



1101 S. SAGINAW STREET
FLINT, MICHIGAN 48502
810.766.7426 TEL
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City of Flint Economic Development Corporation
Agenda
September 9, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Approval of June 10 2025 Minutes
6. Approval of 2025-2026 Budgets
 - a. EDC Budget
 - b. Oak Business Center Budget
7. Updates
 - a. EDA Funds
 - b. Other Updates
8. Adjournment

Next Meeting: Tuesday October 14 2025
City Hall McKenzie Room 10:00AM



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City of Flint Brownfield Redevelopment Authority
Agenda
September 9, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Approval of 2025-2026 BRA Budget
6. Updates:
 - a. Flint Commerce Center Redevelopment Project Brownfield Plan
Amendment
7. Adjournment

DRAFT MINUTES



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EDC Minutes: June 10, 2025

1. Called to Order at 10:04am
2. Roll Call – Vice Chair King, Banks, Munroe, Priestley, Vance, Wells-Strozier. Absent with Notice: Mayor Neeley. Also attending: Bailey, Madis, Zeidan, Chief Development Official Reiter and Neighborhood Enforcement Official Hippe.
3. Public Comments - none
4. Approval of Agenda – motion by Priestley, support by King; unanimous vote of approval
5. Approval of Minutes from March 11, 2025 – motion by Wells-Strozier, support by Munroe; unanimous approval
6. Oak Business Center & Audit - discussion of Oak Business Center operations and budget, and options for its future. Reiter and Hippe spoke to the building's condition and safety concerns. Bailey and Zeidan spoke to tenants and finances. Discussed ways to improve the building with limited funding. Discussed plan to keep tenants informed of concerns and any future changes. Discussed splitting the parcel to meet needs of cell tower's long-term lease and the viability of the pole barn as a separate property.

Motion to authorize staff to pursue a split of the property by King, seconded by Munroe. Unanimous approval by roll call vote.

7. Updates

1. EDA Funds - discussed status of defederalized funds
2. Other Updates

8. Adjournment -

Motion to adjourn by King, seconded by Priestley; unanimous approval at 10:56am.

DRAFT MINUTES

BRA Minutes: June 10, 2025

1. Called to Order at 10:56am
2. Roll Call - Vice Chair King, Banks, Munroe, Priestley, Vance, Wells-Strozier.
Absent with Notice: Mayor Neeley. Also attending: Bailey, Madis, Zeidan, Chief Development Official Reiter and Neighborhood Enforcement Official Hippe.
3. Public Comments – none
4. Approval of Agenda -
5. Updates

Discussed EGLE Brownfield Stakeholders Workshop. EGLE representative to join the September or October BRA meeting, depending on availability, to discuss this and more things related to EGLE's Brownfield processes.
6. Adjournment - motion to adjourn by Priestley, support by King; unanimous support.

Adjourned at 10:58am

DATE: September 4 2025

TO: Economic Development Corporation/Brownfield Redevelopment Authority

FROM: Tyler Bailey, EDC/BRA Administrator & Ryan Madis, EDC/BRA Support

SUBJECT: Approval of EDC/OBC/BRA 2025-2026 Budgets

EDC/BRA Members,

These agenda items intend to adopt budgets for the three items controlled by the EDC and BRA, respectively. No budget is perfect, and this is the best attempt to capture anticipated activity between July 1, 2025 and June 20, 2026. A few highlights to help you navigate:

- The budgets net out to \$0, with expenses and revenues lining up across the 3 accounts
- Shows a loss at Oak Business Center (OBC) but an equal surplus in the EDC's operating budget
- Shows revenues for BRA due to administrative fees coming in, as part of existing Brownfield plans
- Shows \$25,000 for Audit Services, which are needed, and would include bookkeeping that is currently done by the City.
- Includes some expenses related to Oak Business Center's future operations, with more in the budget for Repairs and Maintenance, Professional Services, and similar needs that are likely to be incurred in the coming year.
- It does have some accounts operating at a loss, but it shows the EDC operating at a net \$0, which is what it's supposed to do as an entity that is a component unit of the City.

Please reach out to Tyler Bailey (x3012) or Ryan Madis (x3034) with any questions.

Submitted,

Tyler Bailey & Ryan Madis

| GL NUMBER | DESCRIPTION | 2024-25 AMENDED BUDGET | YTD BALANCE 06/30/2025 | % BDGT USED | 2025-2026 BUDGET |
|--|--------------------------------------|------------------------------|---------------------------|----------------|---------------------|
| Fund 223 - OAK BUSINESS CENTER (EDC) | | | | | |
| Revenues | | | | | |
| Dept 728.304 - EDC-OAK BUSINESS CENTER | | | | | |
| 223-728.304-665.300 | INTEREST EARNED ON BANK CKG | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-667.000 | RENT | 145,133.52 | 152,423.64 | 105.02 | 140,000.00 |
| 223-728.304-673.500 | GAIN/LOSS ON FIXED ASSET | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-674.000 | PRIVATE CONTRIBUTIONS & DONATIONS | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-676.000 | REIMBURSEMENTS | 0.00 | 175.27 | 100.00 | 0.00 |
| 223-728.304-676.100 | REIMBURSEMENTS FROM OTHER FUNDS | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-696.000 | PROCEEDS FROM SALE OF BONDS OR NOTES | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-699.000 | INTERFUND TRANSFERS IN | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 728.304 - EDC-OAK BUSINESS CENTER | | 145,133.52 | 152,598.91 | 105.14 | 140,000.00 |
| TOTAL REVENUES | | 145,133.52 | 152,598.91 | 105.14 | 140,000.00 |

| | | 2024-25 | YTD BALANCE | % BDGT | 2025-2026 |
|--|--|------------|-------------|--------|-------------|
| | | AMENDED | | | |
| GL NUMBER | DESCRIPTION | BUDGET | 06/30/2025 | USED | BUDGET |
| Expenditures | | | | | |
| Dept 728.304 - EDC-OAK BUSINESS CENTER | | | | | |
| 223-728.304-702.010 | WAGES | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-703.000 | OVERTIME | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-710.200 | FICA (SOCIAL SECURITY) | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-718.010 | HEALTH INSURANCE PREMIUMS | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-752.000 | SUPPLIES | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-775.000 | REPAIR & MAINT SUPPLIES | 1,600.00 | 845.75 | 52.92 | 2,000.00 |
| 223-728.304-775.200 | BLDG MAINT SUPPLIES | 1,200.00 | 804.52 | 67.04 | 1,500.00 |
| 223-728.304-801.000 | PROFESSIONAL SERVICES | 29,787.50 | 28,385.97 | 97.60 | 15,000.00 |
| 223-728.304-801.900 | PROFESSIONAL SERVICE INTRACITY | 3,062.27 | 1,604.85 | 60.28 | 3,000.00 |
| 223-728.304-810.100 | PROFESSIONAL SERVICES - BANK FEES | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-810.200 | PROFESSIONAL SERVICES - AUDIT SERVICES | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-810.500 | BUILDING MAINTENANCE SERVICE | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-850.000 | COMMUNICATIONS | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-861.000 | TRANSPORTATION - MILEAGE REIMBURSEMENT | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-900.000 | PRINTING & PUBLISHING | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-920.000 | UTILITIES | 20,000.00 | 48,739.50 | 243.70 | 50,000.00 |
| 223-728.304-930.000 | REPAIRS AND MAINTENANCE | 646.23 | 646.23 | 100.00 | 7,384.00 |
| 223-728.304-955.000 | INSURANCE | 88,837.52 | 88,837.52 | 100.00 | 90,000.00 |
| 223-728.304-968.000 | DEPRECIATION, DEPLETION AND AMORTIZATION | 0.00 | 0.00 | 0.00 | 0.00 |
| 223-728.304-976.000 | BUILDING ADDITIONS & IMPROVE | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 728.304 - EDC-OAK BUSINESS CENTER | | 145,133.52 | 169,864.34 | 117.68 | 168,884.00 |
| TOTAL EXPENDITURES | | 145,133.52 | 169,864.34 | 117.68 | 168,884.00 |
| | | | | | |
| Fund 223 - OAK BUSINESS CENTER (EDC): | | | | | |
| TOTAL REVENUES | | 145,133.52 | 152,598.91 | 105.14 | 140,000.00 |
| TOTAL EXPENDITURES | | 145,133.52 | 169,864.34 | 117.68 | 168,884.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (17,265.43) | 100.00 | (28,884.00) |

| GL NUMBER | DESCRIPTION | 2024-25 AMENDED BUDGET | YTD BALANCE 06/30/2025 | % BDGT USED | 2025-2026 BUDGET |
|---|----------------------------|------------------------------|---------------------------|----------------|---------------------|
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY (EDC) | | | | | |
| Revenues | | | | | |
| Dept 728.400 - BROWNFIELD REDEVELOPMENT AUTHORITY ADMIN | | | | | |
| 243-728.400-607.420 | BROWNFIELD APPLICATION FEE | 6,000.00 | 0.00 | 0.00 | 6,000.00 |
| | BROWNFIELD ADMINISTRATION | | | | 20,000.00 |
| Total Dept 728.400 - BROWNFIELD REDEVELOPMENT AUTHORITY ADMIN | | 6,000.00 | 0.00 | 0.00 | 26,000.00 |
| TOTAL REVENUES | | 6,000.00 | 0.00 | 0.00 | 26,000.00 |
| Expenditures | | | | | |
| Dept 728.304 - EDC-OAK BUSINESS CENTER | | | | | |
| 243-728.304-702.010 | WAGES | 1,000.00 | 0.00 | 0.00 | 0.00 |
| 243-728.304-801.000 | PROFESSIONAL SERVICES | 5,000.00 | 0.00 | 0.00 | 5,000.00 |
| Total Dept 728.304 - EDC-OAK BUSINESS CENTER | | 6,000.00 | 0.00 | 0.00 | 5,000.00 |
| Dept 728.400 - BROWNFIELD REDEVELOPMENT AUTHORITY ADMIN | | | | | |
| 243-728.400-801.000 | PROFESSIONAL SERVICES | 0.00 | 0.00 | 0.00 | 0 |
| Total Dept 728.400 - BROWNFIELD REDEVELOPMENT AUTHORITY ADMIN | | 0.00 | 0.00 | 0.00 | 0 |
| TOTAL EXPENDITURES | | 6,000.00 | 0.00 | 0.00 | 5,000.00 |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY (EDC): | | | | | |
| TOTAL REVENUES | | 6,000.00 | 0.00 | 0.00 | 26,000.00 |
| TOTAL EXPENDITURES | | 6,000.00 | 0.00 | 0.00 | 5,000.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 0.00 | 0.00 | 21,000.00 |

| | | 2024-25 | YTD BALANCE | % BDGT | 2025-2026 |
|---|--|-----------|-------------|--------|-----------|
| | | AMENDED | | | |
| GL NUMBER | DESCRIPTION | BUDGET | 06/30/2025 | USED | BUDGET |
| Fund 244 - ECONOMIC DEVELOPMENT CORPORATION (EDC) | | | | | |
| Revenues | | | | | |
| Dept 728.000 - ECONOMIC DEVELOPMENT | | | | | |
| 244-728.000-607.000 | FEES | 0.00 | 5,000.00 | 100.00 | 5,000.00 |
| 244-728.000-626.000 | SERVICES RENDERED | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-626.900 | CHARGES FOR SERVICE RENDERED - INTERCITY | 20,000.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-665.000 | INTEREST REVENUE | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-665.300 | INTEREST EARNED ON BANK CKG | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-674.000 | PRIVATE CONTRIBUTIONS & DONATIONS | 47,384.00 | 0.00 | 0.00 | 47,384.00 |
| 244-728.000-675.100 | DONATION | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-676.000 | REIMBURSEMENTS | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-676.100 | REIMBURSEMENTS FROM OTHER FUNDS | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-699.000 | INTERFUND TRANSFERS IN | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 728.000 - ECONOMIC DEVELOPMENT | | 67,384.00 | 5,000.00 | 7.42 | 52,384.00 |
| TOTAL REVENUES | | 67,384.00 | 5,000.00 | 7.42 | 52,384.00 |

| | | 2024-25 | YTD BALANCE | % BDGT | 2025-2026 |
|--|--|------------|-------------|--------|------------|
| | | AMENDED | | | |
| GL NUMBER | DESCRIPTION | BUDGET | 06/30/2025 | USED | BUDGET |
| ----- | | | | | |
| Expenditures | | | | | |
| Dept 728.000 - ECONOMIC DEVELOPMENT | | | | | |
| 244-728.000-801.000 | PROFESSIONAL SERVICES - LEGAL | 43,565.00 | 10,875.00 | 96.58 | 15,000.00 |
| 244-728.000-810.100 | PROFESSIONAL SERVICES - BANK FEES | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-810.200 | PROFESSIONAL SERVICES - AUDIT SERVICES | 2,500.00 | 0.00 | 0.00 | 25,000.00 |
| 244-728.000-900.000 | PRINTING & PUBLISHING | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-902.000 | POSTAGE | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-955.000 | INSURANCE | 4,207.50 | 4,131.00 | 98.18 | 4,500.00 |
| 244-728.000-956.000 | MISCELLANEOUS EXPENSE | 17,111.50 | 0.00 | 47.00 | 0.00 |
| 244-728.000-971.000 | LAND ACQUISITION | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-976.000 | BUILDING ADDITIONS & IMPROVE | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-992.000 | PRINCIPAL | 0.00 | 0.00 | 0.00 | 0.00 |
| 244-728.000-994.000 | INTEREST EXPENSE | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 728.000 - ECONOMIC DEVELOPMENT | | 67,384.00 | 15,006.00 | 80.51 | 44,500.00 |
| ----- | | | | | |
| TOTAL EXPENDITURES | | 67,384.00 | 15,006.00 | 80.51 | 44,500.00 |
| ----- | | | | | |
| Fund 244 - ECONOMIC DEVELOPMENT CORPORATION (EDC): | | | | | |
| TOTAL REVENUES | | 67,384.00 | 5,000.00 | 7.42 | 52,384.00 |
| TOTAL EXPENDITURES | | 67,384.00 | 15,006.00 | 80.51 | 44,500.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (10,006.00) | 100.00 | 7,884.00 |
| ----- | | | | | |
| Across all Funds: | | | | | |
| TOTAL REVENUES - ALL FUNDS | | 218,517.52 | 157,598.91 | 72.12 | 218,384.00 |
| TOTAL EXPENDITURES - ALL FUNDS | | 218,517.52 | 184,870.34 | 102.99 | 218,384.00 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | (27,271.43) | 100.00 | 0.00 |