



City of Flint, Michigan

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

Meeting Agenda – FINAL
Monday, November 24, 2025
4:30 PM

City Council Chambers

SPECIAL AFFAIRS COMMITTEE

Candice Mushatt, Vice President, Ward 7

Leon El-Alamin, Ward 1
LaShawn Johnson, Ward 3
Jerri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8

Ladel Lewis, Ward 2
Judy Priestley, Ward 4
Tonya Burns, Ward 6
Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

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ROLL CALL

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Any person that persists in disrupting this meeting will be in violation of Flint City Code Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators will be removed from the meetings.

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

250387-T Contract/Lurvey Construction, LLC/South Building Lower-Level Office Renovations/Phase I/Department of Business and Community Services

Resolution resolving that the appropriate City Officials are authorized to enter into a contract with Lurvey Construction, LLC for Phase I completion of the South Building Lower-level office renovations for the Department of Business & Community Services for an overall total amount NOT-TO-EXCEED \$322,016.80 for FY2026 (07/01/25-06/30/26). [NOTE: The South Building Lower-Level area of City Hall is in major disrepair and doesn't meet the functional needs of the Department of Business & Community Services. This project will include improvements to the electrical, lighting, drop ceiling, painting, mold remediation, flooring, window treatments and workstation furniture allowing the space to serve as a functional and safe office space for multiple employees within this department.]

250388-T Metron-Farnier, LLC/ Purchase of Water Meters/Water Service Center

Resolution resolving that The Division of Purchases & Supplies, upon City Council's approval, is hereby authorized to issue a Purchase Order to Metron-Farnier, LLC in an amount NOT-TO-EXCEED \$576,000.00 for FY2026 (07/01/25-06/30/26) for the purchase of water meters for the Water Service Center. [NOTE: The City of Flint Water Service Center, Utilities Division, is requesting a purchase order be issued to Metron-Farnier for the purchase of residential and commercial water meters. Metron-Farnier (which is already in place in the meter reading system) is the sole source vendor of Metron water meters utilized and distributed by the City of Flint Water Service Center.]

250383.1-T Approval/Obsolete Property Rehabilitation Exemption Certificate Application/703 S. Grand Traverse Street

Resolution resolving that an Obsolete Property Rehabilitation Exemption Certificate for the real property, excluding land, located in the Obsolete Property Rehabilitation District at 703 S. Grand Traverse Street, Flint, is approved for a period of _____ years, beginning _____, _____, and ending _____, pursuant to the provisions of PA 146 of 2000, as amended.

ADJOURNMENT



PROPOSAL #25000529

BY THE CITY ADMINISTRATOR:

RESOLUTION NO.: 250387-T

PRESENTED: 11-19-2025

ADOPTED: _____

RESOLUTION TO LURVEY CONSTRUCTION, LLC FOR PHASE I OF THE SOUTH BUILDING LOWER-LEVEL OFFICE RENOVATIONS

WHEREAS, The City of Flint Division of Purchases & Supplies solicited proposals on behalf of the Department of Business & Community Services via P25000529. Lurvey Construction, LLC, Flint, MI was the sole responsive bidder for this solicitation.

WHEREAS, The South Building Lower-Level area of City Hall is in major disrepair and doesn't meet the functional needs of the Department of Business & Community Services. This project will include improvements to the electrical, lighting, drop ceiling, painting, mold remediation, flooring, window treatments and workstation furniture allowing the space to serve as a functional and safe office space for multiple employees within this department.

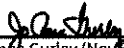
WHEREAS, Lurvey submitted a total bid of \$288,765.00. During a post-bid walk-through with the contractor, revisions for furniture/partitions totaling \$25,000.00 plus contingency to allow for any unforeseen repairs needed for the space due to the current disrepair, is resulting in an additional \$33,251.80. The Department of Business & Community Services is requesting a grand total of \$322,016.80 for the completion of Phase I of this project.

The funding will come from the following account(s):

Account Number	Department/ Grant Code	Amount
296-737.310-976.000	Business & Comm. Services/OFAEC-2021	\$256,189.13
101-701.000-976.000	Business & Comm. Services/Bldg Add. & Improve	\$65,827.67
	FY26 GRAND TOTAL	\$322,016.80


IT IS RESOLVED, the appropriate City Officials are hereby authorized to enter into a contract with Lurvey Construction, LLC for the Phase I completion of the South Building Lower-level office renovations for the Department of Business & Community Services for an overall total amount not to exceed \$322,016.80 for FY2026 (07/01/25-06/30/26).

APPROVED AS TO FORM:


JoAnne Gurley (Nov 5, 2025 18:22:51 EST)


Joanne Gurley, City Attorney

APPROVED AS TO FINANCE:


Phillip Moore (Nov 5, 2025 16:53:18 EST)

Phillip Moore, Chief Financial Officer


FOR THE CITY OF FLINT:


Clyde Edwards / A0567 (Nov 5, 2025 19:14:08 EST)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:



Lauren Rowley, Purchasing Manager



CITY OF FLINT

** STAFF REVIEW FORM **

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

TODAY'S DATE: October 28, 2025

BID/PROPOSAL# 25000529

AGENDA ITEM TITLE: Resolution authorizing agreement with Lurvey Construction for South Building Lower-Level Renovations (Phase One)

PREPARED BY: Business and Community Services Department

VENDOR NAME: Lurvey Construction, LLC.

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Vendor Compliance (This vendor has been properly vetted and the responses are below):

Federal government	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
State government	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
City of Flint	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

The requesting authority is validating that this vendor has been in full compliance with all past contract provisions and has not violated the terms of any contract with the City of Flint.

NOTE: Preparer MUST include a response to the conditions below:

- Did we do an assessment of first consideration to internal City of Flint staff and resources (explain)?
- Why was this vendor chosen?
- What history does this vendor have with the City of Flint?
- What steps will be taken to do a post-performance of the vendor?

The Department of Business and Community Services solicited bids in June to complete renovations of the lower level of the south building. Improvements will include flooring, electrical, lights, drop ceiling, window treatments, workstation partitions/furniture and paint to address damages from mold and deferred maintenance.

Lurvey was the sole qualified bidder for the renovation work for a total bid of \$288,765. During a walkthrough with the contractor, revisions for furniture/partitions plus contingency to allow for any unforeseen repairs needed for the space due to the current state of disrepair, is resulting in an additional \$33,251.80. This brings the grand total of the project to \$322,016.80.



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The Department will evaluate performance by attending weekly construction meetings hosted by the contractor and ensuring work is on schedule and on or under budget.

This project will be considered phase one of the work needed to repair south building lower-level office spaces. Phase 2 work is to be bid out separately once the work is spec'd out, with a separate scope and budget.

PROCUREMENT (MUST BE SPECIFIED)

Please specify how this vendor was identified: (Check one)

- Sole Source (Please attach sole source statement to requisition)
- Competitive Bid Process (Please attach bid tabulation/documents to requisition)
- Cooperative Contract (MIDeal, Sourcewell, GSA, or other municipality)

*Contract must be attached to your requisition and contract must appear on the vendor's quote for goods/services

- (3) Quotes (please attach all quotes to your requisition)

Section II. PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES

Fiscal Year	Account	PO Number	FY PO Amount	FY Expensed	Resolution
2024	249-371.100-967.000	25-008017	\$2,617,198.00	\$2,550,032.00	240080

Lurvey was the contractor selected to renovate the South Building upper level in FY2024. The project was completed satisfactorily.

Section III.

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



CITY OF FLINT

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This renovation project will provide significant benefits to city operations by creating safer working conditions through the remediation of environmental hazards and moisture-damaged surfaces. The improvements will enhance employee health and productivity while maximizing the use of existing city facilities. Additionally, the renovated space will provide better working environments that support efficient city service delivery.

Improvements will allow more employees to work within the same amount of space; previous employee capacity was 8, and this work will enable up to 14 employees to occupy the same space.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure: N/A – not ARPA

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

NOTE: Accountant MUST include the following information:

- What is the total amount budgeted for this purpose?
- What percentage is being spent with this vendor?
- What is the justification for spending this amount of money with this vendor?
- What percentage is being spent out of each line item used in this request?
- List all the known budgeted funds from that line item.

- Total amount budgeted for this purpose is \$322,016.80
- 100% of encumbered funds is being spent with this vendor
- Work on this space is needed prior to re-occupancy by displaced staff
- All funds will be spent out of the building renovations line of identified accounts
- Budgeted funds and amounts are outlined in the table below

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
B&CS	Building Additions & Improvements	296-737.310-976.000	OFAEC-2021	\$256,189.13
B&CS	Building Additions & Improvements	101-701.000-976.000	n/a – general fund	\$65,827.67



CITY OF FLINT

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	FY26 GRAND TOTAL	\$322,016.80
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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: 260010933

ACCOUNTING APPROVAL: Carissa Dotson Date: _____

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)

	NAME	PHONE NUMBER
1	Seamus Bannon	810-766-7426 x2014
2		
3		



CITY OF FLINT

** STAFF REVIEW FORM **

Effective: August 1, 2025

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STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

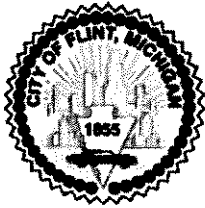
Seamus Bannon

DEPARTMENT HEAD SIGNATURE: Seamus Bannon (Oct 29, 2025 16:51:26 EDT)

(Name, Title)

ADMINISTRATION APPROVAL: CD Edwards (Oct 30, 2025 11:04:51 EDT)

\$20,000 or above spending authorizations)



250388-T

RESOLUTION NO.: _____

PRESENTED: 11-19-2025

ADOPTED: _____

PROPOSAL #22000529
BY THE CITY ADMINISTRATOR:

RESOLUTION TO METRON-FARNIER, LLC, FOR THE PURCHASE OF WATER METERS

WHEREAS, The Division of Purchases and Supplies solicited proposals in FY23 via P22000529 for the AMI Water Meter Upgrade project. Metron-Farnier, LLC was awarded as the lowest responsive bidder for this project with the approval of City Council with the adoption of Resolution #220290 on July 22, 2022.

WHEREAS, The City of Flint Water Service Center, Utilities Division, is requesting a purchase order be issued to Metron-Farnier for the purchase of residential and commercial water meters. Metron-Farnier (which is already in place in the meter reading system) is the sole source vendor of Metron water meters utilized and distributed by the City of Flint Water Service Center.

WHEREAS, The City of Flint Water Service Center, Utilities Division, is requesting the proposed amount of \$576,000.00 for the purchase of residential & commercial water meters. There is adequate funding for said purchase in the listed accounts.

Funding for said purchases will come from the following account:

591-540.200-752.000	Supplies	\$288,000.00
590-540.207-752.000	Supplies	\$288,000.00
	FY26 GRAND TOTAL:	\$576,000.00

IT IS RESOLVED, that The Division of Purchases & Supplies, upon City Council's approval, is hereby authorized to issue a Purchase Order to Metron-Farnier, LLC in an amount not to exceed \$576,000.00 for FY2026 (07/01/25-06/30/26) for the purchase of water meters for the Water Service Center.

APPROVED AS TO FORM:

JoAnne Gurley
JoAnne Gurley (Oct 30, 2025 12:10:44 EDT)

Joanne Gurley, City Attorney

APPROVED AS TO FINANCE:

Phillip Moore
Phillip Moore (Oct 13, 2025 08:51 18 EDT)

Phillip Moore, Chief Finance Officer

FOR THE CITY OF FLINT:

CD Edwards
CD Edwards / A0559 (Oct 30, 2025 13:03:40 EDT)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:

Lauren Rowley

Lauren Rowley, Purchasing Manager



CITY OF FLINT

** STAFF REVIEW FORM **

Effective: August 1, 2025

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TODAY'S DATE: October 8, 2025

BID/PROPOSAL#

AGENDA ITEM TITLE: Water Meters

PREPARED BY: Cheri Priest for Entrice Mitchell, Sewer Systems Supervisor

VENDOR NAME: Metron-Farnier, LLC

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Vendor Compliance (This vendor has been properly vetted, and the responses are below):

Federal government	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
State government	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
City of Flint	(All documentation current, no violations)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

The requesting authority is validating that this vendor has been in full compliance with all past contract provisions and has not violated the terms of any contract with the City of Flint.

NOTE: Preparer MUST include a response to the conditions below:

- Did we do an assessment of first consideration to internal City of Flint staff and resources (explain)?
- Why was this vendor chosen?
- What history does this vendor have with the City of Flint?
- What steps will be taken to do a post-performance of the vendor?



CITY OF FLINT

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Effective: August 1, 2025

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The water department requests an emergency purchase order be issued to Metron-Farnier for the short-term purchase of residential and commercial water meters, pending a larger request to be presented to city council. Our current stock of water meters is nearing depletion and Metron-Farnier will not process a meter order without a purchase order in place. The water department has been utilizing this vendor for water meters (except for the large meter change out program completed in 2022 by another vendor) since 2005. We have had nothing but issues with the large meter change out vendor in that the water meters keep failing and they do not seem to know why. Metron offers an interchangeable meter register which can be programmed for any meter size, the meters are reusable, interchangeable and tamper resistant (no wires to be cut). The previous change out vendor's meters do not have interchangeable heads, the meter register cannot be reprogrammed back to a -0- meter read when reusing, are not tamper resistant (have wires that can be cut) and have what we consider a high ongoing failure rate. We have returned the defective meters (shipping paid by City of Flint) to the vendor who cannot offer any explanation as to the continuing failures other than the numbers fall within their companywide failure rate. We currently have 2-meter reading systems in place and to keep our operations streamlined we cannot introduce another meter brand with its own meter reading system. In our almost 20 years of purchasing meters from Metron-Farnier, we have experienced none of the above issues with our meter purchases and installations. Metron-Farnier is the sole source for Metron water meters. The current price list is attached and there is no increase in price from 2024.

PROCUREMENT (MUST BE SPECIFIED)

Please specify how this vendor was identified: (Check one)

Sole Source (Please attach sole source statement to requisition)

Competitive Bid Process (Please attach bid tabulation/documents to requisition)

Cooperative Contract (MIDeal, Sourcwell, GSA, or other municipality) *Contract must be

attached to your requisition and contract must appear on the vendor's quote for goods/services [] (3)

Quotes (please attach all quotes to your requisition)



CITY OF FLINT

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Section II. PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES

Fiscal Year	Account	PO Number	FY PO Amount	FY Expensed	Resolution
2025	590-540.200-752.000 591-540.207-752.000	25-7783	625,000.00	624,975.23	240411-T
2024	590-540.200-752.000 591-540.207-752.000	24-6217	573,600.00	571,868.40	230210
2023	590-540.200-752.000 591-540.207-752.000	23-5107	140,000.00	140,000.00	220317 – dept funded 220292 – grant funded

Section III.

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

The current water meters are remote reading which allows for improved meter reading which translates into more accurate water bills for residents. The remote reading meter also can detect if a resident has a leak, which when notified, allows residents to repair any internal plumbing issues they may have and eliminate large water bills due to unseen leaks. There are no environmental implications for this water meter. Metron-Farnier complies with the no lead in water meter’s federal requirements. This short-term purchase will allow the City of Flint to purchase approximately 190 residential water meters. Metron-Farnier is a sole source vendor for the sale of Metron meters which are manufactured in Colorado. There are no partnerships or collaborations, other than the vendor, for the purchase of these meters.



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

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Section IV: FINANCIAL IMPLICATIONS: None

IF ARPA related Expenditure:

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

NOTE: Accountant MUST include the following information:

- **What is the total amount budgeted for this purpose?**
- **What percentage is being spent with this vendor?**
- **What is the justification for spending this amount of money with this vendor?**
- **What percentage is being spent out of each line item used in this request?**
- **List all the known budgeted funds from that line item.**

590 – Sewer - \$37,000.00 allocated which represents 11% of the \$325,000.00 in the meter reading – sewer account

591 – Water - \$37,000.00 allocated which represents 11% of the \$325,00.00 in the meter reading - water account

The only supplies that come out of the meter reading water & sewer accounts are meters. The entire \$650,000.00 combined is allocated for this purchase. We will be processing a larger council request for the remainder of the funds.

BUDGETED EXPENDITURE? YES X NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
2496	Supplies	590-540.207-752.000	N/A	\$37,000.00
2493	Supplies	591-540.200-801.000	N/A	\$37,000.00
FY26 GRAND TOTAL				\$74,000.00



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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): None

PRE-ENCUMBERED? YES NO REQUISITION NO: 26-10265

ACCOUNTING APPROVAL: Cheri Priest Date: 10/08/2025

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)

	NAME	PHONE NUMBER
1	N/A	
2		
3		

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Entrice Mitchell 10/08/2025
Entrice Mitchell, Sewer Systems Supervisor Date

ADMINISTRATION APPROVAL: CD Edwards (Oct 8, 2025 13:40:45 EDT)
\$20,000 or above spending authorizations)

250383.1

RESOLUTION NO.: _____

PRESENTED: 11-24-2025

ADOPTED: _____

RESOLUTION APPROVING AN OBSOLETE PROPERTY REHABILITATION EXEMPTION
CERTIFICATE APPLICATION FOR 703 S. GRAND TRAVERSE STREET, FLINT
(PA 146 of 2000, As Amended)

BY THE CITY CLERK:

Pursuant to PA 146 of 2000, as amended, the City of Flint is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

The City of Flint legally established the Obsolete Property Rehabilitation District at 703 S. Grand Traverse Street, Flint, on November 10, 2025, after a Public Hearing held on October 13, 2025; and

The taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Flint; and

Exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit; and

A Public Hearing as on this application was held on November 24, 2025, as provided by section 4(2) of Public Act 146 of 2000, as amended; and

Applicant Feuersteyn Enterprises LLC is not delinquent in any taxes related to the facility; and

The application was approved by the City of Flint Economic Development Corporation at a meeting held on November 12, 2024; and

The application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

The applicant, Feuersteyn Enterprises LLC, has provided answers to all required questions under the application instructions to the City of Flint Economic Development Corporation; and

The City of Flint requires that rehabilitation of the facility shall be completed by _____, _____, and

The commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

The application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, as amended, and that is situated within an Obsolete Property Rehabilitation District established in the City of Flint eligible under Public Act 146 of 2000, as amended, to establish such a district; and

Completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity and create employment in which the facility is situated; and

The rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(1) of Public Act 146 of 2000.

IT IS RESOLVED, that an Obsolete Property Rehabilitation Exemption Certificate for the real property, excluding land, located in the Obsolete Property Rehabilitation District at 703 S. Grand Traverse Street, Flint, is approved for a period of _____ years, beginning _____, _____, and ending _____, _____, pursuant to the provisions of PA 146 of 2000, as amended.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

JoAnne Gurley, City Attorney

Phillip Moore, Chief Financial Officer

FOR THE CITY:

APPROVED BY CITY COUNCIL:

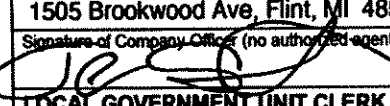
Clyde Edwards, City Administrator

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

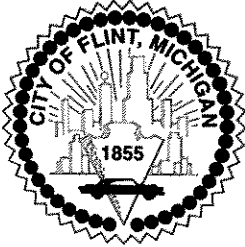
INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Feuersteyn Enterprises LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 1505 Brookwood Ave, Flint, MI 48503		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 703 S. Grand Traverse, Flint, MI 48502		
City, Township, Village (indicate which) City of Flint	County Genesee	
Date of Commencement of Rehabilitation (mm/dd/yyyy) TBD	Planned date of Completion of Rehabilitation (mm/dd/yyyy) TBD	School District where facility is located (include school code)
Estimated Cost of Rehabilitation \$650,000.00	Number of years exemption requested 10	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>10</u>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents) Theodore Van Steyn	Telephone Number (916) 834-6163	Fax Number
Mailing Address 1505 Brookwood Ave, Flint, MI 48503	E-mail Address tvansteyn@gmail.com	
Signature of Company Officer (no authorized agents) 	Title member	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
PART 1: ACTION TAKEN		
Action Date		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code
PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)		
<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>	
PART 3: ASSESSOR RECOMMENDATIONS		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value		Building State Equalized Value
\$		\$
Name of Government Unit	Date of Action Application	Date of Statement of Obsolescence
PART 4: CLERK CERTIFICATION		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk	Telephone Number	
Clerk Mailing Address		
Mailing Address		
Telephone Number	Fax Number	E-mail Address
Clerk Signature		Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

APPROVED MINUTES



1101 S. SAGINAW STREET
FLINT, MICHIGAN 48502
810.766.7426 TEL
810.766.7351 FAX

EDC Minutes: November 12, 2024

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

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

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

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

8. Updates

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

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

Adjournment at 10:45am.

APPROVED MINUTES

BRA Minutes: November 12, 2024

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

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

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

Adjourned at 10:49am

Minutes Approved February 11 2025 during EDC/BRA regular meeting



City of Flint

Assessment Office

Stacey Kaake

Sheldon A. Neeley
Mayor

July 31, 2024

Feursteyn Enterprises LLC
1505 Brookwood Ave
Flint MI 48503

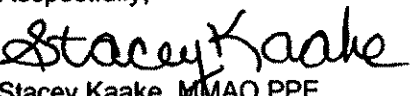
RE: 703 S Grand Traverse

To Whom It May Concern,

On July 31, 2024 I inspected the buildings located at 703 S Grand Traverse with the purpose of determining where the building qualifies as functionally obsolescent. Based on this inspection, I do believe it qualifies for the following reasons:

1. The property was originally built as a home. At some point it was converted for offices space. Now the current owner will be using it for a restaurant.
2. A commercial grade kitchen with a venting system will need to be added to the first floor of the property.
3. The second floor will need to be reinforced for the use of the 2nd story for restaurant guests.
4. Additional restrooms will need to be added to accommodate customers, as well as the commercial use of the kitchen
5. The electrical system will require a complete overhaul to meet current building code.
6. The property will need insulation, an HVAC system, and lighting that will need to meet current code.

Respectfully,


Stacey Kaake, MMAO PPE

Assessor

AFFIDAVIT OF STACEY KAAKE

I, Stacey Kaake, have personal knowledge of the following facts and, if sworn as a witness, I would be competent to testify to the facts stated below:

1. I am the Assessor of the City of Flint.
2. The total amount of public and private investment in real and personal property within the development district during the period beginning January 1, 2019 and ending December 31, 2023 is \$ 35,000,000.

Stacey Kaake
Stacey Kaake

Certified this 1 day of May 2024

Davina Donahue
Davina Donahue

Subscribed and sworn before me
this 1 day of May 2024

DAVINA DONAHUE
Notary Public
My commission expires on 2/02/2027
Acting in the County of Genesee.

DAVINA G. DONAHUE
Notary Public, Genesee County, Michigan
My Commission Expires February 2, 2027
Acting In the County of Genesee

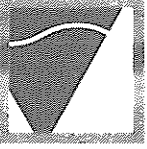
For Owner Review
12/27/23

1 Proposed Site Plan
A1.1

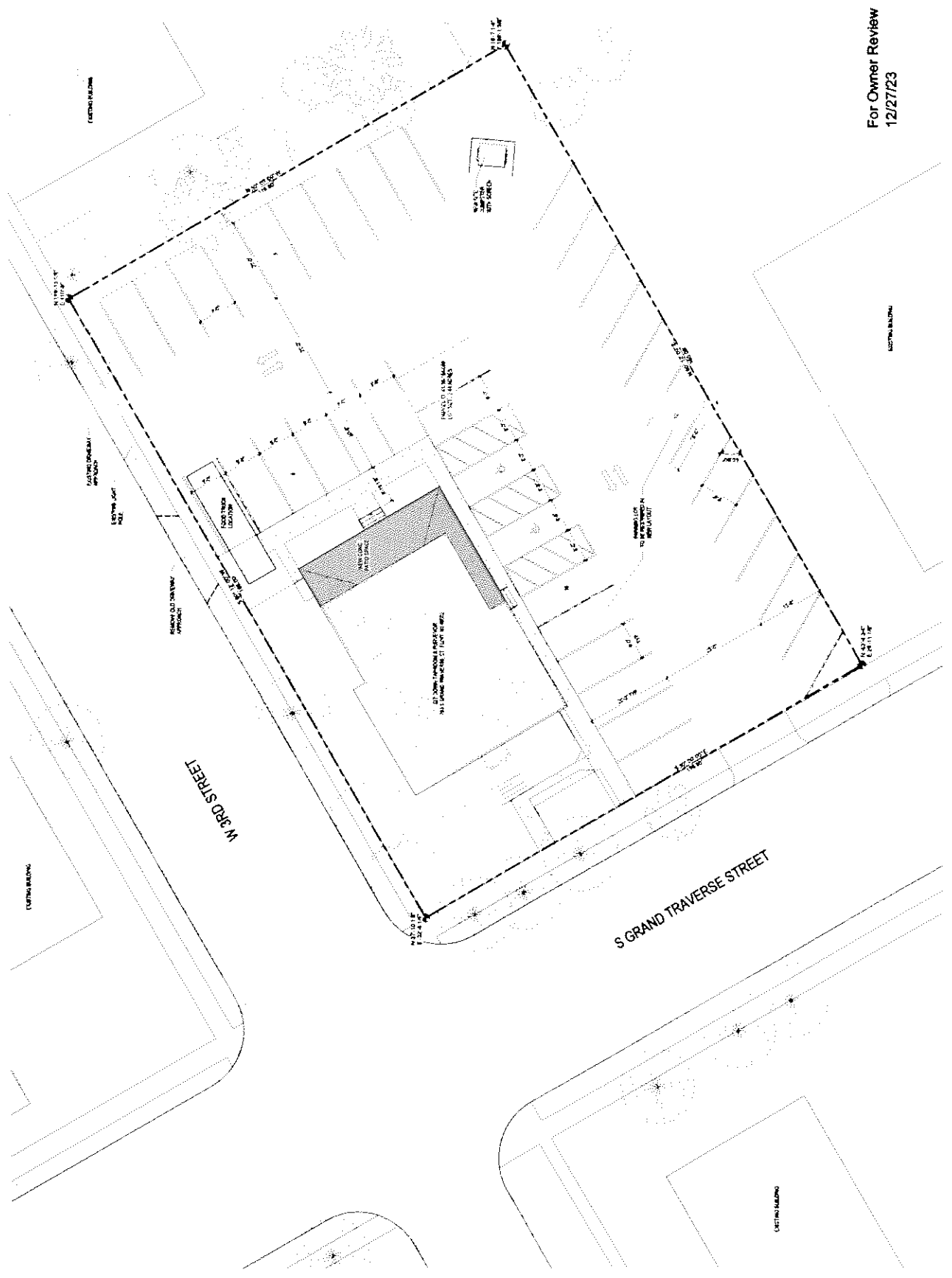
PROJECT NO.	2303
PROJECT NAME	703 S Grand Traverse St, Flint, MI 48502
DATE	12/27/23
SCALE	1" = 10'-0"
SHEET NUMBER	A1.1

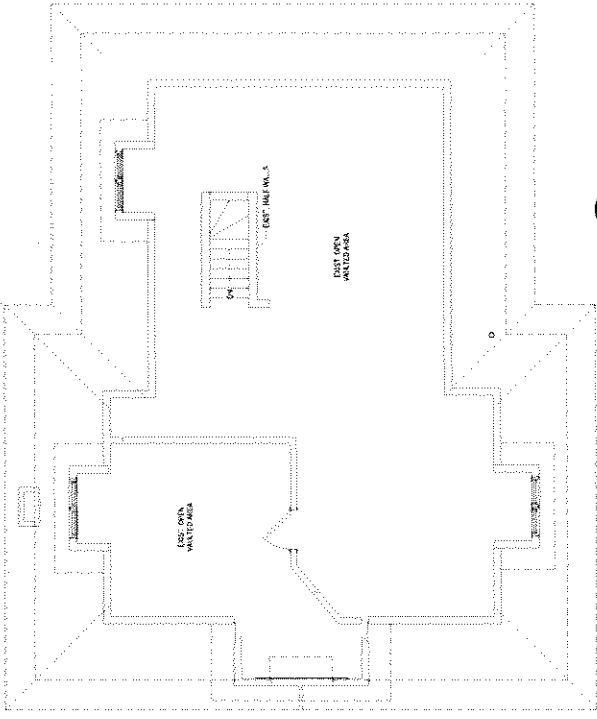
703 S Grand Traverse St, Flint, MI 48502
 SIT DOWN TAPROOM & PUBEYOR
 Proposed Site Plan

NO.	DATE	DESCRIPTION

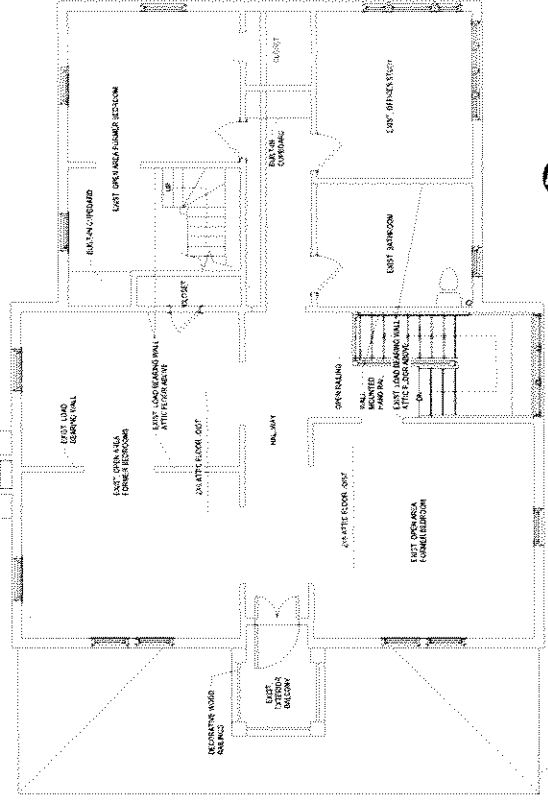


SEDGEWICK + FERMEDA ARCHITECTS
 ARCHITECT
 410 East Court Street Flint, MI 48503
 TEL: 810-238-9647 | FAX: 810-238-4900
 www.sfaarch.us





2 Existing / Demolition Third Floor Plan



1 Existing / Demolition Second Floor Plan

GENERAL FLOOR PLAN LEGEND

- EXIST WALL
- PROPOSED WALKWAY TO FUTURE USING
- PROPOSED AIR FLOW ASSEMBLY
- PROPOSED PARTIAL UP WALL
- EXIST WALL
- WALL TO BE DEMO
- WALL TO REMAIN
- SEMI-ENCLOSED FIRE LIFTWELL/STAIR

For Owner Review
12/27/23

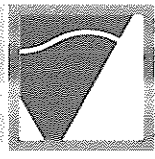
SIT DOWN TAPROOM & PURVEYOR
703 S Grand Traverse St, Flint, MI 48502
Existing / Demolition Second & Third

A2.1

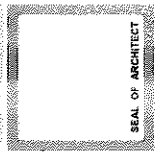
PROJECT: 21-002
DATE: 03/08/2023
SCALE: 1/4" = 1'-0"
SHEET: 10/10
DRAWN BY: LUK
CHECKED BY: BJA

REVISIONS

NO.	DATE	DESCRIPTION



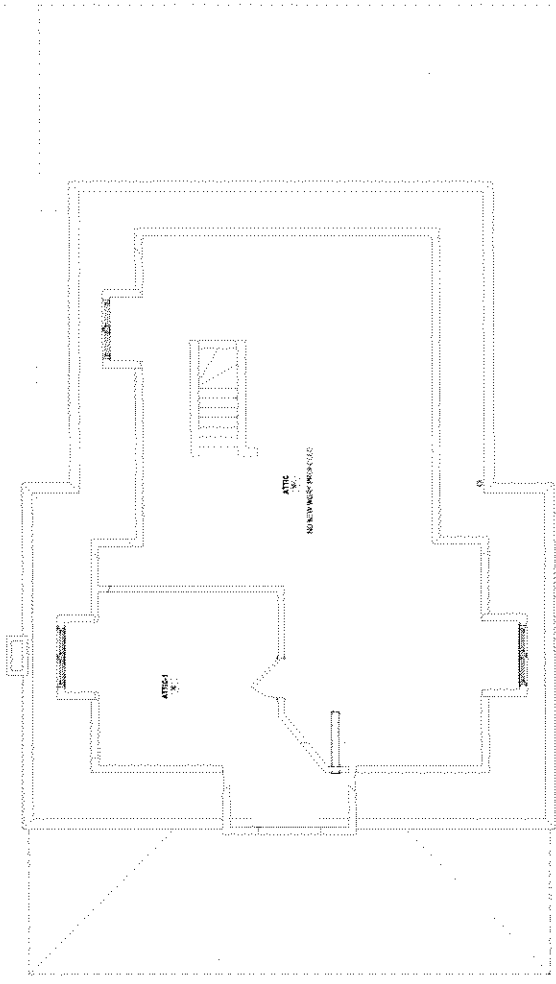
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TEL: 810-238-9647 | FAX: 810-238-4900
www.sfaich.us
Grand Traverse + Front Streets + Grand Architecture



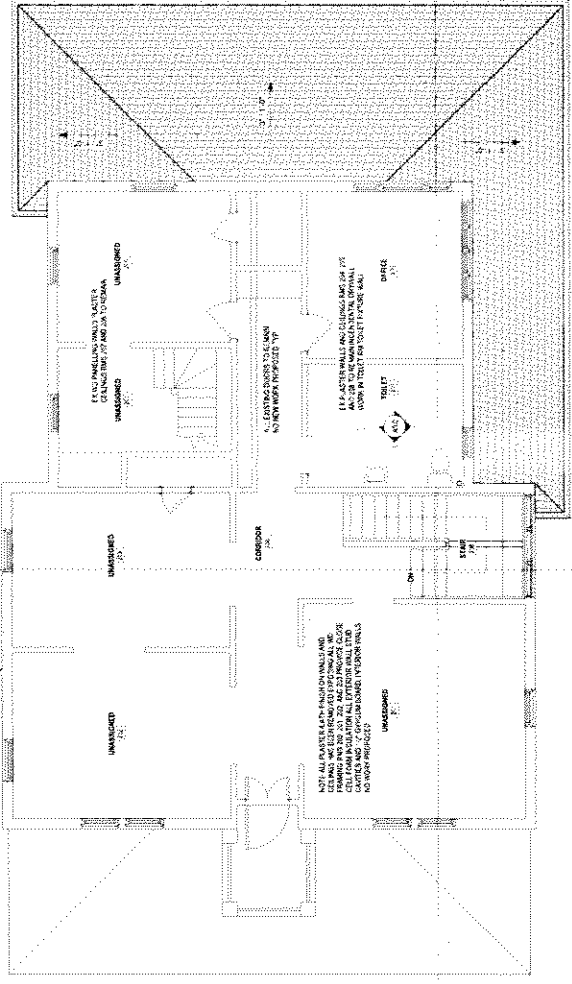


NO.	DATE	DESCRIPTION
1	03/08/23	ISSUED FOR PERMITS
2	03/08/23	REVISIONS

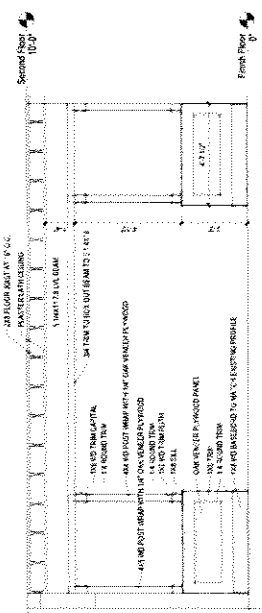
For Owner Review
 12/27/23



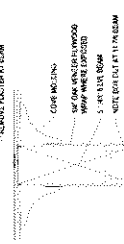
2 Third Floor Plan
 A2.3 12/27/23



1 Second Floor Plan
 A2.3 12/27/23



3 Dining Rm
 A2.3 12/27/23



4 Beam Detail
 A2.3 12/27/23

GENERAL FLOOR PLAN LEGEND

[Symbol]	RESERVED PART OF NEXT LEVEL
[Symbol]	RESERVED UNFINISHED WALL
[Symbol]	RESERVED HORIZONTAL ASSEMBLY
[Symbol]	RESERVED PARTIAL WALL
[Symbol]	3/4" WALL
[Symbol]	2" WALL
[Symbol]	INDIVIDUAL ROOM
[Symbol]	COMMON AREA
[Symbol]	UNRESERVED PART OF NEXT LEVEL

A3.0

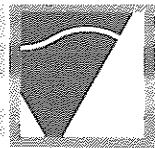
PROJECT NUMBER: 23-003
 DRAWINGS: EXTERIOR ELEVATIONS
 DATE: 12/27/23
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER: 3/13

SIT DOWN TAPROOM & PURVEYOR
 703 S Grand Traverse St, Flint, MI 48502

Exterior Elevations

REVISIONS

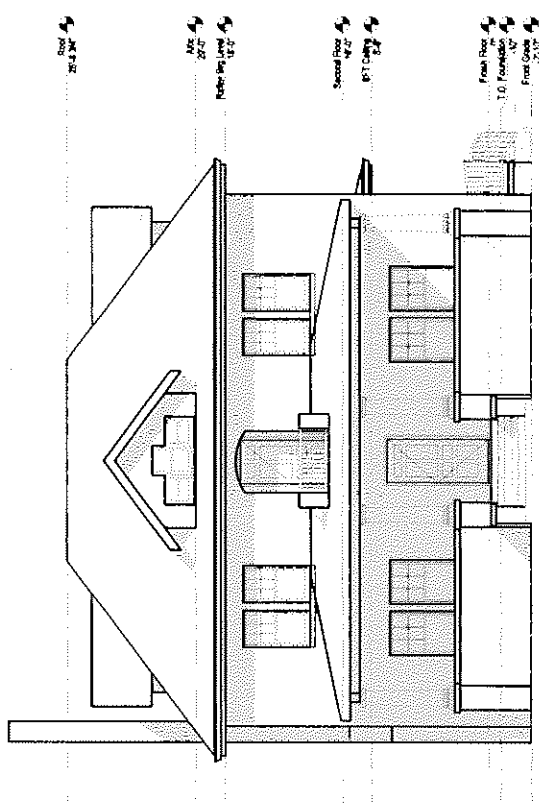
NO.	DESCRIPTION	DATE



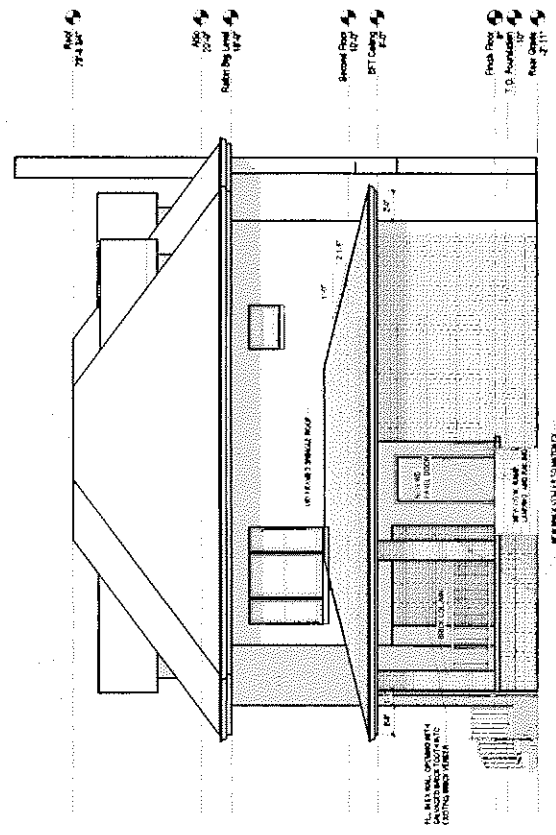
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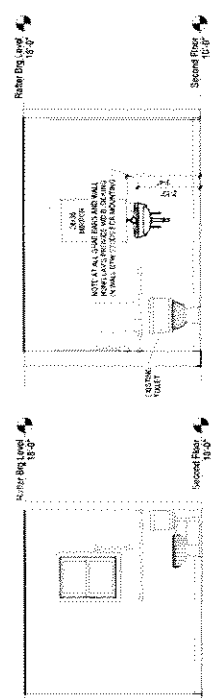
For Owner Review
 12/27/23



1 South Elevation



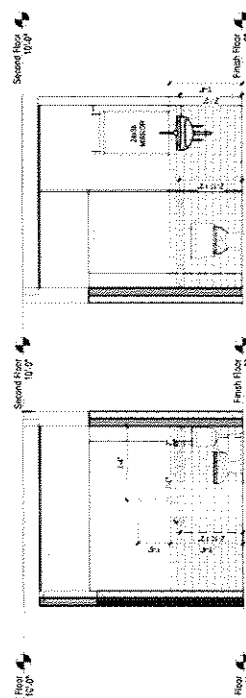
2 North Elevation



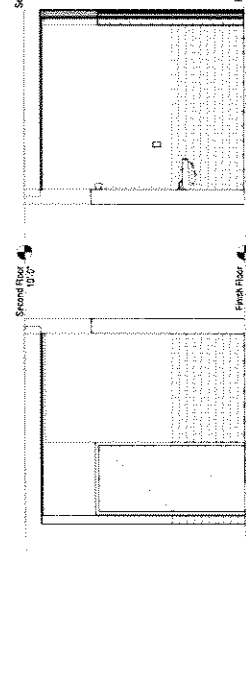
1 Toilet 201
REV. 12/13



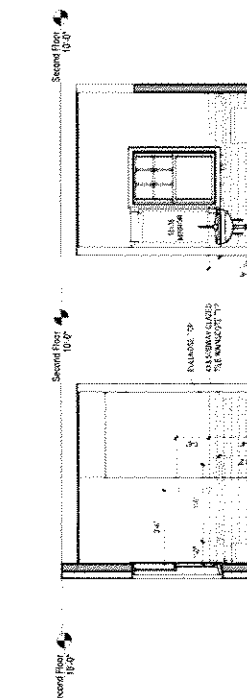
5 Unisex Toilet
REV. 12/13



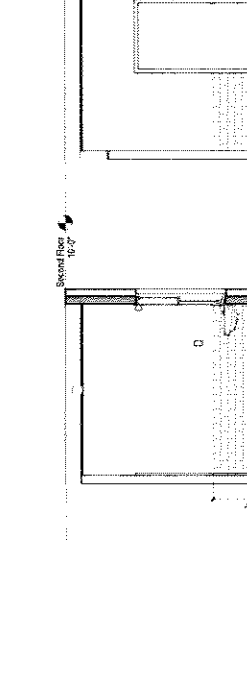
6 Toilet 101 A
REV. 12/13



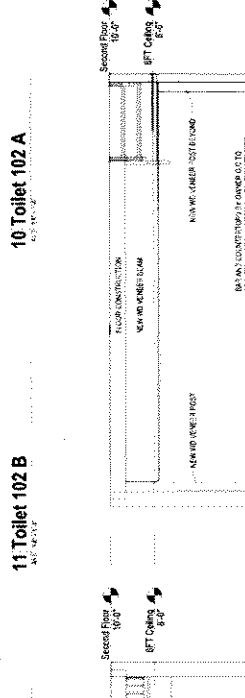
7 Toilet 101 B
REV. 12/13



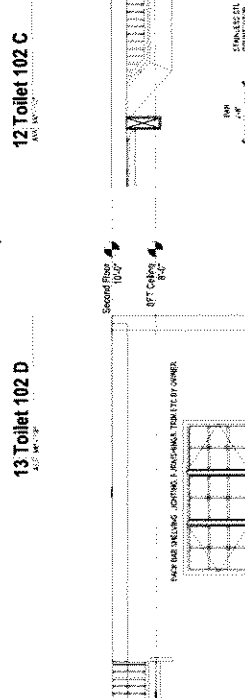
8 Toilet 101 C
REV. 12/13



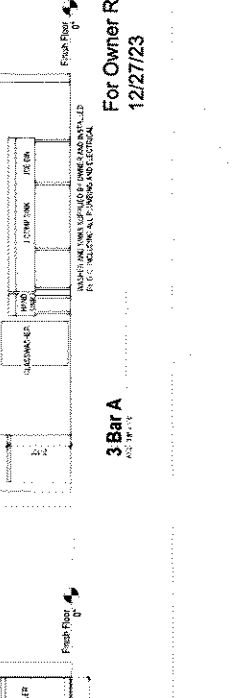
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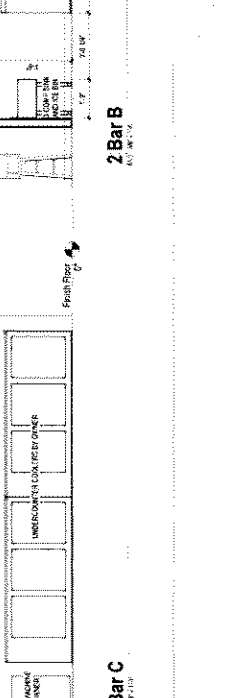
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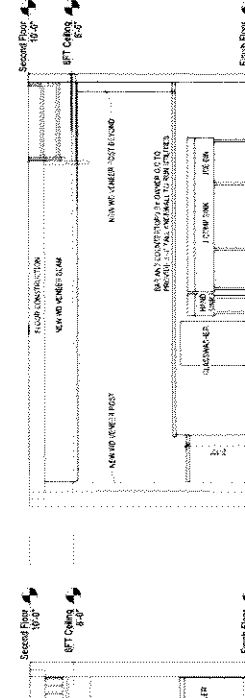
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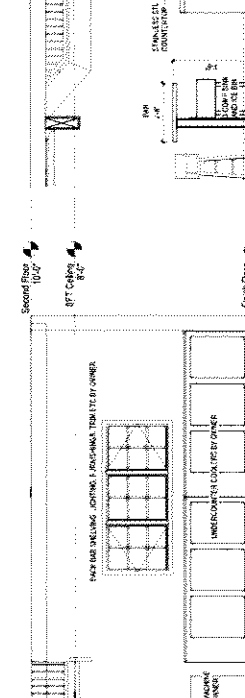
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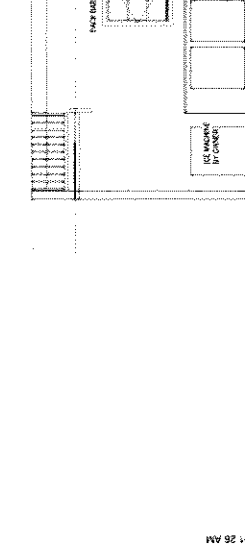
13 Toilet 102 D
REV. 12/13



2 Bar B
REV. 12/13



3 Bar A
REV. 12/13



4 Bar C
REV. 12/13

5 Bar A
REV. 12/13

6 Bar B
REV. 12/13

7 Bar C
REV. 12/13

8 Bar D
REV. 12/13

9 Bar E
REV. 12/13

10 Bar F
REV. 12/13

11 Bar G
REV. 12/13

12 Bar H
REV. 12/13

13 Bar I
REV. 12/13

14 Bar J
REV. 12/13

15 Bar K
REV. 12/13

16 Bar L
REV. 12/13

17 Bar M
REV. 12/13

18 Bar N
REV. 12/13

19 Bar O
REV. 12/13

20 Bar P
REV. 12/13

21 Bar Q
REV. 12/13

22 Bar R
REV. 12/13

23 Bar S
REV. 12/13

24 Bar T
REV. 12/13

25 Bar U
REV. 12/13

26 Bar V
REV. 12/13

27 Bar W
REV. 12/13

28 Bar X
REV. 12/13

29 Bar Y
REV. 12/13

30 Bar Z
REV. 12/13

31 Bar AA
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32 Bar AB
REV. 12/13

33 Bar AC
REV. 12/13

34 Bar AD
REV. 12/13

35 Bar AE
REV. 12/13

36 Bar AF
REV. 12/13

37 Bar AG
REV. 12/13

38 Bar AH
REV. 12/13

39 Bar AI
REV. 12/13

40 Bar AJ
REV. 12/13

41 Bar AK
REV. 12/13

42 Bar AL
REV. 12/13

43 Bar AM
REV. 12/13

44 Bar AN
REV. 12/13

45 Bar AO
REV. 12/13

46 Bar AP
REV. 12/13

47 Bar AQ
REV. 12/13

48 Bar AR
REV. 12/13

49 Bar AS
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53 Bar AW
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REV. 12/13

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REV. 12/13

63 Bar BG
REV. 12/13

64 Bar BH
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65 Bar BI
REV. 12/13

66 Bar BJ
REV. 12/13

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REV. 12/13

68 Bar BL
REV. 12/13

69 Bar BM
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70 Bar BN
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71 Bar BO
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72 Bar BP
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73 Bar BQ
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75 Bar BS
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77 Bar BU
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78 Bar BV
REV. 12/13

79 Bar BW
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80 Bar BX
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81 Bar BY
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82 Bar BZ
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83 Bar CA
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84 Bar CB
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85 Bar CC
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86 Bar CD
REV. 12/13

87 Bar CE
REV. 12/13

88 Bar CF
REV. 12/13

89 Bar CG
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90 Bar CH
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91 Bar CI
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92 Bar CJ
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93 Bar CK
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94 Bar CL
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95 Bar CM
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97 Bar CO
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99 Bar CQ
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128 Bar DT
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130 Bar DV
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132 Bar DX
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151 Bar EQ
REV. 12/13

152 Bar ER
REV. 12/13

153 Bar ES
REV. 12/13

154 Bar ET
REV. 12/13

155 Bar EU
REV. 12/13

156 Bar EV
REV. 12/13

157 Bar EW
REV. 12/13

158 Bar EX
REV. 12/13

159 Bar EY
REV. 12/13

160 Bar EZ
REV. 12/13

161 Bar FA
REV. 12/13

162 Bar FB
REV. 12/13

163 Bar FC
REV. 12/13

164 Bar FD
REV. 12/13

165 Bar FE
REV. 12/13

166 Bar FF
REV. 12/13

167 Bar FG
REV. 12/13

168 Bar FH
REV. 12/13

169 Bar FI
REV. 12/13

170 Bar FJ
REV. 12/13

171 Bar FK
REV. 12/13

172 Bar FL
REV. 12/13

173 Bar FM
REV. 12/13

174 Bar FN
REV. 12/13

175 Bar FO
REV. 12/13

176 Bar FP
REV. 12/13

177 Bar FQ
REV. 12/13

178 Bar FR
REV. 12/13

179 Bar FS
REV. 12/13

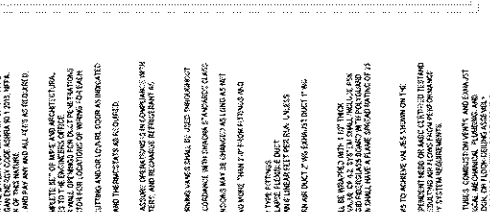
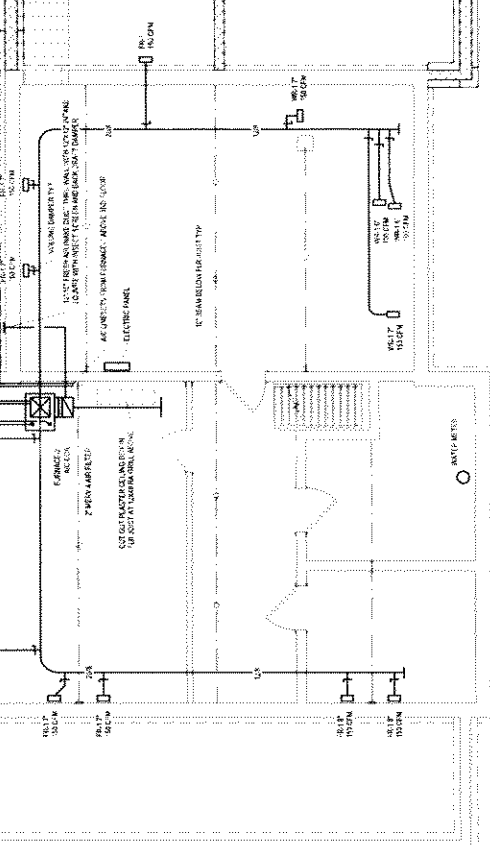
180 Bar FT
REV. 12/13

181 Bar FU
REV. 12/13

182 Bar FV
REV. 12/13

183 Bar FW
REV. 12/13

2 Basement HVAC Plan



FOR OWNER REVIEW
12/27/23

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12/27/23

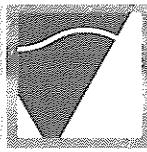
FOR OWNER REVIEW
12/27/23

FOR OWNER REVIEW
12/27/23

FOR OWNER REVIEW
12/27/23

SEAL OF ARCHITECT

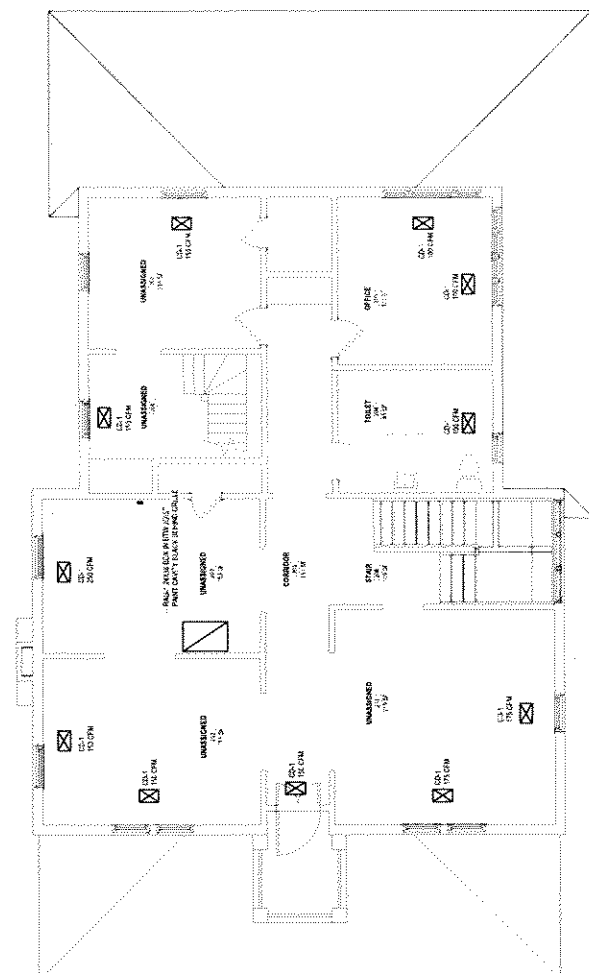
ARCHITECT
SEDGEWICK + FERWEDA ARCHITECTS
 410 East Court Street Flint, MI 48503
 TEL: 810-238-9647 | FAX: 810-238-4900
 WWW.SFARCH.US



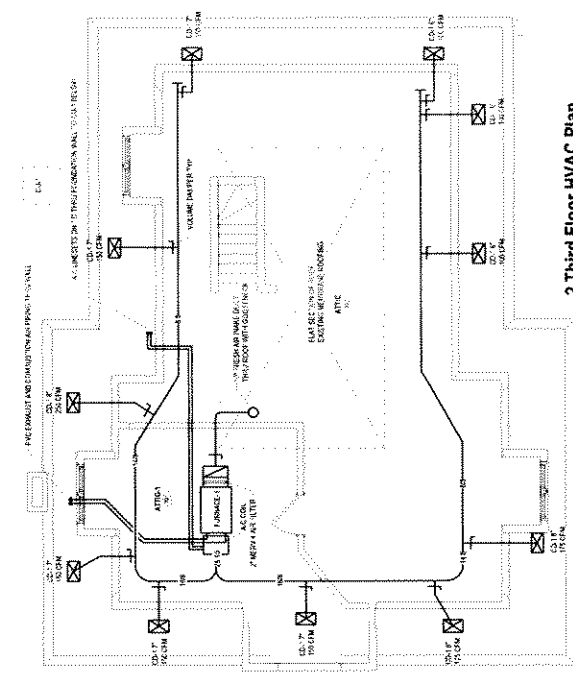
REVISIONS	Date	Description

PROJECT
SIT DOWN TAPROOM & PURVEYOR
 703 S Grand Traverse St, Flint, MI 48502

DESIGNED BY: SJS
 CHECKED BY: JDF
 PROJECT NUMBER: 22432
 DATE: 02/09/2023
 SCALE: 1/4" = 1'-0"
 SHEET NUMBER: **M1.1**



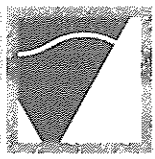
1 Second Floor HVAC Plan



2 Third Floor HVAC Plan

For Owner Review
 12/27/23

REVISIONS	Date	Description

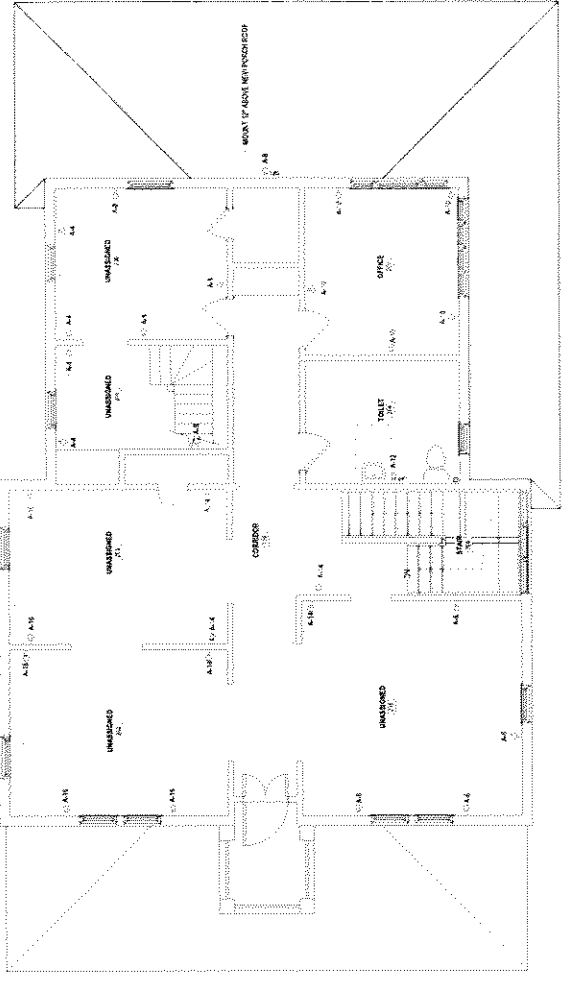


ARCHITECT
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 TEL: 810-238-9647 | FAX: 810-238-4900
 www.sfwarch.us

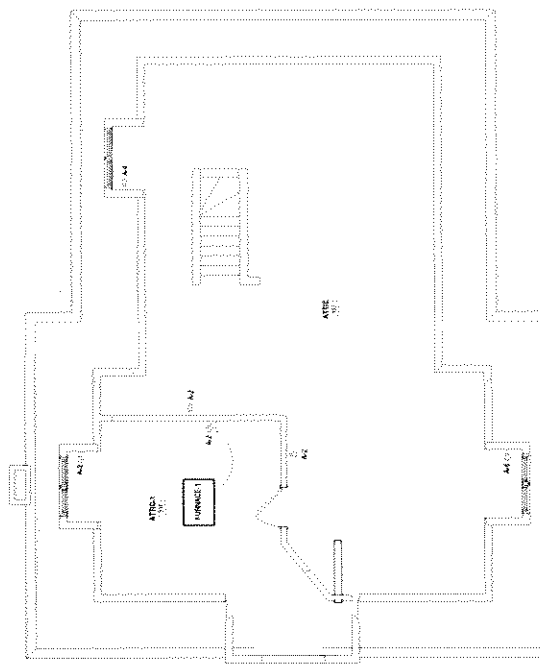
SEAL OF ARCHITECT

For Owner Review
 12/27/23

1 Second Floor Electrical Plan



2 Third Floor Electrical Plan



ELECTRICAL SPECIFICATIONS

GENERAL: WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), LOCAL AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS, AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT, OSHA.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

COORDINATION: THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND CONTRACTORS TO ENSURE PROPER INSTALLATION AND OPERATION OF ALL ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

CONSTRUCTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

WIRING: ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

CONDUIT: ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

TERMINALS: ALL TERMINALS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

GROUNDING: ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

TESTING: ALL ELECTRICAL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

PROTECTION: ALL ELECTRICAL SYSTEMS SHALL BE PROTECTED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

MAINTENANCE: ALL ELECTRICAL SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

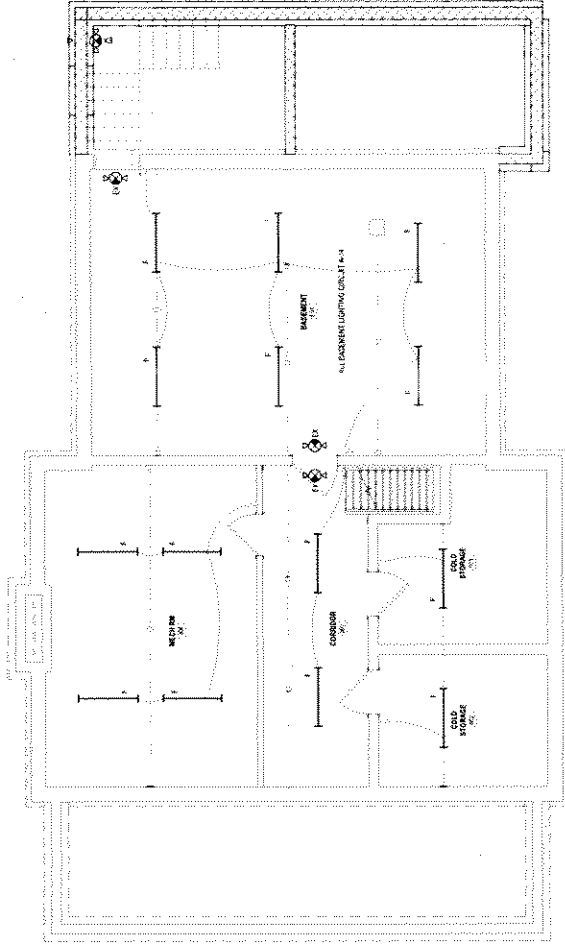
SAFETY: ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

QUALITY: ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

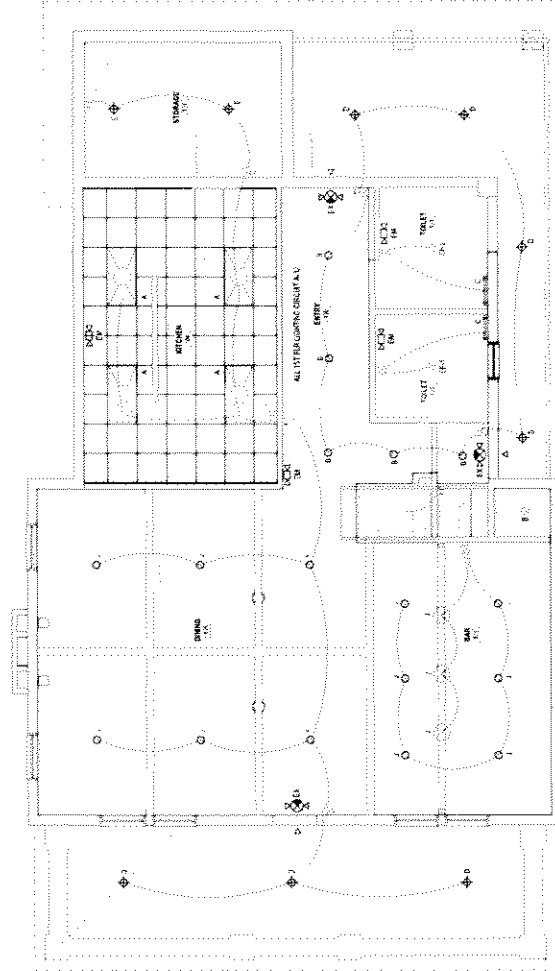
COMPLETION: ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

LIBRARY FIXTURE SCHEDULE

- A. LITROCK 1500MM 1500MM 1500MM
- B. 1500MM 1500MM 1500MM
- C. 1500MM 1500MM 1500MM
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2 Basement Lighting Plan

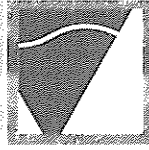


1 First Floor Lighting Plan

For Owner Review
12/27/23

SEAL OF ARCHITECT

ARCHITECT
SEDGWICK + FERWEDA ARCHITECTS
410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
WWW.SDARCH.US



NO.	REVISIONS	Date	Description

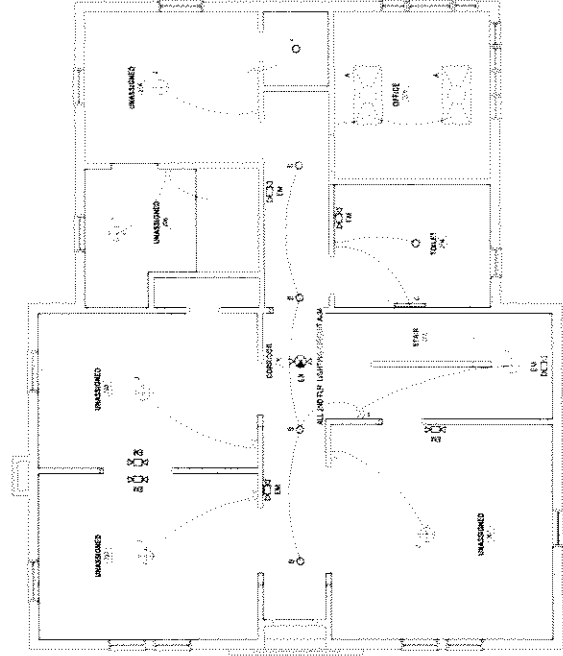
SIT DOWN TAPROOM & PURVEYOR
703 S Grand Traverse St, Flint, MI 48502
Basement & 1st Floor Lighting Plans

DESIGNED BY	DATE	PROJECT NUMBER	SCALE	SHEET NUMBER

E2.0

For Owner Review
12/27/23

1 Second Floor Lighting Plan

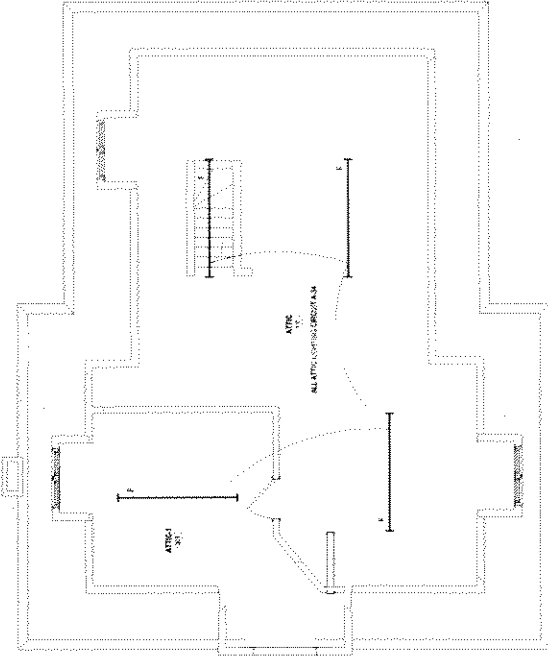


DRAWING NO. 22-032
 PROJECT NUMBER 22-032
 DATE 03/08/2023
 SCALE 1/4" = 1'-0"
 SHEET NUMBER **E2.1**

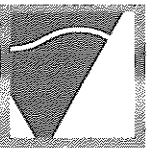
703 S Grand Traverse St, Flint, MI 48502
 2nd & 3rd Floor Lighting Plans

NO.	DESCRIPTION	DATE	BY	CHKD.

2 Third Floor Lighting Plan



ARCHITECT
SEDGEWICK + FERWEDA ARCHITECTS
 410 East Court Street Flint, MI 48503
 TEL: 810-238-9647 | FAX: 810-238-4900
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