

# **City of Flint, Michigan**

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



## **Meeting Agenda - FINAL**

**Monday, March 11, 2024**

**4:30 PM**

**CITY COUNCIL CHAMBERS**

### **SPECIAL AFFAIRS COMMITTEE**

*Candice Mushatt, Vice President, Ward 7*

*VACANT, Ward 1  
Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

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

*Davina Donahue, City Clerk*

## ROLL CALL

## READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

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

## 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. Only one speaking opportunity per speaker.*

## COUNCIL RESPONSE

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

## CONSENT AGENDA

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

## RESOLUTIONS

**240073****Reallocation of ARPA Funds/Genesee Health Plan**

Resolution resolving that the appropriate City officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding from the funding source account #101-287.000-963.000 to Genesee Health Plan in the amount of \$300,000. Based on review and validation of the appropriate fund use by the City's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

**240079****A/E Collaborative/St. John Street Neighborhood Memorial Site Enhancement Project**

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into a contract with A/E Collaborative, LLC, and appropriate funding for revenue and expenditures in the current and future

fiscal years, for as long as funds are available, in order to complete the St. John Street Neighborhood Memorial Park Site Enhancement Project.

**240091** Reallocation of ARPA Funds/Office of Blight Elimination

Resolution resolving that the appropriate City officials are authorized to do all things necessary including to execute any agreements to appropriate funding from the funding source account #101-729.002-801.000 to the Office of Blight Elimination. Based on review and validation of appropriate fund use by Ernst and Young, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations. [NOTE: City Administration recommends reallocating \$941,606.00 of ARPA funds, previously obligated for revenue replacement, to provide funding for the City's Office of Blight Elimination.]

**240093** Rezoning of Parcels/W. Fifth Avenue/Genesee County Land Bank (GCLB)

Resolution resolving 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 rezoning of two parcels from MR-3 to MR-2 will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels.]

## **APPOINTMENTS**

**240045** Appointment/Flint Planning Commission/Nadia Rodriguez

Resolution resolving that the Flint City Council approves the appointment of Nadia Rodriguez, of 1604 Court St, Flint, MI 48503, to the 7<sup>th</sup> Ward seat on the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2025.

**240048** Reappointment/City-Wide Advisory Committee/Mezon Green-Martin

Resolution resolving that the Flint City Council approves the appointment of Mezon Green-Martin, of 2110 Crocker St., Flint, MI 48503, to an at-large seat on the City-Wide Advisory Committee, to fill the remainder of a three-year term ending on May 31, 2026.

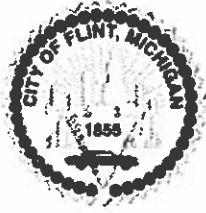
## **SPECIAL ORDERS/DISCUSSION ITEMS**

**240094** Special Order/Genesee Health Plan

A Special Order as requested by Vice President Mushatt to allow for a 10-minute presentation concerning the Reallocation of ARPA Funds @ Genesee Health Plan (Reso No. 240073).

**ADJOURNMENT**

840073



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

PRESENTED: FEB 21 2024

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

**RESOLUTION APPROVING REALLOCATION OF ARPA FUNDS HEALTHCARE EQUITY, AND RESEARCH TO GENESEE HEALTH PLAN \$300,000**

In 2022 and 2023, the City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be used by the City for specific and defined purposes. In 2023, the City of Flint obligated all ARPA funding received, of which approximately \$40 million was obligated as "revenue replacement;"

The City Administration recommends reallocating \$300,000 of ARPA funds, previously obligated for revenue replacement, to provide funding to Genesee Health Plan for (GHP) will be the Applicant/Lead Agency and Fiduciary and will use funds to match current dollars being granted to the following organizations: 1) Communication Access Center (CAC) for the Deaf and Hard of Hearing; 2) Genesee County Free Medical Clinic (GCFMC); 3) Motherly Intercession; 4) R.L. Jones Community Outreach Center (COC).

Reallocated funds will be moved from Fund #101-287.000-963.000 as follows:

Account	Description	Amount
101-612.009-801.000	Genesee Health Plan as the Lead Organization /Fiduciary	\$300,000

**IT IS RESOLVED** that the appropriate City officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding from the funding source account #101-287.000-963.000 to Genesee Health Plan in the amount of \$300,000. Based on review and validation of the appropriate fund use by the City's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

For the City:

For the City Council:

CLYDE D. EDWARDS  
CLYDE D EDWARDS (Feb 16, 2024 09:43 EST)

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

William Kim  
William Kim (Feb 16, 2024 08:20 EST)

Phillip Moore  
Phillip Moore (Feb 18, 2024 05:55 EST)

William Kim, City Attorney

Phillip Moore, Chief Financial Officer

**RESOLUTION STAFF REVIEW**

**Date: 02/02/2024**

**Agenda Item Title:**

**RESOLUTION APPROVING REALLOCATION OF ARPA FUNDS TO GENESEE HEALTH PLAN \$300,000**

**Prepared by: Shelly Sparks-Green**

**Background/Summary of Proposed Action:**

Genesee Health Plan (GHP) will be the Applicant/Lead Agency and Fiduciary and will use funds to match current dollars being granted to the following organizations: 1) Communication Access Center (CAC) for the Deaf and Hard of Hearing; 2) Genesee County Free Medical Clinic (GCFMC); 3) Motherly Intercession; 4) R.L. Jones Community Outreach Center (COC).

GHP has 20 years' experience as a fiduciary for grant projects. For this project, funds will be matched to current GHP grantees to enhance current services/programs and increase capacity for services provided to uninsured and underserved City of Flint residents. For an expanded project description please see Appendix A in "Optional Document Upload".

The CAC will enhance their current programs and services by enabling Deaf and Hard of Hearing and Deaf/Blind individuals and their families to have access to health-related information, services, and programs that is linguistically accessible and to reduce health disparities that are experienced by this specific population.

The GCFMC will increase behavioral health to twice a month to help those who will be losing Medicaid with the end of the PHE. They will also add access to a psychologist once a month for current patients of the GCFMC.

Motherly Intercession will enhance their Family Wellness Village Community Navigator Program, improving the care as the incarcerated client transitions back into the community. Their staff will work with clients to help them understand the benefits of having health care coverage, COVID-19 prevention, and the importance of having a medical home.

RL Jones COC will enhance their current services for families and children by providing greater access for health care enrollment during Thursday HELP Center distributions, information on healthcare prevention, nutrition and education on preventive medicine including vaccines and colorectal cancer screenings. RL Jones COC will also expand services to seniors who are raising their grandchildren.

<b>Account</b>	<b>Description</b>	<b>Amount</b>
101-612.009-801.000	Genesee Health Plan as the Lead Organization /Fiduciary	\$300,000

**Financial Implications:**

American Rescue Plan Act funds must be fully expended by 12/31/26.

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

**Pre-encumbered:** Yes \_\_\_ No X Requisition #: N/A

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

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

**APPROVAL** Shelly Sparks-Green  
Shelly Sparks-Green | Feb 15, 2024 16:31 EST  
\_\_\_\_\_  
**Shelly Sparks-Green, Chief Resilience Officer**



240079

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

PRESENTED: FEB 21 2024

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

PROPOSAL #: 24000517

**RESOLUTION AUTHORIZING DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES TO ENTER INTO AGREEMENT WITH A/E COLLABORATIVE TO COMPLETE ST JOHN MEMORIAL SITE ENHANCEMENT PROJECT**

**BY THE CITY ADMINISTRATOR:**

**WHEREAS,** The City of Flint Division of Purchases & Supplies solicited proposals for St. John Memorial Site Enhancement project. A/E Collaborative, LLC Detroit, MI was the lowest qualified bidder for this proposal.

**WHEREAS,** Business and Community Services is requesting to proceed into contract with A/E Collaborative, LLC for architectural services and construction and construction administration to complete this project. The project scope consists of a walking trail along the Flint River, a new playground, a parking lot, and the restoration of several river overlooks, enhancing the area's natural beauty and historical significance within the former St. John Neighborhood.

**WHEREAS,** Funds from the sale of the City -owned property at 3420 St. John St. have been allocated to the City of Flint's General Fund balance. The amount of \$250,000 was made available pursuant to Resolution 220433, which was adopted on October 10, 2022.

**WHEREAS,** reallocated funds will be moved from 101-729.007-801.000 as follows:

Account Number	Account Name/ Grant Code	Amount
296-751.719-801.000	MDNR SPARK /SMDNR-SPRK23	\$1,000,000
101-729.007-801.000	ARPA / FUDST-CSLFRF	\$500,000
	TBD-Resolution 220433	\$250,000
	<b>FY24 GRAND TOTAL</b>	<b>\$ 1,750,000.00</b>

**IT IS RESOLVED,** That the Appropriate City Officials are authorized to do all things necessary to enter into a contract with A/E Collaborative, LLC, and appropriate funding for revenue and expenditures in the current and future fiscal years, for as long as funds are available, in order to complete the St. John Street Neighborhood Memorial Park Site Enhancement Project.

**APPROVED AS TO FORM:**

*William Kim*  
William Kim (Feb 6, 2024 16:52 EST)  
William Kim, City Attorney

**APPROVED AS TO FINANCE:**

*Phillip Moore*  
Phillip Moore (Feb 7, 2024 09:27 EST)  
Phillip Moore, Chief Financial Officer

**FOR THE CITY OF FLINT:**

*Clyde D Edwards*  
CLYDE D EDWARDS (Feb 7, 2024 15:15 EST)  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_

**APPROVED AS TO PURCHASING:**

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





SEALED PROPOSALS RECEIVED IN THE DIVISION OF PURCHASES & SUPPLIES  
St. John Memorial Site Enhancement Project - REBID  
P24-517  
Approximate Annual Quantities – Not Guaranteed  
Furnish as requested for the period 7/1/23 – 6/30/24

**Bidder #1: Weinsteln Electric  
Flint, MI**

Grand Total	\$1,831,912.00
Alternate 1: Tree Trimming	\$75,000.00

**Bidder #2: Great Lakes Recreation  
Holland, MI**

Grand Total	\$753,778.00
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**Bidder #3: A/E Collaborative  
Detroit, MI**

Grand Total	\$2,009,862.96
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**Bidder #4: Grissim Metz Andriese Assoc.  
Plymouth, MI**

Grand Total	\$2,369,750.00 (With recommended funding sources)
Total known cost for infrastructure improvements	\$6,952,000
Bidding and Construction Phase	\$168,000.00

**A SPECIAL NOTE FROM THE PURCHASING DIVISION**

*Bid results posted are before evaluation team review and award recommendation.*

P24000517: ST. JOHN MEMORIAL SITE ENHANCEMENT PROJECT REBID



**SUMMARY OF PRICING**

TASKS	TOTAL			
	TOTAL CONSTRUCTION	SIGNAGE AND EQUIPMENT	TOTAL DESIGN	GRAND TOTAL
Flint River Trail	\$ 395,923.20	\$ 153,069.36	\$ 134,527.36	\$ 683,519.92
Parking Lot	\$ 66,300.00		\$ 6,600.00	\$ 72,900.00
River Overlook Restoration and Kayak/Canoe Launch	\$ 121,380.00		\$ 11,000.00	\$ 132,380.00
Historically Themed Playground*		\$ 218,535.00		\$ 218,535.00
Pavilion Design & Construction	\$ 102,000.00	\$ 366,486.00	\$ 5,060.00	\$ 473,546.00
Lighting	\$ 158,100.00		\$ 42,900.00	\$ 201,000.00
Permitting, including soil erosion	\$ 33,660.00			\$ 33,660.00
Bonding	\$ 25,196.04			\$ 25,196.04
Construction Administration at (\$75/hour, est. full time over 6 months)	\$ 73,440.00			\$ 73,440.00
<b>TOTAL</b>	<b>\$ 975,999.24</b>	<b>\$ 738,090.36</b>	<b>\$ 200,087.36</b>	<b>\$ 1,914,176.96</b>
Contingency	\$ 95,686.00			\$ 95,686.00
<b>Total with Contingency</b>	<b>\$ 1,071,685.24</b>			<b>\$ 2,009,862.96</b>
Renderings			Additional: 2,000 each	

\* includes installation





Tentative schedule:

Initial Community Engagement, historical research, and stakeholder discussions. Outlook assessments	1 month
Design Development	2 months
Construction Documents	1.5 months
Plan Review and Permits	1.5 months
Construction	8 – 10 months
<b>TOTAL</b>	<b>14 – 16 months</b>

It is our privilege to be considered for this transformative project, and we look forward to the opportunity to bring the St. John Street Neighborhood Memorial to life. Together, we can create a space that not only celebrates the past but also paves the way for a more inclusive and vibrant future for the City of Flint.

**ASSUMPTIONS**

- A recent Land Survey will be provided by the City of Flint indicating boundaries, topography and other relevant site information.
- Existing signage and trail standards will be provided by the City of Flint for review and reference.
- Relevant historical information will be accessible to the AEC team: printed materials during normal business hours (or at agreed upon appointment times) and website and storage links will be provided for information stored in a digital format.
- AEC and designated team members will participate in up to three (3) community engagement sessions hosted by the City of Flint or their designate. AEC will be notified of session dates at least 30 days prior to the event. AEC can share in leading these sessions, as appropriate.
- The St. Johns Street Historical Committee provides historical expertise and provides feedback and approval at predetermined steps through the research and design processes to assure accuracy and appropriate approach.





## CITY OF FLINT

### RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 01/31/24

**BID/PROPOSAL#** 24000517

**AGENDA ITEM TITLE:** RESOLUTION AUTHORIZING DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES TO ENTER INTO AGREEMENT WITH A/E COLLABORATIVE TO COMPLETE ST JOHN MEMORIAL SITE ENHANCEMENT PROJECT

**PREPARED BY:** Ashly Harris, Business and Community Services Dept., 810.766.7426 x3002

**VENDOR NAME:** A/E Collaborative, LLC

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The St. John Street Neighborhood Memorial represents a significant undertaking by the City of Flint to honor the history and culture of a community deeply impacted by past urban renewal policies. This memorial is designed to acknowledge the past while fostering truth, racial healing, and transformation within the city. The City of Flint Parks Division is committed to preserving heritage, promoting community engagement, and integrating public art and educational elements into the memorial. The project will feature a walking trail along the Flint River, a new playground, a parking lot, and the restoration of several river overlooks, enhancing the area's natural beauty and historical significance.

Following the completion of our procurement process, A/E Collaborative, LLC has emerged as the lowest and most qualified bidder for the St. John Street Neighborhood Memorial Park Project. Their proposal aligns with our objectives and demonstrates a clear understanding of the project's importance to the Flint community.

In light of this, the Business and Community Services Department is requesting authorization to formalize a contract with A/E Collaborative. The contract will encompass architectural services and construction, ensuring the project's vision is realized with the highest level of professional expertise.

Granting approval for this resolution will allow the City of Flint to establish a formal agreement with A/E Collaborative. Upon execution of the agreement, A/E Collaborative will engage with the community to finalize architectural plans and specifications, with construction slated to begin in spring 2025.

Total cost of the proposal by A/E Collaborative: \$2,009,862 and secured funding to date: \$1,750,000. The department will actively pursue additional funding sources to secure the remaining \$259,862 necessary to fully finance the project and revise the scope if necessary. This effort will ensure that the project is not further delayed and can proceed as planned. Predevelopment work and most major scope items can be started prior to securing the additional gap funding.



240091



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

PRESENTED: 3-06-2024

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

**RESOLUTION APPROVING REALLOCATION OF ARPA FUNDS FOR OFFICE OF BLIGHT ELIMINATION**

In 2022 and 2023, the City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be used by the City for specific and defined purposes. In 2023, the City of Flint obligated all of the ARPA funding received, of which approximately \$40 million was obligated as “revenue replacement” on December 20, 2023;

City Administration recommends reallocating \$941,606.00 of ARPA funds, previously obligated for revenue replacement, to provide funding for the City’s Office of Blight Elimination.

Account Code	Description	Amount
101-729.002-801.000	Neighborhood Clean-up: Office of Blight Elimination	\$941,606.00

**IT IS RESOLVED** that the appropriate City officials are authorized to do all things necessary including to execute any agreements to appropriate funding from the funding source account #101-729.002-801.000 to the Office of Blight Elimination. Based on review and validation of appropriate fund use by Ernst and Young, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

For the City:

For the City Council:

CLYDE D EDWARDS

CLYDE D EDWARDS (Jan 30, 2024 11:30 EST)

Clyde D. Edwards, City Administrator

\_\_\_\_\_

Approved as to Form:

Approved as to Finance:

William Kim

William Kim (Jan 30, 2024 10:07 EST)

William Kim, City Attorney

Phillip Moore

Phillip Moore (Jan 30, 2024 10:49 EST)

Phillip Moore, Chief Financial Officer

**RESOLUTION STAFF REVIEW**

**Date: 1/16/24**

**Agenda Item Title: RESOLUTION APPROVING REALLOCATION OF ARPA FUNDS FOR OFFICE OF BLIGHT ELIMINATION**

**Prepared by: Emily Doerr**

**Background/Summary of Proposed Action:**

**Neighborhood Clean-up – Blight Elimination: \$941,606 to the City’s Office of Blight Elimination 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).**


**Financial Implications:**

American Rescue Plan Act funds must be fully expended by 12/31/26.

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

**Pre-encumbered:** Yes \_\_\_ No X Requisition #: N/A

**Finance Signature:**

  
\_\_\_\_\_  
Chay Linseman, Budgets and Grants Administrator

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

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

**APPROVAL**   
\_\_\_\_\_  
Emily Doerr (Jan 30, 2024 10:05 EST)  
Emily Doerr, Director, Planning and Development

240093



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

PRESENTED: 3-06-2024

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

**RESOLUTION FOR APPROVAL OF RECOMMENDED REZONING OF TWO PARCELS ON W. FIFTH AVENUE (OWNED BY GCLB) IN SUPPORT OF HOUSING DEVELOPMENT**

WHEREAS, the City of Flint Planning Commission opened a public hearing on September 26<sup>th</sup>, 2023 and made a final motion for recommending approval of the proposed rezoning to City Council at the same meeting on September 26<sup>th</sup>, 2023; and

WHEREAS, the proposed rezoning of two parcels from MR-3 to MR-2 will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels; and

WHEREAS, maintaining the current MR-3 zoning would require multiple variances for lot width and lot area by the housing developers without any additional benefit to the city; and

WHEREAS, the request is consistent with the Imagine Flint Comprehensive Plan; and

IT IS RESOLVED, 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:**

**For the City Council:**

CLYDE D EDWARDS  
CLYDE D EDWARDS (Feb 20, 2024 16:45 EST)  
Clyde D. Edwards, City Administrator

\_\_\_\_\_

**Approved as to Form:**

**Approved as to Finance:**

William Kim  
William Kim (Feb 20, 2024 14:02 EST)  
William Kim, City Attorney

Phillip Moore  
Phillip Moore (Feb 20, 2024 14:01 EST)  
Phillip Moore, Chief Finance Officer



**RESOLUTION STAFF REVIEW**

**Date:** February 20, 2024

**Agenda Item Title:**

**RESOLUTION FOR APPROVAL OF RECOMMENDED REZONING OF TWO PARCELS ON W. FIFTH AVENUE (OWNED BY GCLB) IN SUPPORT OF HOUSING DEVELOPMENT**

**Prepared by:**

Emily Doerr, Director of Business and Community Services (previously called Planning and Development)

**Background/Summary of Proposed Action:**

The City of Flint Planning Commission opened a public hearing on September 26<sup>th</sup>, 2023 and made a final motion for recommending approval of the proposed rezoning of parcels 40-12-430-006 and 40-12-430-007 from MR-3 to MR-2 to City Council at the same meeting on September 26<sup>th</sup>, 2023.

The request is consistent with the Imagine Flint Comprehensive Plan and will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels. Maintaining the current MR-3 zoning would require multiple variances for lot width and lot area by the housing developers without any additional benefit to the city. More information can be found in the staff report to the Planning Commission on the subsequent pages.

This rezoning resolution is now being moved forward because City Council has approved the Brownfield Plan necessary for this housing development to proceed.

**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 (Feb 20, 2024 13:21 EST)

**Emily Doerr, Director, Business and Community Services**



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

## PC 23-11 STAFF REPORT

DATE: September 20, 2023

TO: City of Flint Planning Commission

STAFF REPORT BY: Max Lester, Int. Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: PC 23-11: The Genesee County Land Bank requests the rezoning of two parcels on W. Fifth Ave. between Garland St. and Mason St., with PIDs 40-12-430-006 and 40-12-430-007, from MR-3: Mixed Residential High Density to MR-2: Mixed Residential Medium Density.

LOCATION: W. Fifth Avenue between Mason and Garland.  
Subject Parcels – (No street addresses)  
40-12-430-006  
40-12-430-007

AFFECTED WARD: Subject parcels are located in Ward 5.

PERTINENT SECTION OF THE ORDINANCE:  
Sections 50-21 MR-2 Mixed Residential-Medium Density  
Section 50-22 MR-3 Mixed Residential-High Density  
Section 50-191 Map (Rezoning) and Text Amendment Procedure.

EXISTING LAND USE PATTERNS:  
Both parcels requesting to be rezoned are currently vacant.  
Surrounding Uses:  
North: Commercial  
East: Commercial  
South: Residential, Institutional and Cultural  
West: Vacant

EXISTING ZONING PATTERNS:  
Subject Properties: MR-3  
North: MR-3, UC  
East: MR-3  
South: MR-2, MR-3  
West: MR-2

## BACKGROUND

The applicant is requesting the rezoning of two of the properties from MR-3 to MR-2 to provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St. The rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels.

## APPLICANT REQUEST:

The applicant is requesting a rezoning from an MR-3 designation to MR-2. Key differences between the two districts in the zoning ordinance are:

- MR-2 permits single family dwellings by special land use and two-family dwellings by-right. Neither are permitted in MR-3.
- MR-2 permits several agricultural uses as an accessory use that are not permitted in MR-3.
- The MR-2 district requires commercial, retail, and office uses to be located on the ground floor of a mixed-use building. MR-3 permits these as standalone uses.

## STAFF COMMENTS

The subject parcels are in an area where an increase in intensity of use beyond single-family residential is appropriate and encouraged by the City's Comprehensive Plan and current zoning. However, a rezoning from MR-3 to MR-2 removes the current transition provided by the step-down from Downtown Edge zoning on Garland Street to the MR-3 zoning designation which permits a greater range of commercial uses.

The applicant states their intent is to "build a total of 4 triplexes and 2 duplexes for a total of 16 units of townhomes." As discussed with staff, the proposal would designate the duplexes under a Two-Family Dwelling use and the triplexes under the Multi-Family use.

Depending on the internal configuration of the residential units, they could also be classified as Single-Family Attached Dwellings, which are permitted in both MR-2 and MR-3 districts, if they are located on separate parcels. However, to have Single-Family Attached Dwellings in separate MR-3 designated parcels, the current six parcels would need to be split into sixteen parcels. Bulk standards for MR-3 districts require minimum lot widths of 40 ft. and minimum lot areas of 10,000 s.f. This approach would likely require multiple variances for lot width and lot area for all sixteen parcels.

Overall, the request is not significant and is consistent with the Comprehensive Plan. While staff has concerns regarding the requirements for commercial uses in MR-2 zone districts as compared to MR-3 zone districts, the request for MR-2 would create far less of a burden on the applicant as it relates to their intended use for these properties. For these reasons, staff recommends approval of the request, to be forwarded to City Council as a recommendation of approval. Future review of MR-2 and MR-3 district standards may be appropriate at a later date, separate from this request.

**DEFINITIONS AND FIGURES:**

Table 50-24D Bulk Site Standards: MR-2 and MR-3 Districts

District	Height		Lot Area			Max. Impervious Lot Coverage	Front Setback (F.)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
			Min. Lot Width (W)	Min. Lot Area	Min. Lot Area per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate width of Both Side Yards (S1+S2)	
<b>MR-2</b>											
<b>Detached Single-Family or Two-Family</b>	Max. 2 ½ stories/35'		30'	3,000 sq. ft.	1,500 sq. ft.	80%	10' min. w/ ground floor residential, 20' max. 0' min. w/ ground floor commercial, 10' max.	5' residential, 0' w/ground floor commercial	2'	5'	20'
<b>Attached Housing</b>	Max. 4 stories/45'		20'	1,500 sq. ft.					0'	5'	20'
<b>Multifamily/ Mixed use</b>			20'	2,000 sq. ft.					1,000 sq. ft.	0'	5'
<b>MR-3</b>	Max. 100'	Min. 2 stories	40'	10,000 sq. ft.	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	90%	0' min., 15' max.	10' residential, 0' w/ ground floor commercial	0'	0'	20'

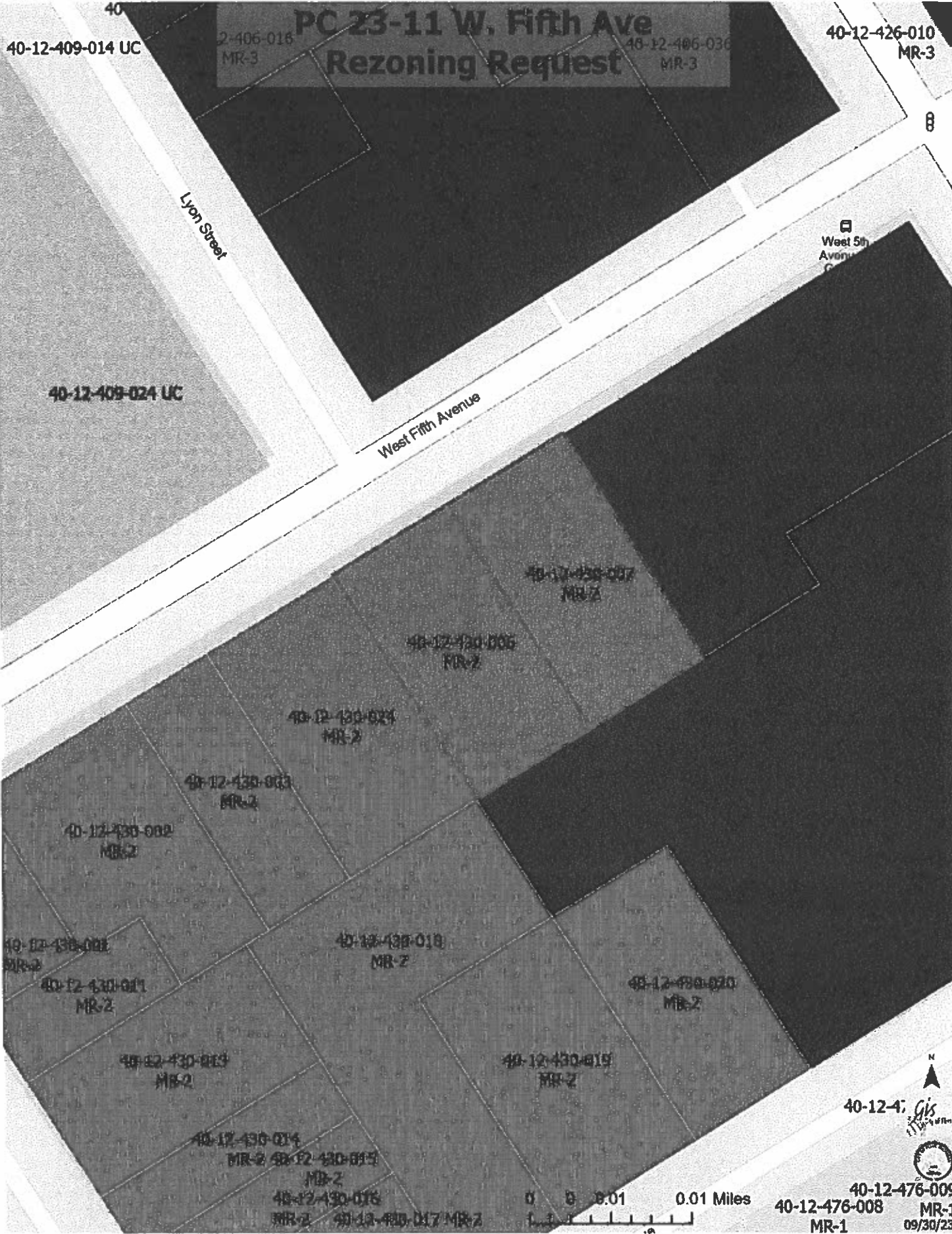
**Attached single-family** - a single-family dwelling attached to one (1) or more other single-family dwellings by a common vertical wall, with each dwelling located on a separate lot; this term includes town houses and row houses.

**Detached single-family** - a principal residence intended for occupancy by a single household, located on a separate lot or parcel, and not sharing common structural elements with any other structure intended for occupation by another household.

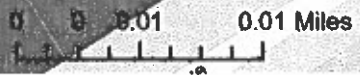
**Two-family** - a building designed originally for residential occupancy by two (2) families living independently of each other, which contains two (2), legally complete, dwelling units. Each unit in a two-family dwelling is completely separated from the other by either; a) an unpierced wall extending from ground to roof; or, b) an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. Also known as a duplex.

**Multi-family** - a building for residential purposes with three (3) or more dwelling units, having common or party walls, on a single lot. Each unit is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common or individual stairwell(s) exterior to any dwelling unit(s).

# PC 23-11 W. Fifth Ave Rezoning Request



40-12-476-009  
MR-1



40-12-476-008  
MR-1  
09/30/23



**Sheldon Neeley  
Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes  
September 26th, 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:***

Leora Campbell  
April Cook-Hawkins  
Lynn Sorenson, Secretary

**ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:34 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: appearing in-person  
Commissioner Campbell: absent  
Commissioner Blower: appearing in-person  
Commissioner Jewell: appearing in-person  
Commissioner Cook-Hawkins: absent

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

**ADDITIONS/CHANGES TO THE AGENDA:**

None.

**ADOPTION OF THE AGENDA:**

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

***M/S – Blower/Munroe-Younis***

***Unanimously carried by voice vote***



**Sheldon Neeley**  
Mayor

## **CITY OF FLINT**

### **FLINT PLANNING COMMISSION**

#### **MINUTES OF PREVIOUS MEETINGS:**

Meeting minutes for August 8th, 2023, August 22nd, 2023, and September 12th, 2023, were not prepared in time for review at this meeting.

#### **PUBLIC FORUM:**

Chairman Wesley opened the Public Forum. No one spoke.

#### **PUBLIC HEARINGS:**

**PC 23-11:** The Genessee County Land Bank requested the rezoning of two parcels on W. Fifth Ave. between Garland St. and Mason St., with PIDs 40-12-430-006 and 40-12-430-007, from MR-3: Mixed Residential High Density to MR-2: Mixed Residential Medium Density.

Max Lester presented the Staff Report on this application. Staff recommended approval of this request. Staff also noted that a future review of MR-2 and MR-3 standards may be appropriate at a later date.

Chairperson Wesley asked if MR-2 parcels cannot be joined. Max clarified that two of the parcels are MR-3 and four are MR-2 and you cannot join parcels of different types.

Chairperson Wesley asked for clarification on the differences between MR-2 and MR-3. Max explained that MR-2 permits single family dwellings by special land use and two-family dwellings by right. Neither are permitted in MR-3. MR-2 permits several agricultural uses as an accessory use that are not permitted in MR-3. And the MR-2 district requires commercial, retail, and office uses to be located on the ground floor of a mixed-use building while MR-3 permits these as standalone uses.

Commissioner Horton asked if the Genessee County Land Bank will be the developer of this project. Max recommended holding the question for the applicant. Commissioner Horton asked about the disadvantages of rezoning the parcel. Max said the only disadvantage is MR-2 does not allow standalone commercial, retail, and office uses. Commissioner Horton's last question was on the intended timeline of development. Max does not have this information.

Commissioner Ryan expressed concerns that the Genessee County Land Bank may have a conflict of interest in developing this land, alleging they collect tax money from it how can they also develop and sell it. Chairperson Wesley has no knowledge of this.

Applicant Travis Gilbert, Development Manager for the Land Bank, presents.

Commissioner Ryan asked the applicant about legality, referring to his previous discussion. Travis Gilbert said as far as he is aware the Land Bank's actions are legal and common in most counties. Commissioner Jewell clarified that the Genessee County Land Bank is the title owner of the 2 parcels.

Mr. Gilbert explained the intent to construct condos to be sold at or below market rate. Mr. Gilbert is also a member of the Carriage Town Neighborhood Association, which has expressed its approval of



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Mayor

## CITY OF FLINT

### FLINT PLANNING COMMISSION

the construction. The Historic District Commission has also been largely in favor of the development.

Chairman Wesley opened the floor for public comment in favor of the proposal. Melissa [Last Name Inaudible] asked for clarification of the location of the lots and their proximity to Lion St. Mr. Gilbert clarified it is next to La Familia. No one else spoke.

Chairman Wesley opened the floor for public comment opposing the proposal. No one spoke.

Commissioner Blower motions to approve PC 23-11. Commissioner Munroe-Younis supported the motion.

#### Roll Call:

Commissioner Ryan: yes  
Commissioner Campbell: absent  
Commissioner Blower: yes  
Commissioner Jewell: yes  
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairman Wesley: yes

#### *M/S – Blower/Munroe-Younis*

6 yes, 0 no, 0 abstain

*The motion carried.*

**Zoning Code Map Amendments (Continued):** A hearing will be held before the Flint Planning Commission at this meeting to consider the 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.

Max went over the proposal and lists the following changes:

The first focus area with changes is “Davison Rd, Arlington to Dort, Branch to Dexter.” The new materials leave a row of residential properties as TN-2 between N. Averill Ave. and N. Dexter St. The Northeast corner of N. Averill Ave. and Davison Rd. was left with the proposed CC designation for a commercial property and its parking lot which is spread across multiple parcels.

The second focus area with changes is “Lewis St., Davison Rd. to Leith St.” The new materials extend the proposed NC designated areas into the area along Lewis St. between E. Hamilton Ave. and Bennett Ave.

Chairman Wesley opened the floor for public comment regarding the changes. No one spoke.

Commissioner Blower moved to accept these changes to the proposal. Commissioner Jewell supported.





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**Roll Call:**

Commissioner Ryan: yes  
Commissioner Campbell: absent  
Commissioner Blower: yes  
Commissioner Jewell: yes  
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairman Wesley: yes

***M/S – Blower/Munroe-Younis***

6 yes, 0 no, 0 abstain

***The motion carried.***

Chairman Wesley opened the floor for public comment regarding the proposal. No one spoke.

Commissioner Blower motioned to recommend the proposed map amendments to be forwarded to City Council for review and final approval. Commissioner Munroe-Younis supported the motion.

**Roll Call:**

Commissioner Ryan: yes  
Commissioner Campbell: absent  
Commissioner Blower: yes  
Commissioner Jewell: yes  
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairman Wesley: yes

***M/S – Blower/ Munroe-Younis***

6 yes, 0 no, 0 abstain

***The motion carried.***

**SITE PLAN REVIEW:**

None

**CASE REVIEW:**

**1901 S. Dort Hwy., Memo and Materials PID: 41-16-251-020 CE – Commerce & Employment:**

Max read the staff report. There were unapproved changes made to the wall signs and a banner was put over the existing EMC cabinet. The applicant has since complied with the request to cover the signing pending approval. Staff has reviewed the proposed signage and recommends approval of the application. The temporary banner complies with the standards for temporary signs and the existing pylon structure is eligible for a reface under the section for nonconforming signs. The proposed signage is intended to be in place under the maximum allowed time period while an EMC sign which was approved under the previous ordinance is delivered for installation.



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Mayor

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Commissioner Blower stated they have seen lights on the building and wondered if that is listed under the application. Max stated the lights are not on the applications and they were not aware of changes to the façade aside from the banner signs.

Commissioner Jewell expressed interest in having an investigation to confirm existence of all changes to the building that may not have been reported. Recommended the chair to send the application back to staff for investigation.

Chairman Wesley moved the hearing to October 10<sup>th</sup> pending staff investigation.

#### **Green Skies Healing Tree, LLC – 3401 Corunna Rd:**

Attorney Gurley provided an update. They currently have one outstanding requirement for the adult recreational permit, the specifications of certain equipment.

Chairman Wesley moved the hearing to October 10<sup>th</sup> pending the outstanding requirement.

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

Staff met with the chair on September 22<sup>nd</sup> and provided an update.

They agreed that the LED lights must be turned off until an opaque sign face material is put over them per the ordinance.

Chairman Wesley will keep the hearing for this application on the October 10<sup>th</sup> meeting agenda.

#### **City Council Action on Planning Commission Recommendations**

No updates at this time.

#### **Zoning Board of Appeals**

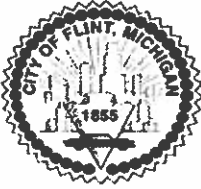
**ZBA 23-15:** Jeffrey Ferweda, represented Carman Hills Pointe, LLC, requests a Use Variance to allow for an Art Gallery in a TN-2 zoned district at 2000 Corunna Rd. Flint, MI 48503 (PID # 40-13-351-005)

- ZBA 23-15 was approved by a unanimous vote. This property is located within the Corunna Rd. focus area within the proposed map amendment.

The committee had no questions at this time.

#### **REPORTS:**

#### **Redevelopment Ready Communities (RRC)**



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Mayor

## **CITY OF FLINT**

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The joint meeting is expected to take place in October. Staff are also making sure completed items are submitted to RRC staff for review and confirmation.

Commissioner Jewell expressed that the information of who is on the various commissions and boards and their duties should be more publicly available. Including the agenda for the upcoming joint meeting.

No other questions or comments.

#### **Planning Commission Expired Terms**

No new information at this time. Staff are aware of redrawn ward lines, the effects they will have are not fully known at this time.

Commissioner Jewell asked for the record the open-ended question of "When?". He stated it has been over a year since the Ward Map was altered and the repercussions on the Planning Commission are still not resolved.

Chairman Wesley stated they are waiting on City Council.

#### **10 Year City of Flint Comprehensive Plan Review**

This process is expected to be a focus once map and text amendments are through. Planning and Development Staff will be meeting in early October to discuss the Comprehensive Plan review process.

Commissioner Jewell continued to reiterate the open-ended question of "When?".

Chairman Wesley stated it is not in their hands.

#### **Staffing Update**

An interview was held for the second zoning coordinator position.

Commissioner Jewell stressed the importance of being properly staffed.

#### **Text Amendments**

The text amendments that were reviewed and motioned for recommendation to City Council are currently being prepared and are planned to be moved forward along with the recommendation for map amendments once it is made and materials are ready.

No questions or comments.

#### **RESOLUTIONS:**

No resolutions at this time.



**Sheldon Neeley**  
**Mayor**

**CITY OF FLINT**  
**FLINT PLANNING COMMISSION**

**OLD BUSINESS:**

No old business at this time.

**NEW BUSINESS:**

No new business at this time.

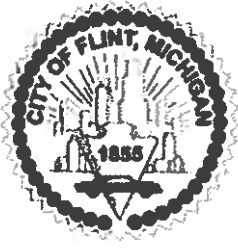
**ADJOURNMENT:**

*M/S – Blower/Munroe-Younis*

*Unanimously carried by voice vote.*

Meeting adjourned at 6:52 PM.

240045



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

PRESENTED: \_\_\_\_\_

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

**RESOLUTION APPROVING APPOINTMENT OF NADIA RODRIGUEZ  
TO THE FLINT PLANNING COMMISSION**

Mayor Sheldon A. Neeley appoints Nadia Rodriguez, of 1604 Court St, Flint, MI 48503, to the 7<sup>th</sup> Ward seat on the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2025.

**BE IT RESOLVED** that the Flint City Council approves the appointment of Nadia Rodriguez, of 1604 Court St, Flint, MI 48503, to the 7<sup>th</sup> Ward seat on the Flint Planning Commission, to fill the remainder of the three-year term ending on March 31, 2025.

**FOR THE CITY OF FLINT:**

**APPROVED BY CITY COUNCIL:**

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

\_\_\_\_\_

**APPROVED AS TO FORM:**

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

## **Nadia Rodriguez**

Flint, MI | (857) 719-3258 | nadiagrodriguez@yahoo.com

### **Summary**

*I have worked in a variety of settings, all providing experiences necessary to be an outstanding and well-rounded employee. I have been formally educated in the college classroom, and continue to pursue professional development opportunities to keep current with strategies and technology. I am passionate about my work and understand that each situation is unique and I must adapt accordingly. I am an effective communicator. I work well with others. I am a professional. It would be my privilege to be afforded the opportunity to use my skills.*

### **Education**

**Bachelor of Science in Elementary Education**

**September 2010 – December 2013**

University of Michigan, Flint MI

- *Emphasis: Language Arts, Social Studies, and Early Childhood Development*
- *GPA: 3.66, Graduated with Honors*
- *Teaching Certificate with ZA endorsement*

### **Experience**

**RXO Logistics, Freight Claims Examiner**

**June 2023 - Current**

- Conduct claims investigations, including recording statements, securing public records, and analyzing report findings
- Review and audit estimates and settle claims within prescribed limits of authority
- Issue payments or deny claims in a timely manner, in accordance with policy conditions

**Flint Community Schools, Lead Kindergarten - Third Grade Montessori Teacher**

**July 2018 - June 2023**

- Oversee student activities throughout the day by problem solving, time management, and adaptability.
- Coordinate individualized educational experiences for up to 25 students using data analysis and prioritization to deliver appropriate content for students' educational levels.
- Work with parents and district staff to design, adjust, and apply IEPs for students with special needs.

**Holy Family Catholic Elementary School, First Grade Teacher/Athletic Director**

**August 2014 - June 2018**

- Designed and implemented science, social studies, and cultural lessons aligned with state first grade standards.
- Coordinated scheduling for all sports within the Genesee County Catholic School League.
- Effectively communicated with partner schools to resolve conflicts and ensure reliability at each partner site.

24004B



RESOLUTION NO.: FEB 7 2024

PRESENTED: \_\_\_\_\_

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


**RESOLUTION APPROVING REAPPOINTMENT OF MEZON GREEN-MARTIN  
TO THE CITY-WIDE ADVISORY COMMITTEE**

Mayor Sheldon A. Neeley appoints Mezon Green-Martin, of 2110 Crocker St., Flint, MI 48503, to an at-large seat on the City-Wide Advisory Committee, to fill the remainder of a three-year term ending on May 31, 2026.

**BE IT RESOLVED** that the Flint City Council approves the appointment of Mezon Green-Martin, of 2110 Crocker St., Flint, MI 48503, to an at-large seat on the City-Wide Advisory Committee, to fill the remainder of a three-year term ending on May 31, 2026.

**FOR THE CITY OF FLINT:**

**APPROVED BY CITY COUNCIL:**

  
Sheldon A. Neeley, Mayor

\_\_\_\_\_

**APPROVED AS TO FORM:**

  
William Kim, City Attorney