

# **City of Flint, Michigan**

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



## **Meeting Agenda – AMENDED**

**Monday, May 13, 2024**

**5:30 PM**

**AGENDA AMENDED to Add Reso No. 240182**

**CITY COUNCIL CHAMBERS**

### **CITY COUNCIL**

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

*Leon El-Alamin, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

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

*Eva L. Worthing, Ward 9*

*Davina Donahue, City Clerk*

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

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

**REQUEST FOR AGENDA CHANGES/ADDITIONS****PUBLIC HEARINGS**

*Members of the public shall have no more than three (3) minutes to speak during a public hearing. A member of the public shall stand to obtain recognition by the President [Presiding Chair] at the opening of the hearing or at the conclusion of the remarks of the previous speaker. Comments during a public hearing must be germane to the public hearing.*

*Councilmembers may not speak during public hearings nor respond to speakers.*

**240125.6 Public Hearing/Vacation of Easements/2201 Industrial Boulevard**

A Public Hearing to consider the approval of the vacation of the two easements identified as "TE 13 - L 2194 P 686 - CITY OF FLINT RESERVED EASEMENT FOR PUBLIC UTILITIES & OWNERS OF FACILITIES INSTALLED AS OF 1984-5-14".

**240131.6 Public Hearing/Amended Brownfield Plan/Dupont Industrial Facility/ 1809 James P. Cole Boulevard**

A Public Hearing to consider the approval of the Amended Brownfield Plan for the Dupont Industrial Facility at 1809 James P. Cole Boulevard.

**240145.6 Public Hearing/Ordinance No. 240145**

A Public Hearing for Ordinance No. 240145, an ordinance to amend the Flint City Code of Ordinances by amending Chapter 33 (Parks), Section 33-16.1 (Hours; Exceptions).

**240146.6 Public Hearing/Ordinance No. 240146**

A Public Hearing for Ordinance No. 240146, an ordinance to amend the Code of the City of Flint by amending Chapter 50 (Zoning), by revising Section 50-15 (Zoning Map).

## **PUBLIC COMMENT**

*Members of the public who wish to address the City Council or its committees must register before the meeting begins. A box will be placed at the entrance to the Council Chambers for collection of registrations. No additional speakers or slips will be accepted after the meeting begins.*

*Members of the public shall have no more than three (3) minutes per speaker during public comment, with only one speaking opportunity per speaker.*

## **COUNCIL RESPONSE**

*Councilmembers may respond once to all public speakers only after all public speakers have spoken. An individual Councilmember's 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, April 22, 2024), 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.*

## **PRESENTATION OF MINUTES**

- 240175** DRAFT/PROPOSED Summary Minutes/Flint City Council/Regular Meeting/March 25, 2024
- DRAFT/PROPOSED Summary Minutes of the Flint City Council Regular Meeting held Monday, March 25, 2024, at 10:44 p.m., in the City Council Chambers, 3rd Floor, City Hall.
- 240176** DRAFT/PROPOSED Summary Minutes/Flint City Council/Regular Meeting/April 22, 2024
- DRAFT/PROPOSED Summary Minutes of the Flint City Council Regular Meeting held Monday, April 22, 2024, at 10:44 p.m., in the City Council Chambers, 3rd Floor, City Hall.

## **PETITIONS AND COMMUNICATIONS**

- 240180** Tax Reverted Property Disposition/Genesee County Treasurer
- Communication received April 30, 2024, re: A listing of 2024 property tax foreclosures in Genesee County, and a memo regarding the local unit's right to purchase property prior to auction, as mailed to Local Unit Clerks.

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

- 240164** Reappointment/Downtown Development Authority/Montel Meniffee
- Resolution resolving that the Flint City Council approves the reappointment of Montel Meniffee (5817 Dupont Street, Flint, Michigan, 48505), to the Downtown Development Authority Board, with such term commencing immediately and expiring March 31, 2028.
- 240165** Reappointment/Downtown Development Authority/Loyst Fletcher
- Resolution resolving that the Flint City Council approves the reappointment of Loyst Fletcher (Hawthorne Drive, Flint, Michigan, 48505), to the Downtown Development Authority Board, with such term commencing immediately and expiring March 31, 2027.
- 240166** Appointment/Economic Development Corporation Board of Directors/Ladel Lewis
- Resolution resolving that the Flint City Council approves Mayor Sheldon A. Neeley's recommendation of the appointment of Ladel Lewis to serve a (6) six-year term on the Economic Development Corporation Board of Directors, with such term commencing immediately and expiring on March 31, 2030.
- 240177** Appointment/Economic Development Corporation Board of Directors/Judy Priestley
- Resolution resolving that the Flint City Council approves Mayor Sheldon A. Neeley's recommendation of the appointment of Judy Priestley to serve a (6) six-year term on the Economic Development Corporation Board of Directors, with such term commencing immediately and expiring on March 31, 2030.
- 240179** Appointment/Flint Housing Commission/Geraldine Redmond
- Resolution resolving that the Flint City Council approves the appointment of Geraldine Redmond (Richfield Rd, Flint, MI 48506) to the Flint Housing Commission, to fill the remainder of the term ending on August 31, 2028.

**RESOLUTIONS**

- 240131.2** Approval/Amended Brownfield Plan/Dupont Industrial Facility/ 1809 James P. Cole Boulevard
- 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 Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository 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 01') 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: A public hearing for this brownfield plan is scheduled for Monday, May 13, 2024.]

**240149****Parcel Acquisition/Police and Fire Training Facility**

Resolution resolving that the Flint City Council approves of the acquisition of three (3) properties [to facilitate the construction of a Police and Fire Training Center] and authorizes the appropriate City Officials to do all things necessary to acquire the properties [Total Amount: \$4,538.42].

**240150** CO#5/Contract/Trio Paint/General Contractor Services

Resolution resolving that the appropriate City Officials are authorized to enter into a contract Change Order No. 5 and issue additional purchase orders to Trio Paint for contractor services, in an amount not-to-exceed \$13,815.08, for FY24 (07/01/23-06/30/24) for Fire Station #5 kitchen upgrades, for an aggregate FY23-FY25 contract total not-to-exceed \$1,078,955.51.

**240151** CO#2/Contract/JP's Tree and Yard Service/Urban Forestry Services and Brush Clearing

Resolution revolving that the appropriate City Officials are to do all things necessary to enter into a Change Order No. 2 with JP's Tree and Yard Service for Water Plant Urban Forestry Services, in an amount not-to-exceed \$30,000.00 for FY2024 (07/01/23-06/30/24), for an aggregate 3-year contract total not-to-exceed \$355,550.00.

**240152** AT&T/Switched Ethernet Service

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to enter into agreement with AT&T and the City of Flint for an AT&T Switched Ethernet Service Pricing Agreement, for 12 months beginning March 2024 through March 2025, for an amount not to exceed \$25,000 for FY24 (01/02/23-06/30/24) and \$75,000.00 for FY25 (07/01/24-06/30/25) pending budget adoption.

**240153** CO#7/Contract/BS&A Software

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into Change Order No.7 to the contract with BS&A Software to provide software applications, for the period May 1, 2024 through May 1, 2025, for the amount of \$146,137.00, and a total contract amount of \$999,300.00 under the same terms and conditions. Allocations for FY 24-25 are pending budget approval.

**240154** Palo Alto Network/Security Initiative-Project

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to authorize the purchase of Palo Alto Network for the Security Initiative, for the amount of \$284,402.89 pending budget amendment approval.

**240155** Budget Amendment/FY2024 Third Quarter Operating Budget

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2024 operating budget of the City of Flint. [NOTE: Information Technology @ \$284,402.89 and Law Department/Legal Case Management Services @ 25,000.00.]

- 240156** Dearborn National Life Insurance Company/Life and Disability Insurance for City Personnel
- Resolution resolving that the appropriate officials are authorized to do all things necessary to increase the existing agreement with Dearborn National Life Insurance Company by \$40,000 to cover the current contract through March 1, 2025. The total revised amount of the contract for March 1, 2023 - March 1, 2025, shall not exceed \$365,000.00.
- 240157** Cascade Cart Solutions/Recycling and Trash Carts
- Resolution resolving that the proper City Officials are hereby authorized to enter into a contract with Cascade Cart Solutions for recycling and trash, AND, further resolving that the City of Flint will pay \$1,200,000.00 upfront and the State of Michigan, Department of Environment, Great Lakes & Energy will reimburse \$1,000,000.00 to the City of Flint after all of the carts have been fully disbursed and a final report is issued to the State of Michigan. A 20% match is required for this grant, in the amount of \$200,000.00, which will be reimbursed by The Recycling Partnership.
- 240170.1** Amended Resolution/Contract/Mike & Moore Construction/Lead Based Paint Hazard Control Abatement Services (Lead Remediation Services)
- An amended resolution resolving that the proper City Officials are authorized to enter into a contract with AZ Renovations [Mike & Moore Construction] for Lead Remediation Services for FY24-FY25 (05/10/24-03/30/25), in an amount not-to-exceed \$125,450.00 [NOTE: The resolution was amended to correct the vendor name from AZ Renovations to Mike & Moore Construction.]
- 240171** Contract/AZ Renovations/Lead Based Paint Hazard Control Abatement Services (Lead Remediation Services)
- Resolution resolving that the proper City Officials are authorized to enter into a contract with AZ Renovations for Lead Remediation Services for FY24-FY25 (05/10/24-03/30/25), in an amount not-to-exceed \$93,000.00.
- 240172** Contract/Contractor Training Institute LLC (CTI)/Lead Based Paint Hazard Control Abatement Services (Lead Remediation Services)
- Resolution resolving that the proper City Officials are authorized to enter into a contract with Contractor[s] Training Institute LLC (CTI) for Lead Remediation Services for FY24-FY25 (05/10/24-03/30/25), in an amount not-to-exceed \$43,230.00.
- 240173** Contract/Lakestar Construction Services/Lead Based Paint Hazard Control Abatement Services (Lead Remediation Services)
- Resolution resolving that the proper City Officials are authorized to enter into a contract with LakeStar Construction Services, Inc. for Lead Remediation Services for FY24-FY25 (05/10/24-03/30/25), in an amount not-to-exceed

\$107,470.00.

**240174** Budget Adjustment/Choice Neighborhoods Clark Commons Project Phase II

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to increase Clark Commons II LDHA agreement, in the amount of \$150,000.00, for a revised total of \$5,126,419.50, and process a budget amendment using accounts of \$150,000 per the previously approved Choice Neighborhoods and EGLE funds.

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

**240120** Contract/Ernst & Young/Management of ARPA Funds (Revised FY24)

Resolution resolving that the appropriate City Officials can enter into Year 3 of the amended ARPA Compliance Services Contract with Ernst & Young LLP, in the amount not to exceed \$738,025.00 for a for FY2024 (07/01/23-06/30/24). 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.

**240125.2** Approval/Vacation of Easements/2201 Industrial Boulevard

Resolution resolving that two easements, identified as "TE 13 - L 2194 P 686 - CITY OF FLINT RESERVED EASEMENT FOR PUBLIC UTILITIES & OWNERS OF FACILITIES INSTALLED AS OF 1984-5-14" are hereby vacated and discontinued forever as a public utility access, and the same is hereby placed on the assessment rolls for the purpose of taxation, AND, resolving that the City Clerk shall, within thirty (30) days of this action, record a certified copy of this resolution with the Register of Deeds for Genesee County and forward a certified copy of said resolution to the State Treasurer. [NOTE: A public hearing on this easement vacation is scheduled for Monday, May 13, 2024.]

**240140** ARPA Contingency Funds and Earned Interest/Flint Downtown Development Authority [DDA]/Revenue Replacement Funds/Parking Revenue Loss During COVID-19 Pandemic

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 Accts. No. 01-287.000-963.000 and No. 001-000.000-273.800 for a contribution to the component unit, Downtown Development Authority, in the amount of \$560,586. 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 Treasury requirements and previously approved authorizations. [NOTE: City Administration recommends reallocating \$560,586 of ARPA funds - \$250,000 previously obligated for contingency and \$310,586 from earned interest - to provide revenue replacement funds to the Flint Downtown Development Authority because of parking revenue lost during the COVID-19 pandemic, specifically from April 1, 2020 to June 30, 2022. During these 27



months, compared to the parking revenue reported from July 1, 2018 to June 30, 2019, the parking revenue loss was calculated to be \$560,586.

**240158** Reallocation of ARPA Funds/Reroot Pontiac/Alternate Uses for Vacant Lots

Resolution resolving that the appropriate City Officials are authorized to do all things and execute any agreements necessary to Reroot Pontiac and appropriate funding in the current and future fiscal years, in the amount of \$25,000.00, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

**240181** Designated Videography Area/City Council Chambers

Resolution resolving that, to minimize the possibility of disrupting the meetings of the City Council or its Committees, all use of free-standing camera stands, including but not limited to tripods, camera stands, and other physical devices used to support or elevate cameras, cell phones, or other video recording devices, is restricted to an area to be designated by City Clerk in the northeast corner of the City Council chambers during those meetings. Persons in violation of this resolution will be deemed to be acting in a disorderly fashion and shall be ordered to leave the meeting, and any unattended video equipment shall be deemed abandoned, AND, resolving that the City Clerk shall post copies of this resolution at the entrance to the City Council chambers.

**240182** Reallocation ARPA Funds/Emergency Water Relief Funds

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary to the City of Flint Administration and appropriate funding in the current and future fiscal years in the amount of \$250,000.00, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules. [NOTE: City Administration recommends reallocating \$250,000 of ARPA funds, previously obligated for revenue replacement, to provide emergency water payment assistance. The administration recommends funding \$250,000 for Emergency Water Relief Funds. Reallocated funds will be moved from Acct #101-287.000-963.000.]

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

**240167** Amendment/Emergency Ordinance/Chapter 4 (Air Pollution Control)/Section 4-13 (Open Burning)

An EMERGENCY ordinance to amend Chapter 4 (Air Pollution Control) of the Code of the City of Flint by amending Section 4-13 (Open Burning). [NOTE: This ordinance shall become effective immediately upon publication and shall

remain in effect for 60 days pursuant to Section 3-307(E) of the Flint City Code of Ordinances [Flint City Charter], unless reenacted permanently by the City Council.]

**240168** Amendment/Ordinance/Chapter 4 (Air Pollution Control)/Section 4-13 (Open Burning)

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 4 (Air Pollution Control), Section 4-13 (Open Burning). [NOTE: This ordinance shall become effective immediately upon publication.]

## **SECOND READING AND ENACTMENT OF ORDINANCES**

**240145** Amendment/Ordinance/Chapter 33 (Parks)/Section 33-16.1 (Hours; Exceptions)

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 33 (Parks), Section 33-16.1 (Hours; Exceptions).

**240146** Amendment/Ordinance/Chapter 50 (Zoning)/Section 50-15 (Zoning Map)

An ordinance to amend the Code of the City of Flint by amending Chapter 50 (Zoning), by revising Section 50-15 (Zoning Map).

## **FINAL COUNCIL COMMENTS**

*Final Council Comments shall be limited to two (2) minutes.*

## **ADJOURNMENT**

DRAFT



# City of Flint, Michigan Meeting Minutes CITY COUNCIL

240175  
Third Floor, City Hall  
1101 S. Saginaw Street  
Flint, Michigan 48502  
www.cityofflint.com

DRAFT

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

*Leon El-Alamin, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

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

*Alicia Brown, Deputy Clerk*

*Davina Donahue, City Clerk*

Monday, March 25, 2024

8:17 PM

Council Chambers

## CALL TO ORDER

*President Lewis called this Regular City Council Meeting to order at 8:17 p.m.*

## ROLL CALL

*Although Councilperson El-Alamin shows as ABSENT for this Roll Call Set he has not been appointed by the Council at this time.*

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

**Absent:** Councilperson: Councilperson El-Alamin

## CITY COUNCIL APPOINTMENT - 1ST WARD VACANCY

*1st Ward Applicants/Candidates: Linda Anthony, John B. Billings, Jr., Leon El-Alamin, Cynthia Haynes, Torrell King, Freddie McCoy, Rosemary Murrow, Nadine Roberts, and D. Eric Walker*

*Round One:*

*Councilperson Lewis: Mr. El-Alamin  
Councilperson Murphy: Mr. El-Alamin  
Councilperson Priestley: Ms. Roberts  
Councilperson Winfrey-Carter: Ms. Murrow  
Councilperson Burns: Ms. Murrow  
Councilperson Mushatt: Ms. Roberts  
Councilperson Pfeiffer: Ms. Roberts  
Councilperson Worthing: Mr. El-Alamin*

*Round One Results: Mr. El-Alamin = 3; Ms. Roberts = 3; Ms. Murrow = 2*

*Round Two:*

*Councilperson Lewis: Mr. El-Alamin  
Councilperson Murphy: Mr. El-Alamin*

*Councilperson Priestley: Ms. Roberts  
Councilperson Winfrey-Carter: Ms. Murrow  
Councilperson Burns: Ms. Murrow  
Councilperson Mushatt: Mr. Walker  
Councilperson Pfeiffer: Ms. Roberts  
Councilperson Worthing: Mr. El-Alamin*

*Round Two Results: Mr. El-Alamin = 3; Ms. Roberts = 2; Ms. Murrow = 2; Mr. Walker = 1*

*Round Three:*

*Councilperson Lewis: Mr. El-Alamin  
Councilperson Murphy: Mr. El-Alamin  
Councilperson Priestley: Mr. El-Alamin  
Councilperson Winfrey-Carter: Ms. Roberts  
Councilperson Burns: Ms. Roberts  
Councilperson Mushatt: Mr. El-Alamin  
Councilperson Pfeiffer: Ms. Roberts  
Councilperson Worthing: Mr. El-Alamin*

*Round Three Results: Mr. El-Alamin = 5; Ms. Roberts = 3*

*Having received five votes in the third round, Leon El-Alamin was Appointed as Councilperson of the 1st Ward.*

## **SWEARING IN OF 1st WARD COUNCIL MEMBER - APPOINTED**

*At approximately 8:30 p.m., Leon El-Alamin was sworn in as the newly appointed 1st Ward Councilperson.*

## **CALL TO ORDER**

*After the swearing in, President Lewis once again called the meeting to order at 8:48 p.m.*

## **ROLL CALL**

**Present:** Councilperson: Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Councilperson Mushatt, Councilperson Pfeiffer and Councilperson Worthing

## **REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA**

*Councilperson Worthing requested to have resolution #240111 (Suspension of Councilperson Burns) and #240112 (Censure of Councilperson Pfeiffer) added to the City Council Agenda. This motion was ordered without objection.*

*Councilperson Murphy requested to add a Special Order about the North Flint Food Market at the end of the agenda. This request was ordered without objection.*

## **CONSENT AGENDA**

*Councilperson Murphy, seconded by Councilperson Worthing made a Motion to Approve the Consent Agenda with any separations. The motion PASSED by a vote of*

9:0.

## APPOINTMENTS

### 240109 Appointment/Mass Transportation Authority Board/Candice Mushatt

Resolution resolving that the Flint City Council approves the appointment of Councilmember Candice Mushatt, of Rangely St., Flint, MI 48503, to the Board of the Mass Transportation Authority, to fill the remainder of a four-year term expiring on March 31, 2026, to fill the seat previously held by Joseph King, whose term expired on March 31, 2022.

**SEPARATED FROM MASTER RESOLUTION**

## RESOLUTIONS (May Be Referred from Special Affairs)

### 240102 Opioid Settlement Funding/Ambulance-EMT Unit/Flint Fire Department

Resolution resolving that the Flint City Council appropriates Opioid Settlement funds in an amount not to exceed \$225,000.00, to purchase an ambulance van, accessories and other related equipment. Moneys shall be made available in a fund to be determined by the Finance Department upon Council approval, AND, resolving that the Flint City Council approves the purchase of ambulance vehicle for a not-to-exceed cost of \$192,481.00, as well as equipment and accessories, for total not-to-exceed cost of \$225,000.00.

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

### 240103 Non-Profit Organization Recognition/Charitable Gaming License/Back to the Bricks Inc.

Resolution resolving that Back to the Bricks Inc., 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 State of Michigan Lottery Charitable Gaming Division, relative to conducting charity and fundraising events, as allowed by Act 382 of the Public Act of 1972, as amended.

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

### 240105 Special Primary and General Election/1st Ward City Council Seat

Resolution resolving that a special primary election shall be scheduled for Tuesday August 6, 2024, and a special general election shall be scheduled for Tuesday, November 5, 2024, to elect a Councilperson for the 1st Ward, for the term ending in November 2026, AND, resolving that the deadline for submitting nominating petitions for the 1st Ward seat shall be Tuesday, April 23, 2024.

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

**Passed The Consent Agenda**

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

**Aye:** 9 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Burns, Councilperson Mushatt, Councilperson Pfeiffer and Councilperson Worthing

**RESOLUTIONS**

**240111** Suspension/Councilmember Tonya Burns/Conduct Unbecoming a City Councilmember

Resolution Resolving that the Flint City Council, pursuant to its authority under Section 3-103 of the Flint City Charter, suspends Councilmember Tonya Burns for a period of thirty days, effective immediately. While suspended, Councilmember Tonya Burns is prohibited from taking her seat or participating in any meeting of the City Council or its committee, her official capacity as a City Councilmember.

**SEPARATED FROM MASTER RESOLUTION**

**240112** Censure/Councilmember Dennis Pfeiffer/Conduct Unbecoming a City Councilmember

Resolution Resolving that the Flint City Council, pursuant to its authority under Section 3-103 of the Flint City Charter, censures Councilmember Dennis Pfeiffer for conduct unbecoming a City Councilmember.

**SEPARATED FROM MASTER RESOLUTION**

**SEPARATED FROM MASTER RESOLUTION**

**240109** Appointment/Mass Transportation Authority Board/Candice Mushatt

Resolution resolving that the Flint City Council approves the appointment of Councilmember Candice Mushatt, of Rangely St., Flint, MI 48503, to the Board of the Mass Transportation Authority, to fill the remainder of a four-year term expiring on March 31, 2026, to fill the seat previously held by Joseph King, whose term expired on March 31, 2022.

*Councilperson Mushatt, seconded by Councilperson Murphy made a Motion to Call the Question. The motion PASSED by vote of 6:2:1 (No = Winfrey-Carter, Burns) (Abstain = Pfeiffer).*

**Approved**

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 1 - Councilperson Winfrey-Carter

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

**240111** Suspension/Councilmember Tonya Burns/Conduct Unbecoming a City Councilmember

Resolution Resolving that the Flint City Council, pursuant to its authority under Section 3-103 of the Flint City Charter, suspends Councilmember Tonya Burns for a period of thirty days, effective immediately. While suspended, Councilmember Tonya Burns is prohibited from taking her seat or participating in any meeting of the City Council or its committee, her official capacity as a City Councilmember.

*Councilperson Worthing, seconded by Councilperson El-Alamin, made a Motion to Call the Question. The motion PASSED by vote of 6:3:(No = Winfrey-Carter, Burns, Pfeiffer).*

**Adopted**

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

**Aye:** 5 - Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 2 - Councilperson Winfrey-Carter and Councilperson Pfeiffer

**Abstain:** 2 - Councilperson El-Alamin and Councilperson Burns

## ROLL CALL

*Councilperson Burns left this meeting at approximately \_\_\_\_\_ p.m.*

**Present:** Councilperson: Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Winfrey-Carter, Councilperson Mushatt, Councilperson Pfeiffer and Councilperson Worthing

**Absent:** Councilperson: Councilperson Burns

**240112** Censure/Councilmember Dennis Pfeiffer/Conduct Unbecoming a City Councilmember

Resolution Resolving that the Flint City Council, pursuant to its authority under Section 3-103 of the Flint City Charter, censures Councilmember Dennis Pfeiffer for conduct unbecoming a City Councilmember.

*Councilperson Murphy, seconded by Councilperson Worthing, made a Motion to Call the Question. The motion PASSED by vote of 7:0:1 (Abstain = Winfrey-Carter).*

**Adopted**

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

**Aye:** 5 - Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 2 - Councilperson Winfrey-Carter and Councilperson Pfeiffer

**Abstain:** 1 - Councilperson El-Alamin

**Absent:** 1 - Councilperson Burns

## ADJOURNMENT

*A motion was made by Councilperson Priestley, and seconded by Councilperson Mushatt to Adjourn the meeting. The motion FAILED by vote of 0:7 (Absent: Winfrey-Carter, Burns).*

## ADJOURNMENT

*Councilperson Priestley, seconded by Councilperson Murphy, made a Motion to Adjourn this meeting at 10:49 p.m. The motion PASSED by a vote of 6:1 (Murphy) (Absent: Winfrey-Carter, and Burns).*

*Respectively transcribed and submitted,*

*Jasmine Green  
City Council Secretary*



DRAFT



City of Flint, Michigan  
Meeting Minutes  
CITY COUNCIL

240176

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

DRAFT

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

Leon El-Alamin, Ward 1  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6

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

Davina Donahue, City Clerk

Monday, April 22, 2024

7:33 PM

Council Chambers

CALL TO ORDER

7:33 p.m.

ROLL CALL

- Present: Councilperson: Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing
- Absent: Councilperson: Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA

Councilperson Murphy asked for a ten (10) minute discussion about the Water Crisis at the end of the resolutions. Passed without objection.

ROLL CALL

Recess was taken at approximately 8:20 p.m. The meeting was Returned to Order at 8:35 p.m.

- Present: Councilperson: Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing
- Absent: Councilperson: Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

ROLL CALL

At Ease was called at approximately 8:39 p.m. The meeting was Returned to Order at 8:49 p.m.

- Present: Councilperson: Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing
- Absent: Councilperson: Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

## CONSENT AGENDA

*Councilperson Priestley, seconded by Councilperson El-Alamin, made a Motion to Approve the Consent Agenda, with any Separations. The motion PASSED by a vote of 6,0..*

## PRESENTATION OF MINUTES

**240148** DRAFT/PROPOSED Summary Minutes/Flint City Council/Regular Meeting/April 8, 2024

DRAFT/PROPOSED Summary Minutes of the Flint City Council Regular Meeting held Monday, April 8, 2024, at 10:44 p.m., in the City Council Chambers, 3rd Floor, City Hall.

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

## APPOINTMENTS

**240147** Reappointment/Zoning Board of Appeals/John E. Hardy

Resolution resolving that the Flint City Council approves the reappointment of Hohn E. Hardy (3721 Mason Street, Flint, Michigan, 48505 - Ward 1) to the Zoning Board of Appeals for the remainder of a 3-year term commencing immediately upon adoption of this resolution and expiring August 31, 2026.

**This Matter was Approved on the Consent Agenda.**

## RESOLUTIONS

**230466.2** Adoption/2024 Revisions to Council Rules [Rules Governing Meetings of the Flint City Council

Resolution resolving that the Flint City Council adopts the [amended] Rules Governing Meetings of the Flint City Council, to be effective upon being made publicly available at the City Clerk's Office and/or on the City's website, with proposed revisions offered and adopted by the Flint City Council on April 22, 2024.

### SEPARATED FROM MASTER RESOLUTION

**240088** Reallocation of ARPA Funds/Police Department/Police Training

Resolution resolving that the appropriate City officials are authorized to do all things necessary, including executing any agreements necessary to appropriate funding from the funding source account #187-287.000-963.000 to the City of Flint Police Department in the amount of \$100,000. 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 the US Department of Treasury requirements and previously approved authorizations. [NOTE: City Administration recommends reallocating \$100,000.00 of ARPA

funds, previously obligated for revenue replacement, to provide funding for Police Training, with PS-02 of the ARPA Allocation plan from resolution 220464.1.]

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

**240089** Reallocation of ARPA Funds/BIPOC Emerging Developer Program

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary to appropriate funding in the current and future fiscal years, as described above, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules. [NOTE: City Administration recommends reallocating \$375,000 of ARPA funds, previously obligated for revenue replacement, to provide funding to contract with LISC for a BIPOC Emerging Developer training / predevelopment grant program. Reallocated funds will be moved from Acct #101-287.000-963.000.

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

**240106** Mandate/Disclosure of Conflicts of Interest and Contacts with Those Benefitting From or Receiving Funds from the City of Flint/Flint City Councilmembers

Resolution resolving that any Councilmember who has a conflict of interest as defined in those provisions shall disclose such conflict, and its nature, during debate on the ordinance or resolution before the City Council, and before a vote is taken, AND, resolving that that Councilmembers shall orally disclose, during debate on an ordinance or resolution before City Council, any contacts or communications, oral or written, with any entity or person, including any agents, employees or representatives, that will receive a direct benefit from the matter before the Council, AND, resolving that Councilmembers shall orally disclose, during debate on the ordinance or resolution before City Council, anything of value received within the prior twelve months from or on behalf of the entity or person, including any agents, employees or representatives, that will receive a direct benefit from the matter before the Council, AND, resolving that that no declaration need be made unless the benefit is of more than a de minimis nature and is distinguishable from the benefits to the public or a broad segment of the public.

**SEPARATED FROM MASTER RESOLUTION**

**240124** Reallocation of ARPA Funds/Youth Job Training/City of Flint Clean & Safe Summer Youth Job Training Program

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 City of Flint Clean & Safe Summer Youth Job Training Program in the amount of \$200,000. 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.

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

**240129** Grant Acceptance/Bloomberg Philanthropies/Support for Youth-Led Climate Projects

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to accept the grant funds set forth in the grant from Bloomberg Philanthropies, in the amount of \$50,000.00, to appropriate revenue and expenditure amounts, and to make the grant funds available from April 1st, 2024 through October 1st, 2024.

**SEPARATED FROM MASTER RESOLUTION**

**240130** Grant Acceptance/Michigan State Housing Development Authority [MSHDA]/Housing Readiness Updates

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to process a budget amendment to recognize and appropriate Michigan State Housing Development Authority Grant HRI-2024-LEG in fiscal year 2024, and all subsequent years' funds are made available, in the amount of \$50,000.00, to assist small-scale, income qualified developers to increase the affordability housing stock in Flint.

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

**240131** Setting a Public Hearing/Amended Brownfield Plan/Dupont Industrial Facility/1809 James P. Cole Boulevard

Resolution resolving that a public hearing to consider the approval of the Amended Brownfield Plan for the Dupont Industrial Facility at 1809 James P. Cole Boulevard be held on the \_\_\_\_ day of \_\_\_\_\_, 2024 at 5:30 p.m., in the City Council Chambers, 3rd Floor, City Hall, 1101 S. Saginaw St., Flint, Michigan, AND, resolving that the City Clerk shall cause notice of such hearing to be published in an official paper of general circulation not less than fifteen (15) days prior to said hearing.

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

**240132** CO#1/Contract/Shannon Chemical Corporation/Phosphoric Acid 75%

Resolution resolving that the Division of Purchases & Supplies is hereby authorized to issue additional Purchase Orders to Shannon Chemical Corporation for the supply of Phosphoric Acid 75% NSF Grade for the Water Plant in an amount of \$18,481.91, for an overall FY2024 (07/01/23-06/30/24) amount not to exceed \$158,481.91. [NOTE: On August 14, 2023, Flint City

Council authorized the Water Plant's request to issue Purchase Orders in an amount NOT-TO-EXCEED \$140,000.00 for Phosphoric Acid 75% NSF for FY24 by adopting Reso No. 230265.]

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

**240133** CO#3/Contract/J & M Tree Service/Tree Removals And Trimming/Critical Community Improvement Program

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, to enter into [Change Order No.3] a contract with J & M Tree Service for tree trimming and removals in the area of M. L. King Blvd./5th Ave./Saginaw St., in an amount of \$54,300.00 and an total three year aggregate amount of \$432,850.00. [NOTE: On January 22, 2024, the Appropriate City Officials were authorized to enter into a change order #2 to the contract per resolution #240005 with J & M Tree Service for additional urban forestry services, in an amount not to exceed \$70,550.00 and an overall three year aggregate amount of \$378,550.00.]

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

**240134** CO#1/Contract/Aldridge Trucking/Aggregates

Resolution resolving that the appropriate City Officials do all things necessary to enter into a Change Order No.1 [to the contract with] with Aldridge Trucking, Davison, Michigan, for aggregate materials (fill sand and stone) for the Water Service Center [WSC] for FY24 (07/01/23-06/30/24), in an amount NOT-TO-EXCEED \$60,000.00, which brings the Aldridge Trucking FY23-FY24 contract grand total amount NOT-TO-EXCEED \$392,000.00.

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

**240135** Purchase of Additional Property/Friends of Berston/Berston Fieldhouse Development Project

Resolution resolving that the appropriate City officials are authorized to do all things necessary to purchase Parcel No. 41-06-102-020, also known as 760 Dewey Street, to support the Berston Fieldhouse Development Project from Friends of Berston.

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

**240136** Reallocation of ARPA Funds/Alternative Uses Grants/Vacant Lots For Friends of Berston

Resolution resolving that the appropriate City Officials are authorized to do all things and execute any agreements necessary from funding source Acct. No. 101-287.000-963.000 to the Friends of Berston, and appropriate funding in the current and future fiscal years in the amount of \$25,000, for as long as the

funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

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

- 240137** Reallocation of ARPA Funds/Flint Innovative Solutions (as Fiduciary) /Friends of Hasselbring Volunteer Group/Impacts of the Pandemic on Blight

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary to Flint Innovative Solutions (Friends of Hasselbring Park) and appropriate funding in the current and future fiscal years, in the amount of \$22,500, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

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

- 240138** Reallocation of ARPA Funds/Sylvester Broom Empowerment Center (as Fiduciary)/North Flint Neighborhood Action Council [NFNAC]/Grants For Alternative Uses of Vacant Lots

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary from the funding source account #101-287.000-963.000 to the Sylvester Broome Empowerment Center (NFNAC) and appropriate funding in the current and future fiscal years in the amount of \$25,000, as described above, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

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

- 240139** ARPA Administration Funds/ARPA Contract Coordinator and Community Center Liaison Positions/Implementation of ARPA Contracts and MOUs [Memorandums of Understanding]

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 funding city staff to properly administer ARPA funds in the amount of \$1,462,500. 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 Treasury requirements and previously approved authorizations. [NOTE: City Administration recommends reallocating \$1,462,500 of ARPA funds, previously obligated for revenue replacement, to provide administration funding for wage/fringe of four (4) new ARPA Contract Coordinators plus supplies and training costs for those staff,

partial funding for wage/fringe of existing Finance and Planning and Development staff to manage those coordinators, and funding for one (1) new Community Center Liaison - all of these expenditures will occur between April 1, 2024 - December 31, 2026.]

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

**240142** Reallocation of ARPA Funds/Communities First, Inc./Grants for Alternative Uses for Vacant Lots

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary from the funding source Acct. No. 101-287.000-963.000 to Communities First Inc. and appropriate funding in the current and future fiscal years, in the amount of \$25,000, as described above, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

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

**240143** Reallocation of ARPA Funds/Neighborhood Engagment Hub (as Fiduciary)/Sarvis Park Neighborhood Association/Responding to the Impacts of the Pandemic on Blight

Resolution resolving that the appropriate City officials are authorized to do all things and execute any agreements necessary from the funding source account #101-287.000-963.000 to Neighborhood Engagement Hub (Sarvis Park Neighborhood Association) and appropriate funding in the current and future fiscal years in the amount of \$25,000, as described above, for as long as the funds are available. Prior to any disbursement of funds, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury rules.

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

**240144** Administrative Consent Order/City of Flint/State of Michigan/Department of Environment, Great Lakes and Energy [EGLE]/Drinking Water and Environmental Health Division

Resolution resolving that the City Council approves authorizing the City of Flint to take all actions necessary to enter into DWEHD Order No. ACO-399-03-2024 ("Administrative Consent Order between the City of Flint and EGLE"). [NOTE: The State of Michigan, Department of Environment, Great Lakes, and Energy ("EGLE"), Drinking Water and Environmental Health Division ("DWEHD") has made allegations that the City of Flint is in violation of the Michigan Safe Drinking Water Act, 1976 PA 399, as amended (Act 399), and the administrative rules promulgated thereunder, being 2009 ACS R 325.10101, et seq., Title XIV of the Public Health Service Act: Safety of Public Water Systems (Safe Drinking Water Act), Title 42 of the United States Code

(USC), Section 300f, et seq. (collectively, the "SDWA"). The City of Flint and EGLE have tentatively agreed to resolve the violations alleged by EGLE through entry of an Administrative Consent Order.]

**SEPARATED FROM MASTER RESOLUTION**

**INTRODUCTION AND FIRST READING OF ORDINANCES**

**240145** Amendment/Ordinance/Chapter 33 (Parks)/Section 33-16.1 (Hours; Exceptions)

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 33 (Parks), Section 33-16.1 (Hours; Exceptions).

*Ordinance 240145 was ACKNOWLEDGED FOR FIRST READING as a part of the Consent Agenda*

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**240146** Amendment/Ordinance/Chapter 50 (Zoning)/Section 50-15 (Zoning Map)

An ordinance to amend the Code of the City of Flint by amending Chapter 50 (Zoning), by revising Section 50-15 (Zoning Map).

*Ordinance 240146 was ACKNOWLEDGED FOR FIRST READING as a part of the Consent Agenda*

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**Passed The Consent Agenda**

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer



---

**SEPARATED FROM MASTER RESOLUTION****230466.2** Adoption/2024 Revisions to Council Rules [Rules Governing Meetings of the Flint City Council]

Resolution resolving that the Flint City Council adopts the [amended] Rules Governing Meetings of the Flint City Council, to be effective upon being made publicly available at the City Clerk's Office and/or on the City's website, with proposed revisions offered and adopted by the Flint City Council on April 22, 2024.

**Adopted**

*Councilperson Mushatt requested that Rule 6.1 be amended to change wording to "at request of Mayor". This amendment changes the Rules Governing Meeting of the Flint City Council, and does not amend the resolution language.*

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

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

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**240106** Mandate/Disclosure of Conflicts of Interest and Contacts with Those Benefitting From or Receiving Funds from the City of Flint/Flint City Councilmembers

Resolution resolving that any Councilmember who has a conflict of interest as defined in those provisions shall disclose such conflict, and its nature, during debate on the ordinance or resolution before the City Council, and before a vote is taken, AND, resolving that that Councilmembers shall orally disclose, during debate on an ordinance or resolution before City Council, any contacts or communications, oral or written, with any entity or person, including any agents, employees or representatives, that will receive a direct benefit from the matter before the Council, AND, resolving that Councilmembers shall orally disclose, during debate on the ordinance or resolution before City Council, anything of value received within the prior twelve months from or on behalf of the entity or person, including any agents, employees or representatives, that will receive a direct benefit from the matter before the Council, AND, resolving that that no declaration need be made unless the benefit is of more than a de minimis nature and is distinguishable from the benefits to the public or a broad segment of the public.

**Adopted**

*The motion was to Amend to change the wording from "Councilmembers" to "Public Servants"*

**A motion was made by Councilperson Murphy, seconded by Councilperson El-Alamin, that this matter be Amended. The motion failed by the following vote:**

**Aye:** 4 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy and Councilperson Mushatt

**No:** 2 - Councilperson Priestley and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

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

**Aye:** 2 - Councilperson Mushatt and Councilperson Worthing

**No:** 4 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy and Councilperson Priestley

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

240129

Grant Acceptance/Bloomberg Philanthropies/Support for Youth-Led Climate Projects

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to accept the grant funds set forth in the grant from Bloomberg Philanthropies, in the amount of \$50,000.00, to appropriate revenue and expenditure amounts, and to make the grant funds available from April 1st, 2024 through October 1st, 2024.

**A motion was made by Councilperson Priestley, seconded by Councilperson El-Alamin, that this matter be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Murphy, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

240144

Administrative Consent Order/City of Flint/State of Michigan/Department of Environment, Great Lakes and Energy [EGLE]/Drinking Water and Environmental Health Division

Resolution resolving that the City Council approves authorizing the City of Flint to take all actions necessary to enter into DWEHD Order No. ACO-399-03-2024 ("Administrative Consent Order between the City of Flint and EGLE"). [NOTE: The State of Michigan, Department of Environment, Great Lakes, and Energy ("EGLE"), Drinking Water and Environmental Health Division ("DWEHD") has made allegations that the City of Flint is in violation of the Michigan Safe Drinking Water Act, 1976 PA 399, as amended (Act 399), and the administrative rules promulgated thereunder, being 2009 ACS R

325.10101, et seq., Title XIV of the Public Health Service Act: Safety of Public Water Systems (Safe Drinking Water Act), Title 42 of the United States Code (USC), Section 300f, et seq. (collectively, the "SDWA"). The City of Flint and EGLE have tentatively agreed to resolve the violations alleged by EGLE through entry of an Administrative Consent Order.]

**A motion was made by Councilperson Priestley, seconded by Councilperson El-Alamin, that this matter be Adopted. The motion failed by the following vote:**

**Aye:** 4 - Councilperson Lewis, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 1 - Councilperson Murphy

**Abstain:** 1 - Councilperson El-Alamin

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**A motion was made by Councilperson Priestley, seconded by Councilperson Worthing, that this matter be POSTPONED for May 13, 2024. The motion failed by the following vote:**

**Aye:** 4 - Councilperson Lewis, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 1 - Councilperson Murphy

**Abstain:** 1 - Councilperson El-Alamin

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

**A motion was made by Councilperson Priestley, seconded by Councilperson El-Alamin, that this matter be REFERRED TO COMMITTEE to the FINANCE COMMITTEE, due back on May 8, 2024. The motion carried by the following vote:**

**Aye:** 5 - Councilperson El-Alamin, Councilperson Lewis, Councilperson Priestley, Councilperson Mushatt and Councilperson Worthing

**No:** 1 - Councilperson Murphy

**Absent:** 3 - Councilperson Winfrey-Carter, Councilperson Burns and Councilperson Pfeiffer

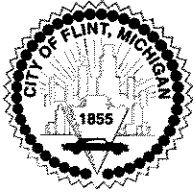
## ADJOURNMENT

*Councilperson Priestley, seconded by Councilperson Mushatt, made a Motion to Adjourn this regular City Council Meeting at 10:10 p.m. The motion PASSED by a vote of 5:1 (Murphy).*

*Respectfully transcribed and submitted,*

*Christel Snider  
City Council Secretary*

240131.2



PRESENTED: MAY 08 2024

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

**Resolution Approving City of Flint Brownfield Redevelopment Authority Amended Brownfield Plan for Dupont Industrial Facility at 1809 James P. Cole Blvd**

**BY THE CITY ADMINISTRATOR:**

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 amended brownfield plan for the Dupont Industrial Facility at 1809 James P. Cole Blvd. (the "Plan") at their meeting on November 14<sup>th</sup>, 2023.

Note: The Flint Brownfield Redevelopment Authority approved the Brownfield Plan for the originally proposed project on December 8, 2020 and City Council approved that Brownfield Plan on June 14, 2021. As a portion of the original property has been sold to another developer and the market and site conditions dictated a redesign of the originally proposed project, the originally approved Brownfield Plan has been amended to incorporate the necessary changes for approval by the FBRA and City Council to allow the project to move forward.

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 February 21<sup>st</sup>, 2024.

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 Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository 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.

**APPROVED AS TO FORM:**

**APPROVED AS TO FINANCE**

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

\_\_\_\_\_  
**Phillip Moore, Chief Financial Officer**

**ADMINISTRATION:**

**CITY COUNCIL:**

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

\_\_\_\_\_  
**Flint City Council**



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 1/30/24

**AGENDA ITEM TITLE:** Amended Brownfield Plan for the Dupont Industrial Facility at 1809 James P. Cole Blvd.

**PREPARED BY** Emily Doerr, Director, Business and Community Services (previously named Planning and Development)

**OWNER NAME:** James P. Cole Ventures LLC

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

This resolution is for City Council to approve the Amended Brownfield Plan from James P. Cole Ventures LLC for the Dupont Industrial Facility at 1809 James P. Cole Blvd. The Flint Brownfield Redevelopment Authority approved the Brownfield Plan for the originally proposed project on December 8, 2020 and City Council approved that Brownfield Plan on June 14, 2021. As a portion of the original property has been sold to another developer and the market and site conditions dictated a redesign of the originally proposed project, the originally approved Brownfield Plan has been amended to incorporate the necessary changes for approval by the FBRA and City Council to allow the project to move forward.

The estimated job creation based on the square footage of the to-be renovated building is 50+ new jobs.

**FINANCIAL IMPLICATIONS:** The new taxes created by this investment will be used to repay the upfront eligible redevelopment costs.

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

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

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

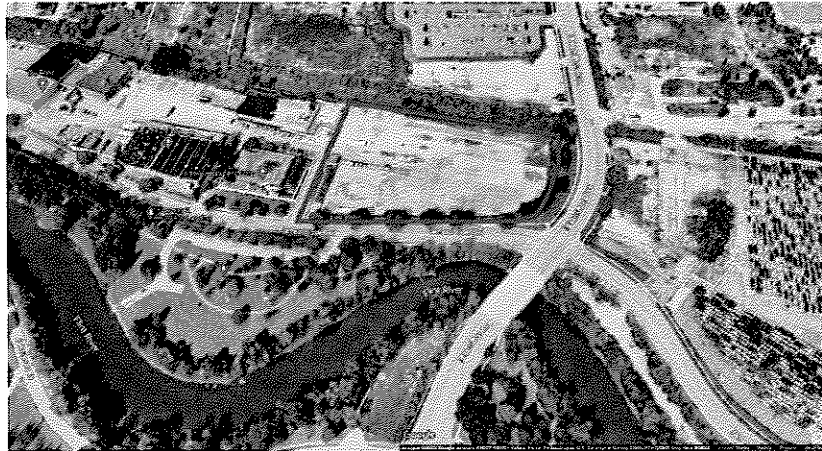
**OTHER IMPLICATIONS (i.e., collective bargaining):**

**STAFF RECOMMENDATION:** APPROVE



**DEPARTMENT HEAD SIGNATURE:**

\_\_\_\_\_  
Emily Doerr, Director, Planning and Development

CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY



AMENDED BROWNFIELD PLAN FOR THE  
PROPOSED DUPONT INDUSTRIAL FACILITY  
REDEVELOPMENT PROJECT

Prepared for	Prepared By
 <p><b>DEARBORN CAPITAL</b> Commercial Real Estate Financing</p> <p>James P Cole Venture, LLC Attn: Ms. Mona Navitsky c/o Dearborn Capital Partners, LLC 980 North Michigan, Suite 1620 Chicago, IL 60611 Attn: Mr. Brien Wloch; Managing Member M (312) 543-1250 E <a href="mailto:mona.navitsky@dearcapcre.com">mona.navitsky@dearcapcre.com</a></p>	 <p>Mr. Nicholas G. Maloof, RPG President and General Counsel Associated Environmental Services, LLC 40701 Woodward Avenue, Suite 50 Bloomfield Hills, MI 48304 T (248) 203-9898 M (248) 250-2525 E <a href="mailto:ngm@associatedenvironmental.net">ngm@associatedenvironmental.net</a> W <a href="http://www.associatedenvironmental.net">www.associatedenvironmental.net</a></p>

Plan Preparation Date: **October 31, 2020**  
 Approved by the Brownfield Redevelopment Authority on: **December 8, 2020**  
 Approved by the Flint City Council on: **June 14, 2021**  
 Amended: **October 20, 2023**  
 Amended Brownfield Plan Approved by the Flint BRA on: \_\_\_\_\_  
 Amended Brownfield Plan Approved by the Flint City Council on: \_\_\_\_\_



**CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

TABLE OF CONTENTS

I.	INTRODUCTION	I-4
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-5
	B. Basis of Eligibility	II-7
	C. Summary of Eligible Activities	II-9
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-11
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-13
	F. Duration of Plan	II-13
	G. Effective Date of Inclusion	II-14
	H. Displacement/Relocation of Individuals On Eligible Property	II-14
	I. Local Brownfield Revolving Fund (LBRF)	II-14
	J. Brownfield Redevelopment Fund	II-15
	K. Developer’s Obligations, Representations and Warrants	II-15
III.	ATTACHMENTS	
	A. Site Map	A
	B. Legal Description(s)	B
	C. Project Description	C

D. Supportive Letters	D
E. Estimated Cost of Eligible Activities	E
F. TIF Tables	F
G. BSE&E Acknowledgement and Other Environmental Documents	G

## I. INTRODUCTION

---

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Flint, Michigan (the “City”), the City has established the City of Flint Brownfield Redevelopment Authority (the “FBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other Eligible Activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the FBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the Eligible Activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

**The FBRA approved the Brownfield Plan for the originally proposed project on December 8, 2020 and City Council approved that Brownfield Plan on June 14, 2021. As a portion of the original property has been sold to another developer and the market and site conditions dictated a redesign of the originally proposed project, the originally approved Brownfield Plan has been amended to incorporate the necessary changes for approval by the FBRA and City Council to allow the project to move forward.**

**This Amended Plan describes the project to be completed (see Attachment C) and contains information required by Section 13(2) of Act 381.**

## II. GENERAL PROVISIONS

---

### **A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of multiple parcel of land that are either contaminated and qualify as a “facility” as that term is defined in Part 201 of NREPA, as amended, are immediately adjacent to the “facility” and/or will be unified with the “facility” parcel(s). **Each parcel is eligible as it is either contaminated and qualifies as a “facility” and/or it is adjacent to and being combined with a parcel that is a “facility.”**

The parcel and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

**Attachment A** includes a site map of the Property. The Property is located east of Industrial Avenue, south of East Hamilton Avenue, west of James P. Cole Boulevard, and north of East Wood Street. The Property contains one existing structure. The Property was historically used for industrial activities/purposes since the early 1900’s.

The existing structures and buildings have been mostly unoccupied for several years.

The eligible property will include all tangible personal property to be located on the real property. Parcel information is outlined below.

Address	1809 James P. Cole Boulevard, Flint, Genesee County, MI 48503
Parcel ID	Parcel ID No. 41-06-452-019; Parcel “H”
Owner	James P Cole Venture, LLC
Legal Description	See Attachment B for a Parcel Map & Legal Description
Taxable Value	\$27,785.00 (value provided by Stacey Kaake, Assessor, on 9/14/2023)

James P Cole Venture, LLC is the project developer (“Developer”) and owner of the Property.

The proposed Project is comprised of a build-to-suit redevelopment of a 4.81 acre historically industrial property. According to information provided to AES, the Property is proposed to be redeveloped into a 75,000 square foot industrial building for lease to either a single or multiple tenants.

The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes. The Project is currently estimated to be an estimated \$11,535,366.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenants (Operators).

It is currently anticipated, subject to necessary Planning, Engineering, FBRA and State of Michigan EGLE, MEDC/MSF, and Tax Commission approvals, that construction will begin in the Summer/Fall of 2024, or sooner, subject to approval of Eligible Activities, including retroactive approval of completed Eligible Activities. It is anticipated that the Eligible Activities will be completed within 12-18 months of the start date.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of governmental processes, changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by FBRA in its reasonable discretion, to the project description are subject to the approval of the FBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

#### **Census Tract Qualification**

The Property is located in a low-income community (LIC) Census Tract (Census Tract No. 26049013600). A low-income community (LIC) Census Tract is defined as, "...a poverty rate of at least 20 percent or with median family incomes that do not exceed 80 percent of area median income..." In addition, the Property is located in a Qualified Opportunity Zone, which means that the area has been targeted by State and Local Governmental Units for development. *Please see the attached CDFI Fund Census Tract Map.*

Based on the information provided by Developer, the Property contains structures and infrastructure that will be demolished and/or partially demolished and removed as part of the planned re-development ("Project"). In addition, the proposed Project will redevelop an underutilized Property that contains multiple impediments to redevelopment. The proposed Project will create temporary construction jobs and is intended to create permanent jobs in an area of Genesee County (Flint) with a high unemployment rate as demonstrated by the Census Tract information.

**Attachment C** provides a description of the project to be completed at the Property (the "Project"). **Attachment C** also includes details regarding development team, total investment amount, description of project uses number of temporary and permanent jobs, project renderings, and additional redevelopment/financing incentives. **Attachment D** includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))**

The Property qualifies as a “facility” as that term is defined under the natural Resources and Environmental Protection Act (NREPA), P.A.451 of 1994, as amended, based on the presence of soil contamination.

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was used for industrial purposes; (b) it is located within the City of Flint, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a “facility”<sup>1</sup> as defined by Act 381.

The Property qualifies as a “facility” and is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. The Property is classified as a “facility” due to the presence of soil contamination related to historical use and operation of portions of the Property for industrial purposes.

In addition, based on the condition of the existing structures, the Property could also qualify under either “blighted”<sup>2</sup> or “functionally obsolete”<sup>3</sup> status, however, Developer has not moved forward with either or both such designations as the Property already qualifies under Act 381.

**Phase I Environmental Site Assessment (ESA)**

Applied Ecosystems, Inc. (AEI) was retained by Developer to prepare a Baseline Environmental Assessment (BEA) and published the BEA on September 20, 2016 as of pre-acquisition due diligence and disclosed to MDEQ on December 7, 2016.

According to information presented the BEA, the Property was historically used for industrial activities/purposes by E. I. du Pont de Nemours and Company (DuPont) and predecessor companies since the early 1900’s beginning in 1901 with Flint varnish and Color Works providing paint and varnishes for the carriage industry and converting to automotive paint manufacturing in 1910. DuPont purchased the property in 1918 and operated on-site until 1995. In 1989, DuPont initiating environmental site investigation activities to assess soil and groundwater on the Property.

In 2003 DuPont entered into a Voluntary Corrective Action agreement with MDEQ and actions included:

- Excavation and disposal of contaminated soil;
- Groundwater treatment; and
- Free product removal.

In 2005, a Remedial Action Plan (RAP) was prepared that specified long term groundwater treatment as well as property use restrictions (Deed Restrictions).

In 2015, after 12 consecutive monthly gauging events with no free product present, DuPont submitted a request for a “No Further Action” determination related to free product removal activities.

Contamination remaining on-site includes volatile organic compounds (VOCs), semi-VOCs (SVOCs), arsenic, chromium, cobalt and cyanide. Known impacted media include soil and groundwater with exceedances of the volatilization to indoor air (VIA) pathway likely based on the known concentrations of VOCs.

*Please see Figures 1 and 2 for Site Location and Aerial Photo Maps.*

Based on the documented concentrations of soil and groundwater contamination, concentrations exceed the EGLE Part 201 Generic Residential Cleanup Criteria (GRCC) promulgated under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451, as amended (Part 201), and therefore the Property meets the definition of a “facility” as defined pursuant to Part 201.

As the Property qualifies as a “facility<sup>1</sup>,” it is eligible for Brownfield Redevelopment Incentives pursuant to the Brownfield Redevelopment Financing Act, P.A. 381 of 1996, as amended. In addition, based on the condition of the existing structures, the Property could also qualify under either “blighted<sup>2</sup>” or “functionally obsolete<sup>3</sup>” status.

Sample results were compared to current Generic Residential Cleanup Criteria (GRCC) promulgated under Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451, as amended (Part 201). Based on the results of the Phase II ESA the Property meets the definition of a “facility” as defined pursuant to Part 201.

<sup>1</sup>Under Part 201 of NREPA, P.A. 451 of 1994, as amended, Section 20101(1)(s) states:

“Facility” means any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. Facility does not include any area, place, parcel or parcels of property, or portion of a parcel of property where any of the following conditions are satisfied:

- (i) Response activities have been completed under this part or the comprehensive environmental response, compensation, and liability act, 42 USC 9601 to 9675, that satisfy the cleanup criteria for unrestricted residential use.
- (ii) Corrective action has been completed under the resource conservation and recovery act, 42 USC 6901 to 6992k, part 111, or part 213 that satisfies the cleanup criteria for unrestricted residential use.
- (iii) Site-specific criteria that have been approved by the department for application at the area, place, parcel of property, or portion of a parcel of property are met or satisfied and hazardous substances at the area, place, or property that are not addressed by site-specific criteria satisfy the cleanup criteria for unrestricted residential use.
- (iv) Hazardous substances in concentrations above unrestricted residential cleanup criteria are present due only to the placement, storage, or use of beneficial use by-products or inert materials at the area, place, or property in compliance with part 115.
- (v) The property has been lawfully split, subdivided, or divided from a facility and does not contain hazardous substances in excess of concentrations that satisfy the cleanup criteria for unrestricted residential use.
- (vi) Natural attenuation or other natural processes have reduced concentrations of hazardous substances to levels at or below the cleanup criteria for unrestricted residential use.

SEE: [http://www.legislature.mi.gov/\(S\(1xfrucyrrylw4dlqaegqzkn3\)\)/mileq.aspx?page=getObject&objectName=mcl-324-20101](http://www.legislature.mi.gov/(S(1xfrucyrrylw4dlqaegqzkn3))/mileq.aspx?page=getObject&objectName=mcl-324-20101)

<sup>2</sup>Under MCL 125.2652(2)(e) “Blighted” means property that meets any of the following criteria as determined by the governing body:

- (i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.
- (iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- (iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- (v) Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a qualified local governmental unit, county, or this state after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.
- (vi) Is property owned or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit. Property included within a brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease, or transfer of the property by a land bank fast

Exhibit A  
PROPOSED DUPONT INDUSTRIAL FACILITY  
Brownfield Redevelopment Plan

track authority after the property's inclusion in a brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.  
(vi) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

<sup>4</sup>Under MCL 125.2652(2)(s) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

### **C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The "Eligible Activities" that are intended to be carried out at the Property are considered "Eligible Activities" as defined by Sec 2 of Act 381, because they include, but are not limited to: (1) Phase I ESA, Phase II ESA and Baseline Environmental Assessment activities; (2) 7a Due Care Activities including Phase II ESA Due Care Investigation Activities and Preparation of pre-development and post-development Due Care Plans or Documentation of Due Care Compliance; (3) Additional Response Activities; (4) Building Demolition Activities including selective exterior and interior demolition and lead, asbestos and hazardous materials abatement; (5) Development and Preparation of Brownfield Plan and Act 381 Work Plan; (6) UST Removal Activities; (7) Remediation Activities including installation of engineering controls and operation & maintenance (O&M) related to the engineering controls; (8) Site Preparation Activities to ready the site for redevelopment including utility disconnection and re-connection, removal and re-location of public utilities, land balancing and rough and finished grading; (9) Infrastructure Activities including the construction of storm water retention/detention ponds and/or systems, and installation of new utilities; and (10) Public Improvements including installation of public utilities, street improvements, deceleration lanes and drive approaches, streetscapes, landscaping and other related activities. In addition, supplementary Eligible Activities that are financial in nature include: (1) Interest on the sums expended to implement the Eligible Activities at a rate of five (5%) per annum; and (2) environmental insurance may be obtained at some during the project development process.

A summary of the Eligible Activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as **Attachment E**.

The Eligible Activities described in **Attachment E** are not exhaustive. Subject to the approval of FBRA staff in writing, additional Eligible Activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such Eligible Activities are permitted by Act 381 and the performance of such Eligible Activities does not exceed the total costs stated in **Attachment E**.



Unless otherwise agreed to in writing by the FBRA, all Eligible Activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan and not subject to the three (3) year limitation.

The Developer desires to be reimbursed for the costs of Eligible Activities. Tax increment revenue generated by the Property will be captured by the FBRA and used to reimburse the cost of the Eligible Activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the FBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(oo) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that FBRA's obligation to reimburse the Developer for the cost of Eligible Activities with tax increment revenue derived from School Taxes, or Specific Taxes that are considered School Taxes, (as these capitalized terms are defined by Act 381) is contingent upon the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and/or the EGLE, as may be required pursuant to Act 381.

**FBRA agrees to retroactively reimburse Developer for all Eligible Activities completed prior to the approval of this Plan and for Eligible Activities completed as described in this Plan from the Local Taxes, or Specific Taxes that are considered Local Taxes, at the percentage ratio that Local Taxes comprise the overall combined Local and School Taxes. To the extent that Developer obtains Act 381 Work Plan approval from EGLE or MEDC/MSF, then the remaining percentage of Eligible Activities will be reimbursed to Developer. If deemed necessary, Developer will provide the FBRA with evidence, reasonably satisfactory to FBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.**

This Plan provides for the capture of taxes levied for school purposes (School Tax Capture), comprised of the State Education Tax (SET) and School Operating Tax, from the eligible Property. However, as the approval of School Tax Capture is at the discretion of the EGLE and MEDC/MSF, all Eligible Activities shall be reimbursable from Local Taxes unless School Tax Capture is approved by the agency responsible for the Eligible Activity(ies), then reimbursement will be from a combination of both Local and School Taxes.

The estimated costs outlined in this Plan and listed in **Attachment E** may increase or decrease depending on the nature and extent of any unknown or unanticipated conditions on the Property. As long as the total costs, adjusted by the 15% factor, are not exceeded,

the line item costs of the Eligible Activities outlined herein, in the attachments and/or in the Brownfield Plan, may be adjusted between the Eligible Activities after the date this Plan is approved without the need for any additional approval from City of Flint City Council or the City of Flint Brownfield Redevelopment Authority, to the extent those adjustments do not violate the terms of any EGLE or MEDC/MSF approved work plan, if any. If necessary, this Plan may also be amended to add or delete Eligible Activities and the estimated cost of each.

The costs listed in **Attachment E** are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those Eligible Activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the FBRA from the Property shall be governed by the terms of the 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. The Reimbursement Agreement and this Plan will dictate the total cost of Eligible Activities subject to payment or reimbursement, provided that the total cost of Eligible Activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in **Attachment E**. As long as the total costs, adjusted by the 15% contingency under Act 381, are not exceeded, line item costs of Eligible Activities may be adjusted after the date this Plan is approved by the governing body (Flint City Council), to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of Eligible Activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as **Attachment F**.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of FBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the FBRA's Local Brownfield Revolving Fund, as follows:

**Section D Capture Summary Table**

	<b>Developer P&amp;I</b>	<b>Local RLF</b>	<b>State Brownfield RLF</b>
<b><u>School Capture</u></b>			
State Education Tax (SET)	\$340,159.06	\$12,553.82	\$266,697.53
School Operating Tax	\$1,820,570	\$21,520.83	
<b><u>Local Capture</u></b>			
County Operating	\$545,372	\$45,128	
Library	\$404,571	\$33,477	
Flint Operating	\$758,571	\$62,769	
Public Safety	\$809,142	\$66,954	
Misc. Levies	\$434,134	\$71,740	
Genesee County Parks	\$75,857	\$6,277	
Parks and Rec	\$50,571	\$4,185	
Genesee ISD	\$373,723	\$30,924	
Mass Transit	\$60,686	\$5,022	
Flint Sinking Fund	\$119,348	\$9,876	
CS Mott Operating	\$196,601	\$16,268	
<b>TOTAL</b>	<b>\$5,989,305</b>	<b>\$386,693</b>	<b>\$266,697.53</b>

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

<b>Non-Capturable Millages</b>			
Flint School Debt	\$308,824		
CS Mott Debt	\$78,849		
Public Library Debt	\$182,885		
<b>TOTAL</b>	<b>\$570,557</b>		

<sup>1</sup>All numbers presented are based on gross taxes generated in the Capture side of the TIR Capture Tables and may differ from the actual reimbursement amounts from each millage levy due to allocation percentages and rounding of numbers.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The Eligible Activities are to be financed solely by the Developer. The FBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the FBRA for the costs of Eligible Activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of Eligible Activities and estimates of costs to be reimbursed in this Plan are intended to authorize the FBRA to fund such reimbursements and does not obligate the FBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan in the absence of tax increment revenues being generated from the Property. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the FBRA, and the State of Michigan, the FBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the Michigan Strategic Fund or Michigan Department of Environment, Great Lakes and Energy (EGLE) does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such Eligible Activity from School Taxes. Unless otherwise agreed upon by the Developer, the FBRA, and the State of Michigan, the FBRA will approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan, plus the 15% contingency factor and approved interest.

**F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in **Exhibit F**. As the tax increment revenue table is an estimate/projection based on certain assumptions, the repayment period may exceed that depicted in the table. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which Eligible Activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following:

(i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and

(ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body (City Council).

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The FBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the FBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated as depicted in the 30 Year Cash Flow Projection Table present in **Attachment F**. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The FBRA shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the FBRA pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse Eligible Activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse Eligible Activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan, if any.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, Baseline Environmental Assessment, and Due Care Plan or Response Activity Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property ("Environmental Documents"). Attached hereto as **Attachment G** is the City of Flint's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, Phase II ESA and Baseline Environmental Assessment (BEA).

The Developer intends to include a City of Flint Land Bank Authority, Genesee County Land Bank Authority or State of Michigan Land Bank financing component, to be determined at a later date, depending upon the needs of the Project.

Except as otherwise agreed to by the FBRA, any material breach of a material representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to investigate and cure as described in the

Reimbursement Agreement. Prior to any such invalidity, FBRA shall provide Developer written notice of the Developer's alleged breach and the opportunity to either refute the allegation or cure the breach within a reasonable period of time. Notwithstanding the foregoing, any irregularity may be waived by the FBRA, Flint City Council, MEDC/MSF or EGLE.

With the approval of this Brownfield Plan, it is the specific intention of the FBRA to authorize and support: (1) the preparation and submittal of an Act 381 Work Plan for approval by EGLE and MEDC/MSF, (2) application for an IFT Abatement under P.A. 198 of 1974, as amended; (3) grant or loan and other available incentives, including EGLE grants and loans, USEPA grants and loans, Genesee County grants and loans, and (3) other possible sources of incentives related to the Eligible Investments made by Developer as part of this project. It is understood that any such tax abatement may extend the currently depicted repayment period and that any such grant award may off-set the need for TIR reimbursement under the Plan or any such loan may use the TIR to repay a loan.

It should be noted that as part of the long term lease arrangement between Developer and Tenant, all proceeds from the Brownfield Plan TIR capture may be assigned to and accrue to the benefit of an entity to be identified in the Reimbursement Agreement which shall be deemed to be the Qualified Taxpayer under the Plan.

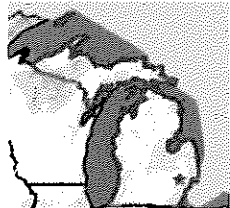
#3708938 v9

### **III. ATTACHMENTS**



**ATTACHMENT A**

**Site Map**



**REFERENCE**  
 USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE  
 FLINT NORTH, MICHIGAN  
 DATED: 1983  
 SCALE: 1: 24000



**FIGURE 1: SITE LOCATION MAP**

**Former DuPont Industrial Facility**

James P. Cole Boulevard  
 Flint, Genesee County, Michigan 48503

PROJECT: 2020041601.01

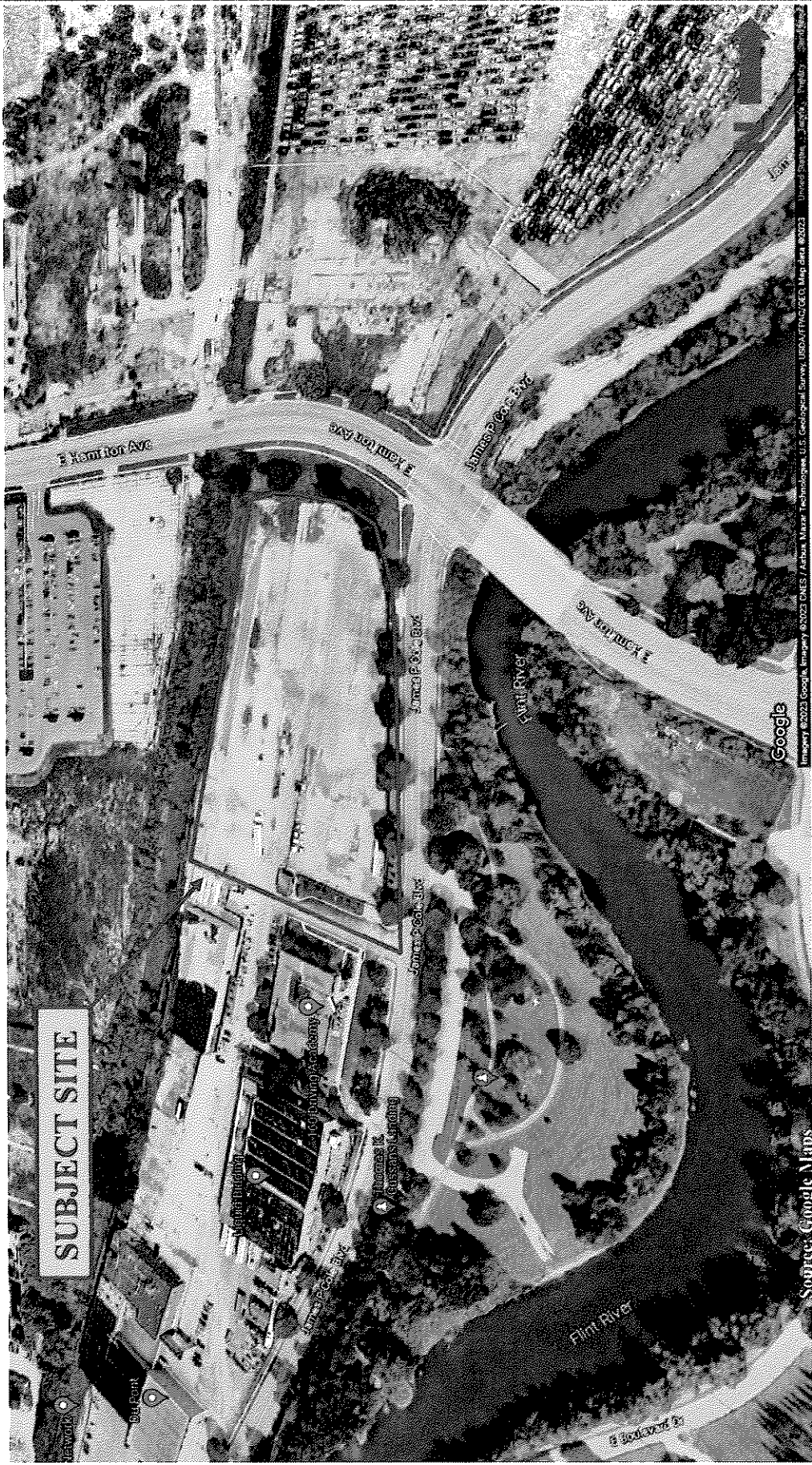
DATE: 3/16/2023

PREPARED BY: NGM



Environmental Services •  
 Land Development • Real  
 Estate Consulting

40701 Woodward Avenue, Suite 50  
 Bloomfield Hills, Michigan 48304  
 Tel (248) 203-9898 Fax (248) 422-2177  
 Email: [info@associatedenvironmental.net](mailto:info@associatedenvironmental.net)  
 Web: [www.associatedenvironmental.net](http://www.associatedenvironmental.net)



<p><b>FIGURE 2: AERIAL SITE MAP</b>  <b>Former DuPont Industrial Facility</b>          James P. Cole Boulevard          Flint, Genesee County, Michigan 48503</p>	<p><b>PROJECT:</b> 2020041601.01  <b>DATE:</b> 3/16/2023  <b>PREPARED BY:</b> NGM</p>	<p><b>ASSOCIATE ENVIRONMENTAL SERVICES</b>          Environmental Services • Land Development • Real Estate Consulting</p> <p>40701 Woodward, Suite 50          Bloomfield Hills, Michigan 48304          Tel: (248) 203-9898          Fax: (248) 422-2177          E: <a href="mailto:info@associatedenvironmental.net">info@associatedenvironmental.net</a>          W: <a href="http://www.associatedenvironmental.net">www.associatedenvironmental.net</a></p>
---	---	--

**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

# SKETCH OF LAND DIVISION:

**JAMES P. COLE VENTURE LLC - FLINT**  
 PART OF BLOCKS 29, 30, 31, 32 AND 34 OF "OAK PARK SUBDIVISION" OF PART OF SECTIONS 1 AND 2 OF SMITH'S RESERVATION, CITY OF FLINT, GENESSEE COUNTY, MICHIGAN

## EXISTING LEGAL DESCRIPTIONS:

PARCEL 2, 436.56 AC., 41-06-452-016  
 Part of Block 30, 31, 32 and 34 of Oak Park Subdivision, part of Smith's Reservation and part of the 60 Acre Parcel of Wood Street and other wooded acreage and part of the 54' Row of Wood Street, Flint, Michigan, as shown on a plat of Block 30, 31, 32 and 34 of Oak Park Subdivision, recorded in the County of Genessee, State of Michigan, as amended, bearing date of 10/26/97, 10/27/97, 10/28/97, 10/29/97, 10/30/97, 10/31/97, 11/1/97, 11/2/97, 11/3/97, 11/4/97, 11/5/97, 11/6/97, 11/7/97, 11/8/97, 11/9/97, 11/10/97, 11/11/97, 11/12/97, 11/13/97, 11/14/97, 11/15/97, 11/16/97, 11/17/97, 11/18/97, 11/19/97, 11/20/97, 11/21/97, 11/22/97, 11/23/97, 11/24/97, 11/25/97, 11/26/97, 11/27/97, 11/28/97, 11/29/97, 11/30/97, 12/1/97, 12/2/97, 12/3/97, 12/4/97, 12/5/97, 12/6/97, 12/7/97, 12/8/97, 12/9/97, 12/10/97, 12/11/97, 12/12/97, 12/13/97, 12/14/97, 12/15/97, 12/16/97, 12/17/97, 12/18/97, 12/19/97, 12/20/97, 12/21/97, 12/22/97, 12/23/97, 12/24/97, 12/25/97, 12/26/97, 12/27/97, 12/28/97, 12/29/97, 12/30/97, 12/31/97, 1/1/98, 1/2/98, 1/3/98, 1/4/98, 1/5/98, 1/6/98, 1/7/98, 1/8/98, 1/9/98, 1/10/98, 1/11/98, 1/12/98, 1/13/98, 1/14/98, 1/15/98, 1/16/98, 1/17/98, 1/18/98, 1/19/98, 1/20/98, 1/21/98, 1/22/98, 1/23/98, 1/24/98, 1/25/98, 1/26/98, 1/27/98, 1/28/98, 1/29/98, 1/30/98, 1/31/98, 2/1/98, 2/2/98, 2/3/98, 2/4/98, 2/5/98, 2/6/98, 2/7/98, 2/8/98, 2/9/98, 2/10/98, 2/11/98, 2/12/98, 2/13/98, 2/14/98, 2/15/98, 2/16/98, 2/17/98, 2/18/98, 2/19/98, 2/20/98, 2/21/98, 2/22/98, 2/23/98, 2/24/98, 2/25/98, 2/26/98, 2/27/98, 2/28/98, 2/29/98, 2/30/98, 3/1/98, 3/2/98, 3/3/98, 3/4/98, 3/5/98, 3/6/98, 3/7/98, 3/8/98, 3/9/98, 3/10/98, 3/11/98, 3/12/98, 3/13/98, 3/14/98, 3/15/98, 3/16/98, 3/17/98, 3/18/98, 3/19/98, 3/20/98, 3/21/98, 3/22/98, 3/23/98, 3/24/98, 3/25/98, 3/26/98, 3/27/98, 3/28/98, 3/29/98, 3/30/98, 3/31/98, 4/1/98, 4/2/98, 4/3/98, 4/4/98, 4/5/98, 4/6/98, 4/7/98, 4/8/98, 4/9/98, 4/10/98, 4/11/98, 4/12/98, 4/13/98, 4/14/98, 4/15/98, 4/16/98, 4/17/98, 4/18/98, 4/19/98, 4/20/98, 4/21/98, 4/22/98, 4/23/98, 4/24/98, 4/25/98, 4/26/98, 4/27/98, 4/28/98, 4/29/98, 4/30/98, 5/1/98, 5/2/98, 5/3/98, 5/4/98, 5/5/98, 5/6/98, 5/7/98, 5/8/98, 5/9/98, 5/10/98, 5/11/98, 5/12/98, 5/13/98, 5/14/98, 5/15/98, 5/16/98, 5/17/98, 5/18/98, 5/19/98, 5/20/98, 5/21/98, 5/22/98, 5/23/98, 5/24/98, 5/25/98, 5/26/98, 5/27/98, 5/28/98, 5/29/98, 5/30/98, 5/31/98, 6/1/98, 6/2/98, 6/3/98, 6/4/98, 6/5/98, 6/6/98, 6/7/98, 6/8/98, 6/9/98, 6/10/98, 6/11/98, 6/12/98, 6/13/98, 6/14/98, 6/15/98, 6/16/98, 6/17/98, 6/18/98, 6/19/98, 6/20/98, 6/21/98, 6/22/98, 6/23/98, 6/24/98, 6/25/98, 6/26/98, 6/27/98, 6/28/98, 6/29/98, 6/30/98, 7/1/98, 7/2/98, 7/3/98, 7/4/98, 7/5/98, 7/6/98, 7/7/98, 7/8/98, 7/9/98, 7/10/98, 7/11/98, 7/12/98, 7/13/98, 7/14/98, 7/15/98, 7/16/98, 7/17/98, 7/18/98, 7/19/98, 7/20/98, 7/21/98, 7/22/98, 7/23/98, 7/24/98, 7/25/98, 7/26/98, 7/27/98, 7/28/98, 7/29/98, 7/30/98, 7/31/98, 8/1/98, 8/2/98, 8/3/98, 8/4/98, 8/5/98, 8/6/98, 8/7/98, 8/8/98, 8/9/98, 8/10/98, 8/11/98, 8/12/98, 8/13/98, 8/14/98, 8/15/98, 8/16/98, 8/17/98, 8/18/98, 8/19/98, 8/20/98, 8/21/98, 8/22/98, 8/23/98, 8/24/98, 8/25/98, 8/26/98, 8/27/98, 8/28/98, 8/29/98, 8/30/98, 8/31/98, 9/1/98, 9/2/98, 9/3/98, 9/4/98, 9/5/98, 9/6/98, 9/7/98, 9/8/98, 9/9/98, 9/10/98, 9/11/98, 9/12/98, 9/13/98, 9/14/98, 9/15/98, 9/16/98, 9/17/98, 9/18/98, 9/19/98, 9/20/98, 9/21/98, 9/22/98, 9/23/98, 9/24/98, 9/25/98, 9/26/98, 9/27/98, 9/28/98, 9/29/98, 9/30/98, 10/1/98, 10/2/98, 10/3/98, 10/4/98, 10/5/98, 10/6/98, 10/7/98, 10/8/98, 10/9/98, 10/10/98, 10/11/98, 10/12/98, 10/13/98, 10/14/98, 10/15/98, 10/16/98, 10/17/98, 10/18/98, 10/19/98, 10/20/98, 10/21/98, 10/22/98, 10/23/98, 10/24/98, 10/25/98, 10/26/98, 10/27/98, 10/28/98, 10/29/98, 10/30/98, 10/31/98, 11/1/98, 11/2/98, 11/3/98, 11/4/98, 11/5/98, 11/6/98, 11/7/98, 11/8/98, 11/9/98, 11/10/98, 11/11/98, 11/12/98, 11/13/98, 11/14/98, 11/15/98, 11/16/98, 11/17/98, 11/18/98, 11/19/98, 11/20/98, 11/21/98, 11/22/98, 11/23/98, 11/24/98, 11/25/98, 11/26/98, 11/27/98, 11/28/98, 11/29/98, 11/30/98, 12/1/98, 12/2/98, 12/3/98, 12/4/98, 12/5/98, 12/6/98, 12/7/98, 12/8/98, 12/9/98, 12/10/98, 12/11/98, 12/12/98, 12/13/98, 12/14/98, 12/15/98, 12/16/98, 12/17/98, 12/18/98, 12/19/98, 12/20/98, 12/21/98, 12/22/98, 12/23/98, 12/24/98, 12/25/98, 12/26/98, 12/27/98, 12/28/98, 12/29/98, 12/30/98, 12/31/98, 1/1/99, 1/2/99, 1/3/99, 1/4/99, 1/5/99, 1/6/99, 1/7/99, 1/8/99, 1/9/99, 1/10/99, 1/11/99, 1/12/99, 1/13/99, 1/14/99, 1/15/99, 1/16/99, 1/17/99, 1/18/99, 1/19/99, 1/20/99, 1/21/99, 1/22/99, 1/23/99, 1/24/99, 1/25/99, 1/26/99, 1/27/99, 1/28/99, 1/29/99, 1/30/99, 1/31/99, 2/1/99, 2/2/99, 2/3/99, 2/4/99, 2/5/99, 2/6/99, 2/7/99, 2/8/99, 2/9/99, 2/10/99, 2/11/99, 2/12/99, 2/13/99, 2/14/99, 2/15/99, 2/16/99, 2/17/99, 2/18/99, 2/19/99, 2/20/99, 2/21/99, 2/22/99, 2/23/99, 2/24/99, 2/25/99, 2/26/99, 2/27/99, 2/28/99, 2/29/99, 2/30/99, 3/1/99, 3/2/99, 3/3/99, 3/4/99, 3/5/99, 3/6/99, 3/7/99, 3/8/99, 3/9/99, 3/10/99, 3/11/99, 3/12/99, 3/13/99, 3/14/99, 3/15/99, 3/16/99, 3/17/99, 3/18/99, 3/19/99, 3/20/99, 3/21/99, 3/22/99, 3/23/99, 3/24/99, 3/25/99, 3/26/99, 3/27/99, 3/28/99, 3/29/99, 3/30/99, 3/31/99, 4/1/99, 4/2/99, 4/3/99, 4/4/99, 4/5/99, 4/6/99, 4/7/99, 4/8/99, 4/9/99, 4/10/99, 4/11/99, 4/12/99, 4/13/99, 4/14/99, 4/15/99, 4/16/99, 4/17/99, 4/18/99, 4/19/99, 4/20/99, 4/21/99, 4/22/99, 4/23/99, 4/24/99, 4/25/99, 4/26/99, 4/27/99, 4/28/99, 4/29/99, 4/30/99, 5/1/99, 5/2/99, 5/3/99, 5/4/99, 5/5/99, 5/6/99, 5/7/99, 5/8/99, 5/9/99, 5/10/99, 5/11/99, 5/12/99, 5/13/99, 5/14/99, 5/15/99, 5/16/99, 5/17/99, 5/18/99, 5/19/99, 5/20/99, 5/21/99, 5/22/99, 5/23/99, 5/24/99, 5/25/99, 5/26/99, 5/27/99, 5/28/99, 5/29/99, 5/30/99, 5/31/99, 6/1/99, 6/2/99, 6/3/99, 6/4/99, 6/5/99, 6/6/99, 6/7/99, 6/8/99, 6/9/99, 6/10/99, 6/11/99, 6/12/99, 6/13/99, 6/14/99, 6/15/99, 6/16/99, 6/17/99, 6/18/99, 6/19/99, 6/20/99, 6/21/99, 6/22/99, 6/23/99, 6/24/99, 6/25/99, 6/26/99, 6/27/99, 6/28/99, 6/29/99, 6/30/99, 7/1/99, 7/2/99, 7/3/99, 7/4/99, 7/5/99, 7/6/99, 7/7/99, 7/8/99, 7/9/99, 7/10/99, 7/11/99, 7/12/99, 7/13/99, 7/14/99, 7/15/99, 7/16/99, 7/17/99, 7/18/99, 7/19/99, 7/20/99, 7/21/99, 7/22/99, 7/23/99, 7/24/99, 7/25/99, 7/26/99, 7/27/99, 7/28/99, 7/29/99, 7/30/99, 7/31/99, 8/1/99, 8/2/99, 8/3/99, 8/4/99, 8/5/99, 8/6/99, 8/7/99, 8/8/99, 8/9/99, 8/10/99, 8/11/99, 8/12/99, 8/13/99, 8/14/99, 8/15/99, 8/16/99, 8/17/99, 8/18/99, 8/19/99, 8/20/99, 8/21/99, 8/22/99, 8/23/99, 8/24/99, 8/25/99, 8/26/99, 8/27/99, 8/28/99, 8/29/99, 8/30/99, 8/31/99, 9/1/99, 9/2/99, 9/3/99, 9/4/99, 9/5/99, 9/6/99, 9/7/99, 9/8/99, 9/9/99, 9/10/99, 9/11/99, 9/12/99, 9/13/99, 9/14/99, 9/15/99, 9/16/99, 9/17/99, 9/18/99, 9/19/99, 9/20/99, 9/21/99, 9/22/99, 9/23/99, 9/24/99, 9/25/99, 9/26/99, 9/27/99, 9/28/99, 9/29/99, 9/30/99, 10/1/99, 10/2/99, 10/3/99, 10/4/99, 10/5/99, 10/6/99, 10/7/99, 10/8/99, 10/9/99, 10/10/99, 10/11/99, 10/12/99, 10/13/99, 10/14/99, 10/15/99, 10/16/99, 10/17/99, 10/18/99, 10/19/99, 10/20/99, 10/21/99, 10/22/99, 10/23/99, 10/24/99, 10/25/99, 10/26/99, 10/27/99, 10/28/99, 10/29/99, 10/30/99, 10/31/99, 11/1/99, 11/2/99, 11/3/99, 11/4/99, 11/5/99, 11/6/99, 11/7/99, 11/8/99, 11/9/99, 11/10/99, 11/11/99, 11/12/99, 11/13/99, 11/14/99, 11/15/99, 11/16/99, 11/17/99, 11/18/99, 11/19/99, 11/20/99, 11/21/99, 11/22/99, 11/23/99, 11/24/99, 11/25/99, 11/26/99, 11/27/99, 11/28/99, 11/29/99, 11/30/99, 12/1/99, 12/2/99, 12/3/99, 12/4/99, 12/5/99, 12/6/99, 12/7/99, 12/8/99, 12/9/99, 12/10/99, 12/11/99, 12/12/99, 12/13/99, 12/14/99, 12/15/99, 12/16/99, 12/17/99, 12/18/99, 12/19/99, 12/20/99, 12/21/99, 12/22/99, 12/23/99, 12/24/99, 12/25/99, 12/26/99, 12/27/99, 12/28/99, 12/29/99, 12/30/99, 12/31/99, 1/1/00, 1/2/00, 1/3/00, 1/4/00, 1/5/00, 1/6/00, 1/7/00, 1/8/00, 1/9/00, 1/10/00, 1/11/00, 1/12/00, 1/13/00, 1/14/00, 1/15/00, 1/16/00, 1/17/00, 1/18/00, 1/19/00, 1/20/00, 1/21/00, 1/22/00, 1/23/00, 1/24/00, 1/25/00, 1/26/00, 1/27/00, 1/28/00, 1/29/00, 1/30/00, 1/31/00, 2/1/00, 2/2/00, 2/3/00, 2/4/00, 2/5/00, 2/6/00, 2/7/00, 2/8/00, 2/9/00, 2/10/00, 2/11/00, 2/12/00, 2/13/00, 2/14/00, 2/15/00, 2/16/00, 2/17/00, 2/18/00, 2/19/00, 2/20/00, 2/21/00, 2/22/00, 2/23/00, 2/24/00, 2/25/00, 2/26/00, 2/27/00, 2/28/00, 2/29/00, 2/30/00, 3/1/00, 3/2/00, 3/3/00, 3/4/00, 3/5/00, 3/6/00, 3/7/00, 3/8/00, 3/9/00, 3/10/00, 3/11/00, 3/12/00, 3/13/00, 3/14/00, 3/15/00, 3/16/00, 3/17/00, 3/18/00, 3/19/00, 3/20/00, 3/21/00, 3/22/00, 3/23/00, 3/24/00, 3/25/00, 3/26/00, 3/27/00, 3/28/00, 3/29/00, 3/30/00, 3/31/00, 4/1/00, 4/2/00, 4/3/00, 4/4/00, 4/5/00, 4/6/00, 4/7/00, 4/8/00, 4/9/00, 4/10/00, 4/11/00, 4/12/00, 4/13/00, 4/14/00, 4/15/00, 4/16/00, 4/17/00, 4/18/00, 4/19/00, 4/20/00, 4/21/00, 4/22/00, 4/23/00, 4/24/00, 4/25/00, 4/26/00, 4/27/00, 4/28/00, 4/29/00, 4/30/00, 5/1/00, 5/2/00, 5/3/00, 5/4/00, 5/5/00, 5/6/00, 5/7/00, 5/8/00, 5/9/00, 5/10/00, 5/11/00, 5/12/00, 5/13/00, 5/14/00, 5/15/00, 5/16/00, 5/17/00, 5/18/00, 5/19/00, 5/20/00, 5/21/00, 5/22/00, 5/23/00, 5/24/00, 5/25/00, 5/26/00, 5/27/00, 5/28/00, 5/29/00, 5/30/00, 5/31/00, 6/1/00, 6/2/00, 6/3/00, 6/4/00, 6/5/00, 6/6/00, 6/7/00, 6/8/00, 6/9/00, 6/10/00, 6/11/00, 6/12/00, 6/13/00, 6/14/00, 6/15/00, 6/16/00, 6/17/00, 6/18/00, 6/19/00, 6/20/00, 6/21/00, 6/22/00, 6/23/00, 6/24/00, 6/25/00, 6/26/00, 6/27/00, 6/28/00, 6/29/00, 6/30/00, 7/1/00, 7/2/00, 7/3/00, 7/4/00, 7/5/00, 7/6/00, 7/7/00, 7/8/00, 7/9/00, 7/10/00, 7/11/00, 7/12/00, 7/13/00, 7/14/00, 7/15/00, 7/16/00, 7/17/00, 7/18/00, 7/19/00, 7/20/00, 7/21/00, 7/22/00, 7/23/00, 7/24/00, 7/25/00, 7/26/00, 7/27/00, 7/28/00, 7/29/00, 7/30/00, 7/31/00, 8/1/00, 8/2/00, 8/3/00, 8/4/00, 8/5/00, 8/6/00, 8/7/00, 8/8/00, 8/9/00, 8/10/00, 8/11/00, 8/12/00, 8/13/00, 8/14/00, 8/15/00, 8/16/00, 8/17/00, 8/18/00, 8/19/00, 8/20/00, 8/21/00, 8/22/00, 8/23/00, 8/24/00, 8/25/00, 8/26/00, 8/27/00, 8/28/00, 8/29/00, 8/30/00, 8/31/00, 9/1/00, 9/2/00, 9/3/00, 9/4/00, 9/5/00, 9/6/00, 9/7/00, 9/8/00, 9/9/00, 9/10/00, 9/11/00, 9/12/00, 9/13/00, 9/14/00, 9/15/00, 9/16/00, 9/17/00, 9/18/00, 9/19/00, 9/20/00, 9/21/00, 9/22/00, 9/23/00, 9/24/00, 9/25/00, 9/26/00, 9/27/00, 9/28/00, 9/29/00, 9/30/00, 10/1/00, 10/2/00, 10/3/00, 10/4/00, 10/5/00, 10/6/00, 10/7/00, 10/8/00, 10/9/00, 10/10/00, 10/11/00, 10/12/00, 10/13/00, 10/14/00, 10/15/00, 10/16/00, 10/17/00, 10/18/00, 10/19/00, 10/20/00, 10/21/00, 10/22/00, 10/23/00, 10/24/00, 10/25/00, 10/26/00, 10/27/00, 10/28/00, 10/29/00, 10/30/00, 10/31/00, 11/1/00, 11/2/00, 11/3/00, 11/4/00, 11/5/00, 11/6/00, 11/7/00, 11/8/00, 11/9/00, 11/10/00, 11/11/00, 11/12/00, 11/13/00, 11/14/00, 11/15/00, 11/16/00, 11/17/00, 11/18/00, 11/19/00, 11/20/00, 11/21/00, 11/22/00, 11/23/00, 11/24/00, 11/25/00, 11/26/00, 11/27/00, 11/28/00, 11/29/00, 11/30/00, 12/1/00, 12/2/00, 12/3/00, 12/4/00, 12/5/00, 12/6/00, 12/7/00, 12/8/00, 12/9/00, 12/10/00, 12/11/00, 12/12/00, 12/13/00, 12/14/00, 12/15/00, 12/16/00, 12/17/00, 12/18/00, 12/19/00, 12/20/00, 12/21/00, 12/22/00, 12/23/00, 12/24/00, 12/25/00, 12/26/00, 12/27/00, 12/28/00, 12/29/00, 12/30/00, 12/31/00, 1/1/01, 1/2/01, 1/3/01, 1/4/01, 1/5/01, 1/6/01, 1/7/01, 1/8/01, 1/9/01, 1/10/01, 1/11/01, 1/12/01, 1/13/01, 1/14/01, 1/15/01, 1/16/01, 1/17/01, 1/18/01, 1/19/01, 1/20/01, 1/21/01, 1/22/01, 1/23/01, 1/24/01, 1/25/01, 1/26/01, 1/27/01, 1/28/01, 1/29/01, 1/30/01, 1/31/01, 2/1/01, 2/2/01, 2/3/01, 2/4/01, 2/5/01, 2/6/01, 2/7/01, 2/8/01, 2/9/01, 2/10/01, 2/11/01, 2/12/01, 2/13/01, 2/14/01, 2/15/01, 2/16/01, 2/17/01, 2/18/01, 2/19/01, 2/20/01, 2/21/01, 2/22/01, 2/23/01, 2/24/01, 2/25/01, 2/26/01, 2/27/01, 2/28/01, 2/29/01, 2/30/01, 3/1/01, 3/2/01, 3/3/01, 3/4/01, 3/5/01, 3/6/01, 3/7/01, 3/8/01, 3/9/01, 3/10/01, 3/11/01, 3/12/01, 3/13/01, 3/14/01, 3/15/01, 3/16/01, 3/17/01, 3/18/01, 3/19/01, 3/20/01, 3/21/01, 3/22/01, 3/23/01, 3/24/01, 3/25/01, 3/26/01, 3/27/01, 3/28/01, 3/29/01, 3/30/01, 3/31/01, 4/1/01, 4/2/01, 4/3/01, 4/4/01, 4/5/01, 4/6/01, 4/7/01, 4/8/01, 4/9/01, 4/10/01, 4/11/01, 4/12/01, 4/13/01, 4/14/01, 4/15/01, 4/16/01, 4/17/01, 4/18/01, 4/19/01, 4/20/01, 4/21/01, 4/22/01, 4/23/01, 4/24/01, 4/25/01, 4/26/01, 4/27/01, 4/28/01, 4/29/01, 4/30/01, 5/1/01, 5/2/01, 5/3/01, 5/4/01, 5/5/01, 5/6/01, 5/7/01, 5/8/01, 5/9/01, 5/10/01, 5/11/01, 5/12/01, 5/13/01, 5/14/01, 5/15/01, 5/16/01, 5/17/01, 5/18/01, 5/19/01, 5/20/01, 5/21/01, 5/22/01, 5/23/01, 5/24/01, 5/25/01, 5/26/01, 5/27/01, 5/28/01, 5/29/01, 5/30/01, 5/31/01, 6/1/01, 6/2/01, 6/3/01, 6/4/01, 6/5/01, 6/6/01, 6/7/01, 6/8/01, 6/9/01, 6/10/01, 6/11/01, 6/12/01, 6/13/01, 6/14/01, 6/15/01, 6/16/01, 6/17/01, 6/

## PARCEL "H" LEGAL DESCRIPTION

THAT PART OF BLOCKS 29, 30, 32, 33 AND 34 OF OAK PARK SUBDIVISION OF PART OF SECTIONS 1 AND 2 OF SMITH'S RESERVATION AND PART OF ST. JOHN STREET AND OTHER VACATED STREETS AND PART OF THE OLD RAILROAD RIGHT OF WAY AND OTHER LANDS IN THE CITY OF FLINT, GENESEE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 25 OF PLAT OF FLANDERS & HOURANS SUBDIVISION; THENCE NORTH 24 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF ST. JOHN STREET, 211.50 FEET; THENCE NORTH 65 DEGREES 47 MINUTES 00 SECONDS WEST, 2.35 FEET; THENCE NORTH 64 DEGREES 31 MINUTES 55 SECONDS WEST 158.28 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 11 SECONDS EAST, 1.25 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 20 SECONDS WEST, 19.17 FEET; THENCE NORTH 17 DEGREES 08 MINUTES 12 SECONDS EAST, 154.66 FEET; THENCE NORTH 20 DEGREES 09 MINUTES 39 SECONDS EAST, 288.13 FEET; THENCE NORTH 19 DEGREES 17 MINUTES 08 SECONDS EAST, 136.95 FEET; THENCE NORTH 22 DEGREES 04 MINUTES 49 SECONDS EAST, 50.04 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 29 SECONDS EAST, 150.06 FEET; THENCE NORTH 20 DEGREES 22 MINUTES 22 SECONDS EAST, 110.76 FEET; THENCE NORTH 18 DEGREES 10 MINUTES 21 SECONDS EAST, 240.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH RADIUS OF 1128.83 FEET, A DISTANCE OF 144.58 FEET, THE LONG CHORD BEARING NORTH 21 DEGREES 50 MINUTES 20 SECONDS EAST, 144.48 FEET; THENCE NORTH 65 DEGREES 35 MINUTES 31 SECONDS WEST, 18.63 FEET; THENCE N 14°02'16" E, 133.52 FEET TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE N 14°02'16" E, 42.07 FEET; THENCE NORTH 15 DEGREES 44 MINUTES 18 SECONDS EAST, 271.61 FEET; THENCE NORTH 78 DEGREES 57 MINUTES 09 SECONDS WEST, 23.05 FEET; THENCE NORTH 11 DEGREES 47 MINUTES 00 SECONDS EAST, 98.38 FEET; THENCE NORTH 67 DEGREES 01 MINUTES 34 SECONDS WEST, 0.61 FEET; THENCE NORTH 12 DEGREES 12 MINUTES 19 SECONDS EAST, 165.28 FEET TO A FOUND POINT ON THE SOUTHERLY LINE OF HAMILTON AVENUE; THENCE ALONG SAID HAMILTON AVENUE, AS MONUMENTED, SOUTH 89 DEGREES 06 MINUTES 53 SECONDS EAST 62.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, 33.97 FEET TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT, WITH RADIUS OF 597.53 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.67 FEET, THE LONG CHORD BEING SOUTH 74 DEGREES 59 MINUTES 40 SECONDS EAST, 60.64 FEET TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.86 FEET THE LONG CHORD BEING SOUTH 51 DEGREES 48 MINUTES 09 SECONDS EAST 31.20 FEET TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 587.53 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.12 FEET, THE LONG CHORD BEING SOUTH 64 DEGREES 34 MINUTES 42 SECONDS EAST, 75.07 FEET TO THE PT OF SAID CURVE; THENCE SOUTH 61 DEGREES 53 MINUTES 32 SECONDS EAST, 5.55 FEET TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 94.30 FEET; THENCE ALONG THE ARC OF SAID CURVE ENTERING THE WESTERLY RIGHT OF WAY LINE OF JAMES P. COLE BOULEVARD, A DISTANCE OF 104.95 FEET, THE LONG CHORD BEING SOUTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, 99.62 FEET TO THE PT OF SAID CURVE; THENCE SOUTH 02 DEGREES 02 MINUTES 06 SECONDS WEST 98.42 FEET; THENCE SOUTH 71 DEGREES 22 MINUTES 00 SECONDS EAST, 1.45 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 06 SECONDS WEST, 300.76 FEET TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 1406.46 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.31 FEET THE LONG CHORD BEING SOUTH 04 DEGREES 22 MINUTES 30 SECONDS WEST 115.28 FEET TO THE PT OF SAID CURVE; THENCE NORTH 74 DEGREES 54 MINUTES 02 SECONDS WEST, 409.90 FEET TO THE POINT OF BEGINNING. CONTAINING 4.81 ACRES OF LAND AND SUBJECT TO RESTRICTIONS OF RECORD, IF ANY.



## ATTACHMENT C

### Project Description – See attached Project Description

#### Project Summary

<b>Type of Use:</b>	Industrial
<b>Square Footage:</b>	Approximately 75,000 square feet of proposed new construction building on 4.81 acres of improved commercial and industrial land
<b>Number of Housing Units:</b>	Not Applicable
<b>Total Investment:</b>	\$11,535,366.00 (excluding land costs) by Developer, plus additional investments for Furniture, Fixtures and Equipment (FF&E) will be made by individual Tenants
<b>Additional Incentives:</b>	In addition to Brownfield TIF, Developer is seeking tax abatements, Grants and Loans as well as Job Training and other incentives
<b>Estimated Jobs – Construction:</b>	33.8 FTE Jobs over 10 month estimated construction period
<b>Estimated Jobs – Permanent:</b>	TBD based on tenants recruited for occupancy; estimated to be 52.1 FTE jobs based on building square footage
<b>Project Timeline:</b>	Developer intends to start redevelopment activities after final approval of all incentives

# Attachment C

## Brownfield Plan for James P Cole Venture, LLC

*Provide a description of the project to be completed at the Property (the "Project")*

*Include details regarding development team, total investment amount, description of project use, number of temporary and permanent jobs, and additional financing incentives (IFT). See attached for Project renderings.*

### **Project Description**

The proposed redevelopment site is on Parcel "H" of the former DuPont Industrial Facility located at 1809 James P. Cole Boulevard in Flint, Genesee County, Michigan 48503 (the "Property"). The Property has been vacant and unoccupied for a number of years.

The Property is a proposed to be redeveloped into a single or multi-tenant industrial building. According to information provided by Developer, the existing infrastructure and improvements will be demolished to make way for 75,000 square feet of proposed new construction on 4.81 acres of improved commercial and industrial land (the "Project").

The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes.

The Project is currently projected to be an estimated \$11,535,366.00 (excluding land costs) investment by Developer plus any furniture, fixtures and equipment (FF&E) and other Personal Property of the proposed tenant(s) (Operators).

Developer does not currently employ any employees at the Property as there are no existing operations.

The completion of this Project is estimated to create an average of 33.8 Full Time Equivalent (FTE) construction jobs per year during the nine (9) month estimated construction phase (.8 year) for each of the buildings comprising the Project within the City of Flint, Genesee County, Michigan resulting in an estimated annualized construction payroll of \$5,148,000.00 or more per year for the construction phase (estimated \$3,861,000.00 or more) for the nine (9) month construction period.

As the proposed tenant(s) for the new building have not yet been identified, the actual estimated new full-time jobs being created by the Project are not yet determined. However, using U.S. Energy Information Administration (USEIA), Office of Energy Consumption and Efficiency Statistics, job creation can be estimated based on the proposed building square footage and national ratios for jobs on a per square foot basis. As the new industrial building is proposed to be 75,000 ft<sup>2</sup> and based on the USEIA data of "Median square feet per worker" of 1,442 ft<sup>2</sup>, the estimated number of FTE new jobs to be created is 52.1.

See: <https://www.eia.gov/consumption/commercial/data/2012/bc/cfm/b2.php>



According to Payscale.com, the "Average Production Worker Hourly Pay in Flint, Michigan is \$13.24."

See:

[https://www.payscale.com/research/US/Job=Production\\_Worker/Hourly\\_Rate/32d28c9e/Flint-MI](https://www.payscale.com/research/US/Job=Production_Worker/Hourly_Rate/32d28c9e/Flint-MI)

Based on the foregoing projections, the estimated 52.1 new permanent FTE jobs payroll being created by the Project is broken into two classifications:

- 44.1 FTE X \$13.24/Hour for 40 hours per week for 52 weeks/year = \$1,496,083.68; and
- 8.0 FTE X \$25.00/Hour for 40 hours per week for 52 weeks/year = \$416,000.00

for a total estimated payroll of **\$1,912,083.68**.

**Development Team**

**Developer/Entity**

James P Cole Venture, LLC  
Attn: Ms. Mona Navitsky  
c/o Dearborn Capital Partners, LLC  
980 North Michigan, Suite 1620  
Chicago, IL 60611  
Attn: Mr. Brien Wloch; Managing Member  
M: (312) 543-1250  
E: [mona.navitsky@dearcapcre.com](mailto:mona.navitsky@dearcapcre.com)

**Entity Members**

Please see the attached Ownership Description

**Brownfield Redevelopment Consultant and Primary Point of Contact**

Mr. Nicholas G. Maloof, RPG  
President and General Counsel  
Associated Environmental Services, LLC  
40701 Woodward Avenue, Suite 50  
Bloomfield Hills, Michigan 48304  
T (248) 203-9898  
M (248) 250-2525  
E [ngm@associatedenvironmental.net](mailto:ngm@associatedenvironmental.net)  
W [www.associatedenvironmental.net](http://www.associatedenvironmental.net)

**Primary Environmental Consultant for Developer**

To Be Determined (TBD)

T ( ) \_\_\_\_ - \_\_\_\_

M ( ) \_\_\_\_ - \_\_\_\_

E \_\_\_\_\_

W [www.\\_\\_\\_\\_\\_.net](http://www._____.net)

**Status of the site planning/permitting process** The Project will be undergoing site plan and zoning review by the City of Flint Engineering Department and Planning & Development Departments, and is therefore subject to change as part of the approval processes.

**Other Incentives** In addition to Brownfield TIF, Developer intends to apply for Grants, Loans and Job Training incentives.

Tenant(s)/Occupant(s) intend to apply for an Industrial Facilities Tax Abatement under the Plant Rehabilitation and Industrial Development Districts Act, P.A. 198 of 1974, as amended for a 12 year period.

See attached for Project drawings and renderings.







**ATTACHMENT D**

**Supportive Letters**

OFFICE OF THE CITY COUNCIL



MEMORANDUM

To: Whom It May Concern  
From: Janell Johnson - City Council Secretary  
Date: November 24, 2021  
RE: **CITY COUNCIL APPROVED RESOLUTIONS/ORDINANCES  
(November 22, 2021)**

The attached copies of City Council APPROVED resolutions (as listed below) are being distributed to you as a matter of record.

If applicable, ordinances as approved by council are also included.

RESOLUTIONS (as ADOPTED by City Council – November 22, 2021)

210233.1 210560 210562

ORDINANCES (as ADOPTED by City Council – November 22, 2021)



RESOLUTION NO.:

210233.1

JUN 14 2021

PRESENTED:

ADOPTED:

NOV 23 2021

**RESOLUTION APPROVING CITY OF FLINT BROWNFIELD REDEVELOPMENT  
AUTHORITY BROWNFIELD PLAN FOR THE JAMES P. COLE PROJECT**

(1809 James P. Cole)

**BY THE CITY ADMINISTRATOR:**

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 the City Council a brownfield plan for one (1) or more parcels of eligible properties.

Pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed brownfield plan for 1809 James P. Cole (the Plan).

The required notice of the public hearing on the proposed Plan was given in accordance with section 13 of Act 381, and such hearing held by the City Council on March 8, 2021.

Once approved, the brownfield plan will allow of 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 \$2,541,508.

**IT IS RESOLVED, THAT:**

1. 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.

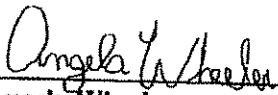
"Plan" means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

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

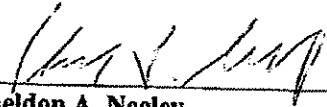
2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The City Council hereby determines that it is in the best interest of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.
4. Review Considerations. As required by act 381, including consideration of the criteria of "facility" as defined in act 381;
  - a. Portions of the property designated in the Plan meet the definition of Eligible Property, as described in act 381, including consideration of the criteria of "facility" as defined in Act 381;
  - b. The Plan meets the requirements set forth in section 13 of Act 381.

- c. The proposed method of financing the costs of eligible activities is feasible and the authority has the ability to arrange the financing.
  - d. The costs of eligible activities proposed are reasonable and necessary to carry out the purpose of Act 381.
  - e. The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.
5. 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.
  6. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in 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.
  7. 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.
  8. 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 20 days after the Tax Increment Revenues are collected.
  9. 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 representation 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.
  10. Repealer. All of this resolution and parts of resolutions insofar as they conflict with the provisions of this resolution shall be rescinded.

Approved as to Form:

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

ADMINISTRATION:

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

  
 \_\_\_\_\_

Eric Mays, President





**CITY OF FLINT**

**RESOLUTION STAFF REVIEW FORM**

**TODAY'S DATE:** 2/3/2021

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Brownfield Plan Approval

**PREPARED BY** Khalfani Stephens  
*(Please type name and Department)*

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

This is a resolution to establish a brownfield plan for 1809 James P. Cole. The project is estimated to be approximately \$14.25 Million and will result in approximately 110K SF of renovated industrial space and 190K of new industrial space. New job creation is TBD.

**FINANCIAL IMPLICATIONS:** This will reduce the taxes collected for up to 30 years (see attached table)

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

Dept.	Name of Account	Account Number	Grant Code	Amount
<b>FY19/20 GRAND TOTAL</b>				

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



**CITY OF FLINT**

**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**

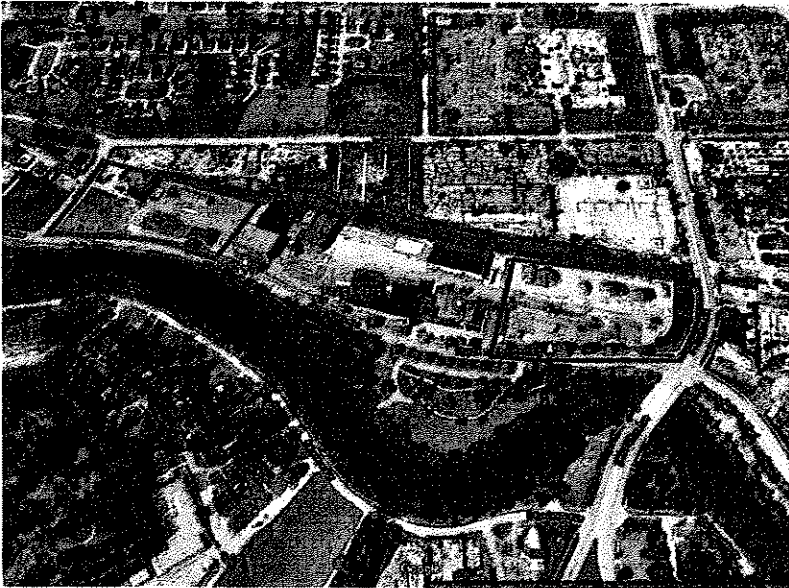
**BUDGET YEAR 3**

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


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

**DEPARTMENT HEAD SIGNATURE:** \_\_\_Khalfani Stephens, Economic Development Director  
*(PLEASE TYPE NAME, TITLE)*

CITY OF FLINT  
BROWNFIELD REDEVELOPMENT AUTHORITY



BROWNFIELD PLAN FOR THE  
PROPOSED DUPONT INDUSTRIAL FACILITY  
REDEVELOPMENT PROJECT

Prepared for	Prepared By
 <p><b>DEARBORN CAPITAL</b> Commercial Real Estate Financing</p> <p>James P Cole Venture, LLC Attn: Ms. Mona Navitsky c/o Dearborn Capital Partners, LLC 980 North Michigan, Suite 1620 Chicago, IL 60611 Attn: Mr. Brien Wloch; Managing Member M (312) 543-1250 E <a href="mailto:mona.navitsky@dearcapcre.com">mona.navitsky@dearcapcre.com</a></p>	<p><b>ASSOCIATED ENVIRONMENTAL SERVICES INC</b></p> <p>Mr. Nicholas G. Maloof, RPG President and General Counsel Associated Environmental Services, LLC 40701 Woodward Avenue, Suite 50 Bloomfield Hills, MI 48304 T (248) 203-9898 M (248) 250-2525 E <a href="mailto:ngm@associatedenvironmental.net">ngm@associatedenvironmental.net</a> W <a href="http://www.associatedenvironmental.net">www.associatedenvironmental.net</a></p>

Plan Preparation Date: **October 31, 2020**

Approved by the Brownfield Redevelopment Authority on: \_\_\_\_\_

Approved by the Flint City Council on: \_\_\_\_\_

## ATTACHMENT E

### Estimated Cost of Eligible Activities Tables

#### ESTIMATED COST OF ELIGIBLE ACTIVITIES SUMMARY

Description of Eligible Activities	Estimated Cost EGLE & MSF	Activity Total <sup>1</sup>
Brownfield Plan and Act 381 Work Plan; Legal and Implementation	\$165,000.00	\$165,000.00
Baseline Environmental Assessment Activities	\$22,900.00	\$22,900.00
Due Care Activities	\$328,500.00	\$328,500.00
Response Activities	\$83,500.00	\$83,500.00
Lead, Asbestos and Mold Abatement Activities	\$84,000.00	\$84,000.00
Demolition Activities	\$1,166,956.00	\$1,166,956.00
Infrastructure Improvements	\$990,720.00	\$990,720.00
Site Preparation	\$318,200.00	\$318,200.00
<b>Sub-Total Site Eligible Activities</b>	<b>\$3,159,776.00</b>	<b>\$3,159,776.00</b>
FBRA Administration Costs		\$1,086,350.00
Local Site Remediation Revolving Fund		\$298,088.00
<b>Total Estimated Cost to be Funded Through TIF<sup>1</sup></b>		<b>\$4,544,214.00</b>

<sup>1</sup>Does not include 15% Act 381 Contingency or Developer Interest

**TABLE 1 - TOTAL PROPOSED EGLE ELIGIBLE ACTIVITY COSTS  
BROWNFIELD PLAN  
PROPOSED FORMER DUPONT SITE REDEVELOPMENT (75,000 ft2 bldg)  
CITY OF FLINT, GENESEE COUNTY, MICHIGAN**

Eligible Activity Description	Brownfield Property Cost		
<b>DEPARTMENT SPECIFIC ACTIVITIES (MCL §125.2652(2)(l)) ELIGIBLE ACTIVITY COSTS</b>			
<b>Baseline Environmental Assessments (MCL §125.2652(2)(l))</b>	<b>Local TIF Capture Only</b>	<b>State and Local TIF Capture</b>	<b>TOTAL</b>
Phase I Environmental Site Assessment	\$0	\$2,400	\$2,400
Phase II Environmental Site Assessment	\$0	\$15,000	\$15,000
Baseline Environmental Assessment	\$0	\$3,500	\$3,500
7a Due Care Plan	\$0	\$2,000	\$2,000
<b>Due Care Activities (MCL §125.2652(2)(l) and (m))</b>			
Section 7aCA Due Care Plan - Revisions/Documentation of Due Care Compliance	\$0	\$4,500	\$4,500
Additional Due Care Phase II ESA Environmental Due Diligence Activities	\$0	\$40,000	\$40,000
Additional Due Care Phase II ESA Environmental Due Diligence Reporting Activities	\$0	\$3,500	\$3,500
Treatment/Disposal of Contaminated Groundwater During Construction (if necessary)	\$0	\$40,000	\$40,000
Soil Staging, Loading, Transportation, and Disposal	\$0	\$35,000	\$35,000
Soil Verification Sampling (if necessary)	\$0	\$25,000	\$25,000
Soil Backfill (Soil, soil placement & compaction)	\$0	\$5,000	\$5,000
Health & Safety Plan	\$0	\$2,500	\$2,500
Project Management	\$0	\$15,000	\$15,000
Soil Erosion Measures	\$0	\$3,000	\$3,000
Incremental Costs for Greenspace Encapsulation (as necessary)	\$0	\$30,000	\$30,000
Incremental Costs for Encapsulation (Engineering controls for Building and Parking)	\$0	\$50,000	\$50,000
Soil Vapor Assessment and Pilot Test	\$0	\$5,000	\$5,000
Soil Vapor Barrier / Sub-slab Depressurization System	\$0	\$65,000	\$65,000
Work Plans, Engineering, Specifications and Reports	\$0	\$5,000	\$5,000
<b>Response Activities (MCL §125.2652(2)(l) and (oo)(i) and (ii))</b>			
Hoist, Trench and Other former Equipment Removal Related Activities (if present)	\$0	\$15,000	\$15,000
UST Removal and Closure (if identified during excavation)	\$0	\$50,000	\$50,000
UST Removal Observation, Sampling and Report (if identified during excavation)	\$0	\$12,000	\$12,000
Work Plans, Engineering, Specifications and Reports	\$0	\$6,500	\$6,500
<b>ENVIRONMENTAL COSTS SUBTOTAL</b>	<b>\$0</b>	<b>\$434,900</b>	<b>\$434,900</b>
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY AND ADMINISTRATIVE COSTS</b>			
<b>Contingency</b>			
Contingency (15% of Subtotal NOT including completed BEA Activities)	\$0.00	\$61,800	\$61,800
Brownfield Plan, Act 381 Work Plan & Related Documents (MCL §125.2652(2)(o)(i)(D) & §125.2663b7(a)(iii))		\$45,000	\$45,000
Legal and Consulting Fees (MCL §125.2652(2)(o)(i)(D) & §125.2663b7(a)(iii))		\$45,000	\$45,000
Brownfield Plan and Act 381 Work Plan Implementation (MCL §125.2663b7(a)(ii))		\$15,000	\$15,000
<b>ELIGIBLE ACTIVITY COSTS SUBTOTAL</b>	<b>\$0</b>	<b>\$601,700</b>	<b>\$601,700</b>
<b>Agency Administrative Costs</b>			
State Act 381 Work Plan Review (No longer charged by State)	\$0	\$0	\$0
<b>DBRA Administrative and Operating Costs (15% of TIR Annually)</b>		\$1,086,350	\$1,086,350
<b>GRAND TOTAL</b>	<b>\$0</b>	<b>\$1,688,050</b>	<b>\$1,688,050</b>

**TABLE 2 - TOTAL PROPOSED MSF ELIGIBLE ACTIVITY COSTS  
PROPOSED FORMER DUPONT SITE REDEVELOPMENT (75,000 ft2 bldg)  
CITY OF FLINT, GENESEE COUNTY, MICHIGAN**

Eligible Activity Description	Brownfield Property Cost
<b>ELIGIBLE ACTIVITIES (MCL 125.2652(2)(o)) MSF ELIGIBLE ACTIVITY COSTS</b>	
<b>Lead, Asbestos and Mold Abatement (MCL §125.2652(2)(o)(i)(G))</b>	
Pre Demolition Hazardous Materials Environmental Assessment (HMEA)	\$15,000
Bid Specs and Bid Evaluation (for HazMat Abatement)	\$5,000
Lead, Asbestos and Mold Abatement Consulting, Management, Design and Planning, Air Monitoring	\$8,000
Site Security (HazMat Abatement and Demolition)	\$6,000
Pre Demolition Asbestos, Lead and Hazardous Materials Abatement	\$50,000
<b>Demolition Activities (MCL §125.2652(2)(o)(i)(F))</b>	
Demolition Engineering, Design and Management, Bid Specs and Evaluation	\$15,000
Demolition of Building (Interior and Exterior, Incl Demo & Disp)	\$190,000
Demolition of Building (Foundation removal and Utility disconnect and removal)	\$926,956
Demolition of Building (Pavement removal)	\$35,000
<b>Infrastructure Improvements (MCL §125.2652(2)(o)(ii)(B))</b>	
Utility Connection & Installation - New site utilities/Utility relocation (water, sewer, gas, etc.)	\$456,000
Utility Connection & Installation - Retention/Detention	\$0
Public Infrastructure - Storm Sewer	\$30,000
Public Infrastructure - James P. Cole Right-of-Way	\$0
Public Infrastructure - Water Main for Fire Protection	\$504,720
Public Infrastructure -	\$0
<b>Site Preparation (MCL §125.2652(2)(o)(ii)(C))</b>	
Geotechnical Testing & Evaluation	\$20,000
Soil Mitigation activities	\$0
Geotechnically Non-viable Soils Removal	\$0
Site Preparation (Exc., Debris removal, etc.)	\$25,000
Site Preparation (Rough Grading, etc.)	\$132,000
Site Preparation (Finished Grading, etc.)	\$98,200
Site Preparation (Specialized foundations)	\$0
Site Preparation (Sheeting, shoring, etc.)	\$0
Site Preparation - Excavation	\$35,000
Site Preparation - Pumping of Groundwater	\$8,000
<i>MSF ELIGIBLE ACTIVITY COSTS SUBTOTAL</i>	
\$2,559,876	
<b>TOTAL ELIGIBLE ACTIVITY COSTS PLUS CONTINGENCY</b>	
Contingency (15% of Subtotal)	
\$383,981	
Plan, Act 381 Work Plan and Related Documents (MCL §125.2652(2)(o)(i)(D) & §125.2663b7(a)(iii))	\$45,000
Brownfield Plan and Act 381 Work Plan Implementation (MCL §125.2663b7(a)(iii))	\$15,000
<b>GRAND TOTAL</b>	
<b>\$3,003,857</b>	



**ATTACHMENT F**

**TIF Tables**

FINAL FOR REVIEW AND APPROVAL

Tax Increment Revenue Capture Estimates  
Former DuPont Facility Redevelopment  
James P. Cole Blvd  
Flint, Genesee County, Michigan  
October 20, 2023

EXHIBIT A-11F TABLE

Calendar Year	Estimated Taxable Value (TV) Increase Rate, 1% per year																
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
State Education Tax (SET)	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785	\$ 27,785
School Operating Tax	\$ 3,172,226	\$ 3,202,948	\$ 3,235,987	\$ 3,269,347	\$ 3,303,031	\$ 3,337,041	\$ 3,371,381	\$ 3,406,056	\$ 3,441,066	\$ 3,476,411	\$ 3,512,091	\$ 3,548,101	\$ 3,584,441	\$ 3,621,111	\$ 3,658,111	\$ 3,695,441	\$ 3,733,111
Incremental Difference (New TV - Base TV)	\$ 3,144,441	\$ 3,176,163	\$ 3,208,202	\$ 3,240,562	\$ 3,273,246	\$ 3,306,256	\$ 3,339,596	\$ 3,373,270	\$ 3,407,281	\$ 3,441,631	\$ 3,476,326	\$ 3,511,367	\$ 3,546,758	\$ 3,582,491	\$ 3,618,567	\$ 3,654,987	\$ 3,691,751
<b>School Capture</b>																	
State Education Tax (SET)	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867	\$ 18,867
School Operating Tax	\$ 56,600	\$ 57,171	\$ 57,743	\$ 58,316	\$ 58,891	\$ 59,467	\$ 60,044	\$ 60,622	\$ 61,201	\$ 61,781	\$ 62,362	\$ 62,944	\$ 63,527	\$ 64,111	\$ 64,696	\$ 65,281	\$ 65,867
<b>School Total</b>	\$ 75,467	\$ 76,038	\$ 76,610	\$ 77,183	\$ 77,756	\$ 78,329	\$ 78,902	\$ 79,475	\$ 80,048	\$ 80,621	\$ 81,194	\$ 81,767	\$ 82,340	\$ 82,913	\$ 83,486	\$ 84,059	\$ 84,632
<b>Local Capture</b>																	
County Operating	\$ 16,855	\$ 17,236	\$ 17,617	\$ 17,998	\$ 18,379	\$ 18,760	\$ 19,141	\$ 19,522	\$ 19,903	\$ 20,284	\$ 20,665	\$ 21,046	\$ 21,427	\$ 21,808	\$ 22,189	\$ 22,570	\$ 22,951
Library	\$ 23,378	\$ 23,759	\$ 24,140	\$ 24,521	\$ 24,902	\$ 25,283	\$ 25,664	\$ 26,045	\$ 26,426	\$ 26,807	\$ 27,188	\$ 27,569	\$ 27,950	\$ 28,331	\$ 28,712	\$ 29,093	\$ 29,474
Public Safety (Police, Fire, Police Services)	\$ 25,156	\$ 25,469	\$ 25,782	\$ 26,095	\$ 26,408	\$ 26,721	\$ 27,034	\$ 27,347	\$ 27,660	\$ 27,973	\$ 28,286	\$ 28,600	\$ 28,913	\$ 29,226	\$ 29,539	\$ 29,852	\$ 30,165
Misc. Levies (County, Airport, Public Improvements, etc.)	\$ 26,954	\$ 27,276	\$ 27,598	\$ 27,920	\$ 28,242	\$ 28,564	\$ 28,886	\$ 29,208	\$ 29,530	\$ 29,852	\$ 30,174	\$ 30,496	\$ 30,818	\$ 31,140	\$ 31,462	\$ 31,784	\$ 32,106
Genesee County Parks	\$ 2,158	\$ 2,182	\$ 2,206	\$ 2,230	\$ 2,254	\$ 2,278	\$ 2,302	\$ 2,326	\$ 2,350	\$ 2,374	\$ 2,398	\$ 2,422	\$ 2,446	\$ 2,470	\$ 2,494	\$ 2,518	\$ 2,542
Parks and Rec	\$ 1,572	\$ 1,588	\$ 1,604	\$ 1,620	\$ 1,636	\$ 1,652	\$ 1,668	\$ 1,684	\$ 1,700	\$ 1,716	\$ 1,732	\$ 1,748	\$ 1,764	\$ 1,780	\$ 1,796	\$ 1,812	\$ 1,828
Genesee ED	\$ 3,950	\$ 4,000	\$ 4,050	\$ 4,100	\$ 4,150	\$ 4,200	\$ 4,250	\$ 4,300	\$ 4,350	\$ 4,400	\$ 4,450	\$ 4,500	\$ 4,550	\$ 4,600	\$ 4,650	\$ 4,700	\$ 4,750
Public Transportation	\$ 1,887	\$ 1,908	\$ 1,929	\$ 1,950	\$ 1,971	\$ 1,992	\$ 2,013	\$ 2,034	\$ 2,055	\$ 2,076	\$ 2,097	\$ 2,118	\$ 2,139	\$ 2,160	\$ 2,181	\$ 2,202	\$ 2,223
Flint Sinking Fund	\$ 3,710	\$ 3,748	\$ 3,786	\$ 3,824	\$ 3,862	\$ 3,900	\$ 3,938	\$ 3,976	\$ 4,014	\$ 4,052	\$ 4,090	\$ 4,128	\$ 4,166	\$ 4,204	\$ 4,242	\$ 4,280	\$ 4,318
CS Most Operating	\$ 6,112	\$ 6,174	\$ 6,236	\$ 6,298	\$ 6,360	\$ 6,422	\$ 6,484	\$ 6,546	\$ 6,608	\$ 6,670	\$ 6,732	\$ 6,794	\$ 6,856	\$ 6,918	\$ 6,980	\$ 7,042	\$ 7,104
<b>Local Total</b>	\$ 66,324	\$ 67,796	\$ 69,268	\$ 70,740	\$ 72,212	\$ 73,684	\$ 75,156	\$ 76,628	\$ 78,100	\$ 79,572	\$ 81,044	\$ 82,516	\$ 83,988	\$ 85,460	\$ 86,932	\$ 88,404	\$ 89,876
<b>Total Tax Increment Revenue (TRR) Available for Capture</b>	\$ 141,791	\$ 143,834	\$ 145,877	\$ 147,920	\$ 149,963	\$ 152,006	\$ 154,049	\$ 156,092	\$ 158,135	\$ 160,178	\$ 162,221	\$ 164,264	\$ 166,307	\$ 168,350	\$ 170,393	\$ 172,436	\$ 174,479
<b>Total Tax Increment Revenue (TRR) Available for Capture</b>	\$ 207,951	\$ 210,869	\$ 213,787	\$ 216,705	\$ 219,623	\$ 222,541	\$ 225,459	\$ 228,377	\$ 231,295	\$ 234,213	\$ 237,131	\$ 240,049	\$ 242,967	\$ 245,885	\$ 248,803	\$ 251,721	\$ 254,639

REVISION:



FINAL FOR REVIEW AND APPROVAL

Tax Increment Revenue Capture Estimates  
Former DuPont Facility Redevelopment  
James P. Cole Blvd  
Flint, Genesee County, Michigan  
October 20, 2023

EXHIBIT A: TIF TABLE

School/Entity	2018	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
<b>Estimated Taxable Value (TV) Increase Rate</b>														
State Education Tax (SET)	\$ 32,325	\$ 32,600	\$ 32,828	\$ 33,056	\$ 33,290	\$ 33,524	\$ 33,761	\$ 34,001	\$ 34,242	\$ 34,486	\$ 34,733	\$ 34,982	\$ 35,233	\$ 657,072
School Operating Tax	\$ 67,124	\$ 67,600	\$ 68,083	\$ 68,571	\$ 69,070	\$ 69,573	\$ 70,084	\$ 70,602	\$ 71,127	\$ 71,659	\$ 72,197	\$ 72,741	\$ 73,291	\$ 1,371,216
<b>School Total</b>	\$ 100,449	\$ 100,200	\$ 100,911	\$ 101,627	\$ 102,340	\$ 103,057	\$ 103,785	\$ 104,603	\$ 105,429	\$ 106,265	\$ 107,110	\$ 107,963	\$ 108,824	\$ 2,028,288
<b>Wedge Rate</b>														
County Operating	\$ 20,108	\$ 20,310	\$ 20,515	\$ 20,721	\$ 20,930	\$ 21,141	\$ 21,354	\$ 21,569	\$ 21,786	\$ 22,005	\$ 22,227	\$ 22,451	\$ 22,677	\$ 500,500
Library	\$ 14,916	\$ 15,057	\$ 15,218	\$ 15,377	\$ 15,527	\$ 15,683	\$ 15,841	\$ 16,000	\$ 16,162	\$ 16,324	\$ 16,489	\$ 16,655	\$ 16,822	\$ 438,048
Flint Operating	\$ 27,988	\$ 28,250	\$ 28,515	\$ 28,782	\$ 29,051	\$ 29,322	\$ 29,597	\$ 29,875	\$ 30,157	\$ 30,442	\$ 30,730	\$ 31,021	\$ 31,315	\$ 821,440
Flint Safety (Police, Fire, Police Services)	\$ 78,833	\$ 80,133	\$ 81,433	\$ 82,733	\$ 84,033	\$ 85,333	\$ 86,633	\$ 87,933	\$ 89,233	\$ 90,533	\$ 91,833	\$ 93,133	\$ 94,433	\$ 2,140,000
Misc. Levies (County, Airport, Public Improvements, etc.)	\$ 11,965	\$ 12,287	\$ 12,613	\$ 12,941	\$ 13,271	\$ 13,603	\$ 13,937	\$ 14,273	\$ 14,611	\$ 14,951	\$ 15,293	\$ 15,637	\$ 15,983	\$ 398,716
Genesee County Parks	\$ 2,797	\$ 2,825	\$ 2,853	\$ 2,882	\$ 2,911	\$ 2,941	\$ 2,970	\$ 3,000	\$ 3,030	\$ 3,061	\$ 3,092	\$ 3,123	\$ 3,154	\$ 77,114
Flint and Fire	\$ 1,865	\$ 1,883	\$ 1,902	\$ 1,921	\$ 1,941	\$ 1,960	\$ 1,980	\$ 2,000	\$ 2,020	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 54,756
Genesee ISD	\$ 13,779	\$ 13,918	\$ 14,058	\$ 14,200	\$ 14,343	\$ 14,487	\$ 14,633	\$ 14,780	\$ 14,929	\$ 15,079	\$ 15,231	\$ 15,385	\$ 15,540	\$ 404,647
Public Transportation	\$ 2,237	\$ 2,260	\$ 2,283	\$ 2,306	\$ 2,329	\$ 2,352	\$ 2,376	\$ 2,400	\$ 2,424	\$ 2,448	\$ 2,473	\$ 2,498	\$ 2,523	\$ 65,707
Flint Venkang Fund	\$ 4,400	\$ 4,445	\$ 4,489	\$ 4,535	\$ 4,580	\$ 4,626	\$ 4,673	\$ 4,720	\$ 4,768	\$ 4,816	\$ 4,864	\$ 4,913	\$ 4,961	\$ 128,224
CS Multi Operating	\$ 2,240	\$ 2,282	\$ 2,325	\$ 2,368	\$ 2,411	\$ 2,454	\$ 2,497	\$ 2,540	\$ 2,583	\$ 2,626	\$ 2,669	\$ 2,712	\$ 2,755	\$ 70,869
<b>Local Total</b>	\$ 246,519	\$ 249,108	\$ 251,699	\$ 254,289	\$ 256,880	\$ 259,473	\$ 262,068	\$ 264,665	\$ 267,262	\$ 269,861	\$ 272,461	\$ 275,062	\$ 277,664	\$ 741,891
<b>Non-Captable Taxes</b>														
Flint School Debt	\$ 10,516	\$ 10,627	\$ 10,739	\$ 10,847	\$ 10,946	\$ 11,046	\$ 11,148	\$ 11,250	\$ 11,354	\$ 11,459	\$ 11,564	\$ 11,671	\$ 11,778	\$ 308,874
CS Matt Debt	\$ 2,095	\$ 2,113	\$ 2,130	\$ 2,147	\$ 2,164	\$ 2,181	\$ 2,198	\$ 2,215	\$ 2,232	\$ 2,249	\$ 2,266	\$ 2,283	\$ 2,299	\$ 58,849
Public Library Debt	\$ 6,218	\$ 6,284	\$ 6,350	\$ 6,416	\$ 6,482	\$ 6,548	\$ 6,614	\$ 6,680	\$ 6,747	\$ 6,813	\$ 6,880	\$ 6,947	\$ 7,013	\$ 182,885
<b>TOTAL MILLS</b>	\$ 263,334	\$ 265,935	\$ 268,536	\$ 271,137	\$ 273,738	\$ 276,339	\$ 278,940	\$ 281,541	\$ 284,142	\$ 286,743	\$ 289,344	\$ 291,945	\$ 294,546	\$ 741,891
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	\$ 246,519	\$ 249,108	\$ 251,699	\$ 254,289	\$ 256,880	\$ 259,473	\$ 262,068	\$ 264,665	\$ 267,262	\$ 269,861	\$ 272,461	\$ 275,062	\$ 277,664	\$ 741,891

Continued

Tax Increment Revenue Capture Estimates  
Former DuPont Facility Redevelopment  
James P. Cole Blvd  
Flint, Genesee County, Michigan  
October 20, 2023

EXHIBIT A: TIF TABLE

Description	Estimated Taxable Value (TV) Increase Rate	Plan Year Calendar Year	Section D Capture Summary Table		
			Developer P&I	Local RLF	State Brownfield RLF
Incremental Difference (New TV - Base TV)	Willage Rate	Base Taxable Value	Estimated New TV		
<b>School Capture</b>					
State Education Tax (SET)	6.0000		\$ 340,159.06	\$ 12,553.92	\$299,697.53
School Operating Tax	18.0000		\$ 1,820,670	\$ 21,520.83	
<b>School Total</b>	<b>24.0000</b>				
<b>Local Capture</b>					
County Operating	5.8921		\$ 545,372	\$ 45,128	
Library	4.0000		\$ 404,571	\$ 33,477	
Flint Operating	2.5000		\$ 758,571	\$ 62,768	
Public Safety (Police, Fire, Police Services)	8.0000		\$ 809,142	\$ 66,564	
Misc. Fees (County, Appt, Public Improvements, etc)	8.5719		\$ 494,134	\$ 71,740	
Genesee County Parks	0.5000		\$ 75,857	\$ 6,277	
Parks and Rec	0.5000		\$ 50,571	\$ 4,185	
Genesee ISD	1.6950		\$ 373,723	\$ 30,924	
Public Transportation	0.0000		\$ 60,685	\$ 5,022	
Flint Sinking Fund	1.0000		\$ 119,348	\$ 9,878	
CS Mott Operating	1.8438		\$ 156,601	\$ 19,269	
<b>Local Total</b>	<b>42.1328</b>		<b>\$ 5,989,205</b>	<b>\$ 306,692</b>	<b>\$286,697.53</b>
<b>Total</b>	<b>66.1328</b>				<b>\$ 6,642,896</b>
<b>Non-Capturable Millages</b>					
Flint School Debt	2.87000		\$ 308,824		
CS Mott Debt	0.77000		\$ 78,849		
Public Library Debt	1.07000		\$ 182,885		
<b>Total Non-Capturable Taxes</b>	<b>5.21000</b>		<b>\$ 570,557</b>		
<b>TOTAL MILES</b>					<b>\$ 7,213,253</b>

Total Tax Increment Revenue (TIR) Available for Capture

298425  
43355  
43771 81126  
88353

FINAL FOR REVIEW AND APPROVAL

Tax Increment Revenue Reimbursement Allocation Table  
Former DuPont Facility Redevelopment  
James P. Cole Blvd, Flint, Genesee County, Michigan  
October 20, 2023

EXHIBIT A: TIF TABLE

Developer/Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.25%	\$ 1,308,479	\$ 1,308,479	\$ 2,616,958
Local	63.75%	\$ 2,297,078	\$ 2,297,078	\$ 4,594,156
<b>TOTAL</b>		\$ 3,605,557	\$ 3,605,557	\$ 8,211,114
ESGL	17%	\$ 601,700	\$ -	\$ 601,700
MSF	83%	\$ 3,003,857	\$ -	\$ 3,003,857

Estimated Total Years of Plan: 28

Estimated Capture	
Administrative Fees	\$ 1,035,700
State Brownfield Redevelopment Fund	\$ 236,630
Local Brownfield Revolving Fund	\$ 288,058

	1	2	3	4	5	6	7	8	9	10	11	12
Total State Incremental Revenue	\$ 75,467	\$ 76,228	\$ 76,987	\$ 77,747	\$ 78,506	\$ 79,265	\$ 80,024	\$ 80,783	\$ 81,542	\$ 82,301	\$ 83,060	\$ 83,819
State Brownfield Redevelopment Fund (50% of SET)	\$ 9,433	\$ 9,520	\$ 9,607	\$ 9,694	\$ 9,781	\$ 9,868	\$ 9,955	\$ 10,042	\$ 10,129	\$ 10,216	\$ 10,303	\$ 10,390
State TIR Available for Reimbursement	\$ 66,033	\$ 66,699	\$ 67,372	\$ 68,045	\$ 68,718	\$ 69,391	\$ 70,064	\$ 70,737	\$ 71,410	\$ 72,083	\$ 72,756	\$ 73,429
Total Local Incremental Revenue	\$ 132,484	\$ 133,821	\$ 135,157	\$ 136,494	\$ 137,831	\$ 139,167	\$ 140,504	\$ 141,841	\$ 143,178	\$ 144,515	\$ 145,852	\$ 147,189
BFA Administrative Fee (15% Maximum \$100k/Year)	\$ 31,193	\$ 31,567	\$ 31,941	\$ 32,315	\$ 32,689	\$ 33,063	\$ 33,437	\$ 33,811	\$ 34,185	\$ 34,559	\$ 34,933	\$ 35,307
Local TIR Available for Reimbursement	\$ 101,291	\$ 102,254	\$ 103,216	\$ 104,179	\$ 105,141	\$ 106,104	\$ 107,067	\$ 108,030	\$ 108,993	\$ 109,956	\$ 110,919	\$ 111,882
<b>Total State &amp; Local TIR Available</b>	\$ 176,725	\$ 178,982	\$ 180,589	\$ 182,196	\$ 183,803	\$ 185,410	\$ 187,017	\$ 188,624	\$ 190,231	\$ 191,838	\$ 193,445	\$ 195,052

	1	2	3	4	5	6	7	8	9	10	11	12
<b>DEVELOPER</b>												
DEVELOPER Reimbursement Balance	\$ 3,605,557	\$ 3,498,232	\$ 3,390,907	\$ 3,283,582	\$ 3,176,257	\$ 3,068,932	\$ 2,961,607	\$ 2,854,282	\$ 2,746,957	\$ 2,639,632	\$ 2,532,307	\$ 2,424,982
AVAILABLE TIR (AFTER Developer Principal Reimbursement)	\$ 3,605,557	\$ 3,498,232	\$ 3,390,907	\$ 3,283,582	\$ 3,176,257	\$ 3,068,932	\$ 2,961,607	\$ 2,854,282	\$ 2,746,957	\$ 2,639,632	\$ 2,532,307	\$ 2,424,982
DEVELOPER Interest (5% Simple Interest per Annum)	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278
DEVELOPER Cumulative Interest	\$ 180,278	\$ 360,556	\$ 540,834	\$ 721,112	\$ 901,390	\$ 1,081,668	\$ 1,261,946	\$ 1,442,224	\$ 1,622,502	\$ 1,802,780	\$ 1,983,058	\$ 2,163,336
INTEREST PAYMENTS TO DEVELOPER	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278	\$ 180,278
CUMULATIVE INTEREST PAYMENTS TO DEVELOPER	\$ 180,278	\$ 360,556	\$ 540,834	\$ 721,112	\$ 901,390	\$ 1,081,668	\$ 1,261,946	\$ 1,442,224	\$ 1,622,502	\$ 1,802,780	\$ 1,983,058	\$ 2,163,336

	1	2	3	4	5	6	7	8	9	10	11	12
<b>AVAILABLE TIR (AFTER Developer Reimbursement)</b>												
MSF Non-Environmental Costs	\$ 3,003,857	\$ 2,937,429	\$ 2,871,001	\$ 2,804,573	\$ 2,738,145	\$ 2,671,717	\$ 2,605,289	\$ 2,538,861	\$ 2,472,433	\$ 2,406,005	\$ 2,339,577	\$ 2,273,149
State Tax Reimbursement	\$ 50,590	\$ 51,100	\$ 51,610	\$ 52,120	\$ 52,630	\$ 53,140	\$ 53,650	\$ 54,160	\$ 54,670	\$ 55,180	\$ 55,690	\$ 56,200
Local Tax Reimbursement	\$ 88,812	\$ 89,708	\$ 90,604	\$ 91,500	\$ 92,396	\$ 93,292	\$ 94,188	\$ 95,084	\$ 95,980	\$ 96,876	\$ 97,772	\$ 98,668
<b>Total MSF Reimbursement Balance</b>	\$ 2,864,459	\$ 2,773,648	\$ 2,723,648	\$ 2,673,648	\$ 2,623,648	\$ 2,573,648	\$ 2,523,648	\$ 2,473,648	\$ 2,423,648	\$ 2,373,648	\$ 2,323,648	\$ 2,273,648
ESGL Environmental Costs	\$ 601,700	\$ 597,223	\$ 592,746	\$ 588,269	\$ 583,792	\$ 579,315	\$ 574,838	\$ 570,361	\$ 565,884	\$ 561,407	\$ 556,930	\$ 552,453
State Tax Reimbursement	\$ 10,236	\$ 10,339	\$ 10,442	\$ 10,545	\$ 10,648	\$ 10,751	\$ 10,854	\$ 10,957	\$ 11,060	\$ 11,163	\$ 11,266	\$ 11,369
Local Tax Reimbursement	\$ 17,859	\$ 18,151	\$ 18,443	\$ 18,735	\$ 19,027	\$ 19,319	\$ 19,611	\$ 19,903	\$ 20,195	\$ 20,487	\$ 20,779	\$ 21,071
<b>Total MSF &amp; ESGL Reimbursement Balance</b>	\$ 3,563,445	\$ 3,470,871	\$ 3,378,294	\$ 3,285,717	\$ 3,193,140	\$ 3,100,563	\$ 3,007,986	\$ 2,915,409	\$ 2,822,832	\$ 2,730,255	\$ 2,637,678	\$ 2,545,101

	1	2	3	4	5	6	7	8	9	10	11	12
<b>LOCAL TAX REIMBURSEMENT</b>												
Local Tax Reimbursement	\$ 17,859	\$ 18,151	\$ 18,443	\$ 18,735	\$ 19,027	\$ 19,319	\$ 19,611	\$ 19,903	\$ 20,195	\$ 20,487	\$ 20,779	\$ 21,071
<b>Total Local Only Reimbursement Balance</b>	\$ 17,859	\$ 18,151	\$ 18,443	\$ 18,735	\$ 19,027	\$ 19,319	\$ 19,611	\$ 19,903	\$ 20,195	\$ 20,487	\$ 20,779	\$ 21,071
<b>Total Annual Developer Reimbursement</b>	\$ 3,563,445	\$ 3,470,871	\$ 3,378,294	\$ 3,285,717	\$ 3,193,140	\$ 3,100,563	\$ 3,007,986	\$ 2,915,409	\$ 2,822,832	\$ 2,730,255	\$ 2,637,678	\$ 2,545,101

	1	2	3	4	5	6	7	8	9	10	11	12
<b>LOCAL BROWNFIELD REVOLVING FUND</b>												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* Up to five years of capture for LBRF. Deposits after eligible activities are reimbursed. May be taken from ESGL & Local TIR only.

Footnotes:  
BFA Administrative fee is 15% with a \$100,000 cap. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax-increment revenue available and based upon maximum amount that an authority can capture for administrative fees per PA 381.

**Tax Incremental Revenue Reimbursement Allocation Table**  
**Former DuPont Facility Redevelopment**  
**James P. Cole Blvd, Flint, Genesee County, Michigan**  
**October 20, 2023**

FINAL FOR REVIEW AND APPROVAL

EXHIBIT A: TIF TABLE

	15	16	17	18	19	20	21	22	23	24	25	26	27
<b>DEVELOPER</b>													
DEVELOPER Reimbursement Balance	\$ 910,526	\$ 716,029	\$ 559,529	\$ 321,837	\$ 120,702	\$ 62,250	\$ 28,634	\$ 12,534	\$ 5,408	\$ 2,322	\$ 1,000	\$ 437	\$ 187
AVAILABLE TIF (NET OF DEVELOPER PRINCIPAL) REIMBURSE	\$ 55,154.19	\$ 45,576.37	\$ 35,903.47	\$ 25,676.85	\$ 16,056.85	\$ 8,174.21	\$ 3,750.00	\$ 1,638.00	\$ 720.00	\$ 312.00	\$ 135.00	\$ 57.00	\$ 24.00
DEVELOPER INTEREST (5% SIMPLE INTEREST PER ANNUM)	\$ 1,786,132.25	\$ 1,831,458.57	\$ 1,857,440.04	\$ 1,815,438.69	\$ 1,909,495.53	\$ 1,909,495.53	\$ 1,809,495.53	\$ 1,627,743.21	\$ 1,416,694.61	\$ 1,208,002.83	\$ 997,326.13	\$ 784,471.30	\$ 517,245.16
DEVELOPER CUMULATIVE INTEREST													
INTEREST PAYMENTS TO DEVELOPER													
INTEREST BALANCE OWED TO DEVELOPER													
CUMULATIVE INTEREST PAYMENTS TO DEVELOPER													
<b>LOCAL GOVT</b>													
LOCAL GOVT Reimbursement Balance	\$ 160,422	\$ 162,039	\$ 163,672	\$ 165,321	\$ 166,986	\$ 168,667	\$ 170,364	\$ 172,077	\$ 173,807	\$ 175,552	\$ 177,313	\$ 179,089	\$ 180,881
MP Non-Environmental Costs	\$ 54,218	\$ 54,805	\$ 55,397	\$ 55,994	\$ 56,596	\$ 57,203	\$ 57,815	\$ 58,432	\$ 59,054	\$ 59,681	\$ 60,313	\$ 60,950	\$ 61,592
STATE TIF REIMBURSEMENT	\$ 102,334	\$ 103,234	\$ 104,274	\$ 105,355	\$ 106,478	\$ 107,644	\$ 108,853	\$ 110,107	\$ 111,407	\$ 112,754	\$ 114,148	\$ 115,588	\$ 117,074
LOCAL TIF REIMBURSEMENT	\$ 758,577	\$ 596,538	\$ 452,866	\$ 287,545	\$ 100,559	\$ 66,109	\$ 33,472	\$ 16,922	\$ 8,632	\$ 4,379	\$ 2,189	\$ 1,094	\$ 548
TOTAL MP REIMBURSEMENT BALANCE	\$ 32,134	\$ 32,458	\$ 32,785	\$ 33,115	\$ 33,448	\$ 33,786	\$ 34,127	\$ 34,470	\$ 34,817	\$ 35,168	\$ 35,522	\$ 35,879	\$ 36,239
STATE TIF REIMBURSEMENT	\$ 11,662	\$ 11,779	\$ 11,898	\$ 12,018	\$ 12,139	\$ 12,261	\$ 12,385	\$ 12,509	\$ 12,635	\$ 12,763	\$ 12,891	\$ 13,021	\$ 13,152
LOCAL TIF REIMBURSEMENT	\$ 20,472	\$ 20,679	\$ 20,887	\$ 21,098	\$ 21,310	\$ 21,525	\$ 21,742	\$ 21,961	\$ 22,182	\$ 22,405	\$ 22,631	\$ 22,857	\$ 23,085
TOTAL MSRD REIMBURSEMENT BALANCE	\$ 151,850	\$ 119,492	\$ 86,707	\$ 54,592	\$ 23,443	\$ 11,643	\$ 5,742	\$ 2,739	\$ 1,466	\$ 782	\$ 391	\$ 196	\$ 100
LOCAL GOVT													
LOCAL TIF REIMBURSEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LOCAL ONLY REIMBURSEMENT BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL BROWNFIELD REVOLVING FUND</b>													
LBDF Deposits *													
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LBDF CAPTURE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
* Up to five years of capture for LBDF Deposits after 6													
<b>FOOTNOTES:</b>													
FEDERAL													
FEDERAL administrative fee is 15% with a \$100,000 cap. IT													
proportionate share of all tax increment revenue available													
administrative fees per PA 381.													

Tax Increment Revenue Reimbursement Allocation Table  
 Former DuPont Facility Redevelopment  
 James P. Cole Blvd, Flint, Genesee County, Michigan  
 October 20, 2023

EXHIBIT A. TF TABLE

	2%	3%	TOTAL
Total State Incremental Revenue	\$ 99,938	\$ 100,933	\$ 2,038,267
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ 146,988
State TIR Available for Reimbursement	\$ 99,938	\$ 100,933	\$ 2,885,255
Total Local Incremental Revenue	\$ 175,426	\$ 177,192	\$ 4,614,046
BRA Administrative Fee (15%, Maximum \$100k/Year)	\$ 41,303	\$ 41,719	\$ 1,086,350
Local TIR Available for Reimbursement	\$ 134,123	\$ 135,473	\$ 3,527,696
Total State & Local TIR Available	\$ 234,061	\$ 236,407	\$ 6,412,951
<b>DEVELOPER</b>			
Developer Reimbursement Balance	\$ (2,007,522)	\$ (2,208,729)	\$ -
Developer Interest Payments (Worksheet Attachment)	\$ 234,061	\$ 236,407	\$ 57,289,728.98
Developer Interest (50% Simple Interest per amount)	\$ -	\$ -	\$ 1,988,485.53
OS DEVELOPER CUMULATIVE INTEREST	\$ 96,223.97	\$ -	\$ -
INTEREST PAYMENTS TO DEVELOPER	\$ 96,224	\$ -	\$ 1,909,468.53
INTEREST BALANCE OWED TO DEVELOPER	\$ (137,828.68)	\$ -	\$ -
CUMULATIVE INTEREST PAYMENTS TO DEVELOPER	\$ -	\$ -	\$ -
<b>LOCAL TAX CAPTURE</b>			
MSR High-Environmental Cost	\$ 159,592	\$ 159,558	\$ 4,371,437
State Tax Reimbursement	\$ 70,764	\$ 71,476	\$ 1,684,156
Local Tax Reimbursement	\$ 124,238	\$ 125,479	\$ 2,873,178
Total MSR Reimbursement Balance	\$ (1,705,662)	\$ (1,902,517)	\$ -
SOLE ENVIRONMENTAL COST	\$ 99,059	\$ 99,432	\$ 994,801
State Tax Reimbursement	\$ 24,175	\$ 24,317	\$ 118,043
Local Tax Reimbursement	\$ 24,884	\$ 25,155	\$ 558,185
Total MSOQ Reimbursement Balance	\$ (841,660)	\$ (841,122)	\$ -
Local Only Costs	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 9,039,829
<b>TOTAL BROWNFIELD REDEVELOPING FUND</b>			
LFRR Deposits *	\$ -	\$ -	\$ -
State Tax Capture	\$ 14,123	\$ 14,117	\$ 28,492
Local Tax Capture	\$ 194,123	\$ 195,473	\$ 269,594
Total LFRR Capture	\$ 208,246	\$ 209,590	\$ 298,086
* Up to five years of capture for LFRR Deposits after of			

Footnotes:  
 BRA administrative fee is 15% with a \$100,000 cap. TF proportionate share of all tax increment revenue until administrative fees per PA 381.

**ATTACHMENT G**

**Environmental Department Acknowledgement and Other Environmental Documents**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING DISTRICT OFFICE



C. HEIDI GRETHNER  
DIRECTOR

September 17, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL  
ASSESSMENT**

**BEA ID:** B201802506LA

**Legal Entity:** James P Cole Venture LLC, 27 Forest Lane, South Barrington,  
Illinois 60010

**Property Address:** 1809 James P Cole Boulevard, Flint, Genesee County, Michigan

On September 13, 2018, the Michigan Department of Environmental Quality (MDEQ) received a Baseline Environmental Assessment (BEA) dated September 10, 2018, for the above legal entity and property. This letter is your acknowledgement that the MDEQ has received and recorded the BEA. The MDEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

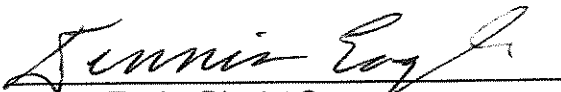
The MDEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the MDEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor  
Lansing District Office  
Remediation and Redevelopment Division  
Michigan Department of Environmental Quality  
525 West Allegan Street  
P.O. Box 30242  
Lansing, Michigan 48909  
517-614-8544  
[eagled@michigan.gov](mailto:eagled@michigan.gov)

Enclosure

cc: Environmental Consulting & Technology Inc.





FOR DEQ USE ONLY  
BEA SUBMITTAL #  
BA01803500LA

**Baseline Environmental Assessment Submittal Form**

*This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.*

**Section A: Legal Entity Information**

Name of legal entity that does or will own or operate the property: James P Cole Venture, LLC

Address: 27 Forest Lane

City: South Barrington State: IL ZIP: 60010

Contact Person (Name & Title): Ms. Ramona Navitsky - Treasurer

Telephone: (312) 543-1250

Email: mona.navitsky@dearcapcre.com

Contact for BEA questions if different from submitter:  
Name & Title: Mr. John D'Addona – Principal Engineer

Company: Environmental Consulting & Technology, Inc.

Address: 2200 Commonwealth Blvd., Suite 300

City: Ann Arbor State: MI ZIP: 48105

Telephone: (734) 769-3004 Email: jdaddona@ectinc.com

**Section B: Property Information**

Street Address of Property: 1809 James P Cole Blvd  
City: Flint State: MI Zip: 48503  
City/Village/Township: City of Flint

Property Tax ID (include all applicable IDs):  
41-06-452-014 & 41-06-452-015

Address according to tax records, if different than above  
(include all applicable addresses):

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Status of submitter relative to the property  
(check all that apply):

	Former	Current	Prospective
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

County: Genesee

Town: 7 North Range: 7 East Section: 6 and 7  
Quarter: \_\_\_\_\_ Quarter-Quarter: \_\_\_\_\_

Decimal Degrees Latitude: 43.0324828  
Decimal Degrees Longitude: 83.684671

Reference point for latitude and longitude:  
Center of site  Main/front door   
Front gate/main entrance  Other

Collection method:  
Survey  GPS  Interpolation

**Section C: Source of contamination at the property (check all that are known to apply):**

Facility regulated pursuant to Part 201, other source, or source unknown   
Part 201 Site ID, if known: \_\_\_\_\_

Property - Leaking Underground Storage Tank regulated pursuant to Part 213   
Part 211/213 Facility ID, if known: \_\_\_\_\_

Oil or gas production and development regulated pursuant to Part 615 or 625

Licensed landfill regulated pursuant to Part 115

Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111

**RECEIVED**

SEP 13 2018

MDEQ - RRD  
LANSING DISTRICT OFFICE

**Section D: Applicable Dates (provide date for all that are relevant):**

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	07/11/2018
Date Baseline Environmental Assessment Report conducted:	09/10/2018
Date submitter first became the owner:	09/14/2018

Date submitter first became the operator:	09/14/2018
Date submitter first became the operator (if prior to ownership):	N/A
Anticipated date of becoming the owner for prospective owners:	N/A
Anticipated date of becoming the operator for prospective operators:	N/A
If former owner or operator of this property, prior dates of being the owner or operator:	N/A

**Section E: Check the appropriate response to each of the following questions:** YES NO

- |  | YES                                 | NO                       |
|--|-------------------------------------|--------------------------|
| 1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Does this BEA contain the legal description of the property addressed by the BEA?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Section F: Environmental Consultant Signature:**

*I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.*

Signature: John D'Addona, P.E. Date: September 10, 2018

Printed Name: John D'Addona, P.E.  
 Company: Environmental Consulting & Technology, Inc.  
 Mailing Address: 2200 Commonwealth, Suite 300 City: Ann Arbor State: MI Zip: 48105  
 Telephone: (734) 769-3004 E-Mail: jdaddona@ectinc.com

**Section G: Legal Entity Signature:**

*With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.*

Signature: Ramona Navitsky Date: September 7, 2018

*(Person legally authorized to bind the legal entity)*

Printed Name: Ms. Ramona Navitsky  
 Title and Relationship of signatory to submitter: Treasurer  
 Address: 27 Forest Lane City: South Barrington State: IL Zip: 60010  
 Telephone: (312) 543-1250 E-Mail: mona.navitsky@dearcapcre.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at [www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd).



*2200 Commonwealth Blvd., Suite 300, Ann Arbor, Michigan 48105*

## **BASELINE ENVIRONMENTAL ASSESSMENT**

**Parcels 41-06-452-014 & 41-06-452-015  
JAMES P. COLE BOULEVARD  
FLINT, MICHIGAN 48503**

**For submission to:**

Michigan Department of Environmental Quality  
Remediation and Redevelopment Division  
Lansing District Office  
525 West Allegan Street  
P.O. Box 30242  
Lansing, Michigan 48909

**September 10, 2018**

ECT No. 180509-0100

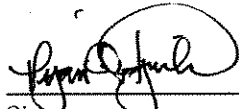
## Document Review

---

The dual signatory process is an integral part of Environmental Consulting & Technology, Inc.'s (ECT's) Document Review Policy No. 9.03. All ECT documents undergo technical/peer review prior to dispatching these documents to any outside entity.

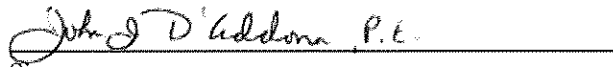
This document has been authored and reviewed by the following employees:

Ryan Higuchi  
Author

  
Signature

September 10, 2018  
Date

John D'Addona, P.E.  
Peer Review

  
Signature

September 10, 2018  
Date

# Table of Contents

---

<u>Section</u>		<u>Page</u>
1.0	Introduction and Discussion	1-1
1.1	Owner/Operator Information	1-1
1.2	Intended Use of Property	1-1
1.3	Executive Summary of AAI	1-1
1.4	Exceptions or Deletions from AAI Rule	1-3
1.5	Discussion of Data Gaps	1-3
1.6	Previous Baseline Environmental Assessments	1-3
1.7	Discussion of Environmental Sampling	1-4
1.7.1	Soil Sampling	1-5
1.7.2	Groundwater Sampling	1-5
1.7.3	Location of Known Contamination	1-6
1.7.4	Basis for Concluding Facility Status	1-8
2.0	Property Information	2-9
2.1	Legal Description	2-9
2.2	Property Boundaries	2-10
2.3	Site Map	2-10
2.4	Subject Property Location	2-10
2.5	Spatial Data	2-10
3.0	Facility Status	3-11
3.1	Known Contamination	3-11
3.2	Laboratory Data	3-11
4.0	BEA Author	4-12
5.0	ASTM Phase I ESA and AAI Documentation	5-13
6.0	References	6-14

## **TABLES**

- Table 1 – Soil Analytical Summary
- Table 2 – Groundwater Analytical Summary

## **FIGURES**

- Figure 1 – Subject Property Location
- Figure 2 – Site and Surrounding Properties Map
- Figure 3 – Sample Location Map

## **APPENDICES**

- Appendix A—Phase I Environmental Site Assessment, AKT Peerless, July 11, 2018
- Appendix B—Soil Boring Logs
- Appendix C—Laboratory Testing Results
- Appendix D—Baseline Environmental Assessment, AMEC, February 2013  
Baseline Environmental Assessment, Applied Science, Inc.,  
September 2016

## List of Acronyms

AAI	All Appropriate Inquiry
AKT	AKT-Peerless
AMEC	AMEC Environment & Infrastructure, Inc.
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BEA	Baseline Environmental Assessment
BGS	Below Ground Surface
CAS	Chemical Abstract Service Number
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
COC	Chain of Custody
CREC	Controlled Recognized Environmental Condition
DC	Direct Contact
ECT	Environmental Consulting & Technology, Inc.
EDR	Environmental Data Resources, Inc.
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System/Facility Registry System
GRCC	Generic Residential Cleanup Criteria
GSI	Groundwater Surface Water Interface
HREC	Historical Recognized Environmental Condition
JPCV	James P. Cole Ventures, LLC
MDEQ	Michigan Department of Environmental Quality
NonGen	Non-generator
NREPA	Natural Resources and Environmental Protection Act
LUST	Leaking Underground Storage Tank
PCB	Polychlorinated biphenyls
PNA	Polynuclear aromatics
PID	Photoionization Detector
PPM	Parts per Million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVIAI	Soil Volatilization to Indoor Air Inhalation
SVOC	Semi-volatile Organic Compounds
SWDBG	State-wide Default Background
SWF/LF	Solid Waste Facilities/Landfill
USCS	Unified Soil Classification System
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
WDS	Waste Data System

## 1.0 Introduction and Discussion

---

This Baseline Environmental Assessment (BEA), as defined by the Environmental Remediation, Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, and the Part 201 Rules promulgated thereunder, has been completed by Environmental Consulting & Technology, Inc. (ECT) on behalf of James P. Cole Venture, LLC (JPCV), for the approximately 17.99-acre property comprised of two (2) parcels of 16.09 acres (Parcel A) located at 1809 James P. Cole Boulevard, and 1.90 acres (Parcel B) located at James P. Cole Boulevard in Flint, Michigan 48503 (herein referred to as the Subject Property). This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of NREPA PA 451 of 1994, as amended (Part 201).

In conducting this BEA, ECT has considered the results of a historical property use review and a physical reconnaissance performed in general conformance with the scope and limitation of American Society for Testing and Materials (ASTM) Practice E 1527-13. ECT has also obtained and reviewed data from sampling and analytical testing to adequately describe the environmental conditions that exist at the Subject Property at the time of the acquisition by the Submitter.

### 1.1 Owner/Operator Information

The purchaser of the Subject Property and Submitter of this BEA is James P. Cole Venture, LLC.

### 1.2 Intended Use of Property

The Submitter intends to redevelop the Subject Property consistent with local zoning and land-use ordinances. Operations on the Subject Property will not require the use of hazardous substances in a manner that would be considered a significant hazardous substance use as defined in Rule 901(o). This is the basis for being able to distinguish the existing contamination from any future release of a hazardous substance on the Subject Property.

### 1.3 Executive Summary of AAI

On July 11, 2018, AKT-Peerless (AKT), on behalf of JPCV, completed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the Subject Property. The Phase I ESA identified five (5) recognized environmental conditions (RECs) in connection with the Subject Property which are as follows:

**REC 1** - *"The subject property operated for industrial purposes from 1901 until 1996, specifically as a varnish and spring manufacturer from 1901 until the early 1920s, and then as DuPont from the early 1920s until 1996. Operations on the subject property included the use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes.*

*Moreover, the subject property was identified on the Waste Data System (WDS) database, the Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC) database, the Resource Conservation and Recovery Act - Generator Facilities (RCRAGR05) database, the Resource Conservation & Recovery Act Sites with Controls (RCRASC) database, the Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities (RCRAT)*



database, the Baseline Environmental Assessment (BEA) database, the Biennial Reporting System (BRS) database, the Enforcement and Compliance History Online (ECHO05) database, the Facility Registration System (FRSMI) database, the Institutional and Engineering Controls Registry (ICEC) database, the Inventory of Facilities (IF) database, Registered Underground Storage Tank (RUST), the Registered Aboveground Storage Tank (RAST) database, the Leaking Underground Storage Tank (LUST) database, and the Toxics Release Inventory (TRI) database.

According to the RUST database, seven USTs were removed from the ground. Additionally, MDEQ RRD file documentation confirmed a release (C-0226-89) of an unknown substance on June 5, 1989. The confirmed release was granted "closure" by the MDEQ on October 13, 1998. The results of subsurface investigations conducted between 1989 and 2015 identified soil and groundwater contamination at the subject property. Several compounds including benzene, ethylbenzene, 1,2,4-trimethylbenzene isomers, xylenes, benzo(g,h,i)perylene, fluoranthene, indo(1,2,3-cd)pyrene, arsenic, chromium, cobalt, and cyanide were identified in on-site soil and groundwater samples exceeding the current MDEQ Part 201 residential cleanup criteria (RCC).

Based on laboratory analytical results, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended. A BEA was subsequently disclosed to the MDEQ based upon the facility designation. In AKT Peerless' opinion, the historical use of the subject property and the presence of known contamination at the subject property represent a REC.

Multiple subsurface investigations were conducted on the subject property between 1989 and 2015 to address previously identified environmental concerns. It is AKT Peerless' opinion, the recognized environmental concerns discussed above have been adequately evaluated and no further subsurface investigation activities are recommended at this time. However, as noted previously, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan PA 451, 1994, as amended. Therefore, AKT Peerless recommends any future owner(s)/ operator(s) prepare a BEA report and conduct a Section 20107(a) Documentation of Due Care Compliance (DDCC) Analysis prior to future use and occupancy."

**REC 2** - "The northern adjoining property (902 E Hamilton Avenue) historically operated for industrial purposes since at least 1914 until at least 1999. This adjoining property was identified on the Inventory of Facilities (IF) database and the PART 201 database. This adjoining property was also identified on the RUST database with 94 USTs, in which 90 have been removed and 4 are currently in use. This adjoining property was identified on the LUST database with 18 releases, of which 12 are currently listed as "open" by the MDEQ. In AKT Peerless' opinion, the known contamination related to the historical uses of the northern adjoining property and the 12 open releases represents a REC."

**REC 3** - "The southwestern adjoining property (1513 St John Street, historically 1517 St John Street) operated as an automotive repair shop since at least 1928 until at least 1967. This adjoining property was identified on the WDS database and the RUST database with one UST, which was removed on January 19, 1999. Additionally, MDEQ RRD file documentation confirmed a release (C-0047-99) of an unknown substance on January 19, 1999. The confirmed release was granted "closure" by the MDEQ on May 16, 1999. In AKT Peerless' opinion, the historical uses of the southwestern adjoining property and historical release represents a REC."

**REC 4** - "The western adjoining property (1620 Industrial Avenue) is currently being utilized for the storage of demolition debris. This adjoining property has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database, the PART 201 database, and the BEA database. Additionally, MDEQ RRD file documentation confirmed a release (C-0146-85) of an unknown substance on June 2, 1987. The confirmed release remains "open" with the MDEQ. In AKT Peerless' opinion, the current use of the western adjoining property, the known contamination related to the historical uses of this adjoining property, and the open release represents a REC."

**REC 5** - "The western adjoining property (1002 E Hamilton Avenue) has historically operated for industrial purposes since at least 1902 until at least 1999. This adjoining property was identified on the IF database with a BEA. In AKT Peerless' opinion, that the known contamination related to the historical uses of this adjoining property represents a REC."

Based on these findings, AKT recommended further site investigation and/or assessment for RECs 2 through 5 in order to evaluate potential contaminant migration onto the Subject Property.

The Phase I ESA also identified a Controlled Recognized Condition (CREC) in connection to the Subject Property pertaining to the following:

**CREC 1** - *“According to information obtained from a review of Michigan Department of Environmental Quality, (MDEQ) file information, a restrictive covenant was set in place for two locations on Parcel A of the Subject Property dated May 29, 2009. The restrictive covenant includes a land use restriction that prohibits the use of the two areas of the subject property that are not in compliance with the limited or site-specific land use category; it also prohibits groundwater use for any purposes, except for wells and devices that are part of an MDEQ-approved response activity. With these considerations, contamination will remain on site at concentrations that exceeds the MDEQ, Part 201/213 (1994 PA 451) Residential Risk Based Screening Levels. Consequently, the subject property is a “facility” as that term as defined in Part 201.”*

A copy of AKT’s Phase I ESA is attached hereto as **Appendix A**.

The Submitter is unaware of any abandoned or discarded containers currently present on the Subject Property. Therefore, form EQP4476 is not required as part of this BEA.

## **1.4 Exceptions or Deletions from AAI Rule**

The Phase I ESA included a review of current plat maps, historical plat maps, city directories, aerial photographs, topographic maps, property deeds, tax assessor’s records, building permits, environmental reports, historical sources, and personal interviews conducted with individuals and public officials having knowledge of the Subject Property. A systematic review of environmental databases maintained by state and federal government agencies was also performed as required and defined by ASTM Practice E 1527-13. Accordingly, while ECT is unaware of any limitations or exceptions from the standard practice, it recognizes inherent limitations for Phase I ESAs in general, including but not limited to the elimination of uncertainty, non-exhaustive assessment and variable level of inquiry. Readers of this BEA are directed to Section 1.3 of AKT’s Phase I ESA for an explanation of these limitations (**Appendix A**).

## **1.5 Discussion of Data Gaps**

In accordance with ASTM Practice E 1527-13, the identification of data gaps, as well as comments on their significance on the ability to identify RECs for the Subject Property is required. As stated in Section 9.0 of the Phase I ESA, AKT identified the following deviations or “significant” data gaps, as defined by §312.10 of AAI final rule and §12.7 of ASTM E1527-13 for the Subject Property:

- *“Due to data failure, AKT Peerless was unable to determine the past development or use of the subject property prior to 1898 after review of reasonably ascertainable historical sources. AKT Peerless considers this to be a significant data gap (as defined by ASTM Practice E 1527) which may have impacted AKT Peerless’ ability to identify RECs in connection with the subject property.”*

## **1.6 Previous Baseline Environmental Assessments**

ECT is aware of two (2) previous BEAs that were prepared for the Subject Property. A summary of the data collected in support of these BEAs are as follows:

### **AMEC Environmental & Infrastructure – February 2013**

A BEA was prepared and filed by AMEC Environment & Infrastructure, Inc. (AMEC) on behalf of the Mullins Land Company, LLC in February 2013. The BEA was completed based on the identification of seven (7) RECs from a prior Phase I ESA dated January 2013 that was completed by AMEC. These RECs included:

- The historical use of the subject property for manufacturing of varnishes, paints, and adhesives,
- The historical environmental database listings,
- The presence of an operating groundwater treatment system designed to recover light non-aqueous phase liquid (LNAPL) and contaminated groundwater,
- The recorded deed restriction,
- The historical presence of a railroad west of the subject property,
- The historical presence of automobile component factories and bulk petroleum storage facilities on the western adjoining property, and
- The historical presence of automobile component factories and documented releases on the northern adjoining properties.

As noted by AMEC, DuPont conducted several remedial investigations at the Subject Property that included the advancement of over 150 soil borings, the excavation of approximately 20 test pits, over 40 groundwater monitoring well installations, and the collection of soil and groundwater samples for laboratory analysis. AMEC compared soil and groundwater results to the MDEQ Part 201 Residential Cleanup Criteria (RCC). Soil and groundwater exceedances of these criteria were primarily located in the vicinity of Building 6 and a former UST area, located at the southeast property boundary. Based on these historical analytical testing results, DuPont reportedly excavated and disposed of all contaminated soil above the saturated zone that exceeded the MDEQ's Part 201 industrial direct contact criteria. A groundwater treatment system was also installed around the exterior of Subject Building 6, and two land and resource use restrictions areas were filed for the Subject Property.

### **Applied Science, Inc. – September 2016**

A BEA was prepared and filed by Applied Science, Inc. on behalf of C3 PH, LLC in September 2016. Applied Science noted that DuPont entered into a Voluntary Corrective Action agreement with MDEQ that included the excavation of soil impacted above the MDEQ non-residential direct contact cleanup criteria, as well as the operation of a groundwater treatment system designed to remove contaminated groundwater and free product. In 2015, DuPont requested a no further action status with regard to the free product recovery with respect to the absence of free product for a period of 12 consecutive months.

Contamination was still noted on the Subject Property in soil and groundwater above the MDEQ Part 201 Residential Cleanup Criteria (RCC) for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide, therefore Applied Science concluded that the Subject Property met the definition of a facility as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended.

## **1.7 Discussion of Environmental Sampling**

AKT's Phase I report identifies a recognized environmental condition pertaining to the Subject Property's prior uses which involved use and/or storage of heavy industrial equipment, various chemicals, various petroleum products, hazardous substances, and/or hazardous wastes. A number of investigations between 1989 and 2015 identified soil and groundwater contaminant concentrations that exceeded generic residential cleanup criteria thereby characterizing the Subject Property as a *facility* as defined in Part 201 of NREPA, Michigan Public Act 451, 1994, as amended. Based on the comprehensive sample results, no further subsurface sampling of known on-site contaminant areas were completed for this BEA.

As a result of the findings in the Phase I ESA, ECT performed a Phase II environmental site investigation on August 20, 2018, on behalf of the Submitter for the purpose of evaluating the potential contamination from offsite sources on the Subject Property prior to its acquisition. Specifically, the following evaluation activities were completed:

### 1.7.1 Soil Sampling

Direct push drilling services were performed by Fibertec Environmental Services, Inc. (Fibertec) using a track-mounted Geoprobe® Model 6620 drilling rig. The final depths of the borings were determined in the field based on observed subsurface soil conditions, the potential migration pathways associated with the RECs, and the depth to groundwater. Six (6) soil borings, designated as GP-1 through GP-6, were completed to depths of 15 feet below ground surface (bgs), except at boring GP-6 where the boring was advanced to a depth of 10 feet bgs. Soil characteristics at each boring were described and logged by a field geologist in general accordance with the Unified Soil Classification System (USCS) and screened for ionizable volatile organic compounds (VOCs) using a MiniRae 3000 photoionization detector (PID) equipped with a 10.6 electron volt (eV) lamp. The PID had a minimum detection limit of 0.1 parts per million (ppm) and was calibrated daily prior to usage. The locations of the soil borings are depicted on **Figure 3**.

Soil borings GP-1, GP-2, GP-5, and GP-6 were located in areas where the construction of new buildings is proposed. For each of these locations, one (1) discrete soil sample was collected for laboratory analytical testing. The soil samples were collected within ten feet below the ground surface based on elevated PID screening results. If there were negligible differences in PID screening results through the soil column, a sample was collected based on soil types or visual observations or at the bottom of the 10-foot interval. Soil descriptions, sample collection intervals, and PID readings are shown on the soil boring logs provided in **Appendix B**. Soil samples selected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. All four (4) of the soil samples were analyzed for VOCs, polynuclear aromatics (PNAs), and 10-MI metals as described below in Section 1.7.3. The soil sampling locations are shown on **Figure 3**.

### 1.7.2 Groundwater Sampling

Groundwater samples were collected to evaluate the potential for the migration of contamination from an off-site source onto the Subject Property. Shallow groundwater samples were collected from temporary monitoring wells TMW-1 through TMW-6, located at soil borings GP-1 through GP-6, respectively. Groundwater was observed in all six (6) soil borings within the maximum explored depth of 15 feet. Temporary monitoring wells were installed using one-inch disposable polyvinyl chloride (PVC) monitoring wells with 10-slot five-foot screens. The depths of the temporary monitoring wells ranged from 9 to 15 feet bgs, depending on the presence of water-bearing soils observed at the soil boring. Groundwater samples were collected from five of the six temporary monitoring wells. TMW-4, located at GP-4, had insufficient groundwater to produce a groundwater sample. The screened depths of the temporary monitoring wells are included on the soil boring logs provided in **Appendix B**.

Groundwater samples were also collected from existing monitoring wells. Shallow groundwater samples were collected from MW-23S, MW-24S, MW-25S, and MW-26S with depths ranging from 6.6 to 12 feet. Deep groundwater samples were collected from MW-23D, MW-24D, MW-25D, and MW-26D with depths ranging from 68 to 89 feet. Five (5) groundwater samples from temporary monitoring wells (TMW-1, TMW-2, TMW-3, TMW-5, and TMW-6) and three (3) groundwater samples from the existing, deep monitoring wells (MW-23D, MW-24D, and MW-26D) were submitted for analysis for VOCs, PNAs, and 10-MI metals as described below in Section 1.7.3. PCBs were additionally requested for analysis at TMW-1 and MW-24D. Groundwater samples collected for laboratory analyses were placed in an ice-filled cooler for transportation to Fibertec's analytical laboratory. Samples collected from MW-23S, MW-24S, MW-25S, and MW-26S were not submitted for laboratory testing due to the lack of visual and olfactory evidence of contamination. The temporary and existing monitoring well locations are included on **Figure 3**.

### 1.7.3 Location of Known Contamination

#### Soil

A table comparing the results of the soil analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 1**. The soil sampling locations are shown on **Figure 3**. The analytical laboratory testing reports are included in **Appendix C**. Based on observed soil conditions and a review of the analytical testing results, ECT concluded the following:

- No VOCs were detected in the four (4) soil samples. The samples were collected to evaluate shallow contamination.
- No PNAs were detected in the four soil samples. The samples were collected to evaluate for shallow contamination.
- Metals were detected above laboratory reporting limits in all soil samples (from soil borings GP-1 through GP-4). The samples were collected to evaluate for shallow contamination in the vicinity of proposed buildings. A concentration of arsenic exceeds the state-wide default background (SWDBG), drinking water protection, groundwater surface water interface (GSI) protection, and residential direct contact. Concentrations of total chromium and selenium exceeds the SWDBG and the GSI protection. The concentration of mercury exceeds the GSI protection criterion, but not the SWDBG. Concentrations of barium, cadmium, copper, lead, silver, and zinc did not exceed their respective SWDBG or criteria. Concentrations of metals that exceed the residential criteria limit are discussed below.
  - Arsenic was detected in every sample at concentrations ranging from 1,400 to 9,900 µg/kg. The concentration of arsenic at GP-2 (3-5') exceeds the SWDBG value (5,800 µg/kg), the DW protection (4,600 µg/kg), the GSI (4,600 µg/kg) protection, and the residential direct contact (7,600 µg/kg) cleanup criteria. Under the Part 201 rules, background values for metals may be substituted for GRCC if the background concentrations are higher than the cleanup criteria. The arsenic concentration is above the SWDBG value, but it is below region-specific background values as presented in the Michigan Department of Environmental Quality (MDEQ) *Michigan Background Soil Survey 2005 (Updated 2015)*. MDEQ has begun accepting these regional soil background values based on the empirical average regional background concentration plus two standard deviations. Therefore, the acceptable background value for arsenic in clay soils within the Erie Glacial Lobe is 31,400 µg/kg. Substituting this value for GRCC results in arsenic concentrations not exceeding GRCC.
  - Chromium was detected in all soil samples at concentrations ranging from 4,000 to 27,000 µg/kg. The concentration of chromium collected from GP-1 (3-5') exceeds the SWDBG (18,000 µg/kg) and GSI protection (3,300 µg/kg) criterion. Due to a higher acute toxicity for hexavalent chromium (Cr(VI)) compared to the more commonly occurring trivalent chromium Cr(III), the Part 201 GRCC for chromium are based on the risks associated with Cr(VI). No Part 201 GRCC are established for Cr(III), but there is a SWDBG level for Cr(III) that is set at 18,000 µg/kg. The laboratory analyses performed for the soil samples represents a total chromium concentration, and does not differentiate between Cr(III) and Cr(VI). Unless additional analyses are performed to specifically test for Cr(VI), the conservative approach is to compare the reported concentrations to the Part 201 Cr(VI) GRCC and the Cr(III) background values.
  - Selenium was detected in two (2) soil samples at concentrations ranging from 240 to 630 µg/kg. The concentration of selenium collected from GP-2 (3-5') exceeds the SWDBG (410 µg/kg) and the GSI protection (400 µg/kg) cleanup criteria. The concentrations of arsenic, chromium, and selenium at GP-1 and GP-2 exceed their respective residential criteria.

### Groundwater

A table comparing the results of the groundwater analytical testing to the current Part 201 Generic Residential Cleanup Criteria (GRCC) is included in **Table 2**. The soil sampling locations are shown on **Figure 3**.

The analytical laboratory testing reports are included in **Appendix C**. Based on observed groundwater conditions and a review of the analytical testing results, ECT concluded the following:

- Several VOCs were detected in four groundwater samples: TMW-1, TMW-2, TMW-3, and TMW-5. The samples were collected to evaluate for potential contaminant migration onto the subject property. Benzene was detected in two groundwater samples (TMW-1 and TMW-5) at concentrations ranging from 1.2 to 180 µg/L. The concentrations of benzene at TMW-1 exceed the drinking water protection (5.0 µg/L) and GSI protection (12 µg/L) criteria. Isopropylbenzene was detected in one groundwater sample, TMW-1, at a concentration of 32 ug/L. The concentration of isopropylbenzene exceeds the GSI protection (28 µg/L) criterion. Naphthalene (also discussed under PNAs) was detected in one groundwater sample at a concentration of 39 ug/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. Trichloroethene was detected in one groundwater samples at a concentration of 5.3 ug/L. The concentration of trichloroethene collected from TMW-3 exceeds the drinking water protection (5.0 µg/L) criterion. Xylenes were detected in one groundwater sample at a concentration of 60 µg/L. The concentration of xylenes collected from TMW-1 exceeds the GSI protection (41 µg/L) criterion. The concentrations of benzene, isopropylbenzene, naphthalene, trichloroethene, and xylenes in two groundwater samples exceed their respective GRCC. Acetone, sec-butylbenzene, ethylbenzene, n-propylbenzene, toluene, trichlorofluoromethane, 1,2,4-trimethylbenzene (TMB), and 1,3,5-TMB were detected, but the concentrations were below their respective cleanup criteria.
- PNAs were detected in one groundwater sample: TMW-1. Samples were collected to evaluate for potential contaminant migration onto the subject property. Naphthalene (also discussed under VOCs) was detected in one groundwater sample at a concentration of 39 ug/L. The concentration of naphthalene collected from TMW-1 exceeds the GSI protection (11 µg/L) criterion. The concentration of naphthalene in one groundwater sample exceeds the respective residential cleanup criteria. There were no other detections of PNAs.
- Metals were detected above laboratory reporting limits in all groundwater samples, except TMW-1. The samples were collected to evaluate for potential contaminant migration onto the subject property. Concentrations of arsenic, cadmium, and lead exceed the drinking water and GSI criteria. Concentrations of copper exceed the GSI criterion. Concentrations of metals that exceed the residential criteria limit are discussed below.
  - Arsenic was detected in two groundwater samples (TMW-2 and TMW-5) at concentrations ranging from 18 to 25 µg/L. The concentrations exceed the DW (10 µg/L) and the GSI (10 µg/L) criteria.
  - Cadmium was detected in two groundwater samples (MW-23D and MW-26D) at concentrations ranging from 11 to 51 µg/L. The concentrations exceed the DW (5.0 µg/L) and the GSI (2.5 µg/L) criteria.
  - Copper was detected in eight groundwater samples at concentrations ranging from 5.0 to 32 µg/L. The concentrations of copper collected from TMW-2 and TMW-3 exceed the GSI (13 µg/L) criteria.
  - Lead was detected in three groundwater samples at concentrations ranging from 3.0 to 20 µg/L. The concentrations of lead collected from TMW-2 and TMW-3 exceed the DW (4.0 µg/L) and the GSI (14 µg/L) criteria.
  - The concentrations of arsenic, cadmium, copper, and lead exceed their respective residential criteria.

- PCBs were not detected in the two groundwater samples (TMW-1 and MW-24D), which were collected to evaluate for potential contaminant migration onto the Subject Property.

In determining the sample locations and analytical testing parameters described herein, ECT relied upon its best judgment of the hazardous substances most likely to be present with respect to the prior uses of the adjacent properties. Readers should note that the presence of all possible contaminants has neither been confirmed as a part of this assessment, nor is such confirmation a required element of this BEA.

#### **1.7.4 Basis for Concluding Facility Status**

A comparison of analytical data obtained as a result of ECT's August 2018 sampling of areas of the Subject Property potentially affected by the migration of contaminants by off-site sources indicates the presence of VOCs, SVOCs and Michigan 10 Metals within the groundwater, and Michigan 10 Metals at concentrations exceeding levels exceeding the corresponding GRCC established for residential uses under the NREPA, 1994 PA 451, as amended. In addition, contamination remains on the Subject Property in both soil and groundwater above the GRCC for VOCs, SVOCs, arsenic, chromium, cobalt, and cyanide as detailed in the BEA report that was prepared by Applied Science, Inc. in September 2016. Accordingly, the Subject Property described herein meets the definition of a "facility" under Part 201 of the NREPA.

## 2.0 Property Information

### 2.1 Legal Description

The Subject Property is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint. Parcel A is located at 1809 James P. Cole Boulevard while Parcel B has no address number on James P. Cole Boulevard, Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan 48503. The Parcel ID (Tax ID) numbers for the Subject Property are:

Parcel A – (Parcel ID: 41-06-452-014)

THAT PART OF BLKS 29, 30, 31, 32, 33 AND 34 OF OAK PARK SUBDIVISION OF PART OF SECS 1 & 2 OF SMITH'S RESERVATION AND PT OF VACATED ST JOHN ST AND OTHER VACATED STREETS AND PT OF LOTS 1 THRU 15, 19 AND 24 THRU 29 AND INCL ALL OF LOTS 16 THRU 18 AND 20 THRU 23 OF PLAT OF FLANDERS & HOURANS SUBDIVISION AND PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF SD PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT TO POB OF THIS PARCEL OF LAND; TH CONT N 19 DEG 17' 08" E, 101.73 FT; TH N 22 DEG 04' 49" E, 50.04 FT; TH N 23 DEG 58' 29" E, 150.06 FT; TH N 20 DEG 22' 22" E, 110.76 FT; TH N 18 DEG 10' 21" E, 240.78 FT; TH ALG THE ARC OF A CURVE TO THE RIGHT WITH RADIUS OF 1128.83 FT, A DIST OF 144.58 FT, THE LONG CHORD BEARING N 21 DEG 50' 20" E, 144.48 FT; TH N 65 DEG 35' 31" W, 18.63 FT; TH N 14 DEG 02' 16" E, 175.59 FT; TH N 15 DEG 44' 18" E, 271.61 FT; TH N 78 DEG 57' 09" W, 23.05 FT; TH N 11 DEG 47' 00" E, 98.38 FT; TH N 67 DEG 01' 34" W, 0.61 FT; TH N 12 DEG 12' 29" E, 165.28 FT TO A FOUND PT ON THE SLY LINE OF HAMILTON AVE; TH ALG SD HAMILTON AVE AS MONUMENTED, S 89 DEG 06' 53" E, 62.00 FT; TH S 89 DEG 47' 46" E, 33.97 FT TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT, WITH RADIUS OF 597.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 60.67 FT, THE LONG CHORD BEING S 74 DEG 59' 40" E, 60.64 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 45 FT; TH ALG THE ARC OF SD CURVE A DIST OF 31.86 FT, THE LONG CHORD BEING S 51 DEG 48' 10" E, 31.20 FT TO THE PC OF A COMPOUND NON-TANGENT CURVE TO THE RIGHT WITH RADIUS OF 587.53 FT; TH ALG THE ARC OF SD CURVE A DIST OF 75.12 FT, THE LONG CHORD BEING S 64 DEG 34' 42" E 75.07 FT TO THE PT OF SD CURVE; TH S 61 DEG 53' 52" E, 5.55 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 94.30 FT; TH ALG THE ARC OF SD CURVE ENTERING THE WLY ROW LINE OF JAMES P COLE BLVD, A DIST OF 104.95 FT, THE LONG CHORD BEING S 30 DEG 02' 03" E, 99.62 FT TO THE PT OF SD CURVE; TH S 02 DEG 02' 06" W 98.42 FT; TH S 71 DEG 22' 00" E, 1.45 FT; TH S 02 DEG 02' 06" W, 300.76 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 1412.54 FT; TH ALG THE ARC OF SD CURVE A DIST OF 736.52 FT, THE LONG CHORD BEING S 16 DEG 58' 15" W, 728.21 FT TO THE PT OF SD CURVE; TH S 31 DEG 54' 21" W, 302.86 FT TO THE PC OF A CURVE TO THE LEFT, WITH RADIUS OF 1183.35 FT; TH ALG THE ARC OF SD CURVE A DIST OF 563.24 FT, THE LONG CHORD BEING S 18 DEG 16' 15" W, 557.94 FT; TH S 04 DEG 38' 00" W, 197.79 FT TO THE PC OF A CURVE TO THE RIGHT WITH RADIUS OF 15.21 FT; TH ALG THE ARC OF SD CURVE A DIST OF 29.05 FT, THE LONG CHORD BEING S 59 DEG 21' 47" W, 24.83 FT TO THE PT OF SD CURVE; TH N 20 DEG 13' 00" E, 10.01 FT; TH N 66 DEG 59' 02" W, 206.45 FT TO A PT ON A CURVE TO THE RIGHT WITH RADIUS OF 24.68



FT; TH ALG THE ARC OF SD CURVE A DIST OF 18.13 FT, THE LONG CHORD BEING N 03 DEG 10' 06" E, 17.73 FT TO THE PT OF SD CURVE; TH N 24 DEG 13' 00" E, 184.72 FT; TH N 17 DEG 35' 25" E, 447.25 FT; TH N 23 DEG 47' 39" E, 32.57 FT TO A BLDG CORNER; TH N 65 DEG 52' 07" W, ALG A BLDG WALL LINE EXT, 169.12 FT TO THE POB. CONT 15.79 ACRES. SPLIT

Parcel B – (Parcel ID: 41-06-452-015)

THAT PART OF VACATED ST JOHN ST AND OTHER VACATED STREETS, PT OF THE OLD RR ROW AND OTHER LANDS DESC AS: COM AT THE SW COR OF LOT 25 OF PLAT OF FLANDERS & HOURANS SUBDIVISION; TH N 24 DEG 13' 00" E, ALG THE ELY ROW LINE OF ST JOHN ST, 211.50 FT TO THE POB; TH N 65 DEG 47' 00" W, 2.35 FT; TH N 64 DEG 31' 55" W, 158.28 FT; TH S 40 DEG 14' 11" E, 1.25 FT; TH N 72 DEG 44' 20" W, 19.17 FT; TH N 17 DEG 08' 12" E, 154.66 FT; TH N 20 DEG 09' 39" E, 288.13 FT; TH N 19 DEG 17' 08" E, 35.22 FT; TH ALG A BLDG WALL LINE EXT S 65 DEG 52' 07" E, 169.12 FT TO A BLDG CORNER; TH S 23 DEG 47' 39" W, 32.57 FT TO A BLDG CORNER; TH S 17 DEG 35' 25" W, 447.25 FT TO THE POB. CONT 1.90 ACRES. SPLIT ON 12/06/2005 FROM 41-06-452-013; 2003 PARCEL DIVISION OF 11-06-452-011-9

Site photographs of the Subject Property and the surrounding area are presented in Appendix C of AKT's Phase I ESA (**Appendix A**).

## **2.2 Property Boundaries**

The location of the Subject Property is shown on **Figure 1**, Subject Property Location Map and the general layout of the Subject Property is shown on **Figure 2**, Site and Surrounding Properties Map.

## **2.3 Site Map**

A scaled site map, showing sample locations, depths is provided as **Figure 3**.

## **2.4 Subject Property Location**

The Subject Property is comprised of two (2) parcels of land, comprising approximately 17.99-acres (Parcel A 16.09 acres and Parcel B 1.90 acres), and is located on the southwest corner of East Hamilton Avenue and James P. Cole Boulevard, north of East Wood Street in the City of Flint, Michigan, and has the following common address:

1809 James P. Cole Boulevard  
Flint (Genesee County), Michigan 48503

## **2.5 Spatial Data**

The Subject Property is located in Sections 6 and 7, Township 7 North, and Range 7 East of the Flint North Quadrangle Map, in Flint, Genesee County, Michigan. A geographic reference point for the Subject Property (Latitude [North]: 43.0324828 - 43° 1' 56.9382", Longitude [West]: 83.684671 - 83° 41' 4.815") was determined by Geosearch as part of the radial search activities and database review performed in support of AKT's Phase I ESA.

## 3.0 Facility Status

### 3.1 Known Contamination

Listings of the contaminants identified at the Subject Property by ECT in excess of the corresponding analytical reporting limits are provided together with the corresponding Chemical Abstract Service Numbers (CAS #) in **Table 3** below.

**Table 3. Contaminants of Concern**

Contaminants of Concern	CAS Number	Criteria Exceeded
Benzene (groundwater)	71432	DW, NRDW, GSI
Isopropylbenzene (groundwater)	98828	GSI
Naphthalene (groundwater)	91203	GSI
Trichloroethene (groundwater)	79016	DW, NRDW
Xylenes (groundwater)	1330207	GSI
Arsenic (groundwater and soil)	7440382	DW, NRDW, GSI, DC
Cadmium (groundwater)	7440439	DW, NRDW, GSI
Chromium (soil)	18540299	GSI
Copper (groundwater)	7440508	GSI
Lead (groundwater)	7439921	DW, NRDW, GSI
Selenium (soil)	7782492	GSI

DW: Drinking Water Protection, NRDW: Non-Residential Drinking Water, DC: Direct Contact, GSI: Groundwater Surface Water Interface

The listing of these contaminants is in addition to the contaminants previously documented in prior BEAs that were prepared by others for the Subject Property. See **Appendices D and E** for copies of these reports.

### 3.2 Laboratory Data

Copies of the analytical laboratory reports and chain-of-custody (COC) documentation for the samples collected by ECT on August 20, 2018 are included in **Appendix C**.

## 4.0 BEA Author

---

The primary author of this BEA was Ryan P. Higuchi, whose contact information is provided as follows:

Ryan Higuchi  
Senior Associate Scientist III  
Environmental Consulting & Technology, Inc.  
2200 Commonwealth Boulevard, Suite 300  
Ann Arbor, Michigan 48105  
[rhiguchi@ectinc.com](mailto:rhiguchi@ectinc.com)  
Tel. (734) 769-3004

BEA Review and Interpreter of this BEA was John D'Addona, P.E. who is a qualified Environmental Professional (EP) with over 30 years of experience in the environmental industry. His experiences include the management and review of hundreds of Phase I and II ESAs, BEAs, and Due Care Plans. His contact information is as follows:

John D'Addona, P.E.  
Principal Engineer  
Environmental Consulting & Technology, Inc.  
2200 Commonwealth Boulevard, Suite 300  
Ann Arbor, Michigan 48105  
[jdaddona@ectinc.com](mailto:jdaddona@ectinc.com)  
Tel. (734) 769-3004

## 5.0 ASTM Phase I ESA and AAI Documentation

---

A Phase I ESA, completed by AKT, is included as **Appendix A**. The Phase I ESA was completed in general accordance with ASTM Practice E 1527-13. The purpose of ASTM Practice E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of commercial real estate properties with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA; 42 U.S.C. §9601) and petroleum products. The objective of Phase I ESAs is to provide all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B) to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (a.k.a., landowner liability protections). The Phase II ESA investigation was completed in general accordance with ASTM Practice E1903-11, the Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

This BEA has been completed pursuant to Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA) PA 451 of 1994, as amended (Part 201). In the preparation of this BEA, ECT considered hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g). This BEA follows the suggested format for the "Contents of BEA Report," presented in EQP 4012 (02/2015).

## 6.0 References

---

Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended.

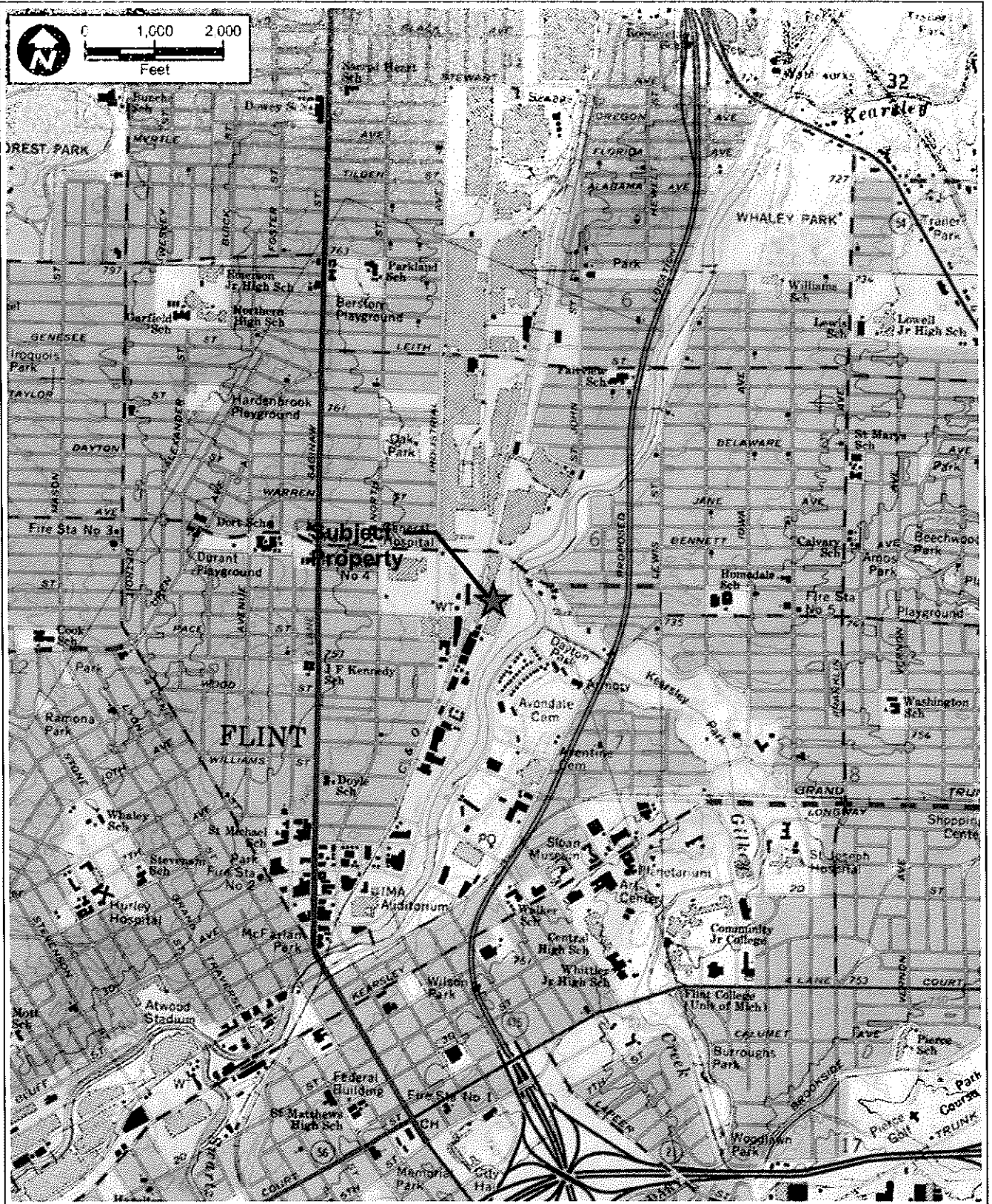
ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

ASTM Practice E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

Phase I Environmental Site Assessment, Parcels 41-06-452-014 and 41-06-452-015, City of Flint, Michigan prepared by AKT-Peerless, and dated July 11, 2018.

Baseline Environmental Assessment, Former DuPont Automotive Works Site 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by AMEC Environment and Infrastructure, Inc. and dated January 4, 2013.

Baseline Environmental Assessment, 1555 James P. Cole Boulevard, Flint, Genesee County, Michigan prepared by Antea Group and dated December 7, 2016.

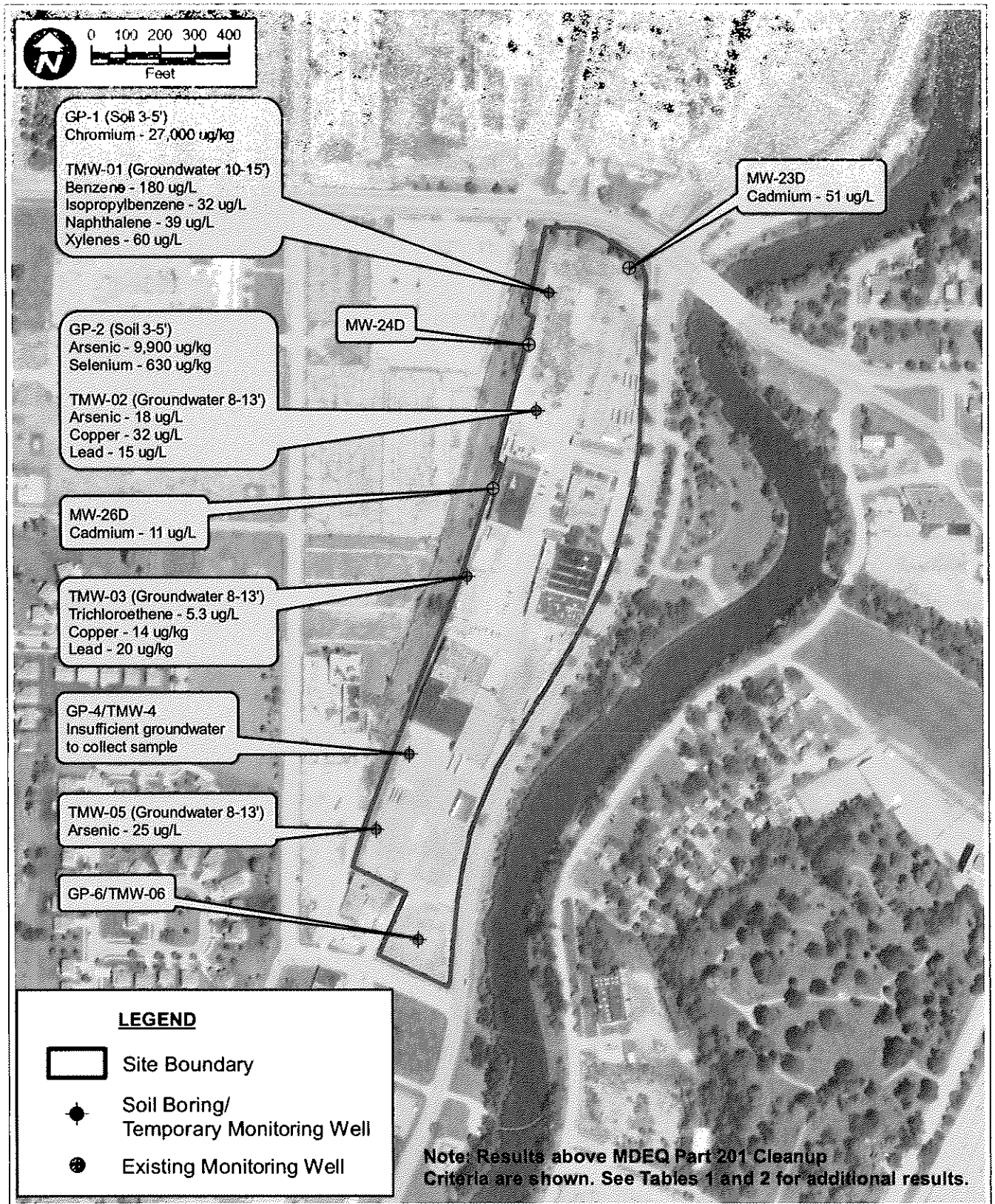


**FIGURE 1.**  
**SITE LOCATION MAP**  
**PARCEL IDs: 41-06-452-014 & 41-06-452-015**  
**FLINT, MI. 48503**

Sources: ECT, 2018.

**ECT** Environmental  
 Consulting &  
 Technology, Inc.

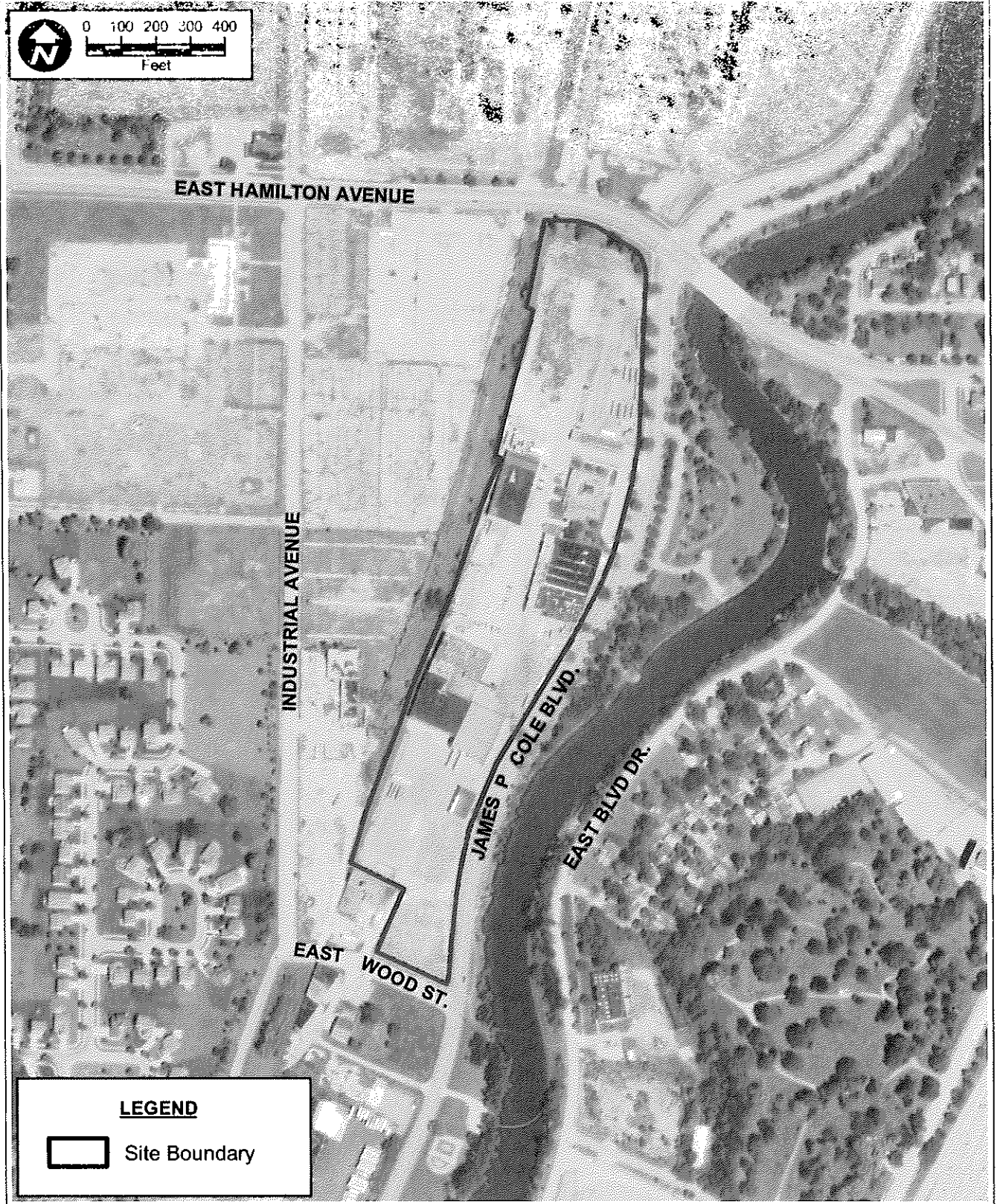




**FIGURE 3.**  
**SAMPLE LOCATION MAP**  
PARCEL IDs: 41-06-452-014 & 41-06-452-015  
FLINT, MI. 48503

Sources: ECT, 2018.

**ECT** Environmental Consulting & Technology, Inc.



**FIGURE 2.**  
**SITE AND SURROUNDING PROPERTIES MAP**  
**PARCEL IDs: 41-06-452-014 & 41-06-452-015**  
**FLINT, MI. 48503**

Sources: ECT, 2018.

**ECT** Environmental  
Consulting &  
Technology, Inc.





**Table 2. Groundwater Analytical Summary**

Former Dupont Facility

Matrix: Groundwater

Cleanup Criteria: Residential

Page 1 of 1

Chemical Abstract Service #	Part 201 Cleanup Criteria (December 2013)										Sample Location									
	Residential Criteria					Groundwater Contact					TMW-1 (10-15) 8/20/18	TMW-2 (8-13) 8/20/18	TMW-3 (9-14) 8/20/18	TMW-S (8-13) 8/20/18	TMW-6 (4-9) 8/20/18	MW-23D 8/20/18	MW-24D 8/20/18	MW-26D 8/20/18		
	Drinking Water Protection	Nonres. Drinking Water	Groundwater Surface Interface	Indoor Air Inhalation	Groundwater Contact	Groundwater Air Inhalation	Groundwater Contact	Groundwater Air Inhalation												
VOC, ug/L - Method 8260	730	2,100	1,700	1,000,000,000	31,000,000	5,600	79	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Acetone	5.0	5.0	12	1,000,000,000	11,000	100	1.2	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzene	80	230	ID	ID	4,400	ID	1.8	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
n-Butylbenzene	80	230	ID	ID	4,400	ID	1.8	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
sec-Butylbenzene	80	230	ID	ID	4,400	ID	1.8	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
1,2-Dichloroethane	70	70	6.0	9,600	200,000	83,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
cis-1,2-Dichloroethane	70	70	6.0	9,600	200,000	83,000	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
trans-1,2-Dichloroethane	100	100	4.0	85,000	220,000	470	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Ethylbenzene	74	74	18	110,000	170,000	56	5.6	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Isopropylbenzene	800	2,300	28	56,000	56,000	32	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Naphthalene	520	1,500	11	31,000	31,000	38	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
n-Propylbenzene	80	230	ID	ID	4,400	ID	28	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Tetrachloroethane	5.0	5.0	11	12,000	12,000	25	2.3	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Toluene	790	790	270	530,000	530,000	89	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
1,1,1-Trichloroethane	5.0	5.0	29	2,200	22,000	5.3	5.3	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Trichlorofluoromethane	2,600	7,300	NA	1,100,000	1,100,000	NA	9.1	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
1,2,3-Trimethylbenzene	NA	NA	NA	NA	NA	NA	2.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
1,2,4-Trimethylbenzene	63	63	17	56,000	56,000	17	3.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
1,3,5-Trimethylbenzene	72	72	45	61,000	61,000	45	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Vinyl chloride	2.0	2.0	1.0	1,100	1,100	1.0	60	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Xylenes	280	280	41	190,000	190,000	41	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Other VOCs	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies		
PNA, ug/L - Method 8270	1,300	3,900	38	4,200	4,200	38	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Acenaphthene	52	150	ID	3,900	3,900	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Acenaphthylene	43	43	ID	43	43	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Anthracene	2.1	8.5	ID	NLV	9.4	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzo(a)anthracene	5.0	5.0	ID	NLV	1.0	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzo(a)pyrene	1.5	1.5	ID	ID	1.5	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzo(b)fluoranthene	1.0	1.0	ID	NLV	1.0	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzo(g,h,i)perylene	1.0	1.0	ID	NLV	1.0	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Benzo(k)fluoranthene	1.6	1.6	NA	NA	1.6	NA	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Chrysene	2.0	2.0	ID	ID	2.0	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Dibenz(a,h)anthracene	210	210	ID	NLV	210	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Fluoranthene	860	2,000	12	2,000	2,000	12	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Fluorene	860	2,000	12	2,000	2,000	12	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Indeno(1,2,3-cd)pyrene	2.0	2.0	ID	NLV	2.0	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
2-Methylnaphthalene	260	750	19	25,000	25,000	19	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Naphthalene	520	1,500	11	31,000	31,000	11	38	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Phenanthrene	52	150	2.0	1,000	1,000	2.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Pyrene	140	140	ID	140	140	ID	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Metals, ug/L - Method 6020, 7470	10	10	10	NLV	4,300	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Arsenic	2,000	2,000.0	670	NLV	14,000,000	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Barium	5.0	5.0	2.5	NLV	190,000	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Cadmium	100	100	11	NLV	460,000	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Chromium (Total)	1,000	1,000.0	13	NLV	7,400,000	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Copper	4.0	4.0	14	NLV	ID	NLV	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Lead	2.0	2.0	0.0013	56	56	0.0013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Mercury	50	50	5.0	970,000	970,000	5.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Selenium	34	98	0.20	1,500,000	1,500,000	0.20	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Silver	2,400	5,000	170	110,000,000	110,000,000	170	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd		
Zinc	0.50	0.50	0.20	45	3.3	0.20	nd	na	na	na	na	na	na	na	na	na	na	na		
PCBs, ug/L - Method 6020, 7471	1336363	1336363	0.50	0.50	0.50	0.20	nd	na	na	na	na	na	na	na	na	na	na	na		
Polychlorinated biphenyls (PCB)	1336363	1336363	0.50	0.50	0.50	0.20	nd	na	na	na	na	na	na	na	na	na	na	na		

Notes:

ID = insufficient data to develop criterion

NA = not available

nd = not detected

NLV = not likely to volatilize

Assumptions:

hardness estimate for receiving waters = 150 mg/L

protective for surface water that is used as a drinking water source

240149



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

PRESENTED: MAY 08 2024

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

**Resolution Approving Parcel Acquisition  
for Police and Fire Training Facility**

On January 8, 2024, the Flint City Council enacted Resolution 230459, which approved of the acquisition of twenty-seven parcels for the purpose of constructing a Police and Fire Training Center to enhance training and readiness of the City’s police and firefighters. Three additional parcels are required to facilitate this project moving forward.

Parcel ID No.	Acquisition Cost	Current Owner
47-31-182-010	\$102.00	Genesee County Landbank
47-31-182-022	\$2000.00	A. Weston
47-31-182-032	\$2,436.42	Genesee County Treasurer
<b>Total:</b>	\$4,538.42	

Funds for these acquisitions will be paid out of GL 101-301.735-971.000.

**IT IS RESOLVED** that that the Flint City Council approves of the acquisition of the above-listed properties and authorizes the appropriate City officials to do all things necessary to acquire the properties.

**FOR THE CITY**

CLYDE D EDWARDS / A0163  
CLYDE D EDWARDS / A0163 (Apr 30, 2024 13:34 EDT)  
**Clyde Edwards, City Administrator**

**FOR THE CITY COUNCIL**

\_\_\_\_\_

**APPROVED AS TO FORM:**

William Kim  
William Kim (Apr 30, 2024 13:20 EDT)  
**William Y. Kim, City Attorney**

**APPROVED AS TO FINANCE:**

Phillip Moore  
Phillip Moore (Apr 30, 2024 13:31 EDT)  
**Phillip Moore, Chief Financial Officer**



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** April 30, 2024

**BID/PROPOSAL#:** N/A

**AGENDA ITEM TITLE:** Resolution Approving Parcel Acquisition for Police/Fire Training Facility

**PREPARED BY:** William Kim, City Attorney

**VENDOR NAME:** Miscellaneous

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

On January 8, 2024, the Flint City Council enacted Resolution 230459, which approved of the acquisition of twenty-seven parcels for the purpose of constructing a Police and Fire Training Center to enhance training and readiness of the City's police and firefighters. Three additional parcels are required to facilitate this project moving forward, and the City may acquire two of those properties at a nominal cost. The funds are currently budgeted and available. However, as this is an acquisition of real property, Council approval of that acquisition is required.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/  
PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

Resolution 230459

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY  
OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

Acquisition of properties needed to construct Police-Fire Training Facility

**FINANCIAL IMPLICATIONS:**

None

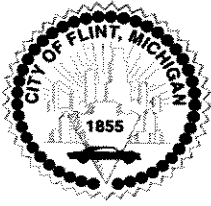
**BUDGETED EXPENDITURE?** YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
		101-301.735-971.000		\$4,538.42
		<b>FY24 GRAND TOTAL</b>		<b>\$4,538.42</b>

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

**ACCOUNTING APPROVAL:** Phillip Moore Phillip Moore (Apr 30, 2024 13:31 EDT) **Date:** \_\_\_\_\_

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



# CITY OF FLINT STAFF REVIEW FORM

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 \$N/A

BUDGET YEAR 2 \$N/A

BUDGET YEAR 3 \$N/A

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

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

DEPARTMENT HEAD SIGNATURE:

CLYDE D EDWARDS / A0163

CLYDE D EDWARDS / A0163 (Apr 30, 2024 13:34 EDT)

Clyde Edwards, City Administrator



240150

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

PRESENTED: MAY 08 2024

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

PROPOSAL #: 2300007

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO TRIO PAINT FOR GENERAL CONTRACTOR SERVICES- CHANGE ORDER #5**

**WHEREAS**, The City of Flint Division of Purchases & Supplies solicited proposals for General Contractor services for FY23-FY25 on behalf of the Facilities Maintenance Division. Trio Paint was the sole qualified and awarded bidder for this 3-year contract.

**WHEREAS**, Trio Paint has completed various projects within city-owned facilities. The most recent change order for the contract was Change order #4 for work competed at the Hasselbring and Brennan Senior centers for \$286,302.43, amounting the aggregate 3-year contract total to \$1,065,140.43, which was authorized by council on February 19, 2024, via the adoption of Resolution #240039.


**WHEREAS**, The Fire Department is requesting an additional \$13,815.08 for Fire Station Kitchen Upgrades for the Fire Station #5 location for FY2024. This project includes upgrades to kitchen cabinets, appliances, painting and flooring.

The funding will come from the following account(s):

Account Number	Account Name/ Grant Code	Amount
101-337.000-930.000	REPAIRS & MAINTENANCE	\$13,815.08
	<b>FY24 GRAND TOTAL</b>	<b>\$13,815.08</b>

**IT IS RESOLVED**, That the Appropriate City Officials, upon City Council’s approval, are hereby authorized to enter into a contract change order and issue additional Purchase Orders to Trio Paint for Contractor Services in an amount not-to-exceed \$13,815.08 for FY24 (07/01/23-06/30/24) for Fire Station #5 Kitchen Upgrades, for an aggregate FY23-FY25 contract total not to exceed \$1,078,955.51.

**APPROVED AS TO FORM:**

  
William Kim (Apr 24, 2024 13:59 EDT)  
William Kim, City Attorney

**APPROVED AS TO FINANCE:**

  
Phillip Moore (Apr 24, 2024 13:51 EDT)  
Phillip Moore, Chief Financial Officer


**FOR THE CITY OF FLINT:**

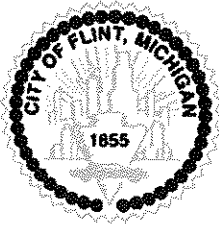
CLYDE D EDWARDS / A0162  
CLYDE D EDWARDS / A0162 (Apr 24, 2024 16:26 EDT)  
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_

**APPROVED AS TO PURCHASING:**

  
Lauren Rowley, Purchasing Manager



RESOLUTION NO.: 240039  
 PRESENTED: FEB - 7 2024  
 ADOPTED: FEB 19 2024

PROPOSAL #:  
 BY THE CITY ADMINISTRATOR:

**RESOLUTION TO TRIO PAINT FOR GENERAL CONTRACTOR SERVICES- CHANGE ORDER #4**

**WHEREAS**, The City of Flint Division of Purchases & Supplies solicited proposals for General Contractor services for FY23-FY25 on behalf of the Facilities Maintenance Division. Trio Paint was the sole qualified and awarded bidder for this 3-year contract.

**WHEREAS**, Trio Paint has completed various projects within city-owned facilities. The most recent change order for the contract was Change order #3 for additional Council Chamber improvements approved by City Council on August 28,2023 via the adoption of Resolution #230297.

**WHEREAS**, Facilities Maintenance is requesting an additional \$108,190.00 for quotes for additional work for the remainder of FY2024. These projects include but are not limited to City Hall lobby rehabilitation, Legal department renovations, asbestos remediation, ceiling tile replacements, painting and other services.

**WHEREAS**, Flint City Council adopted Resolution #220347 on August 22, 2022 allocating \$150,000.00 of American Rescue Plan Act (ARPA) funding towards each Brennan and Hasselbring Senior Centers. Trio has provided a quote for Brennan Center kitchen upgrades, handrail replacement and bathroom renovations totaling \$73,135.43 of ARPA funding. *(Because this has been previously allocated, no additional ARPA-related allocation is needed.)*

**WHEREAS**, Hasselbring Senior Center is requesting similar upgrades to be completed by Trio Paint using the quoted amount of \$70,479.90 of CS Mott grant funding and \$34,497.10 of ARPA funding to include bathroom renovations and kitchen upgrades and ballroom floor rehabilitation. *(Because this has been previously allocated, no additional ARPA-related allocation is needed.)* The overall total for Hasselbring Senior Center upgrades is not-to-exceed \$105,435.00.

The funding will come from the following account(s):

Account Number	Account Name/ Grant Code	Amount
444-230.200-976.000	BUILDING ADDITIONS & IMPROVEMENTS	\$108,190.00
*287-752.120-801.000	PROF. SERVICES BRENNAN CC/FUSDT-CSLFRF	\$73,135.43
*296-752.161-801.000	PROF. SERVICES HASSELBRING/PCSM-HSCI22	\$70,479.90
*287-752.160-801.000	PROF. SERVICES HASSELBRING/FUSDT-CSLFRF	\$34,497.10
	<b>FY24 GRAND TOTAL</b>	<b>\$286,302.43</b>

**IT IS RESOLVED**, That the Appropriate City Officials, upon City Council's approval, are hereby authorized to enter into a contract change order and issue additional Purchase Orders to Trio Paint for additional Contractor Services in an amount not-to-exceed \$286,302.43 for FY24 (07/01/23-06/30/24) for an overall FY23-FY25 contract total not to exceed \$1,065,140.43. Before ARPA funds are distributed, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of the Treasury final rules. Funding for Brennan's portion of this resolution shall come from the American Rescue Plan Act fund (287).



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


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

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

APPROVED AS TO FORM:

  
William Kim (Jan 26, 2024 15:24 EST)  
William Kim, City Attorney

APPROVED AS TO FINANCE:

  
Phillip Moore (Jan 26, 2024 14:22 EST)  
Phillip Moore, Chief Financial Officer

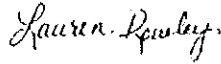
FOR THE CITY OF FLINT:

CLYDE D EDWARDS  
CLYDE D EDWARDS (Jan 29, 2024 10:42 EST)  
Clyde Edwards, City Administrator

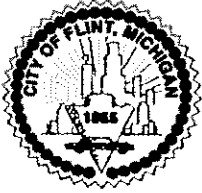
APPROVED BY CITY COUNCIL:



APPROVED AS TO PURCHASING:

  
Lauren Rowley, Purchasing Manager





## CITY OF FLINT STAFF REVIEW FORM

**DATE:** April 22, 2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Completed Fire Station 5 Kitchen Project

**PREPARED BY:** Karen Shim, Flint Fire Department

**VENDOR NAME:** TRIO Paint

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Flint Fire Department is requesting approval of a purchase order to Trio Paint to pay outstanding Invoice No. 16137 in the amount of \$13,815.08 for the kitchen project at Fire Station 5 located at 3402 Western Road. Trio Paint is the recommended General Contractor Services under Proposal #23-507.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE  
RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

Fire Department General Contractor Services GL 101-337.000-930.00 for \$150,000.00  
Resolution No. 230051, Resolution No. 220400  
Contract No. 22-052

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE  
PARTNERSHIPS AND COLLABORATIONS:**

The benefit to the City of Flint residents and operations is that all fire stations are public buildings and open to residents and city operations.

**FINANCIAL IMPLICATIONS:**

None

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



## CITY OF FLINT STAFF REVIEW FORM

Dept.	Name of Account	Account Number	Grant Code	Amount
FIRE	Repairs and Maintenance	101-337.000-930.000		\$13,815.08
		<b>FY24 GRAND TOTAL</b>		<b>\$13,815.08</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO: 240008528

ACCOUNTING APPROVAL: Karen Skim Date: April 22, 2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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: *(PLEASE SELECT)*:  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Theron S. Wiggins  
Theron S. Wiggins / Apr 25, 2024 / 10:41:00 AM  
Theron S. Wiggins, Fire Chief

(Invoice) Sales Receipt #16137

1/5/2024  
Cashier:  
Page 1



**Trio Paint**  
G-4172 S. Saginaw St  
Burton, MI 48529  
810-742-5491/ 810-736-2230  
www.triopaint.com

**Bill To:** City Of Flint  
City Of Flint  
1101 S Saginaw St  
Flint, MI 48502

Customer PO# 23-005628

Item Name	Attribute	Size	Qty	Price	Ext Price	Tax	Regular Price
fire stn #5 kitchen project				\$13,815.08	\$13,815.08	T	\$0.00

Subtotal: \$13,815.08  
Exempt 0 % Tax: + \$0.00  
**RECEIPT TOTAL: \$13,815.08**

Account: \$13,815.08

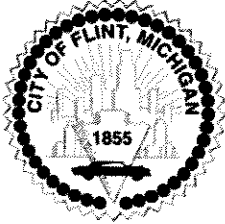
**Signature** \_\_\_\_\_  
I agree to pay above amount according to card issuer  
agreement (merchant agreement if credit voucher).

Thanks for shopping with us, like our Facebook page for all of the latest deals!



16137

240151



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

PRESENTED: MAY 08 2024

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

PROPOSAL #22000707

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO JB'S TREE AND YARD SERVICE CHANGE ORDER #2: URBAN FORESTRY SERVICES/BRUSH CLEARING AT WATER PLANT**

**WHEREAS**, The City of Flint Division of Purchases & Supplies solicited bids for Urban Forestry Services and awarded contracts to the (4) lowest, responsive bidders for FY22-FY24, in which JB's Tree & Yard Services was one of the awarded bidders.

**WHEREAS**, City Council adopted resolution #210353 on August 10, 2021 to authorize the contract with JB's Tree & Yard Services for Urban Forestry services in an amount not to exceed a three-year aggregate contract amount of \$255,000.00. City Council later adopted Resolution #240006 on January 22, 2024 authorizing Change Order #1 with JB's Tree & Yard Service in the amount of \$70,550.00 for a revised three-year aggregate total not to exceed \$325,550.00 due to the redistribution of funding from other Urban Forestry Services' awarded bidders.


**WHEREAS**, The City of Flint DPW, Water Plant Division, solicited bids from Urban Forestry vendors currently holding contracts with the City, to clear brush and trees along the perimeter of the Water Plant property due to security lighting being installed. Of the awarded bidders, JB's Tree & Yard Services provided the lowest proposal for these services. The Water Plant is requesting the authorization to piggy-back off of DPW's current contract for Urban Forestry Services with JB's Tree and Yard Services, in a change order amount not to exceed \$30,000.00 for FY2024.

The additional funding will come from the following account(s):

Account Number	Account Name	Amount
591-545.200-801.000	PROFESSIONAL SERVICES	\$30,000.00
	<b>FY24 CHANGE ORDER TOTAL</b>	<b>\$30,000.00</b>

**IT IS RESOLVED**, that the appropriate city officials are to do all things necessary to enter into a Change Order with JB's Tree & Yard Service for Water Plant Urban Forestry Services in an amount not-to-exceed \$30,000.00 for FY2024 (07/01/23-06/30/24) for an aggregate 3-year contract total not-to-exceed \$355,550.00

APPROVED AS TO FORM:

  
William Kim (Apr 25, 2024 18:57 EDT)  
William Kim, City Attorney

APPROVED AS TO FINANCE:

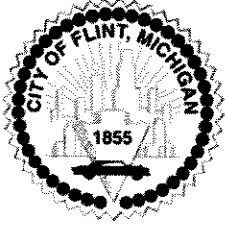
  
Phillip Moore (Apr 24, 2024 13:50 EDT)  
Phillip Moore, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / A0161  
CLYDE D EDWARDS / A0161 (Apr 25, 2024 19:13 EDT)  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

\_\_\_\_\_



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

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

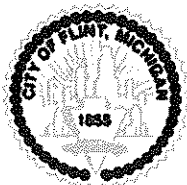
ADOPTED: \_\_\_\_\_

APPROVED AS TO PURCHASING:

*Lauren Rowley*

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

240006



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

PRESENTED: JAN 1 2024

ADOPTED: JAN 22 2024

Proposal 22000707

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO JB'S TREE & YARD SERVICES CHANGE ORDER #1 FOR ADDITIONAL TREE REMOVALS AND TRIMMING**

The Street Maintenance Division is responsible for maintaining trees in the Right-of-Ways (ROW), including the removal of dead trees, emergencies, and regular tree trimming. The Division of Purchases & Supplies solicited bids for urban forestry services and awarded contracts to the four lowest, responsive bidders for FY22-FY24, in which JB's Tree & Yard Services, 5320 Smith Dr., Flushing, Michigan was one of the awarded bidders.

On August 10, 2021, the Appropriate City Officials were authorized to enter into a contract per resolution #210353 with JB's Tree & Yard Services urban forestry services, in an amount not to exceed \$85,000.00 and a three year aggregate amount of \$255,000.00 and

Due to contractual issues with one of the awarded vendors, a contract was terminated, resulting in the need for redistribution of funding to the remaining awarded contractors, JB's Tree & Yard Services being one of them. The Department of Public Works, Street Maintenance Division is requesting additional urban forestry services in the amount not to exceed \$70,550.00. Funding for said services will come from the following accounts:

Account Number	Account Name	Amount
202-449.215-801.000	Major Street Fund	\$24,260.00
203-449.215-801.000	Local Street Fund	\$46,290.00
	<b>FY24 GRAND TOTAL</b>	<b>\$70,550.00</b>

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary to enter into change order #1 to the contract with JB's Tree & Yard Services for additional urban forestry services, in an amount not to exceed \$70,550.00 and a revised three year aggregate amount of \$325,550.00.

APPROVED AS TO FORM:

William Kim  
William Kim (Jan 4, 2024 15:19 EST)  
William Kim  
Chief Legal Officer

APPROVED AS TO FINANCE:

Phillip Moore  
Phillip Moore (Jan 4, 2024 16:20 EST)  
Phillip Moore  
Chief Finance Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards  
Clyde D. Edwards (Jan 5, 2024 10:19 EST)  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:

Lauren Rowley  
Lauren Rowley, Purchasing Manager



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** April 18, 2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** REMOVAL OF BRUSH AND TREES ALONG WTP PROPERTY LINES

**PREPARED BY:** MELANIE POISSON FOR THE WATER PLANT

**VENDOR NAME:** JB'S TREE AND YARD SERVICE

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

Due to heightened security concerns, the water plant plans to install lighting fixtures along the perimeter of the water plant property. To make way for this project trees and brush along said perimeter needs removal. Two bids were obtained. JB's Tree and Yard Service was the lowest qualified bidder.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

N/A

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

To create a safe environment for staff and vendors which will save residents money by reducing vandalism and theft.

**FINANCIAL IMPLICATIONS:**

The impact of a properly secured building and grounds will reduce expenses to the community in repairs and replacement of City property.

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

Dept.	Name of Account	Account Number	Grant Code	Amount
DPW-WTP	Professional Services	591-545.200-801.000		\$30,000
<b>FY24 GRAND TOTAL</b>				<b>\$30,000</b>



# CITY OF FLINT STAFF REVIEW FORM

PRE-ENCUMBERED? YES  NO  REQUISITION NO: 240008521

ACCOUNTING APPROVAL: *Yolanda Gray* Date: 4-18-24  
(Yolanda Gray, DPW Accounting Supervisor)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: *Scott Dungee* Date: 4-19-24  
(Scott Dungee, Water Plant Supervisor)



---

**JB'S TREE AND YARD SERVICE****11/14/2023 ESTIMATE**

JB's Tree & Yard Services  
(810) 230-2700 / (810) 659-2500  
JBsTreeServices@gmail.com  
5320 Smith Dr.  
Flushing, MI 48433

City of Flint Accounts Payable  
P.O. Box 246  
Flint, MI 48501-0246

**Flint Water Plant on Dort Hwy. Stage one.**

Description	Cost
Remove all underbrush and trees along both sides of fence row on the East side of the service road, on the water plant side (as shown in highlighted area on map). Cut as much out of fence as possible, but some may be too grown into fence for total removal. Remove all underbrush and trees along back of old brick building, along sides of building, and front as well, and around raised areas near Boulevard Dr. Lastly, remove all underbrush under and around two designated towers. Chip and haul all wood and debris away.	\$25,000.00
To grind all large stumps and as many underbrush stumps as possible to prevent regrowth throughout total removal area. May be unable to grind all stumps right up the fence row, but can discuss spraying method to prevent regrowth, or grind if fence is removed/replaced. Leave stump mulch on site. <b>(If stump grinding is not necessary, take off total price)</b>	\$5,000.00
Total \$30,000.00	

Thank You!

---

**JB's Tree and Yard Service - "We'll Go Out on the Limb for You"**

---

**JB'S TREE AND YARD SERVICE****12/08/2023 ESTIMATE**

JB's Tree & Yard Services  
(810) 230-2700 / (810) 659-2500  
JBsTreeServices@gmail.com  
5320 Smith Dr.  
Flushing, MI 48433

City of Flint Accounts Payable  
P.O. Box 246  
Flint, MI 48501-0246  
P.O. # 24-006002

**Flint Water Plant on Dort Hwy. Stage one, Additional Request.**

Description	Cost
To annually maintain the fence row on east side of service road on the water plant side of fence, around the old brick building, around the two towers, and the hill areas previously discussed. Keep all underbrush down and out of fence, towers, building, and hill areas, pulling out all new growth, chip and haul all wood and debris away. Annual maintenance fee.	\$3500.00

---

Total \$3500.00

Thank You!

---

**JB's Tree and Yard Service - "We'll Go Out on the Limb for You"**

We are licensed and fully insured, submitted upon request. **Thank you for the opportunity to submit a bid.** If you have any questions or concerns, please do not hesitate to contact me at the number listed above.

Thank you,  
Forrest “ Mike” Spitzer,  
Owner- J&M Tree Service

**Contractual Bid  
J & M Tree Service**

**4618 Milton Dr  
Flint, Michigan 48507  
Phone (810) 238-3234 Fax (810) 743-6338**

**Forrest@jmtreeservice85.comcastbiz.net www.jmtreeservice.com**

Dec 8, 2023

City of Flint

1101 S Saginaw St, Flint MI 48502

Attn: Scott Dungee, Water Plant Supervisor

Initial contact: Heather Griffin, Email: [hgriffin@cityofflint.com](mailto:hgriffin@cityofflint.com)

Re: Tree & Shrub/Vegetation Clearing at the Water Plant, Dort Highway

Phase 1: Clearing of the fence line and clearing areas between fence line and the building on the East side of the service road (Water Plant side)

To remove the trees, brush, vegetation on the fence line (distance is 1904 feet) \$ 36,600.00

To remove the trees, brush, vegetation between the fence and the building  
-Areas include what was discussed during the walk thru and the "island" areas (overgrown compost piles) \$ 60,000.00

To remove all vegetation off the 2 communication/power towers \$ 5,000.00

To grind the stumps ONLY along the fence line in the 1904 feet distance \$ 15,000.00  
OR

To grind all stumps  
(along fence line and areas between the fence line & the building) \$ 25,000.00

All pricing includes removal of all wood, brush, and vegetation  
Leaving all mulch from stump grinding

**Total bid: \$ 116,600.00 (stumps only along fence line) \_\_\_\_\_**

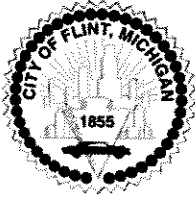
**OR \$ 126,600.00 (ALL stumps) \_\_\_\_\_**

**Please confirm which total we would be doing by marking with an "x".**

**Additional quote request for maintaining control of the vegetation on an annual basis:  
I could provide a quote on that at the time of the first service being needed, since I do not know how much of that would grown back in a year's time.**

Please return a signed copy of the bid and we will schedule the work to be done.

240152



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

PRESENTED:           MAY 08 2024          

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO AT&T FOR SWITCHED ETHERNET SERVICE**  
**FY2024 & FY2025**

WHEREAS, the AT&T, 23500 Northwestern Hwy W-216, Southfield, Michigan currently provides the City of Flint with telephones service lines; and

WHEREAS, Information Technology Services is requesting to enter into a Pricing Schedule Agreement. The Pricing Schedule Agreement will allow for a discount on the internet connections for 12 of the City of Flint buildings. The Pricing will be a reduction for 12 months and the total should not exceed the amount of \$100,000 for FY24/FY25. For FY24, the pricing should not exceed \$25,000. The pricing for FY25 should not exceed \$75,000.

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

Account #/Grant Code	Description	Amount
636-228.000-850.000	Communication	\$100,000.00
	<b>FY2024 TOTAL:</b>	<b>\$25,000.00</b>
	<b>FY2025 TOTAL:</b>	<b>\$75,000.00</b>

IT IS RESOLVED, hat the appropriate officials are hereby authorized to do all things necessary to enter into agreement with AT&T and the City of Flint for AT&T Switched Ethernet Service Pricing Agreement for 12 months beginning March 2024 through March 2025 for an amount not to exceed \$25,000 for FY24 (01/02/23-06/30/24) and \$75,000.00 for FY25 (07/01/24-06/30/25) pending budget adoption.

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / AD158  
CLYDE D EDWARDS / A6158 (Apr 22, 2024 12:09 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

\_\_\_\_\_

APPROVED AS TO FORM:

William Kim  
William Kim (Apr 19, 2024 13:57 EDT)

William Kim, City Attorney

APPROVED AS TO FINANCE:

Phillip Moore  
Phillip Moore (Apr 22, 2024 05:14 EDT)

Phillip Moore, Chief Finance Officer



**UNIVERSAL EXTENSION  
 AMENDMENT TO SERVICE AGREEMENT for EXTENSION of SERVICE AGREEMENT TERM  
 FOR AT&T SWITCHED ETHERNET SERVICE™ AND AT&T SWITCHED ETHERNET SERVICE (TCAL)  
 PROVIDED PURSUANT TO STANDARD OR CUSTOM TERMS**

CNUM# / ECATS# / AT&T Contract ID# of pre-existing Contract (must be included): 20160429-5324  
 Case Number# / SPP# (if applicable):

<b>Customer</b>	<b>AT&amp;T</b>
City of Flint	AT&T means the applicable Service Provider(s) identified in the Service Agreement

<b>AT&amp;T Solution Provider or Representative Information (if applicable)</b> <input type="checkbox"/>					
Name:	Company Name:				
Agent Street Address:	City:	State:	Zip Code:	Country:	
Telephone:	Email:	Agent Code:			

This amendment ("Amendment") modifies the parties' pre-existing Confirmation of Service Order, Letter of Election, Pricing Schedule or other service agreement referenced above ("Service Agreement") and is effective on the date on which the last party signs this Amendment ("Effective Date"). This Amendment extends the term for the existing Service Agreement ("Service Agreement Term"), and minimum term or commitment for each of the Services ("Minimum Payment Period"), regardless of how such terms are referred to in the Service Agreement, but only for the services set forth in Section 1 of this Amendment ("Services"). If any other services are covered by the Service Agreement, such services shall not be affected by this Amendment.

This Amendment is available to existing customers with an unexpired Service Agreement Term or with a Service Agreement Term which expired less than 6 months prior to the Effective Date of this Amendment. Where the Service Agreement term is unexpired, this Amendment extends the existing Service Agreement Term and Minimum Payment Period. Where the Service Agreement Term is expired, this Amendment establishes a new Service Agreement Term and Minimum Payment Period. This Amendment is not available to Customers who seek E-rate funding for the Services provided under the Service Agreement, as modified by this Amendment.

Except as expressly set forth below, all other terms and conditions of the Service Agreement (including any associated master agreement or Business Services Agreement) apply.

To the extent the Service Agreement includes reference to "AT&T Connecticut", "The Southern New England Telephone Company", or "SNET", such reference is hereby deleted in its entirety and this Amendment is not effective as to services provided by this entity.

- SERVICE, SERVICE PROVIDER(S) and SERVICE PUBLICATION(S).** Section 1 of the Pricing Schedule is modified by changing the information relating to AT&T Switched Ethernet Service and the applicable Service Publications to the following:

Service	Service Publication (Incorporated by reference)	Service Publication location
AT&T Switched Ethernet Service <sup>SM</sup>	AT&T Switched Ethernet Service <sup>SM</sup> Guide	<a href="https://cpr.att.com/pdf/commonEthServGuide.html">https://cpr.att.com/pdf/commonEthServGuide.html</a>
AT&T Switched Ethernet Service (TCAL)	AT&T Business Service Guide • AT&T Switched Ethernet Service (TCAL)	<a href="https://serviceguidenew.att.com/sg_flashPlayerPage/ASE">https://serviceguidenew.att.com/sg_flashPlayerPage/ASE</a>

Note: The above Service Publications apply for the Service Providers referenced therein. If this Pricing Schedule includes jurisdictionally intrastate service in District of Columbia or Arizona, the applicable Service Publication for such service will remain unchanged by this Amendment.

**2. EXTENSION PERIOD**

<b>Service Agreement Term and Minimum Payment Period Extension</b>	Additional 12 months following the end of the existing Service Agreement Term, or, if Service Agreement Term is expired, the Effective Date of this Amendment.
--	--

**3. EARLY TERMINATION CHARGES**

ase_std_icb_universal_12_24_36_48_60 mo_ext pcs_processed cs_self-approved	<b>AT&amp;T and Customer Confidential Information</b> Page 1 of 2	STD_JCB V08.27.21
--	--	----------------------

**UNIVERSAL EXTENSION  
 AMENDMENT TO SERVICE AGREEMENT For EXTENSION of SERVICE AGREEMENT TERM  
 FOR AT&T SWITCHED ETHERNET SERVICE™ AND AT&T SWITCHED ETHERNET SERVICE (TCAL)  
 PROVIDED PURSUANT TO STANDARD OR CUSTOM TERMS**

Early Termination Charges do not apply if migrating to qualifying AT&T Service, as set forth in the applicable Service Publication.

**4. CUSTOMER'S EXISTING SERVICE COMPONENTS, QUANTITIES AND RATES**

The existing Services covered by this Amendment shall be the Service Components and quantities that were covered by Customer's Service Agreement identified above and were still in service as of the Effective Date of this Amendment, and the rates for such Services as specified in Customer's Service Agreement identified above will apply during the Service Agreement Term.

Rates in Customer's Service Agreement for the Services identified in this section will be deemed to be applicable to such Services during the period, if any, between the expiration of the applicable Minimum Payment Period and the earlier of (i) the Effective Date of this Amendment or (ii) the date Customer's rates for the Services were increased to month-to-month Service Publication rates. No credit will be granted with respect to any Service Publication rates charged to Customer between the expiration of the applicable Minimum Payment Period and the Effective Date of this Amendment.

Adds are not permitted under the Service Agreement as modified by this Amendment.

Customer (by its authorized representative)

AT&T (by its authorized representative)

B : CLYDE D EDWARDS / A0158  
CLYDE D EDWARDS / A0158 (Apr 22, 2024 12:08 EDT)

B :

Printed or Typed Name:

Printed or Typed Name:

Title:

Title:

Date:

Date:

For AT&T Administrative Use Only
BAN #: 313S661021021 Circuit ID #s: KRFN.223481..MB, KQFN.217576..MB, KQFN.217709..MB, KQFN.217869..MB, KQFN.217871..MB, KRFN.209377..MB, KRFN.209378..MB, KRFN.209379..MB, KRFN.209387..MB, KRFN.209418..MB, KRFN.209419..MB, KRFN.209495..MB, <input type="checkbox"/> Check box if additional BANS / Circuit IDs are attached per excel file and attached with this Amendment. Service Jurisdiction: Select Ports located in the following States: <b>MICHIGAN</b>

AS TO FORM:

AS TO FINANCE:

William Kim  
William Kim (Apr 19, 2024 11:51 EDT)  
 William Kim, City Attorney

Phillip Moore  
Phillip Moore (Apr 22, 2024 08:34 EDT)  
 Phillip Moore, Chief Financial Officer

\_\_\_\_\_  
 Sheldon Neeley, Mayor



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 03/20/2024

BID/PROPOSAL#

AGENDA ITEM TITLE: AT&T Switched Ethernet Service (ASE) Pricing Schedule

PREPARED BY Monique Cole, Information Technology
(Please type name and Department)

VENDOR NAME: AT&T

BACKGROUND/SUMMARY OF PROPOSED ACTION:

AT&T Switched Ethernet Service is the internet connections for 12 of the City of Flint buildings. This contract is for 12 months. This will pricing schedule will be at a discounted rate and is not to exceed \$100,000.

This is a utility and does not require a purchase order and goes through Accounts Payable for payment.

FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES [X] NO [ ] IF NO, PLEASE EXPLAIN:

Table with 5 columns: Dept., Name of Account, Account Number, Grant Code, Amount. Rows include IT COMMUNICATION with amount \$100,000.00 and grand totals for FY24 and FY25.

PRE-ENCUMBERED? YES [X] NO [ ] REQUISITION NO: N/A

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

WILL YOUR DEPARTMENT NEED A CONTRACT? YES [ ] NO [X]
(If yes, please indicate how many years for the contract) YEARS





## CITY OF FLINT

---

**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** \$25,000.00

**BUDGET YEAR 2** \$75,000.00


**BUDGET YEAR 3**

**BUDGET YEAR 4**

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

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

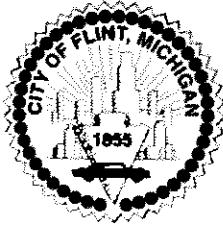
**DEPARTMENT HEAD SIGNATURE:** \_\_\_\_\_

  
Jeff Keen Mar 20, 2024 12:40 EDT

*JEFF KEEN, IT DIRECTOR*

**DEPARTMENT HEAD MUST SIGN**

240153



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

PRESENTED:                     MAY 0 8 2024                    

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

**A0173 Resolution to Enter into Change Order #7 for BS&A Software**

**BY THE CITY ADMINISTRATOR:**

WHEREAS, On November 9, 2016, the City of Flint entered into a two-year agreement in the amount of \$244,961.00 with BS&A Software through May 1, 2018, for the continued used of various software applications that the City utilizes for financial data processing (Resolution # 160468). On Just 11, 2018, City Officials authorized entering into Change Order #1 to extend the agreement through May 1, 2019 for the amount of \$117,911.00 (resolution (180287). On July 08, 2019, City Officials authorized entering into Change Order #2 to extend the agreement through May 1, 2020, for the amount of \$120,738.00 (Resolution #190254) for a total contract amount of \$483,610.00. On August 24, 2020, City Officials authorized entering into Change Order #3 to extend the agreement through May 1, 2021, for the amount of \$123,032.00 (Resolution# 200349). On May 24, 2021 City Officials authorized entering into Change Order #4 to extend the agreement through May 1, 2022 for the amount of \$124,752.00 (Resolution# 210234); On June 13, 2022 City Officials authorized entering into Change Order #5 to extend the agreement through May 1, 2023 for the amount of \$128,868.00 (Resolution# 220215) and on May 22, 2023 City Officials authorized entering into Change Order #6 to extend to extend the agreement with BS&A through May 1, 2024 under the same terms of the agreement for the amount of \$139,048.00. (Resolution 230146) and

WHEREAS, The Information Services Division is requesting is requesting to enter into Change Order #7 to extend to extend the agreement with BS&A through May 1, 2025 under the same terms of the agreement for the amount of \$146,137.00. Funding for these services is to come from the following account, with \$24,365.17 in FY2024 and \$121,771.83 in FY2025, pending the adoption of the budget.

Account Number	Account Name	Amount
636-228.000-814.600	Computer Software	FY24 Total: \$24,365.17
		FY25 Total: \$121,771.83

**GRAND TOTAL FY24/FY25: \$146,137.00**

IT IS RESOLVED, that the Appropriate City Officials, are authorized to do all things necessary to enter into Change Order #7 to the contract with BS&A Software to provide software applications for the period May 1, 2024 through May 1, 2025, for the amount of \$146,137.00 and a total contract amount of \$999,300.00 under the same terms and conditions, allocations for FY 24-25 are pending budget approval.


**APPROVED AS TO FORM:**

  
William Kim (May 1, 2024 11:24 EDT)  
**William Kim, City Attorney**

**APPROVED AS TO FINANCE:**

  
Phillip Moore (May 1, 2024 11:29 EDT)  
**Phillip Moore, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

  
Clyde D. Edwards (A0173) (May 1, 2024 13:22 EDT)  
**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/19/2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** BS&A Software

**PREPARED BY:** Monique Cole, Information Technology

**VENDOR NAME:** BS&A

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The Information Technology Division is requesting to enter into Change Order #7 to extend the agreement with BS&A through May 1, 2024 under the same terms of the original agreement for the amount of \$146,137.00. Funding for these services is to come from software account 636-228.000-814.600. BS&A Software provides the applications that the City uses for city financial data processing and is a sole proprietor. In order to continue using BS&A Software, a service agreement needs to be paid for 2024/2025.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

The payment of this agreement will come from IT's Software Fund Account.

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

BS&A Software provides the applications that the City uses for city financial data processing.

**FINANCIAL IMPLICATIONS:**

In order to continue use of BS&A Software a service agreement must be paid for FY24 – May 1, 2024 – June 30, 2024 and FY25 – July 1, 2024 – April 30, 2025



# CITY OF FLINT STAFF REVIEW FORM

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
IT	Software	636.228-000-814.600		\$146,137.00
			<b>FY24 GRAND TOTAL</b>	<b>\$24,365.17</b>
			<b>FY25 GRAND TOTAL</b>	<b>\$121,771.83</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL: \_\_\_\_\_ Date: 4/24/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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 \$24,365.17

BUDGET YEAR 2 \$121,771.83

BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE:   
Jeff Keen (Apr 27, 2024 12:01 EDT)  
*Jeff Keen, IT Director*

**BS&A Software**

14965 Abbey Lane  
Bath, MI 48808

**INVOICE**

Invoice Number: 153164

Invoice Date: May 1, 2024

Page: 1

Voice: 517-641-8900

Fax: 517-641-8960

<b>Bill To:</b>
CITY OF FLINT FINANCE DEPARTMENT PO BOX 246 FLINT, MI 48501 GENESEE

Vendor # 599  
Reference # 464275  
Initials JB

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
FLINCTYGENE	2		
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
			5/31/24

Quantity	Description	Unit Price	Amount
1.00	BS&A Online Services - Annual Service/Support Fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	6,574.00	6,574.00
1.00	BS&A Online Services Employee Web Portal - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	10,283.00	10,283.00
1.00	Payroll System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	10,283.00	10,283.00
1.00	Human Resource System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	9,349.00	9,349.00
1.00	Time Sheets System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	5,699.00	5,699.00
1.00	Community Development ( Building) System -annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	10,186.00	10,186.00
1.00	Accounts Payable System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,067.00	8,067.00
1.00	Assessing System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	10,023.00	10,023.00
1.00	Cash Receipting System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,067.00	8,067.00
1.00	Delinquent Personal Property System - annual service/support	2,313.00	2,313.00

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
<b>TOTAL</b>	<b>Continued</b>

Check/Credit Memo No:

# INVOICE

Invoice Number: 153164  
 Invoice Date: May 1, 2024  
 Page: 2

Voice: 517-641-8900  
 Fax: 517-641-8960

<b>Bill To:</b>
CITY OF FLINT FINANCE DEPARTMENT PO BOX 246 FLINT, MI 48501 GENESEE

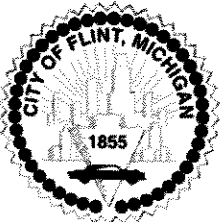
<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
FLINCTYGENE	2		
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
			5/31/24

Quantity	Description	Unit Price	Amount
	fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025		
1.00	Fixed Assets System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,067.00	8,067.00
1.00	General Ledger/Budgeting System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	9,500.00	9,500.00
1.00	Miscellaneous Receivables System- annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,067.00	8,067.00
1.00	Purchase Order System- annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,067.00	8,067.00
1.00	Utility Billing System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	23,108.00	23,108.00
1.00	Tax System - annual service/support fee per contract for the coverage dates of May 1st, 2024-May 1st, 2025	8,484.00	8,484.00

Subtotal	146,137.00
Sales Tax	
Total Invoice Amount	146,137.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>146,137.00</b>

Check/Credit Memo No:

240154



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

PRESENTED:                     MAY 08 2024                    

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

**Resolution Security Project – Palo Alto Network**

**BY THE CITY ADMINISTRATOR:**

**WHEREAS**, Optiv Security Inc., 1144 15<sup>th</sup> Street, Suite 2900, Denver, CO 80202 to provide the City of Flint with Palo Alto hardware for Security initiative; and

**WHEREAS**, The Information Services Division is requesting is approval to purchase Palo Alto hardware, software and professional service for the Security initiative. The purchase will include network equipment, software subscription bundles and professional services for support that may be needed for up to 5 years. Funds for the Security Project will come from IT’s Equipment fund in the amount of \$23,771.10, IT’s Software Fund in the amount of \$191,652.37, IT’s Professional Services Fund in the amount of \$68,779.42 and Postage Fund in the amount of \$200. Pricing for Optiv has been provided by utilizing the GSA contract #47QSWA18D008F for Palo Alto, the cooperative purchasing program for the United States Federal Government, pending the approval budget amendment.

<b>Account Number</b>	<b>Account Name</b>	<b>Amount</b>
636-228.000-814.600	Computer Software	\$191,652.37
636-228.000-977.000	Equipment	\$23,771.10
636-228.000-801.000	Professional Services	\$68,779.42
636-228.000-902.000	Postage	\$200.00

**GRAND TOTAL FY24:                      \$284,402.89**

IT IS RESOLVED, that the Appropriate City Officials, are authorized to do all things necessary to authorize the purchase of Palo Alto Network for Security Initiative for the amount of \$284,402.89 pending budget amendment approval.

**APPROVED AS TO FORM:**

  
William Kim (May 1, 2024 14:48 EDT)


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

**APPROVED AS TO FINANCE:**

  
Phillip Moore (May 1, 2024 15:57 EDT)

\_\_\_\_\_  
**Phillip Moore, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

  
Clyde D. Edwards / A0175 (May 1, 2024 16:36 EDT)

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

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_



## CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/15/2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Palo Alto Network – Security Project

**PREPARED BY:** Monique Cole, Information Technology

**VENDOR NAME:** Optiv

### **BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The IT department is seeking to purchase Palo Alto hardware, software, and professional services. The hardware software, and professional services will be used for information technology security and the zero trust initiative.

Pricing from Optiv has been provided by utilizing the GSA contract #47QSWA18D008F for Palo Alto, the cooperative purchasing program of the United States Federal Government.

### **PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

The payment of this hardware, software, and professional services will come from the IT's Software, Equipment, Professional Services, and Postage Fund accounts.

### **POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

This purchase will be used for the Information Technology's security and the zero-trust initiative.

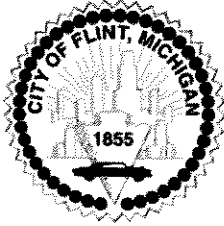
### **FINANCIAL IMPLICATIONS:**

To complete the security and zero trust initiative, funds will need to be transferred from IT's fund balance to the Equipment Fund, Software Fund, Professional Services Fund and Postage fund. This purchase will cost a total of \$284,402.84.





240155



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

PRESENTED: MAY 08 2024

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

BY THE CITY ADMINISTRATOR:

**RESOLUTION AUTHORIZING FY2024 THIRD QUARTER BUDGET AMENDMENT**

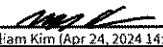
WHEREAS, the City of Flint’s operating budget is monitored on an ongoing basis by the Finance Department and City department heads and changes to an approved operating budget are required from time to time. And;

WHEREAS, the Department of Finance is recommending certain fiscal appropriation amendments to the FY2024 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended. And;

FY2024 Proposed First Quarter Budget Amendments	Amended FY2024 Budget as of 3/31/2023	Proposed Amendments for FY2024 Q3	Proposed Amended FY2024 Budget	Estimated Ending Fund Balance
<b>IT SERVICES FUND</b> 636 Expenditures	\$4,170,800	\$284,403	\$4,455,203	\$1,746,668
<b>GENERAL FUND</b> 101 Expenditures	\$67,021,936	\$25,000	\$67,046,936	\$11,759,263
<b>Total Amendment</b>	\$4,170,800	\$284,403	\$4,455,203	\$1,746,668

IT IS RESOLVED, that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2024 operating budget of the City of Flint.

APPROVED AS TO FORM:

  
William Kim (Apr 24, 2024 14:23 EDT)  
William Kim, City Attorney

APPROVED AS TO FINANCE:

  
Phillip Moore (Apr 25, 2024 07:32 EDT)  
Phillip Moore, Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / A0166  
CLYDE D EDWARDS / A0166 (Apr 30, 2024 12:35 EDT)  
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

\_\_\_\_\_



## CITY OF FLINT RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** 04/17/2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Budget Amendment for Information Technology Services

**PREPARED BY:** Monique Cole, Information Technology

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

Budget Amendment in order to request additional funding for Information Technology Services Equipment, Software, Professional Services and Postage accounts appropriately in order to fund requisition in the P.O. System to complete purchase Palo Alto Hardware and services. This hardware and services will be used for information technology security and the zero trust initiative.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE  
RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

Funds to come from Information Technology fund balance in the amount of \$284,402.89. Funds will be transferred to Information Technology Services Equipment, Software, Professional Services and Postage Funds.

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE  
PARTNERSHIPS AND COLLABORATIONS:**

These funds will be used to purchase hardware and services will be used for Information technology security and the zero trust initiative.



# CITY OF FLINT RESOLUTION STAFF REVIEW FORM

**FINANCIAL IMPLICATIONS:**

Funds will come for the Information Technology Fund balance.

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
IT	Equipment	636-228.000-977.000		\$23,771.10
IT	Software	636-228.000-814.600		\$191,652.37
IT	Professional Service	636-228.000-801.000		\$68,779.42
IT	Postage	636-228.000-902.000		\$200.00
<b>FY24 GRAND TOTAL</b>				<b>\$284,402.89</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO: 240008520

ACCOUNTING APPROVAL: Monique Cole Date: 04/17/24

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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 \$284,402.89

BUDGET YEAR 2

BUDGET YEAR 3

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

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: \_\_\_\_\_

JK  
Jeff Keen (Apr 19, 2024 09:14 EDT)

Jeff Keen, IT Director



## CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 4/24/2024

**BID/PROPOSAL#:** N/A

**AGENDA ITEM TITLE:** Budget Amendment for Legal Case Management Services

**PREPARED BY:** William Kim

**VENDOR NAME:**

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

Budget amendment to appropriate additional funding for legal electronic case management services. The Law Department is currently exploring options for electronic case management software that will integrate with the 67<sup>th</sup> District Court and allow the Law Department to more efficiently manage criminal prosecution activities.

In FY 2024, the Law Department has managed a docket that involves reviewing an average of 17.45 criminal complaints each week, conducting approximately 48.95 pre-trial conferences each week, and have had approximately 8.35 jury trials scheduled each week. The Law Department's current case management system is not integrated with the District Court and significant staff time is spent creating and maintaining files. An integrated electronic case management system will allow Law Department staff to more effectively and efficiently fulfil the Law Department's criminal prosecution responsibilities. In addition, the options currently being explored include case management of the Law Department's civil litigation and in-house counsel responsibilities, increasing efficiency in those areas as well.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

None

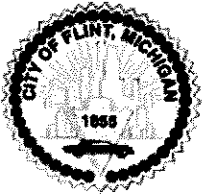
**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

More efficient operation of the City of Flint's Law Department.

**FINANCIAL IMPLICATIONS:**

Funds will come from the General Fund fund balance.

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



## CITY OF FLINT STAFF REVIEW FORM

Dept.	Name of Account	Account Number	Grant Code	Amount
LAW	Supplies Law Library	101-266.000-752.100		\$25,000.00
		<b>FY24 GRAND TOTAL</b>		<b>\$25,000.00</b>

PRE-ENCUMBERED?    YES     NO     REQUISITION NO:

ACCOUNTING APPROVAL:     Date: 4/24/24

WILL YOUR DEPARTMENT NEED A CONTRACT?    YES     NO

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 \$25,000.00

BUDGET YEAR 2 \$25,000.00

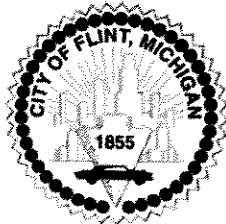
BUDGET YEAR 3 \$25,000.00

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

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

DEPARTMENT HEAD SIGNATURE: /s/ William Y Kim, City Attorney  
*(Name, Title)*

240156



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

PRESENTED: MAY 08 2024

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

**RESOLUTION AUTHORIZING INCREASED ALLOCATION FOR DEARBORN NATIONAL LIFE INSURANCE COMPANY AS THE PROVIDER OF LIFE AND DISABILITY INSURANCE FOR CITY PERSONNEL**

**BY THE ADMINISTRATION:**

**WHEREAS**, Flint City Council approved Dearborn National Life Insurance Company as the provider of life and disability insurance for active City of Flint employees (resolution 230101 adopted 4/10/23). The approved contract amount was \$325,000 for the period March 1, 2023 - March 1, 2025; and


The Department of Finance has projected that an additional \$40,000 will be needed to cover premiums and continue coverages through March 1, 2025; and

**WHEREAS**, based on current pricing and the existing contract, the Department of Human Resources is recommending that the agreement with Dearborn National Life Insurance Company be increased to ensure premiums are covered through March 1, 2025. Funding for this request will come from account number 627-000.029-718.300.

**BE IT RESOLVED** that the appropriate officials are hereby authorized to do all things necessary to increase the existing agreement with Dearborn National Life Insurance Company by \$40,000 to cover the current contract through March 1, 2025. The total revised amount of the contract for March 1, 2023-March 1, 2025, shall not exceed \$365,000.00.

**APPROVED AS TO FORM:**

**APPROVED AS TO FINANCE:**

  
William Kim (Apr 24, 2024 13:27 EDT)  
**William Kim, City Attorney**

  
Phillip Moore (Apr 24, 2024 13:21 EDT)  
**Phillip Moore, Chief Financial Officer**

**FOR THE CITY OF FLINT:**

**APPROVED BY CITY COUNCIL:**

CLYDE D EDWARDS / A0160  
CLYDE D EDWARDS / A0160 (Apr 24, 2024 16:16 EDT)  
**Clyde Edwards, City Administrator**

\_\_\_\_\_



RESOLUTION NO.: 230101  
PRESENTED: APR - 5 2023  
ADOPTED: APR 10 2023

**RESOLUTION AUTHORIZING DEARBORN NATIONAL LIFE INSURANCE COMPANY AS THE PROVIDER FOR LIFE AND SHORT-TERM DISABILITY INSURANCE**


**BY THE MAYOR:**

**WHEREAS**, Dearborn National Life Insurance Company began providing the City of Flint with life insurance and short-term disability insurance in February 2018 and has continued to do so through March 1, 2023. Dearborn National Life Insurance Company has extended an offer to continue providing this same coverage at the current rates that will be guaranteed through March 1, 2025; and

**WHEREAS**, based on price, customer service, and its strategic relationship with Blue Cross Blue Shield which will allow the City additional savings, the Department of Human Resources is recommending that Dearborn National Life Insurance Company be retained to continue providing coverage to the City of Flint through March 1, 2025. Funding for this request will come from account number 627-000.029-718.300; and

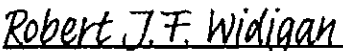
**BE IT RESOLVED**, that the appropriate officials are hereby authorized to do all things necessary to enter into an agreement with Dearborn National Life Insurance Company to continue providing the City with its short-term disability and life insurance coverage for the remainder of FY23 for the amount of \$75,000; \$150,000 for FY2023 and \$100,000 for the period July 1, 2024 through March 1, 2025, for a total cost not to exceed \$325,000.

**APPROVED AS TO FORM:**

  
William Kim (Mar 20, 2023 14:48 EDT)

**William Kim, City Attorney**

**APPROVED AS TO FINANCE:**

  
Robert J.F. Widigan (Mar 20, 2023 14:27 EDT)

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

**FOR THE CITY OF FLINT:**

CLYDE D. EDWARDS  
CLYDE D EDWARDS (Mar 21, 2023 11:27 EDT)

**Clyde Edwards, City Administrator**

**APPROVED BY CITY COUNCIL:**







# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** April 23, 2024

**BID/PROPOSAL#**

**AGENDA ITEM TITLE:** Life, AD&D, and Short-term Disability Insurance

**PREPARED BY:** V. Foster

**VENDOR NAME:** Dearborn Life Insurance Company

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

On April 10, 2023, Flint City Council approved the agreement on resolution #230101 allocating \$325,000 for the two-year term (March 1, 2023-March 1, 2025). The Department of Finance is projecting the total for this period will be closer to \$365,000. To pay the current and future invoices through March 1, 2025, the HR Department is seeking the Council's approval to increase purchase order #24-006092 by \$40,000 to cover the expenses through 3/1/25. Funding is available in the Fringe Benefit Fund – Salaries and Fringes to cover premium costs for coverage provided to City employees.

Note that premiums are not impacted by the request to increase the purchase order by \$40,000. Premiums are based on actual payroll. The contract with Dearborn Life has not changed.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

Period	Approved Reso #230101	Amount Billed to-date	June 2024 Projected	Total Cost Projected 7/1/24-3/1/25	Total Revised Projected Cost 3/1/23-3/1/25
3/1/23-6/30/23	75,000.00	50,547.59			
7/1/23-6/30/24	150,000.00	154,390.02	15,000.00		
7/1/24-3/1/25	100,000.00			144,050.00	
<b>Total</b>	<b>325,000.00</b>	<b>204,937.61</b>	<b>15,000.00</b>	<b>144,050.00</b>	<b>363,987.61</b>

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:** N/A

**FINANCIAL IMPLICATIONS:**

Failure to pay premiums would be a violation of bargaining unit agreements.

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



# CITY OF FLINT STAFF REVIEW FORM

Dept.	Name of Account	Account Number	Grant Code	Amount
627	Life Insurance	627-000.029-718.300	N/A	40,000.00
		<b>FY24 &amp; FY25 Increase (combined)</b>		<b>40,000</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO: 240008530

ACCOUNTING APPROVAL: V. Foster Date: 4/23/24

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO   
(already in place)

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). Estimate of breakdown by year is as follows:*

BUDGET YEAR 1 FYE2023: \$50,548 (actual)

BUDGET YEAR 2 FYE2024: \$169,390 (projected through 6/30/24)

BUDGET YEAR 3: FYE2025 \$144,050 (projected through 3/1/25):

OTHER IMPLICATIONS *(i.e., collective bargaining)*: Premiums are part of the bargaining units and employee contracts currently in place.

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Eddie L. Smith  
Eddie Smith, Human Resources & Labor Relations Director

PURCHASING DEPARTMENT REVIEW: Lauren Rowley  
Lauren Rowley, Purchasing Manager



Group Products  
Underwritten by Dearborn Life Insurance Company

701 E 22<sup>nd</sup> Street, Suite 300 – Lombard, IL 60148

CITY OF FLINT  
ATTN: RITA WILLIAMS  
50 W. BIG BEAVER, STE 220  
TROY MI 48084

October 31, 2022

**Subject: Renewal Analysis**  
**Group Policy Number: EAB1000095**  
**Anniversary Date: March 1, 2023**

Dear Policyholder:

We would like to thank you for allowing us the opportunity to provide you and your employees with Group insurance products.

We have reviewed the current demographics of your group insurance programs. We are pleased to inform you that there will be no change in the existing rates for the upcoming renewal period. Rates will be guaranteed until March 1, 2025.

<u>Products</u>	<u>Current Rates</u>	<u>Renewal Rates</u>
Life	\$0.155 per \$1,000	\$0.155 per \$1,000
AD&D	\$0.02 per \$1,000	\$0.02 per \$1,000
Short Term Disability	\$0.418 per \$10	\$0.418 per \$10

If you have any questions pertaining to your renewal, or would like more information including the availability of other products as well as a quote for additional benefit programs, please contact your local sales office or insurance broker.

We value our relationship with you and look forward to providing quality service to you in the future.

Sincerely,

Ancillary Underwriting Department

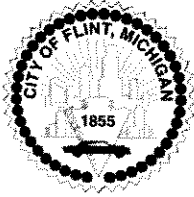
Cc CORNERSTONE MUNICIPAL ADVISORY GROUP  
50 BIG BEAVER RD, STE 220  
TROY MI 48084

Dearborn Life Insurance Company's group insurance products are offered as Specialty Benefits in cooperation with Blue Cross Blue Shield of Michigan.

Specialty Benefits group insurance products are issued by Dearborn Life Insurance Company, 701 E. 22nd St. Suite 300, Lombard, IL 60148  
Dearborn Life is a separate company and does not provide Blue Cross Blue Shield of Michigan products and is financially responsible for the products it issues.

Dearborn Life Insurance Company is an independent licensee of the Blue Cross and Blue Shield Association. Blue Cross Blue Shield of Michigan and Blue Care Network are nonprofit corporations and independent licensees of the Blue Cross and Blue Shield Association.

240157



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

PRESENTED:     MAY 08 2024    

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

(Proposal 24000534)

**BY THE CITY ADMINISTRATOR:**

**RESOLUTION TO CASCADE CART SOLUTIONS  
FOR RECYCLING AND TRASH CARTS**

The Division of Purchases & Supplies solicited bids for recycling and trash carts as requested by the Transportation Division, and

The City of Flint, Department of Public Works/Transportation recommends that Cascade Cart Solutions, 5175 36th St. S.E., Grand Rapids, MI, one the six solicitations received, be awarded the contract for recycling and trash carts.

The City of Flint received grants from The Recycling Partnership and the State of Michigan Department of Environment, Great Lakes and Energy (EGLE) to purchase recycling and trash carts. All bids received were under the amount of the grants. The grant from the State of Michigan (EGLE) specifies that the City of Flint must pay \$1,000,000 upfront and it will be reimbursed after the carts have been fully disbursed to the residents. A 20% match is an additional requirement for this grant in the amount of \$200,000.00, and that 20% match will be reimbursed through a grant from The Recycling Partnership. Any further purchasing requirements will be paid directly by The Recycling Partnership. Funding will come from the following account:

Account Number	Account Name	Amount
226-528.201-752.000	Supplies	\$ 1,200,000.00
	<b>FY24/25 GRAND TOTAL</b>	<b>\$ 1,200,000.00</b>

**IT IS RESOLVED**, that the Proper City Officials are hereby authorized to enter into a contract with Cascade Cart Solutions for recycling and trash carts.


**BE IT FURTHER RESOLVED**, that the City of Flint will pay \$1,200,000.00 upfront and the State of Michigan, Department of Environment, Great Lakes and Energy (EGLE) will reimburse the City of Flint \$1,000,000.00 after all the carts have been fully disbursed and a final report is issued to the State of Michigan. A 20% match is required for this grant in the amount of \$200,000.00, which will be reimbursed by The Recycling Partnership.

**APPROVED AS TO FORM:**

  
William Kim (May 8, 2024 12:56 EDT)

William Kim  
Chief Legal Officer

**APPROVED AS TO FINANCE:**

  
Phillip Moore (May 8, 2024 12:44 EDT)

Phillip Moore  
Chief Finance Officer


**FOR THE CITY OF FLINT:**

CLYDE D EDWARDS / A0162.1  
CLYDE D EDWARDS / A0162.1 (May 8, 2024 15:01 EDT)

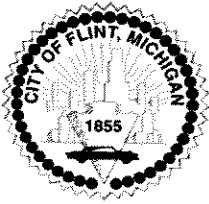
Clyde Edwards, City Administrator

**APPROVED BY CITY COUNCIL:**

**APPROVED AS TO PURCHASING:**



Lauren Rowley, Purchasing Manager



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** *May 8, 2024*

**BID/PROPOSAL#** 24000534

**AGENDA ITEM TITLE:** Recycling and trash carts

**PREPARED BY:** Rodney McGaha, Director of Transportation

**VENDOR NAME:** Cascade Cart Solutions

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The City of Flint was awarded two grants, one from The Recycling Partnership and one from The Michigan Department of Environment, Great Lakes and Energy (EGLE) for City of Flint residents for the procurement and distribution of recycling and trash carts, educational materials and outreach efforts. An RFP solicited vendors to submit their recycling and trash cart program. Six companies submitted proposals. All were reviewed and Cascade Cart Solutions, a woman owned company located in Michigan, was chosen as the best fit for Flint's trash and recycling cart program. Cascade Cart Solutions was also picked because after the carts are distributed, the City will eventually need to replace carts and the associated parts and items shipped from Michigan will be cheaper than if they were shipped from out of state.

The City of Flint's partnerships with The Recycling Partnership and EGLE are important steps to improving recycling rates in our community. The State of Michigan had chosen to invest their efforts into disposing of waste into the landfills which in turn attracted trash to our state for disposal. This demanded a redesign of how the Michigan Solid Waste Policy addressed disposal of waste. The State of Michigan Protection Act 451, Part 115, HB 4454-4461 became effective March 2023 to provide more resources and opportunities for recycling more materials instead of using the landfills.

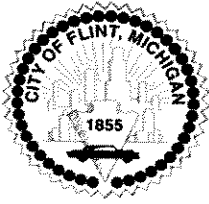
EGLE has stated that these new laws could double the recycling rates in Michigan with the goal of reaching 30% by 2025 and 45% by 2030.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

None

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

All eligible properties will receive one trash and one recycling cart. This program came about through an award from the State of Michigan EGLE recycling infrastructure grant and a grant from The Recycling Partnership, Inc. grant.



# CITY OF FLINT STAFF REVIEW FORM

### FINANCIAL IMPLICATIONS:

The City of Flint must pay \$1,200,000.00 towards the purchase of the carts. Once the carts have been distributed, the City will be reimbursed \$1,000,000 from the State of Michigan, Department of Environment, Great Lakes and Energy (EGLE) and \$200,000.00 will be reimbursed through a grant from The Recycling Partnership.

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
226	Sanitation Fund	528.201-752.000		\$1,200,000.00
<b>FY24/25 GRAND TOTAL</b>				<b>\$1,200,000.00</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL: Kathryn Neumann Date: \_\_\_\_\_  
Kathryn Neumann (May 8, 2024 11:37 EDT)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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) One year

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

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Rodney McGaha  
Rodney McGaha (May 8, 2024 12:04 EDT)  
Rodney McGaha, Director of Transportation

SEALED PROPOSALS RECEIVED FOR RECYCLING CART PROGRAM ON 3/26/24

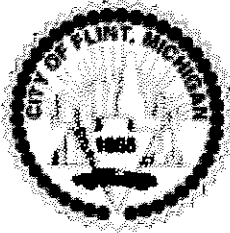
PROPOSAL #24000534

	Cascade Cart Solutions* 5175 36th St. S.E. Grand Rapids, MI	Rehrig Pacific Co. 4010 E. 26 <sup>th</sup> St. Los Angeles, CA	Toter, LLC 841 Meacham Rd. Statesville, NC
Score – total possible points = 152	126	131.5	102.5
Total costs, carts and parts with no IML	\$3,491,425.00	\$3,230,500.00	\$3,649,045.00
Total costs, carts and parts with IML	\$3,519,470.00	\$3,257,125.00	\$3,702,295.00
Price included the full 1.2 million pounds of donated resin			

	Macro Plastics, Inc. dba IPL Macro 220 Huntington Rd. Fairfield, CA	Schaffer Plastics North America, LLC 10301 Westlake Dr. Charlotte, NC	Otto Environmental Systems 12700 General Dr. Charlotte, NC
Score – total possible points = 152	100.5	92.5	87.5
Total costs, carts and parts with no IML	\$3,411,550.00	\$3,075,720.00	\$3,317,120.00
Total costs, carts and parts with IML	\$3,431,075.00	\$3,122,580.00	\$3,379,245.00
Price included the full 1.2 million pounds of donated resin			

\* Although all companies offered great programs and provided many options in their proposals, a deciding factor had to be made. The top two scoring companies were Cascade Cart Solutions and Rehrig Pacific Co. Both Cascade and Rehrig Pacific offered a high level of recycled content including PCCR, ability to fully use the donated resin, extremely high level of customer service throughout their design and the A & D process. While price is always a factor, our recommended choices are based on the bid responses and not on the price matrix. All proposals received were well under the awarded grant amount. Cascade Cart Solutions was chosen because they are woman owned and Michigan based, as well as cost savings and convenience for replacement of carts and necessary parts.

240170.1



**RESOLUTION NO.:**

**PRESENTED:** 5-8-2024

**ADOPTED:**

PROPOSAL #24000533

**BY THE CITY ADMINISTRATOR:**

**RESOLUTION TO CONTRACTOR MIKE & MOORE CONSTRUCTION FOR LEAD BASED PAINT HAZARD CONTROL ABATEMENT SERVICES**

**WHEREAS,** The Division of Purchases & Supplies solicited proposals for Licence Lead Provider Services for the Office of Public Health, Lead Based Paint Hazard Control Division.

**WHEREAS,** The Division of Lead Based Paint Hazard control has awarded a qualified vendor, Mike & Moore Construction, Detroit, MI, this proposal at a requested FY24 cost of \$125,450.00 will conduct lead abatement services and Healthy Homes repairs of all lead hazards on (6) units within the city.

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

Account Number	Account Name/ Grant Code	Amount
296-171.711-801.000	Professional Services/FHUD LBPHC21	\$102,470.00
296-172.711-801.000	Professional Services/HH LBPHC21	\$22,980.00
	<b>FY2024 TOTAL</b>	<b>\$125,450.00</b>

**IT IS RESOLVED,** that the Proper City Officials are hereby authorized to enter into a contract with Mike & Moore Construction For Lead Remediation Services for FY24-FY25 (05/10/24- 03/30/25 in an amount not-to-exceed \$125,450.00.

**APPROVED AS TO FORM:**

**APPROVED AS TO FINANCE:**

\_\_\_\_\_  
William Kim, City Attorney  
Financial Officer

\_\_\_\_\_  
Phillip Moore, Chief

**FOR THE CITY OF FLINT:**

**APPROVED BY CITY COUNCIL:**

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

\_\_\_\_\_  
City Council



**APPROVED AS TO PURCHASING:**

*Lauren Rowley*

---

**Lauren Rowley, Purchasing Manager**



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/24/24

**BID/PROPOSAL#** 24000533

**AGENDA ITEM TITLE:** LBPHC Services Provider

**PREPARED BY:** Michael O.D. Carpenter/ Program Manager

**VENDOR NAME:** Mike & Moore Construction

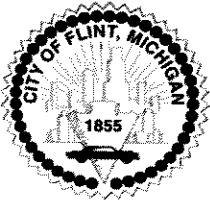
**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The COF LBPHC program aims to eliminate lead hazards through a combination of abatement and interim control methods, focusing on using interim controls for substrates that are in fair or better condition. The program's primary strategy for eliminating hazards is to replace all prime windows, doors, and siding that have been identified as having lead paint hazards in each unit. A licensed and lead certified contractor with experience in performing lead-based paint hazard interim control and/or abatement will be responsible for overseeing lead hazard control projects and ensuring compliance with state and federal guidelines. The contractor will conduct remediation of documented health and safety hazards in each of the selected housing units where lead hazard control activities are being completed for two units. The scope of work will be determined by the COF LBPHC Program Manager and a City of Flint-approved Lead Inspector/Risk Assessor, who will provide a LIRA report.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

Our City is dedicated to enhancing living conditions and promoting healthy living by utilizing the Healthy Homes Dollars from HUD for home repairs, and the Lead dollars are allocated for the removal of lead hazards from homes with pregnant individuals and or a child under six. This approach will guarantee a safer and healthier environment for all our residents while also strengthening our partnership with HUD and opening up more funding opportunities in the future.



# CITY OF FLINT STAFF REVIEW FORM

### FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor	Professional Services/ Lead Abatement	296-171.711-801.000	FHUD- LBPH C-21	\$102,470
Mayor	Professional Services/Healthy Homes	296-172.711-801.000	FHUD- LBPH C-21	\$22,980
<b>FY24 GRAND TOTAL</b>				<b>\$125,450</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL: Steven Filary Date: 04/30/2024  
Steven Filary (Apr 30, 2024 10:34 EDT)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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 \$125,450

BUDGET YEAR 2

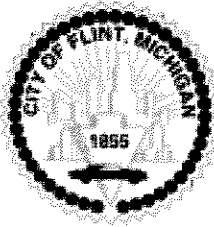
BUDGET YEAR 3

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

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Shelly Sparks-Green  
Shelly Sparks-Green (Apr 30, 2024 10:30 EDT)  
*(Name, Title)*

240171



RESOLUTION NO.:

PRESENTED: MAY 08 2024

ADOPTED:

PROPOSAL #24000533

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO CONTRACTOR AZ RENOVATION UNLIMITED FOR LEAD BASED PAINT HAZARD CONTROL ABATEMENT SERVICES**

WHEREAS, The Division of Purchases & Supplies solicited proposals for Licence Lead Provider Services for the Office of Public Health, Lead Based Paint Hazard Control Division.

WHEREAS, The Division of Lead Based Paint Hazard control has awarded a qualified vendor, AZ Renovations Unlimited, Detroit, MI, this proposal at a requested FY24 cost of \$93,000.00 AZ will conduct lead abatement services and Healthy Homes repairs of all lead hazards on (2) units within the city.


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


Account Number	Account Name/ Grant Code	Amount
296-171.711-801.000	Professional Services/FHUD LBPHC21	\$83,000.00
296-172.711-801.000	Professional Services/HH LBPHC21	\$10,000.00
	<b>FY2024 TOTAL</b>	<b>\$93,000.00</b>

IT IS RESOLVED, that the Proper City Officials are hereby authorized to enter into a contract with AZ Renovations For Lead Remediation Services for FY24-FY25 (05/10/24-03/30/25 in an amount not-to-exceed \$93,000.00.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

  
William Kim (May 3, 2024 12:32 EDT)


  
Phillip Moore (May 3, 2024 14:35 EDT)

**William Kim, City Attorney  
Financial Officer**

**Phillip Moore, Chief**

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

  
Clyde D Edwards / A0177 (May 3, 2024 15:33 EDT)

\_\_\_\_\_

**Clyde Edwards, City Administrator**

**City Council**

**APPROVED AS TO PURCHASING:**

*Lauren Rowley*

---

**Lauren Rowley, Purchasing Manager**



## CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/24/24

**BID/PROPOSAL#** 24000533

**AGENDA ITEM TITLE:** LBPHC Services Provider

**PREPARED BY:** Michael O.D. Carpenter/ Program Manager

**VENDOR NAME:** AZ Renovation Unlimited

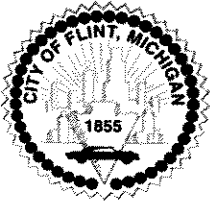
### **BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The COF LBPHC program aims to eliminate lead hazards through a combination of abatement and interim control methods, focusing on using interim controls for substrates that are in fair or better condition. The program's primary strategy for eliminating hazards is to replace all prime windows, doors, and siding that have been identified as having lead paint hazards in each unit. A licensed and lead certified contractor with experience in performing lead-based paint hazard interim control and/or abatement will be responsible for overseeing lead hazard control projects and ensuring compliance with state and federal guidelines. The contractor will conduct remediation of documented health and safety hazards in each of the selected housing units where lead hazard control activities are being completed for two units. The scope of work will be determined by the COF LBPHC Program Manager and a City of Flint-approved Lead Inspector/Risk Assessor, who will provide a LIRA report.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

Our City is dedicated to enhancing living conditions and promoting healthy living by utilizing the Healthy Homes Dollars from HUD for home repairs, and the Lead dollars are allocated for the removal of lead hazards from homes with pregnant individuals and or a child under six. This approach will guarantee a safer and healthier environment for all our residents while also strengthening our partnership with HUD and opening up more funding opportunities in the future.



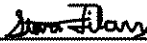
# CITY OF FLINT STAFF REVIEW FORM

## FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor	Professional Services/ Lead Abatement	296-171.711-801.000	FHUD- LBPH C-21	\$83,000
Mayor	Professional Services/Healthy Homes	296-172.711-801.000	FHUD- LBPH C-21	\$10,000
<b>FY24 GRAND TOTAL</b>				<b>\$93,000</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL  Steven Filary (Apr 30, 2024 10:34 EDT) Date: 04/30/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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 \$93,000

BUDGET YEAR 2

BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE:  Shelly Sparks-Green (Apr 30, 2024 10:30 EDT)

240172



RESOLUTION NO.:

PRESENTED: MAY 08 2024

ADOPTED:

PROPOSAL #24000533

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO CONTRACTOR TRAINING INSTITUTE LLC FOR LEAD BASED PAINT HAZARD CONTROL ABATEMENT SERVICES**

WHEREAS, The Division of Purchases & Supplies solicited proposals for Licence Lead Provider Services for the Office of Public Health, Lead Based Paint Hazard Control Division.

WHEREAS, The Division of Lead Based Paint Hazard control has awarded a qualified vendor, Contractors Training Institute LLC (CTI), Detroit, MI, this proposal at a requested FY24 cost of \$43,230.00. CTI will conduct lead abatement services and Healthy Homes repairs of all lead hazards on (2) units within the city.


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


Account Number	Account Name/ Grant Code	Amount
296-171.711-801.000	Professional Services/FHUD LBPHC21	\$32,330.00
296-172.711-801.000	Professional Services/HH LBPHC21	\$10,900.00
	<b>FY2024 TOTAL</b>	<b>\$43,230.00</b>

IT IS RESOLVED, that the Proper City Officials are hereby authorized to enter into a contract with CTI For Lead Remediation Services for FY24-FY25 (05/10/24- 03/30/25 in an amount not-to-exceed \$43,230.00.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

  
William Kim (May 3, 2024 12:33 EDT)


  
Phillip Moore (May 3, 2024 14:31 EDT)

William Kim, City Attorney  
Financial Officer

Phillip Moore, Chief

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

  
Clyde D Edwards / A0178 (May 3, 2024 15:31 EDT)

\_\_\_\_\_

Clyde Edwards, City Administrator

City Council

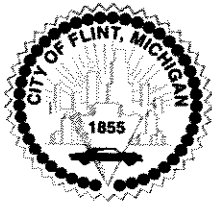


**APPROVED AS TO PURCHASING:**

*Lauren Rowley*

---

**Lauren Rowley, Purchasing Manager**



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/25/2024

**BID/PROPOSAL#** 24000533

**AGENDA ITEM TITLE:** Lead-Based Paint Hazard Control Service Provider

**PREPARED BY:** Michael O.D. Carpenter / Program Manager

**VENDOR NAME:** Contractor Training Institute LLC

## **BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The COF LBPHC program aims to eliminate lead hazards through a combination of abatement and interim control methods, focusing on using interim controls for substrates that are in fair or better condition. The program's primary strategy for eliminating hazards is to replace all prime windows, doors, and siding that have been identified as having lead paint hazards in each unit. A licensed and lead certified contractor with experience in performing lead-based paint hazard interim control and/or abatement will be responsible for overseeing lead hazard control projects and ensuring compliance with state and federal guidelines. The contractor will conduct remediation of documented health and safety hazards in each of the selected housing units where lead hazard control activities are being completed for two units. The scope of work will be determined by the COF LBPHC Program Manager and a City of Flint-approved Lead Inspector/Risk Assessor, who will provide a LIRA report.

## **PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

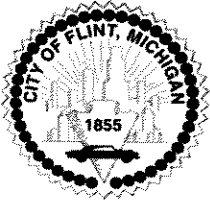
***Account Number Account Name/ Grant Code Amount***

296-171.711-801.000 Professional Services/FHUD LBPHC21  
**\$25,640.00**

296-172.711-801.000 Professional Services/HHLBPHC21  
**\$10,712.00**

**FY2024 TOTAL**  
**\$36,352.00**

**Dated Signed off: 11/1/2023**



# CITY OF FLINT STAFF REVIEW FORM

## POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

Our City is dedicated to enhancing living conditions and promoting healthy living by utilizing the Healthy Homes Dollars from HUD for home repairs, and the Lead dollars are allocated for the removal of lead hazards from homes with pregnant individuals and or a child under six. This approach will guarantee a safer and healthier environment for all our residents while also strengthening our partnership with HUD and opening up more funding opportunities in the future.

## FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor	Professional Services/Lead Abatement	296-171.711-801.000	FHUD-LBPH C-21	\$32,330
Mayor	Professional Services/Healthy Homes	296-172.711-801.000	FHUD-LBPH C-21	\$10,900
<b>FY24 GRAND TOTAL</b>				<b>\$43,230</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL: Steven Filary Date: 04/30/2024  
Steven Filary (Apr 30, 2024 10:34 EDT)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO



# CITY OF FLINT STAFF REVIEW FORM

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 \$43,230

BUDGET YEAR 2

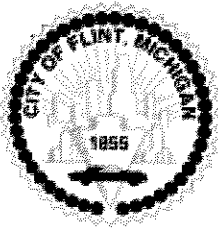
BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE:   
Shelly Sparks-Green (Apr 30, 2024 10:30 EDT)  
*(Name, Title)*

240173



RESOLUTION NO.:

PRESENTED: MAY 08 2024

ADOPTED:

PROPOSAL #24000533

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO LAKESTAR CONSTRUCTION SERVICES FOR LEAD BASED PAINT HAZARD CONTROL ABATEMENT SERVICES**

WHEREAS, The Division of Purchases & Supplies solicited proposals for Licence Lead Provider Services for the Office of Public Health, Lead Based Paint Hazard Control Division.

WHEREAS, The Division of Lead Based Paint Hazard control has awarded a qualified vendor, LakeStar Construction Services, Inc. Detroit, MI, this proposal at a requested FY24 cost of \$107,470.00. LakeStar will conduct lead abatement services and Healthy Homes repairs of all lead hazards on (2) units within the city.


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


Account Number	Account Name/ Grant Code	Amount
296-171.711-801.000	Professional Services/FHUD LBPHC21	\$86,200.00
296-172.711-801.000	Professional Services/HH LBPHC21	\$21,270.00
	<b>FY2024 TOTAL</b>	<b>\$107,470.00</b>

IT IS RESOLVED, that the Proper City Officials are hereby authorized to enter into a contract with LakeStar Construction Services, Inc. For Lead Remediation Services for FY24-FY25 (05/10/24- 03/30/25 in an amount not-to-exceed \$107,470.00.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

  
William Kim (May 3, 2024 12:33 EDT)


  
Phillip Moore (May 3, 2024 14:32 EDT)

William Kim, City Attorney  
Financial Officer

Phillip Moore, Chief

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

  
Clyde D Edwards / A0179 (May 3, 2024 15:32 EDT)

\_\_\_\_\_

Clyde Edwards, City Administrator

City Council

**APPROVED AS TO PURCHASING:**

*Lauren Rowley*

---

**Lauren Rowley, Purchasing Manager**



# CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 04/24/24

**BID/PROPOSAL#** 24000533

**AGENDA ITEM TITLE:** LBPHC Services Provider

**PREPARED BY:** Michael O.D. Carpenter/ Program Manager

**VENDOR NAME:** LakeStar Construction Services INC.

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The COF LBPHC program aims to eliminate lead hazards through a combination of abatement and interim control methods, focusing on using interim controls for substrates that are in fair or better condition. The program's primary strategy for eliminating hazards is to replace all prime windows, doors, and siding that have been identified as having lead paint hazards in each unit. A licensed and lead certified contractor with experience in performing lead-based paint hazard interim control and/or abatement will be responsible for overseeing lead hazard control projects and ensuring compliance with state and federal guidelines. The contractor will conduct remediation of documented health and safety hazards in each of the selected housing units where lead hazard control activities are being completed for two units. The scope of work will be determined by the COF LBPHC Program Manager and a City of Flint-approved Lead Inspector/Risk Assessor, who will provide a LIRA report.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

***Account Number Account Name/ Grant Code Amount***

296-171.711-801.000 Professional Services/FHUD LBPHC21  
**\$156,750.00**

296-172.711-801.000 Professional Services/HHLBPHC21  
**\$40,730.00**

**FY2024 TOTAL**  
**\$197,480.00**

**Dated Signed off: 11/13/2023**



## CITY OF FLINT STAFF REVIEW FORM

### POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

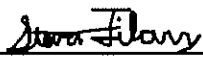
Our City is dedicated to enhancing living conditions and promoting healthy living by utilizing the Healthy Homes Dollars from HUD for home repairs, and the Lead dollars are allocated for the removal of lead hazards from homes with pregnant individuals and or a child under six. This approach will guarantee a safer and healthier environment for all our residents while also strengthening our partnership with HUD and opening up more funding opportunities in the future.

### FINANCIAL IMPLICATIONS:

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor	Professional Services/ Lead Abatement	296-171.711-801.000	FHUD- LBPH C-21	\$86,200
Mayor	Professional Services/Healthy Homes	296-172.711-801.000	FHUD- LBPH C-21	\$21,270
<b>FY24 GRAND TOTAL</b>				<b>\$107,470</b>

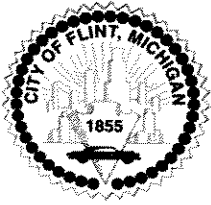
PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL:  Date: 04/30/2024  
Steven Filary (Apr 30, 2024 10:34 EDT)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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)*





# CITY OF FLINT STAFF REVIEW FORM

BUDGET YEAR 1 \$107,470

BUDGET YEAR 2

BUDGET YEAR 3

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

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE:   
Shelly Sparks-Green (Apr 30, 2024 10:30 EDT)  
(Name, Title)

240174

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

PRESENTED:     MAY 0 8 2024    

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

**RESOLUTION AUTHORIZING BUDGET ADJUSTMENT TO INCREASE PHASE II OF THE CHOICE NEIGHBORHOODS CLARK COMMONS PROJECT PHASE II AMOUNT BY \$150,000 IN UNALLOCATED EGLE SDEQ-19-BRDP FUNDS FOR CLARK COMMONS II LDHA LLC CONTRACT CHANGE ORDER.**

**BY THE MAYOR**

**WHEREAS**, Resolution 180620 adopted 12/18/18 authorized City officials to enter into contract with Norstar in the amount of \$18,325,000.00 under FHUD19CHOICE; and

**WHEREAS**, Resolution 210060 adopted 2/8/21 authorized City officials to enter into contract with Clark Commons II LDHA, LLC for \$3,374,580.00 of FHUD19CHOICE and \$401,419.50 of FHUD-HOME20; and

**WHEREAS**, An additional \$725,420.00 of FHUD19CHOICE funds are required for Clark Commons phase 2 housing development; and

**WHEREAS**, Resolution 200390 adopted 9/14/20 authorized the acceptance of additional EGLE grant funds for an increase of \$400,000.00 and total award of \$1,400,000.00 under grant code SDEQ-19-BRDP; and

**WHEREAS**, Phase 2 of Clark Commons housing development requires \$475,000.00 of environmental remediation funds; and

**WHEREAS**, Resolution 210584 adopted 12/13/2021 that authorized City officials to increase FHUD19CHOICE amount for a total of \$4,100,000.00 and include SDEQ-19-BRDP funds in the amount of \$475,000.00 when entering into the above contracts with Clark Commons II LDHA, LLC.

Account Number	Grant Code	Account Name	Amount
296-691.403-801.000	FHUD18CHOICE	Professional Services	\$4,100,000.00
274-749.449-805.276	FHUD-HOME20	Construction of Housing	\$401,419.50
296-721.200-801.000	SDEQ-19-BRDP	Environmental Remediation	\$475,000.00
296-721.000-801.000	SDEQ-19-BRDP	Environmental Remediation	\$150,000.00
		<b>FY2-24 Total</b>	<b>\$5,126,419.50</b>

**IT IS RESOLVED** , that appropriate City Officials are authorized to do all things necessary to increase Clark Commons II LDHA agreement in the amount of \$150,000 for a revised total of \$5,126,419.50 and process a budget amendment using the aforementioned accounts of \$150,000 per the previously approved Choice Neighborhoods and EGLE funds.

**APPROVED AS TO FINANCE:**



Phillip Moore (May 3, 2024 14:45 EDT)

---

**Phillip Moore**  
**Chief Financial Officer**

**APPROVED AS TO FORM:**



William Kim (May 3, 2024 15:18 EDT)

---

**William Kim**  
**Chief Legal Officer**

**ADMINISTRATION:**



Clyde D. Edwards/ A0180 (May 3, 2024 15:30 EDT)

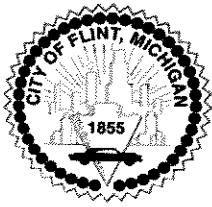
---

**Clyde Edwards**  
**City Administrator**

**CITY COUNCIL:**

---

**Ladel Lewis**  
**City Council President**



## CITY OF FLINT STAFF REVIEW FORM

**TODAY'S DATE:** 5/3/24

**AGENDA ITEM TITLE:** Clark Commons II Change Order

**PREPARED BY:** Ashly Harris

**VENDOR NAME:** Ashly Harris

### **BACKGROUND/SUMMARY OF PROPOSED ACTION:**

In July 2018, the City received \$30,000,000.00 of grant funding from the U.S. Department of Housing and Urban Development (HUD) to implement the Transformation Plan created through the South Flint Choice Neighborhoods Initiative. The program is being led by the Planning Division and in collaboration with the Flint Housing Commission (FHC), Mott Community College (Mott), and Norstar Development to allow the City to move forward with the relocation of Atherton East Townhomes and implement the projects outlined in the vision of the South Flint Community Plan.

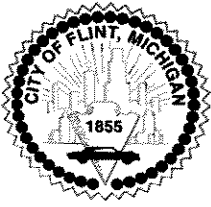
This City entered into a contract and loan agreement with Clark Commons II LDHA, LLC (Norstar affiliate) in order to complete phase 2 of the Choice Neighborhoods housing development plan. Choice neighborhoods funds required for this phase total \$4,100,000.00 (an increase of \$725,420.00 from what was approved in Reso No. 210060).

The contract and loan agreements for phase two also include HOME Investment Partnership funds in the amount of \$401,419.50 as approved in Reso No. 210060.

The City received \$1,400,000.00 in EGLE Brownfield Redevelopment (SDEQ-19-BRDP) grant funds. Of this, \$475,000.00 was initially budgeted for Phase II of the Choice Neighborhoods housing development plan, and has been allocated to Clark Commons II LDHA, LLC under this contract. The department is now seeking approval to use an additional \$150,000 of the remaining unallocated EGLE funds to cover extra costs incurred by the developer, Norstar, for environmental work related to the project.

### **PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES**

Account #296-691.403-801.000 - Resolution 210584 for Norstar Development Clark Commons II LDHA  
Account # 274-749.449-805.276 \$401,419.50 – Resolution 210060 Clark Commons II LDHA  
Account # 296-721.200-801.000 \$475,000.00- Resolution 210060 Clark Commons II LDHA



# CITY OF FLINT STAFF REVIEW FORM

### POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

The Choice Neighborhood project has added over 100 new housing units to the city of Flint. The City has partners with Mott College, Flint Housing Commission and Norstar now RCS to complete the work outlined in the grant award.

### FINANCIAL IMPLICATIONS:

Flint has invested over 15M in grant funds to complete phases 1, 2 and 3 of the Choice redevelopment projects. This change order is necessary to complete work and avoid general fund repayments.

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
B&C	Environmental Remediation/Professional Services	296-721.000-801.000	SDEQ-19-BDRP	\$150,000.00
			<b>FY24 GRAND TOTAL</b>	<b>\$150,000.00</b>

PRE-ENCUMBERED? YES  NO  REQUISITION NO: #240008555

ACCOUNTING APPROVAL: *Carissa Dotson* Date: 05/03/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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 \$150,000, grant funded, no general fund impact

BUDGET YEAR 2

BUDGET YEAR 3

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

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

DEPARTMENT HEAD SIGNATURE:   
Emily Doerr (May 3, 2024 14:35 EDT)

*(Emily Doerr, Director)*

240145

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

**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 amending Chapter 33, Parks; by the amending Section 33-16.1 HOURS; EXCEPTIONS, which shall read in its entirety as follows:

**§ 33-16.1 HOURS; EXCEPTIONS.**

No person or persons shall enter ~~into~~ or remain in any public park or ground ~~between the hours of 10:00 p.m. and 6:00 a.m.~~ FROM DUSK UNTIL DAWN AS DETERMINED BY THE NATIONAL WEATHER SERVICE, except those persons attending an activity supervised by or being conducted under a permit issued by the Director of the Department of ~~Parks and Recreation~~ PLANNING AND DEVELOPMENT or the Flint Board of Education. Any permit issued by the Director of the Department of ~~Parks and Recreation~~ PLANNING AND DEVELOPMENT or the Flint Board of Education shall specify the time at which the activity shall terminate; provided, ~~however,~~ that for those facilities designed for specific activities ~~which are~~ illuminated by special lighting equipment, the hours during which any person or persons shall be prohibited from being on the premises shall begin when the illumination ceases and continue until 6:00 a.m. DAWN.; ~~provided, further, that n~~Nothing herein; shall be construed as limiting the hours of use of Riverbank Park ~~and that the park~~ WHICH shall be open at all times.

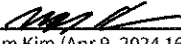
Sec 2. This ordinance shall become effective pursuant to Section 3-306 of the Flint City Charter.

**FOR THE CITY:**

\_\_\_\_\_  
For the City Council

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
William Kim (Apr 9, 2024 16:03 EDT)

**William Kim, City Attorney**

**ORDINANCE STAFF REVIEW**

**TODAY'S DATE:** April 9, 2024

**BID/PROPOSAL#** n/a

**AGENDA ITEM TITLE:**

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 33, Parks; by the amending Section 33-16.1 HOURS; EXCEPTIONS

**PREPARED BY:** Emily Doerr, Director of Business and Community Services (formerly known as Planning and Development)

**VENDOR NAME:** n/a

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

The City of Flint has a Parks Partnership Agreement in place with Genesee County Parks to mow all 72 parks as well as pick up trash and perform light maintenance. Part of this means results in GCP staff being present in the city parks all year long and being able to help enforce city ordinances pertaining to parks. Because of the seasonal variation in hours of sunlight, it is a best practice to have the hours by ordinance of a municipal park be "dawn to dusk" as to allow for additional park usage in the summertime when sunset is after 9pm while also allowing for parks to be closed by 5pm in December when it gets dark so early. This ordinance amendment changes the open hours from 6am-10pm to dawn-dusk.

**PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES:** n/a

**POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:**

This ordinance change will help decrease possible moments of crime that take place in parks during night-time hours while also accommodating the seasonal variation of hours of sunlight. Municipal staff will have the ability to enforce city ordinance and have the parks close in correlation with sunset.

**FINANCIAL IMPLICATIONS:** The Parks Partnership Agreement and the C.S. Mott grant for \$620,000 which pays for the GCP staff time is unaffected by this change.

**BUDGETED EXPENDITURE?** YES  NO  IF NO, PLEASE EXPLAIN: n/a

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

PRE-ENCUMBERED? YES  NO  REQUISITION NO:

ACCOUNTING APPROVAL:  Date: CL

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO

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: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE:

  
 Emily Doerr (Apr 9, 2024 15:27 EDT)

*Emily Doerr, Director, Business and Community Services*



240146

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

**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 amending Chapter 50, Zoning, by revising Section 50-15 Zoning Map, which shall read as follows:

**SECTION 50-15 ZONING MAP**

A. Boundaries. The boundaries of these classifications are hereby established as shown on a map entitled "The Zoning Map of the City of Flint, Michigan," ATTACHED AS EXHIBIT 50-15, which is incorporated into and made a part of this Chapter and which is maintained by the Department of Planning and Development.

Sec. 2. This ordinance shall become effective 7 days after publication.


Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**FOR THE CITY:**

\_\_\_\_\_  
**For the City Council**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
William Kim (Apr 10, 2024 07:36 EDT)  
**William Kim, City Attorney**