



1101 S. SAGINAW STREET
FLINT, MICHIGAN 48502
810.766.7426 TEL
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City of Flint EDC Agenda: February 11, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Approval of November 12 2024 Minutes
6. EDC/BRA Roster & Terms
7. Approval of 2025 EDC/BRA Meeting Schedule
8. EDC/BRA 2024 Annual Report
9. EDA REI Project Acceptance
10. Updates
 - a. EDA Funds
 - b. Oak Business Center Projects
 - c. Other Updates
11. Adjournment

Next Meeting: Tuesday March 11 2025
City Hall McKenzie Room 10:00AM



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City of Flint BRA Agenda: February 11, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Updates:
 - a. Flint Commerce Center Redevelopment Project Brownfield Plan Amendment
6. Adjournment

DRAFT MINUTES



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EDC Minutes: November 12, 2024

1. Called to Order at 10:20am
2. Roll Call – Vice Chair King, Banks, Munroe, Vance, Priestley. Also attending: Bailey, Doerr, Strittmater, Madis, Kaake; 3 members of the public
3. Public Comments - none
4. Approval of Agenda – motion by Priestley, support by Banks; unanimous vote of approval
5. Approval of Minutes from October 8, 2024 – motion by Munroe, support by Vance; unanimous approval
6. EDA Funds - Discussed unique circumstances and process to utilize defederalized funds, working with Genesee County EDC and EDA.

Motion to approve Resolution EDC11-2401 - motion by King, support by Vance; unanimous approval.

7. Approval of OPRA District at 703 S Grand Traverse - Discussed OPRA application, the building's history and future, and process to utilize this designation.

Motion to recommend to City Council to approve OPRA District for 703 S Grand Traverse - motion by Banks, support by Priestley; unanimous approval.

8. Updates

Discussed Oak Business Center, and Carr St OPRA completed process.

9. Adjournment - motion to adjourn by Priestley, support by Munroe; unanimous support.

Adjournment at 10:45am.

DRAFT MINUTES

BRA Minutes: November 12, 2024

1. Called to Order at 10:45am
2. Roll Call - Vice Chair King, Munroe, Vance, Banks, Priestley. Also attending: Bailey, Strittmater, Madis, and 1 member of the public.
3. Public Comments – none
4. Approval of Agenda - motion by Banks, support by Priestley; unanimous approval
5. Flint Commerce Center Redevelopment Project Brownfield Plan Amendment - discussed Ashley Capital's amendment to add parcels to the existing plan and reduce the total amount of tax capture.

Motion to recommend to City Council approval of the amended Brownfield Plan for Flint Commerce Center - motion by King, support by Vance; unanimous approval.
6. Updates

Discussed seeking a Brownfield consultant to aid the EDC with infill housing and continued development in residential areas. Discussed Current Brownfield document to better understand those that are in place.
7. Adjournment - motion to adjourn by Priestley, support by Munroe; unanimous support.

Adjourned at 10:49am



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CITY OF FLINT
ECONOMIC DEVELOPMENT CORPORATION &
BROWNFIELD REDEVELOPMENT AUTHORITY

2025 Meeting Schedule

Meetings will be held at Flint City Hall
McKenzie Room, Second Floor
1101 S Saginaw St, Flint MI 48502

Alternate Location:

Mayor's Office Conference Room, as noticed

Meetings will convene at 10:00AM on the 2nd Tuesday of each month.

BRA meetings immediately follow EDC meetings.

MEETING DATE	DEADLINE FOR PACKET ITEMS
January 14	January 7
February 11	February 4
March 11	March 4
April 8	April 1
May 13	May 6
June 10	June 3
July 8	July 1
August 12	August 5
September 9	September 2
October 14	October 7
November 11	November 4
December 9	December 2



EDC/BRA Annual Report 2024

INTRODUCTION

The City of Flint Economic Development Corporation (EDC) and Brownfield Redevelopment Authority (BRA) are pleased to provide the following Annual Report showing its activities in calendar year 2024. The EDC/BRA is an appointed body that advises, supports, and approves an array of issues related to the development and businesses in the City of Flint.

PURPOSE

The purpose or purposes for which the corporation is organized are as follows: To act as an economic development corporation in accordance with Act 338 of the Public Acts of 1974, as such statute may from time to time be amended; including particularly to alleviate and prevent conditions of unemployment, to assist and retain local industries and commercial enterprises, to strengthen and revitalize the economy of the State of Michigan and particularly the City of Flint, to provide the means and methods for the encouragement and assistance of industrial and commercial enterprises in locating and expanding in the State of Michigan and particularly in Flint, to encourage the relocation and expansion of commercial enterprises to more conveniently provide needed services and facilities of the commercial enterprises to the City of Flint and residents thereof. In furtherance of these purposes, the corporation shall have all of the powers which now are or hereafter may have conferred by law on corporations organized under Act 327, Public Acts of 1931, as amended, Act 284, Public Acts of 1972, as amended, and particularly the powers granted by Act 338, Public Acts of 1974, and especially section 7 thereof, to-wit:

- (a) Construct, acquire by gift or purchase, reconstruct, improve, maintain, or repair projects and acquire the necessary lands for the site therefore.
- (b) Acquire by gift or purchase the necessary machinery, furnishings and equipment for a project.
- (c) Borrow money and issue its bonds or notes to finance part of all of the cost of the acquisition, purchase, construction, reconstruction, or improvement of a project or any part thereof, the cost of the acquisition and improvement of the necessary sites therefor, and acquisition of machinery, furnishings, and equipment therefor, and the costs necessary or incidental to the borrowing of money and issuing of bonds or notes for such purpose.
- (d) Enter into leases, lease purchase agreements, or installment sales contracts with any person, firm or corporation for the use or sale of the project.
- (e) Mortgage the project in favor of any lender of money to the corporation.
- (f) Sell and convey the project or any part thereof for a price and at a time as the corporation determines.

MEMBERSHIP

MEMBER	ROLE	TERM END DATE
Mayor Sheldon Neeley	Chair	Based on term as Mayor
Richard King Jr	Vice Chair	
Derwin Munroe	Secretary	
William Hammond	Member	Expired in 2024
Gregory Vierner	Member	Expired in 2024
Marsay Wells-Strozier	Member	
Judy Priestley	City Council Representative	Based on Council term
Martin Banks	Member	
Karen Vance	Member	
VACANT		

MEETINGS

The EDC/BRA met throughout 2024. Additionally, the members were invited to attend a Joint Meeting of the Planning and Development Boards and Commissions. The EDC/BRA meets the second Tuesday of the month.

TRAININGS ATTENDED

Members participated in two training sessions in 2024, one conducted by the Michigan Municipal League and another on Brownfield Plans led by City of Flint staff. The EDC/BRA looks forward to more training opportunities in 2025.

BROWNFIELD PLANS

FCC2	Amended	BRA recommended approval in November 2024; City Council to consider in 2025

For a list of current Brownfield Plans, this [Quick Guide](#) was created in 2024.

OPRAS CREATED & AMENDED

The EDC utilizes Obsolete Property Rehabilitation Act (OPRA) tax incentives for projects developing on properties that require significant improvements.

ADDRESS	STATUS	NOTES
703 S Grand Traverse	Recommended creation of district to City Council	Will submit application for OPRA status in early 2025
Carr St	Approved by Treasury	

OTHER ACTION ITEMS

Oak Business Center

Work continues to improve Oak Business Center, the EDC’s business incubator on North Saginaw Street. The EDC is addressing deferred maintenance issues, and saw a portion of the roof replaced in 2024. A new alarm system has been installed, and the fire suppression system is being addressed to ensure the safety of the building.

2025 MEETING SCHEDULE

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2025 GOALS

- Clarify member's terms and roles
- Continue to gain understanding of Oak Business Center, and its role/needs
- Attend additional trainings for items the EDC may wish to pursue in the future



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February 11, 2025

Resolution Supporting Acceptance of EDA REI Funds
Resolution EDC02-2501

WHEREAS, the Economic Development Corporation of the City of Flint (EDC) discussed and supported City staff applying for EDA REI funds at its late 2024 meetings; and,

WHEREAS, the City of Flint EDC has identified a process to utilize the funds in a manner consistent with the intended economic development purposes of the award.

BE IT RESOLVED, that the Board of Directors hereby supports the acceptance of EDA REI funds, working to utilize the funds in the manner outlined in the application.

Moved By:

Supported By:

Voting For:

Voting Against:

The foregoing resolution was duly adopted in accordance with law at a regular meeting of the Board of Directors held February 11, 2025, at which a quorum of members was present. The Resolution declared adopted by the President.

Derwin Munroe, Secretary