



City of Flint, Michigan

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

Meeting Agenda – AMENDED

Wednesday, March 5, 2025

5:00 PM

Agenda Amended to Add Appointment No. 250064-T

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.

RESOLUTIONS

250060-T Memorandum of Understanding (MOU/Version 2.0/Comprehensive Plan Update/City of Flint Planning Commission

Resolution resolving that the appropriate City officials are authorized to do all things necessary to enact the Memorandum of Understanding (Version 2.0) that is being recommended by the Planning Commission from their November 12th, 2024 meeting. [NOTE: The Imagine Flint Comprehensive Plan (the Plan"), adopted on October 28, 2013, was reviewed by the Planning Commission (at its February 13th, 2024 regular meeting) per the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, MCL 125.3801 et seq., and the determination was made that an update was needed. Part of the creation of the plan included an MOU between the City of Flint, City of Flint Planning Commission, and City Council for City of Flint to define roles and responsibilities between the partnering entities. The Administration would now like to enact an updated MOU to define the roles of the Planning Commission, Steering Committee, Department of Business and Community Services, City Administration, and the City Council in the Plan update process.]

APPOINTMENTS

250061-T Re-Appointment/Hurley Board of Hospital Managers/Charlotte Edwards

Resolution resolving that the Flint City Council approves the re-appointment of Charlotte Edwards (Flint, Michigan, 48503) to the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

250062-T Re-Appointment/Hurley Board of Hospital Managers/DeAndra Larkin

Resolution resolving that the Flint City Council approves the re-appointment of DeAndra Larkin (Flint, Michigan, 48507) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

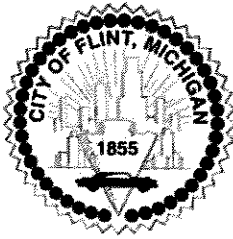
250063-T Appointment/Hurley Board of Hospital Managers/Dr. Khalid M. Ahmed

Resolution resolving that the Flint City Council approves the appointment of Dr. Khalid M. Ahmed (Flint, Michigan, 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

250064-T Appointment/Ethics and Accountability Board/Christopher A Utech/4th Ward

Resolution resolving that the Flint City Council approves the appointment of Christopher A. Utech (Flint, Michigan, 48506 – Ward 4) to the Ethics and Accountability Board to fill a 4th Ward vacancy, for two (2) year term, with such term commencing _____ and expiring _____, as recommended by 4th Ward Councilmember Judy Priestley."

ADJOURNMENT



RESOLUTION NO.: 250060-T

PRESENTED: 3-5-2025

ADOPTED: _____

**RESOLUTION FOR FLINT CITY COUNCIL TO ADOPT COMPREHENSIVE PLAN UPDATE MOU
(version 2.0) WITH CITY OF FLINT PLANNING COMMISSION**

The Imagine Flint Comprehensive Plan (“the Plan”), adopted on October 28, 2013, was reviewed by the Planning Commission per the Michigan Planning Enabling Act, being P.A. 33 of 2008, as amended, M.C.L. 125.3801 *et seq.*, and the determination was made that an update was needed at the February 13th, 2024 regular meeting. Part of the creation of the plan included a Memorandum of Understanding (MOU) between the City of Flint, City of Flint Planning Commission, and City Council for City of Flint, signed March 28, 2011, to define roles and responsibilities between the partnering entities. Now the Administration would like to enact an updated MOU to define the roles of the Planning Commission, Steering Committee, Department of Business and Community Services, City Administration, and the City Council in the Plan update process.

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to enact the Memorandum of Understanding (version 2.0) that is being recommended by the Planning Commission from their November 12th, 2024 meeting.

For the City:

For the City Council:

Clyde D. Edwards / A0389
Clyde D. Edwards / A0389 (Feb 27, 2025 10:59 EST)

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

JoAnne Gurley
JoAnne Gurley (Feb 25, 2025 17:52 EST)

Joanne Gurley, City Attorney

Phillip Moore
Phillip Moore (Jan 31, 2025 14:43 EST)

Phillip Moore, Chief Financial Officer

CITY OF FLINT
**** STAFF REVIEW FORM ****
October 9, 2024

TODAY'S DATE: January 31, 2025

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION FOR FLINT CITY COUNCIL TO ADOPT COMPREHENSIVE PLAN UPDATE MOU (version 2.0) WITH CITY OF FLINT PLANNING COMMISSION

PREPARED BY: Emily Doerr

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Imagine Flint Comprehensive Plan ("the Plan") was reviewed by the Planning Commission per the Michigan Planning Enabling Act, being P.A. 33 of 2008, as amended, M.C.L. 125.3801 *et seq.*, and the determination was made that an update was needed at the February 13th, 2024 regular meeting. A Memorandum of Understanding ("MoU") was drafted to define the roles of the Planning Commission, Steering Committee, Department of Business and Community Services, City Administration, and the City Council in the Plan update process. The Planning Commission reviewed the attached MOU (with edits suggested by City Council in September 2024) and approved it at the November 12th, 2024 regular meeting. Minutes from that meeting (part of the packet) were approved at the December 10th Planning Commission meeting.

The edits suggested by City Council that were added to this "version 2.0" are:

- 1) Removed the word "permanent" regarding Planning Commission positions, understanding each Mayoral appointment to Planning Commission is a three-year term to that position which is first reviewed by Council.
- 2) Language will be added specifying that atleast one member from each ward will be appointed to the Steering Committee, with the goal of having equal representation from all wards
- 3) Revise language to clarify that the Planning Commission approves the final draft of the Plan Update with recommendation to City Council. City Council may either approve the Plan Update or deny it and send it back to the Planning Commission for revision per the Michigan Planning Enabling Act.

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

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Section III.

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

The Plan update process is focused on resident engagement and there are multiple references to "the Steering Committee" in the MOU which will be a group of stakeholders up to 21 people – 90% of whom must be city residents – who will provide additional time for review and recommendations for updating on top of the hundreds, if not thousands of residents who will be engaged through the 18-month process that will include no less than 50 community meetings.

Section IV: FINANCIAL IMPLICATIONS: Having an updated Comprehensive Plan will allow the City of Flint to apply for more grant funding.

IF ARPA related Expenditure:

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

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: 01/31/2025

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	<u>NAME</u>	<u>PHONE NUMBER</u>
1	Tyler Bailey	810-908-6521
2		
3		

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED
NOT APPROVED

DEPARTMENT HEAD SIGNATURE:


Emily Doerr (Jan 31, 2025 13:12 EST)

(Name, Title)

ADMINISTRATION APPROVAL:

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

MEMORANDUM OF UNDERSTANDING

CITY OF FLINT COMPREHENSIVE PLAN

This Memorandum Of Understanding – City of Flint Comprehensive Plan (“Memorandum”) is executed to be effective as of this _____ day of _____ 2024, by and between the administration of the City of Flint, a Michigan municipal corporation (“Administration”), City of Flint Planning Commission (“PC”) and the City Council of the City of Flint (“Council”); the Administration, the PC and the Council are individually a “Branch” and collectively the “Branches”.

The following is a recital of certain facts which underlie this Memorandum:

- A. The Branches wish to work together to develop an update to the “Comprehensive Plan” pursuant to the Michigan Planning Enabling Act, being P.A. 33 of 2008, as amended, M.C.L. 125.3801 *et seq.* (the “Act”); and
- B. The Comprehensive Plan shall fulfill the role required by section 4-503 of the Charter of the City of Flint (the “Charter”); and
- C. Each Branch understands that the Act contains procedures and requirements in order to adopt a statutorily valid comprehensive plan; and
- D. The Branches wish to document their preliminary understandings and intent by this Memorandum; and
- E. While each Branch understands that this Memorandum is not a binding contract, each Branch intends to proceed through the procedures contained in this Memorandum.

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed as follows:

1. Introduction and Intent. This Memorandum is intended to be a non-binding expression of the present intent of the Branches to research, prepare, adopt and implement an updated “Comprehensive Plan” pursuant to the Act (the “Plan”). Each Branch understands that additional documents will be negotiated and adopted by each of the Branches before the full Plan is approved and binding, and that the Act requires specific roles from each Branch. While this Memorandum is not a binding contract, each Branch intends to act in accordance with the terms contained in this Memorandum.
2. The Plan. The Plan refers to a plan adopted or amended under the Act, and used to satisfy the requirement of section 203(1) of the Michigan Zoning Enabling Act, being P.A. 110 of 2006, as amended, M.C.L. 125.3101 *et seq.* Also referred to as the “Comprehensive Plan”, “Imagine Flint Comprehensive Plan”, and previously referred to as the “Imagine Flint Master Plan”.
3. Branch Roles. The Branches will share the Plan tasks, pursuant to Michigan law, in the following areas:

a. Administration.

The role of the Administration in connection with the development of the Plan will include the following:

i. Mayor.

The Mayor of the City shall do the following:

1. The Mayor will appoint, pursuant to section 4-202 of the Charter, a "Director of Business and Community Services".
2. The Mayor will appoint, pursuant to Article 6, Section 6-302 of the Flint Code of Ordinances, any vacant positions of the Planning Commission.

ii. City Administrator.

The City Administrator shall do the following:

1. The City Administrator or his or her designee shall engage in discussions with all other City departments and commissions regarding positioning, leveraging, and coordinating City resources as part of the comprehensive planning and development process in connection with the development and adoption of the Plan.

iii. Department of Business and Community Services ("DBCS").

The role of the Department of Business and Community Services ("DBCS") in connection with the development of the comprehensive plan will be the following:

1. The DBCS Director shall communicate to and coordinate with the Mayor, Administration, and the City Council regarding positioning/leveraging current City resources as part of the comprehensive planning and development process, including internal coordination of resources and projects utilizing community and economic development funding.
2. The DCBS Director shall be the liaison for the City Administration and all City departments, agencies, committees, and commissions in preparation of proposals relative to the comprehensive planning process.
3. The DBCS Director shall oversee functions relating to developmental matters as defined in the Charter, section 4-502 ("Development Matters"), so far as such functions relate to the comprehensive planning process.

4. The DCBS Director shall receive all reports concerning Development Matters and other information which they request. The DCBS Director shall, with the head of any agency involved, evaluate all reports and information in light of the policies, programs, and priorities of the Mayor and Plan.
5. The DCBS Director will coordinate with the Planning Administrator in the administration of any grants awarded to the City in connection with the comprehensive planning process and management of the comprehensive planning process.
6. The DBCS shall prepare procurement resolutions, including those for the hiring of professional consultants. Each such resolution shall require legal review as to form and financial review as to budget.
7. The DBCS will coordinate comprehensive planning consultants and/or partners in consultation with the Planning Commission and manage the professional consultants to assist the City in the comprehensive planning process.

b. Planning Commission ("PC").

The role of the PC in connection with the development of the Plan will include the following:

- i. Pursuant to the procedure contained in the Act, make and approve the Plan as a guide for development within the City of Flint.
- ii. Provide policy direction and input regarding matters such as goals and objectives, and concepts for funding proposals.
- iii. Ensure that guiding principles identified in the initial steps of the planning process are adhered to throughout the comprehensive planning process.
- iv. Steer and guide the comprehensive planning process, subject to the authority reserved and vested in the Administration as described above and the Council below.
- v. Form advisory groups which may involve additional people and partners to address specific components such as parks, public works, transportation, etc.
- vi. Communicate at least monthly with the DBCS Director, Planning Administrator, and Steering Committee about the comprehensive planning process.
- vii. Participate in and sponsor comprehensive planning workshops.
- viii. Hold public hearings for community input in accordance with the procedure contained in the Act.
- ix. Approve the final Draft Plan in accordance with the Act and the Charter for recommendation to City Council for approval.

c. Steering Committee.

The role of the Steering Committee in connection with the development of the Plan will include the following:

- i. In matters concerning the comprehensive planning process, the Steering Committee will be led by six (6) co-chairs consisting of community leaders who are residents of the City of Flint.
 1. The Steering Committee will consist of no more than 21 members that includes representatives of community residents, the business community, neighborhood organizations, faith-based organizations, comprehensive plan partners, other local stakeholders, at least one member of the Flint City Council, and at least one member from every ward.. A minimum of 90% of members shall reside in the City of Flint. Additional advisory groups may be formed involving additional people and partners to address specific components such as parks, public works, transportation, etc.
 2. The Planning Commission may set criteria or guidelines for selecting Steering Committee members and co-chairs by majority vote of the PC membership.
 3. Two (2) co-chairs will be selected from the Planning Commission by majority vote of the Commission membership.
 4. Four (4) co-chairs and the remaining Steering Committee members will be selected by a panel of the PC co-chairs, the City Council President, and the Mayor.
 5. The Steering Committee will not be a board assigned with decision-making authority over the Plan. Its role will be to help channel community resources towards the comprehensive planning effort and ensure the broadest feasible community ownership of the comprehensive planning process.

d. Flint City Council ("Council").

The role of the Council in connection with the development of the Plan will include the following:

- i. Adopt a resolution allowing for the right of the Council to approve or reject the Plan, pursuant to section 43 of the Act.
- ii. Participate in the procurement process by adopting procurement resolutions, including those for the hiring of professional consultants.
- iii. Review appointments for the Planning Commission when a recommendation is made by the Mayor with a majority vote for approval or denial, per §2-28 of the Code of Ordinances.
- iv. Participate in comprehensive planning workshops.
- v. Receive quarterly updates on the planning process from a designated co-

chair of the Steering Committee, the Planning Commission Chairperson, or the DCBS or their designee, and provide input regarding goals and objectives.

- vi. The City Council President will appoint members to the Steering Committee per the selection process noted in subsection (c).
- vii. Review, approve or reject (but not amend) the final Plan in accordance with the Act, including the following provisions of Section 43 of the Act:

“(3) Approval of the proposed comprehensive plan by the planning commission under subsection (2) is the final step for adoption of the comprehensive plan, unless the legislative body by resolution has asserted the right to approve or reject the comprehensive plan. In that case, after approval of the proposed comprehensive plan by the planning commission, the legislative body shall approve or reject the proposed comprehensive plan...”

“(4) If the legislative body rejects the proposed comprehensive plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed comprehensive plan. The planning commission shall consider the legislative body’s objections and revise the proposed comprehensive plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until the legislative body approves the proposed comprehensive plan.”

4. Miscellaneous.

- a. Further Assurances. Each party to this Memorandum shall act in good faith to give effect to the intent of this Memorandum and agrees to execute and deliver such other documents and to take such other action as may be necessary or convenient to consummate the purpose and subject matter of this Memorandum.
- b. Counterparts. It is understood and agreed that this Memorandum may be executed in several counterparts, each of which, for all purposes, shall be deemed to constitute an original and all of which counterparts, when taken together, shall be deemed to constitute one and the same agreement, even though all of the parties hereto may not have executed the same counterpart.
- c. Governing Law. This Memorandum is executed in and shall be governed by, and construed under, the internal laws of the State of Michigan, without regard to conflicts of laws principles.

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IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the date listed above.

WITNESS:

ADMINISTRATION:

Administration for the City of Flint, a Michigan municipal corporation

By:
Its:

PLANNING COMMISSION:

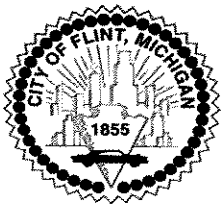
City of Flint Planning Commission

By:
Its:

CITY COUNCIL:

City Council for the City of Flint

By:
Its:



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
November 12th, 2024

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary
Robert Jewell
Mona Munroe-Younis

Staff Present

Zach Huckabay Assistant City Attorney
Brian Acheff, Zoning Coordinator
Tyler Bailey, Deputy Director of Business Services
Dalton Castle, Planner I
Karla Holiday, Business Licensing Technician

Absent:

Jeffrey Curtis Horton
Joshua Brown
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:49 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium at Flint City Hall and via Zoom conferencing as approved.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Present
Commissioner Jewell: Present
Commissioner Rodriguez: Absent

Commissioner Sorenson: Present
Commissioner Munroe-Younis: Present
Commissioner Horton: Absent
Chairperson Wesley: Present

ADDITIONS/CHANGES TO THE AGENDA:

Chairperson Wesley asked if there are any additions or changes to the agenda. Commissioner Blower requested that RZ 24-02 be heard directly after PC 24-15 such that applications with the same applicant may be heard sequentially.

Commissioner Jewell requested that an update on PC 24-23 applicant Kevin Wilson's request for a Special Land Use at 2407 Lewis St. be provided under Old Business. Commissioner Jewell requested that the item "Planning Commission Training: Staff Report Overview" that was tabled at the previous Planning Commission meeting be added to Old Business. Dalton stated that staff intentionally omitted the training from the agenda due to the volume of applications, clarifying that staff intend to reschedule the training for a later date.

ADOPTION OF THE AGENDA:



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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

M/S – Blower/Munroe-Younis
Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

The minutes of October 22nd, 2024, were not prepared at this time.

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Councilperson Tanya Burns spoke in favor of the Ashley Capital development generally and as it relates to their associated applications, PC 24-26 & RZ 24-01. Commissioner Jewell added that it may be more appropriate for Councilperson Burns to speak during the public hearings associated with the Ashley Capital project. Chairperson Wesley ruled that Councilperson Burns may speak at this time. Councilperson Burns expressed her excitement for the Ashley Capital investment in Flint.

PUBLIC HEARINGS:

PC 24-15: Giovanni Lavigne / 5125 N. Dort Hwy, LLC dba Priority Waste, is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint City Council to allow for the complete vacation, of the partially vacated Thetford Rd. located approximately at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Hwy. (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.

Brian read the staff report. Commissioner Jewell asked if the conditional approval issued by the Water Department would need to be included as a condition of approval for the application. Brian clarified that the utility easement for the neighboring Michigan Department of Transportation (MDOT) property required by the Water Department would be handled via communications between the Water Department and the applicant, not via a motion by the Planning Commission. Commissioner Jewell asked what would happen if the applicant decided they would not like to allow for the utility easement. Brian stated that he would have to defer to either the applicant or the Water Department.

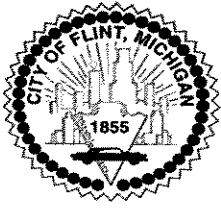
Mr. Lavigne presented the application. He noted that the civil engineering plans addressed all issues in regard to fire suppression.

Chairperson Wesley opened the floor for public forum. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-15. Brian said there had been no additional communications regarding PC 24-15.

Commissioner Blower made a motion to submit a recommendation of approval with conditions to Flint City Council for the vacation of Thetford Rd pending The conveyance of the Michigan Department of Transportation (MDOT) property to 5125 N Dort Hwy and combination of said MDOT properties with Parcel #1, 47-32-101-033 (1420 E Pierson Rd) and Parcel #2, 47-31- 226-005 as conveyed in **Exhibit**

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**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

K of the staff report, the new utility easement that will be recorded with the Genesee County Register of Deeds and that will be referenced in the aforementioned resolution to be acted on by City Council (Council) approving PC 24-15, both documents shall be updated to include any City of Flint and private utility assets within the aforementioned MDOT properties as conveyed in **Exhibit K** of the staff report; such utility easement legal instrument shall include legal description and survey. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Yes
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Blower/Sorenson
5 yes, 0 no, 0 abstain
The motion carried.

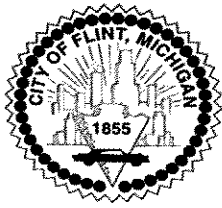
RZ 24-02: Applicant Sedgewick & Ferweda Architects / Latinx Technology and Community Center is seeking approval and positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the following properties to NC: Neighborhood Center:

Address & Parcel ID

E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-003)
1410 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-005)
1414 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-006)
1418 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-007)
E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-019)
E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-001)
1361 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-025)
1357 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-022)
1353 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-021)
1349 Broadway Blvd Flint, MI 48506

Current Zoning

GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

(PID# 41-06-481-020)

Broadway Blvd Flint, MI 48506 (PID# 41-06-481-027)

1350 Bennett Ave Flint, MI 48506 (PID# 41-06-479-041)

1354 Bennett Ave Flint, MI 48506 (PID# 41-06-479-017)

Density

GI-1: Green Innovation – Medium Density

GI-1: Green Innovation – Medium Density

GI-1: Green Innovation – Medium Density

Brian read the staff report. Commissioner Jewell asked if there was confirmation of ownership for the properties. Brian identified in the staff report the Affidavit for Consent of Property Ownership for the parcels owned by the City of Flint and those owned by American GI Forum of Flint.

Commissioner Blower asked if the area was discussed in the audit of parcels done in preparation for the December 2023 zoning map amendments and what conclusions were reached. Brian stated he is uncertain. Commissioners Jewell, Blower, and Munroe-Younis engaged in a discussion on whether or not some of the parcels may be redundant with the prior discussion but could not reach a conclusion. Commissioner Jewell clarified that the application before them stands on its own merit.

Brianna Fuller, an architect working on the project, presented on behalf of the applicant. She clarified that the overall area was discussed during the 2023 Zoning Map amendment discussions and that it may be more consistent to have the NC: Neighborhood Center zoning continue down the remainder of the corridor. Asa Ascencio Zuccaro, Executive Director at Latinx, presented the application and discussed how the rezoning would assist in the revitalization of the area.

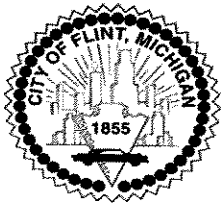
Commissioner Sorenson asked how the Latinx assists with housing. Mr. Ascencio Zuccaro explained they assist with applying for housing, with a large portion of those they assist being immigrants given the bilingual capabilities of their staff.

Chairperson Wesley opened the floor for public forum. No one spoke.

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the rezoning of all parcels associated with RZ 24-02 to NC: Neighborhood Center. Commissioner Munroe-Younis seconded the motion.

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Roll Call:



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Yes
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Blower/Munroe Younis

5 yes, 0 no, 0 abstain

The motion carried.

PC 24-26: Applicant Flint Commerce Center 2, LLC / Ashley Capital is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint City Council regarding the vacation of Baker Street, which lies between North St and Industrial Ave.

Brian read the staff report.

Mark Quimby, Development Manager with Ashley Capital, presented the application. He explained that in order to make room for Nanograph, a battery manufacturer, Ashley Capital is seeking to purchase Oak Park from the City and rezone it to PC: Production Center so it may be combined with the parcel located at 2201 Industrial Ave which will additionally require the vacation of Baker St between the two parcels. He then added that their intent is to split off one acre of oak Park to be restored and maintained as a historic site.

Commissioner Sorenson asked if Baker St will be maintained as is, with the usage instead dedicated to maneuvering the larger site. Mr. Quimby clarified that a portion of the street will be torn up to serve the function of the larger site.

Commissioner Munroe-Younis asked if Ashley Capital would have a Community Benefits Agreement with the City. Mr. Quimby explained that no they do not, but the sentiment of their Memorandum of Understanding and the maintenance of Oak Park is to functionally serve as a Community Benefits Agreement. Tyler explained that Mr. Quimby and Ashley Capital have done extensive community outreach with the Friends of Oak Park with assistance from the City Parks Planner Gavin Bodnar.

Commissioner Sorenson asked if Ashley Capital had any financial interest in Nanograph. Mr. Quimby explained Ashley Capital does not hold a percentage of Nanograph, it would be a landlord-tenant relationship. Commissioner Sorenson asked for the total acreage of the site. Mr. Quimby said the combination of all the parcels would be approximately 36 acres.

Chairperson Wesley opened the floor for public forum, noting that Councilperson Burns spoke favorably towards the Ashley Capital Development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-26.



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Brian said there had been no additional communication regarding PC 24-26.

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the vacation of Baker St, which lies between North St and Industrial Ave. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Yes
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

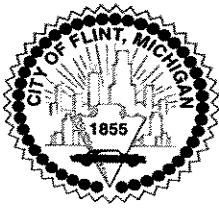
The motion carried.

RZ 24-01: Flint Commerce Center 2, LLC / Applicant Ashley Capital is seeking approval and a positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the property located at 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center.

Brian read the staff report. Commissioner Munroe-Younis expressed concern that the rezoning would apply to the entirety of 2525 Industrial Ave, also known as Oak Park, given that the intent is to maintain 1 acre of the property as Oak Park. Mr. Quimby stated that Ashley Capital’s intent is to only rezone seven and a half acres of Oak Park to allow for the combination, but due to the sale of the land being delayed they have been unable to submit their application for combination/split of the parcels. Commissioner Munroe-Younis further expressed concern that the PID for the property will change after the sale is completed. Mr. Quimby apologized for the fluidity of the application, clarifying that it is Ashley Capital’s intent to only purchase and rezone the seven-and-a-half-acre section of Oak Park and then stated that representation otherwise is an error made by City staff. Mr. Quimby noted there is a maintenance agreement being created to ensure the dedicated park space is maintained.

Commissioner Munroe-Younis asked staff if it would make more sense to postpone the application until a new PID has been assigned to the property. Mr. Quimby said that a new PID would not be applied until the end of the year. He explained that delays with the Flint City Council have caused problems with moving the project forward in a simpler fashion.

Mr. Quimby stated that Ashley Capital has no issue with the condition of approval being added, limiting the rezoning to the section of land purchased by Ashley Capital. Tyler further explained the difficulties caused by the delays in moving the sale of Oak Park through City Council. Commissioner Munroe-Younis expressed concern with setting a bad precedent by issuing approvals out of order. Mr. Quimby and Tyler continued to reiterate the delays caused by City Council.



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Commissioner Sorenson asked about the surrounding land uses. Tyler said that to the East is the remainder of the former Buick City site, to the West is Oak Business Center, the area is largely industrial in nature.

Commissioner Blower asked if conditions of approval could be put on the motion. Brian said that the pledge by the applicant to maintain one acre of Oak Park is separate from the application before the Planning Commission. Commissioner Blower asked if the pledge could be referenced in a motion. Brian explained that based on Michigan law the Planning Commission cannot require conditions in association with an application for rezoning. Attorney Huckabay confirmed that Brian is correct. Mr. Quimby said that Ashley Capital's stance is that the maintenance of one acre of Oak Park as OS: Open Space is less so a condition of approval as it is a clarification of Ashley Capital's intentions with the land.

Commissioner Jewell asked for clarification on whether or not the Brothers and Sisters of Oak Park are in support of the development, as the applicant has claimed they are in spite of a news article that has stated they are not. Tyler explained that during the past ten months the community sentiment towards the development has shifted as Ashley Capital has engaged in community outreach and that as of now the Brothers and Sisters of Oak Park are in support of the development.

Commissioner Blower said that she would prefer to have some form of statement within the motion in order to clarify the applicant's intent to maintain one acre of Oak Park as OS: Open Space.

Mr. Quimby presented the application. He stated that he is uncertain about the exact restrictions of local ordinances, but in other communities he has not experienced issues with the rezoning of portions of a given parcel.

Commissioner Sorenson asked if there were other options for land to purchase and develop aside from Oak Park. Mr. Quimby explained that the Buick City site to the East is unbuildable due to the remaining foundations and slabs left on the property by General Motors.

Chairperson Wesley opened the floor for public comment. Commissioner Jewell acknowledged Councilperson Burns positive commentary regarding the Ashley Capital development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding RZ 24-01. Brian said there had been no additional communication regarding RZ 24-01.

Commissioner Blower asked if there are any further updates regarding her concern for including an acknowledgement of the applicants pledge to maintain one acre of Oak Park in a hypothetical motion to recommend approval. Attorney Huckabay stated that any legal questions the Planning Commission



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may have can be provided to him in writing in order to allow him time to research and provide an accurate answer.

Commissioner Blower made a motion, based on the presentation made by staff and the applicant, to submit a positive recommendation to Flint City Council for the rezoning of 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Yes
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

Commissioner Jewell and Tyler discussed a staff presentation to the Planning Commission providing an update on the materials provided to City Council.

PCW 24-02: Applicant Flint Commerce Center 2, LLC / Ashley Capital is requesting approval of two (2) waivers seeking relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance.

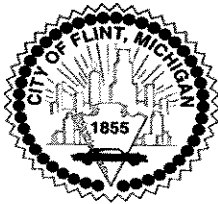
Brian read the staff report.

Mr. Quimby explained that the intention with Ashley Capital's alternative landscaping plan is to provide additional landscaping as screening along North St in lieu of the interior parking lot landscaping to allow for easier maneuverability across the site and ease the process of snow removal.

Commissioner Munroe-Younis asked what is preventing Ashley Capital from providing traditional parking lot interior landscaping. Mr. Quimby said it would cause issues in providing the proper amount of parking spaces.

Commissioner Blower made a motion to approve the requested waivers for relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance. Commissioner Sorenson seconded the motion.

Commissioner Munroe-Younis requested that acknowledgement of the applicants' alternative landscaping plan be included in the motion. Commissioners Blower and Sorenson agreed to amend the motion to be based on the applicants' alternative landscaping plan.



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Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Yes
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No site plan applications were seen at this time.

CASE REVIEW:

Applicant Case Review

Brian provided the following updates regarding applicant case reviews:

SPR 23-005: 529 ML King Blvd – Marian Hall

- Pending Water Department, and City Engineering approval.
- Will be pursuing a 6-month extension of approval.

SPR 24-02: 3501 N. Saginaw – New Physical Therapy Building

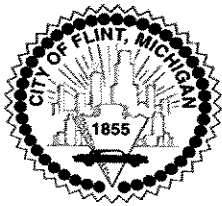
- Pending City Engineering approval

SPR 24-03: 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution

- Pending Water Department approval and receipt of parcel combination.
- *Potential changes to the project may occur; the Commission will be notified if any formal action needs to be taken.*

SPR 24-01: 1720 E. Carpenter Rd – New Gas Station and Convenience Store Pending City Engineering approval.

PC 24-15: Roberts St Vacation – City of Flint Fire Department and Police Department Training Center Annex



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- The Commission will be notified regarding City Council's action taken on the Positive Recommendation with Condition to approve PC 24-15; proof of City site control will also be provided to the Commission if the recommended condition is regarded in Council's decision.

SPR 24-07: 605 N. Saginaw St – Flint Children's Museum

- Final Site Plan approval is contingent upon the applicant providing easement to the City regarding the water and sewer utility infrastructure along vacated Chippewa St from University Ave north to Fourth Ave; the applicant shall provide updated final plans which depict the utility easement and a copy of the legal instrument.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall receive a Certificate of Appropriateness from the City of Flint Historic District Commission before final site plan approval.

PC 24-08: 1420 E. Pierson Rd – Priority Waste Planned Sign Program

- Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.

PC 24-23: 2407 Lewis St – State of Michigan "Club" Alcohol License Special Land Use

- At the October 22, 2024, Planning Commission PC 24-23, the Commission took no action on the subject Special Land Use petition, therefore due the lack of formal action taken, the City of Flint Legal Department has issued a memo regarding next steps for PC 24-23 and addressing that the Commission must take formal action on cases brought before them.

Attorney Huckabay read a memo regarding Planning Commission inaction on PC 24-23 noting that the item will need to be acted on at the next regularly scheduled meeting.

SPR 24-08: 1420 E. Pierson Rd – Priority Waste Site Plan Review

- The vacation of City of Flint owned right-of-way, needed for site control.
- A survey and legal instrument regarding the perpetual Utility Easement for any City of Flint owned utilities under the vacated Thetford Rd shall be provided to the City of Flint Zoning Division before issuance of the final certificate of occupancy.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before final site plan approval.
- Conveyance and combination of the MDOT properties along E. Pierson Rd shall occur before final site plan approval is granted.
- Dedication of .039 acres of parcel 47-31-226-005 shall occur before issuance of the final certificate of occupancy.
- Before issuance of the final Certificate of Occupancy, the final parcel boundaries of the subject development shall be conveyed on the final submittal of revised plans that will be approved and signed by the Planning Commission President.



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Brian presented the following updates from a memo organized by the City of Flint Cannabis Licensing Coordinator Montel Menifee regarding marihuana related Planning Commission items:

PC 24-06: 4221 James P Cole Blvd - Commercial Marihuana Growing and Processing Facility

- **Pending Condition:** Certificate of Occupancy for final Marihuana Permit Application approval.
- **Staff Report:** The applicant is still working on renovations of their building. Once the work is completed they would then be issued their Certificate of Occupancy.

PC 24-14: 1227 James P Cole Blvd – Boutique Cannabis / Leaf & Bud Marihuana Facilities License Transfer

- **Pending Condition:** Further information is needed from the City of Flint Law Department, and the Grantor party and Grantee party of the subject Transfer of Ownership & Marihuana Facilities License application.
- **Staff Response:** We are working with the GIS team to solve an issue in regards to the building's distance to Iron Bell Trail to determine if a park plan will be deemed necessary before proceeding with the application process.

City Council Action on Planning Commission Recommendation

Brian provided the following update regarding City Council Action on Planning Commission recommendations:

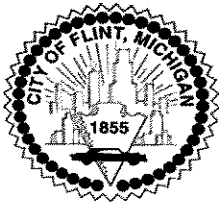
TXT 24-01: Child Care and Other Group Living Zoning Ordinance Text Amendments - Ordinance #240459-T, will potentially be heard for second reading at the Monday, November 11, 2024, City Council meeting; any action taken by Council will be transmitted to the Commission at the November 26, 2024, Planning Commission meeting.

PC 24-18: 3420 St John St: A Marihuana Additionally Regulated Use application regarding two (2) "Group F, Class C" Commercial Marihuana Growing Center Additionally Regulated Use Permit Licenses is pending approval from City Council (Council); once a resolution number and date of hearing before Council have been established, the Commission will be updated.

Zoning Board of Appeals (ZBA)

Brian provided the following update regarding the ZBA:

The November 19th, 2024, ZBA meeting was cancelled due to a lack of applications.



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REPORTS:

Redevelopment Ready Communities (RRC)

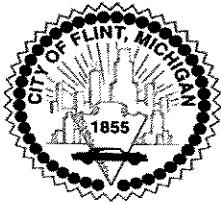
Tyler clarified that RRC certification is not designed for cities like Flint, then provided the following updates regarding pending items for RRC certification:

- **(1.1) Master Plan** – Update In-Progress
- **(1.3) Capital Improvement Plan** – To be completed during the Comprehensive Plan update process.
- **(3.4) Internal Review Process** – Internal reference document for common tasks and organizational processes. Sent to MEDC staff for review. Internal use only as it contains detailed descriptions of various payment platforms, file structures, and safety plans.
- **(4.1) Recruitment Process** – Interest form for those looking to be considered for any/all appointed bodies under the Department’s purview along with what to expect after they are sent to staff. Sent to MEDC staff for review. See attached.
- **(4.2) Expectations & Interests** – Document showing expectations for members of appointed bodies, explains what to expect, and helps candidates determine which board may best fit their skillset. Staff expect to create a draft soon and seek input from each Commission/Board, this will act as a supplement to the Recruitment Process document noted above.
- **(4.3) Orientation** – Materials given to new elected or appointed officials to ensure they have the information needed to perform their duties and make the development review process more predictable. Standards have been met for the Planning Commission, Zoning Board of Appeals, and Historic District Commission. Staff will work on a Zoning primer and informational booklet to distribute to City Council, the Downtown Development Authority, Economic Development Corporation, and Brownfield Redevelopment Corporation to meet those requirements.
- **(4.5) Planning Commission Annual Report** – Standard yearly update to follow the typical delivery timeline in January.

5-Year City of Flint Comprehensive Plan Review

Tyler provided the following updates regarding the 5-Year City of Flint Comprehensive Plan Review:

- **The City Website has a page dedicated to the 5-year Comprehensive Plan Update:**
<https://www.cityofflint.com/comprehensive-plan/>
- **The second round of public / stakeholder engagement meetings from September through October at Hasselbring Senior Center, have concluded. Staff are discussing potential opportunities for meaningful engagement that is convenient for respondents. More broad efforts will follow after the Steering Committee is established.**
- **Memorandum of Understanding (MOU):**



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- **Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):**
 - **The MOU presented to City Council is still on the agenda. Minor amendments were made and provided to the Chair based on feedback from Councilmembers. See the attached document.**
 - **The Commission will be responsible for selecting two (2) members of the Steering Committee; these two (2) members will be cochairs that are responsible for selecting the duties and scope of the other Steering Committee member.**

Text Amendment Updates

Tyler provided the following updates regarding text amendments to the City of Flint Zoning Ordinance:

- Ordinance # 240549-T Articles 3, 4, 5, 6, 9, & 16 Child Care and Adult Foster Care was heard for first reading by Council on October 9th, 2024, and moved for second reading to the October 14th, 2024, meeting. The Flint City Council meeting on October 14th, 2024 was adjourned before the second reading was heard. At this time there has been no movement on these amendments.
- Article 19 Floodplain Development and Flood Hazard Management language was presented at the August 13, 2024, Planning Commission meeting for review, a public hearing was not scheduled.
- Senior Staff informational session to the Commission regarding omnibus zoning ordinance text amendments that will be brought before the Commission in the coming months.

RESOLUTIONS:

No resolutions were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS:

No new business was discussed at this time.

ADJOURNMENT:

M – Sorenson

Unanimously carried by voice vote.

Meeting adjourned at 8:51 PM.

MEMORANDUM OF UNDERSTANDING

CITY OF FLINT MASTER PLAN

This Memorandum Of Understanding – City of Flint Master Plan (“Memorandum”) is executed to be effective as of this 28th day of March 2011, by and between the administration of the City of Flint, a Michigan municipal corporation (“Administration”), City of Flint Planning Commission (“PC”) and the City Council of the City of Flint (“Council”); the Administration, the PC and the Council are individually a “Branch” and collectively the “Branches”.

The following is a recital of certain facts which underlie this Memorandum:

- A. The Branches wish to work together to develop a “Master Plan” pursuant to 2008 PA 33, being MCL 125.3801 et seq. (the “Act”); and
- B. The Master Plan shall fulfill the role of the “Comprehensive Plan” required by section 4-504 of the Charter of the City of Flint (the “Charter”); and
- C. Each Branch understands that the Act contains procedures and requirements in order to adopt a statutorily valid master plan; and
- D. The Branches wish to document their preliminary understandings and intent by this Memorandum; and
- E. While each Branch understands that this Memorandum is not a binding contract, each Branch intends to proceed through the procedures contained in this Memorandum.

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed as follows:

1. Introduction and Intent. This Memorandum is intended to be a non-binding expression of the present intent of the Branches to research, prepare, adopt and implement a “Master Plan” pursuant to the Act (the “Plan”). Each Branch understands that additional documents will be negotiated and adopted by each of the Branches before the full Plan is approved and binding, and that the Act requires specific roles from each Branch. While this Memorandum is not a binding contract, each Branch intends to act in accordance with the terms contained in this Memorandum.
2. The Plan. The Plan refers to a plan adopted or amended under the Act, and used to satisfy the requirement of section 203(1) of the Michigan Zoning Enabling Act, 2006 PA 110, MCL 25.3203.
3. Branch Roles. The Branches will share the Plan tasks, pursuant to Michigan law, in the following areas:
 - a. Administration. The role of the Administration in connection with the development of the Plan will include the following:
 - i. Mayor. The Mayor of the City shall do the following:

1. The Mayor will appoint, pursuant to section 4-202 of the Charter, a "Chief Planning Officer" as contemplated by section 4-501 of the Charter.
- ii. City Administrator. The City Administrator shall do the following:
 1. The City Administrator or his or her designee shall engage in discussions with all other City departments and commissions regarding positioning, leveraging and coordinating City resources as part of the master planning and development process in connection with the development and adoption of the Plan.
 - iii. Department of Community and Economic Development ("DCED"). The role of the Department of Community and Economic Development ("DCED") in connection with the development of the master plan will be the following:
 1. The DCED Director shall communicate to and coordinate with the Chief Planning Officer, Administration and the City Council regarding positioning/leveraging current City resources as part of the master planning and development process, including internal coordination of resources and projects utilizing community and economic development funding.
 2. The DCED shall prepare procurement resolutions, including those for the hiring of professional consultants. Each such resolution shall require legal review as to form and financial review as to budget.
 3. The DCED will select master planning consultants in consultation with the Planning Commission and manage the professional consultants to assist the City in the master planning process.
 - iv. Chief Planning Officer. The Chief Planning Officer shall do the following:
 1. The Chief Planning Officer shall report to the DCED Director, the City Administrator, and the Mayor.
 2. The Chief Planning Officer shall oversee functions relating to development matters as defined in the Charter, section 4-502 ("Development Matters"), so far as such functions relate to the master planning process.
 3. The Chief Planning Officer shall be the liaison for the City Administration and all City departments, agencies, committees and commissions (including the PC and the Master Planning Steering Committee) in preparation of proposals relative to the master planning process.

4. The Chief Planning Officer shall obtain all information and conduct all studies required by the Mayor and the heads of agencies in the preparation of proposals relative to Development Matters.
 5. The Chief Planning Officer shall receive all reports concerning Development Matters and other information which it requests. The Chief Planning Officer shall, with the head of any agency involved, evaluate all reports and information in light of the policies, programs, and priorities of the Mayor and Plan.
 6. The Chief Planning Officer will coordinate with the Planning Administrator in the administration of any grants awarded to the City in connection with the master planning process ("Grants") and management of the master planning process.
- b. Planning Commission ("PC"). The role of the PC in connection with the development of the Plan will include the following:
- i. Pursuant to the procedure contained in the Act, as summarized on the attached Exhibit 2, make and approve the Plan as a guide for development within the City of Flint.
 - ii. Provide policy direction and input regarding matters such as goals and objectives, concepts for funding proposals, desired qualities for Chief Planning Officer candidates, and criteria for selecting master planning consultants.
 - iii. Ensure that guiding principles identified in the initial steps of the planning process are adhered to throughout the Master Planning initiative.
 - iv. Steer and guide the master planning process, subject to the authority reserved and vested in the Administration as described above and the Council below.

~~Convene a Steering Committee of no more than 24 members that includes representatives of community residents, the business community, neighborhood organizations, faith-based organizations, master plan partners, other local stakeholders, at least one member of the Flint City Council and at least two members of the Flint Planning Commission. Additional advisory groups may be formed involving additional people and partners to address specific components such as parks, public works, transportation, etc.~~

- ~~1. The Master Planning Steering Committee will be led with 2 co-chairs consisting of 1 member of the Planning Commission and 1 community leader.~~
2. The members of the Master Planning Steering Committee will be selected by a four person panel consisting of the 2 co-chairs, a member of the City Council, and the Mayor.
3. The Master Planning Steering Committee will not be a board assigned with decision making authority, nor will it be a public

body. Its role will be to help channel community resources towards the master planning effort and ensure the broadest feasible community ownership of the master planning process.

4. ~~The Master Planning Steering Committee will reflect the social makeup of the City of Flint in its membership (including by race, gender, age, geography, etc.) At least 75% of the Master Plan Steering Committee must be people who reside in the City of Flint. Each ward of the City shall have at least one resident of that ward who is a member of the Master Plan Steering Committee.~~
- vi. Communicate at least monthly with the Chief Planning Officer, Planning Administrator, and Steering Committee about the master planning process.
 - vii. Participate in and sponsor master planning workshops.
 - viii. Hold public hearings for community input in accordance with the procedure contained in the Act.
 - ix. Approve the final Plan in accordance with the Act and the Charter.
- c. Flint City Council ("Council"). The role of the Council in connection with the development of the Plan will include the following:
- i. Adopt a resolution allowing for the right of the Council to approve or reject the Plan, pursuant to section 43 of the Act.
 - ii. Participate in the procurement process by adopting procurement resolutions, including those for the hiring of professional consultants.
 - iii. Participate in master planning workshops.
 - iv. Receive monthly updates on the planning process and provide input regarding goals and objectives.
 - v. Review, approve or reject (but not amend) the final Plan in accordance with the Act, including the following provisions of section 43 of the Act:

"(3) Approval of the proposed master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan..."

(4) If the legislative body rejects the proposed master plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the legislative body's objections and revise the proposed master plan so as to address those objections. The procedures provided in subsections (1) to

(3) and this subsection shall be repeated until the legislative body approves the proposed master plan."

4. Work Plan. Attached as Exhibit 1 is a "Work Plan" describing the sequence of tasks and events necessary to research, prepare, adopt and implement the Plan.
5. Master Plan Flow Chart. Attached as Exhibit 2 is a "Master Plan Development and Adoption Process" describing the sequence of legal steps necessary to adopt the Plan.
6. Miscellaneous.
 - a. Further Assurances. Each party to this Memorandum shall act in good faith to give effect to the intent of this Memorandum and agrees to execute and deliver such other documents and to take such other action as may be necessary or convenient to consummate the purpose and subject matter of this Memorandum.
 - b. Counterparts. It is understood and agreed that this Memorandum may be executed in several counterparts, each of which, for all purposes, shall be deemed to constitute an original and all of which counterparts, when taken together, shall be deemed to constitute one and the same agreement, even though all of the parties hereto may not have executed the same counterpart.
 - c. Governing Law. This Memorandum is executed in and shall be governed by, and construed under, the internal laws of the State of Michigan, without regard to conflicts of laws principles.

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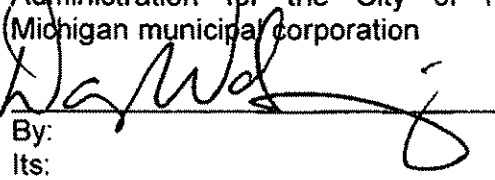
IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the date listed above.

WITNESS:


Maxine Murray

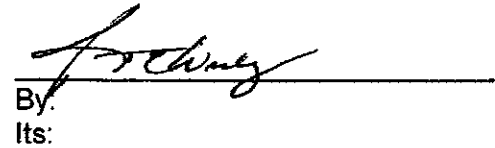
ADMINISTRATION:

Administration for the City of Flint, a Michigan municipal corporation


By:
Its:

PLANNING COMMISSION:

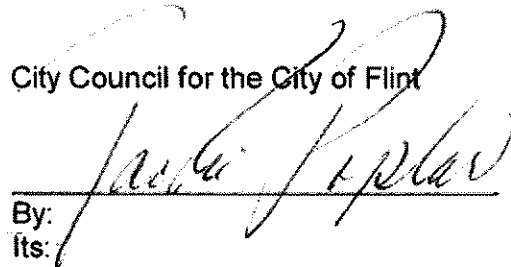
City of Flint Planning Commission

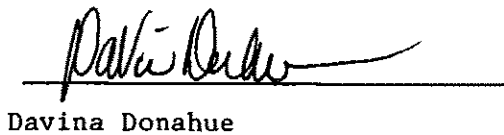

By:
Its:


Sheree J. Pierce

CITY COUNCIL:

City Council for the City of Flint


By:
Its:


Davina Donahue

**Master Planning Roles and Responsibilities
Adapted from City of Flint Master Plan MOU, approved March 28, 2011**

Administration	Planning Commission	City Council	Steering Committee
<p><i>Mayor</i></p> <p>Appoints Chief Planning Officer (CPO)</p>	<p>Makes and approves plan as a guide for development within the City of Flint</p> <p>Provides policy direction and input regarding goals and objectives of planning process, concepts for funding proposals, desired qualities for Chief Planning Officer (CPO), and criteria for selecting master planning consultants</p>	<p>Adopts a resolution allowing for the right of the Council to approve or reject the Plan</p> <p>Participates in the procurement process by adopting procurement resolutions, including those for the hiring of professional consultants</p> <p>Participates in master planning workshops</p> <p>Receives monthly updates on the planning process and provides input regarding goals and objectives</p> <p>Reviews, approves or rejects (but does not amend) the final Plan</p> <p>[Council is empowered to submit statement of objections to Commission; Commission shall revise plan to address objections; process is repeated until Council approves proposed plan.]</p>	<p>The Committee will be co-chaired by a member of the Planning Commission and a community leader.</p> <p>The members of the Master Planning Steering Committee will be selected by a four-person panel consisting of the 2 co-chairs, a member of the City Council, and the Mayor</p> <p>The Committee will be comprised of up to 21 members and shall include representatives of:</p> <ul style="list-style-type: none"> --community residents --the business community --neighborhood organizations --faith-based organizations --master plan partners --other local stakeholders --at least one member of the Flint city Council --at least two members of the Flint Planning Commission. <p>Additional advisory groups may be formed, involving additional people and partners, to address specific elements of the Plan</p> <p>The Steering Committee "will not be a board assigned with decision making power, nor will it be a public body. Its role will be to help channel community resources towards the master planning effort and ensure the broadest feasible community ownership of the master planning process."</p> <p>The steering Committee "will reflect the social makeup of the City of Flint in its membership (including by race, gender, age, geography, etc.). At least 75% of the advisory group must be people who reside in the City of Flint. Each ward of the City shall have at least one resident of that ward who is a member of the Master Plan Steering Committee."</p>
<p><i>City Administrator</i></p> <p>Positions, leverages, and coordinates City resources</p>	<p>Ensures that guiding principles identified in the initial steps of the planning process are adhered to throughout the Master Planning initiative</p> <p>Steers and guides the master planning process, subject to the authority reserved and vested in the Administration and Council</p> <p>Convenes Steering Committee [Selects commissioner to co-chair the committee]</p> <p>Communicates at least monthly with the CPO, Planning Administrator, and Steering Committee about the master planning process.</p> <p>Sponsors and participates in master planning workshops</p> <p>Holds public hearings for community input on Plan</p> <p>Approves final Master Plan</p>		
<p><i>Department of Community and Economic Development (DCED)</i></p> <p>DCED Director communicates to and coordinates with CPO, Administration, and City Council regarding positioning/leveraging City resources</p>			
<p>Prepares RFQs/RFP(s) for consultant(s)</p> <p>In consultation with Planning Commission, selects and manages consultants</p>			
<p><i>Chief Planning Officer (CPO)</i></p> <p>Reports to DCED Director, City Administrator, and Mayor</p> <p>Oversees functions related to development matters, so far as functions relate to the master planning process</p> <p>Acts as liaison to all City agencies regarding preparation of proposals for planning process</p> <p>Obtains information and conducts studies as required by Mayor and heads of agencies</p> <p>Upon request, receives reports concerning development matters. In conjunction with pertinent agency head(s), evaluates reports in light of policies, programs, and priorities of the Mayor and Plan</p> <p>In coordination with Planning Administrator, administers grants awarded to City in connection with master planning process</p>			

MASTER PLAN FC SUSTAINABLE FLINT
DRAFT WORK PLAN

Phase 1
Assemble team

Approx. Time (quarters)
one - two

Data collection and Analysis
Review current plan documents
Review innovative Planning
Principles

Hire or designate a "Chief Planning Officer"
Select Steering Committee
Hire professional consultants
Collect and identify current and critical data.
Collect and review institutional and neighborhood planning documents.

Analyze data and review opportunities for integrated planning efforts.
Create maps from the analyzed data and planning documents that depict the current picture of the existing conditions and identify trends to use in decision making.
Review of innovative planning and development strategies.

Phase 2
Develop Planning Framework and
Guiding Principles
Community and Stakeholder
Engagement

three - six

Develop planning training curriculum and organize educational sessions on plan development and implementation for residents, city administrators, city officials, and stakeholders.
Conduct Community Vision Sessions that develop consensus around a set of guiding Principles and city-wide Strategic Planning Framework for future planning.

Develop Planning Toolbox

Develop a "Planning Toolbox" that will define a methodology for identifying different types of planning areas within the City. It will also serve as a set of best planning practices, policies and priorities specific to each type of planning area for neighborhood and community groups to use to complete small area land use plans.

Phase 3
Develop Master Plan
Adoption of Master Plan

seven - ten

Develop sub area plans.
Develop Draft Master Plan for a sustainable Flint.
Complete statutory procedures, including all public hearings, required for adoption of Master Plan.

Phase 4
Implementation of Master Plan

ten - twelve

Amend existing City Zoning Ordinances to reflect Master Plan principles, goals, and objectives.
Write and adopt capital improvements plan.
Develop GIS mapping and statistical data base system for access to comprehensive information on each parcel located in the City for planning and development purposes.
Develop community educational materials regarding the Master Plan, related plans and tools.
Corridor Plan(s)

total: 12 calendar quarters

MASTER PLAN DEVELOPMENT AND ADOPTION PROCESS

City of Flint decides to update the City Master Plan



The City of Flint's Planning Commission sends a "Notice of Intent to Plan" explaining that they intend to prepare a master plan and request the recipient's cooperation and comment:

- The Planning Commission of each contiguous municipality or the legislative body if there is no Planning Commission. (Flint Twp., Mt. Morris Twp., Genesee Twp., City of Burton, Mundy Twp.)
- The County Planning Commission of the county the municipality is located in (Genesee County Metropolitan Planning Commission). The notice to the County will include a statement that a notice to other required municipalities has been sent and a list of those it was sent to.
- Each public utility and railroad company and any government entity that registers its name with the municipality.
- The Genesee County Road Commission and MDOT if the plan will include a master street plan.

The notice may include a statement that further notice shall be via e-mail unless there is a request for a paper copy sent by first-class mail delivery.



Flint Planning Commission Prepares Draft Master Plan



Flint Planning Commission submits a draft master plan to the Flint City Council for review and comment. Flint City Council approves distribution of the draft master plan. Flint Planning Commission sends a copy of the draft Master Plan and an explanation of where to send any comments (which may include of notice of public hearing) to everyone required to be sent the initial notice at the beginning of the planning process. The notice must be sent at least 63 days prior to the Flint Planning Commission's public hearing for a new or updated master plan. The statements are advisory only.



At least 15 days prior to the public hearing the Flint Planning Commission publishes a notice of the public hearing in a local newspaper. A notice of the public hearing shall be sent to each entity that was sent the initial notice at the beginning of the planning process.



The Flint Planning Commission holds the public hearing. It may vote to adopt the master plan at that meeting or at a subsequent meeting. Approval requires a 2/3 vote of the members of the Planning Commission. Adoption is by resolution.



If the Flint City Council has not passed a resolution asserting its right to final approval, the action of the Planning Commission is final



If the Flint City Council has passed a resolution asserting its right to final approval, the Flint Planning Commission forwards a copy of the plan as approved by them to Flint City Council for approval.



The Flint City Council may vote to approve or reject the plan, but may not change it. If they approve the plan, it is adopted. If they reject the plan, it is sent back to the Flint Planning Commission with an explanation of their objections. The Flint Planning Commission shall revise the plan to address the objections and may then vote to approve the plan again and send it back to the Flint City Council.



The Flint Planning Commission sends a copy of the adopted Master Plan to everyone required to be sent the initial notice at the beginning of the planning process.

ment. The Ombudsman is not eligible to hold any City office for two (2) years after leaving the position.

3-514 REMEDIES CUMULATIVE

The remedies of this Chapter are additional to those provided under any other law.

3-515 SALARY AND OTHER COMPENSATION

The salary and other compensation of the Ombudsman is equal to that of the City Clerk.

3-516 STAFF

The Ombudsman shall be granted a budget adequate to allow such staff as is reasonable and proper for the performance of the duties of said office. All staff members shall be appointed by and serve at the pleasure of the Ombudsman.

3-517 REFERENDUM

The question of whether the office of Ombudsman shall be retained shall be submitted to the voters of the City of Flint at the general election of November, 1980. If the question fails, the office will terminate on the first day of the following January.

4-101 MAYOR

The Mayor is the chief executive officer of the City and shall have such powers and duties as are granted by state law or this Charter.

4-102 TERM OF OFFICE

The Mayor shall serve for a period of four (4) years commencing at 12 o'clock noon on the Monday following the regular Mayoral general election.

4-103 OBLIGATION OF LEADERSHIP

The Mayor shall take care that the laws be enforced and shall recommend to the City Council from time to time proposals for dealing with the problems of the City. At least once a year, the Mayor shall present a State of the City Address to the City Council and to the public-at-large.

4-201 CITY ADMINISTRATOR

- A. The Mayor, with the approval of the City Council, shall appoint a City Administrator who shall be the chief administrative officer of the City.
- B. The City Administrator shall serve at the pleasure of the Mayor.

4-202 EXECUTIVE STAFF

- A. The Mayor shall, in accordance with law, appoint the principal officials responsible for budget, personnel, planning, legal counsel, and administrative services; they shall serve at the pleasure of the Mayor.
- B. Other principal staff officials and their responsibilities may be created by the City by law.
- C. There shall be no more than ten (10) principal staff officials serving at the pleasure of the Mayor.

a position in the Classified Service, and if such person is an elected or appointed officer or employee of the City, he or she shall forfeit the office or position.

4-401 APPOINTMENT OF CITY TREASURER AND CITY ASSESSOR

- A. The Mayor shall appoint a City Treasurer and a City Assessor. They shall perform the duties required by law or assigned to them by the Mayor or any person designated by the Mayor.
- B. They shall not serve at the pleasure of the Mayor, but shall be subject to removal in the manner provided by law or this Charter.

4-501 DUTIES AND RESPONSIBILITIES OF THE CHIEF PLANNING OFFICER

- A. The chief planning officer shall obtain all information and conduct all studies required by the Mayor and the heads of agencies in the preparation of proposals relative to development matters.
- B. The chief planning officer shall have continuing liaison with all agencies of the executive branch, and may assign any relevant study to any agency. Any agency, with the knowledge and consent of the chief planning officer, may undertake the study of any development matter within the scope of its duties.
- C. The chief planning officer shall receive all reports concerning development matters and other information which it requests. The chief planning officer shall, with the head of any agency involved, evaluate all reports and information in light of the policies, programs and priorities of the Mayor and the master plan.

4-502 DEVELOPMENT MATTERS

The term "development matters" as used in this Charter includes:

- A. The Master plan for social, economic and physical development and conservation;
- B. The annual capital agenda and capital budget;
- C. Any development or renewal project on or affecting public real property or public interests in real property, or requiring public assistance;
- D. Proposed ordinances for the regulation of development or conservation;
- E. Proposals for the demolition, disposition or relinquishment of, or encroachments upon, public real property or public interests in real property;
- F. Any other items added by ordinance.

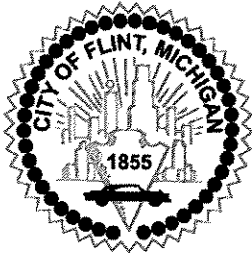
4-503 PURPOSE OF THE PLAN

"Plan" or "master plan" has the same meaning as "comprehensive plan." The plan shall be a set of guidelines to assist the Mayor and others in evaluating and implementing specific proposals for the total development of the City and its residents.

4-504 COMPREHENSIVE PLAN

The Mayor shall propose and the City Council, after review by the Planning Commission, shall approve, with the modifications the Council deems necessary, a comprehensive plan of policies for the social, economic and physical development and conservation of the City.

250061-T



RESOLUTION NO.: _____

PRESENTED: 3-5-2025

ADOPTED: _____

RESOLUTION APPROVING THE RE-APPOINTMENT OF CHARLOTTE EDWARDS TO THE HURLEY BOARD OF HOSPITAL MANAGERS.

Section 6-201(A) of the Flint City Charter provides that members of the Board of Hospital Managers shall “consist of fifteen (15) members appointed by the mayor with the approval of the City Council.”

Pursuant to that authority, Mayor Sheldon A. Neeley reappoints Charlotte Edwards, of Flint, MI 48503, to the Board of Hospital Managers.

BE IT RESOLVED that the Flint City Council approves the re-appointment of Charlotte Edwards (Flint MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

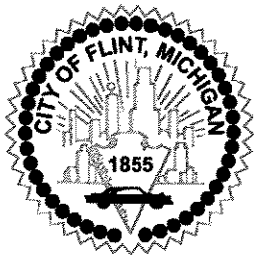
FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Clyde D. Edwards / A0404
Clyde D. Edwards / A0404 (Feb 27, 2025 10:07 EST)
Clyde Edwards, City Administrator

APPROVED AS TO FORM:

JoAnne Gurley
JoAnne Gurley (Feb 24, 2025 18:02 EST)
Joanne Gurley, City Attorney



250062-T

RESOLUTION NO.: _____

PRESENTED: 3-5-2025

ADOPTED: _____

RESOLUTION APPROVING THE RE-APPOINTMENT OF DEANDRA LARKIN TO THE HURLEY BOARD OF HOSPITAL MANAGERS.

Section 6-201(A) of the Flint City Charter provides that members of the Board of Hospital Managers shall “consist of fifteen (15) members appointed by the mayor with the approval of the City Council.”

Pursuant to that authority, Mayor Sheldon A. Neeley re-appoints DeAndra Larkin, of Flint, MI 48507, to the Board of Hospital Managers.

BE IT RESOLVED that the Flint City Council approves the re-appointment of DeAndra Larkin (Flint MI 48507) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Clyde D. Edwards / A0416
Clyde D. Edwards / A0416 (Feb 27, 2025 10:05 EST)
Clyde Edwards, City Administrator

APPROVED AS TO FORM:

JoAnne Gurley
JoAnne Gurley (Feb 27, 2025 19:12 EST)
Joanne Gurley, City Attorney

DEANDRA LARKIN

2821 Circle Drive Flint, MI 48507 - (810) 625-5000 - deandralarkin@gmail.com

PROFESSIONAL EXPERIENCE

- Chief of Staff – Office of the President, Mott Community College (Flint, MI)** **4/2019 – Present**
- Serve as chief advisor to the President
 - Work collaboratively with the Executive Cabinet to achieve the College's Strategic Plan goals
 - Develop and manage strategic partnerships
- Group Vice President, Flint & Genesee Chamber of Commerce (Flint, MI)** **8/2017 – 4/2019**
- Coordinate with executive staff to set the strategic vision of Flint & Genesee becoming a premier destination to do business
 - Preside over the member services, convention & visitor's bureau, and shared services functions of the organization
 - Oversee an \$8M budget
 - Develop internal Diversity, Equity & Inclusion strategy to enhance organizational culture
- Director – Core Initiatives/Convention & Visitors Bureau, Flint & Genesee Chamber of Commerce (Flint, MI)** **5/2017 – 8/2017**
- Serve as chief of staff to Chief Executive Officer
 - Provide destination marketing and visitors sales leadership resulting in more than \$131 million of tourism economic impact for Flint & Genesee County
 - Plan public policy strategy and direction for Public Policy Committee
 - Execute organization government affairs activities
- Director - Convention & Visitors Bureau, Flint & Genesee Chamber of Commerce (Flint, MI)** **7/2015 – 5/2017**
- Work with community hoteliers, attractions and other organizations to collaborate on programs to promote Genesee County as a destination
 - Coordinate marketing, public relations and operations with other FGCC departments
 - Work with FGCC departments to develop destination Marketing Plan to be implemented by CVB team
 - Oversee and develop CVB sales strategy to secure business and leisure meetings, conferences and conventions
 - Lead governance of the CVB advisory committee to achieve FGCC mission and drive regional tourism
- Sales Manager, Flint & Genesee Chamber of Commerce (Flint, MI)** **8/2014 – 7/2015**
- Lead recruiting efforts for new Chamber members which meet and exceed established membership goals
 - Lead retention efforts of existing members which meet and exceed established membership goals through visits, calls and emphasis of membership value
 - Provide members with support in efforts to grow their business, including the planning of small events, communication with local elected officials and creating partnerships within the county
 - Works with the Director of Member Services to set goals for membership growth, retention and member support
- Development Coordinator, Whaley Children's Center (Flint, MI)** **8/2012 – 7/2014**
- Develop, manage and execute special events to successfully generate 20% of Agency funding
 - Develop and manage three large annual fundraising events attracting annual attendance of more than 900 guests and generating revenues upwards of \$265,000 annually
 - Create marketing and public relations campaigns to increase brand awareness and donor participation
 - Manage more than 200 event volunteers annually including development and leadership of special event committees
 - Develop and cultivate strong donor relationships to increase agency support to successfully meet development goals
- Community Relations Specialist, ITT Technical Institute (Swartz Creek, MI)** **2/2009 – 08/2012**
- Promoted post-secondary degree programs for technology-oriented education, developing valuable relationships with high school administrators, faculty and other key educational influencers to increase awareness of ITT Technical Institute's programs
 - Made presentations to more than 100 high schools and other community organizations in a seven-county territory to generate interest in the Institute
 - Developed and implemented marketing campaigns and public relations events targeting existing students as well as new candidates to optimize growth and revenue
 - Credited for building beneficial relationships with government constituents through campus tours and speaking engagements

DEANDRA LARKIN

2821 Circle Drive Flint, MI 48507 - (810) 625-5000 - deandralarkin@gmail.com

EDUCATION AND SPECIALIZED TRAINING

Master of Science Degree in Administration

Central Michigan University at Mount Pleasant, Michigan - May 2013

Bachelor of Applied Arts with a Major in Public Relations and a Minor in Public Affairs

Central Michigan University at Mount Pleasant, Michigan - 2008

Study Abroad Contemporary Survey of Culture in Beijing, China - July 2006

VOLUNTEER WORK AND COMMUNITY OUTREACH

Board of Trustees, Powers High School, 2017- Present

Active Member, CFGF Flint Women and Girls Fund Advisory Committee, 2017 - Present

Chairperson, 2020-2021

Board of Directors, Flint River Watershed Coalition, 2015 - Present

Board of Directors, Education Foundation for Flint Community Schools, 2016 - 2018

Active Member, Zonta Club Flint I, Flint, Michigan, 2014 - Present

Board Member, 2016-2020

Advocacy Chair, 2016- Present

Board of Directors, My Dreams Do Come True, Flint, Michigan 2013 - 2015

Ambassador, Flint and Genesee Chamber of Commerce, Flint, Michigan, 2013-2014

Active Member, Young Professionals Committee, Flint, Michigan, 2012 - Present

Active Member, Knights of Peter Claver Ladies Auxiliary #90 in Flint, Michigan, 2007-2015

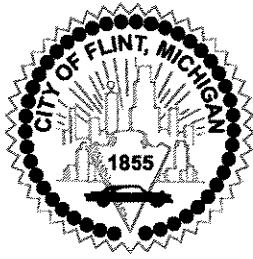
Public Relations Chair, Festival Committee at Christ the King Church in Flint, Michigan, 2007-Present

Coach, Varsity, Junior Varsity and Freshmen Volleyball Teams at Northwestern High School, 2011-2012

Claver Builds, Habitat for Humanity, 2010 - Present

Relay for Life, American Cancer Society, 2008 - Present

Cyclist, Multiple Sclerosis Society, 2011 - Present



250063-T

RESOLUTION NO.: _____

PRESENTED: 3-5-2025

ADOPTED: _____

RESOLUTION APPROVING THE APPOINTMENT OF DR. KHALID M. AHMED TO THE HURLEY BOARD OF HOSPITAL MANAGERS.

Section 6-201(A) of the Flint City Charter provides that members of the Board of Hospital Managers shall “consist of fifteen (15) members appointed by the mayor with the approval of the City Council.”

Pursuant to that authority, Mayor Sheldon A. Neeley appoints Dr. Khalid M. Ahmed of Flint, MI 48503, to the Board of Hospital Managers, to replace Phillip W. Shaltz whose term expired April 30, 2023

BE IT RESOLVED that the Flint City Council approves the appointment of Dr. Khalid M. Ahmed (Flint MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2030.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Clyde D. Edwards / A0415
Clyde D. Edwards / A0415 (Feb 27, 2025 10:06 EST)
Clyde Edwards, City Administrator

APPROVED AS TO FORM:

JoAnne Gurley
JoAnne Gurley (Feb 27, 2025 19:16 EST)
Joanne Gurley, City Attorney

KHALID M. AHMED, M.D

2700 Robert T-longway Blvd. Suite B, Flint, MI 48503 ♦ P. 810-235-2004 ♦ F.810-235-2841 ♦ kahmed2700@gmail.com

EDUCATION

- 2006** American Board of Internal Medicine
- 1992** Royal College of Physicians of Ireland
- 1981** M.B.B.S., Faculty of Medicine University of Khartoum, Khartoum, Sudan

CURRENT POSITIONS

- 2021 - Present** Chief of Staff, Hurley Medical Center, Flint, MI
- 2021 - 2022** President, Genesee County Medical Society
- 2018 - Present** Board member, Genesee County Medical Society
- 2018 - Present** Board member, Islamic Medical Association of Mid-Michigan
- 2012 - 2016** Board member, Genesee Academy School
- 2014 - Present** Clinical Director, Internal Medicine, Hurley Medical Center. Flint, MI
- 2013 - 2021** Chairman, Department of Medicine, Hurley Medical Center, Flint, MI.
- 2010 - 2019** Vice Chief of Staff, Interim Chief of staff, Hurley Medical Center, Flint, MI
- 1996 - Present** Attending & Consultant Physician, Department of Internal Medicine. Hurley Medical Center and Michigan Health Specialists, Flint, MI
- 1996 - Present** Associate Professor of Internal Medicine, Michigan State University, College of Human Medicine, Flint, MI.
- 1996 - Present** Internal Medicine Physician, Flint, MI

AWARDS

- Pinnacle Award, Hurley Medical Center, **2013**
- Physician of the Year, Arab American Heritage Council, **2019**

ORGANIZATION

Active Member of the African American Physicians Association.

Active Member of the Genesee County Medical Society.

Active Member of the Michigan State Medical Society.

Active Member of the American Medical Association.

Active Member of the American College of Physicians

AFFILIATION WITH RESEARCH CENTER

2015-Present Principal investigator, Flint Clinical Research PLLC, Flint, MI

2015-Present Sub-investigator, Elite Research Center, Flint, MI

CLINICAL RESEARCH EXPERIENCE AND PUBLICATIONS

- A Phase 2b, Multicenter, Randomized, Double-Blind, Placebo-Controlled, Parallel-Group Study to Assess the Efficacy and Safety of Oral Etrasimod as Induction Therapy in Subjects with Moderately to Severely Active Crohn's Disease(CULTIVATE). **2020**
- A Phase 2, Multi-Center, Randomized, Double-Blind, Placebo-Controlled Parallel-Group Study to Evaluate the Safety, Tolerability, and Efficacy of Olorinab in Subjects with Irritable Bowel Syndrome Experiencing Abdominal Pain (CAPTIVATE). **2019**
- A Phase 3, Randomized, Double-Blind, Placebo-Controlled, 52-Week Study to Assess the Efficacy and Safety of Etrasimod in Subjects with Moderately to Severely Active Ulcerative Colitis (ELEVATE). **2019**
- A randomized, double blind controlled factorial clinical trial of edetate disodium-based chelation and high dose oral vitamins and minerals to prevent recurrent cardiac events in diabetic patients with a prior myocardial infarction. **2018**
- A randomized, Parallel –group , Placebo-Controlled, clinical endpoint bioequivalence study of generic Fluticasone Propionate 100 ug and Salmeterol Xinafoate 50 ug inhalation powder compared with Advair DiskusR 100/50 in subjects with Asthma. **2018**
- A randomized, double blind controlled factorial clinical trial of Edetate disodium-based chelation and high-dose oral vitamins and minerals to prevent recurrent cardiac events in diabetic patients with a prior myocardial infarction. **2018**
- A Phase IV, 12-week, randomized, double-blind, triple dummy study to compare single inhaler triple therapy, Fluticasone Furoate/ Umeclidinium/ Vilanterol (FF/UMEC/VI) with multiple inhaler therapy (Budesonide/Formoterol plus Tiotropium) based on lung function and symptoms in participants with chronic obstructive pulmonary disease. **2018**

- A Phase 3, multi-center, multi-national, placebo controlled, randomized, double-blind 26-week study to assess the safety and efficacy of CaPre® in patients with severe hypertriglyceridemia. **2018**
- Inflammatory Bowel Disease registry. Corrona. **2017**
- A double-blind, placebo-controlled, randomized dose ranging trial to determine the safety and efficacy of three dose levels of EMA401 in reducing 24-hour average pain intensity score in patients with post-herpetic neuralgia (EMPHENE). **2017**
- A randomized, double-blind, placebo-controlled, event-driven trial of weekly low-dose methotrexate (LDM) in the prevention of cardiovascular events among stable coronary artery disease patients with type 2 diabetes or metabolic syndrome. **2017**
- A Phase 2, Randomized, Double-Blind, Placebo-Controlled, Multicenter Study to Assess the Efficacy, Safety, and Tolerability of VK2809 Administered for 12 Weeks Followed by a 4-Week Off-Drug Phase in Patients with Primary Hypercholesterolemia and Non-Alcoholic Fatty Liver Disease, VK2809-201. **2017**
- A double-blind, randomized, placebo-controlled, parallel-group, phase IV study to evaluate to effect of Acclidinium Bromide on long-term cardiovascular safety and COPD exacerbations in patients with moderate to very severe COPD (ASCENT COPD). **2016**
- A Multi-Center, Randomized, Double-Blind, Active-Controlled, Parallel Group, Phase III Trial to Evaluate the Safety and Efficacy of Saxagliptin 5 mg Co – administered with Dapagliflozin 5 mg compared to Saxagliptin 5 mg or Dapagliflozin 5 mg all given as add –on therapy to metformin in Patients with Type 2 Diabetes who have inadequate Glycemic Control on Metformin Alone. **2016**
- A phase 2 Randomized, Double Blind, Placebo-Controlled Study to Assess the Efficacy and Safety of Gemcabene in Patients with Severe Hypertriglyceridemia (INDIGO-1). **2016**
- A phase 3, randomized, double-blind, placebo controlled study of the efficacy and safety of Roxadustat (FG-4592) for the treatment of anemia in chronic kidney disease patients not on dialysis. **2015**
- An open label, long-term study to assess the immunogenicity of Linaclotide administered orally to adult patients with irritable bowel syndrome with constipation or chronic idiopathic constipation. **2015**
- Ahmed K., Managing Malnutrition in Inflammatory Bowel Disease, Hospital Physicians. Vol 30 12:13-17 1994
- Ahmed K., Saeed E. Nephrotic Syndrome and Pulmonary Artery Thrombosis, case report, American Journal of Nephrology. 1995; 15:181-185
- Ahmed K., Jackson L. Heparin Use In Right Arterial Thrombosis, Oral Presentation ACP Michigan Chapter Annual Meeting, Traverse City 1995
- Ahmed K. , Chan S. Mixed Lineage Hematologic Malignancy (Myeloblastic and T Lymphoblastic), Abstract, Blood Vol 86 No. 10 Supp. Nov. 1995
- Ahmed K. , Issawi I. Use of Flecainide for Refractory Arterial Tachycardia of Pregnancy, A case report, Manuscript Accepted for Publication, American Journal of Critical Care.
- Ahmed K., Filos O., Rapid Infusion of Magnesium Sulfate In Severe Acute Asthma, Case Series, Oral Presentation, ACP Michigan Chapter Conference, Sept. 1995
- Ahmed K., Seedahmed E . Holt-Oram Syndrome. Cases Presentations Community Wide Research Forum, April 2005. Flint, Michigan.

250064-T

RESOLUTION: _____

PRESENTED: 3-5-2025

ADOPTED: _____

**RESOLUTION APPROVING THE APPOINTMENT OF CHRISTOPHER A. UTECH
TO THE ETHICS AND ACCOUNTABILITY BOARD – 4TH WARD
REPRESENTATIVE**

BY THE COUNCIL:

Pursuant to Sec. 3-502 of Flint City Charter (effective January 1, 2018), the Ethics and Accountability Board shall consist of eleven (11) members, with two at-large members appointed by the Mayor, and each Councilperson appointing one resident from their respective ward.

4th Ward Councilmember Judy Priestley has recommended the appointment of Christopher A. Utech (Flint, Michigan, 48506 – Ward 4) to the Ethics and Accountability Board to fill a 4th Ward vacancy, for a two (2) year term, with such term commencing _____ and expiring _____.

IT IS RESOLVED, that the Flint City Council approves the appointment of Christopher A. Utech (Flint, Michigan, 48506 – Ward 4) to the Ethics and Accountability Board to fill a 4th Ward vacancy, for two (2) year term, with such term commencing _____ and expiring _____, as recommended by 4th Ward Councilmember Judy Priestley.

APPROVED AS TO FORM:

APPROVED BY CITY COUNCIL:

JoAnne Gurley, Chief Legal Officer

Christopher A Utech
Phone: (248)-309-0827
Email: utechnw@yahoo.com
Flint Mi. 48506

OBJECTIVE: To continue to make a mark in whatever I pursue.

QUALIFICATIONS

My varying positions in life have allowed me a unique perspective into the workforce. I have had to be both leader and follower and find myself equally comfortable in either role. I am a quick study in whatever I attempt and give things 100% at all times. I am tireless and am used to long brutal hours. I believe myself to be a loyal worker and give whoever I am working for my all.

EDUCATION

1989 GED, Waterford High school
1990-1995 Northwestern Michigan College
AAS Northwestern Michigan College

EMPLOYMENT

2010-Present Tech Handyman Services Owner

2005-2010 Lead Carpenter/Superintendent, James Rainwater inc.
Oversaw and completed all facets of construction for multiple commercial and residential building projects. Responsibilities included cabinet making and installation, all facets of framing (metal and wood), site inspection and prep. All phases of residential remodel work from demolition to paint and finish.

2004-2005 Lead Carpenter/Forman, Spartan Concrete inc.
Oversaw a crew of carpenters and helpers on several commercial concrete job sites. Responsibilities included shooting grades, form layout and directing the crew.

2001-2004 Carpenter, Signature Builders inc.
Performed all facets of mostly residential construction. Job responsibilities included all phases of new and remodel construction from foundation to finish.

1999-2001 Lead Carpenter/Superintendent, Fine Home and Office Interiors inc.
Performed all phases of commercial and residential construction with an emphasis on finishes and trim work.

1997-1999 Hardwood flooring installer and finisher, Island Floors.
Handled all phases off hardwood flooring from install to finish. Company specialized in Swedish finish.

1996-1997 Line cook/Pastry Chef, Pleasant Beach Bar and Grill.

Main duties where as Pastry Chef but also ran the broiler and saut, on weekends. High end gourmet restaurant.

1995-1996 Carpenter/Superintendent, Haus and Land inc.
Completed several new house projects from foundation to finish.

1995-1996 Apprentice Tile setter, Wilde Tile and Design.
Set tile for new and remodeled homes. Installed both ceramic and natural tile, including marbles and slates.

1991-1995 Tile/Hardwood flooring installer, Karl Hieghtmeyer Construction inc.
Installed both tile and hardwood flooring in various residential and commercial jobs. Including pre-finished hardwood flooring.

1991-1994 Resident Assistant, Northwestern Michigan Collage.
In charge of one wing of a residence hall. Handled programming of group events for the students to go to. Also discipline and security for my wing of the dorms.

1990-1991 Broiler cook, Sheldes Steak house.
In charge of the broiler station in a fast paced collage town steak and beer house.

1986-1990 Carpenter/Superintendent, Haus and Land.
Handled the oversight and management on many residential housing projects. Kept schedules and oversaw the various work crews on a daily basis. Took care of ordering and back logging work if necessary.

1986-1990 Tile setter/Helper, Wilde Tile inc.
Started as a helper and quickly became a setter on various residential and commercial jobs in the greater Detroit area.

1985-1986 Pastry Chef, Appateazers Restaurant.
Oversaw the dessert area of a top end gourmet restaurant. From home made ice creams and gelato's to tortes of all types. I was the only chef not from the Culinary Arts Institute they ever hired.

1983-1985 Pantry Chef, Paint Creek Cider mill and Restaurant.
Created all the desserts, breads, salads and dressings for high end gourmet restaurant. Restaurant served apx. 600 meals on a weekend. In charge of all prep. And cleaning for my area.

1982-1983 Line cook, Big Boy Restaurant.
Line cook for the big boy chain. In charge of all prep and cleanup for my station.

1980-1981 Deck hand, MONT co shipping and towing.

Deck hand and Able bodied seaman on tug and supply boats in the oil fields of Louisiana and Texas.

1980-1981 Shop worker, Fruehauf Trailers.

Worked in various positions as needed in a Semi-Trailer repair shop, from riveting and tin fabrication to frame layout and welding.

1977-1980 Quartermaster, United States Navy.

Quartermaster for the Navigation Division onboard the U.S.S Dwight D. Eisenhower.

CERTIFICATES AND AWARDS:

US Navy Battle Excellence

Serve Safe Certification valid through 2021