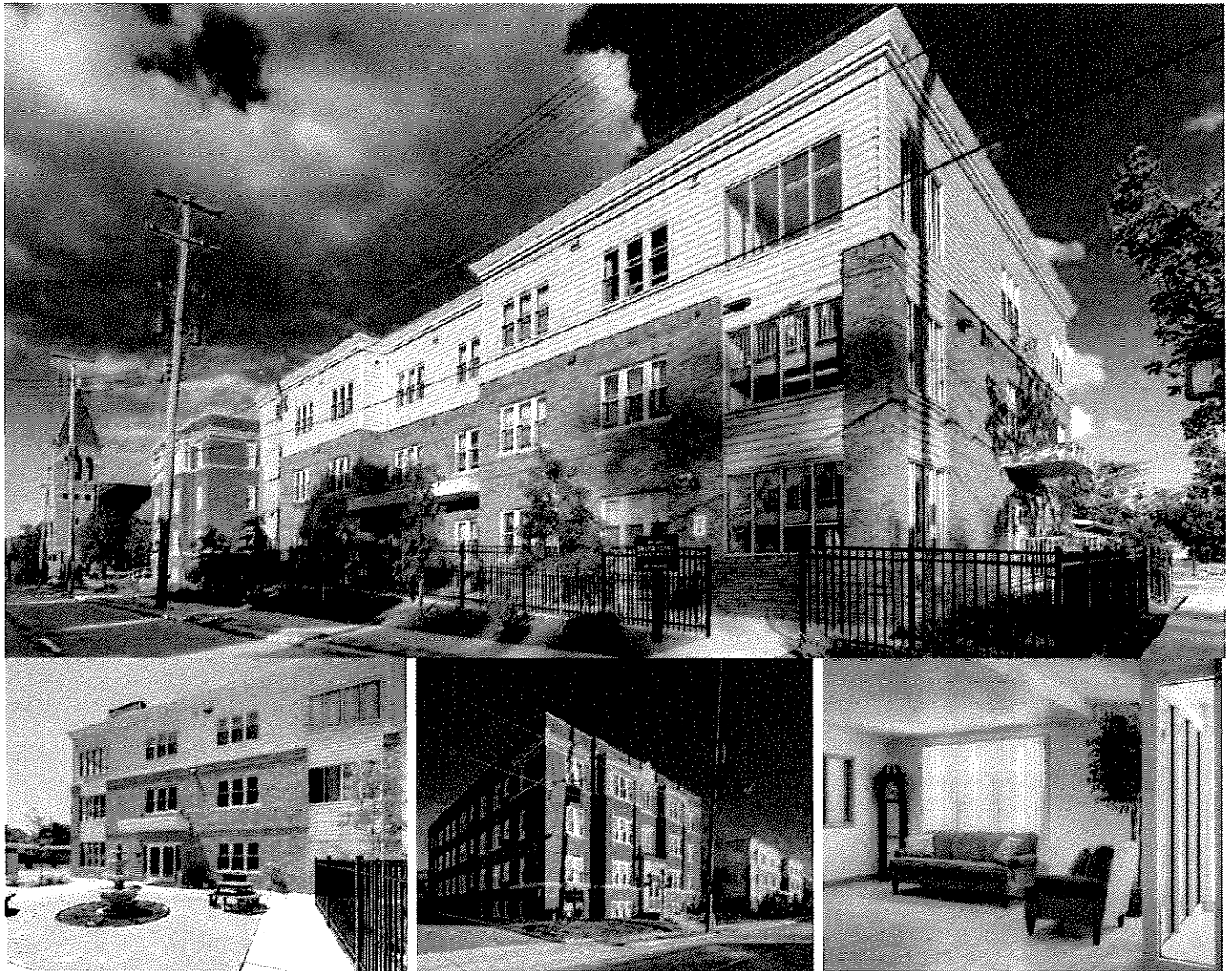
415 W. COURT ST.
FLINT, MI 48503

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

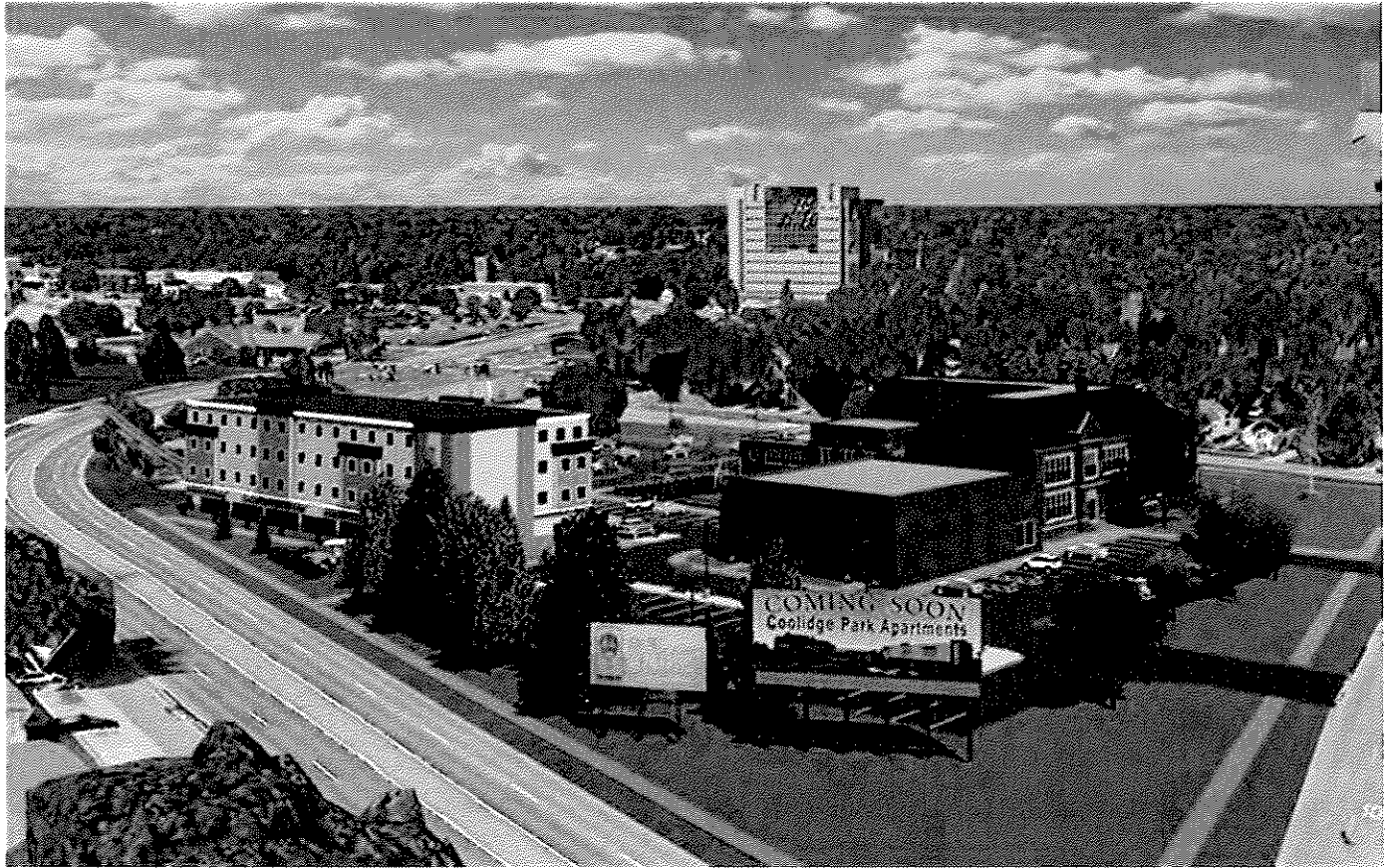


RAD Conversion Specialists (RCS) teamed with Communities First, Inc., a nonprofit corporation for the new construction and redevelopment of 36 permanent supportive housing project in Flint, Michigan. RCS and Glenn Wilson coordinated the efforts of the design team to create a scope of work and redevelop 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



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/I 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/I 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%				32,500	33,475	34,479	35,514	36,579	37,676	38,807	39,971	41,170	42,405	43,677	44,988	46,337	47,727	49,159
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	65,679	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	115,360	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	158,832
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%				19,000	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	347,669	347,543	347,263	346,637	345,835
Rep. Reserve					27,000	27,540	28,081	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					35,473	35,691	35,986	36,124	36,097	65,308	65,514	65,541	65,380	65,022	64,456	63,673	62,651	61,411	59,910

202301300004308 Pages: 4

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

Deborah A. Cherry (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)

4
2
1
2
3

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 GONDOUG

The foregoing instrument was acknowledged before me this 12th day of January,
2023, by Kenneth Parker.


Print name: MATTHEW S. LESAGE

Notary Public, GONDOUG County, Michigan

My Commission Expires: 3/26/2024

Acting in the County of GONDOUG

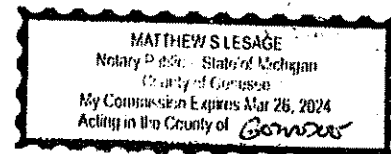


EXHIBIT A

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

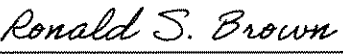
By: 
Date: 4/14/2022
Name: Ronald S. Brown
Title: Executive Director

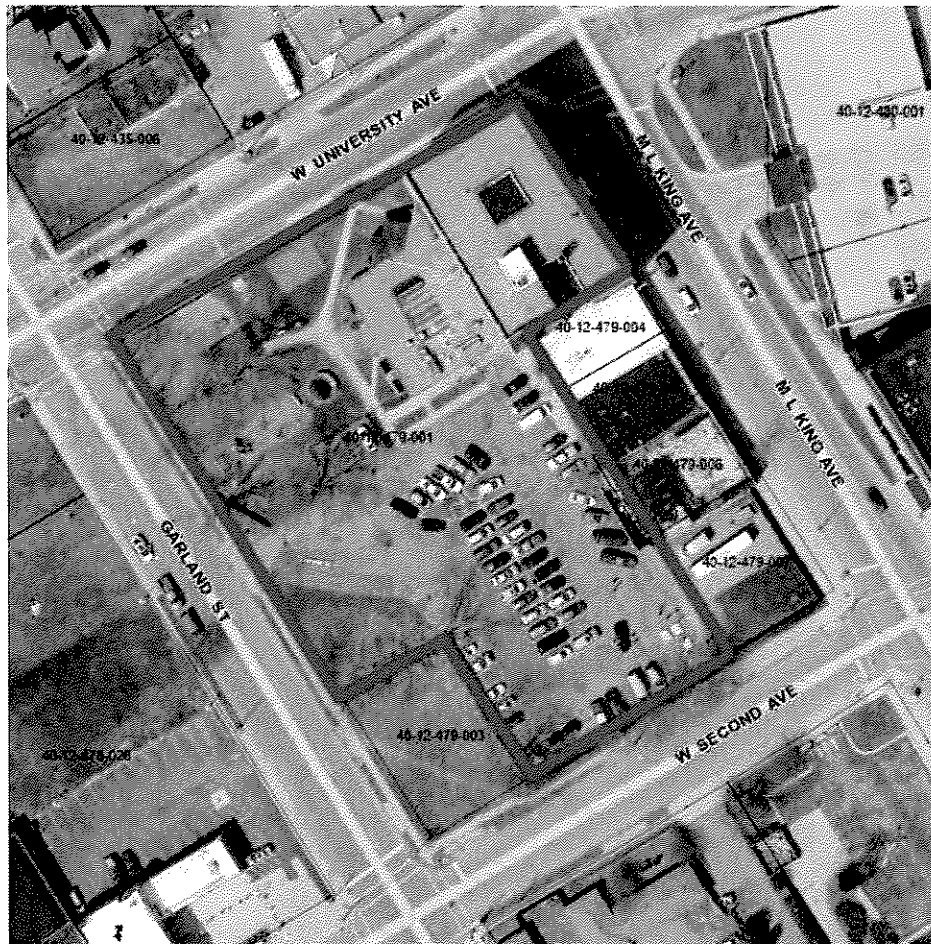
EXHIBIT B

OTHER BUILDINGS AND REAL PROPERTY

Parcel 1:

Common Address: 529 M.L. King Ave., Flint, MI 48502

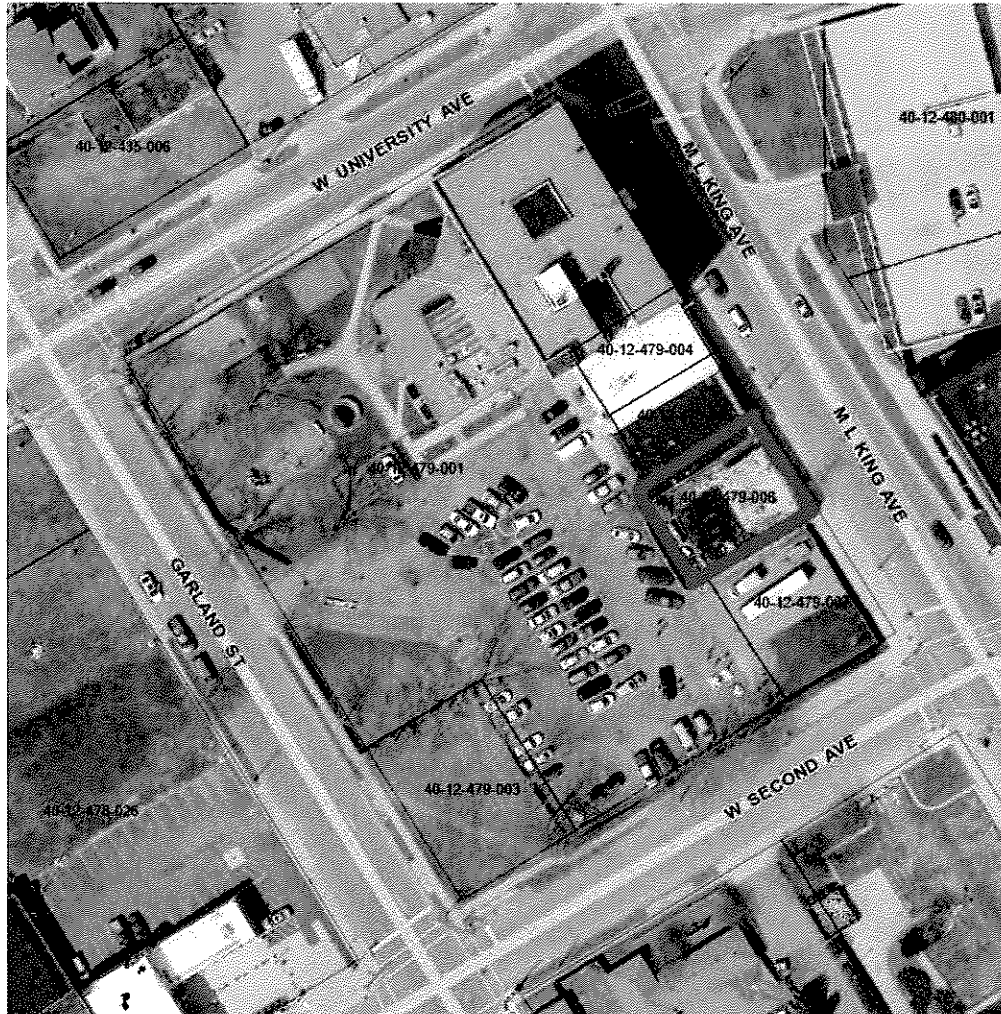
Parcel ID Number: 40-12-479-001



Parcel 2:

Common Address: 511 M.L. King Ave., Flint, MI 48502

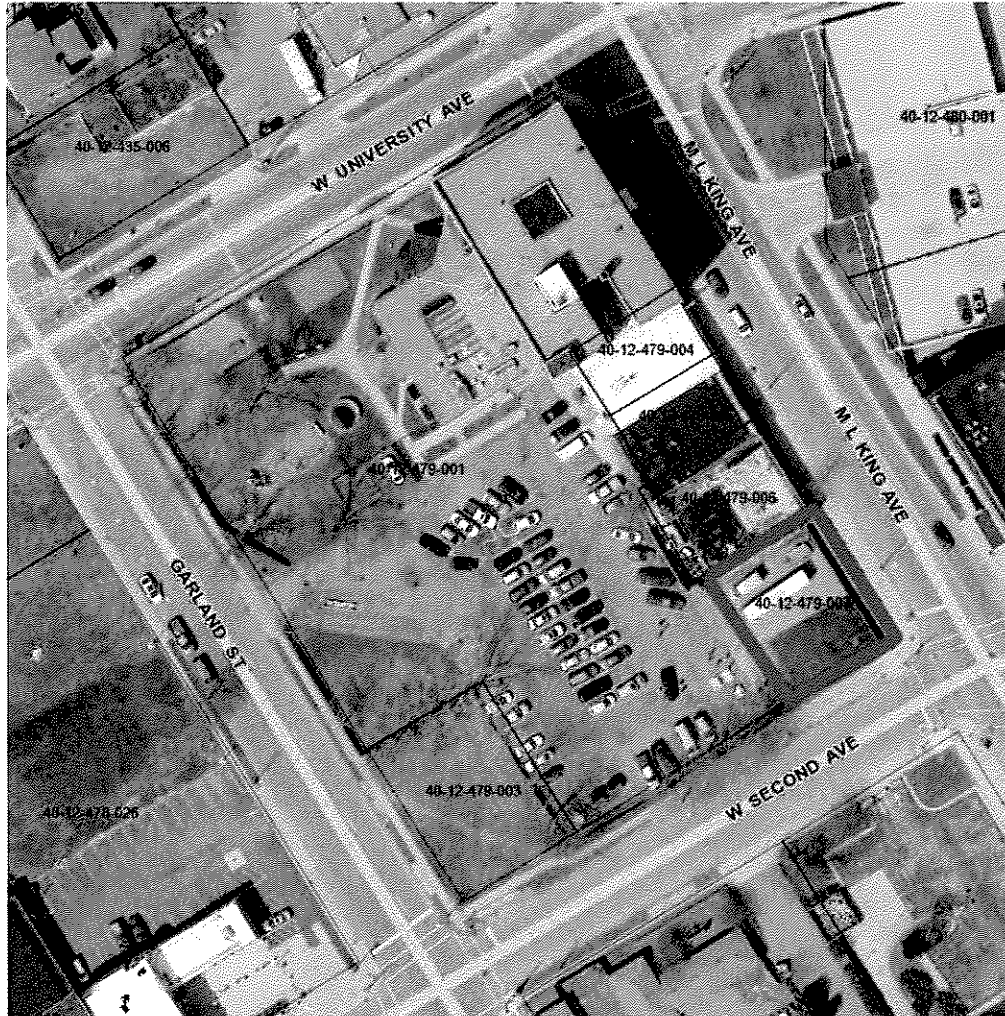
Parcel ID Number: 40-12-479-006



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).”

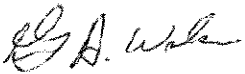
- 3) Ratification of Purchase Agreement. The parties acknowledge and agree that the Agreement remains in full force and effect and is hereby ratified in all respects.
- 4) Signature. To facilitate execution of this Third Amendment, the parties may execute this Third Amendment in counterpart and exchange 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.

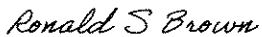
SELLER:

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.

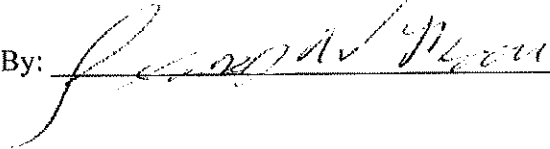
1.02 Appurtenances. All rights, privileges and easements appurtenant to the Real Property, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Real Property, if owned by Seller, as well as all development rights, air rights, water, water rights and 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

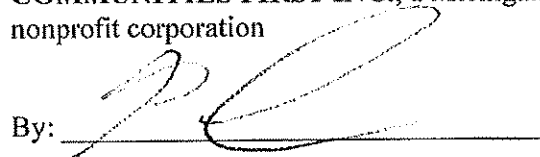
By: 

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



**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

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
	Infator	Infator	Begin in Year	Begin in Year															
Annual Rental Income	2.00%	2.00%	6	365,316	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	20,425	20,834	21,251	21,676	22,109	22,551	23,002	23,462	23,932	24,410	
Residential Vacancy Loss	8.00%	5.00%	6	29,859	29,273	30,456	31,653	32,866	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	362,246	369,490	376,980	384,418	404,226	412,311	420,557	428,968	437,548	446,298	455,224	464,129	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	6,444	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	29,865	30,761	31,684	32,634	33,613	34,622	35,660	36,730	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	12,182	12,396	12,592	12,802	13,014	13,230	13,448	13,669	13,894	14,121	
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	3,222	3,312	3,402	3,494	3,587	
Payroll & Benefits	3.00%			58,887	58,594	60,351	62,167	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	279,933	289,978	299,787	310,101	320,419	330,892	341,495	352,255	363,182	374,284	385,568	396,932	408,385	420,928	
Net Operating Income				89,873	89,313	88,512	87,621	86,631	97,175	96,210	95,138	93,955	92,635	91,234	89,897	88,007	86,129	84,229	
Rep. Reserve	2.00%			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	10,063	8,799	19,063	17,813	16,451	14,971	13,369	11,651	9,859	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

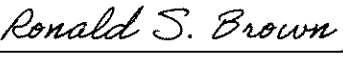
By: 
Date: 4/14/2022
Name: Ronald S. Brown
Title: Executive Director

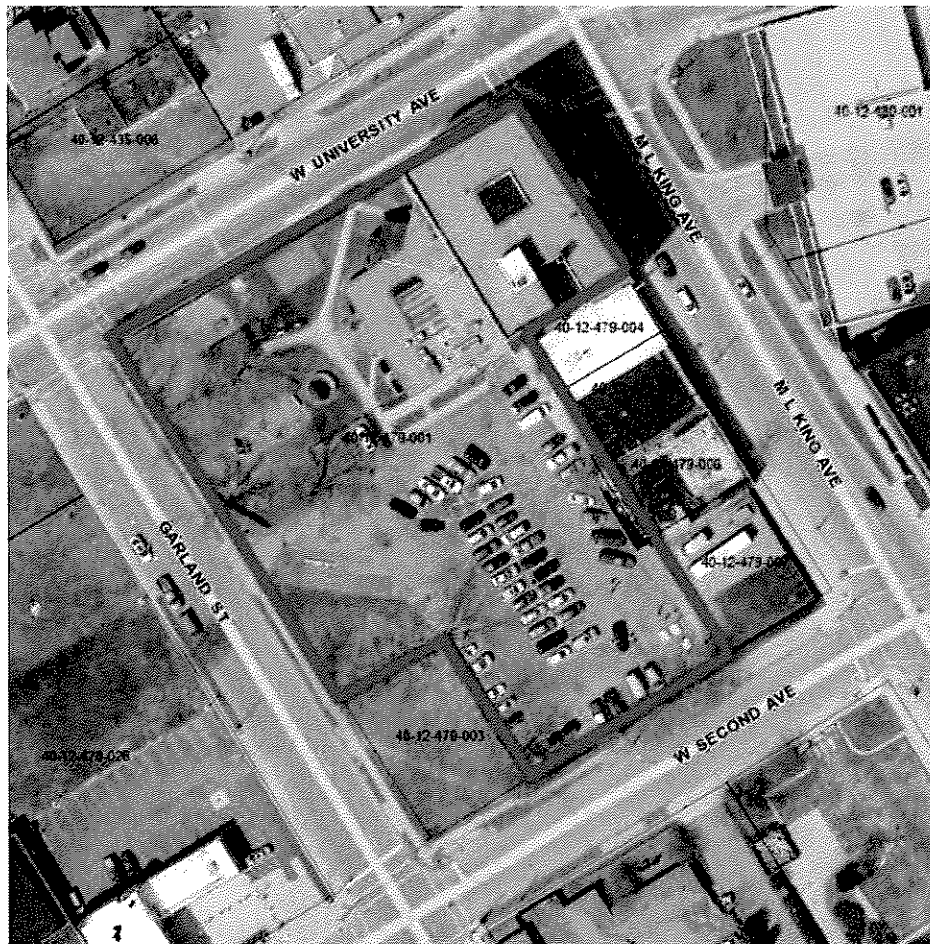
EXHIBIT B

OTHER BUILDINGS AND REAL PROPERTY

Parcel 1:

Common Address: 529 M.L. King Ave., Flint, MI 48502

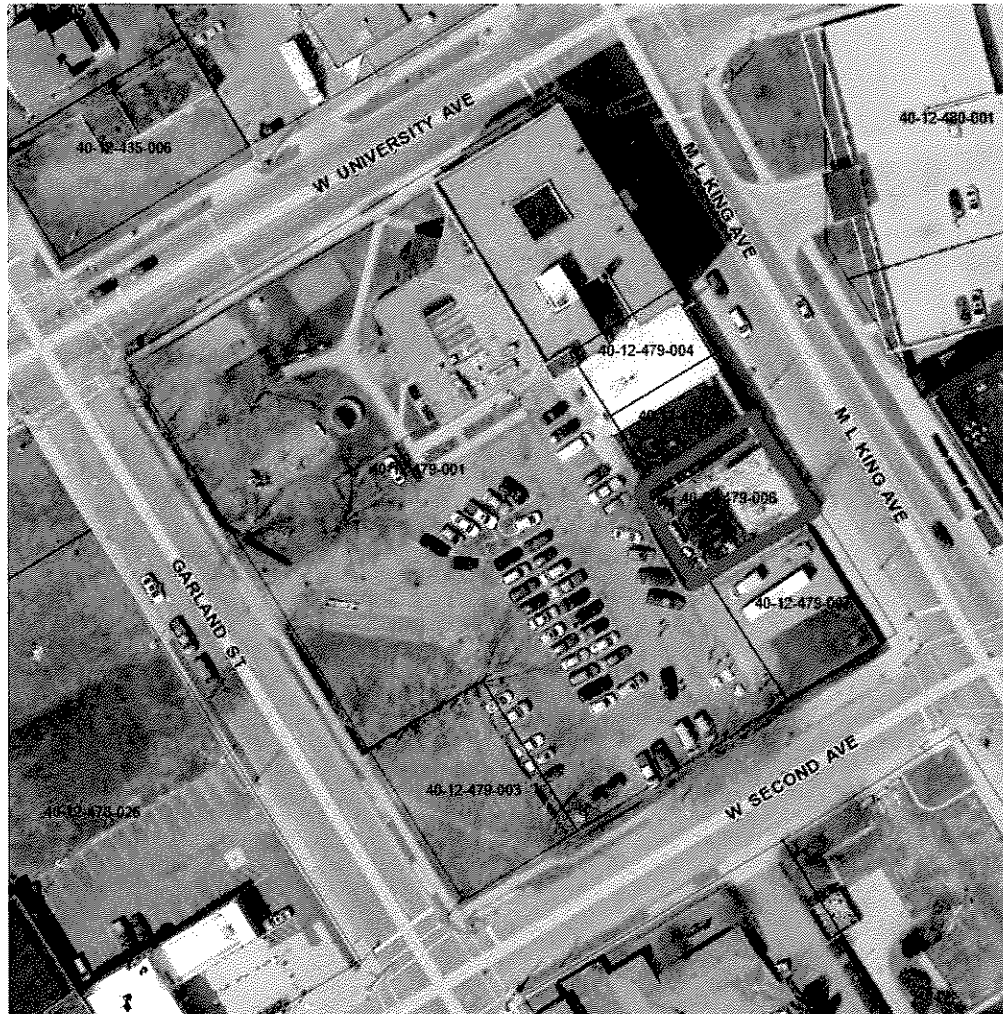
Parcel ID Number: 40-12-479-001



Parcel 2:

Common Address: 511 M.L. King Ave., Flint, MI 48502

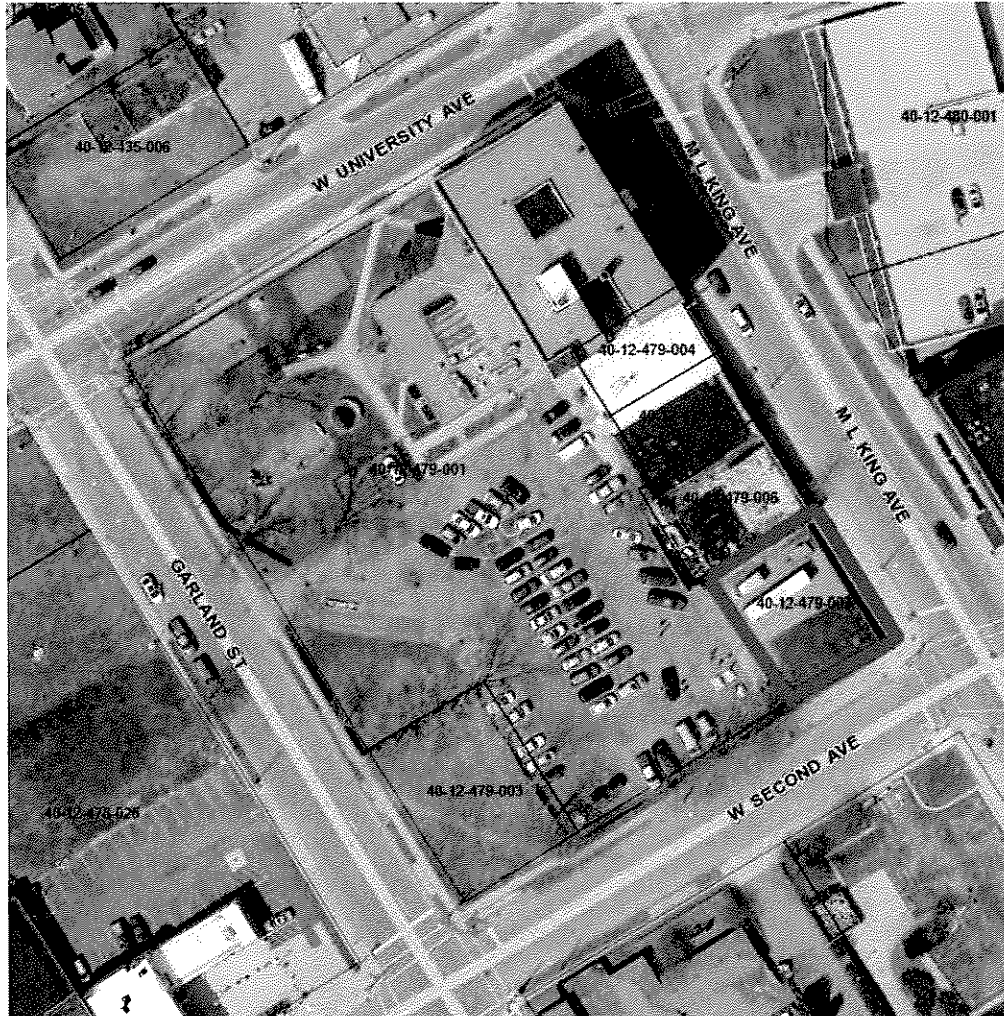
Parcel ID Number: 40-12-479-006



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.

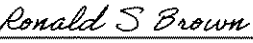
SELLER:

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