

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
October 2nd, 2025

Commissioners Present

Stephanie Wright, Chair (Arrived 6:43 PM)
Michael Hurley
Beverly Davis
Cade Surface
Megan McAdow
Samantha Farah

Staff Present

Max Lester, Zoning Coordinator
Dalton Castle, Planner I
Dequan Allen, Planner II
Joshua Cambri, Assistant City Attorney

Absent

Kurt Neiswender, Vice-Chair

Max Lester, Zoning Coordinator, noted that without the Chairperson or Vice-Chairperson, Robert's Rules of Order permits the election of a Chairperson Pro-Tem for the duration of the meeting to be conducted once the meeting has been called to order.

PRO-TEM CHAIRPERSON ELECTION:

In the absence of Chairperson Wright and Vice-Chair Neiswender, and without a secretary, Max called the meeting to order at 6:08 pm and opened the floor to nominations for the position of Chairperson Pro-Tem.

Commissioner Farah nominated Commissioner Hurley for Chair Pro-Tem. Commissioner Surface seconded the nomination. Commissioner Hurley accepted the nomination. No other nominations were made. Max asked for a roll call vote.

Roll Call:

Megan McAdow, yes
Beverly Davis, yes
Michael Hurley, yes
Kurt Neiswender, absent

Stephanie Wright, absent
Samantha Farah, yes
Cade Surface, yes

M/S – Farah/Surface

5 yes - 0 no - 0 abstain

The motion carried via roll call vote.

ROLL CALL:

Chairperson Hurley asked for roll call attendance, which was taken, and a quorum was present. The meeting was held in-person in the City Council Chambers as well as via Zoom as approved.

Megan McAdow, present
Beverly Davis, present
Michael Hurley, present
Kurt Neiswender, absent

Stephanie Wright, absent
Samantha Farah, present
Cade Surface, present

ADOPTION OF THE AGENDA:

Commissioner Farah requested discussion of Flint Central High School be added to New Business.

Commissioner Davis made a motion to adopt the agenda as amended. Commissioner Surface seconded the motion. Chairperson Hurley asked for a voice vote.

M/S – Davis/Surface

The motion carried via voice vote.

MINUTES OF THE PREVIOUS MEETING:

Draft minutes for the meeting of September 4th, 2025, were presented.

Commissioner Farah made a motion to accept the minutes of September 4th, 2025, as presented.

Commissioner Davis seconded the motion.

M/S – Farah/Davis

The motion carried via voice vote.

PUBLIC FORUM:

Chairperson Hurley opened the floor for public comment. No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Case No.: HDC 25-17 (CoA)

Applicant: Dequan Allen, Planner II – City of Flint

Property Owner: City of Flint

Location: W. Dayton St. ROW, between Humboldt Ave. & Forest Hill Ave. (PID # 40-02-256-001)

Request: Review of four (4) informational signs on City ROW, within Historic Civic Park.

Dequan read from the provided staff report.

Commissioner Davis asked why this application was not brought before the HDC prior to the installation of the signage. Dequan explained that he had inherited the project from former staff and had assumed that the HDC had already been made aware of and approved the project.

Commissioner McAdow asked if the City would be changing its standard operating procedures to avoid similar oversights in the future. Dequan assured the Commission that the oversight was an isolated incident caused by staff turnover.

Commissioner Hurley questioned how this oversight could have happened considering the Building and Safety Inspections Department (BSI) would need to issue permits for the installation. Max explained that the records for Historic District boundaries which BSI checks most often are incomplete and certain areas are especially difficult for them to identify, such as right-of-way.

Commissioner Farah asked the reasoning behind the placement of the signs. Dequan spoke about the difficulty of placing the signs on property owned by the school board.

Commissioner Farah made a motion to issue a Certificate of Appropriateness for HDC 25-17 as submitted and referenced above by the City of Flint for the right-of-way parcel identified with PID # 40-02-256-001. The work as proposed meets "The Secretary of the Interior's Standards for Rehabilitation," in Particular, standard number two (2). Commissioner Surface seconded the motion.

Roll Call:

Megan McAdow, yes
Beverly Davis, yes
Michael Hurley, yes
Kurt Neiswender, absent

Stephanie Wright, absent
Samantha Farah, yes
Cade Surface, yes

M/S – Farah/Surface

5 yes - 0 no - 0 abstain

The motion carried via roll call vote.

OLD BUSINESS:

By-Laws Update

Max explained broadly that the proposed changes to the bylaws include updates to language on the Open Meetings Act, updated section references, revised Order of Business, and minor clarifications.

Commissioner McAdow discussed the possibility of increasing the size of the board from seven (7) to nine (9) members.

Chairperson Wright discussed clarifying the process and standards for emergency approvals.

Certified Local Government Program – SHPO - Draft Update to Article XIX. §2–141 through §2–161

Commissioner Surface asked what the timeline for updating the Ordinance would look like once approved by the HDC. Max explained the timeline would be very uncertain given the challenges in passing items through City Council, it would likely take a year or longer.

NEW BUSINESS:

Flint Central High School

Commissioner Farah discussed the possibility of the HDC being involved in the Flint Central High School redevelopment. She further recommended the HDC write a letter of support for the project. No action was taken at this time.

ADJOURNMENT:

M/S – McAdow/Farah

The motion carried via voice vote.

The meeting was adjourned at 7:20 p.m.