

OFFICE OF THE CITY COUNCIL



MEMORANDUM

To: Whom It May Concern
From: Jasmine Green - City Council Secretary 
Date: December 10, 2024
RE: **CITY COUNCIL APPROVED RESOLUTIONS/ORDINANCES
(December 9, 2024)**

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

Agenda items that were FAILED, and/or POSTPONED INDEFINITELY/DROPPED by council are noted here as well. Thank you.

RESOLUTIONS (as ADOPTED by City Council – December 9, 2024)

240458-T 240480-T 240510-T

NOTE:

ORDINANCES (as ADOPTED by City Council – December 9, 2024)

(All Ordinances shall become effective 30 days after enactment)

NOTE: (Every adopted ordinance is subject to veto by the Mayor)

MISC AGENDA ITEMS (as FAILED, or POSTPONED INDEFINITELY/DROPPED by City Council – December 9, 2024)

FAILED – Reso. No. 240504-T- Approve/Lease Extension/4813 Clio Road

POSTPONED INDEFINITELY –

240458-T



RESOLUTION NO.: _____

PRESENTED: 10-9-2024

ADOPTED: DEC 09 2024

Resolution of Support for FY2026-2029 Transportation Improvement Program (TIP) Projects to Secure Funding for Improvements to Federal Aid Eligible Roads within the City of Flint's Jurisdiction

BY THE CITY ADMINISTRATOR:

The Genesee County Metropolitan Alliance, along with staff from the Genesee County Metropolitan Planning Commission (GCMPC) issued a call for projects to be submitted for funding consideration under the FY2026-2029 Genesee County Transportation Improvement Program (TIP).

The City of Flint, Transportation Division, submitted several project applications that were included in the Draft List of Prioritized Projects.

The Department of Public Works, Transportation Division, is requesting that this resolution be adopted to attest the city's support for the following projects and certifies that it will provide the estimated local match dollars.

The cost of \$615,023.00 is for the Local Share Portion of the following projects: Ward 5 / E Hamilton Ave project (North St to JP Cole), \$601,586.00 is for the Ward 8 / Van Slyke project (Atherton to Hemphill), Preservation Project Applications, \$114,910.80 is for the Ward 1 & 2 / ML King project (Bishop to Stewart), \$186,014.00 is for the Wards 1 & 2 / ML King project (Stewart to Wagoner), \$125,694.00 is for the Wards 1 & 2 / ML King project (Wagoner to Pasadena), \$98,588.00 is for the Ward 1 & 2 / ML King project (Pasadena to McClellan), \$186,014.00 is for the Wards 1 & 2 / ML King project (McClellan to Baker), PASER 5 Project Applications, \$205,548.00 is for the Ward 1 / Pierson Rd project (Clio to Fleming), \$205,548.00 is for the Ward 1 / Pierson Rd project (Fleming to Dupont), and \$264,276.00 is for the Ward 1 / Pierson Rd project (Dupont to Harvard).

IT IS RESOLVED, That this resolution is adopted to attest the City's support for the Draft List of Prioritized Projects for the FY2026-2029 Transportation Improvement Program (TIP) call for projects to secure funding for improvements to Federal-aid eligible roads within the City of Flint's jurisdiction. The City of Flint's estimated local match is in the amount of \$ 2,603,201.80.

IT IS FURTHER RESOLVED, That this resolution attests the City's commitment to providing local funding for its share of projects selected for inclusion in the FY2026-2029 Transportation Improvement Program.

APPROVED AS TO FINANCE:

Phillip Moore
Phillip Moore, Chief Financial Officer
Chief Financial Officer

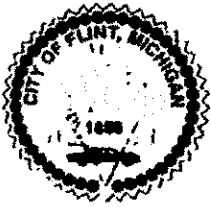
For the City Council:

[Signature]

APPROVED AS TO FORM:

Joseph Kuptz
Joseph Kuptz
Chief Legal Officer

Clyde D. Edwards / A0317
Clyde Edwards, City Administrator



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

TODAY'S DATE: *October 2nd, 2024*

BID/PROPOSAL#

AGENDA ITEM TITLE: Resolution of Support for FY2026-2029 Transportation Improvement program (TIP) Projects to Secure Funding for Improvements to Federal Aid Eligible Roads within the City of Flint's Jurisdiction

PREPARED BY: Jo Janiski / Abdul Khandker

VENDOR NAME:

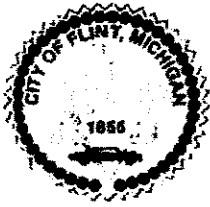
Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Pursuant to Federal law, monies have been provided for the performance of certain improvements on public roads. Proposed road projects that will be paid with the use of Federal funds must be programmed with the Federal Highway Administration (FHWA) for implementation with the use of Federal funds under Federal programs.

Federal law requires that Metropolitan Planning Organizations (MPO) be designed for each metropolitan urbanized area. The MPO is responsible for overseeing transportation projects and the processes that make them happen. The Genesee County Metropolitan Planning Commission (GCMPC) is the Metropolitan Planning Organization (MPO) for the Genesee County region, that includes the City of Flint. The Genesee County Metropolitan Alliance, along with staff from the Genesee County Metropolitan Planning Commission (GCMPC) issued a call for projects to be submitted for Federal funding consideration under the FY2026-2029 Genesee County Transportation Improvement Program (TIP).

The City of Flint has submitted ten (10) project proposals. These projects were researched and picked by the City Engineer, Abdul Khandker.

Pursuant to Federal Law, TIP proposals require a committed local share through an approved resolution to secure funding. The City of Flint hereby resolves to commit 20% of the total costs for all approved transportation proposals, complementing the Transportation Program's commitment of 80% funding for these projects. Upon final approval of each project, a subsequent resolution will be submitted to specify the exact cost estimate and the committed amount for the construction project. This commitment is contingent upon the approval of the proposals and adherence to all applicable federal, state, and local regulations, and shall remain in effect until all projects are finalized and resolutions for project-specific commitments have been adopted.



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

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

The Streets Department has an Account Dedicated to the Transportation Improvement Program Funds, labeled Transportation – TIP Contribution Professional Services (202-450.202-801.000). All invoicing will be budgeted for the year that project is approved to start (FY2026-FY2029).

The commitment of funds from the Transportation – TIP Contribution Account is contingent upon the receipt of approved proposals and shall be appropriated as necessary from available funds in the City's budget, ensuring compliance with all applicable federal, state, and local regulations.

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

These projects will enhance road safety and efficiency for residents, businesses, and emergency services by reducing vehicle wear, lowering maintenance costs, and improving access to essential services. By leveraging a 20% local share with an 80% match through the Transportation Improvement Program (TIP), the City of Flint, in partnership with Genesee County, maximizes its investment in critical infrastructure improvements. This collaboration strengthens regional relationships and is cost effective for the City of Flint's infrastructure.

Section IV: FINANCIAL IMPLICATIONS:

There are no immediate financial implications until the project applications are approved. However, if all applications are approved, the City is authorizing a commitment to cover the local share, as outlined below. This resolution confirms the City's commitment to provide local funding for its portion of the projects selected for the FY2023-2026 Transportation Improvement Program. The maximum amount the City would commit is specified below, based on the estimated project costs.

The Transportation - TIP Contribution Account has an Annual Average Budget of \$6,654,000. All Projects are being submitted for a 4 Year Period and the maximum Local Share of all Project Applications would be



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Gr an t Co de	Local Share Amount (20% of Total Cost)	Ward/Project
Reconstruction Project Applications					
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$615,023.00	5 / E Hamilton Ave (North St to JP Cole)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$601,586.00	8 / Van Slyke (Atherton to Hemphill)
Preservation Project Applications					
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$114,910.80	1 & 2 / ML King (Bishop to Stewart)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$186,014.00	1 & 2 / ML King (Stewart to Wagoner)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$125,694.00	1 & 2 / ML King (Wagoner to Pasadena)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$98,588.00	1 & 2 / ML King (Pasadena to McClellan)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$186,014.00	1 & 2 / ML King (McClellan to Baker)
PASER 5 Project Applications					
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$205,548.00	1 / Pierson Rd (Clio to Fleming)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$205,548.00	1 / Pierson Rd (Fleming to Dupont)
Transp ortation	Transportation - TIP Contribution	202-450.202-801.000		\$264,276.00	1 / Pierson Rd (Dupont to Harvard)
		FY26-29 GRAND TOTAL		\$2,603,201.80	

PRE-ENCUMBERED? YES NO REQUISITION NO:



**CITY OF FLINT
STAFF REVIEW FORM**

Revised July 2, 2024

ACCOUNTING APPROVAL: Jo Janiski
Jo Janiski (Oct 7, 2024 11:04 EDT) Date: 10/07/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO Not at this time.

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 (FY2026) \$ 650,800.45

BUDGET YEAR 2 (FY2027) \$ 650,800.45

BUDGET YEAR 3 (FY2028) \$ 650,800.45

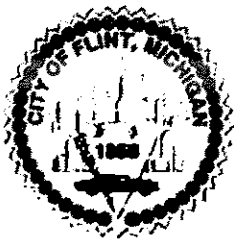
BUDGET YEAR 3 (FY2028) \$ 650,800.45

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

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

DEPARTMENT HEAD SIGNATURE: Rodney McGaha
Rodney McGaha (Oct 7, 2024 11:16 EDT)

(Name, Title)



240480-7

RESOLUTION NO.: _____

PRESENTED: 10-23-2024

ADOPTED: DEC 09 2024

RESOLUTION AUTHORIZING THE SALE OF DECOMMISSIONED CITY OWNED LAND TO FLINT COMMERCE CENTER 2, LLC

BY THE CITY ADMINISTRATOR:

WHEREAS, The City of Flint has acquired the title to certain real estate existing Parcel ID #41-06-179-044. The property address is 2525 Industrial Ave, Flint, MI 48505 and legally described as DURANT DORT CARRIAGE CO.'S PART OF BLOCK 15 OF OAK PARK SUBDIVISION AND VACATED RANKIN STREET OF DURANT-DORT CARRIAGE CO.'S RE-PLAT ALL IN THE CITY OF FLINT, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15 OF OAK PARK SUBDIVISION; THENCE N01°21'34"W ALONG THE WEST LINE OF SAID BLOCK 15, ALSO BEING THE EAST LINE OF NORTH STREET RIGHT OF WAY AS PLATTED, 157.66 TO THE POINT OF BEGINNING; THENCE N01°21'34"W CONTINUING ALONG SAID WEST LINE OF BLOCK 15 AND ITS NORTHERLY EXTENSION 286.91 FEET TO THE SOUTHWEST CORNER OF LOT 59 OF SAID DURANT-DORT CARRIAGE CO.'S RE-PLAT, ALSO BEING ON THE NORTH LINE OF VACATED RANKIN STREET; THENCE N89°58'13"E ALONG SAID NORTH LINE OF VACATED RANKIN STREET AND ITS EASTERLY EXTENSION, 831.56 FEET TO THE CENTERLINE OF VACATED INDUSTRIAL AVENUE AS PLATTED; THENCE S00°34'02"W ALONG SAID CENTERLINE 36.21 FEET; THENCE S01°22'45"E CONTINUING ALONG SAID CENTERLINE 407.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 15; THENCE S89°52'37"W ALONG THE SOUTH LINE OF SAID BLOCK 15, ALSO BEING THE NORTH LINE OF BAKER STREET RIGHT OF WAY AS PLATTED, 571.55 FEET; THENCE N01°22'47"W, 163.34 FEET; THENCE S88°37'13"W, 258.78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.51 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

WHEREAS, Flint Commerce Center 2, LLC has agreed to purchase the property commonly known as 2525 Industrial Ave., Flint, MI 48505, Parcel ID #41-06-179-044 for the amount of \$172,600.00. The city's interest in the aforementioned property will be conveyed by a Quit Claim Deed and sold in AS IS condition; and

WHEREAS, Flint Commerce Center 2, LLC shall pay the recording fees to register the conveyance documents at the Genesee County Register of Deeds; and

Revenue realized from the sale of this real property will be placed in the following revenue account:

Account Number	Account Name / Grant Code	Amount
208-752.102-673.100	Revenue Account for Sale of City Land - Parks & Recreation Fund	\$172,600.00

IT IS RESOLVED that the appropriate City Officials are authorized to do all things necessary to complete the sale of property commonly known as 2525 Industrial Ave., Parcel ID # 41-06-179-044, legally

described as PART OF BLOCK 15 OF OAK PARK SUBDIVISION AND VACATED RANKIN STREET OF DURANT-DORT CARRIAGE CO'S RE-PLAT ALL IN THE CITY OF FLINT, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15 OF OAK PARK SUBDIVISION; THENCE N01°21'34"W ALONG THE WEST LINE OF SAID BLOCK 15, ALSO BEING THE EAST LINE OF NORTH STREET RIGHT OF WAY AS PLATTED, 157.66 TO THE POINT OF BEGINNING; THENCE N01°21'34"W CONTINUING ALONG SAID WEST LINE OF BLOCK 15 AND ITS NORTHERLY EXTENSION 286.91 FEET TO THE SOUTHWEST CORNER OF LOT 59 OF SAID DURANT-DORT CARRIAGE CO'S RE-PLAT, ALSO BEING ON THE NORTH LINE OF VACATED RANKIN STREET; THENCE N89°58'13"E ALONG SAID NORTH LINE OF VACATED RANKIN STREET AND ITS EASTERLY EXTENSION, 831.56 FEET TO THE CENTERLINE OF VACATED INDUSTRIAL AVENUE AS PLATTED; THENCE S00°34'02"W ALONG SAID CENTERLINE 36.21 FEET; THENCE S01°22'45"E CONTINUING ALONG SAID CENTERLINE 407.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 15; THENCE S89°52'37"W ALONG THE SOUTH LINE OF SAID BLOCK 15, ALSO BEING THE NORTH LINE OF BAKER STREET RIGHT OF WAY AS PLATTED, 571.55 FEET; THENCE N01°22'47"W, 163.34 FEET; THENCE S88°37'13"W, 258.78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.51 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

For the City:

CLYDE D EDWARDS / A0322
CLYDE D EDWARDS / A0322 (Oct 17, 2024 16:19 EDT)

Clyde D. Edwards, City Administrator

For the City Council:



Approved as to Form:

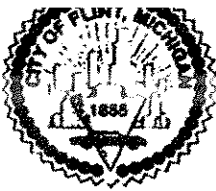
J. Kuptz
Joseph Kuptz (Oct 17, 2024 15:59 EDT)

Joseph Kuptz, Acting City Attorney

Approved as to Finance:

Phillip Moore
Phillip Moore (Oct 17, 2024 15:21 EDT)

Phillip Moore, Chief Financial Officer



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

TODAY'S DATE: October 7, 2024

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: Resolution Authorizing the Sale of City Owned Lot to Flint Commerce Center 2, LLC in the amount of \$172,600.

PREPARED BY: Emily Doerr

VENDOR NAME: Flint Commerce Center 2, LLC

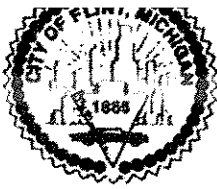
Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The sale of the decommissioned parkland previously known as Oak Park was held via voter referendum finalized on November 6, 1984, with the citizens of Flint voting to decommission the park to make it ready for sale and future development. Since then, this land has had practically zero use by citizens as it lacks pedestrian access, amenities like tables or a pavilion, proximity to a residential neighborhood, or parking. Additionally, many of the oak trees are dying per the Genesee Conservation District's forestry team. The proceeds of sale will be completely invested in other parks in North Flint, and additional funds beyond the sales price will be invested (by the purchaser) in the 1-acre pocket park that will remain city-owned to add a pavilion with tables, signage memorializing the historical usage of the land by Flint residents in the 1800s and 1900s, and paved sidewalk access to Buildings 1 and 2 of the Flint Commerce Center development for those employees to utilize. The sale of this land will be part of the continued focus on rebuilding North Flint and bringing new jobs and economic opportunity to the City of Flint.

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

Fiscal Year	Account	FY GL Allocation	FY PO Amount	FY Expensed	Resolution

No known previous allocations for this project.



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

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

When redeveloped, this site will be home to the next phase of Buick City/Flint Commerce Center's growth. By returning good paying, permanent jobs to the city, this repurposed parcel will become an integral part of Flint's continued forward momentum. Furthermore, community partners have been heavily consulted as City Staff has conducted extensive outreach with local park adopters and residents, identifying how to best commemorate the history of Oak Park as well as invest in Flint's vast parks system. When complete, approximately one acre of land will be preserved and reinvested in to include a "pocket park" to honor the rich and complex history of Oak Park and the former neighborhood it surrounded, including an informational plaque and passive recreational activity spaces. This continued development will provide the necessary site for the expansion of new businesses entering Flint's ecosystem, restoring the former, blighted site to its most effective and positive use.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

Has this request been reviewed by E&Y Firm: YES NO IF NO, PLEASE EXPLAIN:

Not applicable.

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
B&CS	Revenue Account for Sale of City Land - Parks & Recreation Fund	208-752.102-673.100		
			FY25 GRAND TOTAL	172,600.00

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 \$172,600.00



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

BUDGET YEAR 2

BUDGET YEAR 3

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

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: *[Signature]* Date: 10/17/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

(Places of the names of those who can defend this resolution at City Council)

	NAME	PHONE NUMBER
1	Tyler Bailey	810.908.6521
2	Emily Doerr	810.880.3371
3		

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: *Emily Doerr*
Emily Doerr (October 13, 2024 14:00 EDT)

Emily Doerr, Director, Department of Business and Community Services

Property Owner: CITY OF FLINT

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

Item 1 of 2 2 Images / 0 Sketches

Parcel is Vacant

Owner and Taxpayer Information

Owner	CITY OF FLINT 1101 S SAGINAW ST FLINT, MI 48502	Taxpayer	CITY OF FLINT 1101 S SAGINAW ST FLINT, MI 48502
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General Information for Tax Year 2023

Property Class	202 COMMERCIAL-VACANT	Unit	54 CITY OF FLINT
School District	FLINT CITY SCHOOL DISTRICT	Assessed Value	\$0
Map Number	11-06-179-044-1	Taxable Value	\$0
REINSPECTION	0	State Equalized Value	\$0
REN ZONE	No Data to Display	Date of Last Name Change	04/02/2020
PP		Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
REAPPRAISAL		Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0

Land Information

Zoning Code	OS	Total Acres	8.130
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	NORTHEAST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

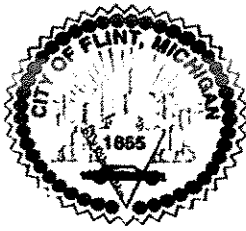
Legal Description

DURANT DORT CARRIAGE CO.'S REPLAY OF PARTS OF BLOCKS 12 & 27 AND ALL OF 13, 14 & 15 OF OAK PARK SUBDIVISION. LOT 99; ALSO SLY 30 FT OF LOTS 59, 61, 63, 65, 67 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95 AND 97.

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Divs of Parent	0
Date Created	01/01/0001	Unallocated Divs Transferred	0
Acres of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History



City of Flint Property Disposition Application

To purchase a City of Flint owned property AS IS, with or without a structure that will not be used as a side-lot acquisition, complete this form and return to the *City of Flint*. Complete a separate application for each parcel.

****Application will not be processed if not completed in its entirety.****

CONTACT INFORMATION

Name of applicant: Flint Commerce Center 2, LLC

Name of corporation/business: Flint Commerce Center 2, LLC

Mailing address: 2575 S. Haggerty Road, Suite 500

City, State, Zip: Canton, MI 48188

Phone #: 734-394-1900 Email address: mquimby@ashleycapital.com

PROPERTY INFORMATION

City of Flint property address and parcel ID #: 2525 Industrial Ave; 41-06-179-044

Property: Has structure Is vacant

Property will be used for: Residential Commercial Industrial Other

Property will be occupied by: Owner Renter Business Other

Description of property in its existing condition: Vacant, decommissioned park approved for sale by public ballot in 1984. Park was called for decommissioning and incorporation into Buick City redevelopment in 2013 Master Plan. Deed restriction is voided by GM (successor to Durant Dort Carriage Company) bankruptcy and confirmed by new GM in affidavit.

State Equalized Value of property as listed at www.bsaonline.com: \$0

Purchase offer amount: \$172,600

REDEVELOPMENT PLANS

Description of planned improvements/renovation: The park will be combined with north adjoining parcels to facilitate construction of new ~327K building for the Nanograf project. Approximately 1-acre of Oak Park will be preserved as a pocket park that will include new amenities such as 4 parking spaces, a gazebo or picnic shelter, and a plaque and/or monument to memorialize the history of Oak Park and the former adjacent Oak Park neighborhood.

How is this project aligned with the *Imagine Flint* Master Plan: The 2013 Master Plan called for Park to be decommissioned and incorporated into the Buick City redevelopment.

Development Team description: *(List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)*

Ashley Capital (Developer), Oliver Hatcher Construction (Construction Manager), Rowe Engineering (Civil Engineer), Mannik & Smith (Environmental Consultant), and SME (Environmental and Geotechnical Consultant).

Timeline for renovation/improvement: The timing is critical to support Nanograf redevelopment.

Anticipate requesting site plan approval in November 2024 with construction to begin immediately. Target building delivery is Q2/Q3 2024.

PROJECT FINANCING

Cost of renovation/improvements: \$30M+ for base building and site development and +\$175M for Nanograf project

Description of how acquisition and improvement/renovation will be financed: _____

This parcel will be purchased with cash. The redevelopment will be funded with equity and market debt.

Note: The City of Flint may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to City of Flint standards.

Please attach the following documents:

- Most recent tax return,
- Pre-qualification letter from lender (if applicable),
- Most recent audited financial statement,
- Development budget,
- Operating budget for rental transaction, and
- List of potential tenants and pre-lease agreements for rental transactions

FCC2 was created last year and has not yet filed a tax return. This is a sister entity to the adjacent, successful FCC1 entity and project. The parcel will be purchased with cash. Old National Bank, lender for FCC1, has expressed interest in this project. See attached site plan for development plan.

To the best of my knowledge the information provided in this application is true and in compliance with City of Flint Code of Ordinances. I understand that the City of Flint staff will review this request for compliance with existing City and neighborhood plans.



Signature of Applicant

9/27/2024

Date

Please allow at least 30 days for your application to be processed. Property disposition must be approved by Flint City Council. You will be given a quit claim deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

This form is a statement of interest only. By receiving it, the City does not commit to transfer property.

Please Return This Form To:

City of Flint, Planning & Zoning, 1101 S. Saginaw Street, Room S 110, Flint, Michigan 48502

Email: kstephens@cityofflint.com Website: www.cityofflint.com



RESOLUTION NO.: 240510-7
PRESENTED: 11/18/2024
ADOPTED: DEC 09 2024

RESOLUTION ADOPTING A DEFICIT ELIMINATION PLAN FOR FYE2023

BY THE CITY ADMINISTRATOR:

WHEREAS, the Glenn Steil State Revenue Sharing Act of 1971, Public Act 140 of 1971, Section 21(2), requires that a Deficit Elimination Plan be formulated by the local unit of government that ends their fiscal years in a deficit condition and filed with the Michigan Department of Treasury; and

WHEREAS, the CARES Fund manages two grants with the U.S. Department of Housing and Urban Development; and,

WHEREAS, the grantor reimburses the City of Flint after it makes allowable expenditures, the fund will be in a deficit condition until the City makes draws requests to the U.S. Department of Housing and Urban Development; and,

WHEREAS, the Deficit Elimination Plan was adopted on July 26, 2021 (Resolution 210324). Because the resolution was adopted after the end of the fiscal year 2021, adjustments could not be completed until fiscal year 2022 (as noted in the deficit elimination plan adopted in Resolution 210324); and

IT IS RESOLVED that the City Council approves the Deficit Elimination Plan, including the attachment. The Chief Finance Officer is authorized to do all things necessary to submit the Deficit Elimination Plan to the Michigan Department of Treasury for certification.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

Joseph Kuptz
Acting City Attorney

Phillip Moore
Chief Financial Officer

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Clyde Edwards
City Administrator



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

TODAY'S DATE: November 15, 2024

BID/PROPOSAL#

AGENDA ITEM TITLE: FYE2023 Deficit Elimination Plan

PREPARED BY: Phillip Moore

VENDOR NAME:

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

In FYE21, the City of Flint applied for and received two CARES Act grants. Both grants are funded on a reimbursement basis. The City of Flint must front the costs of the allowable expenses and then apply to HUD for reimbursement. Due to the nature of these grants, this fund will have a deficit condition until the end of the grant period. The City of Flint requests reimbursement regularly.

On November 6, 2024, the City received notification from the Department of Treasury that the State of Michigan requires the City to have a deficit elimination plan for the fiscal year ending FYE2023. This plan must be submitted within 30-days of the notice.

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

Fiscal Year	Account	FY GL Allocation	FY PO Amount	FY Expensed	Resolution

Section III.

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

A timely Deficit Elimination Plan allows the City to receive State Shared Revenue. This is the second largest source of revenue for the City.



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Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

Has this request been reviewed by E&Y Firm: YES NO IF NO, PLEASE EXPLAIN:

Failure to submit a Deficit Elimination Plan would result in the State of Michigan withholding State Shared Revenue.

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
FY25 GRAND TOTAL				

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)*:

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

(Place the names of those who can defend this resolution at City Council)

	<u>NAME</u>	<u>PHONE NUMBER</u>
1	Phillip Moore	810-766-7266
2	Paul Borle	810-766-7266
3	Ashly Harris	810-766-7426

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: _____

Phillip Moore, Chief Financial Officer

ADMINISTRATION APPROVAL: _____

(for \$20,000 or above spending authorizations)

Clyde Edwards, City Administrator

City of Flint, Michigan

CARES Act Fund

As of November 2024

	Lifetime Budget	Lifetime Activity	Remaining Amount
Revenues			
CDBG	2,830,392.00	875,804.81	1,954,587.19
Emergency Solutions Grant	2,074,514.00	1,622,797.04	451,716.96
Total Revenue	4,904,906.00	2,498,601.85	2,406,304.15
Expenditures			
CDBG	2,830,392.00	1,109,782.21	1,720,609.79
Emergency Solutions Grant	2,074,513.82	1,629,202.60	445,311.22
Total Expenditures	4,904,905.82	2,738,984.81	2,165,921.01
Net Balance			
CDBG	-	(233,977.40)	233,977.40
Emergency Solutions Grant	0.18	(6,405.56)	6,405.74
Total	0.18	(240,382.96)	240,383.14

Note: The revenue is amount available from the grant award. By the end of the grant life, the fund balance will be zero.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

November 06, 2024

**Notice of Intent To
Withhold State Payments**
Municipality Code: 252040
APR Form ID Number: 161409
Report ID Number: 161413

Sent Via Email
Chief Administrative Officer
City of Flint
pmoore@cityofflint.com

Dear Chief Administrative Officer:

The Glenn Steil State Revenue Sharing Act of 1971, Public Act 140 of 1971, Section 21(2) states that units of local government (local units) that end their fiscal year in a deficit condition shall formulate a deficit elimination plan. Any assessment of a local unit's deficit condition should be made using the guidelines provided in [Treasury Website \(Numbered Letter 2016-1\)](#). An additional resource is our [online video library](#) which explains what a deficit elimination plan is, why it is important, and how to file.

The Local Audit and Finance Division received an audit report from your local unit for the fiscal year ending 2023. Your Certified Public Accountant has indicated a deficit in one or more funds as follows:

<u>FUND NAME</u>	<u>AMOUNT</u>
Grants	No Plan Necessary
Water	No Plan Necessary
CARES Act	-\$66,537.00

If a deficit exists in the General Fund, the General Fund plan should include a monthly breakdown of revenues and expenditures for the first two years of the projection and annual detail for the remaining years. For example, a five-year plan would show monthly detail for 24 months, and annual detail for the remaining three years. When a revised plan is submitted in the subsequent year, it would include a monthly breakdown for two years and an annual breakdown for the remaining two years. The monthly breakdown shall be for actual revenue and expenditures expected that month. For example, property taxes should be included in the months the taxes are projected to be actually collected. It shall not be merely the annual revenue and expenditures divided by 12 months. This will allow for a more meaningful picture of how the municipality is

progressing on a monthly basis. In addition, for General Fund deficits the Department of Treasury highly recommends the municipality use its [Multi-Year Budget Projection Tool](#).

Except where indicated "No Plan Necessary," within 30 days from the date of this letter please upload a deficit elimination plan for all funds listed above and a certified resolution online by visiting [Michigan.gov/MunicipalFinance](#) and select Deficit Elimination Plan Upload. Should a plan not be filed within 30 days, we may withhold 25% of the local unit's State Incentive Payments or payments issued under Public Act 140 of 1971, the Glenn Steil State Revenue Sharing Act of 1971. Once withheld, payments are not released when a plan has been *filed*, but when a plan has been *evaluated and certified* by Treasury.

After receiving your plan, we will notify you by email if additional information is needed or that your plan has been certified. If you would like to speak with a member of our team, please email our office at Treas_MunicipalFinance@Michigan.gov.

Sincerely,



Harlan Goodrich, Municipal Finance Manager
Local Audit and Finance Division