



City of Flint, Michigan

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

Meeting Agenda – FINAL Wednesday, February 5, 2025 5:00 PM

City Council Chambers

GOVERNMENTAL OPERATIONS COMMITTEE

VACANT, Chairperson

Leon El-Alamin, Ward 1

VACANT, Ward 3

Jerri Winfrey-Carter, Ward 5

Candice Mushatt, Ward 7

Jonathan Jarrett, Ward 9

Ladel Lewis, Ward 2

Judy Priestley, Ward 4

Tonya Burns, Ward 6

Dennis Pfeiffer, Ward 8

Davina Donahue, City Clerk

ROLL CALL

REQUEST FOR AGENDA CHANGES/ADDITIONS

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 shall be 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 Chair may request the adoption of a "Consent Agenda". After a motion to adopt a Consent Agenda is made and seconded, the 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.

APOINTMENTS

250036-T Appointment/Stacy Kaake/The Board of The Economic Development Corporation/Brownfield Redevelopment Authority

Resolution resolving that the Flint City Council approves the appointment of Stacy Kaake to serve a six-year term on the Board of Economic Development Corporation/Brownfield Redevelopment Authority, with such term commencing immediately and expiring on January 31, 2031.

250037-T Appointment/Joyce Ellis McNeal/8th Ward/Community-Wide Advisory Council Seat

Resolution resolving that the Flint City Council approves the appointment of Joyce Ellis-McNeal, of 4021 Greenbrook Lane, Flint MI 48507, to the 8th Ward seat on the Citywide Advisory Council, to serve a term from March 1, 2025 to February 28, 2028.

250038-T Appointment/Edquan Dantzler/1st Ward/Flint Planning Commission

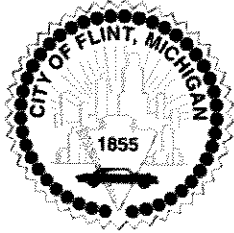
Resolution resolving that the Flint City Council approves the appointment of Edquan N. Dantzler, of 66702 Sally Court, Flint MI 48505, to the 1st Ward seat on the Planning Commission, to serve a term from April 1, 2025 to March 31, 2028.

250039-T Appointment/Rodrick L. Green/3rd Ward/Flint Planning Commission

Resolution resolving that the Flint City Council approves the appointment of Rodrick L. Green, of 1183 E. Holbrook Ave., Flint, MI 48505, to the 3rd Ward seat on the Planning Commission, to serve a term from March 1, 2025 to February 28, 2028.

ADJOURNMENT

250036-T



RESOLUTION NO.: _____

PRESENTED: 2-5-2025

ADOPTED: _____

RESOLUTION APPROVING APPOINTMENT OF STACEY KAAKE TO THE BOARD OF THE ECONOMIC DEVELOPMENT CORPORATION / BROWNFIELD REDEVELOPMENT AUTHORITY

Mayor Sheldon A. Neeley appoints Stacey Kaake, City of Flint Assessor, to the Board of the Economic Development Corporation / Brownfield Redevelopment Authority to serve a six-year term ending on 01/31/2031. This seat has been vacant since the expiration of the term of former Board Treasurer William Hammond's term on 8/7/2024. The bylaws allow for up to three (3) city staff to serve as voting members and the EDC/BRA Attorney has reviewed this appointment and recommends approval.

BE IT RESOLVED that the Flint City Council approves the appointment of Stacey Kaake to serve a six-year term on the Board of the Economic Development Corporation / Brownfield Redevelopment Authority, with such term commencing immediately and expiring on January 31, 2031.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

Joanne Gurley, City Attorney

STACEY KAAKE

1415 Bluffview Ln • Grand Blanc, Michigan 48439 • Phone: (810) 938-3322

E-mail: staceymarlene@gmail.com

VACANCY ANNOUNCEMENT: DIRECTOR OF ASSESSING CITIZENSHIP: U.S. CITIZEN

■ QUALIFICATIONS SUMMARY

Dedicated, conscientious, and proactive professional aiming to utilize rich mix of skills and expertise in providing services within a progressive organization complemented with demonstrated ability to deal with diverse clientele and intervene with varied professionals.

- Possess excellent leadership, technical, and organizational skills with strong problem solving skills and exemplary attention to details
- Astute and goal-oriented professional with successful experience and exceptional follow through demeanor; able to oversee various situations with diverse concerns
- Highly resourceful and organized individual; proficient in obtaining relevant information to facilitate measurable positive outcomes to achieve organizational goals
- Strong ability to provide effective services and programs ensuring the highest possible standards of excellence and transparency in compliance with all external regulations along with internal policies and procedures
- Maintenance of accurate records and ability to prepare clear and sound internal controls for informational and operational use
- Able to achieve strong grasp of operations within the organization combined with the competence to handle multiple tasks, set priorities, and meet deadlines
- Ability to make quick and excellent decisions and organize thoughts in the face of time constraints and full workload
- Proficient in Microsoft Office Word, Outlook, Excel, Access, and Equalizer Software

■ EDUCATION / CREDENTIALS

University of Michigan-Flint, Flint, MI 48502
Master of Public Administration, June 2007

Baker College of Flint, Flint, MI 48501
Bachelor of Business Administration, June 2001
Dean's List / Graduated cum laude

Mott Community College, Flint, MI 48503
Food Service Management and Culinary Arts Coursework, Aug 1994-Dec 1997

University of Michigan-Flint, Flint, MI 48502
Bachelor of Science in Business Administration Coursework, Aug 1992-May 1993

Grand Blanc High School-Grand Blanc MI 48439
High School Diploma, June 1992

Certifications:

State of Michigan	Federal Certification	
▪ Certification MMAO (4)	IS-00100.b	IS-00200.b
▪ Personal Property Examiners License	IS-00700.a	IS-00800.B

STACEY KAAKE

E-mail: staceymarlene@gmail.com

■ CAREER WORK PATH

Assessor	2017-Present
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City of Flint

- Responsible for producing and managing the Ad Valorem, Special and Tax Rolls
- Meet AMAR standards set by the State
- Provide appraisal value of diverse properties such as residential, industrial and commercial
- Oversee daily activities of employees within the department
- Handle Full and Small Claims with the Michigan Tax Tribunal and the State Tax Commission
- Efficiently manage and provide prompt response to inquiries of residents; function as a key contributor in streamlining the work process to improve efficiency
- Perform research on laws, current bills and court cases

Director of Assessing	2015-2017
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Charter Township of Independence

- Responsible for producing and managing the Assessment and Tax Rolls
- Provide appraisal value of diverse properties such as residential, industrial and commercial; split and process all changes made to the current years roll, ensure compatibility of current and previous rolls
- Oversee daily activities of employees within the department
- Handle Full and Small Claims with the Michigan Tax Tribunal and the State Tax Commission
- Efficiently manage and provide prompt response to inquiries of residents; function as a key contributor in streamlining the work process to improve efficiency
- Perform research on laws, current bills and court cases

Assessor	2013-2015
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City of Bay City • Bay City, MI

- Responsible for producing and managing the Assessment and Tax Rolls
- Provide appraisal value of diverse properties such as residential, industrial and commercial; split and process all changes made to the current years roll, ensure compatibility of current and previous rolls
- Oversee daily activities of employees within the department
- Handle Full and Small Claims with the Michigan Tax Tribunal and the State Tax Commission
- Serve as liaison between the Tax, Planning, Zoning, and Building departments, increasing efficiency in communication between the departments
- Efficiently manage and provide prompt response to inquiries of residents; function as a key contributor in streamlining the work process to improve efficiency
- Perform research on laws, current bills and court cases

Assessor 2010- 2013	Appraiser	2005-2010
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City of Burton • Burton, MI

- Responsible for producing and managing the Assessment Roll
- Provide appraisal value of diverse properties such as residential, industrial and commercial; split and process all changes made to the current years roll, ensure compatibility of current and previous rolls
- Oversee daily activities of employees within the department
- Handle Full and Small Claims with the Michigan Tax Tribunal and the State Tax Commission
- Serve as liaison between the Tax, Planning, Zoning, and Building departments, increasing efficiency in communication between the departments
- Efficiently manage and provide prompt response to inquiries of residents; function as a key contributor

in streamlining the work process to improve efficiency

- Perform research on laws, current bills and court cases
- Economic Development, business retention, and business relations
- Liaison with Downtown Development Authority
- Initiate economic development programs such as Main Street, Redevelopment Ready Communities
- Responsible for the inventory of City owned property

- **Past President**, Michigan Assessor Association
- **Committee Chair**, Designation Committee MAA
- **Member**, Legislative Committee MAA
- **Member**, State CAMA Standards Committee
- **Member**, International Association of Assessing Officers

250037-T



RESOLUTION NO.: _____

PRESENTED: 2-25-2025

ADOPTED: _____

**RESOLUTION APPROVING APPOINTMENT OF JOYCE ELLIS MCNEAL TO 8th WARD
COMMUNITY-WIDE ADVISORY COUNCIL SEAT**

Mayor Sheldon A. Neeley appoints Joyce Ellis-McNeal, of 4021 Greenbrook Lane, Flint MI 48507, to the 8th Ward seat on the Citywide Advisory Council (CWAC). The new term for Ms. Ellis-McNeal will be March 1, 2025 – February 28, 2028.


BE IT RESOLVED that the Flint City Council approves the appointment of Joyce Ellis-McNeal, of 4021 Greenbrook Lane, Flint MI 48507, to the 8th Ward seat on the Citywide Advisory Council, to serve a term from March 1, 2025 to February 28, 2028.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:



JoAnne Gurley (Jan 31 2025 10:11 EST)
Joanne Gurley, City Attorney

Innovative * Revolutionary * Versatile * Team Oriented

SENIOR ENTREPRENEURS AND OPERATIONS EXECUTIVE

- Community Grassroot Ambassador
- Extensive and diversified experience in manufacturing, early childhood education and operational management.; event coordinator and planner
- Expert initiator and strategic thinker with effective leadership, organizational, analytical and communication skills. Expertise in Monthly budget planning and preparation, Procurement Operations Planning, Information Technology experience (Microsoft Suite), Marketing Expertise, Budget Analysis, as well as Meal Pattern skills in writing and planning daily menu. Research Proposal: Food Desert
- Successful in planning and implementing new projects, service expansion and start up business experience. Program Analyst for government contract and Human Resources.

PROFESSIONAL ACHIEVEMENTS

Judson Center – Supervisor – Bridging Community Partner (BCP)

2023 – Present

BCP program is designed to provide supportive services to clients and families who are either current or prospective resource parents (foster parents, fictive kin or relative care), birth families, youth and children who are involved in the child welfare. Role is to locate existing and develop new support services, activities, and resources that meet the specific needs of the client and families served. Including, but not limited to; after school programs; extracurricular activities in conjunction with local schools; Fatherhood involvement activities, grandparent raising grandchildren support, children’s workshops, recreational activities for youth and children involved in the child welfare system.

Michigan United – Public Health Navigator – Supervisor

2021-2022

Supervise the Michigan United grassroots Public Health Navigator program which has been in partnership with the Genesee County Health department since inception in May 2020. The work of our Navigators is incredibly important as we enter the second year of the COVID-19 pandemic, particularly in light of the urgent need for large-scale vaccination to overcome the virus. Many of the communities that are most vulnerable to COVID-19 have the least access to information and resources to protect themselves and their families.

Mobile Notary Signing Agent –

2019- Present.

Duties include making sure legal documents are authentic, checking the identity of the person signing the document, serving as a witness for the document being signed, collaborating with the buyer and seller, and notarizing all required signatures.

Executive Program Director

2016-

Round 2 Educational & Research Center

Manage 501©3 organization which promotes Bridging the Digital Divide Gap.

- Market and developing self-sufficient programs and mobile tutoring services.
- Provide Grant Proposal Writing 101 Workshops
- Entrepreneurship Workshops
- Computer Literacy Job Readiness Workshops
- The Forgotten Art of Hospitality
- Leadership Instructor

Program Development Director /CEO

2001 – 2014

Burton, MI

Bundles of Luv

- Marketed, developed, and grew business revenue
- Overseer of education and care for 75 – 120 children per day
- Hired, oriented, managed, developed and trained approximately 100 employees
- Managed annually budget
- Developed quality systems and process essentials
- Managed day-to-day operations: Employee's Scheduling; Payroll, Quarterly Reports, W2s, etc.
- Employee Workshop Training, PowerPoint Presentation
- Wrote and implemented employee manual, policies, and procedures

First Line Supervisor/Coordinator

1997 – 2001

General Motors Flint, MI

- Supervised, trained and developed a staff of approximately 125 employees
- Performed and instructed employees on technical procedures and operation of equipment
- Developed and wrote employee training manuals
- Monitored employee performance and processed grievances
- Responsible for internal control audits and monitoring safety procedures

EDUCATION

- **Master Public Administration-Public Management (NASPAA Accreditation) -CMU**
- **Bachelor of Science in Organizational Management, Central Michigan University, Mt. Pleasant, M PhD, Doctor of Philosophy in Christian Leadership, Ministry and Leadership, Biblical Studies and Theology, Bethlehem Bible Institute**
- **Master Bible Theology, Destiny College International, Springfield, FL**
- **Associate in Computer Information Systems, Lewis College of Business, Detroit, MI**
- **Associate in Business Accounting, Detroit College of Business, Detroit, MI**

CERTIFICATIONS AND ACCOMPLISHMENTS

Affiliations/Membership

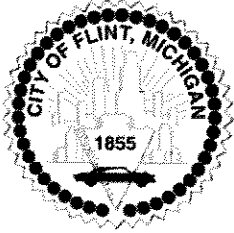
- Flint Community School Board Member – President

- **Michigan United** – Community Pandemic Health Navigator - Supervisor
- National Association for Schools of Public Affair and Administration (**NASPAA**) accreditation
- International Research Society for Public Management (**IRSPM**) –University of Tor Vergata-Rome, Italy and Central Michigan University, since 2012.

Certification

- National Notary Association – Mobile Signing Agent
- Flint & Genesee Chamber of Commerce - Shared Leadership Alliance Services
- Citizen Planner Certification (Planning & Zoning) - Michigan State University Extension
- Volunteer Task Force Member - City of Flint's Master Plan - Education /Economic Development
- Certificates from Global Compliance Training (GBN), sponsored by Professional Education Services Group (PESG):
- (1) A Guide for Substitute Teachers, (2) ADA, (3) Allergy Management/Food Allergies, (4) Bloodborne Pathogens, (5) Bullying, (6) FERPA, (7) Hazard Communication, (8) Sexual Harassment, and (9) State and Federal Laws K12 MI International Third World Leaders, Member
- International Leadership Training Institute, Member
- American Association of Christian Counselors, Member
- Wayne County, Volunteer Tax Preparer for low income communities
- Genesis House, Volunteer Counselor for substance abuse clientele
- Junior Achievement Society, Volunteer
- Community Grassroots Leadership Conference - Washington, DC
- Hollywood Golf for Kids - Detroit, Michigan
- National Literacy Board Member
- Task Force Team Member for the City of Flint's Master Plan - Education/Finance Development
- Peer Recovery Coach

250038-T



RESOLUTION NO.: _____

PRESENTED: 2-5-2025

ADOPTED: _____

RESOLUTION APPROVING APPOINTMENT OF EDQUAN DANTZLER TO THE FLINT PLANNING COMMISSION

Mayor Sheldon A. Neeley appoints Edquan N. Dantzler, of 6702 Sally Court, Flint MI 48505, to the 1st Ward seat on the Flint Planning Commission, to fill the current 1st Ward Commissioner's term that will expire on March 31, 2025. The new term for Mr. Dantzler will be from April 1, 2025 to March 31, 2028.

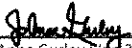
BE IT RESOLVED that the Flint City Council approves the appointment of Edquan N. Dantzler, of 66702 Sally Court, Flint MI 48505, to the 1st Ward seat on the Planning Commission, to serve a term from April 1, 2025 to March 31, 2028.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:



JoAnne Gurley (JAG 31, 2025 10:05 EST)
Joanne Gurley, City Attorney

Edquan N. Dantzler

6702 SALLY CT
FLINT, MI 48505
8104718099
edquand4gp@gmail.com

SUMMARY OF QUALIFICATIONS

- Over 20 years of experience in Production Management and the Auto Production Industry.
- Proven track record of efficiently scheduling, staffing, and managing production operations to meet tight deadlines.
- Strong background in training and evaluating employee performance, ensuring high-quality standards and compliance with safety regulations.
- Skilled in conducting time studies, process improvements, and inventory management.
- Adept at leading teams, coordinating with multiple departments, and implementing process enhancements to boost productivity and efficiency.
- **Experienced in property management, real estate investment, and business operations.**

EXPERIENCE

Owner/Operator

God's Property Investment Solutions, Flint, MI
2017 - Present

- Operated a lawn care service for over 15 years, providing high-quality landscaping and maintenance services.
- Created an LLC to formalize the business operations and expand service offerings.
- Acquired and managed investment properties, including self-managing two rental properties for five years.
- Successfully wholesaled properties, demonstrating strong negotiation and deal-making skills.
- Conducted market research and property analysis to identify profitable real estate investment opportunities.
- Coordinated property maintenance, tenant relations, and financial management for rental properties.

Lineworker

Amazon.com Services, Inc, Pontiac, Michigan

10/2022 to 07/2024

- Packaged Items efficiently and accurately for shipment to meet tight deadlines.
- Operated sorting and packaging stations, ensuring correct item identification and processing.
- Utilized a computerized system to receive orders, locate items, and select appropriate packaging.
- Maintained high standards of quality control by building and sealing boxes, adding dunnage to secure items, and affixing required identifying labels.

Production Manager

ASI Packaging Co., Flint, MI

08/2008 to 09/2018

- Scheduled daily work assignments for employees based on order size, average parts per hour, and parts per person to meet company needs.
- Ensured proper staffing for each job to meet completion dates.
- Maintained availability and enforcement of required safety equipment usage by employees.
- Documented and reported daily production metrics to upper management.
- Conducted routine time studies to validate and update production standards.
- Evaluated and documented employee performance metrics for bonus qualifications.
- Trained new workers and maintained records of job-specific training.
- Inventoried and ordered safety equipment for the shop.
- Oversaw quality checks performed and documented by team leaders.

Team Lead

Johnson Controls, Inc, Mt. Clemons, MI

04/1995 to 05/2006

- Oversaw the assembly of Interior seats for Chrysler vehicles, ensuring adherence to quality and safety standards.
- Led a team of assembly workers, providing guidance and support to meet production goals.
- Coordinated with other departments to ensure seamless production flow and timely completion of orders.
- Conducted regular performance evaluations and provided feedback to team members.
- Implemented process improvements to enhance efficiency and reduce production time.
- Ensured compliance with company policies and safety regulations.
- Ensured each station was stocked with necessary supplies before and during production.
- Repaired or tore down seats that did not pass final inspection.

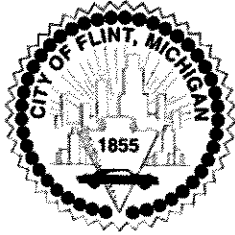
EDUCATION & TRAINING

- Diploma, General, Flint Northwestern High School, Flint, MI, 1992

CERTIFICATES & LICENSES

- Certified Home Inspector, Michigan Institute of Real Estate, MI, 2021
- EPA Lead Renovator, Environmental & Occupational Services, MI, 2024
- Certificate of Completion, City of Flint Civic Leadership Academy Training, 2022

250039-T



RESOLUTION NO.: _____

PRESENTED: 2-5-2025

ADOPTED: _____

RESOLUTION APPROVING APPOINTMENT OF RODRICK L. GREEN TO THE FLINT PLANNING COMMISSION

Mayor Sheldon A. Neeley appoints Rodrick L. Green, of 1183 E. Holbrook Ave, Flint, MI 48505, to the 3rd Ward seat on the Flint Planning Commission, to fill the current vacancy. The new term for Mr. Green will be from March 1, 2025 to February 28, 2028.

BE IT RESOLVED that the Flint City Council approves the appointment of Rodrick L. Green, of 1183 E. Holbrook Ave, Flint, MI 48505, to the 3rd Ward seat on the Planning Commission, to serve a term from March 1, 2025 to February 28, 2028.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

Joanne Gurley
JoAnne Gurley (Jan 31, 2025 15:02 EST)

Joanne Gurley, City Attorney

Rodrick L. Green
1183 E. Holbrook Ave
Flint, MI, 48505
Cell:(810)-336-8434 or
Cell:(810)309:6322

Professional Summary

Coaching students and support at McMonagle's Elementary School, Holmes 3-6 Stem Academy, and Middle School, and Hamady Middle and High School.

Skills

Team management Community Outreach Experience Goal getting, Expertise in Long-term athletic Development

Work History

Track Coach / McMonagle's Elementary School

Pushing athletic training skills. Following practice schedule enforcing appropriate exertion levels. Nutrition and hydration help athletic performance. Led stretching exercises to improve athletic flexibility while reducing injury during competition, promoting sportsmanship values among athletes. Boosted player's confidence and collaborated with other coaches to share best practices and techniques.

Title One Paraprofessional, Flint Committee Schools

several schools in the past, but in the present Holme 7th & 8th grade middle school. Support lead teachers, Enforce rules oversee students in the classroom. Enhanced student support by delivering one-on-one and small-group assistance.

Education

Graduation from Northwestern High in 1974, Also attended Mott College.

Veteran, United States Navy

1978 to 1988

I served on The Ship Eisenhower sailing to verse countries, one being Egypt and more.

Volunteer Work

Doing clean-up working with young people in gardening. I'm head of the Foss Avenue Community Garden.

I enjoyed working with people in my community and others.

I'm helping students improve their understanding of core subjects such as Math, English, Science, and Social Studies. A member of The North Flint Action Council (NFAC)

President Patrick McNeal. I enjoy helping others and giving back to my community enjoy, working with The Foss Avenue Block Club, Cutting grass in the area. Work with the Foss Avenue Committee Graden.

Deacon of Foss Avenue Baptist Church, Director of the Mans Choir, and combine choir.