



City of Flint, Michigan

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

Meeting Agenda – AMENDED

Monday, January 13, 2025

5:30 PM

AGENDA AMENDED to add Appointments No. 250007-T and 250008-T under Appointments May Be Referred from S.A.

City Council Chambers

CITY COUNCIL

Ladel Lewis, President, Ward 2

Candice Mushatt, Vice President, Ward 7

Leon El-Alamin, Ward 1
Judy Priestley, Ward 4
Tonya Burns, Ward 6

VACANT, Ward 3
Jerri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8

Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

CALL TO ORDER

City Clerk Davina Donahue shall informally call this City Council meeting back to order for the purpose of electing a City Council President, in accordance with Section 3-201(B) of the Flint City Charter.

ROLL CALL

ORGANIZATION OF THE CITY COUNCIL (Council President)

The City Council shall elect from its members a presiding officer who shall be known as the President of the Council.

CALL TO ORDER (President-Elect)

The President-Elect shall formally call this City Council meeting to order.

ORGANIZATION OF THE CITY COUNCIL (Council Vice President)

The City Council shall elect from its members an officer who shall be known as the Vice President of the Council.

ORGANIZATION OF THE CITY COUNCIL (Other Officers and Committees)

The City Council may elect such other officers as it deems necessary.

The President-Elect of the City Council may appoint committee officers (Finance, Legislative, and Governmental Operations) and sub-committees as deemed necessary.

PLEDGE OF ALLEGIANCE

PRAYER OR BLESSING

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.

RECONSIDERATION

240548-T Reallocation of ARPA Funds/St. Mark Missionary Baptist Church/Community Outreach Center/Food Access and Food Support System

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate \$50,000.00 in funding to St Mark Baptist Church's Community Outreach Center [to provide Food Access and Food System Support for the residents of Flint]. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

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.

APPOINTMENTS

240513-T Reappointment/Gloria Coles Flint Public Library District Board/Vivian Kao

Resolution resolving that the Flint City Council approves the reappointment of Vivian Kao, of 1213 Beard St., Flint, MI 48503, to the Gloria Coles Flint Public Library District Board, to serve a three-year term that commenced on October 1, 2023, and [expires] on September 30, 2026, as recommended by Mayor Sheldon Neeley.

240514-T Appointment/Downtown Development Authority/Emily Doerr

Resolution resolving that the Flint City Council approves the appointment of Emily Doerr to serve a three-year term on the Board of the Downtown Development Authority, with such term commencing immediately and expiring on February 28, 2028, as recommended by Mayor Sheldon Neeley.

250006-T Appointment/Philip W. Shaltz/The Hurley Board of Hospital Managers

Resolution resolving that the Flint City Council approves the appointment of Philip W. Shaltz (Fenton MI, 48430) to serve a five-year term on the Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2028. [NOTE: Mr. Shaltz term on the Hurley Board of Hospital Managers expired April 30, 2023, although he continued to serve.]

APPOINTMENTS (May Be Referred From Special Affairs)

240522-T Appointment/Marsu Hussey/Flint Housing Commission/Resident Commissioner

Resolution resolving that the Flint City Council approves the appointment of Marsu Hussey to serve a three [four]-year term on the Board of the Flint Housing Commission [as Resident Commissioner], with such term commencing immediately and expiring on November 30, 2028. [NOTE: Marsu Hussey will complete a 4-year term as a Resident Commissioner and fill the 5th seat on the board which has been vacant]

240523-T Appointment/Tredale Kennedy/Flint Housing Commission

Resolution resolving that the Flint City Council approves the appointment of Tredale Kennedy to serve [the remainder of] a three-year term on the Board of the Flint Housing Commission, with such term commencing immediately and expiring on August 31, 2026. [NOTE: Tredale Kennedy will complete a [3]-year term replacing Leon El-Alamin, who resigned due to being elected to serve on the Flint City Council.]

250007-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 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, 2029. [NOTE: Dr. Ahmed is replacing Jason Caya whose term expired April 30, 2024.]

250008-T Appointment/Hurley Board of Hospital Managers/Jalil Carter

Resolution resolving that that the Flint City Council approves the appointment of Jalil Carter (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, 2028. [NOTE: Mr. Carter will fill the open vacancy for Robert Jones.]

RESOLUTIONS

240341.1 Recommending Vacation of Roberts Street/between East Stewart Avenue/North Lot Lines of Lot 234 (4401 Roberts St.) and Lot 285 (4402 Roberts St.) of the Maplewood Plat

Resolution resolving that Robert Street between E. Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Maplewood Plat is hereby vacated and discontinued forever as a public street, alley, or public ground; public utilities will remain in

place. AND, further resolving that the City Clerk shall, within (30) days of this action, record a certified copy of said resolution to the State Treasurer.

240496-T Contract/AERO Filter /Filter Changes for City Hall Complex

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to Aero Filter, Inc. for air filter unit changes in an amount NOT-TO-EXCEED \$18,750.00. Based on review and validation of the appropriate fund use by the City 's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

240498-T AIS Construction Equipment/Purchase New Broce RJT350 Self-Propelled Sweeper

Resolution resolving that the Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to AIS Construction Equipment for the purchase of a new Broce RJT350 self-propelled sweeper in an amount NOT-TO-EXCEED \$89,841.00 for FY25.

240506-T Additional Voters Not Politicians Education Fund Grant Award/Flint City Clerk's Office/Support Communications and Public Relations/November 5, 2024 General Election

Resolution resolving that the appropriate City officials authorize to do all things necessary to accept and appropriate grant award funding from the Count MI Vote Education Fund, dba Voters Not Politicians Education Fund, to the Flint City Clerk's Office of support communications and public relations efforts for the November 5, 2024 General Election, and to abide by the terms and conditions of the grant award agreement, in the amount of \$5,500.00, for a total grant award amount of \$19,500.00, AND, further resolving that the City Clerk be authorized as signatory and representative for all activities associated with the grant award.

240546-T Recommending/Setting Public Hearing/Approve Amendment #1/Flint Commerce Center Brownfield Plan/Add Eligible Property/Remove Parcel 9/Decrease Total Approved Eligible Activity Cost for Reimbursement

Resolution resolving that a public hearing to consider the approval of Amendment #1 of the Brownfield Plan for the Flint Commerce Center shall be held on the _____ day of _____, 2024 at 5:30 p.m., in the City Council Chambers, 3rd Floor, City Hall, 1101 S. Saginaw St., Flint, Michigan. AND, further resolving that the City Clerk shall cause notice of such hearing to be published in an official paper of general circulation not less than fifteen (15) days prior to said hearing.

240553.1-T Amended Resolution/Choice Funds Allocation/Clark Commons III, LDHA Contract/Choice Neighborhoods Redevelopment Housing Project

An amended resolution resolving the appropriate City officials are authorized to do all things necessary to make additional grand funds available to RCS, Clark Commons III LDHA and allocate using Business and Community Services accounts in the amount of \$2,090,045.00, per the previously approved HUD Choice Neighborhoods Budget, to increase the total contract amount to \$20,191,735. [NOTE: The City was awarded grant funding from the U.S. Department of Housing & Urban Development in the amount of \$30,000,000.00 for the implementation of the Imagine Flint South Flint Community Plan Choice Neighborhoods Initiative. Resolution No. 180620 adopted 12/18/18 authorized City officials to enter into contract with Norstar, Clark Commons LDHA in the amount of \$18,324,000.00 under FHUD19CHOICE. HUD authorized the use of funds from Choice -Critical Community Improvement category in the amount of \$628,134 to fund the remaining housing development with the approval of budget amendment #8 and additional resident relocation cost. Resolution 230111 adopted 4/24/23 authorized the acceptance of grant funding from the U.S. Department of Housing & Urban Development in the amount of \$1,421,911 in supplemental dollars to support the redevelopment of housing for the Imagine Flint South Flint Community Plan Choice Neighborhoods

Initiative. The City of Flint Business and Community Services wishes to increase Clark Commons III LDHA's contract to fund the remaining housing development with funds originally allocated for Choice - Critical Community Improvements and supplemental grant award in the amount of \$2,090,045.00.] [NOTE: Amended to correct the total contract amount from \$20,191,735.00 to \$20,414,045.00.]

240577-T Utilize \$30,000.00 ARPA Funding/University Park Estates Homeowners' Association/First Church of Brethren/Fiduciary for Metawanenee Hills Neighborhood Association/Crossover Outreach for 5th Ward Priorities

Resolution resolving that the appropriate City Officials are hereby authorized to do all things necessary , including executing any necessary agreements, to appropriate funding to University Park Estates Homeowners' Association in the amount of \$10,000.00, Grand Traverse District Neighborhood Association in the amount of \$8,000.00, First Church of Brethren, as fiduciary for Metawanenee Hills Neighborhood Association , in the amount of \$7,000.00, and Crossover Outreach in the amount of \$5,000.00, in accordance with 5th Ward Priorities. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

240578-T Michigan State University/Flint Recast Program Evaluation

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to accept the ReCAST award dollars. AND, further resolving to award ReCAST funding to Michigan State University. The City of Flint will enter into a contract with Michigan State University for the 12-month grant period September 30, 2024-September 29, 2025. This amount will NOT-EXCEED \$99,999.00.

240582-T CO#2/MDOT Contract 22-5153/Job No. 130632CON/Reconstruction of Saginaw Street Bricks

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into change order #2 to MDOT

Contract No. 22-5153 for additional work on the rehabilitation of the Saginaw Street bricks, in the amount of \$473,543.00 for a total of \$3,965,139.00. (Major Street Fund).

240583-T Transfer \$530,000.00 from BSI Development Fund Balance/BSI Professional Services

Resolution resolving that the appropriate City officials, upon City Council's approval, are hereby authorized to transfer \$530,000.00 from 249-000.000-390.000 to 249-371.100-801.000.

240585-T Authorization/First Quarter 2025 Budget Amendment

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2025 operating budget of the City of Flint.

250000-T Accept Grant from Bloomberg Philanthropies/Amend FY25 Budget

Resolving that the appropriate City officials are authorized to do all things necessary to accept the grant funds and amend the FY25 budget set forth in the grant from Bloomberg Philanthropies in the amount of \$100,000.00 to appropriate revenue and expenditure amounts and to make the grant funds available from January 1st, 2025 through December 31st, 2025.

250001-T Wade Trim Contract/Prepare Transportation Asset Management Plan (TAMP)

Resolution resolving that upon approval from the Proper City Officials, The City of Flint's Transportation Division is hereby authorized to enter into a contract with Wade Trim to complete a Transportation Asset Management Plan (TAMP) in the amount not to exceed \$126,400.00 for FY25 (07-01-2024 to 06-30-25)

250002-T Greater Flint Health Coalition/Flint Recast Program/ Implementation Carry-Over Funds

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into a contract with the Greater Flint Health Coalition in the amount not-to-exceed \$635,285.00.

RESOLUTIONS (May Be Referred from Special Affairs)

240455-T Comprehensive Plan Update/Memorandum of Understanding (MOU)/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 that is being recommended by the Planning Commission from their August 13th, 2024 meeting. [NOTE: 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.]

RESOLUTIONS (May Be Reconsidered)

240548-T Reallocation of ARPA Funds/St. Mark Missionary Baptist Church/Community Outreach Center/Food Access and Food Support System

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate \$50,000.00 in funding to St Mark Baptist Church's Community Outreach Center [to provide Food Access and Food System Support for the residents of Flint]. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

LICENSES

240547-T Approve/Group F Special Regulated Use/Class C Grow License for Evergrow, LLC/Located at 3420 St. John St.

Resolution resolving that the appropriate City officials are hereby authorized to do all things necessary to issue a license to applicant Frank Sallaku, of Evergrow, LLC, located at 3420 St. John St.

INTRODUCTION AND FIRST READING OF ORDINANCES

240459-T Code Amendment/Ordinance/Chapter 50/Zoning Ordinance

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning Ordinance, Section 50-23 Permitted Uses, 50-25 General Residential Zoning District Requirements, 50-30 Permitted Uses, 50-37 Permitted Uses, 50-39 Additional Criteria and Requirements for Review of Uses in Green Innovation Districts, 50-43 Permitted Uses, 50-81 Adult Foster Care and Adult Day Care, 50-90 Child Care Center, 50-111 Residential Rehabilitation Facilities, and 50-184 Definitions.

ORDINANCES (May Be Referred from Special Affairs)

240426.1-T Amended Ordinance/Code Amendment/Ordinance/Chapter 24 (Housing)/Article IV (Fair Chance Access to Rental Housing)/Sections 24-114 to 24-127

An amended ordinance to amend the Flint City Code of Ordinances by amending Chapter 24, Housing, by the addition of Article IV, Fair Chance Access to Rental Housing, Sections 24-114 to 24-127. [NOTE: This ordinance to become effective 30 days after adoption.]. [NOTE: Ordinance amended to add specific information under Section 24-119(B)(2) with regard to criminal sexual conduct.]

240430.1-T Amended Ordinance/Code Amendment/Ordinance/Chapter 25 (Community Development)/Article I (Community Benefits Agreements)/Sections 25-1 to 25-7

An amended ordinance to amend the Flint City Code of Ordinances by amending Chapter 25, Community Development, by the addition of Article I, Community Benefits Agreements. [NOTE: This ordinance to become effective 30 days after adoption.]. [NOTE: Ordinance amended to add Developer definition information, Tier Project estimations and public hearing details, agreement specifications, and community engagement processes.]

FINAL COUNCIL COMMENTS

Final Council Comments shall be limited to two (2) minutes.

ADJOURNMENT



RESOLUTION NO.: 240548-T

PRESENTED: 12-4-2024

ADOPTED: _____

RESOLUTION TO REALLOCATE \$50,000.00 OF ARPA FUNDING TO ST. MARK MISSIONARY BAPTIST CHURCH'S COMMUNITY OUTREACH CENTER FOR FOOD ACCESS AND FOOD SUPPORT SYSTEM

BY THE CITY COUNCIL:

WHEREAS, The City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be utilized by the City for defined purposes. In 2023, the City of Flint obligated all of ARPA funding received, of which approximately \$40 million was obligated as "revenue replacement"; and

WHEREAS, City Administration recommends reallocating \$50,000.00 in ARPA funding, previously obligated for revenue replacement, to provide funding to St. Mark Missionary Baptist Church; and

WHEREAS, The funding is to be utilized by St. Mark Missionary Baptist Church for their Community Outreach Center in providing Food Access and Food System Support for the residents of Flint; therefore

Funding is to come from the following account:

Account Number	Account Name	Subrecipient	Amount
101-612.004-801.000	General Fund	St. Mark Missionary Baptist Church	\$50,000.00

IT IS RESOLVED that the appropriate City Officials are hereby authorized to do all things necessary, including executing any necessary agreements, to appropriate \$50,000.00 in funding to St. Mark Missionary Baptist Church's Community Outreach Center. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

For the City:

CLYDE D EDWARDS / A0344

CLYDE D EDWARDS / A0344 (Nov 22, 2024 14:19 EST)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

J Kuptz

Joseph Kuptz (Nov 22, 2024 12:07 EST)

Joseph Kuptz, Acting City Attorney

Approved as to Finance:

Phillip Moore

Phillip Moore (Nov 22, 2024 10:40 EST)

Phillip Moore, Chief Financial Officer



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

TODAY'S DATE: November 12, 2024

BID/PROPOSAL#: N/A

AGENDA ITEM TITLE: Resolution Approving Reallocation of ARPA Funds to St. Mark Missionary Baptist Church's Community Outreach Center

PREPARED BY: Emily Doerr

VENDOR NAME: St. Mark Missionary Baptist Church

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

St. Mark Missionary Baptist Church's Community Center Outreach program will provide local families with supplemental food access to Flint residents with limited resources and opportunities. The Community Center Outreach program will allow the citizens to have a choice in selecting their food options, which reduces waste and gives dignity back to the individuals and families in need of this resource.

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
2021	296-649.700-880.100 FHHS17ReCAST	\$5,000.00	\$5,000.00	\$5,000.00	N/A

No previous allocations have been made to St. Marks for their food pantry program. The only funds given to them by the city are listed ReCAST Grant (Mental Health Services) for \$5,000.00, which has been fully expended.

Section III:



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: *[Signature]* Date: 11/22/2024

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)

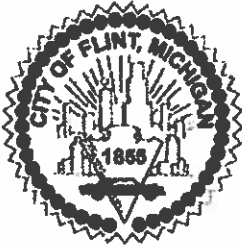
	<u>NAME</u>	<u>PHONE NUMBER</u>
1	Carl Davis	carldavis1c21@aol.com
2	Jordan Brown – SIPI	810.240.4804
3		

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: *[Signature]*
Emily Doerr (Nov 22, 2024 12:38 EST)
(Name, Title)

ADMINISTRATION APPROVAL: CLYDE D EDWARDS / A0344
CLYDE D EDWARDS / A0344 (Nov 22, 2024 14:19 EST)
(for \$20,000 or above spending authorizations)

240513-T



RESOLUTION NO.: _____

PRESENTED: 11-20-2024

ADOPTED: _____

**RESOLUTION REAPPOINTING VIVIAN KAO
TO THE GLORIA COLES FLINT PUBLIC LIBRARY DISTRICT BOARD**

BY THE MAYOR:

Paragraph 3 of the District Library Agreement of the Gloria Coles Flint Public Library District Board provides that three of the members of the board shall be appointed by the City. Pursuant to that authority, Mayor Sheldon A. Neeley reappoints Vivian Kao, of 1213 Beard St., Flint, MI 48503, to the Gloria Coles Flint Public Library District Board, to serve a three-year term that commenced on October 1, 2023 and expiring on September 30, 2026.

BE IT RESOLVED that the Flint City Council approves the reappointment of Vivian Kao, of 1213 Beard St., Flint, MI 48503, to the Gloria Coles Flint Public Library District Board, to serve a three-year term that commenced on October 1, 2023 and expiring on September 30, 2026.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

JK

Joseph Kuptz (Nov 13, 2024 09:23 EST)
Joseph N. Kuptz, Acting City Attorney



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

TODAY'S DATE: *November 12, 2024*

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: Resolution Reappointing Vivian Kao to the Gloria Coles Flint Public Library District Board

PREPARED BY: Joseph N. Kuptz, Acting City Attorney

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Reappointment of Vivian Kao to the Gloria Coles Flint Public Library Board, to serve a three-year term that commenced on October 1, 2023 and expiring on September 30, 2026.

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
NA	NA	NA	NA	NA	NA

Empty rectangular box for additional information.

Section III.

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

The appointment (and reappointment) of qualified individuals to the Gloria Coles Flint Public Library Board ensures its continued operation for the residents of Flint.



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

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

NONE.

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 \$NONE

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining):

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Clyde Edwards	810.766.7346
2		
3		

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: 
Clyde D. Edwards (Nov.13, 2024 09:34 EST)
Clyde Edwards, City Administrator

ADMINISTRATION APPROVAL: _____
(for \$20,000 or above spending authorizations)

VIVIAN Y. KAO

**Department of Humanities, Social Sciences,
and Communication
Lawrence Technological University
21000 West Ten Mile Road
Southfield, MI 48075**

**1213 Beard Street
Flint, MI 48503
253.432.0098
vkao@ltu.edu
vivianykao1@gmail.com**

Dr. Vivian Kao was born in Houston, Texas, and grew up in the Tacoma, Washington area. She attended the University of Washington, Tacoma, where she received her B.A. in Arts, Media, and Culture; and Rutgers University, where she received her M.A. and Ph.D. in English Literature. Vivian is a first-generation American born to Chinese parents who fled to Taiwan during China's Communist Revolution in 1949 and later immigrated to the United States. As a child, Vivian spent countless hours in libraries and reading library books at home. She developed a love for literature and books of all sorts that continues to the present day. She currently holds the position of Assistant Professor of Composition at Lawrence Technological University. She teaches courses in world literature, academic writing, and the humanities.

Vivian moved to Flint in 2015. She was a founding member of the Flint Montessori Parent Advisory Group in 2017 and helped to establish the Flint Public Montessori Program at Durant-Tuuri-Mott Elementary. She hopes to become more involved with local literacy initiatives and service organizations.

Vivian resides in Flint with her husband, Dr. Benjamin Pauli, and their two small humans, Julian (age 8) and Flynn (age 2).

240514-T



RESOLUTION NO.: _____

PRESENTED: 11-20-2024

ADOPTED: _____

RESOLUTION APPROVING APPOINTMENT OF EMILY DOERR TO THE BOARD OF THE DOWNTOWN DEVELOPMENT AUTHORITY

Mayor Sheldon A. Neeley appoints Emily Doerr, resident of and business owner within Flint, MI 48503, to the Board of the Downtown Development Authority to serve a three-year term ending on 2/28/2028.

BE IT RESOLVED that the Flint City Council approves the appointment of Emily Doerr to serve a three-year term on the Board of the Downtown Development Authority, with such term commencing immediately and expiring on February 28, 2028.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

CLYDE D EDWARDS /A0346
CLYDE D EDWARDS /A0346 04 Nov 17, 2024 22:53 EST
Clyde Edwards, City Administrator

APPROVED AS TO FORM:

97124
Joseph Kuptz 04 Nov 15, 2024 11:24 EST
Joseph Kuptz, Acting City Attorney

EMILY DOERR

Tenacious and compassionate public sector executive that enjoys tackling tough problems / complex systems that need fixing. Optimistic, direct, organized, and energetic. Experienced brick-and-mortar entrepreneur.

CONTACT

PHONE
313.515.1179

EMAIL
doerr.emily@gmail.com

LINKEDIN
www.linkedin.com/in/emilymdoerr

SKILLS

Writing and Management of RFQ and RFP process (both with and w/o federal funds)

Federal / State / County / Local / Foundation grants management (writing, data collection, programmatic and financial reporting)

Working with legal staff to develop templates and draft agreements in timely fashion

Creation of new processes and roles while respecting history and legacy

Reporting to Nonprofit and Government Boards of Directors

Staff management through program transition

ProForma and Budget Development

Business Plan Creation for brick-and-mortar retail in challenging markets

Construction Management (currently completing online 6-course certificate at Louisiana State University)

EDUCATION

Master of Business Administration,
University of Detroit Mercy
– August 2009 to Dec 2012

Bachelor of Science, Central Michigan
University - Economics and Political
Science, minor in History
– August 2003 to May 2007

June 2020: EPA RRP Certified Renovator

EXPERIENCE

HOUSING DEVELOPMENT / COMMUNITY DEVELOPMENT –
local and state-level real estate development finance and policy, asset management, commercial redevelopment, single-family housing renovation, HOME/CDBG oversight: **8.5 years**

Director, Dept of Planning & Development - City of Flint • 6/2023 - present
Executive Director, Michigan State Land Bank • 10/2020 - 5/2023
VP, Housing Development - Metro Community Development • 6/2018 - 10/2020
Housing / Grants Program Manager - City of Flint • 4/2016 - 6/2018

KEY ACCOMPLISHMENTS

- Leading reorganization of Flint's P&D Dept (42 FT, 2 PT employees); have hired or promoted 23 people to successfully dig out of 12 month backlog of federal HUD grant (Choice, CDBG, HOME, ESG) contracts, zoning, and building inspections; create ARPA compliance team within City for \$94M allocation; kick off 10-year Comprehensive Plan Update process; fully staff PC, ZBA, HDC, EDC, and BRA boards; and secured multiple housing dev / rehab grants
- Opened Queens' Provisions (wine/beer/charcuterie shop and lounge) in Flint's historic CarriageTown neighborhood in a historic building in August 2023 (6 PT employees)
- Led statewide agency (8 FT employees) focused on land banking policy, real estate development finance, community development advocacy and \$75M blight elimination program
- Oversaw acquisition of / created asset management function for 8 commercial and 54 affordable residential units while managing renovation of 15,000 SF new office for nonprofit
- Close-out of \$14M+ HOME, CDBG, & NSP grants; underwrote \$5M new housing grants

ECONOMIC DEVELOPMENT – Statewide Business Attraction, City-level Business Attraction and Retention, Small Business Support: 5.5 years

Project Manager, Consumers Energy • 10/2015 - 3/2016
Business Attraction Manager, MI Economic Development Corp. • 8/2014 - 10/2015
Director, Community and Economic Development, City of Oak Park • 1/2013 - 5/2014
Detroit Small Business Initiatives Manager – Detroit Regional Chamber • 11/2011 - 1/2013
Founder, Hostel Detroit • 11/2010 - 11/2011; Board President Nov. 2010 - Present

KEY ACCOMPLISHMENTS

- Learned Right-of-Way real estate acquisition, sales, and negotiation processes at Consumers Energy but left role to work at Flint City Hall during Water Crisis
- Attraction of new technology companies to Michigan totaling 329 new jobs and over \$20M new investment utilizing incentive packages with \$2.5M+ of incentive funds
- Created CED function for City of Oak Park; passed bistro license ordinance through conservative City Council allowing restaurants to sell beer/wine for the first time in the city's history; streamlined development process through staffing PC and ZBA
- Worked with City of Detroit staff to improve business permitting/licensing processes
- Founded Hostel Detroit in April 2011; with 2 FT / 4 PT staff it has had over 35,000 guests from 98 countries with an estimated \$10.5M local economic impact

COMMUNITY DEVELOPMENT – County Grants Management and Statewide Advocacy, Membership, and Training: 4 years

Grants Manager, Wayne Metro Community Action Agency • 1/2009 - 11/2010
Director of Membership and Special Projects, Community Economic Development Association of MI (CEDAM) • 11/2006 - 1/2009

KEY ACCOMPLISHMENTS

- Supported Chief Operating Officer in management of 70 social service grants simultaneously (proposal / program creation / data collection / financial tracking)
- Compiled reports and conducted meetings with over 40 different state legislators / staff about CEDAM member impact; coordinated Real Estate Development Trainings



RESOLUTION NO.:

250006-T

PRESENTED:

1-8-2025

ADOPTED: _____

**RESOLUTION APPROVING THE APPOINTMENT OF PHILIP W. SHALTZ
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 Phillip W. Shaltz, of Fenton, MI 48430, to the Board of Hospital Managers, whose term expired April 30, 2023

BE IT RESOLVED that the Flint City Council approves the appointment of Philip W. Shaltz (Fenton MI, 48430) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on April 30, 2028.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:



Clyde Edwards, City Administrator

APPROVED AS TO FORM:

Joanne Gurley, City Attorney

Philip W. Shaltz

Fenton, Michigan 48430

phils@shaltzfp.com

EDUCATION

Flint Junior College Associates Degree	1966-1968
Michigan State University Bachelor of Science	1968-1970

WORK EXPERIENCE

A&P Stock person	1963-1965 Flint, MI.
General Motors Assembly line worker	1966-1966 Flint, MI
Carnation Company Sales Associate	1970-1975
Shaltz Fluid Power President	1975-Present
Military Army Reserves-Drill Sargeant	1970-1976

ACTIVITIES

Hurley Medical Center Board of Managers Vice Chair-Interim Chair	2005- Present
Hurley Foundation Board member	2004-Present
Crim Fitness Foundation Board Member – now Emeritus	1984-Present
United Way Board Member	2018-Present
Huntington Bank Community Board member	2000-Present
Flint Diaper Bank Founder	2010-Present

PHILIP W. SHALTZ

Philip W. Shaltz was born June 17th 1948 in Flint, Michigan to Fred and Veronica Shaltz. Philip attended Flint public schools and graduated from Flint Central High School in 1966. He attended two years at, the then, Flint Junior College; transferred and received his Bachelor's degree from Michigan State University in 1970.

At Flint Junior College he met and married his wife T. Ardele Shaltz in 1970. They have two children, Carrie Ardele, and Jason Philip, who both now reside in Los Angeles.

Philip served in the Army Reserves as a Drill Sergeant from 1970 to 1977.

Philip began his career with a local moving company in 1970 before taking a position with Carnation Company. In 1977 Philip joined his father at Shaltz Fluid Power(Shaltz Automation) in Flint and took over the reins in 1979 where he currently holds the position of President.

Philip was recruited to help raise funds for the Crim Road Race in 1983 and became an instant supporter of their cause. He holds the distinction of being one of 14 individuals who have run all of the Crim 10 mile road races.

This experience was the motivation behind Philip's transition from entrepreneurship to social responsibility which forged the passion to give back to his community.

His business accomplishments have included many acquisitions and startups that today include Shaltz Automation, Inc., Value Point Management, as well ownership in five restaurants downtown. Shaltz has founded The Flint Diaper Bank and the I'm Concerned About the Blueberries initiative as ways to give back to the children of this community.

In 2003 Philip and several businessmen founded Uptown Six which was responsible for the focus on the redevelopment of the downtown Flint area. This group has redeveloped various properties which have become the catalyst for the continued expansion of the city's urban area. First Street Lofts, Community Foundation of Greater Flint building, the Rowe building and Wade Trim, which became the first new build in downtown Flint in 30 years, are among the accomplishments.

Philip holds the position member of The Hurley Board of Managers, The Hurley Foundation, Huntington Bank Community Board, Crim Fitness Foundation Board Member Emeritus, United Way as well as involvement in many other organizations.



CITY OF FLINT

240341.1

RESOLUTION NO.: _____

PRESENTED: 11-11-2024

ADOPTED: _____

RESOLUTION RECOMMENDING THE VACATION OF ROBERTS STREET BETWEEN EAST STEWART AVENUE AND THE NORTH LOT LINES OF LOT 234 (4401 ROBERTS ST) AND LOT 285 (4402 ROBERTS ST) OF THE MAPLEWOOD PLAT

BY THE CITY ADMINISTRATOR:

Whereas, due notice has been given to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to vacate Roberts Street between E. Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Maplewood Plat.

Whereas, pursuant to the requirements of section 42-25 of the Flint City Code, a public hearing was held so that members of the Flint Planning Commission could meet and hear objections to the proposed vacation and discontinuance of the above-described street, alley or public ground.

IT IS RESOLVED, that Roberts Street between E. Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Maplewood Plat is hereby vacated and discontinued forever as a public street, alley, or public ground; public utilities will remain in place.

FURTHER RESOLVED, the City Clerk shall, within thirty (30) days of this action, record a certified copy of this resolution with the Register of Deeds of Genesee County and forward a certified copy of said resolution to the State Treasurer.

ADMINISTRATION:

APPROVED AS TO FINANCE

Clyde D. Edwards / A0339
Clyde D. Edwards / A0339 (Nov 7, 2024 12:43 EST)
Clyde Edwards, City Administrator

Phillip Moore
Phillip Moore (Nov 7, 2024 09:35 EST)
Phillip Moore, Chief Financial Officer

APPROVED AS TO FORM:

CITY COUNCIL:

Joseph Kuptz
Joseph Kuptz (Nov 7, 2024 09:39 EST)
Joseph Kuptz, Acting City Attorney

Flint City Council



CITY OF FLINT

STAFF REVIEW FORM

TODAY'S DATE: November 6, 2024

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: RESOLUTION RECOMMENDING THE VACATION OF ROBERTS STREET BETWEEN EAST STEWART AVENUE AND THE NORTH LOT LINES OF LOT 234 (4401 ROBERTS ST) AND LOT 285 (4402 ROBERTS ST) OF THE MAPLEWOOD PLAT

PREPARED BY: Administration

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

This street vacation is in support of the construction of a new City of Flint Police and Fire training facility. The Planning Commission's positive recommendation for this street vacation was based on the assurance that all affected properties are owned by the City of Flint. This has been reviewed by the Zoning function of the city for recommendations about landscaping and screening to ensure this project has a positive effect on the surrounding neighborhood.

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

N/A

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

The construction of a new Police and Fire Training Facility will benefit Flint residents through increased abilities of city staff to meet the ever-changing needs of public safety around the community. This facility will allow staff to continuously update training protocol as new requirements are added for continuing education / licensure. Finally, this facility's construction is part of larger redevelopment efforts in North Flint including the Flint Commerce Center, the Berston Field House addition, and the Sacred Heart Veteran's Village.



CITY OF FLINT

Section IV: FINANCIAL IMPLICATIONS: N/A

IF ARPA related Expenditure: No

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

There are no financial implications to the vacation of Roberts Street – all affected parcels are owned by the City of Flint and the existing public utilities will stay in place. If an easement is necessary with Consumers Energy, that will be provided by them at no cost.

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN: N/A

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) No

OTHER IMPLICATIONS (i.e., collective bargaining): No

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: *[Signature]* Date: 11/07/2024

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Chief Wiggins	
2	Chief Green	
3	Ed Taylor	

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: *Theron S. Wiggins*
Theron S. Wiggins / Nov 6, 2024 12:38 EST
Chief Wiggins, Fire Department

ADMINISTRATION APPROVAL: *Clyde D. Edwards / A0339*
Clyde D. Edwards / A0339 (Nov 7, 2024 12:43 EST)



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Staff Report

Board / Commission:	City of Flint Planning Commission
Meeting Date:	Tuesday, July 9, 2024
Location:	1101 S Saginaw St, Flint, MI 48502
File Number:	PC 24-16
Petition Type:	Street Vacation
Applicant:	City of Flint
Location:	Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood
Parcel ID (PID)	N/A
Ward:	2
Current Zoning:	Public Right-of-Way
Future Zoning:	OS, Open Space

Property Background:

The segment of Roberts St subject to the partial vacation petition is a local two-way street located between E. Stewart Ave St and Black Ave, Northwest adjacent to the Flint Commerce Center (Buick City) and is part of the Plat of Maplewood subdivision (see **Exhibit B**).

The character of the proximal area of the subject segment of Roberts Street has transitioned from a traditional residential neighborhood, with adjacent civic, commercial and industrial uses to vacant properties that have been purchased by the Genesee County Landbank for demolition; the Flint Commerce Center (Buick City) is adjacent southeast of the subject segment of Roberts St.

Planning Overview:

The City of Flint (City) is seeking a positive recommendation from the Planning Commission to City Council for approval by resolution, to partially vacate Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood (see **Exhibits A&B**).

The petition to vacate Robert St is related to the proposed development of a City of Flint Fire Department and Police Department Training Center Annex (see **Exhibit B**). The vacated street will be remain as limited access of vehicular ingress and egress for authorized personnel who will be utilizing and operating at the proposed Fire Department and Police Department Training Center Annex; combination of the parcels that make up the block that is bound by Black Ave, Industrial Ave, E. Stewart Ave, and Carlton St into a single parcel that contain will occur once site control has been secured by the City (see **Exhibit B**).



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neesley,
Mayor

Public access to Roberts St, south from Black Ave, terminating at the North Lot Lines of 4401 & 4402 Roberts St, will remain allowing the property owners of 405 Roberts St, 47-31-183-033 Roberts St, and 914 & 918 Black Ave to access their properties (see Exhibit B).

Public Utility Infrastructure

Currently there exists water, sanitary sewer, and storm sewer infrastructure along Roberts St that will remain in place prior to the vacation petition (see Exhibit F); if necessary and required by the City of Flint DPW and Engineering Department, a utility easement will be retained from between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood.

Private Utility Infrastructure

Based on the provided concept site plan (Exhibit D) the only private utility that exists are electrical assets; correspondence with the private utility company that owns said electrical assets within the proposed vacated area and the City will occur throughout the development process to ensure that any easement to said private utility company that is needed, will be provided.

Department Reviews:

Department	Status	Comments
Zoning	Approved	None
Water Department	Pending	
Sewer Department	Pending	
Traffic Engineering	Approved	None

Staff Recommendation

The Plan Commission's duty on a street vacation is to make a recommendation to City Council for approval by resolution based on the merits of the application, planning principles, input from various City departments, utility companies, and transportation agencies.

Staff finds that the petition to partially vacate Roberts St, PC 24-16, has satisfied the applicable review criteria to make a positive recommendation for approval to City Council.

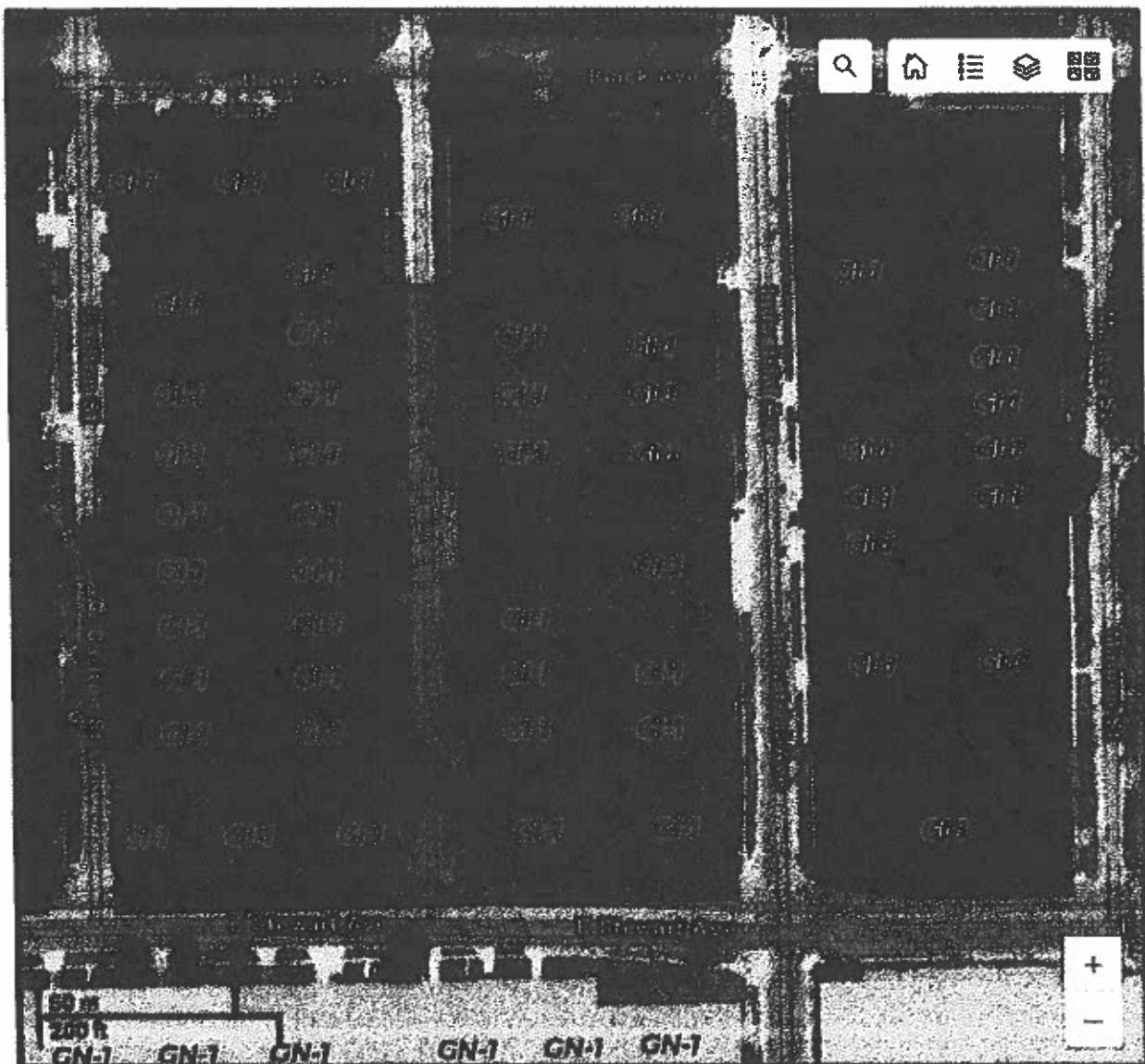


CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Land Use/ Compatibility: The property is currently City of Flint owned public right-of-way and is surrounded by the following zoning districts:

- GI-1, Green Innovation – Low Intensity
- GN-1, Green Neighborhood
- CE, Commerce & Employment





CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Exhibits Attached to this Report:

Exhibit A – Vacation Application

Exhibit B – Area to be Vacated

Exhibit C – Existing Conditions

Exhibit D – Fire Department & Police Department Training Center Annex Concept Site Plan

Exhibit E – Plat of Maplewood Subdivision

Exhibit F – Roberts Street Utilities

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CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Nealey,
Mayor

Plan Commission Action – PC 24-16 | Roberts St Partial Vacation

The City of Flint Planning Commission is hereby making a Positive Recommendation with conditions to the City of Flint, City Council, to approve by resolution, petition PC 24-16, to partially vacate Roberts St, between E. Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood, on this 9 day of July of 2024.



Robert Wesley
Plan Commission President



Brian Acheff
Zoning Coordinator



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Positive Recommendation:

I motion to make a positive recommendation to City Council for approval by resolution regarding the partial vacation of Roberts St between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood, as the subject vacation petition, PC 24-16, has satisfied the applicable review criteria.

Postponement:

I motion to postpone the hearing of requested petition, PC 24-16, regarding the partial vacation of Roberts St between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Roberts St) of the Plat of Maplewood till the next regularly scheduled meeting, as the subject vacation petition, PC 24-16, has not satisfied the applicable review criteria and further information is needed as follows:

1. ...
2. ...
3. ...
4. ...

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Exhibit A

Fee: ~~61000~~
 Date Rec'd: 6/20/2024
 Application #: PC 24-16
 Meeting Date: 7/9/2024

City of Flint
Department of Business and Community Services
 1101 S Saginaw Street Room S105, Flint, MI 48502
 Phone: (810)766-7426
<https://www.cityofflint.com/department/bcs/>

Application for Street, Alley, or Other Public Ground Vacation

<input checked="" type="checkbox"/> Street Vacation	<input type="checkbox"/> Alley Vacation	<input type="checkbox"/> Other Public Ground Vacation
--	--	--

Property Information	Street/Alley/Other Public Ground to be Vacated:	
	Roberts St	
	Nearest Cross Streets:	
	Located between:	Black Ave & E Stewart Ave <small>(street) (street)</small>
	Legal Description:	
	All the vacated Roberts Street from E Stewart Ave to the North lot lines of Lot 234 and Lot 285 Maplewood.	
	Acreage:	
	≈ 0.67 acres	
Address(es) & Parcel I.D. Number(s) (if applicable):		
N/A		
Zoning District (if applicable): None		

Reason for Vacation	The City of Flint is seeking to partially vacate Roberts Street in order to utilized the vacated section of the street as a means of vehicular ingress and egress to a proposed Fire & Police Training Center Annex (Annex); the vacation will allow for limited access to the Annex for authorized personnel only.
----------------------------	---

Exhibit A

Applicant Information

Applicant	Name:			
	Firm/Entity:	City of Flint		
	Address:	1101 S Saginaw St		
	City:	Flint		
	State:	MI	Zip Code:	48502
	Phone:	(810) 766-7426	Email:	
	Applicant Signature:	<u>Theron S. Wiggins</u> <small>Theron S. Wiggins (Nov 6, 2024 16:28 EST)</small>		

Applicant Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Theron S. Wiggins

Printed Name of Applicant

Theron S. Wiggins

Theron S. Wiggins (Nov 6, 2024 16:28 EST)

Signature of Applicant

 Notary Public's Name (printed)

Theron S. Wiggins

Theron S. Wiggins (Nov 6, 2024 16:28 EST)

Signature of Notary

 My Commission Expires

 State; County

Subscribed and sworn to before me this _____ day of _____, _____.

(Day) (Month)

 (Year)

Exhibit A

Owner Information				
Property Owner (if same as applicant)	Name:			
	Firm/Entity:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Designee of Agency Authorizing Vacation:			
	Designee Signature:	<i>Theron S. Wiggins</i> <small>Theron S. Wiggins (Nov 6, 2014 16:28 EST)</small>		

Please note:

The non-refundable fee made payable to the City of Flint must accompany your application.

For fees, please reference the City of Flint Master Fee Schedule.

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City of Flint
Department of Business and Community Services
1101 S Saginaw Street Room S105, Flint, MI 48502
Phone: (810)766-7426
<https://www.cityofflint.com/department/bcs/>

Exhibit A

Affidavit & Consent of Owner

Project Police and Fire Training Facility

Docket _____
 (If Applicable)

Complete and submit if applicant is different from the property owner.

I (we) _____
 NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(s) of the real estate located at _____
 (Please include the Address(es) and Parcel Identification Number(s) (PID))
 (For requests that appertain to multiple parcels of real property attach (a) notarized exhibit(s) to this affidavit)
2. That I/we have read and examined the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. Such request being made by the applicant (is) (is not) a condition to the sale or lease of the above reference property.

 (AFFIANT)

STATE OF MICHIGAN)
) SS:
 COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, _____
 (Day) (Month) (Year)

 (Print) Seal:
 _____, Notary Public
 (Signature)

My Commission expires: _____
 County of Residence: _____

Exhibit A

VACATION OF STREET, ALLEY, OR PUBLIC GROUNDS APPLICATION PROCEDURES

- 1) Prior to application, please contact the City of Flint Zoning Division staff to discuss the vacation request to ensure that the applicant is aware of the effects the vacation may have and any responsibilities that may apply to the applicant should the vacation be approved.

- 2) Submit application to City of Flint Zoning Division; include with the application:
 - a) The associated non-refundable \$1002 fee made payable to the "City of Flint";
 - b) A survey with legal description of the requested vacation;
 - c) A copy of the original plat map identifying the subject area and adjoining properties
 - d) Any letters from all the applicable utility companies indicating no objection to the vacation;
 - e) If applicable, the attached petition form with names, addresses and signatures of abutting property owners of the requested vacation for verification of concurrence with the requested vacation.
 - f) Any other information you feel necessary for the Planning Commission to review your request.

- 3) Notice of Public Hearing:
 - a) Legal Notice: No less than 15 days before the public hearing, Zoning staff will prepare a public notice to be published in the Flint Journal, giving notice of the public hearing, and outlining the applicant's request.
 - b) Public Notice: No less than 15 days before the public meeting, Zoning Staff will send a mailed notice, via USPS, to property owners within 300 feet of the subject site to inform them of the request and when and where the public hearing will take place.

VACATION OF STREET, ALLEY, OR PUBLIC GROUNDS
APPLICATION PROCEDURES

Exhibit A

4) Application Review

- a) Zoning staff reviews the application, any additional materials submitted, and conducts a site visit. A staff report is generated and submitted to the Planning Commission summarizing the merits of the application, planning principals, input from various City departments, utility companies, transportation agencies, and any other relevant background information.
- b) Prior to the public hearing, the Planning Commission reviews all application materials, the staff review, and conducts a site visit of the subject site.

5) Planning Commission

- a) During the public hearing portion of the Planning Commission meeting, the applicant has the opportunity to address the Commission regarding the vacation request. In addition, anyone with interest in the case is also given an opportunity to address the Commission, either for or against the requested vacation. The Planning Commission considers all public input prior to rendering a recommendation.
- b) After public comment is given, the Commission will deliberate on the merits of the case and vote on a recommendation to forward to the Flint City Council. The application is then forwarded to City Council with the Planning Commission's recommendation.

6) City Council

- a) The Flint City Council will schedule a public hearing, publish a notice of said public hearing and hold the public hearing at one of their regularly scheduled meetings. The Flint City Council renders the final decision to approve or deny the application for the requested vacation.
- b) A vacation and discontinuance of street, alley, or public ground requires approval of City Council and adoption by Resolution. Should the vacation be approved, the city property shall cease to be part of the city public system and the land will become the property of the adjoining landowner and placed on the assessment rolls for the purpose of taxation. The city may reserve an easement for public utility purposes. It becomes the new owner's responsibility to maintain the property they have acquired.

Exhibit A

VACATION OF STREET, ALLEY, OR PUBLIC GROUNDS APPLICATION PROCEDURES

- 7) Upon approval, within 30 days the City Clerk shall record a certified copy of the resolution with the Register of Deeds for Genesee County and forward a certified copy of the resolution to the State Treasurer.

Please use the following link below in **BLUE**, to review the City of Flint, City Code language for the vacation of streets, alleys, or other public grounds:
City of Flint City Code Chapter 50, §42-25

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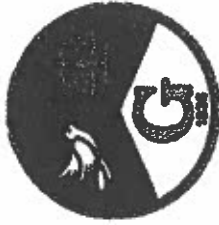


Exhibit B Roberts St

Area To Be Vacated

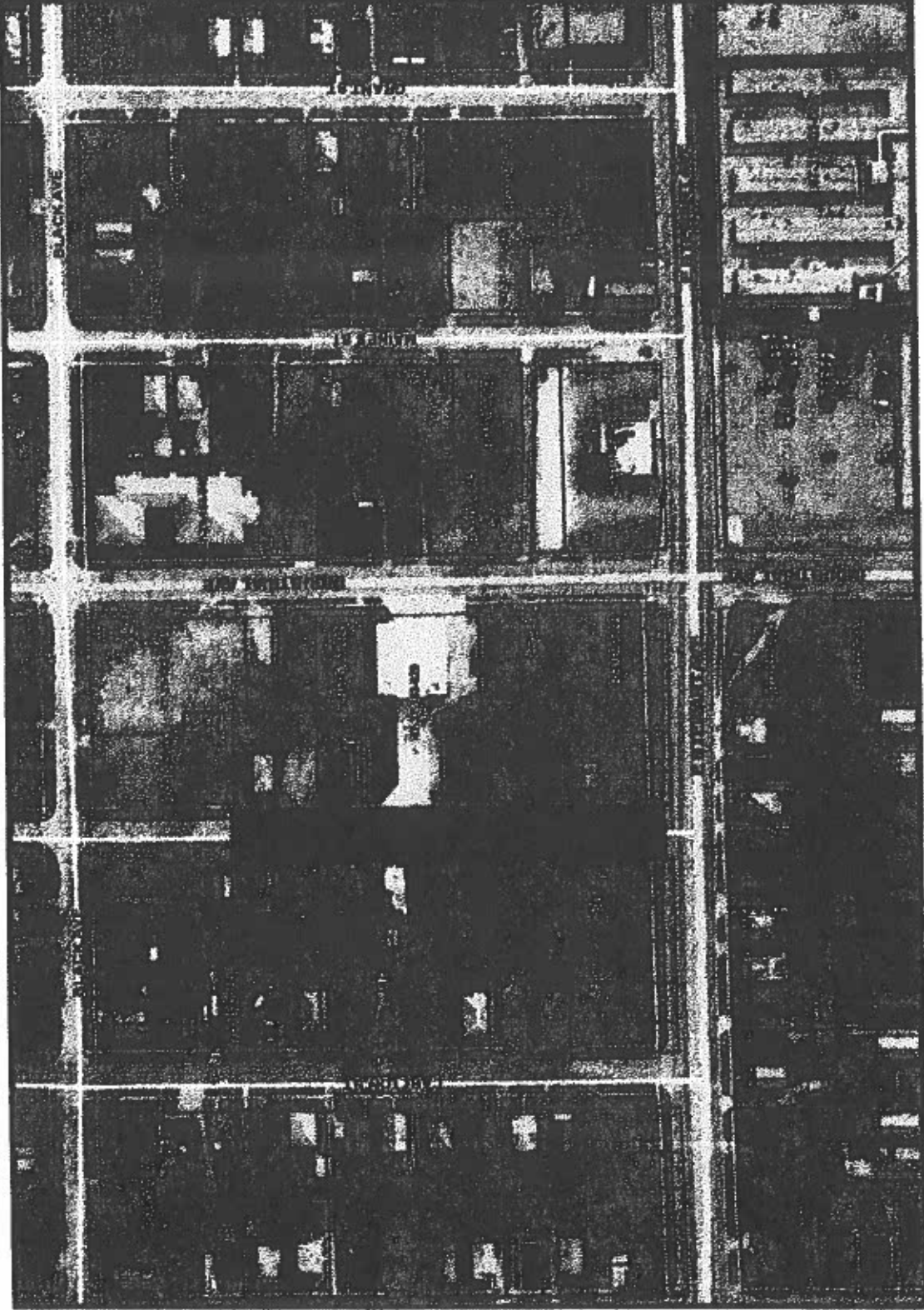


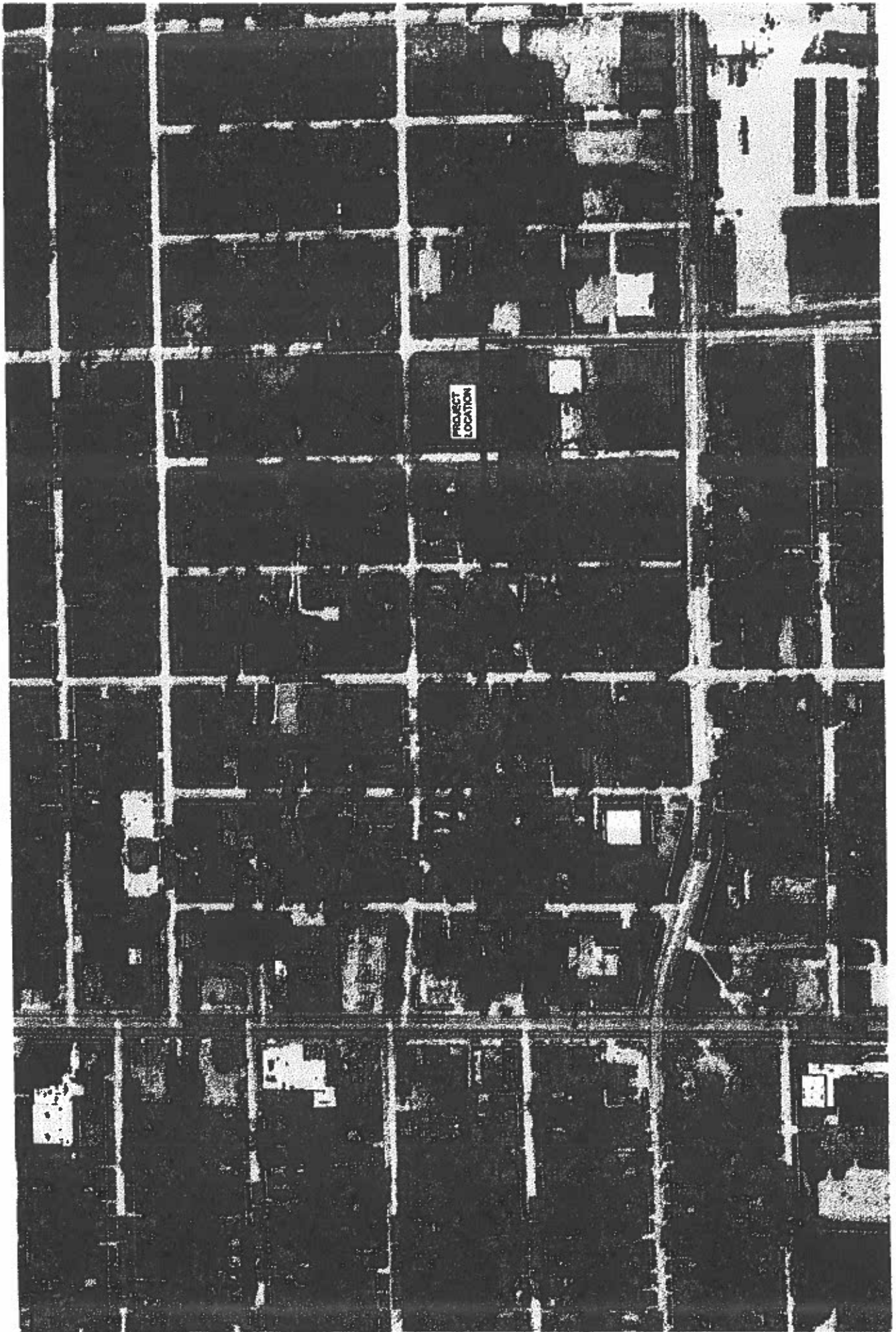
Map Publication:
06/19/2024 12:33 PM



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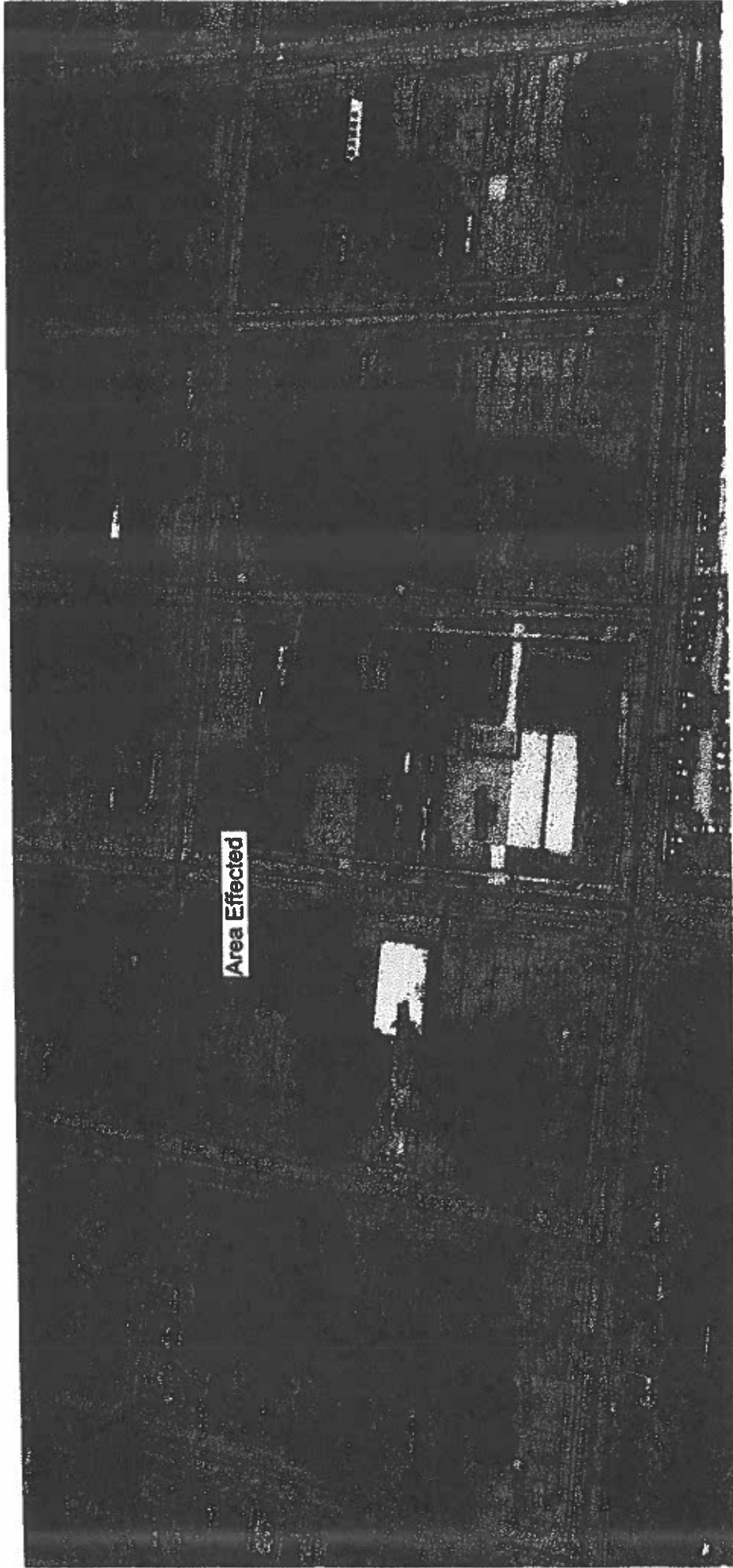
Disclaimer: This map does not represent a survey or legal document and is provided on an 'as is' basis. Getsepe County expresses no warranty for the information displayed on this map document.



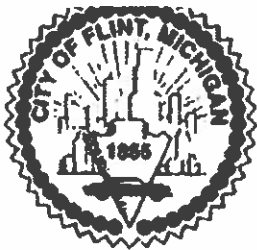


Roberts St Utilities

Exhibit F



04/02/2022



City of Flint
Department of Business and Community Services
1101 S Saginaw Street Room S105, Flint, MI 48502
Phone: (810)766-7426
<https://www.cityofflint.com/departments/bcs/>

Affidavit & Consent of Owner

Project Police and Fire Training Facility

Docket _____
(If Applicable)

Complete and submit if applicant is different from the property owner.

I (we) _____
NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(s) of the real estate located at _____
(Please include the Address(es) and Parcel Identification Number(s) (PID))
(For requests that appertain to multiple parcels of real property attach (a) notarized exhibit(s) to this affidavit)
2. That I/we have read and examined the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. Such request being made by the applicant (is) (is not) a condition to the sale or lease of the above reference property.

(AFFIANT)

STATE OF MICHIGAN)

) SS:

COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, _____
(Day) (Month) (Year)

Seal:

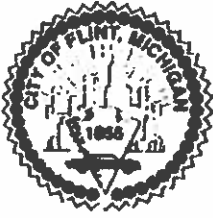
(Print)

_____, Notary Public

(Signature)

My Commission expires: _____

County of Residence: _____



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Action Notification

7/11/2024

To:

Ed Taylor
Deputy Chief of Staff
City of Flint
1101 S Saginaw St
Flint, MI 48502

CC:

Emily Doerr
Director of Business and Community Services
City of Flint
1101 S Saginaw St
Flint, MI 48502

CC:

City of Flint – City Council
1101 Saginaw St, Room #310
Flint, MI 48502

RE: PC 24-16 Roberts St Vacation Petition

Request

The City of Flint is seeking a positive recommendation from the City of Flint Planning Commission to the City of Flint City Council for approval to partially vacate Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Robert St) of the Maplewood Plat.

Decision

At its meeting on July 9, 2024, the City of Flint Planning Commission made **Positive Recommendation with Condition**, to the City of Flint City Council regarding PC 24-16; please see the recommended condition of approval below.

Condition(s)

A designee of City of Flint (City) shall provide proof of site control of the subject properties that comprise the site of the proposed City of Flint Fire Department and Police Department Training Center Annex; please provide the Zoning Coordinator with proof of site control in the form of a signed and notarized Affidavit of Consent of Property Owner and/or (a) purchase agreement(s).

Forward

The City of Flint, City Council will take action to approve, deny, or table PC 24-16, while paying regard to the City of Flint Planning Commission's positive recommendation with condition regarding PC 24-16; if PC 24-16 is approved with the recommended condition, the City shall furnish proof of site control regarding the properties that comprise the proposed City of Flint Fire Department and Police Department Training Center Annex as stated in the aforementioned Conditions section of this letter.



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

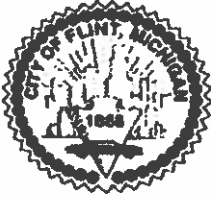
If you have any questions, please contact me directly at bacheff@cityofflint.com or (810) 382-9299.

Respectfully,

Brian Acheff

Brian Acheff
Zoning Coordinator
City of Flint - Planning & Zoning Division
1101 S. Saginaw St. Rm. S105

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Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
July 9th, 2024

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary
Joshua Brown
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Shannon Morris, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Max Lester, Int. Zoning Coordinator
Dalton Castle, Planner I
Tyler Bailey, Deputy Director of Business Services
Montel Menifee, Marihuana Licensing Coordinator

Absent:

Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 6:23 p.m. Roll was taken, and a quorum was present.

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

Roll Call:

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

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

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that SPR 24-08 be heard directly after PC 24-08 as both items pertain to the same project.

Commissioner Jewell recommended that SPR 24-09 to the July 23rd, 2024, Planning Commission meeting to align with the public hearing set to be held on that same date from the same applicant.

Commissioner Jewell made a motion to postpone SPR 24-09 to the July 23rd, 2024, Planning Commission meeting. Commissioner Munroe-Younis seconded the motion.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Roll Call:

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

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

M/S – Jewell/Munroe-Younis

7 yes, 0 no, 0 abstain
The motion carried.

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda with the discussed amendments. Commissioner Munroe-Younis seconded the motion.

M/S – Jewell/Munroe-Younis

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Commissioner Jewell asked for a line to be added on page 6 noting that the Planning Commission has been the approving body for components of RRC certification.

Commissioner Brown made a motion to approve the minutes of June 11, 2024 as amended.
Commissioner Horton supported this motion.

M/S – Brown/Horton

8 yes – 0 no – 0 abstain
Unanimously carried by voice vote

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Barbara Smith via Zoom requested that since the citizens are “lay-people” that action by the Planning Commission be restated to be easier understood. She asked if SPR 24-09 has been rescheduled. Chairperson Wesley clarified that SPR 24-09 was pushed to the July 23rd, 2024, Planning Commission agenda and would not be discussed.

PUBLIC HEARINGS:

PC 24-08: Applicant Todd Stamper / 5125 N Dort Hwy, LLC, DBA Priority Waste, request approval of a Planned Sign Program regarding the proposed Solid Waste Transfer Station & Materials Recovery Facility located at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Highway (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.



**Sheldon Neeley
Mayor**

CITY OF FLINT FLINT PLANNING COMMISSION

Brian read the staff report. Staff recommendation is conditional approval for PC 24-08 pending conditional approval of SPR 24-08 and receipt of manufacturing and installation notes for the proposed signage.

Giovanni Lavigne, the project architect, presented the application. Commissioner Jewell asked if Mr. Lavigne is approved to speak on behalf of the applicant. Brian pointed to the application with applicant Todd Stamper's signature which lists Mr. Lavigne as the primary contact. Mr. Lavigne explained that the restrictions on signage are not conducive to the nature of the site, as truck drivers would be unable to see the signage if they were to meet all height and sizing requirements.

Commissioner Jewell asked Mr. Lavigne to walk him through the site. Mr. Lavigne explained there are eight entry points to the site with very specific routes a given truck would have to take to be weighed, dump, and then park or exit. He further explained that there would be one entrance dedicated to civilians and stressed the importance of controlling traffic flow on the site.

Commissioner Sorenson asked how many entrances to the site there are and their locations. Mr. Lavigne explained there are three gates on Pierson as well as an entrance and exit along Dort Hwy.

Matt Allen, Public Relations Director for Priority Waste, spoke about the benefits of the facility creating jobs in the City of Flint and assisting in waste management for Genesee County.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-08. Brian said there had not been any additional communications.

Commissioner Blower made a motion to conditionally approve PC 24-08 PC 24-08 pending conditional approval of SPR 24-08 and receipt of manufacturing and installation notes for the proposed signage. Commissioner Brown seconded the motion.

Roll Call:

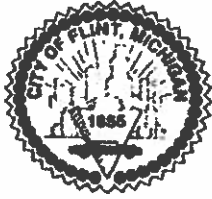
**Commissioner Brown: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent**

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

M/S – Blower/Brown

8 yes – 0 no – 0 abstain

Unanimously carried by voice vote



**Sheldon Neeley
Mayor**

CITY OF FLINT FLINT PLANNING COMMISSION

PC 24-12: Applicant Christopher Ascencio / Souls of Aztecas, Inc requests approval of a Special Land Use application to operate a Charitable Organization / Social Service Club regarding the property located at 2902 Richfield Rd (PID #47-33-352-001).

Max read the staff report. Staff recommendation is approval of PC 24-12 as presented or with optional conditions. The applicant noted on their application that hours of operation would be 12 PM to 12 AM, this may be considered as a condition of approval, though a slightly earlier time than 12 PM may be appropriate.

Christopher Ascencio presented his application. He spoke about how Souls of Aztecas had cleaned the building and maintained the property. Commissioner Horton asked what their impact is expected to be on the community. Mr. Ascencio explained they have already had a positive impact by giving away toys and bikes to children as well as hosting other community events.

Commissioner Jewell commented that he appreciates receiving the before and after photos of the building. He asked if there was interest in operating earlier than 12 PM and if so, how much earlier. Mr. Ascencio said there is interest, a time of 7 AM would allow additional time to prepare for events as well as allow for community breakfasts. Max clarified that the only limitation to what hours of operation the Planning Commission can allow is that operation between 12 AM and 6 AM in the TN-2 zoning district is not permitted.

Commissioner Blower raised the concern of noise and impact on neighbors. Mr. Ascencio explained their operation has been limited thus far, but they do not foresee themselves disturbing their neighbors. He added that all interactions they have had thus far with their neighbors have been positive.

Commissioner Sorenson asked if alcohol would be served. Mr. Ascencio said there would not.

Kevin Duran, a member of Souls of Aztecas, expressed his support for PC 24-12. Max read an email from Jessica McCullen who asked several questions, whether or not alcohol would be served, the hours of operation, and if those operating out of the building are a gang.

Commissioner Blower asked the applicant if the hours of operation of 7 AM to midnight would be appropriate for their purposes. Mr. Ascencio said that those hours would be sufficient.

Commissioner Blower made a motion to approve PC 24-12 with the hours of operation of 7 AM to 12 PM. Commissioner Sorenson seconded the motion.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Roll Call:

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

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

M/S – Blower/Sorenson

8 yes – 0 no – 0 abstain

Unanimously carried by voice vote

PC 24-13: Applicant Samir Shango / Star Budz Flint, LLC requests approval of a Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility, “The Sweet Leaf”, located at 400 S. Dort Highway, Flint, MI 48503 (PID #41-08-434-033).

Brian read the staff report.

Commissioner Jewell asked if the application is just for approval of a transfer of ownership. Brian and Montel confirmed that yes, the application is only for a transfer of ownership and a background check on the new owner has been completed.

Attorney Bruce Leach presented the application. He explained there are no proposed changes to the site or business aside from a name change. Mr. Shango explained that in Mt. Morris he has donated turkeys at Christmas time and held coat drives, saying he would support the Flint community in similar ways.

Commissioner Jewell asked the applicant if anything in his background would cause alarm. Mr. Shango said there is nothing in his background to cause alarm.

Commissioner Munroe-Younis asked the applicant if they had spoken with the neighbors by the facility. Mr. Shango said he had not, as he had been waiting for approval first.

Commissioner Horton noted that an individual had communicated their opposition to opening a marihuana facility at 400 S Dort Hwy, however the facility is already operational.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-13. Brian directed the commission to see the letter previously referenced by Commissioner Horton.

Commissioner Blower made a motion to approve PC 24-13 as presented. Commissioner Jewell seconded the motion.



**Sheldon Neeley
Mayor**

CITY OF FLINT FLINT PLANNING COMMISSION

Roll Call:

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

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

M/S – Blower/Jewell

8 yes – 0 no – 0 abstain

Unanimously carried by voice vote

PC 24-14: Applicant Mark Savaya / MS Industries, LLC requests approval of a Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility, “Leaf & Bud”, located at 1227 James P. Cole Blvd, Flint, MI 48503 (PID #41-07-134-030).

Brian read the staff report.

Commissioner Jewell asked if the application is just for approval of a transfer of ownership. Brian and Montel confirmed that yes, the application is only for a transfer of ownership.

Attorney Scott Roberts, representing Mr. Savaya, presented the application, speaking on donations MS Industries has made to benefit the community.

Commissioner Horton referred to an email from the University Park Estates Homeowner’s Association speaking against allowing the marihuana facility to continue operation citing an incident of breaking and entering at the facility. Attorney Roberts stated he was not aware of this issue and deferred to the current owner’s attorney Elliot Choi. Attorney Choi said he does not currently have any information regarding the break in and that Leaf & Bud has already vacated the premises.

Commissioner Horton asked what the new security plan would be. Attorney Roberts explained that there would be security both in and outside the building.

Commissioner Jewell asked if there has been authorization from Mr. Savaya to allow Attorney Roberts to speak on his behalf. Montel explained that the authorization is on the application.

Commissioner Blower asked for clarification on the timeline of the building being operational. Attorney Roberts said that to his knowledge the business was operational then ceased operation approximately 2 months prior. He then deferred to Attorney Choi for additional clarification. Attorney Choi explained that yes, the business had ceased operation approximately one to two months ago. Commissioner Blower asked staff if the license had lapsed due to inactivity. Montel explained that to his knowledge the business is not open and have not paid fees to his to his department.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower clarified that the applicants have said they ceased all function at the property including security and asked if that would make the license invalid. Montel said that it would.

Attorney Roberts said that these issues may be result of PC 24-14 being pushed from the prior Planning Commission agenda due to a lack of quorum.

Chairperson Wesley asked if this item was prepared for presentation for the Planning Commission. Brian said that now that staff are aware the business has ceased operation for an excess of thirty days, they will need reapproval for the license permit. Attorney Choi said that to his knowledge the security system has been turned off but not removed.

Commissioner Blower made a motion to postpone PC 24-14 to a later date to receive additional information. Commissioner Munroe-Younis seconded the motion.

Roll Call:

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

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

M/S – Blower/Munroe-Younis
8 yes – 0 no – 0 abstain
Unanimously carried by voice vote

The meeting was temporarily suspended at 9:19 PM and began again at 9:24 PM.

Commissioner Horton was excused at 9:24 PM.

PC 24-16: The City of Flint is seeking a positive recommendation from the City of Flint Planning Commission to the City of Flint City Council for approval to partially vacate Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Robert St) of the Maplewood Plat.

Brian read the staff report.

Commissioner Sorenson expressed concern that the city would need to acquire four separate land bank parcels all in a row. Brian said he would have to defer Tyler for that concern and explained the right of first refusal.

Commissioner Blower asked if their approval would go into effect prior to or after attaining the privately owned homes. Brian clarified that the Planning Commission is sending a recommendation to the City Council, not approving the application.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower made a motion to submit a recommendation of approval to the City Council for PC 24-16. Commissioner Brown seconded the motion.

Commissioner Munroe-Younis asked that the motion be amended to include a recommended condition of the City of Flint acquiring all privately owned properties affected by the vacation.

Commissioner Blower amended her motion to submit a recommendation of approval to the City Council for PC 24-16 to recommend the condition of approval that the City of Flint acquire an affidavit of consent from the private property owners affected by the proposed street vacations. Commissioner Brown accepted the amendment.

Roll Call:

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

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

M/S – Blower/Brown

7 yes – 0 no – 0 abstain

Unanimously carried by voice vote

SITE PLAN REVIEW:

SPR 24-08: Applicant Todd Stamper / 5125 N Dort Hwy, LLC, DBA Priority Waste, requests approval of a Site Plan Review application regarding the proposed Solid Waste Transfer Station & Materials Recovery Facility located at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Highway (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.

Brian read the staff report. Brian explained that approval of SPR 24-08 would be conditional on approval of a variance allowing relief from the 500 ft distance requirement for a facility utilizing heavy machinery from a residentially zoned district or use. Another condition of approval would be City Council approval of a street vacation of Thetford Rd which was partially vacated in the 80's.

Commissioner Jewell asked for additional clarification regarding the requested waiver from parking lot interior zone landscaping. Brian explained that the ordinance requires that for every 15 spaces a landscape island would be required, which the applicant found to be too burdensome given the nature of large trucks needing to maneuver the property on a daily basis.

Mr. Lavigne commented that parking lot island landscaping requirements in general exist to improve the user experience of a property. He went on to say that in the case of the Priority Waste parking lot, the primary users will be truck drivers who would likely be inconvenienced by the existence of island landscaping.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower asked what portion of work is done inside versus outside. Mr. Lavigne explained that all work is performed inside the building. Commissioner Blower asked what the intent was as far as combining the parcels. Mr. Lavigne explained there was no intent to combine the parcels as that would require them to reapply to EGLE for their waste management license.

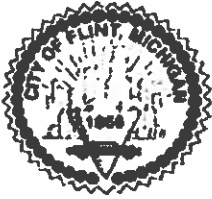
Commissioner Sorenson asked if the "DIY" trash drop off extended to recyclables as well. Mr. Lavigne said that the "DIY" drop off would not include recyclables, which would be limited to pick up only. Commissioner Sorenson asked if they would be handling hazardous waste at the property. Mr. Lavigne said they would not.

Commissioner Munroe-Younis asked the reasoning behind providing twice as much parking on the proposed site plan than the required minimum. Mr. Lavigne explained there is one space for every truck driver such that they may leave their personal vehicle on site when taking a truck as well as one space for each of their 90 employees.

Commissioner Munroe-Younis asked what the hours of operation would be. Mr. Allen explained that the facility operates from 6 AM to 6 PM. Commissioner Munroe-Younis expressed concern that the facility may cause excess noise and asked if any measures had been taken to avoid that. Mr. Lavigne explained that all work will be performed inside and that no stamping would be performed on site. He went on to note that any noise dampening material would also be soil absorbing which would cause issues in maintaining the cleanliness of the site. Mr. Allen explained that the dozers running on top of the waste pile actually has a self-sound dampening effect.

Commissioner Blower made a motion to approve the application, as well as the requested waiver from Article 13 Section 50-156(C) Parking Lot Interior Zone Landscaping with the following conditions:

1. The applicant shall receive approval of a non-use variance from the Zoning Board of Appeals providing relief from Article 9, §50-103(E) of the Zoning Ordinance before issuance of final site plan approval.
2. The vacation of the two sections of City of Flint owned right-of-way, needed for site control, if necessary, shall occur before disposition of said sections of City of Flint owned right-of-way (see Exhibit C).
3. The disposition of the two sections of City of Flint owned right-of-way, needed for site control shall occur before the issuance of the final Certificate of Occupancy (see Exhibit C).
4. The combination of the two sections of City of Flint owner right-of-way with the respective



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

adjacent parcels shall occur before the issuance of the final Certificate of Occupancy (see Exhibit C).

5. 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
6. If necessary, a survey and legal instrument regarding the perpetual Utility Easement regarding 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.
7. The applicant shall submit revised plans that convey the reconfigured access limitations for Gate #2 along E. Pierson Rd, satisfying the requested change from Traffic Engineering.
8. The applicant shall receive City Engineering approval before final site plan approval.
9. The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before issuance of the final Certificate of Occupancy
10. 11. A Haul Route Map delineating the haul route for the proposed operation shall be submitted to the Zoning Coordinator before final Site Plan approval is granted.

Commissioner Sorenson seconded the motion.

Roll Call:

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

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

M/S – Brown/Horton

8 yes – 0 no – 0 abstain

Motion Carried

Commissioner Jewell made a motion to postpone the remainder of the agenda to the July 23rd, 2024, Planning Commission meeting. Commissioner Brown supported the motion.

M/S – Brown/Horton

8 yes – 0 no – 0 abstain

Unanimously carried by voice vote



Sheldon Neeley
Mayor

CITY OF FLINT
FLINT PLANNING COMMISSION

CASE REVIEW:

Postponed to the July 23rd, 2024, Planning Commission meeting.

REPORTS:

Postponed to the July 23rd, 2024, Planning Commission meeting.

RESOLUTIONS:

Postponed to the July 23rd, 2024, Planning Commission meeting.

OLD BUSINESS:

Postponed to the July 23rd, 2024, Planning Commission meeting.

NEW BUSINESS:

Postponed to the July 23rd, 2024, Planning Commission meeting.

ADJOURNMENT:

M/S – Jewell/Munroe-Younis

Unanimously carried by voice vote.

Meeting adjourned at 9:49 PM.

240496-T



RESOLUTION NO.: _____

PRESENTED: 11-6-24

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

**RESOLUTION AWARDING CONTRACT TO AERO FILTER FOR FILTER CHANGES
THROUGHOUT THE CITY HALL COMPLEX**

On October 24, 2022, the Flint City Council allocated funding of American Rescue Plan Act (ARPA) funds for environmental remediation at City Hall, via Resolution 230149.

To implement that resolution, Aero Filter, 1604 East Avis Dr., Madison Heights, MI submitted a quote to replace the air filters throughout City Hall and the Police Department as requested by the Department of Finance, Maintenance Division.

Account Number	Account Name	Amount
287-230.200-801.000	Professional Services	\$ 18,750.00
	FY25 GRAND TOTAL	\$ 18,750.00

IT IS RESOLVED, that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to Aero Filter, Inc. for air filter unit changes in an amount not to exceed \$18,750.00. Based on review and validation of the appropriate fund use by the City's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / A0327

CLYDE D EDWARDS / A0327 (Oct 25, 2024 12:33 EST)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:

JK

Joseph Kuptz (Oct 25, 2024 11:11 EST)

Joseph Kuptz, Acting City Attorney

APPROVED AS TO FINANCE:

PM

Phillip Moore (Oct 25, 2024 12:33 EST)

Phillip Moore, Chief Financial Officer

APPROVED AS TO PURCHASING:

Lauren Rowley

Lauren Rowley, Purchasing Manager

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

TODAY'S DATE: *October 23, 2024*

BID/PROPOSAL#

AGENDA ITEM TITLE: Filter changes at City Hall

PREPARED BY: Kathryn Neumann for Lee Osborne, Facilities Maintenance Operations Manager

VENDOR NAME: Aero Filter, Inc.

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The Maintenance Division hires a company to change the filters in the heating units. This is done to promote healthier working conditions and to enhance energy usage. Aero Filter is the only company that Maintenance knows will move the furniture around to get to the filters and they have held the same price for several years. Two years we asked our HVAC vendor, William E. Walter, if they would make the filter changes and they told us it was going to be a lot more than \$20,000.00. The Maintenance Division has used Aero Filter for filter changes since 2013.

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
FY13	101-230.200-801.000		\$30,450	\$30,450	None
FY14	101-230.200-801.00		\$16,450	\$16,450	None
FY15	101-230.200-801.000		\$18,750	\$18,750	None
FY20	101-230.200-801.000		\$18,750	\$18,750	None
FY24	287-230.200-801.000	\$500,000	\$18,750	\$18,750	None

This service has not been done every year.

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

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

OTHER IMPLICATIONS (i.e., collective bargaining):

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: Kathryn Neumann Date: _____
Kathryn Neumann Oct 22, 2024 17:13 EDT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Lee Osborne	810 691-6786
2	Phillip Moore	
3		

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Lee Osborne
lee osborne Oct 24, 2024 10:46 EDT
(Lee Osborne, Facilities Maintenance Operations Manager)

270498-T



RESOLUTION NO.: _____

PRESENTED: 11-6-24

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

**RESOLUTION TO AIS CONSTRUCTION EQUIPMENT FOR
THE PURCHASE OF A NEW BROCE RJT350 SELF-PROPELLED SWEEPER**

The City of Flint, Department of Public Works, Street Maintenance Division, is requesting a purchase order be issued to AIS Construction Equipment, 4600 AIS Drive, Bridgeport, MI for the purchase of a new Broce RJT350 Self-Propelled Sweeper.

This is a qualified purchase under MiDeal State Contract #240000000158. There is adequate funding for said purchases from the listed accounts:

Account Number	Account Name	Amount
202-449.201-977.000	Equipment	\$ 10,000.00
203-449.201-977.000	Equipment	\$ 79,841.00
	FY25 GRAND TOTAL	\$ 89,841.00

IT IS RESOLVED, that The Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to AIS Construction Equipment for the purchase of a new Broce RJT350 self-propelled sweeper in an amount not to exceed \$89,841.00 for FY25.

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / AQ328
CLYDE D EDWARDS / AQ328 (Oct 25, 2024 11:02 EDT)
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:

JK
Joseph Kuptz (Oct 25, 2024 10:29 EDT)
Joseph Kuptz, Acting City Attorney

APPROVED AS TO FINANCE:

PM
Phillip Moore (Oct 25, 2024 09:52 EDT)
Phillip Moore, Chief Financial Officer

APPROVED AS TO PURCHASING:

Lauren Rowley
Lauren Rowley, Purchasing Manager

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

TODAY'S DATE: *October 23, 2024*

BID/PROPOSAL#

AGENDA ITEM TITLE: Broce Self Propelled Sweeper

PREPARED BY: Kathryn Neumann for Rodney McGaha, Director of Transportation

VENDOR NAME: AIS Construction

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Street Maintenance currently rents a sweeper that is used for milling and prepping streets before they are paved. The rental company also makes the City pay for a person to operate the sweeper, which makes the rental very costly. Street Maintenance is requesting to purchase a self-propelled sweeper because it will be more efficient (and cost conscious) to buy one. This equipment will be used on a daily basis during street paving months.

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

This is the first purchase of a self-propelled sweeper. The City of Flint has used AIS for the last few decades for the rental and purchase of equipment. The City bought the paver from AIS several years ago and they also do the repairs. The City rents sweepers and the dump trucks used for fall leaf clean up season.

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

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

This sweeper will be used when milling/prepping roads for paving. There is a possibility that it may be used in winter to blow snow off bridges. The benefit to residents is more efficient paving of streets and better use of taxpayers funds.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

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

Empty rectangular box for explanation.

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Streets	Equipment	202-449.201-977.000		\$10,000
Streets	Equipment	203-449.201-977.000		\$79,841
FY25 GRAND TOTAL				\$89,841.00

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: 250009402

ACCOUNTING APPROVAL: Kathryn Neumann Date: _____
Kathryn Neumann, 201(31) 2034 17 18 501

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

2405006-T

RESOLUTION: _____

PRESENTED: 11-11-2024

ADOPTED: _____

RESOLUTION FOR AN ADDITIONAL VOTERS NOT POLITICIANS EDUCATION FUND GRANT AWARD TO THE FLINT CITY CLERK'S OFFICE TO SUPPORT COMMUNICATIONS AND PUBLIC RELATIONS FOR THE NOVEMBER 5, 2024 GENERAL ELECTION

BY THE CITY CLERK:

Count MI Vote Education Fund, dba Voters Not Politicians Education Fund, is a Michigan non-profit, grassroots pro-democracy organization that engages with Michigan's state legislators to pass good-governance reforms to protect voting rights; and

The Voters Not Politicians Education Fund awarded the Flint City Clerk's Office a grant, in the amount of \$14,000.00, to support its communications and public relations efforts for the November 5, 2024 General Election. An additional grant, in the amount of \$5,500.00, has been awarded for the same purpose. The grant period for this award begins upon receipt of the funding and continuing through November 6, 2024; and

The Grant Code for this grant award is OCMIV-VNP24, and the Account Number is 296-101.024-850.000.

IT IS RESOLVED, that the appropriate City Officials authorize to do all things necessary to accept and appropriate grant award funding from the Count MI Vote Education Fund, dba Voters Not Politicians Education Fund, to the Flint City Clerk's Office to support communications and public relations efforts for the November 5, 2024 General Election, and to abide by the terms and conditions of the grant award agreement, in the amount of \$5,500.00, for a total grant award amount of \$19,500.00.

FURTHER RESOLVED, that the City Clerk be authorized as signatory and representative for all activities associated with the grant award.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE:

Joseph Kuptz, Acting City Attorney

Phillip Moore, Chief Financial Officer

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:

Clyde Edwards, City Administrator

VOTERS NOT POLITICIANS EDUCATION FUND 2024 SUBGRANT AGREEMENT

This subgrant agreement ("Agreement") is entered into between Count MI Vote Education Fund d/b/a Voters Not Politicians Education Fund, a Michigan non-profit corporation ("Grantor") and City of Flint-City Clerk's Office ("Grantee") (collectively, the "Parties"). Grantee agrees to provide services ("Services") supporting ~~Communications/Public Relations~~ ("Project") upon the terms and conditions set forth in Schedule A.

1. **Grant Period:** The subgrant period shall commence on the Date of Execution and expire on ~~(November 5, 2024)~~, unless terminated by one of the parties in accordance with Paragraph 6 of this Agreement. The Date of Execution is the date as of which both Parties have executed the Agreement.
2. **Grant Funds:**
 - a. The Voters Not Politicians Education Fund shall grant ~~\$15,000.00~~ to [City of Flint-City Clerk's Office] for the services and fees in Schedule A.
 - b. Subgrant funds shall be used by Grantee for the sole purpose of furnishing Services during the Grant Period. Grantee agrees to repay any portion of unused funds remaining at the end of the Grant Period.
 - c. Grantee shall not use any of the subgrant funds to engage in lobbying activities, to influence any election, to engage in any political activity or any other activity that is prohibited by Section 501(c)(3) of the Internal Revenue Code, or to support any person or organization engaged in terrorist activity.
3. **Compliance:** Grantee agrees to comply with all applicable laws, rules and regulations. Grantee represents to Grantor that (i) It has obtained all licenses, permits, and/or approvals necessary for the performance of the Services, and (ii) the provision of the Services under this Agreement is not a violation of any such licenses, permits, or approvals or in violation of any applicable law or regulation.
4. **No Liability for Grantor:** Grantee shall furnish evidence to Grantor of adequate insurance coverage for all activities identified in Schedule A. Grantee shall release, indemnify, and forever hold harmless Grantor for any liabilities arising out of Grantee's activities in relation to this Agreement.
5. **Reporting:** Grantee agrees to submit within thirty (30) days after the end of the

Grant Period, a report on Services performed, which includes (1) a certification that all uses of grant funds were and are consistent with charitable purposes as set forth in Section 501(c)(3) of the Internal Revenue Code; and (2) an accounting of how grant funds were used.

- 6. Confidential Information:** During or after the Grant Period, Grantor or third parties may disclose to the Grantee, or the Grantee may otherwise encounter, certain confidential, non-public information relating to the Grantor ("Confidential Information"). The term "Confidential Information" means any information or material which is proprietary to the Grantor, whether or not owned or developed by the Grantor, which is not generally known other than by the Grantor, and which the Grantee may obtain through any direct or indirect contact with the Owner or third parties. Notwithstanding any other provision of this Agreement, no formal identification of written information or other materials as Confidential Information shall be required to protect the same as Confidential Information hereunder. Grantee agrees to use Grantor's Confidential Information solely to carry out its duties in accordance with this Agreement, and not for any other purpose. Grantee shall hold the Confidential Information in confidence and will not disclose the Confidential Information to any person or entity without the prior written consent of the Grantor. This provision shall remain in force in perpetuity, notwithstanding the expiration or termination of this Agreement.
- 7. Termination:** This Agreement may be terminated (1) prior to the start of the Grant Period, by either party, in writing, with or without cause, at any time; or (2) during the Grant Period by either party, with or without cause, with thirty (30) days written notice sent to jamie@votersnotpoliticians.com on behalf of Grantor or [Dawna Donshue, City Clerk] on behalf of Grantee, respectively. Grantee will be responsible for rendering Services through the expiration or termination date, whichever occurs first. Grantor shall not be obligated to compensate Grantee for any Services rendered or costs or expenses incurred after the termination or expiration of this Agreement. Grantee shall be entitled only to a pro rata share of the Grant Funds for partial performance of Services during the Grant Period.
- 8. Independent Contractor:** The relationship between Grantor and Grantee intended to be created by this Agreement is that of client and independent contractor, and nothing herein contained shall be construed as creating a relationship of employer and employee or principal and agent between them. Grantee shall neither act nor make any representation that it is authorized to act as an employee, agent, or officer of Grantor. Neither party shall have any right, power or authority to create any obligation, express or implied, on behalf of the other party.

- 9. Materials & Information.** Grantor is responsible for furnishing all pertinent information, and for furnishing accurate, truthful, and complete information necessary for Grantee to perform the Services. Grantee acknowledges that Grantee shall not acquire any intellectual property rights to any materials furnished by Grantor or any and all content and visual designs created, produced, delivered, or managed by Grantee on behalf of Grantor pursuant to this Agreement, except the limited, non-exclusive right to use such materials in furtherance of Grantee's provision of Services, even if suggestions, comments or ideas made by Grantee are incorporated into the materials.
- 10. Publicity: Limited License to Use.** Grantee agrees to acknowledge "Voters Not Politicians Education Fund" at Grantor's discretion, in all press releases, news conferences and other media contacts concerning Services funded by the Grant Funds. Grantor reserves all rights to its service marks, logos and branding, registered or unregistered ("Marks"), and the right to revoke permission to use any Marks for any reason.
- 11. Conflicts of Interest.** Grantee shall immediately disclose any other clients that may pose a conflict of interest with Grantor. Grantee agrees that it shall not convey to, or use in connection with any work for, any other client of Grantee, any information whatsoever about the strategy, plans, projects, activities or needs of Grantor, or any other information obtained from and/or used in connection with providing services to Grantor hereunder. Grantee agrees that it shall not convey to, or use in connection with any work for, Grantor, any information whatsoever about the strategy, plans, projects, activities or needs of any other client of Grantee, or any other information obtained from and/or used in connection with providing services to such other client. Grantee represents and warrants that neither Grantee nor any affiliate of Grantee shall, without the express, written agreement of Grantor: (a) pay any portion of any payment made hereunder to any third party, or (b) receive any payment from any third party in the form of a subcontracting fee, referral commission, finder's fee or other similar arrangement in connection with any work for Grantor. Grantee agrees to cooperate in good faith with any reasonable request made by Grantor to confirm the accuracy of the representations and warranties made hereunder. Grantee further agrees to indemnify Grantor for any breach of the representations and warranties made hereunder. The foregoing covenants shall survive termination of this Agreement.
- 12. Additional Provisions.** This Agreement shall be construed, interpreted, and applied in accordance with the laws of the State of Michigan without regard to its conflict

of law principles. Neither party may assign this Agreement, in whole or in part, without the other party's prior written consent, and any attempted assignment without such consent will be void. The waiver of either party of a breach of this agreement shall not be construed as a waiver of any subsequent breach, nor shall any delay or omission on the part of a party to exercise or avail itself of any right or remedy operate as a waiver of any right or remedy.


13. Entire Agreement and Savings Clause. This Agreement embodies the entire understanding of the parties and there are no other Agreements or understandings, oral or written, between the parties relating to the subject matter thereof. No amendment or modification of this Agreement shall be valid or binding upon the parties unless made in writing and signed on behalf of each of such parties by their respective representatives. In the event any part of this Agreement is adjudicated to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized agents on the date(s) written below. This Agreement shall not be binding until it is signed by Grantor and Grantee.

Grantor Voters Not Politicians Education Fund

By: _____ Date: _____
Jamie Lyons-Eddy, Executive Director

[Grantee]

By:  Date: 10/21/2024

Name: DAVINA DONAHUE
Position: City Clerk
Organization: City of Flint/Elections

Schedule A

Program & Deliverables

Funds will be utilized to buy radio ads related to the November 2024 Election, as directed by the Clerk of the City of Flint.

Payment Schedule

100% within 10 days of the Effective Date, upon Grantor's receipt of Form W-9 and invoice sent to votersnotpoliticians@bill.com and jamie@votersnotpoliticians.com.



RESOLUTION NO.: _____

PRESENTED: 12-4-2024

ADOPTED: _____

**Resolution recommending Setting a Public Hearing regarding the
RESOLUTION TO APPROVE AMENDMENT #1 TO FLINT COMMERCE CENTER BROWNFIELD
PLAN TO ADD ELIGIBLE PROPERTY, REMOVE FORMER PARCEL 9, AND DECREASE TOTAL
APPROVED ELIGIBLE ACTIVITY COST FOR REIMBURSEMENT**

BY THE CITY ADMINISTRATOR:

The City of Flint desires to provide due notice to all persons interested as to the time and place of a hearing in respect to the proposed action of this body to approve Amendment #1 to the Brownfield Plan for the Flint Commerce Center to add parcels and decrease total tax capture amount.


At their meeting on November 12th, 2024, the City of Flint Brownfield Redevelopment Authority unanimously approved a motion to recommend the Amendment #1 of the Brownfield Plan for Flint Commerce Center to City Council for their approval. Pursuant to the requirements of section 42-25 of the Flint City Code, a public hearing must be held so the City Council can meet and hear objections to the proposed Amendment #1 to the Brownfield Plan for the Flint Commerce Center.


IT IS RESOLVED, that a public hearing to consider the approval of Amendment #1 of the Brownfield Plan for the Flint Commerce Center shall be held on the _____ day of _____, 2024 at 5:30 p.m., in the City Council Chambers, 3rd Floor, City Hall, 1101 S. Saginaw St., Flint, Michigan.

IT IS FURTHER RESOLVED, that the City Clerk shall cause notice of such hearing to be published in an official paper of general circulation not less than fifteen (15) days prior to said hearing.

APPROVED AS TO FORM:

APPROVED AS TO FINANCE


Joseph Kuptz (Nov 22, 2024 12:06 EST)
Joseph Kuptz, Acting City Attorney


Phillip Moore (Nov 22, 2024 10:41 EST)
Phillip Moore, Chief Financial Officer

ADMINISTRATION:

CITY COUNCIL:

CLYDE D EDWARDS / A0352
CLYDE D. EDWARDS / A0352 (Nov 25, 2024 10:56 EST)
Clyde Edwards, City Administrator

Flint City Council



CITY OF FLINT

CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

TODAY'S DATE: November 19, 2024

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: Resolution recommending Setting a Public Hearing regarding the RESOLUTION TO APPROVE AMENDMENT #1 TO FLINT COMMERCE CENTER BROWNFIELD PLAN TO ADD ELIGIBLE PROPERTY, REMOVE FORMER PARCEL 9, AND DECREASE TOTAL APPROVED ELIGIBLE ACTIVITY COST FOR REIMBURSEMENT

PREPARED BY: Emily Doerr, Director – Department of Business and Community Services

VENDOR NAME: n/a

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

This is a resolution for City Council to set a public hearing regarding the approval of Amendment #1 to the Brownfield Plan from Ashley Capital which was approved by the Flint City Council on August 14, 2023 to facilitate redevelopment of the Project site.

This amendment to the Brownfield Plan is to Add eligible property (the development is acquiring 3 more parcels of land west of Industrial Avenue. Acquisition of this property allows for expansion of Building 4 from the 100,000 square feet that was anticipated in the Brownfield Plan to 326,834 square feet. The expanded building size will result in increased tax revenue for the city); Remove former Parcel 9 as eligible property; and Reduce the total approved eligible activity cost for reimbursement (Because the revised plan for Building 4 is larger, approximately \$4.8 million of additional brownfield eligible activity costs will be incurred for redevelopment. However, the developer has successfully applied for an additional \$5.9 million of grant funds since Brownfield Plan approval, which will be used to offset these costs as well as other eligible activity costs within the Brownfield Plan eligible property. The net effect of the cost increase and additional grant funds is to reduce the total projected reimbursement by approximately \$1.1 million. Several other buildings also increased in size, but Flint Commerce Center did not request additional eligible activities for these buildings).

The updated total parcels after Amendment #1 is 16 occupying approximately 294.56 acres of land.

The packet for approval also includes the updated Reimbursement Agreement.



CITY OF FLINT

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

Resolution 230225.2 was the original approved Brownfield Plan on August 14, 2023.

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

The anticipated investment in building construction is still estimated at over \$300M. The updated total eligible activity cost is \$71,361,778. The total estimated eligible activities totals \$94,261,778 but it is reduced by \$22.9 million due to city, county, state and foundation grant funding.

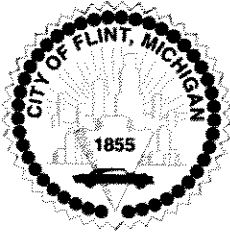
The 80% tax capture proposed to repay the upfront costs is now decreased to an estimated 21 years.

Section IV: FINANCIAL IMPLICATIONS: Because of the proposed 80/20 split, there will be new taxes collected by the City starting in year one and after an estimated 21 years, all taxes paid will go to the city.

IF ARPA related Expenditure: No
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



RESOLUTION NO.: 240553.1

PRESENTED: 1-08-2025

ADOPTED: _____

AMENDED RESOLUTION AUTHORIZING THE ALLOCATION OF CHOICE FUNDS TO CLARK COMMONS III, LDHA CONTRACT IN THE AMOUNT OF \$2,090,045 FOR THE CHOICE NEIGHBORHOODS REDEVELOPMENT HOUSING PROJECT

BY THE MAYOR:

WHEREAS The City was awarded grant funding from the U.S. Department of Housing & Urban Development in the amount of \$30,000,000.00 for the implementation of the *Imagine Flint* South Flint Community Plan Choice Neighborhoods Initiative; and

WHEREAS Resolution 180620 adopted 12/18/18 authorized City officials to enter into contract with Norstar, Clark Commons LDHA in the amount of \$18,324,000.00 under FHUD19CHOICE; and

WHEREAS, HUD authorized the use of funds from Choice -Critical Community Improvement category in the amount of \$628,134 to fund the remaining housing development with the approval of budget amendment #8 and additional resident relocation cost; and

WHEREAS Resolution 230111 adopted 4/24/23 authorized the acceptance of grant funding from the U.S. Department of Housing & Urban Development in the amount of \$1,421,911 in supplemental dollars to support the redevelopment of housing for the Imagine Flint South Flint Community Plan Choice Neighborhoods Initiative; and

WHEREAS, the City of Flint Business and Community Services wishes to increase Clark Commons III LDHA's contract to fund the remaining housing development with funds originally allocated for Choice -Critical Community Improvements and supplemental grant award in the amount of \$2,090,045.00

Dept.	Name of Account	Account Number	Grant Code	Amount
B& C Services	Professional Services	296-704.801-801.000	FHUD18CHOICE	\$668,134.00
B& C Services	Uncommitted	296-704.801-963.000	FHUD22CHOICE	\$1,421,911.00
Total	Professional Services	296-704.803-801.000	FHUD18CHOICE	\$2,090,045.00

IT IS RESOLVED that appropriate City officials are authorized to do all things necessary to make additional grant funds available to RCS, Clark Commons III LDHA and allocate using the aforementioned accounts in the amount of \$2,090,045.00 per the previously approved HUD Choice Neighborhoods Budget to increase the total contract amount to \$20,414,045.

For the City:

For the City Council:

Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

Joseph Kuptz, Acting City Attorney

Phillip Moore, Chief Financial Officer



240577-T

RESOLUTION NO.: _____

PRESENTED: 12-16-2024

ADOPTED: _____

RESOLUTION TO UTILIZE \$30,000.00 IN ARPA FUNDING TO UNIVERSITY PARK ESTATES HOMEOWNERS' ASSOCIATION, GRAND TRAVERSE DISTRICT NEIGHBORHOOD ASSOCIATION, FIRST CHURCH OF BRETHREN TO ACT AS FIDUCIARY FOR METAWANENEE HILLS NEIGHBORHOOD ASSOCIATION, AND CROSSOVER OUTREACH FOR 5TH WARD PRIORITIES

BY THE CITY COUNCIL:

WHEREAS, The City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be utilized by the City for defined purposes. In 2023, the City of Flint obligated all of ARPA funding received, of which approximately \$40 million was obligated as "revenue replacement"; and

WHEREAS, Flint City Council recommends reallocating \$30,000.00 in ARPA funding, previously obligated for revenue replacement, for 5th Ward Priorities; and

WHEREAS, The Councilperson in the 5th Ward recommends funding (Ward Account) for University Park Estates Homeowners' Association in the amount of \$10,000.00; and

WHEREAS, The Councilperson in the 5th Ward recommends funding (Ward Account) for Grand Traverse District Neighborhood Association in the amount of \$8,000.00; and

WHEREAS, The Councilperson in the 5th Ward recommends funding (Ward Account) for the First Church of Brethren, to act as fiduciary on behalf of Metawanenee Hills Neighborhood Association, in the amount of \$7,000.00; and

WHEREAS, The Councilperson in the 5th Ward recommends funding (Ward Account) for Crossover Outreach in the amount of \$5,000.00; therefore

Funding is to come from the following account:

Account Number	Account Name	Subrecipient	Amount
101-101.205-801.000	Ward Priorities	University Park Estates Homeowners' Association	\$10,000.00

101-101.205-801.000	Ward Priorities	Grand Traverse District Neighborhood Association	\$8,000.00
101-101.205-801.000	Ward Priorities	First Church of Brethren	\$7,000.00
101-101.205-801.000	Ward Priorities	Crossover Outreach	\$5,000.00

IT IS RESOLVED that the appropriate City Officials are hereby authorized to do all things necessary, including executing any necessary agreements, to appropriate funding to University Park Estates Homeowners' Association in the amount of \$10,000.00, Grand Traverse District Neighborhood Association in the amount of \$8,000.00, First Church of Brethren, as fiduciary for Metawanenee Hills Neighborhood Association, in the amount of \$7,000.00, and Crossover Outreach in the amount of \$5,000.00, in accordance with 5th Ward Priorities. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

APPROVED AS TO FORM:

APPROVED BY CITY COUNCIL:

Joseph Kuptz, Acting City Attorney



RESOLUTION NO.: 240578-T

PRESENTED: 12-16-2024

ADOPTED: _____

RESOLUTION TO MICHIGAN STATE UNIVERSITY FOR FLINT RECAST PROGRAM EVALUATION

BY THE CITY ADMINISTRATOR:

WHEREAS, in July 2021, the City of Flint was awarded grant number: 1 H79 SM084918-01, for \$5,000,000.00, over a five-year period. The funding is allocated for the Flint Resiliency in Communities After Stress and Trauma (ReCAST) (Performance period September 30, 2021 – September 29, 2026).

WHEREAS, the primary strategy of Flint ReCAST is to assist high-risk youth and families in the City of Flint, impacted by the Flint Water Emergency, by promoting resilience and equity through implementation of evidence-based programming as well as linkages to trauma-informed behavioral health services.

WHEREAS, the Michigan State University's mission includes conducting research of the highest caliber that seeks to answer questions and create solutions in order to expand human understanding and make a positive difference, both locally and globally.

WHEREAS, the Michigan State University will enter a performance-based contract over the duration of the grant program, providing program evaluation, as required by SAMHSA, not to exceed 10% of the total grant.

Account Number & Grant Code	Account Name	Amount
296-649.700-801.000	FHHS21RECAST Professional Services	\$99,999.00

IT IS RESOLVED that the appropriate City Officials are authorized to do all things necessary to accept the ReCAST award dollars.

IT IS RESOLVED to award ReCAST funding to Michigan State University. The City of Flint will enter into a contract with Michigan State University for the 12-month grant period September 30, 2024 – September 29, 2025. This amount will not exceed \$99,999.00.

Approved as to Form:


Joseph Kuptz (Nov 29, 2024 11:59 EST)

Joseph Kuptz, Chief Legal Officer

Approved as to Finance:


Phillip Moore (Dec 6, 2024 12:00 EST)

Phillip Moore, Chief Financial Officer

For the City of Flint:


Clyde D. Edwards / A0355 (Dec 9, 2024 15:43 EST)

Clyde D. Edwards, City Administrator

Approved by Council:



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

TODAY'S DATE: 10/30/2024

BID/PROPOSAL# A0355

AGENDA ITEM TITLE: RESOLUTION TO MICHIGAN STATE UNIVERSITY FOR FLINT RECAST PROGRAM EVALUATION YEAR 4

PREPARED BY: Latrese Brown

VENDOR NAME: Michigan State University

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The purpose of this resolution is to award a contract to Michigan State University for program evaluation of Flint ReCAST. Program evaluation, at 10% of the annual grant budget is a requirement of the grant. Included in this process:

- Michigan State University will serve at the Flint ReCAST Project external evaluator
- Michigan State University will be monitored through monthly communication with the City of Flint, including progress and data reports consistent with project milestones
- Michigan State University will collaborate with Flint ReCAST to identify the best metrics for evaluating program success and execute necessary

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
2024	296-649.700-801.000	\$1,450,179.68	\$109,807 24-006815	\$74,972.67	230337



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

2023	296-649.700- 801.000	\$1,198,866.0 0	\$100,000 23-005583	\$100,000	220410
2022	296-649.700- 801.000	\$1,885,117.00	\$100,000 22-004496	\$100,000	210511

Section III.

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

The MSU Evaluation team will help provide insight on best practices and how to better implement the Flint ReCAST grant within the Flint community. The evaluation will help to improve the mental health of Flint residents as well as improve overall health outcomes of Flint residents.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure: **NOT ARPA**

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

The \$99,999.00 will be encumbered from the Professional Services line in the Flint ReCAST budget: 1 H79 SM084918-01



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayors	Professional Services	296-649.700-801.000	FHHS21RECAST	\$99,999.00
FY25 GRAND TOTAL				\$99,999.00

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: Phillip Moore Date: 12/06/2024
Phillip Moore (Dec 6, 2024 12:00 EST)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Seamus Bannon	810-237-2014
2	Latrese Brown	810-410-2020 ext. 2047
3		



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: *[Signature]* (Dec 9, 2024 14:09 EST)
(Name, Title)

ADMINISTRATION APPROVAL: *Clyde D. Edwards / A0355*
Clyde D. Edwards / A0355 (Dec 9, 2024 15:43 EST)

240582-T



RESOLUTION NO.: _____

PRESENTED: 12-16-2024

ADOPTED: _____

Resolution Authorizing Appropriate City of Flint Officials to Do All Things Necessary to enter into change order #2 with MDOT Contract 22-5153, Job No. 130632CON for the reconstruction of the Saginaw Street bricks

BY THE CITY ADMINISTRATOR:

On March 13, 2023, the Proper City Officials authorized change order #1 to MDOT Contract 22-5153, Job No. 130632CON for the rehabilitation of the Saginaw St. bricks, along with necessary related work, in the amount not to exceed \$683,000.00 and a revised total of \$3,491,596.00.

Due to many factors, including replacing poor soil and additional work that was the result of replacing the water main (which was not originally included in the plans), MDOT increased the contract amount, which increased our local share by \$473,543.00. Funding is available in the following account:

202-450.202-801.000	Major Street Fund	\$473,543.00
---------------------	-------------------	--------------

IT IS RESOLVED, that appropriate City Officials are authorized to do all things necessary to enter into change order #2 to MDOT Contract No. 22-5153 for additional work on the rehabilitation of the Saginaw Street bricks, in the amount of \$473,543.00 for a total of \$3,965,139.00. (Major Street Fund)

FOR THE CITY OF FLINT:

Clyde D. Edwards / A0341

Clyde D. Edwards (Dec 8, 2024 23 06 EST)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

APPROVED AS TO FORM:

JK

Joseph Kuptz (Dec 6, 2024 12 20 EST)

Joseph Kuptz, Acting City Attorney

APPROVED AS TO FINANCE:

PM

Phillip Moore (Dec 6, 2024 11 57 EST)

Phillip Moore, Chief Financial Officer



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

TODAY'S DATE: November 4, 2024

BID/PROPOSAL#

AGENDA ITEM TITLE: Saginaw Street Brick Reconstruction – c.o. #2

PREPARED BY: Kathryn Neumann for Rodney McGaha, Director of Transportation

VENDOR NAME: State of Michigan (MDOT)

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

In 2022, City Council authorized the contract to reconstruct the Saginaw St. bricks from Court St. to the Flint River. The project started in 2023 and ended in 2024. The original amount requested by the Transportation Division was based on an MDOT estimate and the actual bids came back higher than the estimate. Also, since this is an MDOT project, they approved several change orders and it is the City's responsibility to pay our local share.

The areas that increased costs were areas of poor soil that caused instability. A trench was dug when the water line was replaced and sporadic poor soil areas were encountered. The trench then had to be dug up and the poor soil replaced with granular material. By using granular material to replace poor soil, it saved additional steps to stabilize the trench.

The City is responsible for the projected cost after deduction of Federal aid. MDOT has the authority under Public Act 51 of 1951 to request the Treasurer to withhold City's MTF payment to secure the City's participation in the project.

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
FY20	202-450.202-801.000		\$43,273.99	0	
FY21	202-450.202-801.000		\$284,212	\$151,632.23	200426
FY21	202-450.202-801.000		\$1,226.57	\$1,226.57	



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

FY22	202-450.202-801.000		\$1,459,398	\$906,044.53	210394
FY22	202-450.202-801.000		\$36,112.00	0	
FY22	202-450.202-801.000		\$332.37	\$332.37	
FY23	202-450.202-801.000		\$30,000	\$21,679.02	
FY23	202-450.202-801.000		\$173,610	\$148,174	230064
FY23	202-450.202-801.000		\$474,690.84	\$474,690.84	230148
FY24	202-450.202-801.000		\$100,140.00	\$96,364.31	230333
FY24	202-450.202-801.000		\$247,300	\$41,412.46	240072

Section III.

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

Section IV: FINANCIAL IMPLICATIONS:

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
Trans.	Professional Services	202-450.202-801.000		\$473,543.00
FY25 GRAND TOTAL				\$473,543.00



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

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: 250009522

ACCOUNTING APPROVAL: Kathryn Neumann Date: _____
Kathryn Neumann (Dec 4, 2024 07:10 EST)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Abdul Khandker	810 766-7135
2	Jo Janiski	810 766-7266
3	Rod McGaha	810 691-3106

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: _____
Rodney McGaha
Rodney McGaha (Dec 2, 2024 06:12 EST)
(Rodney McGaha, Director of Transportation)

ADMINISTRATION APPROVAL: _____
Clyde D. Edwards / A0341
Clyde D. Edwards / A0341 (Dec 8, 2024 12:08 EST)



RESOLUTION NO.: 220173
 PRESENTED: MAY - 4 2022
 ADOPTED: MAY - 9 2022

Resolution Authorizing Appropriate City of Flint Officials to Do All Things Necessary to enter into MDOT Contract 22-5153, Job No. 130632CON for the purpose of fixing the rights and obligations of the parties in agreeing to the following: brick pavement reconstruction, concrete pavement, curb and gutter, sidewalk and sidewalk ramps, storm sewer, permanent signing and pavement markings along Saginaw Street from the Flint River to Court Street; and all together with necessary related work.

BY THE CITY ADMINISTRATOR:

MDOT has submitted to the City of Flint Contract 22-5153, Job No. 130632CON for the purpose of fixing the rights and obligations of the parties in agreeing to the following: brick pavement reconstruction, concrete pavement, curb and gutter, sidewalk and sidewalk ramps, storm sewer, permanent signing and pavement markings along Saginaw Street from the Flint River to Court Street; and all together with necessary related work.

The present estimated project cost is \$5,254,100.00, with a Federal share of \$2,455,504.00 and the local share of \$2,798,596.00 (City of Flint), which is the project cost after a deduction of Federal aid. The State of Michigan allows overruns without City of Flint authorization, so the City of Flint has allowed an additional \$10,000 to be used if necessary. Funding is available in the following account:

202-450.202-801.000	Major Street Fund	\$2,808,596.00
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IT IS RESOLVED, that appropriate City Officials are authorized to do all things necessary to enter into MDOT Contract No. 22-5153, including local contribution of \$2,798,596.00 plus potential overruns in the amount of \$10,000.00 for a total of \$2,808,596.00. (Major Street Fund)

IT IS FURTHER RESOLVED, I, Sheldon A. Neeley, Mayor, am the duly authorized City official authorized to sign MDOT Contract 22-5153 on behalf of the City of Flint.

APPROVED AS TO FINANCE:

Robert J. F. Widigan
 Robert J. F. Widigan
 Chief Financial Officer

APPROVED AS TO FORM:

William Kim
 William Kim
 City Attorney

CLYDE D. EDWARDS
 CLYDE D. EDWARDS (Age 78, 2012 1651 EDY)
 Clyde Edwards, City Administrator

APPROVED BY
 CITY COUNCIL
 MAY - 9 2022



230063

RESOLUTION NO.: _____
 PRESENTED: MAR - 8 2023
 ADOPTED: MAR 13 2023

Resolution Authorizing Appropriate City of Flint Officials to Do All Things Necessary to enter into a change order with MDOT Contract 22-5153, Job No. 130632CON for the reconstruction of the Saginaw Street bricks

BY THE CITY ADMINISTRATOR:

On May 9, 2022, the Proper City Officials authorized MDOT Contract 22-5153, Job No. 130632CON for the rehabilitation of the Saginaw St. bricks, along with necessary related work in the amount not to exceed \$2,808,596.00.

Due to construction delays and increased costs to labor and materials, MDOT has increased the contract amount, which increased our local share by \$683,000.00. Funding is available in the following account:

202-450.202-801.000	Major Street Fund	\$683,000.00
---------------------	-------------------	--------------

IT IS RESOLVED, that appropriate City Officials are authorized to do all things necessary to enter into change order #1 to MDOT Contract No. 22-5153 for the rehabilitation of the Saginaw Street bricks, in the amount of \$683,000.00 for a total of \$3,491,596.00. (Major Street Fund)

APPROVED AS TO FINANCE

Robert J.F. Widigan
 Robert J.F. Widigan (Feb 24, 2023 11:18 EST)
 Robert J. F. Widigan
 Chief Financial Officer

APPROVED AS TO FORM:

William Kim
 William Kim (Feb 24, 2023 11:52 EST)
 William Kim
 City Attorney

Clyde Edwards
 Clyde Edwards (Feb 27, 2023 10:35 EST)
 Clyde Edwards, City Administrator

2023 KRN

WPK
 MAR 13 2023

240583-T



RESOLUTION NO.: _____

PRESENTED: 12-16-2024

ADOPTED: _____

**RESOLUTION TO TRANSFER \$530,000.00 FROM BSI DEVELOPMENT FUND
BALANCE TO BSI PROFESSIONAL SERVICES**

BY THE CITY ADMINISTRATOR:

Due to short staffing in the Building and Safety Inspection Division for Plumbing and Mechanical inspections, there is a need to outsource the plumbing and mechanical inspections. We have posted positions for Plumbing and Mechanical inspectors but have not had any success in getting qualified people to apply. Contracting with a company to perform these inspections seems like the best solution to getting the needed inspections done.

In order to have funds to be able enter into a contract, the Building and Safety Division would need to move \$530,000 from their fund balance into the Professional Services account.

The total amount requested for transfer from the BSI Development Fund Balance to Professional Services is \$530,000.00. The accounts for this fund transfer are as follows:

Dept.	Name of Account	Account Number	Grant Code	Amount
BSI	Development Fund	Fund Equity: 249-000.000-390.000	N/A	\$530,000.00
BSI	Professional Services	Expense: 249-371.100-801.000		\$530,000.00

IT IS RESOLVED that the appropriate City officials, upon City Council's approval, are hereby authorized to transfer \$530,000.00 from 249-000.000-390.000 to 249-371.100-801.000 .

APPROVED AS TO FORM:

JK
Joseph Kuptz (Oct 22, 2024 14:02 EDT)
Joseph Kuptz
Acting City Attorney

APPROVED AS TO FINANCES:

Phillip Moore
Phillip Moore (Oct 22, 2024 12:56 EDT)
Phillip Moore,
Chief Financial Officer

FOR THE CITY OF FLINT:

CLYDE D EDWARDS / A0325
CLYDE D EDWARDS / A0325 (Oct 24, 2024 12:41 EDT)
Clyde Edwards,
City Administrator

CITY COUNCIL:



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

TODAY'S DATE: 10/04/24

BID/PROPOSAL#

AGENDA ITEM TITLE: Request for a budget amendment to move funds from the Development fund balance to the Professional Services account.

PREPARED BY: Mary Jarvis

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Requesting a budget amendment to move funds from the Development fund balance to the Professional Services account. Due to short staffing in the Building and Safety Inspection Division for Plumbing and Mechanical inspections, there is a need to outsource the plumbing and mechanical inspections. We have posted positions for Plumbing and Mechanical inspectors but have not had any success in getting qualified people to apply. Contracting with a company to perform these inspections seems like the best solution to getting the needed inspections done. In order to have funds to be able enter into a contract, the Building and Safety Division would need to move \$530,000 from their fund balance into the Professional Services account.

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
2023	249-371.100-810.000	\$13,409.48	\$5,034.48	\$5,034.48	N/A
2024	249-371.100-801.000	\$10,000.00	\$9,999.00	\$9,740.43	N/A
2025	249-371.100-801.000	\$10,000.00	\$9,500.00	YTD \$956.03	N/A



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

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

Getting the budget amendment approved so that funds can be available to contract out services for plumbing and mechanical inspections will help residents and businesses obtain their inspections in a more timely manner. Michael Reiter and Jack Hippe will be the liasons between the contractor and the City of Flint.

Section IV: FINANCIAL IMPLICATIONS:

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:** This was not a planned budgeted expenditure, due to employee illnesses, a death & failure to hire new employees BSI has fallen behindin needed inspections.

Dept.	Name of Account	Account Number	Grant Code	Amount
DEV	Building Department Fund Balance	249-000.000-390.000	N/A	\$530,000.00
DEV	Professional Services	249-371.100-810.000	N/A	\$530,000.00
FY25 GRAND TOTAL				\$530,000.00



CITY OF FLINT STAFF REVIEW FORM

Revised September 3, 2024

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: Mary Jarvis Date: 10/04/24

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

STAFF RECOMMENDATION: *(PLEASE SELECT)*: APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE Emily Doerr
Emily Doerr (October 2024 11:02 EDT)
Emily Doerr, Director, Business and Community Services



240585-T

RESOLUTION NO.: _____

PRESENTED: 12-16-2024

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

RESOLUTION AUTHORIZING FIRST QUARTER 2025 BUDGET AMENDMENT

WHEREAS, the City of Flint’s operating budget is monitored on an ongoing basis by the Finance Department and City department heads and changes to an approved operating budget are required from time to time. And;

WHEREAS, the Department of Finance is recommending certain fiscal appropriation amendments to the FY2025 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended. And;

FY2025 Proposed First Quarter Budget Amendments	Amended FY2025 Budget as of 9/30/2024	Proposed Amendments for FY2025 Q1 End	Proposed Amended FY2025 Budget	Estimated Ending Fund Balance
GENERAL FUND 101 Expenditures	\$100,811,881	\$246,708	\$101,058,589	\$55,541,995
WATER FUND 591 Expenditures	\$38,134,848	\$1,045,500	\$39,180,348	\$53,928,269
Total Amendment	\$138,946,729	\$1,292,208	\$140,238,937	\$109,470,264

IT IS RESOLVED, that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2025 operating budget of the City of Flint.

APPROVED AS TO FORM:

JK
Joseph Kuptz (Oct 16, 2024 11:40 EDT)
Joseph Kuptz, City Attorney

APPROVED AS TO FINANCE:

PhM
Phillip Moore (Dec 6, 2024 12:01 EST)
Phillip Moore, Chief Financial Officer

FOR THE CITY OF FLINT:

Clyde D. Edwards / A0324
Clyde D. Edwards / A0324 (Dec 9, 2024 17:03 EST)
Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

TODAY'S DATE: *October 10, 2024*

BID/PROPOSAL#

AGENDA ITEM TITLE: *First Quarter Budget Amendment DPW/Utilities Water Plant*

PREPARED BY: *Yolanda Gray*

VENDOR NAME: *DPW/Utilities Water Plant*

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

First quarter budget amendment to request amendment to request additional funding for DPW/Utilities Water Plant accounts from Water Fund Balance in order to cover necessary FY25 requisitions, professional work agreements, and mandated State of Michigan projects. Due to insufficient funding for the current FY25 the Water Plant and Utilities can't encumber funds for upcoming professional services, water plant operations and lab services, repairs/maintenance, and capital improvements.

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

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

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

This budget amendment is necessary to protect the public health and provide control over the public water supply as mandated by the Department of Environment, Great Lakes, and Energy (EGLE).

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

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

[Empty box for explanation]

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
	Professional Services	591-536.100-801.000		\$30,000.00
	Depreciation - Amortization	591-536.100-968.000		\$60,000.00
	Professional Services	591-545.200-801.000		\$736,000.00
	Lab Operation Supplies	591-545.200-757.000		\$17,500.00
	Building Additions/Improvements	591-545.203-976.000		\$102,000.00
	Compliance Permit Fees	591-536.100-956.110		\$25,000.00
	Professional Legal Services	591-545.200-812.000		\$75,000.00
		FY25 GRAND TOTAL		\$1,045,500.00

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

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: Yolanda Gray Yolanda Gray (Oct 11, 2024 10:41 EDT) Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	<u>NAME</u>	<u>PHONE NUMBER</u>
1	Yolanda Gray	810-787-6537 ext 3503
2	Scott Dungee	810-787-6537 ext 3506
3	Kenneth Miller	810-766-7155 ext 2601

STAFF RECOMMENDATION: *(PLEASE SELECT)*: APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Kenneth Miller
(Name, Title)

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

TODAY'S DATE: 10/13/24

BID/PROPOSAL#

AGENDA ITEM TITLE: RESOLUTION AUTHORIZING AN FY2025 BUDGET AMENDMENT FOR THE CITY OF FLINT POLICE DEPARTMENT

PREPARED BY: Angela Amerman Finance/Police

VENDOR NAME: Tyler Technologies

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The City was cyberattacked on August 14th causing a disruption in the services of the Police Department. Due to the cyberattack, it was determined that a cloud-based service was needed for the Police Department. Since this was an emergency Chief Finance Officer Phillip Moore approved the new cloud-based service with Tyler Technologies. To migrate to the cloud-based service was \$75,000.00 and one full year of service is \$157,923.00 for a total of \$\$232,923.00. The Police department has budgeted \$80,000.00 for Tyler Technologies for FY25 and the City Council adopted resolution 240283 on July 22, 2024. The Police Department is requesting a budget amendment of \$246,708.07.

Tyler Technologies is the largest company in the United States solely dedicated to serving the public sector with integrated software and technology services. Cloud computing is the use of computing resources (hardware and software) that deliver a service over a network (typically the Internet). Tyler has been offering cloud-related services since 1999. Tyler took the best features and functionality of cloud computing to develop a cloud-based offering designed specifically for the unique needs of the public sector.

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
FY25	101-301.000-931.000	\$82,710.55	\$82,710.55	\$82,710.55	240283
FY24	101-303.200-931.000	\$78,082.72	\$78,082.72	\$78,082.72	230216

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

FY23	101-303.200-931.000	\$74,311.63	\$74,311.63	\$74,311.63	
FY22	101-303.200-931.000	\$70,773.12	\$70,773.12	\$70,773.12	
FY21	101-303.200-931.000	\$68,050.80	\$68,050.80	\$68,050.80	

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

Tyler partners with clients to empower the public sector to become more efficient, more accessible, and more responsive to the needs of their constituents. Some of the benefits to the residents of the City of Flint and city operations are improved data security, disaster recovery, remote access, cost savings, and 24/7 monitoring. Tyler controls user access and secures data in certified data centers. Tyler’s solutions also use market-leading authentication platforms to secure connectivity to applications. Disaster recovery is a standard feature, not an add-on. Tyler moves the burden of backups, restoring software, and data shifts from the client to Tyler. Remote access cloud-based services enable secure and flexible work arrangements from any internet connection. Cloud-based services can reduce the cost of purchasing and maintaining on-site servers. Tyler’s employees provide 24/7 monitoring for infrastructure, performance, and security.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure:

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

This is not an ARPA related expenditure.
 Invoice 130-146747 for non-cloud-based service for FY25 7/01/24 – 6/30/25 was \$82,710.55. The invoice was paid on September 9th, 2024. Tyler Technologies sent credit memo 130-150731 for \$68,925.48. A difference of \$13,785.07 for service provided from 7/01/24 through 8/31/24. Migration to cloud-based service invoice 130-150704 is \$75,000.00. Invoice 130-150703 for cloud-based service 9/1/24 – 8/31/25 is for \$157,923.00. The Police department will need \$246,707.71 from the general fund.

CITY OF FLINT



STAFF REVIEW FORM

Revised October 9, 2024

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN: There was \$80,000 budgeted for FY25. The cyberattack has shown a need a cloud-based service which was not budgeted for.

Dept.	Name of Account	Account Number	Grant Code	Amount
Police	Maintenance Agreements	101-301.000-931.000		\$82,710.55
Police	Maintenance Agreements	101-301.000-931.000		(\$68,925.84)
Police	Maintenance Agreements	101-301.000-931.000		\$75,000.00
Police	Maintenance Agreements	101-301.000-931.000		\$157,923.00
		FY25 GRAND TOTAL		\$246,707.71

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 \$246,707.71

BUDGET YEAR 2 \$165,820.00 estimated

BUDGET YEAR 3 \$174,111.00 estimated

OTHER IMPLICATIONS *(i.e., collective bargaining)*:

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: Angela Amerman
Angela Amerman (Oct 15, 2024 15:38 EDT) Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:
 (Places of the names of those who can defend this resolution at City Council)

	NAME	PHONE NUMBER
1	Police Chief Terence Green	(810) 766-7266 ext 6810

CITY OF FLINT



STAFF REVIEW FORM

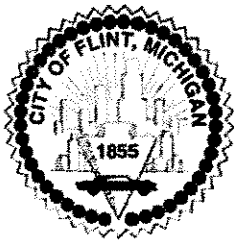
Revised October 9, 2024

2	Jeff Keen	(810) 766-7266 ext 2218
3	Phillip Moore	(810) 766-7266 ex 2301

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Terence Green
Terence Green Oct 15, 2024 18:05 EDT

(Terence Green, Police Chief)



250000-T

RESOLUTION NO.: _____

PRESENTED: 1-8-2025

ADOPTED: _____

RESOLUTION TO ACCEPT A GRANT FROM BLOOMBERG PHILANTHROPIES AND AMEND FY25 BUDGET

BY THE CITY ADMINISTRATOR:

Whereas, Bloomberg Philanthropies in partnership with United Cities and Local Government and the Bloomberg Center for Public Innovation at Johns Hopkins University has awarded funding to the City through their Youth Climate Action Fund Initiative; and

Whereas, the total amount of funding is \$100,000; and

Whereas, the funding shall be used to support youth-led climate projects through the distribution of US\$1,000-5,000 micro-grants; and

Whereas, the City has a 12 month time period from receiving funds to fully utilize;

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayor's Office	Salaries	296-171.726-702.020	PBLMB-YCAF24	\$12,000
Mayor's Office	Communications	296-171.726-702.010	PBLMB-YCAF24	\$3,000
Mayor's Office	Professional Services	296-171.726-801.000	PBLMB-YCAF24	\$85,000
FY25 GRAND TOTAL				\$100,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary to accept the grant funds and amend the FY25 budget set forth in the grant from Bloomberg Philanthropies in the amount of \$100,000.00 to appropriate revenue and expenditure amounts and to make the grant funds available from January 1st, 2025 through December 31st, 2025.



RESOLUTION NO.: _____

PRESENTED:

ADOPTED:

Approved as to Form:

JoAnne Gurley
JoAnne Gurley (Dec 30, 2024 16:22 EST)

JoAnne Gurley, Chief Legal Officer

Approved as to Finance:

Philip Moore
Phillip Moore (Dec 30, 2024 16:30 EST)

Philip Moore, Chief Financial Officer

Clyde D. Edwards / A0365
Clyde D. Edwards / A0365 (Jan 2, 2025 10:20 EST)

Clyde D. Edwards, City Administrator

Flint City Council



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

TODAY'S DATE: December 19th, 2024

BID/PROPOSAL#

AGENDA ITEM TITLE: RESOLUTION TO ACCEPT A GRANT FROM BLOOMBERG PHILANTHROPIES

PREPARED BY: Seamus Bannon

VENDOR NAME: Bloomberg Philanthropies

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Bloomberg Philanthropies in partnership with United Cities and Local Government and the Bloomberg Center for Public Innovation at Johns Hopkins University has awarded funding to the City through their Youth Climate Action Fund Initiative. The total amount of funding is \$100,000.00. The funding shall be used to support youth-led climate projects through the distribution of US\$1,000-5,000 micro-grants. The City has a 12 month time period from receiving funds to fully utilize the dollars. The application process and eligibility to receive a micro-grant will be determined post receiving funds

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
24	296-171.726-702.020	\$6000	\$6000	\$6000	240129
24	296-171.726-702.010	\$1000	\$1000	\$1000	240129
24	296-171.726-752.000	\$1000	\$1000	\$1000	240129



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

24	296-171.726-801.000	\$42000	\$42000	\$42000	240129
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Section III.

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

The funding shall be used to support youth-led climate projects through the distribution of US\$1,000-5,000 micro-grants.

Section IV: FINANCIAL IMPLICATIONS:

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: The FY25 budget was set before this award was given




CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

2		
3		

STAFF RECOMMENDATION: (PLEASE SELECT): X **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE:  (Dec 23, 2024 11:39 EST)
(Name, Title)

ADMINISTRATION APPROVAL: _____
(for \$20,000 or above spending authorizations)



250001

RESOLUTION NO.: _____

PRESENTED: 1-8-2025

ADOPTED: _____

BY THE CITY ADMINISTRATOR:

Resolution to Wade Trim Contract to Prepare a Transportation Asset Management Plan (TAMP)

WHEREAS, Per PA 325 of 2018, the Michigan State Legislature and the Transportation Asset Management Council (TAMC) requires the completion and submission of a Transportation Asset Management Plan (TAMP) of any local agencies responsible for 100 miles or more certified roadway. The Transportation Asset Management Plan will address City Pavement and Bridge Funding Needs and create an attainable, actionable plan for the City’s Transportation Networks. The TAMC has provided a Template that requires the use of an updated Roadsoft software.

WHEREAS, The City of Flint, Transportation Division, will contract Wade Trim via MIDEAL Cooperative Contract #00837, to complete (1) An Updated, Useable, City-Owned Roadsoft Application, (2) A Capital Improvement Plan with Various Road Analyses completed, and (3) a completed Transportation Asset Management Plan (TAMP).

The Funding will come from the following accounts:

Fiscal Year	Account	Account Name	FY PO Amount
FY25	202-450.202-801.000	Professional Services	\$107,440.00
FY25	203-449.201-801.000	Professional Services	\$18,960.00
Grand Total			\$126,400.00

IT IS RESOLVED, that upon approval from the Proper City Officials, the City of Flint’s Transportation Division is hereby authorized to enter into a contract with Wade Trim to complete a Transportation Asset Management Plan (TAMP) in the amount not to exceed \$126,400.00 for FY25 (07-01-2024 to 06-30-25).

FOR THE CITY OF FLINT:

Clyde Edwards
Clyde D. Edwards (Dec 20, 2024 14:58 EST)
Clyde Edwards, City Administrator

APPROVED AS TO FORM:

Joseph Kuptz
Joseph Kuptz (Dec 20, 2024 10:39 EST)
Joseph Kuptz, Acting City Attorney

APPROVED AS TO FINANCE:

Phillip Moore
Phillip Moore (Dec 20, 2024 10:27 EST)
Phillip Moore, Chief Financial Officer

APPROVED BY CITY COUNCIL:

APPROVED AS TO PURCHASING:

Lauren Rowley
Lauren Rowley, Purchasing Manager



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

TODAY'S DATE: 12-16-2024

BID/PROPOSAL#

AGENDA ITEM TITLE: Transportation Asset Management Plan and Roadsoft Software Set-Up

PREPARED BY: Jo Janiski, Transportation Accounting Coordinator for Rodney McGaha, Director of Transportation

VENDOR NAME: Wade Trim

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The City of Flint is pending to approve a proposal to complete a comprehensive Transportation Asset Management Plan (TAMP) in compliance with PA 325 of 2018. This initiative, completed by Wade Trim, encompasses three key phases to enhance road asset management and long-term planning:

1. Roadsoft (Transportation GIS Software) Update and Data Collection:

Wade Trim, in coordination with City Staff, will update and implement a City-owned Roadsoft GIS Program to serve as a functional asset management and project management tool.

Wade Trim, in coordination with City Staff, will collaborate with neighboring municipalities on shared borders.

Wade Trim, in coordination with City Staff, collect and upload missing PASER ratings, Average Daily Traffic (ADT) data, and other essential road data into Roadsoft.

2. Road Analysis and Capital Improvement Planning:

Wade Trim will conduct Criticality, Risk, and Gap Analyses to prioritize roads based on PASER ratings, ADT, safety considerations, and proximity to infrastructure improvements.

Wade Trim, in coordination with City Staff, develop a 5-year Capital Improvement Plan (CIP) targeting roads with the highest criticality and need for improvements.

3. Completion of the Transportation Asset Management Plan:

Wade Trim, in coordination with City Staff, utilize the updated Roadsoft framework to meet the TAMC-provided template requirements for a TAMP.

Wade Trim will ensure the completed TAMP is owned and managed by the City of Flint for ongoing road asset management.

Deliverables from Wade Trim Include:

- A fully functional, City-managed Roadsoft GIS Program.



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

- A detailed analysis and prioritization of Flint's roads for capital improvements, in the form of a 5-Year Capital Improvement Plan
- A compliant TAMP that is in the acceptable TAMC Template aligning with PA 325 of 2018.

The implementation of Roadsoft and the complete TAMP will cover all Major and Local Roads under the City of Flint's Jurisdiction, so the cost will be split between 202 and 203 accordingly. 85% of the cost will be covered by the Major Road Fund, and the remaining 15% of the cost will be covered by the Local Road Fund

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

This is the first time the City has implemented such a program.

Section III.

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

The approved Transportation Asset Management Plan (TAMP) and associated updates to Flint's Roadsoft GIS Program will significantly benefit the City of Flint, its residents, and city operations. The TAMP, compliant with PA 325 of 2018, ensures data-driven decision-making for prioritizing road repairs and capital improvements. Residents will experience smoother, safer roads, improved connectivity, and enhanced transparency as the city optimizes public funds for critical infrastructure needs. With a detailed 5-year Capital Improvement Plan (CIP), the city will focus on high-criticality areas identified through PASER ratings, traffic data, and safety metrics, improving overall quality of life and supporting neighborhood revitalization.

For city operations, the TAMP and updated Roadsoft framework provide a centralized, city-owned system for managing and planning road projects efficiently. Collaborations with neighboring municipalities and



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

road commissions will reduce redundancies and enhance coordination for shared border maintenance, while partnerships with Wade Trim and the Transportation Asset Management Council (TAMC) ensure expert analyses and compliance. These efforts position Flint to secure additional state and federal funding, enhance interdepartmental coordination, and create a scalable, sustainable infrastructure strategy for long-term success.

Partnership with Wade Trim, Genesee County Road Commission, City of Burton, and TAMC (Transportation Asset Management Council).

Section IV: FINANCIAL IMPLICATIONS:

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
Transportation	Professional Services	202-450.202-801.000		\$107,440.00
Street Maint	Professional Services	203-449.201-801.000		\$18,960.00
FY25 GRAND TOTAL				\$126,400.00

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



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

OTHER IMPLICATIONS (i.e., collective bargaining): Per PA 235 of 2018: TAMP update required every Three Years: Wade Trim estimated that this update to the TAMP would cost less than \$10,000.00 once, every three years.

PRE-ENCUMBERED? YES NO **REQUISITION NO:** 250009627

ACCOUNTING APPROVAL: Jo Janiski
Jo Janiski (Dec 19, 2024 09:16 EST) **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	<u>NAME</u>	<u>PHONE NUMBER</u>
1	Jo Janiski	810-210-9889
2	Rod McGaha	810-691-3106
3	Kevin Cook (Wade Trim Employee)	810-730-4905

STAFF RECOMMENDATION: (PLEASE SELECT): YES NO

DEPARTMENT HEAD SIGNATURE: Rodney McGaha
Rodney McGaha (Dec 20, 2024 06:47 EST)
(Rodney McGaha, Director of Transportation)

ADMINISTRATION APPROVAL: Clyde D. Edwards
Clyde D. Edwards (Dec 20, 2024 14:58 EST)



Wade Trim, Inc.
555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

November 7, 2024
December 13, 2024 (Revised)

City of Flint – Department of Public Works
1101 South Saginaw Street
Flint, MI 48502

Attention: Jo Janiski
Transportation Accounting Coordinator

Re: Transportation Asset Management Plan Proposal
City of Flint, Genesee County, Michigan

Dear Jo Janiski:

Pursuant to your request, Wade Trim is pleased to submit the following proposal to prepare a Transportation Asset Management Plan (TAMP) for the City of Flint (City) streets *through the MiDEAL Extended Purchasing Program*. As you know, Wade Trim is a registered MiDEAL member (MI Deal #00837). As outlined in PA 325, the Transportation Asset Management Council (TAMC) developed a template for an asset management plan for use by local road agencies responsible for 100 or more certified miles of roadways.

PROJECT UNDERSTANDING

The basic reporting requirements outlined in the report template include the following items:

1. Establish an inventory of roadways (local streets and major streets) and bridges and perform a condition assessment of the defined assets. The framework of the Pavement Asset Management System will be the Roadsoft software (provided by the Center for Technology and Training (CTT) at Michigan Technological University) and will be used for pavement ratings. This study will utilize the current Pavement Surface Evaluation Rating (PASER) road condition data that has been collected by Genesee County. It is important to note that inclusion of culverts and signals is not required at this time.
2. Review performance goals, including the desired conditions and performance of the assets as determined by the City.
3. Conduct a risk of failure analysis, including the identification of the probability and criticality of failure of the most critical assets and contingency plans as defined by the City.
4. Perform an evaluation of the funding sources available to operate and maintain the system for the period covered by the plan. This summary is to provide a description of all revenue sources and anticipated receipts for the period covered by the plan, including expected infrastructure repair and replacement expenditures, planned improvements and capital reconstruction. Assistance from the City will be required for this task to verify our understanding of the initiatives.
5. Prepare a desired performance outcome which includes a determination of how the City's investment strategy will achieve the desired levels of service and performance goals and the steps necessary to achieve the desired outcomes. An explanation will be required for any noted gaps in the assessment and plan.

6. The plan will include a discussion as to how the City will achieve the desired levels of service and performance goals and provide a description relative to minimizing duplication of effort with neighboring jurisdictions and utilities.

SCOPE OF SERVICES AND FEE

Task 1 – Review of RoadSoft Framework and Database Analysis

As you know, Wade Trim has been provided access to the City's RoadSoft framework from CTT. Our effort will begin with a thorough analysis of the RoadSoft framework, traffic counts data, and PASER information. A data analysis will be conducted to determine what information is either missing or outdated relative to the required reporting standards and to validate jurisdictional boundaries. Again, the existing PASER rating data will be utilized for our analysis and no new roadway ratings will be completed as part of our effort.

Task 2 – Desktop Review of Recent Capital Improvements and RoadSoft Update

We understand that several roadway improvement and reconstruction projects have been completed since the last RoadSoft updates were input by City transportation staff. Wade Trim will work with City staff to review the various roadway improvement projects and update RoadSoft accordingly.

Task 3 – Genesee County Road Commission Coordination and RoadSoft Update

Over the past several years, numerous roadway improvement projects have been completed by the Genesee County Road Commission (GCRC) and the City of Burton (Burton) on common boundaries with adjacent Cities and Townships. Wade Trim will meet with GCRC and Burton officials to gather information for each roadway improvement and update RoadSoft.

Task 4 – Field Collection of Missing Data and RoadSoft Update

After the initial data review and capital improvement project inputs, a second analysis will be completed to assess what additional information is needed to meet the TAMC reporting requirements. Wade Trim will develop a list of outstanding items and complete visual site visits of needed locations to assess and quantify the missing data. A final update will be made to Roadsoft.

Task 5 – Criticality Analysis

The criticality analysis will consider the impact on the City transportation system due to the failure of an asset as compared to failures of other assets in the system. For example, a failure on a local cul-de-sac road will severely impact those residents who live on that road but will not affect the remainder of the transportation system. In comparison, a failure on a major collector street will impact numerous residents, businesses, and may affect the City's ability to render emergency services. In this example, the large collector street failure is classified as more critical than the local street failure.

Many of the factors that go into evaluating the importance of a roadway can vary from community to community; therefore, Wade Trim will meet with the City to discuss and determine the rating scale that will be used for the criticality analysis. Once established, the criticality factors will be applied to all roadway segments. The purpose of the criticality analysis is to help the City focus limited resources into maintenance activities that will have the most positive effect on the system as a whole.

Task 6 - Capital Improvement Plan

The results of the condition assessment and the criticality analysis will be combined to form the basis of a roadway Capital Improvement Plan (CIP). Fixes will be assigned to the chosen roads based on budget and City input. A three-to-five-year CIP will be developed. Improvements will either be preventative maintenance (PM) such as crack sealing or seal coating, rehabilitation (including milling/overlay or crush and reshape), or reconstruction. Projects will then be prioritized in the Capital Improvement Plan based on criticality, available funding, and coordination with other infrastructure needs such as sanitary sewer, water main, or drainage projects that are planned (as determined through input with the City). The Capital Improvement Plan should also be prioritized such that cost sharing opportunities from either State or County sources can be fully utilized.

Discussion with the City will be required as to determining a methodology as to how the City will work towards achieving the desired levels of services and performance goals. Anticipated planning coordination effort with adjacent jurisdictions and utilities will further need to be discussed. Following this effort, the report will be prepared to include a summary of the initiatives and direction.

Task 7 – Funding Source Identification

The funding sources evaluation will look at the current overall ranking of street condition. The City will need to consider if the goal is to maintain the streets at their current condition level, or if the overall condition of the streets needs to be improved. The evaluation will determine what level of funding is necessary to achieve the pavement condition goal. The analysis is capable of considering several different levels of investment in the system and projecting the overall condition of the roadway network for each level of funding. We will analyze up to three funding scenarios and assist the City in selecting the funding level that best accomplishes the goals for the system.

Task 8 – Transportation Asset Management Plan

Wade Trim will present and review the draft TAMP, including the condition assessment, criticality analysis, capital improvement plan, and funding source analysis, with City staff. Comments taken from this meeting will be incorporated into the final draft of the TAMP. In addition, we will prepare a Resolution for City Council consideration that will serve as “proof of acceptance, certification, or adoption by the local road agency’s governing body”. Concurrent with this submittal will be an electronic copy of the draft plan for Council review. Finally, upon adoption of the by City Council, Wade Trim will provide an electronic copy of the Final TAMP and assist the City in uploading the finalized plan to meet reporting requirements.

DELIVERABLES

Deliverables will include an electronic copy of the adopted TAMP along with the updated RoadSoft database for the City’s future use.

FEE AND INVOICING PROCEDURES

Wade Trim will provide above-described scope of services for an estimated fee of **\$126,400**. All labor and expenses will be invoiced monthly in accordance with our current, hourly rate schedule.

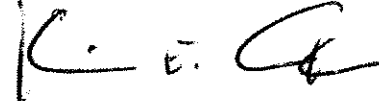
Services not specifically listed in the above-described Scope of Services are not included. Should the need arise for additional preliminary engineering services, Wade Trim will provide a detailed cost estimate and obtain approval from the City before proceeding.

If this proposal meets with your approval, we will await the City’s standard form agreement. Our receipt of the executed Agreement will serve as our authorization to proceed.

We appreciate the opportunity to be of service to the City of Flint and look forward to partnering with you on this project. If you have questions, please contact me at 810.235.2555.

Very truly yours,

Wade Trim, Inc.



Kevin E. Cook, PE
Project Manager



Brian C. Sousa, PE
Vice President

KEC:BCS:efa

AAA817-024

20241213_Janiski-Ltr Proposal - Transportation AMP.docx

Enclosure



RESOLUTION NO.: 250002

PRESENTED: 1-8-2025

ADOPTED: _____

RESOLUTION TO GREATER FLINT HEALTH COALITION FOR FLINT RECAST PROGRAM IMPLEMENTATION USING CARRY-OVER FUNDS

BY THE CITY ADMINISTRATOR:

WHEREAS, in July 2021, the City of Flint was awarded grant number: 1 H79 SM084918-01, for \$5,000,000.00, over a five-year period. The funding is allocated for the Flint Resiliency in Communities After Stress and Trauma (ReCAST) (Performance period September 30, 2021 – September 29, 2026).

WHEREAS, the Greater Flint Health Coalition was awarded \$258,445.09 in September 2022 - September 2023.

WHEREAS, the Greater Flint Health Coalition was awarded \$406,842.43 in September 2023 - September 2024.

WHEREAS, the Greater Flint Health Coalition was awarded \$150,000.00 in carry-over funds in December 2023 - September 2024.

WHEREAS, the primary strategy of Flint ReCAST is to assist high-risk youth and families in the City of Flint, impacted by the Flint Water Emergency, by promoting resilience and equity through implementation of evidence-based programming as well as linkages to trauma-informed behavioral health services.

WHEREAS, the Greater Flint Health Coalition mission is to improve the health status of residents and improve the quality and cost effectiveness of the health care system in the City of Flint.


WHEREAS, the Greater Flint Health Coalition is the established Flint ReCAST community implementation program manager as approved by the Substance Abuse and Mental Health Service Administration (SAMHSA) authorized work plan, with an established role as convener of the ReCAST Community Advisory Board and a track-record of success designing and implementing effective community based recovery strategies in response to the Flint Water Crisis among community agencies, residents, and institutional partners participating in ReCAST’s Community Initiated Trauma Informed Program Strategy.

WHEREAS, the Greater Flint Health Coalition will enter a performance-based MOU over the duration of the grant program, providing program implementation, serve as the neutral convener of the Flint ReCAST Community Advisory Board, and coordinate integration and collaboration with community-based partners.

Account Number	Grant Code Account Name	Amount
296-649.700-801.000	FHHS21RECAST Professional Services	\$485,285.00
296-649.700-801.000	FHHS21RECAST Professional Services	\$150,000.00


IT IS RESOLVED that the appropriate City Officials are authorized to do all things necessary to enter into a contract with the Greater Flint Health Coalition in the amount not-to-exceed \$635,285.00.

Approved as to Form:


Joseph Kuptz (Nov 26, 2024 09:41 EST)


Joseph Kuptz, Chief Legal Officer

Approved as to Finance:


Phillip Moore (Dec 12, 2024 09:36 EST)

Phillip Moore, Chief Financial Officer

For the City of Flint:

 / A0356
Clyde D. Edwards / A0356 (Dec 17, 2024 11:54 EST)

Clyde D. Edwards, City Administrator

Approved by Council:



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

TODAY'S DATE: 10/30/2024

BID/PROPOSAL# A0356

AGENDA ITEM TITLE: RESOLUTION TO GREATER FLINT HEALTH COALITION FOR FLINT RECAST PROGRAM IMPLEMENTATION AND USE OF CARRY-OVER FUNDS

PREPARED BY: Latrese Brown

VENDOR NAME: The Greater Flint Health Coalition

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

The purpose of this resolution is to award a contract to Greater Flint Health Coalition for program implementation of Flint ReCAST

Included in this process:

- Lead the implementation of Flint ReCAST in collaboration with the City of Flint administration
- Serve as the neutral convener of the expanded Flint ReCAST Community Advisory Board
- Assist with the integration of Flint ReCAST community-based implementation partners, promoting collective impact work with youth and families to advance the project's goals and objectives
- Grant funds to community-based implementation partners as decided upon by the residents of Flint through community participatory budgeting
- Oversee data collection and reporting from the collective of community-implementation partners

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
2024	296-649.700-801.000	\$1,450,179.68	\$485,285.00 24-006817	\$438,301.55	230340



CITY OF FLINT

** STAFF REVIEW FORM **

October 9, 2024

2023	296-649.700-801.000	\$1,198,866.0 0	\$506,991.6 7 23-006099	\$406,842.4 3	220411
2022	296-649.700-801.000	\$1,885,117.00	\$509,934.1 3 22-004347	\$258,445.0 9	210512

Section III.

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

ReCAST Flint is a beneficial program for the City of Flint residents because it addresses various needs and challenges faced by the community. It focuses on improving behavioral health by increasing access to trauma-informed services and empowering residents through community engagement. It also focuses on ways to reduce trauma by implementing evidence-based violence prevention programs and strengthening relationships between law enforcement and residents. These initiatives overall increase positive health outcomes.

Section IV: FINANCIAL IMPLICATIONS:

IF ARPA related Expenditure: **NOT ARPA**

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

The \$635,285.00 will be encumbered from the Professional Services line in the Flint ReCAST budget: 1 H79 SM084918-01, Grant Code: FHHS21RECAST.



CITY OF FLINT

**** STAFF REVIEW FORM ****

October 9, 2024

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
Mayors	FHHS21RECAST Professional Services			\$485,285.00
Mayors	FHHS21RECAST Professional Services			\$150,000.00
FY25 GRAND TOTAL				\$635,285.00

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: Phillip Moore Date: 12/12/2024
Phillip Moore (Dec 12, 2024 09:36 EST)

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

Section V: RESOLUTION DEFENSE TEAM:

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

	NAME	PHONE NUMBER
1	Seamus Bannon	810-237-2014



CITY OF FLINT

**** STAFF REVIEW FORM ****

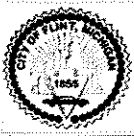
October 9, 2024

2	Latrese Brown	810-410-2020 ext. 2047
3		

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: ~~Latrese Brown~~ (Dec 16, 2024 15:44 EST)
(Name, Title)

ADMINISTRATION APPROVAL: Clyde D. Edwards / A0356
Clyde D. Edwards / A0356 (Dec 17, 2024 11:54 EST)



PRESENTED: 12-4-2024

ADOPTED: _____

**Resolution for Approval of a Group F Special Regulated Use
Class C Grow License for Evergrow, LLC
Located at 3420 St. John St.**

BY THE CITY ADMINISTRATOR:

WHEREAS, Frank Sallaku is the owner/operator of Evergrow, LLC.; and

WHEREAS, Evergrow, LLC has received approval for Group F – Class C Grow License for this location;
and

WHEREAS, Flint City Ordinance 50-80, Marihuana Facilities Ordinance requires that Planning
Commission make a recommendation to the City Council for the issuing of a license to the applicant.

IT IS RESOLVED, Pursuant to 50-80.6(A0(2)) that the appropriate City officials are hereby authorized to do
all things necessary to issue a license to applicant Frank Sallaku, of Evergrow, LLC, located at 3420 St.
John St.

APPROVED AS TO FORM:

JK

Joseph Kuptz (Nov 22, 2024 12:13 EST)

Joseph Kuptz, Acting City Attorney

ADMINISTRATION:

CLYDE D EDWARDS

CLYDE D EDWARDS (Nov 25, 2024 10:45 EST)

Clyde D. Edwards, City Administrator

CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 11/18/24

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: Resolution for Approval of a Group F Special Regulated Use Class C – Adult Use Grow and Processing License for Evergrow, LLC (PID # 47-31-487-015).

PREPARED BY: Montel Menifee, Cannabis Facilities Licensing Coordinator

VENDOR NAME: Evergrow, LLC.

BACKGROUND/SUMMARY OF PROPOSED ACTION:

Evergrow, LLC (CEO Frank Sallaku) has received approval from the Flint Planning Commission for a Group E Special Regulated Use Permit for an adult-use marihuana retail facility located at 3420 St. John St. (PID# 47-31-487-015).

Flint City Ordinance 50-80, Marihuana Facilities Ordinance requires that the Planning Commission make a recommendation to the City Council for the issuing of a license to the applicant. In order to be compliant with the ordinance and to make a recommendation to the State of Michigan Licensing and Regulatory Affairs (LARA), it is necessary that City Council approve the license for Frank Sallaku's, Evergrow, LLC, located at 3420 St. John St.

FINANCIAL IMPLICATIONS: None

BUDGETED EXPENDITURE? YES NO **IF NO, PLEASE EXPLAIN:** n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
FY 24/25 Grand Total				

PRE-ENCUMBERED? YES NO **REQUISITION NO:** [REDACTED]

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO
(If yes, please indicate how many years for the contract) YEARS

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) n/a



CITY OF FLINT

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): n/a

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: Montel Menifee, Cannabis Facilities Licensing Coordinator

(PLEASE TYPE NAME, TITLE)

RESOLUTION NO.: _____

240459-T

ORDINANCE NO. _____

An Ordinance to amend the Flint Code of Ordinances, Chapter 50, Zoning Ordinance.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning Ordinance, Sections 50-23 Permitted Uses, 50-25 General Residential Zoning District Requirements, 50-30 Permitted Uses, 50-37 Permitted Uses, 50-39 Additional Criteria and Requirements for Review of Uses in Green Innovation Districts, 50-43 Permitted Uses, 50-81 Adult Foster Care and Adult Day Care, 50-90 Child Care Center, 50-111 Residential Rehabilitation Facilities, and 50-184 Definitions, which shall read in its entirety as follows:

SECTION 50-23 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

Table 50-23 Uses: Residential Zone Districts								
	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
RESIDENTIAL								
Household Living								
Single-Family Detached Dwelling	P	P	P	P	P	S		50-50
Two-Family Dwelling (duplex)	S	S	S	S	P	P		50-85
Single-Family Attached Dwelling		S		S	P	P	P	50-85
Multi-Family Dwelling (all floors)					S	P	P	50-104
Multi-Family Dwelling (above first floor)						P	P	50-104
Manufactured Housing Communities				S				50-102
Accessory Dwelling Unit	A	A	A	A	A	A		50-79
Mixed-Use						P	P	
Group Living								
State Licensed Residential Facility (1-6 residents)	P	P	P	P	P	P	P	
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	P	P	P	P	P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)	P	P	P	P	P	P	P	50-90
Convalescent or Nursing Home					S	S	S	
Boarding House	S	S	S	S	S	S		50-112
Transitional or Emergency Shelter						S	S	50-119
Residential Rehab Center (1-6)	S	S	S	S	S			50-111
Residential Rehab Center (7-20)						S	S	50-111
Adult Foster Care Family Home (1-6)	P	P	P	P	P	P		50-81
Adult Foster Care Small Group Home (4-6)	P	P	P	P	P	P		
Adult Foster Care Small Group Home (7-12)	S	S	S	S	S	P	P	50-81
Adult Foster Care Large Group Home (13-20)					S	S	P	50-81
RECREATIONAL								
Community Center	P	P	P	P	P	P	S	
AGRICULTURAL								
Aquaculture	A	A	A	A	A			50-84

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Aquaponics	A	A	A	A	A			50-84
Produce Stand	A	A	A	A	A	A	A	50-109
Farmers' Market (Temporary)						P	P	50-118
Greenhouse	A	A	A	A	A	A	A	50-98
Hoophouse	A	A		A				50-100
Hydroponics	A	A	A	A	A	A		
Apiary/Beekeeping	A	A	A	A	A	A		50-88
Chicken Keeping	A	A		A				50-89
Urban Agriculture	P	P		P				50-120
Community Garden	P	P	P	P	A	A	A	50-91
INSTITUTIONAL AND CULTURAL								
Religious								
Place of Worship	S	S	S	S	S	P		
Cemetery	P	S		S				
Government and Educational								
Elementary/Middle School	P	P		P	P	S	S	
High School	P	P		S	S	S	S	
College or University or Vocational Training							P	
Other Governmental Use or Facility					P	P	P	
Other Institutional, and Cultural								
Social Service Facility (w/o residential care)				S	S	P	P	
Civil or Charitable Organization				S	S	P	P	
Art Gallery					S	P	P	
Library		P		P	P	P	P	
Museum					S	P	P	
COMMERCIAL								
Temporary Lodging								
Bed and Breakfast		S	S	S	S	P		50-87
Hotel							S	
Offices								
Financial Services						P	P	
Physician or Dentist Office or Medical Clinic						P	P	
General or Professional Office						P	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station						P	P	
Film Production, Photography, Radio, TV Studio						P	P	
Live/Work Unit		S				P	S	50-101
Personal Service Establishments								
Personal Service Establishments						P	P	
Gym or Fitness Center						P	P	

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Additionally Regulated Uses								
Tattoo Establishment							ARU	50-80

SECTION 50-25 GENERAL RESIDENTIAL ZONING DISTRICT REQUIREMENTS

D. Conversion of Non-Residential Buildings. The conversion of any non-residential building into a residential structure, or an existing residential building into a structure containing more housing units than its current use, is only permitted when the proposed structure and number of dwelling units meets the requirements of this chapter, or is otherwise approved according to the provisions of this Chapter. See Article 9: Use Regulations.

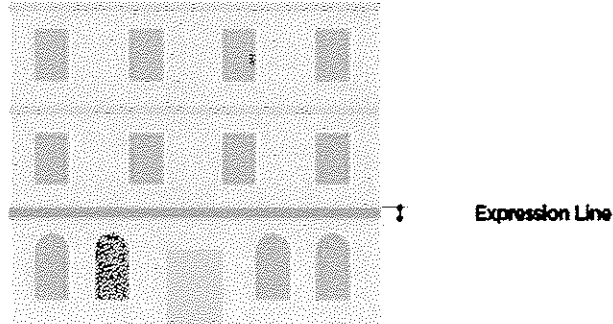
~~E. State Licensed Residential Facilities. A "state licensed residential facility," as defined by Act 28, of the Public Acts of 1977, being MSA 5.2933(2), as amended, which provides supervision or care or both to six or less persons shall be considered a residential use of property for the purposes of this chapter. It shall be a permitted use in all residential zones, including those for single family dwellings and shall not be subject to Special Land Use or conditional use permits or procedures different from those required for other dwellings of similar density in the same zone; provided, that such uses, with the exception of "foster family homes," as defined in Act 116 of the Public Acts of 1973, being MCLA §§ 722.111 through 722.128, and MSA §§ 25.358(11), as amended, as prohibited, within a 1,500 foot radius of each other. And provided further, that the facilities which provide the care to more than six persons and are otherwise permitted in any residential district are also prohibited within a 1,500 foot radius of each other.~~

E. ~~F.~~ Expression Line (EL).

1. A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the Expression Line. Such elements as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, and changes in material or color or other sculpturing of the base, are appropriate design elements for ELs.

2. If applicable, the height of the Expression Line shall be related to the prevailing scale of development in the area. A change of scale may require a transitional design element between existing and proposed features.

Expression Line
50.3.10.F



F. ~~G.~~ Transparency.

1. Applicability.

- i. The minimum transparency requirement shall apply to all sides of a building that abut an urban open space or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.
- ii. Windows for building sides (non-front) shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

2. Windows and Displays.

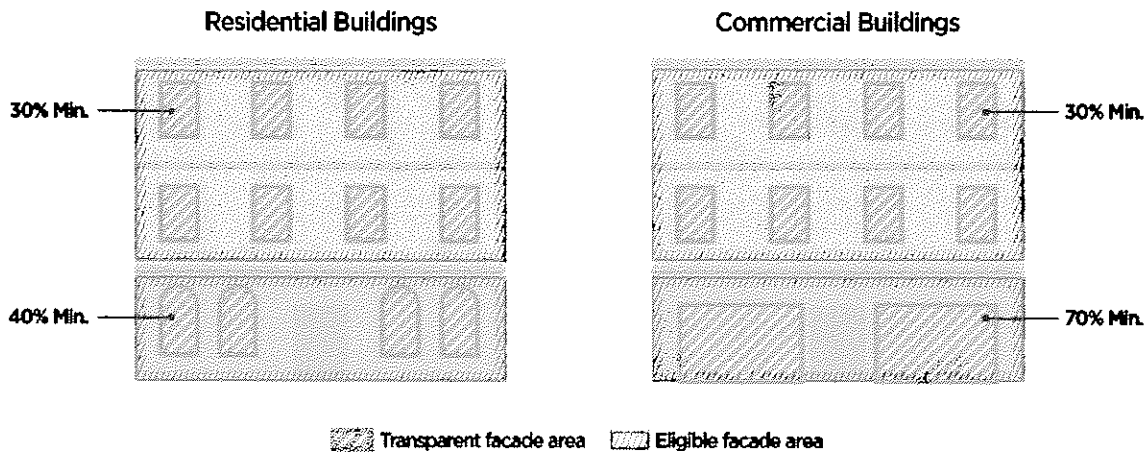
- i. Ground level storefront transparency shall be horizontally oriented overall, divided into vertical segments.
- ii. Product display windows shall be internally lit.
- iii. Interior displays shall be set back a minimum of one (1) foot from the window and shall not cover more than fifty (50) percent of the window opening.
- iv. No window covering or screening shall cover more than twenty-five (25) percent of windows or doors that are used to meet transparency requirements.

3. Percentage of Required Transparency

- i. Ground-floor transparency percentages must be applied between two (2) feet and eight (8) feet from the ground. The area of windows in doors may count towards the transparency percentage.
- ii. Structures in the MR-2 and MR-3 districts shall comply with Table 50-25G below with regards to the amount of transparent materials that is required for ground-floor and upper floor facades. Windows must be clear and allow views of the indoor space or display areas.

	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Transparency Requirements
50.3.10.G



SECTION 50-30 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

	NC	CC	DE	DC	Reference
RESIDENTIAL					
Household Living					
Single-Family Dwelling	S		S		50-50
Two-Family Dwelling (Duplex)	P	S	P		50-85
Single-Family Attached Dwelling	P	S	P		50-85
Multi-Family Dwelling (all floors)	P	P	P		50-104
Multi-Family Dwelling (above first floor)	P	P	P	P	50-104
Accessory Dwelling Unit	S		S		50-79
Mixed Use	P	P	P	P	
Group Living					
STATE LICENSED RESIDENTIAL FACILITY (1-6 RESIDENTS)	P	S	P	S	

	NC	CC	DE	DC	Reference
Convalescent or Nursing Home		S	P		
Fraternity/Sorority House			P		50-96
Transitional or Emergency Shelter	S	S	S		50-119
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	P	P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)	P	S	P	S	50-90
Adult Foster Care Family Home (1-6 residents)			S		50-84
Adult Foster Care Small Group Home (1-6)			S		50-84
Adult Foster Care Small Group Home (7-12)		P	P		50-81
Adult Foster Care Large Group Home (13-20)		P	P		50-81
RECREATIONAL					
Community Center	P		S		
AGRICULTURAL					
Farmers' Market (Permanent)	P		P		
Farmers' Market (Temporary)	P	P	P	P	50-118
Produce Stand	A	S			50-109
Community Garden	A	A	A		50--91
INSTITUTIONAL AND CULTURAL					
Religious					
Place of Worship	S	P	P	S	
Cemetery		S			
Government and Educational					
Elementary/Middle School		S	P		
High School		S	P		
College or University or Vocational Training		S	P	P	
Other Governmental Use or Facility		P	P	P	
Other Institutional, and Cultural					
Social Service Facility	P	P	P	S	
Civil, Religious, or Charitable Organization	P	P	P	S	
Library	P	P	P	S	
Museum		S	P	S	
Art Gallery	P	P	P	P	
Health					
Rehabilitation Center (w/o residential care)	S	P	P	S	
Hospital or Medical Center		P	P	S	
COMMERCIAL					
Automotive Services					
Automotive Rental		P			50-122
Auto Supply/Accessory Sales	S	P			
Vehicle Repair and Services		P			50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	S	P	S		50-121
Vehicle Sale/ Lease (including auto, RV, boat)		P			50-122
Car Wash	S	P			
Farm Implement Sales		P			
Entertainment and Hospitality					
Arcade, Amusement Devices, Gaming, Pool Hall	S	P	P	S	50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	S	P	P	P	50-86
Adult Entertainment Uses		ARU			50-80
Bingo Hall		ARU	ARU		50-92
Bowling Alley, Skating Rink	S	P	S	S	
Casino			S		
Charity Gaming		ARU	ARU		50-92
Convention Center		P	P	P	
Dance Club, Night Club		S	S	S	50-94
Drive-In Theaters (Entertainment)		S			
Entertainment, Live (Not including ARUs)	S	P	P	P	

	NC	CC	DE	DC	Reference
Hookah Lounge, Cigar Lounge	S	P	S	S	
Sports and Entertainment Arena		S	S		
Temporary Lodging					
Bed and Breakfast			P		50-87
Motel		P			
Hotel		P	P	P	
Offices					
Financial Services	P	P	P	P	
Physician or Dentist Office or Medical Clinic	P	P	P	P	
General Professional Office	P	P	P	P	
Research Facility/Laboratory		P	S		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P	P	P	P	
Film Production, Photography, Radio, TV Studio	P	P	P	P	
Live/Work Unit	P	P	P		50-101
Personal Service Establishments					
Personal Service Establishments	P	P	P	P	
Gym or Fitness center	P	P	P	P	
Animal Services Day Care (w/o overnight boarding)	P	P	P		
Kennel (w/ boarding and/or grooming)		P			
Veterinary Clinic or Hospital (with or w/o boarding)	P	P	P		
Funeral Home or Mortuary		P			
Tattoo Establishment		ARU	ARU		50-80
Residential Day Care Service SERVICES					
Adult Day Care or Day Services Center	P	P	PS	P	50-81
Group Day Care Home		P	S		
Child Care Center	PS	P	P	PS	50-90
Retail and Service					
Grocery Store	P	P	P	S	
Retail Sales, General	P	P	P	P	
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply		P			
Convenience Store (W/ or w/o liquor)	S	P	P	S	50-83
Restaurant w/Alcohol (beer, wine and/or liquor)	S	P	P	P	50-83
Restaurant w/o Alcohol	P	P	P	P	
Catering Business	P	P	S	S	
Bar, Tavern, Taproom, or Tasting Room	S	S	S	S	50-83
Brewpub	S	S	S	S	50-83
Craft Winery/distillery	S	S	S	S	50-83
Commercial Art Gallery	P	P	P	P	
Instruction Studio	P	P	P	P	
Cash Advance		S			
Liquor Store/Package Goods/Party Store		ARU	ARU		50-83/50-80
Antique, Second-Hand Store (except pawn shop)	P	P	P	P	
Pawn Shop or Pawn Broker		ARU			50-80
Firearms Sales		S			
Drive Through (all commercial uses w/drive through; includes dry cleaning)	S	A	A		
INDUSTRIAL					
Manufacturing and Production, Light					
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		P			
Household Service: Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	S	P	S		
Pottery and Figurine making, large-scale commercial/industrial		P			

	NC	CC	DE	DC	Reference
Microbrewery/Small Distillery/Small Winery		P	P	P	
Large Brewery/Large Distillery/Large Winery		S			
Self-Storage Facility		P			50-114
Stone Monument Works		P			
Transportation					
Parking Structures		P	P		50-108
Stand Alone Parking, Surface Lots		P	S		
Transit Terminal or Station			P		
Utilities					
Electrical Substations and Private Utilities	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	A	50-117
Large-Scale Solar Energy Production		A	A		50-116
Small-Scale Wind Energy Production	A	A	A	A	50-125
Additionally Regulated Uses					
Liquor/Package Goods/Party Store	ARU				50-80/50-83

SECTION 50-37 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

Table 50-37 Uses: Employment Zoning Districts

	CE	GI-2	PC	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling				50-59
Multi-Family Dwelling	S			50-104
Accessory Dwelling Unit				
Mixed Use	P			
Group Living				
Convalescent or Nursing Home	S			
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	S		50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)		S		50-90
Adult Foster Care Small Group Home (7-12 residents)	S	S		50-81
Adult Foster Care Large Group Home (13-20)	S	S		50-81
Community Center				
Park				
Public-Owned Park	P	P	P	
AGRICULTURAL				
Aquaculture				50-84
Aquaponics	S	P	P	50-84
Farmers Market (Temporary)	P			50-118
Produce Stand				
Greenhouse	A	P		50-98
Hoophouse	S	P		50-100

	CE	GI-2	PC	Reference
Hydroponics	S	P	P	
Apiary/Beekeeping		P		50-88
Commercial Composting		P	P	
Orchard (11 or more trees)		P		
Urban Agriculture		P		50-120
Community Garden	A			50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S			
Cemetery	S			
Government and Educational				
Elementary/Middle School	S			
High School	S	S		
College or University or vocational training	P	S		
Other Governmental Use or Facility	P			
Other Institutional, and Cultural				
Social Service Facility (w/o residential care)	P			
Civil, Religious, or Charitable Organization	P			
Health				
Rehabilitation Center (w/o residential care)	P			
Hospital or Medical Center	P			
COMMERCIAL				
Automotive Services				
Automotive Rental	P		P	50-122
Auto Supply/Accessory Sales	P		P	
Vehicle Repair and Services	P		P	50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	P		P	50-121
Vehicle Sale/ Lease (including auto, RV, boat)	P		P	50-122
Vehicle Salvage and Wrecking Operations			P	50-103
Vehicle Towing and Storage (including auto, RV, boat)	S		P	
Car Wash	P		P	
Farm Implement Sales	P		P	
Entertainment and Hospitality				
Adult Entertainment Uses	ARU		ARU	50-80
Arcade, Amusement Devices, Gaming, Billiards Hall	P			50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	P			50-86
Bingo Hall	ARU			5080
Bowling Alley, Skating Rink	P			50-94
Casino	S		S	
Charity Gaming	ARU			50-80
Convention Center	P		S	
Dance Club, Night Club	S			50-94
Drive-In Theaters	P			
Entertainment, Live (Not including ARUs)	P			
Hookah Lounge, Cigar Lounge	S			
Sports and Entertainment Arena	S			
Lodging				
Motel	P			
Hotel	P		S	
Offices				
Financial Services	P		S	

	CE	GI-2	PC	Reference
Physician or Dentist Office or Medical Clinic	P			
General Professional Office	P			
Research Facility/ Laboratory	P	S	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P		P	
Film Production, Photography, Radio, TV Studio	P		P	
Live/Work Unit	S			50-101
Personal Service Establishments				
Personal Service Establishments	P			
Animal Day Care (w/o boarding)	P			
Kennel (w/ boarding and/or grooming)	P			
Veterinary Clinic or Hospital (with or w/o boarding)	P			
Funeral Home or Mortuary	P			
Crematory			P	
Gym or Fitness Center	P			
Tattoo Establishment	ARU			50-80
Residential DAY CARE Service SERVICES				
Adult Day Care or Day Services Center	P	S	S	50-81
Group Day Care Home	P			
Child Care Center	P	S	S	50-90
Retail and Service				
Retail Sales, General	P			
Grocery Store	P		S	
Non-food Retail Sales, General (w/o alcohol)	P		S	
Convenience Store	P			50-83
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply	P	P	P	
Restaurant w/Alcohol (beer, wine and/or liquor)	S			50-83
Restaurant w/o Alcohol	S			
Catering Business	P			
Bar, Tavern, Taproom, or Tasting Room	S			50-83
Brewpub	S			50-83
Craft Winery/Distillery	S			50-83
Commercial Art Gallery	S			
Instruction Studio	S			
Cash Advance	S			
Antique, Second-Hand Store (except pawn shop)	P			
Liquor/Package Goods/Party Store	ARU			50-80/ 50-83
Limited Wholesale	P	S	P	
Wholesale Business	P	S	P	
Pawn Shop or Pawn Broker	ARU		ARU	50-80
Fire Arms Sales	S		S	
Drive Through (all commercial uses w/drive through; includes dry cleaning)	A		A	50-92
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.	P		P	
Household Service: Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	P		P	
Assembly, Manufacturing, or Production of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	S	S	P	
Canning and Bottling Works	S		P	
Food Products	S	S	P	

	CE	GI-2	PC	Reference
Production of Pharmaceuticals	S		P	
Products from Previously Prepared Materials	S	S	P	50-103
Pottery and Figurine making, large-scale commercial	P		P	
Welding Shops and Other Metal Working Machine Shops	S		P	
Ice Manufacturing	S		P	
Warehousing, Storage	P	A	P	
Microbrewery/Small Distillery/Small Winery	P		S	
Large Brewery/Large Distillery/Large Winery	S		S	
Self-Storage Facility	P		P	50-114
Stone Monument Works	P		P	
Building Materials Sales Yards	S		P	
Contractors Yards and Similar Establishments	S		P	
Manufacturing and Production, Heavy				
Automotive and Parts Manufacturing	S		P	
Bulk Stations			P	
Coal, Coke and Wood Yards			S	
Other Storage and Equipment Yards			P	
Materials Salvage, Recycling and Processing			P	50-103
Commercial Laundry, Dry Cleaning Processing, Drug and Lab Disposal			S	
High Emissions Manufacturing (i.e. Acid, Asbestos, Brewing and Distilling, Flour or Forge Grain Mill, Meat Packing, etc.)			S	
Foundry			P	
Transportation				
Airports			P	
Railroad Yard and Major Freight Station	S		P	
Freight Terminal	S		P	
Parking Structures	P		P	50-108
Stand Alone Parking, Surface Lots	P		P	
Transit Terminal or Station	P		S	
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Tower	P	P	P	50-126
Wireless Communication Facilities – New Towers and Facilities	S		S	50-126
Large-scale Solar Energy Production	S	P	S	50-116
Small-scale Solar Energy Production	A	A	A	50-117
Large-scale Wind Energy Production		P	S	50-124
Small-Scale Wind Energy Production	A	A	A	50-125
Additionally Regulated Uses				
Medical Marijuana Dispensaries/Provisioning Centers	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana "Growing" Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Processing Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Safety Compliance Facility	ARU	ARU	ARU	50-80.1

SECTION 50-39 ADDITIONAL CRITERIA AND REQUIREMENTS FOR REVIEW OF USES IN GREEN INNOVATION DISTRICTS

B. Narrative for Location within District. Uses must demonstrate their appropriateness for the GI district instead of other districts within the community. Along with any necessary application materials outlined by Article 17 of this chapter, the applicant must include a narrative detailing how the development meets the following requirements.

1. The applicant must describe how the use may be classified in one or more of the following green business areas:
 - i. Agriculture and Natural Resources Conservation
 - ii. Education and Compliance
 - iii. Energy and Resource Efficiency
 - iv. Greenhouse Gas Reduction, Environmental Management, and Recycling
 - v. Renewable Energy
2. The applicant must describe how the development will not adversely affect adjacent residential or less intensive uses.

C. Additional Landscaping. Any non-residential use in a GI-1 district sharing a lot line with a residential use shall provide at least a Type-2 Transition Yard (see section 50-13.09 50-157) along the shared line(s). This Transition Yard may be incorporated as part of a required setback provided the setback is larger than the Transition Yard. If the specific use requires a more specific or intense level of landscaping/buffering those regulations shall apply.

SECTION 50-43 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Use Table.

Table 50-43 Uses: Institutional Zoning Districts				
	IC	UC	GI-1	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling		S	P	50-50
Two-Family Dwelling (duplex)		P		50-85
Single-Family Attached Dwelling		P		5085
Multi-Family Dwelling (all floors)		P		50-104
Multi-Family Dwelling (above ground floor)	S	P		50-104
Accessory Dwelling Unit		A	A	5079
Mixed Use, Residential	S	P		
Group Living				
State Licensed Residential Facility (1-6 RESIDENTS)		PS	P	
Fraternity/Sorority		P		50-96

Table 50-43 Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Convalescent or Nursing Home		S		
Boarding House		P		50-112
Transitional or Emergency Shelter		S		50-119
FAMILY CHILD CARE HOME (1-7 CHILDREN)		P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)		P	P	50-90
Adult Foster Care Family Home (1-6 residents)		S		50-81
Adult Foster Care Small Group Home (1-6)		S		50-81
Adult Foster Care Small Group Home (7-12)		S	S	50-81
Adult Foster Care Large Group Home (13-20)		S	S	50-81
RECREATIONAL				
Community Center	S	S	P	
Park			P	
Public-Owned Park			P	
AGRICULTURAL				
Aquaculture		P	A	50-84
Aquaponics		P	S	50-84
Farmers' Market (Permanent)		P		
Farmers' Market (Temporary)	P	P		50-118
Produce Stand		A	A	5-109
Greenhouse		A	P	50-98
Hoophouse		S	P	50-100
Hydroponics		P	S	
Apiary/Beekeeping		A	P	50-88
Commercial Composting			S	
Orchard (11 or more trees)			P	
Urban Agriculture			P	50-120
Community Garden	A	A	P	50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S	S	S	
Cemetery			S	
Government and Educational				
Elementary/Middle School	P	P	S	
High School	P	P	S	
College or University	P	P	S	
Other Governmental Use or Facility	P	P		
Other Institutional, and Cultural				
Social Service Facility		P		
Civil, Religious, or Charitable Organization		P		
Library	P	P		
Museum	P	P		
Art Gallery	P	P		
Health				
Rehabilitation Center (w/o residential care)		P		
Hospital or Medical Center	S	P		
COMMERCIAL				
Automotive Services				
Auto Supply/Accessory Sales		S		
Vehicle Repair and Services		S		50-123

Table 50-43 Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)		S		50-121
Car Wash		S		
Entertainment and Hospitality				
Arcade, Amusement Devices, Gaming, Billiards Hall	S	P		50-69
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall	P	P		50-86
Bingo Hall		ARU		50-80
Bowling Alley, Skating Rink		P		50-94
Charity Gaming		ARU		50-80
Convention Center	S	S		
Dance Club, Night Club		S		50-94
Entertainment, Live (Not including ARUs)	P	P		50-94
Hookah Lounge, Cigar Lounge		S		
Sports and Entertainment Arena		S		
Lodging				
Bed and Breakfast		P		50-87
Hotel		P		
Offices				
Financial Services		P		
Physician or Dentist Office or Medical Clinic		P		
General Professional Office	S	P		
Research Facility/ Laboratory		P		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station		P		
Film Production, Photography, Radio, TV Studio	S	P		
Live/Work Unit	S	P		50-101
Personal Service Establishments				
Personal Service Establishments		P		
Animal Day Care (w/o boarding)		S		
Veterinary Clinic or Hospital (with or w/o boarding)		S		
Gym or Fitness Center		P		
Funeral Home or Mortuary		S		
Tattoo Establishment		ARU		50-80
Residential DAY CARE Service SERVICES				
Adult Day Care or Day Services Center	P	PS	P	50-81
Group Day Care Home		S		
Child Care Center	P	P	P	50-90
Retail and Service				
Grocery Store		P		
Convenience Store		S		50-83
Retail Sales, General		P		
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply			S	
Restaurant w/Alcohol (beer, wine and/or liquor)	S	S		50-83
Restaurant w/o Alcohol	S	P		
Catering Business	S	P		
Bar, Tavern, Taproom, or Tasting Room	S	S		50-83
Brewpub	S	S		50-83
Craft Winery/Distillery	S	S		50-83
Commercial Art Gallery	S	P		
Instruction Studio	S	P		
Antique, Second-Hand Store (except pawn shop)		P		

Table 50-43 Uses: Institutional Zoning Districts				
	IC	UC	GI-1	Reference
Drive-Through (all commercial uses w/drive through; includes dry cleaning)		A		
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		S		
Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal		S		
Food Products			S	
Household Service: Laundry, Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.		S		
Pottery and Figurine making, large-scale commercial/industrial		P		
Automotive and Parts Manufacturing		S		
Welding Shops and Other Metal Working Machine Shops		S		
Green Economy Light Industrial Uses			S	
Microbrewery/Small Distillery/Small Winery	P	P		
Large brewery/Large Distillery/Large Winery		S		
Transportation				
Parking Structures	S	S		50-108
Stand Alone Parking, Surface Lots		S		
Transit Terminal or Station		S		
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	50126
Small-Scale Solar Energy Production	A	A	A	50-117
Large Scale Solar Energy	A	A	P	
Small-Scale Wind Energy Production	A	A	A	50-125
Large Scale Wind Energy	A	A	S	

SECTION 50-81 ADULT FOSTER CARE AND ADULT DAY CARE

- E. Adult Day Care Homes. An adult day care home shall be registered and licensed as required for group day care homes under the Child Care Organizations Act, Act 116 of the Public Acts of 1973, MCL 722.11 et seq., as amended.
- F. **ADULT FOSTER CARE SMALL GROUP HOMES AND ADULT FOSTER CARE LARGE GROUP HOMES, WHEN PROPOSED WITHIN ONE-THOUSAND (1,000) FEET OF ANOTHER ADULT FOSTER CARE SMALL GROUP HOME OR ADULT FOSTER CARE LARGE GROUP HOME, GROUP CHILD CARE HOME, A FACILITY OFFERING SUBSTANCE USE DISORDER SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, A FACILITY THAT HOUSES AN INMATE POPULATION UNDER THE JURISDICTION OF THE DEPARTMENT OF CORRECTIONS, OR ANY OTHER RESIDENTIAL FACILITY OFFERING SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH**

USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.

SECTION 50-90 CHILD CARE ~~CENTER~~ CENTERS AND RESIDENTIAL CHILD CARE

A. CHILD CARE CENTERS

1. ~~A.~~ State regulations. Must meet all State licensing requirements.
2. ~~B.~~ Outdoor Play Area. There shall be sufficient on-site outdoor play area to meet State regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot high fence. Where located in the front yard, the fence shall be a decorative metal fence.
3. ~~C.~~ Pick Up and Drop Off Area. An on-site drive shall be provided for drop off and pick up of children near the entrance. This drive shall not create a hazard to traffic flow on the public street or create obstructions to pedestrian movements on sidewalks.
4. ~~D.~~ Accessory to Institutional Use. A child care center may be permitted as an accessory use to an institutional use, such as a church, subject to satisfying all of the necessary requirements listed in this Article.
5. **FORMER NON-RESIDENTIAL BUILDING. A CHILD CARE CENTER MAY BE REVIEWED UNDER SPECIAL LAND USE PROCEDURES, SUBJECT TO SATISFYING ALL OF THE NECESSARY REQUIREMENTS LISTED IN THIS ARTICLE, WHEN THE USE WILL BE LOCATED WITHIN AN EXISTING BUILDING OF A NON-RESIDENTIAL NATURE IN A RESIDENTIAL ZONE DISTRICT.**

B. RESIDENTIAL CHILD CARE

1. **GROUP CHILD CARE HOME USES, WHEN PROPOSED WITHIN ONE-THOUSAND (1,000) FEET OF ANOTHER GROUP CHILD CARE HOME, ADULT FOSTER CARE SMALL GROUP HOME OR ADULT FOSTER CARE LARGE GROUP HOME, A FACILITY OFFERING SUBSTANCE USE DISORDER SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, A FACILITY THAT HOUSES AN INMATE POPULATION UNDER THE JURISDICTION OF THE DEPARTMENT OF CORRECTIONS, OR ANY OTHER RESIDENTIAL FACILITY OFFERING SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.**

2. **THE BUFFER DISTANCE SHALL BE MEASURED ALONG A ROAD, STREET, OR PLACE MAINTAINED BY THIS STATE OR A LOCAL UNIT OF GOVERNMENT AND GENERALLY OPEN TO THE PUBLIC AS A MATTER OF RIGHT FOR THE PURPOSE OF VEHICULAR TRAFFIC, NOT INCLUDING AN ALLEY, AS IS CONSISTENT WITH THE MICHIGAN ZONING ENABLING ACT, P.A. 110 OF 2006, AS AMENDED, M.C.L. 125.3101 ET SEQ.**
3. **FAMILY CHILD CARE HOMES WHICH HAVE BEEN APPROVED BY THE STATE TO CARE FOR AN ADDITIONAL CHILD, FROM A MAXIMUM OF SIX (6) TO SEVEN (7) CHILDREN, ARE NOT INCLUDED WITHIN THE BUFFER DISTANCE REQUIREMENTS FOR GROUP CHILD CARE HOMES.**

SECTION 50-111 RESIDENTIAL REHABILITATION FACILITIES

~~A. Residential rehabilitation facilities of one to six residents are allowed as a special land use in the GN-1, GN-2, TN-1, and MR-1 districts. Facilities of seven to twenty residents are allowed as a special land use in the MR-2 and MR-3 districts.~~

- A. ~~B.~~ Any residential rehabilitation facility having more than seven (7) but not more than twenty (20) adults shall be located at least one thousand five hundred (1,500) feet from any other residential rehabilitation facility, transitional or emergency shelter, single room occupancy dwelling, **GROUP CHILD CARE HOME**, or small or large adult foster care facility, **MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.** The facility shall comply with all State of Michigan requirements, as applicable.
- B. ~~C.~~ Any residential rehabilitation facility must have one parking space per employee available.

SECTION 50-184 DEFINITIONS

Family -

- an individual or group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than two additional unrelated persons who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit.
- a collective number of individuals domiciled together in one dwelling unit having a demonstrable and recognizable bond characteristic of a cohesive unit, whose relationship is of a continuing nontransient domestic character and who live together as a functional family in a single nonprofit housekeeping unit; this definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, or organization.

- no more than five unrelated individuals living in a dwelling unit.

~~Family day care home—See Child Care Home, Family.~~

FEMA - U.S. Federal Emergency Management Agency, including any successor agency.

SECTION 50-184 DEFINITIONS

Ground floor establishment - a building or portion thereof under separate ownership, lease, or management, which fronts on and has access to a street

~~Group day care home—See Child Care Home, Group.~~

GROUP CARE – NON-RESIDENTIAL OCCUPANCY OF A STRUCTURE WHERE CARE IS PROVIDED TO INDIVIDUALS; TYPICAL USES INCLUDE ADULT DAY CARE OR DAY CARE SERVICES AND CHILD CARE CENTERS.

- **ADULT DAY CARE OR DAY SERVICES CENTER – A FACILITY THAT PROVIDES SOCIAL OR RECREATIONAL PROGRAMS, HEALTH SERVICES, SUPERVISION, OR OTHER CARE FOR FUNCTIONALLY OR COGNITIVELY IMPAIRED ADULTS PRINCIPALLY.**
- **CHILD CARE CENTER – A FACILITY, OTHER THAN A PRIVATE RESIDENCE, RECEIVING ONE OR MORE PRESCHOOL OR SCHOOL AGE CHILDREN FOR CARE FOR PERIODS LESS THAN 24 HOURS A DAY, AND WHERE THE PARENTS OR GUARDIANS ARE NOT IMMEDIATELY AVAILABLE TO THE CHILD; THE TERM INCLUDES A FACILITY THAT PROVIDES CARE FOR NOT LESS THAN 2 CONSECUTIVE WEEKS, REGARDLESS OF THE NUMBER OF HOURS OF CARE PER DAY; THE TERM ALSO INCLUDES ANY FACILITY REFERRED TO AS A DAY CARE CENTER, DAY NURSERY, NURSERY SCHOOL, DROP-IN CENTER, AND PARENT COOPERATIVE PRESCHOOL; A CHILD CARE CENTER DOES NOT INCLUDE A SUNDAY SCHOOL, VACATION BIBLE SCHOOL, OR RELIGIOUS INSTRUCTIONAL CLASS OPERATED BY A RELIGIOUS ORGANIZATION WHERE CHILDREN ARE IN ATTENDANCE FOR NOT GREATER THAN 3 HOURS PER DAY FOR AN INDEFINITE PERIOD OR NOT GREATER THAN 8 HOURS PER DAY FOR LESS THAN ONE MONTH PER YEAR.**

Group living - residential occupancy of a dwelling unit by other than a household and providing communal facilities; typical uses include adult foster care facilities, assisted living facilities, nursing homes, and transitional shelters.

State regulated group living

- Adult foster care facility - a facility for the care of adults over 18 years of age, as licensed and regulated by the state of Michigan; it includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who

require supervision on an ongoing basis but who do not require continuous nursing care; it does not include nursing homes, assisted living facilities, hospitals, alcohol or substance abuse rehabilitation centers, or residential centers for persons released from or assigned to a correctional facility; the organizations shall be defined as follows:

- Adult foster care family home - a state licensed residential facility in a private residence with the approved capacity to receive 6 or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.
- Adult foster care large group home - an adult foster care facility with the approved capacity to receive thirteen (13) to twenty (20) adults, excluding licensee and staff, to be provided with foster care.
- Adult foster care small group home - an adult foster care facility with the approved capacity of not more than twelve (12) adults, excluding licensee and staff, who are provided with foster care.
- ~~Child care center~~ - a facility, other than a private residence, receiving one or more preschool or school age children for care for periods less than 24 hours a day, and where the parents or guardians are not immediately available to the child; the term includes a facility that provides care for not less than 2 consecutive weeks, regardless of the number of hours of care per day; the term also includes any facility referred to as a day care center, day nursery, nursery school, drop-in center, and parent cooperative preschool; a child care center does not include a Sunday school, vacation bible school, or religious instructional class operated by a religious organization where children are in attendance for not greater than 3 hours per day for an indefinite period or not greater than 8 hours per day for less than one month per year.
- **FAMILY CHILD CARE HOME** ~~Child care home, family~~ - a private home in which one (1) to ~~six (6)~~ **SEVEN (7)** minor children receive care and supervision. Children related to an adult member of the family by blood, marriage or adoption are not counted in the number of children allowed. The term includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. **IF A LICENSEE OF A FAMILY CHILDCARE HOME IS APPROVED BY THE STATE TO PROVIDE CARE FOR UP TO (7) MINOR CHILDREN, THE USE IS STILL RECOGNIZED AS A STATE LICENSED RESIDENTIAL FACILITY AS DEFINED IN THIS CHAPTER.**
- **GROUP CHILD CARE HOME** ~~Child care home, group~~ - a private home in which seven (7) to ~~twelve (12)~~ **FOURTEEN (14)** minor children receive care and supervision. Children related to an adult member of the family by blood, marriage or adoption are not counted in the number of children allowed. The term includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.

- ~~Adult day care or day services center – a facility that provides social or recreational programs, health services, supervision, or other care for functionally or cognitively impaired adults principally.~~
- Child day care - a private home or facility in which minor children are received for care and supervision for periods of less than twenty four (24) hours a day, and where the parents are not immediately available to the child.
- Nursing home - a nursing facility that provides organized nursing care and medical treatment to 7 or more individuals suffering or recovering from illness, injury, or infirmity, including a county medical care facility, but excluding a hospital or a facility created by Act no. 152 of the Public Acts of 1985, as amended, being Sections 36.1 to 36.12 of the Michigan Compiled Laws.
- **RESIDENTIAL REHABILITATION FACILITY – AN ADULT RESIDENTIAL CARE FACILITY OPERATED BY A GOVERNMENT AGENCY OR PRIVATE NONPROFIT ORGANIZATION THAT PROVIDES CARE AND SUPERVISION ON A TWENTY FOUR (24) HOUR BASIS FOR THE TREATMENT OF MENTAL ILLNESS, ALCOHOL OR SUBSTANCE ABUSE, OR OTHER LONG TERM ILLNESSES ALONG WITH TEMPORARY GROUP LIVING ACCOMMODATIONS; ALSO INCLUDES “HALF-WAY HOUSES” FOR EX-PRISONERS MAKING THE ADJUSTMENT FROM PRISON/JAIL TO SELF-SUFFICIENCY.**

Other group living

- Assisted living facility - a combination of housing, supportive services, personalized assistance or health care designed to respond to the individual needs of persons, typically the frail elderly, who need help with activities of daily living; such facilities may include a central or private kitchen, dining, recreational or other facilities, with separate bedrooms or living quarters.
- Fraternity/sorority - a structure operated by a chartered fraternity or sorority organization authorized by a university or college or operated directly by a college or university and used as a residence and/or a dining and recreational facility for members of fraternity or sorority organizations who are students at the authorizing university or college.
- Rooming or boarding house – an owner occupied home with not more than four bedrooms for rent and no independent cooking facilities in the rooms.
- Transitional or emergency shelter - a residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements.

Habitable floor - any floor usable for living purposes, which include working, sleeping, eating, cooking or recreation, or a combination thereof; a floor used only for storage purposes is not a "habitable floor".

Health care facility - any facility or institution that provides mental or physical health care services, including diagnosis, treatment, rehabilitation, or preventive care, and that allows overnight stays.

- Hospital - a facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees or visitors.
- Urgent care facility - category of walk-in clinic focused on the delivery of ambulatory care in a dedicated medical facility outside of a traditional emergency room. Urgent care facilities primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an ER visit.
- Clinic - an establishment providing medical, dental, psychiatric or surgical treatment exclusively on an out-patient basis, with no overnight stays; clinics may provide examinations, diagnostic services and medical treatment.
- ~~Residential rehabilitation facility - an adult residential care facility operated by a government agency or private nonprofit organization that provides care and supervision on a twenty-four (24) hour basis for the treatment of mental illness, alcohol or substance abuse, or other long-term illnesses along with temporary group living accommodations; also includes "half way houses" for ex-prisoners making the adjustment from prison/jail to self-sufficiency.~~

Height, building - see building height.

SECTION 50-184 DEFINITIONS

Special land use - a land use of a lot, building or structure that could negatively affect the health, safety, convenience, and general welfare of users of nearby properties and the community as a whole; special land use requests shall be reviewed by the planning commission and appropriate conditions of approval considered per the standards established in this Chapter.

~~State Licensed Residential Facility - a structure for residential purposes that is licensed by the state under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or 1973 PA 116, MCL 722.111 to 722.128, and provides residential services for 6 or fewer individuals under 24-hour supervision or care.~~ **A "STATE LICENSED RESIDENTIAL FACILITY" MEANS A STRUCTURE CONSTRUCTED FOR RESIDENTIAL PURPOSES THAT IS LICENSED BY THE STATE UNDER THE ADULT FOSTER CARE FACILITY LICENSING ACT, 1979 PA 218, MCL 400.701 TO 400.737, OR 1973 PA 116, MCL 722.111 TO 722.128, AND PROVIDES RESIDENTIAL SERVICES FOR 6 OR FEWER INDIVIDUALS UNDER 24-HOUR SUPERVISION OR CARE.**

Stoop - an open platform or entrance landing, usually with steps from grade to the door, and may or may not be sheltered by an awning or canopy; a stoop is generally small in size and used primarily for entry and exit from a door; a deck shall not be considered a stoop.

Sec. 2. This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the City of Flint by Zoning Division staff, to be noticed no later than fifteen (15) days after adoption by City Council.

Adopted this _____ day of _____, 2024.

FOR THE CITY:

For the City Council

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

Joseph Kuptz, Acting City Attorney



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

TODAY'S DATE: September 30th, 2024

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: TXT 24-01: Zoning Ordinance Amendments – Child Care and Group Living

PREPARED BY: Emily Doerr, Director, Department of Business and Community Services

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

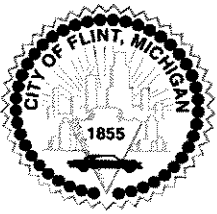
The City of Flint Planning Commission held a public hearing over three separate days to discuss amendments to Chapter 50, Articles 3, 4, 5, 6, 9, and 16. The proposed amendments are designed to align residential child care uses with State law; simplify the process of applying for a child care or group living use; provide Planning Commission oversight of child care and group living uses with seven (7) or more children/residents when they would be located within 1,000 feet of each other; provide clear language for repurposing non-residential structures for child care centers; and reduce the barriers, time, and cost currently associated with applying for a child care or group living use. Additional changes better clarify definitions for uses and corrects a section reference in Article 5.

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

N/A

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

The benefit will be to City of Flint residents looking to apply for residential child care uses within their homes, child care centers in non-residential buildings, and other group living uses which are not restricted from local regulation by State law. Residents should expect to see quicker response times, less fees, and less time spent seeking Special Land Use approvals for low intensity uses.



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

Section IV: FINANCIAL IMPLICATIONS:

N/A

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN: N/A

Dept.	Name of Account	Account Number	Grant Code	Amount
FY25 GRAND TOTAL				

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO

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 N/A

BUDGET YEAR 2 N/A

BUDGET YEAR 3 N/A

OTHER IMPLICATIONS *(i.e., collective bargaining)*: N/A

STAFF RECOMMENDATION: *(PLEASE SELECT)*: **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: _____
Emily Doerr, Director, Department of Business and Community Services



Sheldon A. Neeley
Mayor

CITY OF FLINT
PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

September 25th, 2024

Councilmembers,

The City of Flint Planning Commission initiated a public hearing on April 2nd, 2024 to review and consider text amendments to the Zoning Ordinance as requested by Zoning Division staff. Over the course of three meetings the draft language was discussed, revised, and given a recommendation for approval by the Planning Commission on August 13th, 2024.

These amendments were designed to address various uses related to child and adult care standards with the ultimate goal to simplify standards, align the standards to State law and best practices, reduce the cost and time for approval to residents, and provide oversight by the Planning Commission for high intensity care uses or where environmental factors may be of concern.

Most changes occurred in the Use Tables in Articles 3, 4, 5, and 6. Other changes include centralizing and reorganizing definitions in Article 16 and reorganizing and improving regulation language in Article 9. These amendments were informed by the Michigan Zoning Enabling Act, the Michigan Association of Planning's indicated best practices, and multiple City of Flint residents who wish to provide child care services to their community.

Sincerely,

Max E. Lester

Max E. Lester, Zoning Coordinator
Zoning Division
Department of Business and Community Services



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Memorandum

DATE: April 2nd, 2024
TO: City of Flint Planning Commission
FROM: Max Lester – Int. Zoning Coordinator

SUBJECT: Group Child Care Home Use Regulations and Related Reformatting

PERTINENT ORDINANCES AND REGULATIONS:

City of Flint Zoning Code

- §50-23 Permitted Uses – Table 50-23 Residential Zone Districts
- §50-30 Permitted Uses – Table 50-30 Commercial Zone Districts
- §50-43 Permitted Uses – Table 50-43 Institutional Zone Districts

Michigan Zoning Enabling Act (Act 110 of 2006)

- 125.3206 Residential use of property; adult foster care facilities; family, group child care homes, or qualified residential treatment programs.

BACKGROUND:

First, the Zoning Ordinance uses terms inconsistent with the MZEA and state licensing.

Second, a 1,500-foot buffer distance between Child Care Homes is made mandatory, which staff believes to be excessive.

Third, currently the use tables in our Zoning Ordinance identifying the “Group Day Care Home” use does not allow it as either a Permitted or Special Land Use within residential areas. Instead, the use is primarily allowed as Permitted and Special Land Uses in Commercial and Employment Zone districts, as follows:

Permitted –

- CC – City Corridor
- CE Commerce and Employment

Special Land Use –

- MR-3 – Mixed Residential High Density
- DE – Downtown Edge

Additionally, non-residential Child Care Centers are Permitted and Special Land Uses primarily in residential and Commercial Zone districts, as follows:

Permitted –

- MR-3 – Mixed Residential High Density
- CC – City Corridor
- DE – Downtown Edge
- CE – Commerce and Employment
- UC – University Core

Special Land Use –

- GN-2 – Green Neighborhood Medium Density

- TN-1 – Traditional Neighborhood Low Density
- TN-2 – Traditional Neighborhood Medium Density
- MR-1 – Mixed Residential Low Density
- MR-2 – Mixed Residential Medium Density
- NC – Neighborhood Center
- DC – Downtown Core

The MZEA requires a county or township to approve a Group Child Care Home if it meets the minimum standards listed in 125.3206 (4)(a-f). It then states a city or village *may* be issued a special use permit without added conditions. Further, the MZEA also clarifies that a local unit of government may issue a permit even if a facility doesn't meet the requirements in the MZEA, but a county or township shall not have an ordinance more restrictive than 1973 PA 116, MCL 722.111 to 722.128.

Furthermore, the Use Table entries for Adult Foster Care uses should be evaluated for clarification, formatting corrections, and potentially allowing Adult Foster Care Large Group Homes as Special Land Uses in the MR-1 and MR-2 districts.

STAFF RECCOMENDATION:

Staff recommendation for the Planning Commission is to schedule a Public Hearing to have a detailed discussion and address the above noted issues. At the hearing staff will provide draft updated language and Use Tables to show the proposed changes.

During a Public Hearing important items to consider for discussion will be whether to designate the Group Child Care Home use as Permitted or Special Land Use in the various zoning districts. Other items to consider are whether the use designations for Child Care Centers are appropriate and if any changes are needed for that use in the table.

When considering these items, please keep in mind the time and cost for an applicant when applying for a Special Land Use and whether the review can instead be adequately performed by staff to ensure all relevant regulations are met, which may include additional review criteria.

Best practices recommend making child care more accessible and not requiring excessive approval processes without a clear governmental interest. Below are several resources that describe Group Child Care uses and best practices.

- Pairing Your Local Plan and Ordinance with the State of Michigan's Child Care Licensing Requirements - by Mary Reilly, AICP
- APA Policy Guide on the Provision of Child Care

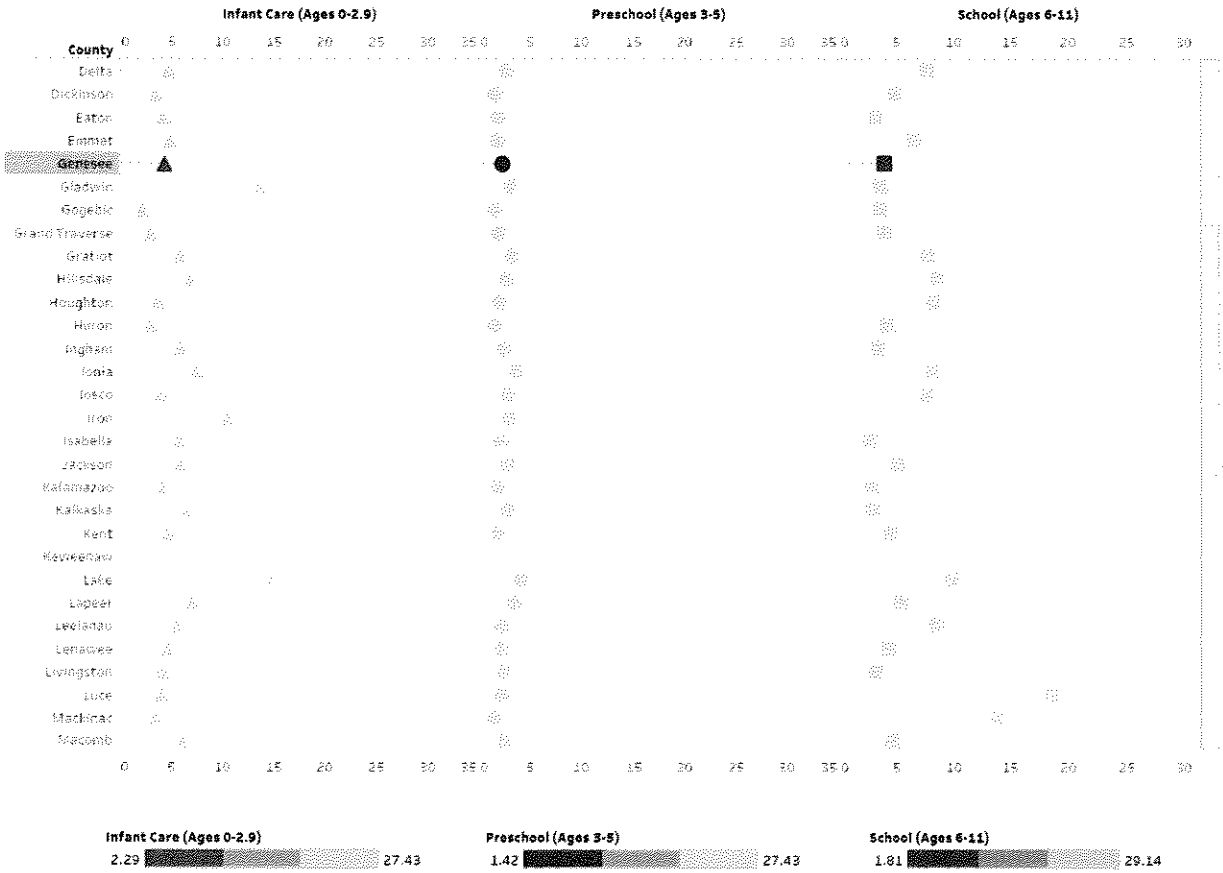
Additionally, the attached figure below shows Michigan State University's - Community Evaluation Programs' Child Care Desert Chart for Genesee County. More information can be found at <https://cep.msu.edu/projects/child-care-mapping-project>. In Genesee County, children between the ages of 0-2.9 have 4.47 children competing for every one child care slot. Children between ages 3-5 have 2.6 children competing for every one child care slot. Children between ages 6-11 have 4 children competing for every one child care slot.

MOTION:

The Planning Commission may set a public hearing for further discussion with the below motion:

"I motion to set a public hearing to discuss and vote on recommended changes to the Zoning Ordinance regarding residential care and child care uses for the **June 11th, 2024** meeting.

Number of Children Competing for One Slot by Age Group



Data Sources: 2023 Michigan Childcare Providers and the 2021 American Community Survey.

Figure 1: Child Care Desert Chart

Pairing Your Local Plan and Ordinance with the State of Michigan’s Child Care Licensing Requirements

The Michigan Zoning Enabling Act, PA 110 of 2006 (MZEA), limits local control on certain childcare license types (e.g., family child care) and allows local discretion on others, such as child care centers. The MZEA requires that zoning treat a family child care home (with seven or fewer children) as a residential use of property. No permit or procedural requirements can be “different from those required for a dwelling of similar density in the same zone”. If a single-family dwelling is allowed by right, so too must a family child care home.

Local discretion determines 1) the classification of the use as a permitted use or special land use, 2) zoning district (s) allowing the use, 3) special land use or administrative standards where applicable, and 4) additional details like site plan requirements, parking, and signage.

The MZEA does not prohibit a local unit of government from inspecting a family or group child care home for the home’s compliance with and enforcing the local unit of government’s zoning ordinance. For a

county or township, an ordinance shall not be more restrictive for a family or group child care home than the Child Care Organizations Act (PA 116 of 1973) (see below).

When zoning for child care facilities, it is critically important to use terminology consistent with Michigan’s distinct licensure types (see table below). Additionally, MZEA definitions for family child care home and group child care home tie directly to PA 116 of 1973 and its administrative rules.

The Child Care Organizations Act (Act 116 of 1973)

The Child Care Organizations Act’s purpose is to provide for the protection of children through the licensing and regulation of child care organizations, establish standards of care for child care organizations, and to assign powers and duties of certain entities. It is noteworthy that the Child Care Organizations Act, is 53 pages long (the MZEA by comparison is 23 pages long). It is illegal in the State of Michigan to provide child care services without being

licensed by the Michigan Department of Licensing and Regulatory Affairs, Child Care Licensing Division:

What about Grandparents and College Students Watching Kids Part Time?

License exempt providers (formerly known as unlicensed) can provide care in their own home or the child’s home if they are related by blood, marriage or adoption. License exempt Child Care Providers who are not related to the child can only provide care in the child’s home. Many steps and/or inspections are required by the state before a child care center, group child care home, or family child care home is licensed to operate. See the September issue of the Michigan Planner E-dition for links to the licensing process.

Updating Local Requirements

Before diving into the zoning ordinance, review the plan to determine if it addresses child care. Are the zoning requirements implementing the plan? If the plan doesn’t address children or youth, should it?

Type of Child Care As Defined by State of Michigan	Capacity	Zoning Permit type
Family Child Care Home* (COUNTY OR TOWNSHIP)	Up to 7 children	Permitted/accessory use; shall be considered a residential use of property, MCL 125.3206 (1) and not subject to SLU in county or township (125.3206 (3)). [The MZEA is silent on SLU prohibition for a city or village]
Group Child Care Home*	8 to 14 unrelated minor children	Permitted use, may be SLU in City/Village/Township/County. In Township or County SHALL be approved if meets MZEA standards in MCL 125.3206 (4); can also be approved if does not meet standards (125.3206 (9))
Child Care**Center (does not include Sunday school, athletic or social activities, drama, dance, etc.)	One or more children under 13 years of age	Permitted or special land use (SLU) in appropriate districts

*Approved HB 5041 increased capacity for group child care and family child care in June 2022. The Governor signed the bill on 6/23/22 amending the Child Care Organizations Act (1973 PA (Public Act) 116).

**Michigan law identifies child care and corresponding licensure as two words, child care.



Image by Welling Community School

Given the state's requirements for child care providers (whether in a home or in a center) consider how many more requirements are necessary for group child care and child care centers. Audit your ordinance for reasonableness, conflicts, and redundancies. For instance:

- Zoning definitions for child care centers, family and group child care homes must be consistent with state law.
- Are there significant areas (zoning districts) where child care facilities are not listed as a permitted or special land use?
- Does a group child care need to be a special land use or would allowing it as a principal permitted use be satisfactory? With planning commission or administrative review?
- If a permitted use, consider the site plan requirements. *An engineered site plan for a group day care at an existing home seems excessive.*
- Are there conflicts between local and state regulation, like dimensional minimums for outdoor play areas?
- Are required minimum setbacks for play equipment (such as 50-feet) necessary? *A variance for placement of a swing set seems a bit heavy handed.*
- Are there other redundancies such as, "signs must comply with the requirements of this ordinance" or "the applicant must meet all state licensing requirements."

Finally, does the ordinance address key concerns or advance a governmental interest? If no one can determine why a standard is relevant, the standard can probably be rescinded.

Mary Reilly, AICP, is a MSU Extension Educator focusing on planning, zoning, and good governance. She serves on the MAP Government Relations committee. The two children she once dropped off at daycare are now young adults.

MICHIGAN STATE UNIVERSITY | Extension

Participants and Sponsors of the Memorial Scholarship Golf Outing on June 8th THANK YOU!

With the help of the scholarship committee, golfers and financial contributors, we raised nearly \$5,000.

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APA Policy Guide on the Provision of Child Care

Revised by the APA Legislative & Policy Committee, July, 1997

Adopted by the Chapter Delegate Assembly, September 20, 1997

Ratified by the Board of Directors, September 21, 1997

Statement of Issue and Findings

Affordable, conveniently located, quality child care is one of the most pressing concerns of contemporary family life. In the 1990s, 75 percent of women with school-aged children are in the labor force. According to the Census Bureau, in 1990, there were 19.2 million employed women with children under 15 years old living with them. Their 31 million children must be cared for while their mothers are at work.

The most rapid increase in the rate of labor force participation since 1970 has been among women with children under the age of three. In 1997, 62 percent of mothers with pre-schoolers are in the work force. Additionally, most of these mothers work full time.

In 1990, an estimated 1.6 million children 5 to 14 years old were "latchkey" children, i.e., left unsupervised for at least part of the day. Child care is clearly a national problem calling out for some form of federal support. In addition, there are numerous state and local level policies and actions which would enhance the provision of quality child care.

In 1990, a common type of arrangement chosen by working parents was family day care homes. It continues to be a preferred choice. Family day care is provided by an adult working in her or his home and typically caring for four to seven children. Local planners can play an important role in facilitating the provision of family day care by working to amend zoning to permit such a use by right in some residential districts. Local planners are also increasing the availability of child care by working with developers to provide affordable space. Child Care in the workplace as another convenient option for working parents.

Policy Positions

- 1. APA advocates the inclusion of child care policies as part of local planning policies.**
- 2. APA supports local or state legislation which provides for small child care homes as permitted land uses in all zoning districts, without the standard home occupation restrictions, but with reasonable compatibility standards; and further supports state preemption of local legislation which does not permit this type of child care home.**
- 3. APA encourages communities to consider amending local zoning ordinances to remove obstacles to the provision of regulated group and family child care in all zoning districts, in locations that are appropriate and safe for children.**
- 4. APA encourages communities to negotiate with developers and to offer incentives to provide space for child care in all types of projects, residential, office, mixed use, and commercial, including new construction and reuse.**

Reasons for these principles include:

The impact of child care shortages is most acutely felt at the local level. A survey of parents seeking child care in five counties in New York State showed the number one problem to be finding a center which was conveniently located. Many communities are already actively engaged in improving the availability of child care for their residents. For example, in Hartford, Connecticut, developers can receive a FAR bonus in exchange for providing space for day care. Prince George's County, Maryland, has amended its zoning to include a special exception for child care facilities in excess public school buildings undergoing adaptive reuse. Palo Alto, California, includes in its comprehensive plan a variance permitting expanded site coverage in industrial zones when the additional building space is used for child care. Tucson, Arizona, zoning regulations allow by right small child care homes and, conditionally, small child care centers in residential zones. The State of California requires local jurisdictions to classify family day care as a residential use and prohibits the imposition of licenses, fees, or zoning requirements on day care centers with 6 or fewer children. Local jurisdictions may require special use permits for facilities with up to 12 children, but limit local discretion to consideration of spacing, parking, traffic, and noise control, subject to the building meeting state building and fire safety requirements.

It should be noted that, although much attention is being focused on the provision of child care at work, surveys consistently show that most parents prefer that their children be in small facilities close to home. Parents are concerned not just about convenience of child care, but also the quality of child care. Child care for a limited number of children in a home is the preferred choice of many parents. Home occupation restrictions, such as limited use of floor space in the home and prohibitions on the use of outdoor space, unreasonably restrict child care in the home.

Some locations, such as high noise areas near airports and industrial areas with hazardous materials storage, may be inappropriate for child care. In addition, maintaining the quality of life in a neighborhood is important. Traffic and parking, waste disposal, and adequate sound control measures should be considered when providing for child care in a neighborhood. Licensing of child care to assure the quality of care and safety of children should be reasonable requirements.

5. APA supports legislation at the federal, state and local levels providing for child care needs assessment and planning to be performed at the state and local level.

6. APA supports local legislation (zoning ordinances) which provide for child care in locations convenient to neighborhoods and in public facilities such as schools, recreation and social service centers, and subsidized housing projects. Procedures to locate child care facilities should not be overly burdensome and should be related to size and land use impacts of the facility.

7. APA supports national and state legislation which moves toward the goal of providing adequate funding for safe, convenient and affordable child care opportunities for all children.

Reasons for these principles include:

The United States is the only industrialized nation which provides no job protection or child care support for working parents. American women have no statutory entitlement to job protection, health coverage for themselves and their newborn, or access to affordable, convenient and quality child care. The majority of women (80 percent, according to the National Commission on Working Women) work in low-paying, low status jobs. Nearly two thirds (63.6 percent) of all minimum wage earners are women. Twenty percent of mothers in the work force, or over 6 million women, are the sole support of their families. Without public policies in support of parents, we as a society run the risk that many of today's children will not receive the necessary care to grow into productive adults. Regulations which protect the safety of children, enhance the quality of care, or assure child care affordability are appropriate and will help to address concerns of parents and communities about child care.

Child care costs are most burdensome on low-income mothers. Women, especially women of color, are more likely to hold low-wage jobs. Child care costs approximately 27 percent of the monthly income for a family below poverty in 1991.

Increased zoning barriers add to the cost of child care and the lowering of quality of care. Typically, churches and schools are permitted in residential zones as uses that are compatible with and help support the viability of a neighborhood. Child care centers are usually considered commercial land uses, thus making the cost and convenience of child care greater for neighborhood residents.

Welfare reform's impact on the need for child care for low-income mothers has the potential to be significant. Public funding for day care (e.g. the provision of safe, affordable, child care at convenient locations) is essential to implementation of any federal or state program for welfare

reform.

Note: The implementation of actions at the state level is at the initiative of the chapter taken in the legislative context particular to each state.

RESOURCES

Ann Cibulskis and Marsha Ritzdoft, *Zoning for Child Care*, Planning Advisory Service Report no. 422, 1989.

Bureau of Census, Statistical Briefs. *American Women: A Profile (SB/95-19)*; *The Earnings Ladder (SB/94-3RV)*; *Who's Minding The Kids? (SB/94-5)*

Abby Cohen, "Zoning For Family Day Care: Transforming a Stumbling Block Into A Building Block," *The Planning Commissioner's Journal*, Number 3, March/April 1992.



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Text Amendments Memorandum

Date: June 4th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Proposed Text Amendments for Residential Child Care and Similar Uses – Articles 3, 4, 5, 6, and 16

Commissioners,

Below are explanations of the draft language with proposed changes to be made to Articles 3, 4, 5, 6, and 16 of the Zoning Code primarily addressing Group Child Care Homes, uses, location restrictions, and definitions. Further changes may be made by the Planning Commission; however, these changes reflect the minimum recommendations from staff.

Article 3 Changes:

Moved the “Group Child Care Home” use from the commercial section of the Use Table to residential and changed the name from “Group Day Care Home” to reflect the terminology used by the State. Additionally, we noted this as a Permitted use in all residential zoned districts where it previously was blank except for the MR-3 Special Land Use designation.

Added “Family Child Care Home” as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The “Family Child Care Home” use is indicated as Permitted in all districts.

Struck the “Adult Foster Care Family Home” and “Adult Foster Care Small Group Home” uses from the Use Table. “Adult Foster Care Family Home” is already covered under the “State Licensed Residential Facility (1-6)” use and the indication of 1-6 for “Adult Foster Care Small Group Home” is incorrect, however, it is correctly identified just under with the same name with 7-12 residents indicated.

The “State Licensed Residential Facility (1-6)” use also was added as Permitted in the MR-3 zoned district where it was previously blank.

The “Adult Foster Care Large Group Home (13-20)” use was added as a Special Land Use in the MR-1 and MR-2 zoned districts. This adds the use as an option if approved by the Planning Commission in a public hearing.

The “Residential Care Service” subgroup was renamed “Day Care Services” to reflect the commercial nature of the uses.

“Child Care Center” had Special Land Use designations removed from the GN-2, TN-1, and TN-2 zoned districts due to their commercial nature. The Planning Commission may choose to allow the Special Land Use designation to remain, though additional conditions or review considerations should be included for these districts.



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"Adult Day Care or Day Services Center" were given additional Special Land Use designations for MR-1 and MR-2 zoned districts.

The State-Licensed Residential Facilities notation under Section 50-25 E. on Page 10 was removed, see changes for Article 16 for the updated definition. The Planning Commission may evaluate whether to keep the indicated buffers, however this buffer is noted in the MZEA as a requirement for Townships and Counties, not Cities. Unless reason(s) can be fully articulated as to why we should enforce the buffer, we don't think it is beneficial to maintain, at least at the indicated 1,500 feet.

Article 4 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Permitted for the NC and DE uses where we tend to have existing single-family residential structures and are now Special Land Uses for new structures. The use is marked as Special Land Uses for CC and DC zoned districts to account for any single-family residences still existing in these zoned districts.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The "Family Child Care Home" use is indicated as Permitted in all districts.

Struck the "Adult Foster Care Family Home" and "Adult Foster Care Small Group Home" uses from the Use Table and added a single "State Licensed Residential Facility (1-6)" use. Zoning designations changed to match those for "Group Child Care Home".

The "Residential Care Service" subgroup was renamed "Day Care Services" to reflect the commercial nature of the uses.

"Adult Day Care or Day Services Center" were noted as Permitted for NC, DE, and DC zoned districts.

"Child Care Center" was added as a Permitted Use in NC and DC zoned districts.

Article 5 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Special Land Use for GI-2 zoned districts where we tend to have existing single-family residential structures.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. "Family Day Care Home" is indicated as a Special Land Use in GI-2 for any residential uses that may remain and as a Permitted use for CE where Multi-Family Dwellings are allowed as Special Land Uses.



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"Adult Foster Care Small Group Home" and "Adult Foster Care Large Group Home" uses were struck from CE as these are residential uses and are unlikely to be needed in the CE zoned district which is commercial and industrial in nature. They were added as Special Land Uses in the GI-2 district where residential uses are likely to remain.

"Adult Day Care or Day Services Center" were noted as Permitted for the GI-2 and PC zoned districts. The Planning Commission may wish to evaluate and consider if Special Land Use is more fitting to ensure appropriate placement and site design.

"Child Care Center" was added as a Permitted Use in the GI-2 and PC zoned districts, as for Adult Day Care the Planning Commission may wish to consider these Special Land Uses to be confident potential uses are located in a safe location.

Article 6 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Permitted for the UC and GI-1 zoned districts where we tend to have existing single-family residential structures and new single-family residences are Special Land Uses and Permitted uses respectively.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The "Family Child Care Home" use is indicated as Permitted in all districts.

Struck the "Adult Foster Care Family Home" and "Adult Foster Care Small Group Home" uses from the Use Table and added a single "State Licensed Residential Facility (1-6)" use. Zoning designations changed to match those for "Group Child Care Home".

"Adult Foster Care Small Group Home" and "Adult Foster Care Large Group Home" uses given an additional Special Land Use designation for the GI-1 zoned districts. GI-1 is meant to be a blend of residential and commercial agricultural and green uses.

The "Residential Care Service" subgroup was renamed "Day Care Services" to reflect the commercial nature of the uses.

"Adult Day Care or Day Services Center" was added as Permitted uses in the IC, UC, and GI-1 zoned districts.

"Child Care Center" was added as a Permitted Use in the IC, UC, and GI-1 zoned districts.



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Article 16 Changes:

The “Family day care home” definition was struck as this was corrected in the earlier Articles, and only acted to direct readers to view the more correct term of “Child Care Home, Family”.

The “Group day care home” definition was struck as this was corrected in the earlier Articles, and only acted to direct readers to view the more correct term of “Child Care Home, Group”.

The term “Child Care Home, Family” was corrected to “Family child care home”, removing the unnecessary separation of the first word which does not appear in the MZEA or other applicable State legislation. Additionally, the number of children permitted has been increased to a maximum of seven to reflect the changes to licensure in the attached 2022 PA 106 (House Bill 5041).

The term “Child Care Home, Group” was corrected to “Group child care home”, removing the unnecessary separation of the first word which does not appear in the MZEA or other applicable State legislation. Additionally, the number of children permitted has been increased to a maximum of fourteen to reflect the changes to licensure in the attached 2022 PA 106 (House Bill 5041).

The definition for “State Licensed Residential Facility” was amended to use the exact wording found in the Michigan Zoning Enabling Act.

Comprehensive Plan:

The City of Flint’s Imagine Flint Comprehensive Plan has minimal language regarding child care, but does indicate that expanded access to child care is a goal for economic success.

Chapter 9: Economic Development and Education Plan

Goal: The City of Flint will have a growing and diverse economy that spurs innovation and small business development along with an education system that prepares our workforce for jobs paying a livable wage.

Objective 3: Increase access to employment opportunities. Flint must reduce barriers preventing low-income individuals and marginalized groups from entering the workforce. By increasing access to jobs through affordable childcare and better public transportation, and limiting the effects of implicit bias, we can ensure economic growth is equitable and that quality of life is improved for all.

Resources and Best Practices:

Attached are several resources that were previously provided as well as new materials.

- *Pairing Your Local Plan and Ordinance with the State of Michigan’s Child Care Licensing Requirements* by Mary Reilly, AICP – MSU Extension
- *APA Policy Guide on the Provision of Child Care*
- *Act No. 106 of Public Acts of 2022 (Amendment to 1973 PA 116)*
- *Gov. Whitmer Announces Grants to Help Communities Expand Access to Low or No-Cost Child Care* – March 10, 2023 Press Release
- *Genesee County, Child Care: A Critical Need in Michigan* by Parker James, Michigan League for Public Policy – March 2021



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Goals for Amendments:

The goal of the proposed amendments is to allow for easier access to child care for both the providers and parents in Flint. Additionally, the changes will better align Flint's policies on use classification with State requirements and updated language. In addition to the proposed amendments, staff will seek to delineate Special Land Use application fees in the Fee Schedule between residential and commercial uses to further reduce barriers for those areas where child care is specified for Special Land Use Review.

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed amendments to City Council for Articles 3, 4, 5, 6, and 16..."

Choose one of the following:

- "...as shown in the staff materials."
- "...as shown in the staff materials with the following changes..."
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for Articles 3, 4, 5, 6, and 16 as shown in the staff materials."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for Articles 3, 4, 5, 6, and 16 to the _____ meeting..."

Optional

- "...with further information requested regarding..."
 - _____
 - _____
 - _____



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action – Child Care Text Amendments – June 2024

The proposed text amendments for Articles 3, 4, 5, 6, and 16 are hereby postponed for further review by the City of Flint Plan Commission on this day of June 11th of 2024.

Robert Wesley
Planning Commission Chair

Max Lester
Int. Zoning Coordinator



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Text Amendments Memorandum

Date: June 18th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Update - Proposed Text Amendments for Residential Child Care and Similar Uses

Commissioners,

Discussion during the first meeting for the Child Care Text Amendments public hearing ended with requests for additional information as noted below. Please bring back the materials from the first meeting with you, if you need another, please notify staff and a copy will be given to you at the meeting. First, additional information is detailed below to help clarify the different uses and regulations.

Additional Information:

Family Child Care Homes and Group Child Care Homes:

- Regulated under the Child Care Organizations Act (1973 PA 116) and the Department of Licensing and Regulatory Affairs' (LARA) "Licensing Rules for Family and Group Child Care Homes".
- *Family Child Care Home* allows care for 1 to 6 unrelated children in a private residence, up to 7 upon State approval.
- *Group Child Care Home* allows care for 7 to 12 unrelated children in a private residence, up to 14 upon State approval.
- Licensed operator must permanently reside in the child care home as a member of the household.

Child Care Centers:

- Regulated under the Child Care Organizations Act (1973 PA 116).
- No defined capacity categories, not typically located in a residential structure.

Adult Foster Care Facilities:

- Regulated under the Adult Foster Care Facility Licensing Act and various LARA "Licensing Rules for...".
- Various licenses include Adult Foster Care Family Homes (1-6), Small Group Homes (7-12), Large Group Homes (13-20), and Congregate Facilities (21+).
- Under the Michigan Zoning Enabling Act, Adult Foster Care Family Homes (1-6) are residential uses and cannot be subjected to Special Land Use procedures.

(continued on next page)



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Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Article 3:

1. A request was made to further define and give examples for considerations that may be added when reviewing "Child Care Centers" as a Special Land Use (SLU) in GN-2, TN-1, and TN-2 zoned districts, assuming these uses are kept as SLUs for these districts.

Child Care Centers are already permitted as accessory uses to institutional uses in any district per §50-90. A small addition to this section adding language allowing the use as an SLU when the existing structure is commercial in nature may be appropriate while still ensuring adequate review is given. The addition may look something like:

******Article 9 - §50-90 Child Care Center******

"E. Former Commercial Building. A Child Care Center may be reviewed under Special Land Use procedures, subject to satisfying all of the necessary requirements listed in this Article, when the use will be located within an existing building of a commercial nature in a Residential Zone District."

Alternatively, Child Care Centers may be left as a Special Land Use in the GN-2, TN-1, and TN-2 zoned districts, optional conditions may be added to §50-90. Example conditions are listed below:

- Must provide a Type 1 Transition Yard per the standards of §50-157 where the property lines adjoin a residential district or use; **and/or**
- May operate between ##:00 AM/PM and ##:00 AM/PM.; **and/or**
- May operate two hours before and after the required operation hours if a Type 2 Transition Yard is provided per the standards of §50-157 where the property lines adjoin a residential district or use; **and/or**
- Must front a collector, minor arterial, or principle arterial right-of-way as identified by the Future Functional Classification map (Chapter 6, Imagine Flint Comprehensive Plan). **see attachments**

(continued on next page)



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

2. A request was made regarding further information on the distance buffer and how other municipalities regulate the distance between Group Child Care Home Uses:

Detroit, MI:

Family Day Care Home – Permitted use in all Residential districts. Permitted or Conditional Use where single-family homes are Permitted or Conditional respectively.

Group Day Care Home – Conditional use in all Residential Districts

Buffer – No indicated buffers.

Ann Arbor, MI:

Family Day Care Home – Accessory use in all Residential and Mixed-Use Districts

Group Day Care Home – Accessory use in all Residential Districts and all but one Mixed Use District.

Buffer – No indicated buffers.

Lansing, MI:

Family Day Care Home – Permitted use in all Residential districts.

Group Day Care Home – Conditional use in all Residential districts and all but one Mixed-Use/Commercial district.

Buffer – No indicated buffers.

Grand Rapids, MI:

Family Day Care Home – Permitted in all Residential districts.

Group Day Care Home – Permitted in all Residential districts.

Buffer – No indicated buffers.

Pontiac, MI:

Family Day Care Home – Permitted in all Residential districts and one Mixed-use district.

Group Day Care Home – Special Exception Use in all Residential districts but the lowest density and in one Mixed-Use district.

Buffer – 1,500 ft. buffer for all State Licensed Residential Facility/Home uses, boarding/lodging houses, and unlicensed residential facility/home. The Planning Commission may allow a smaller separation "upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

Saginaw, MI:

Family Day Care Home – Not mentioned.

Group Day Care Home – Not mentioned.

Buffer – Not mentioned.

Dearborn, MI:

Family Day Care Home – Permitted in all Residential districts...

Group Day Care Home – Special Land Use in all Residential districts and most Business districts.

Buffer – No indicated buffers.

See the attached map to view locations of active Child Care Facilities.



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

2 (cont.) Alternatively, if a buffer is desired a Group Child Care Home could be set to require additional review by the Planning Commission as a Special Land Use if the location is within 500 feet of an existing Group Child Care Home. There would still be a cost and time burden on those who would be required to meet the standard but would not be blanketly enforced to all Group Child Care Home uses.

Article 5 Changes:

1. More discussion was desired on whether the "Adult Day Care or Day Services Center" and "Child Care Center" uses should be Permitted or Special Land Uses in GI-2: Green Innovation – High Intensity and PC: Production Center zoned districts.

As Special Land Uses the Planning Commission would have a Public Hearing to more closely consider applications on a location-by-location basis.

Article 16 Changes:

1. Concern was noted on the updated definition for "State Licensed Residential Facility". As presented this reads: A "State licensed residential facility" means a structure constructed for residential purposes that is licensed by the state under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or 1973 PA 116, MCL 722.111 to 722.128, **and provides residential services for 6 or fewer individuals under 24-hour supervision or care.**

Adult Foster Care Facility Licensing Act – 1979 PA 218, MCL 400.701 to 400.737
Child Care Organizations Act – 1973 PA 116, MCL 722.111 to 722.128

In this case, only Adult Foster Care Family Homes (1-6) and Family Child Care Home (1-6) uses apply to this definition. In addition, the Michigan Zoning Enabling act also recognizes the following uses as residential uses that must not be treated differently from single-family homes:

- "Adult foster care facility" which has a capacity of 1-4 adults who all receive benefits from a community mental health services program, in which the mental health services program monitors the services delivered.
- A qualified residential treatment program that provides services for 10 or fewer individuals.
- **MZEA §125.3206 (4)** For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:
 - (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group child care home.
 - (ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance use disorder services to 7 or more people that is licensed under part 62 of the public health code, 1978 PA 368, MCL 333.6230 to 333.6251.
 - (iv) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
 - (b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.



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Planning and Zoning Division

Sheldon Neeley,
Mayor

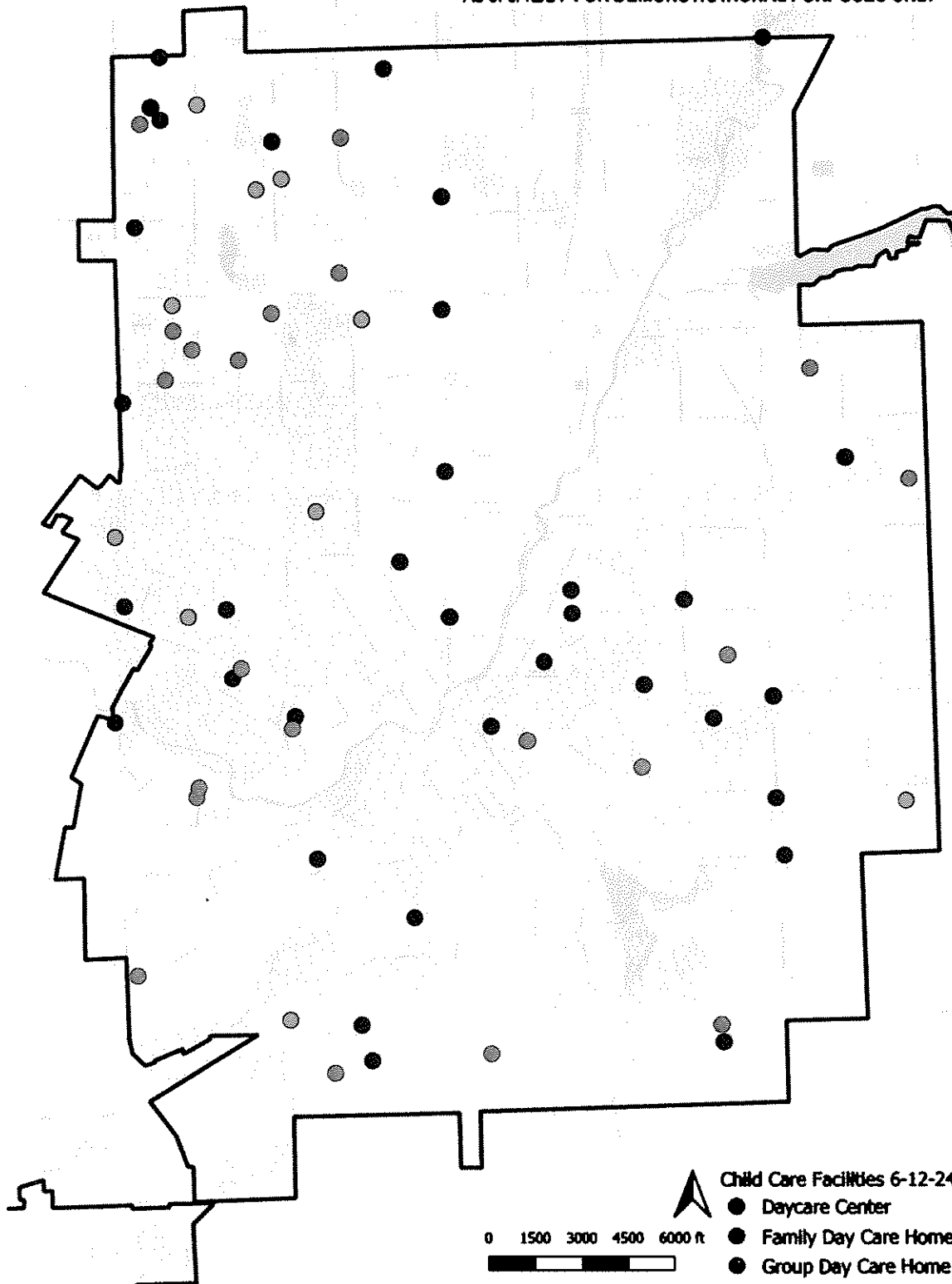
- (c) Maintains the property consistent with the visible characteristics of the neighborhood.
 - (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
 - (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
 - (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

No changes are recommended for this definition as it comes directly from the Michigan Zoning Enabling Act. Additionally, per the information above for Group Child Care Home buffers, no buffer is recommended.

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City of Flint Child Care Facilities

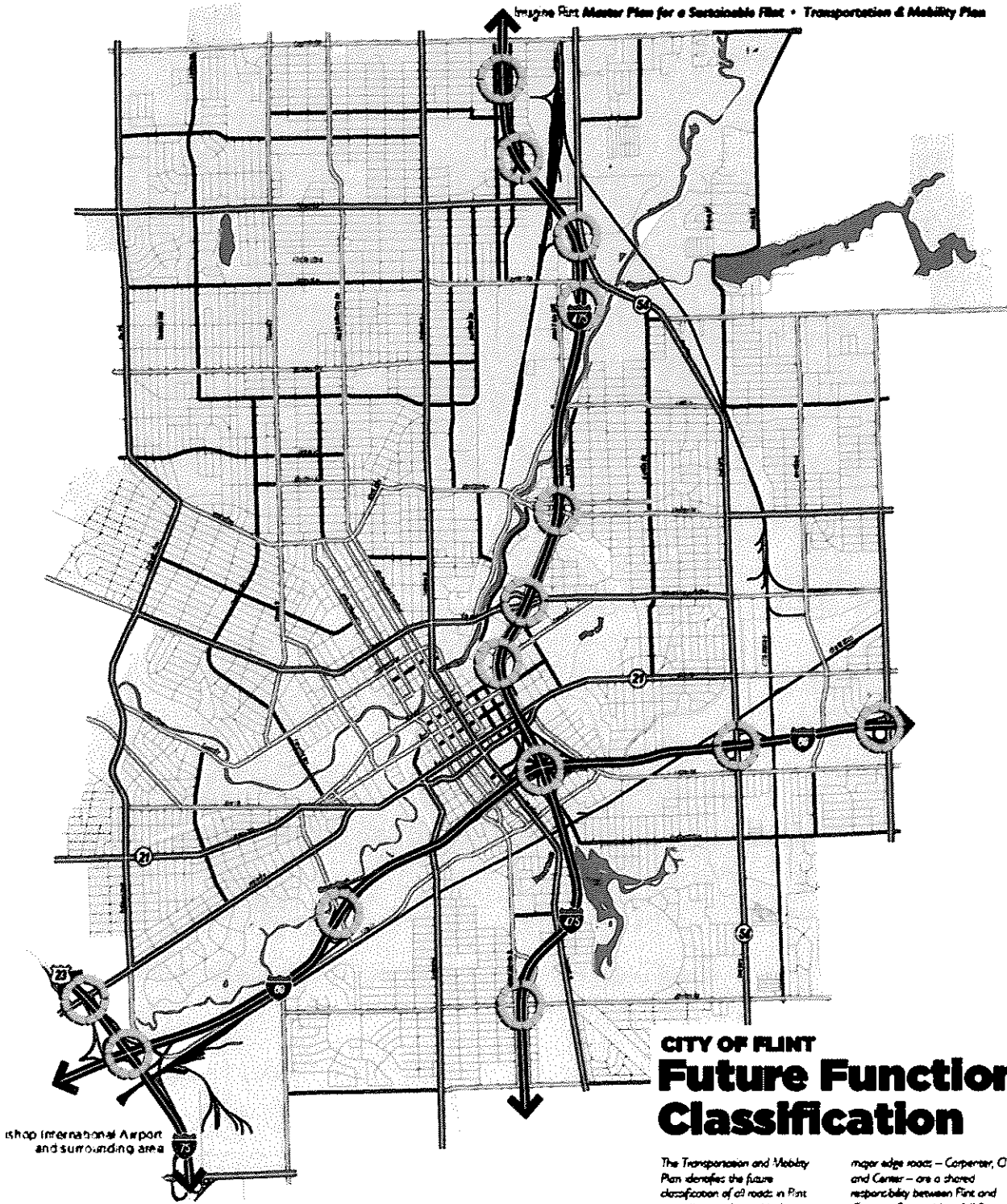
As of 6/12/24 FOR DEMONSTRATIONAL PURPOSES ONLY



Total number of Facilities:

21 – Family Day Care Home
11 – Group Day Care Home
40 – Daycare Center

CITY OF FLINT 1101 SOUTH SAGINAW ST. ROOM S105 FLINT, MICHIGAN 48502
OFFICE: 810-766-7426 WEBSITE: www.cityofflint.com



Bishop International Airport and surrounding area






CITY OF FLINT Future Functional Classification

The Transportation and Mobility Plan identifies the future classification of all roads in Flint according to a hierarchical system that is based on current and anticipated roadway operators throughout the network.

The City owns and maintains most of the surface roads within the municipal boundaries. Three of the

major edge roads – Carpenter, CIA, and Corbett – are a shared responsibility between Flint and Genesee County. Hamphill Road is shared with the City of Burton. MDOT operates the three interstates and also provides the City with funding for the two state highways in Flint – Dort Highway and Corunna Road.

Functional Classification Legend

-  Interstate/Expressway
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Highway Interchange



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed amendments to City Council for changes to Child Care uses..."

Choose one of the following:

- "...as shown in the draft Ordinance pages."
- "...as shown in the draft Ordinance pages with the following changes..."
 - See potential suggestions under Article 3 above.
 - To allow Child Care Centers as Special Land Uses in the GI-2 and PC zone districts.
 - Maintain a ### ft. buffer for Group Child Care Homes from other Group Child Care Homes...
 - **or**; Group Child Care Homes require Special Land Use review if the proposed location is within ### ft. of an existing Group Child Care Home.
 - _____
 - _____
 - _____
 - _____
 - _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for for changes to Child Care uses as shown in the staff materials."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for changes to Child Care uses to the _____ meeting..."

Optional

- "...with further information requested regarding..."
 - _____
 - _____
 - _____



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor


Planning Commission Action – Child Care Text Amendments – June 2024

The proposed text amendments addressing Child Care uses are hereby _____ by
the City of Flint Plan Commission on this day of _____ of 2024, per the motion as recorded and
presented in the minutes to be approved by the Planning Commission at the next available meeting.

*No motion made at this meeting. To be reviewed at future date pending discussed changes.
July 23rd, 2024 meeting.*



Robert Wesley
Planning Commission Chair



Max Lester
Int. Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Text Amendments Memorandum

Date: August 6th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Update - Proposed Text Amendments for Residential Child Care and Similar Uses

Commissioners,

Discussion during the July 23rd, 2024 meeting for the updated Child Care Text Amendments ended with requests for changes as noted below.

Article 3: Residential Zone Districts – Changes

Child Care Centers in Residential Districts

See Article 9: Use Regulations – Changes

Residential Care Facility (7+) Buffer

See Article 9: Use Regulations – Changes

Article 5: Employment Zone Districts – Changes

1. Adult Day Care and Child Care Center Use Table (§50-37)

The adult day care and child care center uses are now listed as Special Land Uses in the GI-2 Green Innovation High Intensity and PC Production Center zoned districts, where they were originally proposed to be Permitted uses in the first draft.

2. Additional Criteria and Requirements for Review of Uses in Green Innovation Districts (§50-39)

Corrected a section reference which used the old numbering format.

Article 9: Use Regulations – Changes

1. Section 50-90 Update

Section 50-90 “Child Care Center” has been renamed to “Child Care Center and Residential Child Care” to accommodate both use types and apply regulations for residential child care uses to all zone districts, where as originally adopted the additional regulations applied only to residential zone districts in Article 3.

2. Child Care Centers in Residential Districts (§50-90)

Discussion was held on how child care centers may still be permitted in residential districts as standalone uses in a limited capacity. In addition to allowing them as accessory uses to institutional uses, new language is proposed to allow Special Land Use review for child care centers proposed within existing non-residential structures located within a residential zone district.

The original child care center text is now under §50-90 (A). The additional language below has been added:

5. Former Non-Residential Building. A child care center may be reviewed under Special Land Use procedures, subject to satisfying all of the necessary requirements listed in this Article, when the use will be located within an existing building of a non-residential nature in a Residential Zone District.



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

3. Residential Care Facility (7+) Buffer

A buffer was still desired between care facilities approved for seven or more (7+) individuals as written in the current text, but not for outright exemption and not at 1,500 ft. Instead, if a similar use is within the buffer distance an applicant can seek a Planning Commission waiver. §50-90 (B) is a new addition which allows the standards to apply to all zone districts, not just those identified in Article 3. Additional text also specifies the distance is measured according to travel along public right-of-way per the Michigan Zoning Enabling Act, and that family child care homes (1-6) do not apply to the required buffer when approved by the State to have an additional child for a total of seven (7). The new text includes:

1. Group child care home uses, when proposed within one-thousand (1,000) feet of another group child care home, adult foster care small group home or adult foster care large group home, a facility offering substance use disorder services to seven (7) or more individuals, a facility that houses an inmate population under the jurisdiction of the department of corrections, or any other residential facility offering services to seven (7) or more individuals, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

2. The buffer distance shall be measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley, as is consistent with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, M.C.L. 125.3101 et seq.

3. Family child care homes which have been approved by the State to care for an additional child, from a maximum of six (6) to seven (7) children, are not included within the buffer distance requirements for group child care homes.

4. Adult Foster Care and Adult Day Care (§50-81)

A buffer was included for adult foster care group homes to other residential care facilities offering services to seven or more (7+) individuals to coincide with the group child care home buffer. The new text includes:

F. Adult foster care small group homes and adult foster care large group homes, when proposed within one-thousand (1,000) feet of another adult foster care small group home or adult foster care large group home, group child care home, a facility offering substance use disorder services to seven (7) or more individuals, a facility that houses an inmate population under the jurisdiction of the department of corrections, or any other residential facility offering services to seven (7) or more individuals, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

5. Residential Rehabilitation Facilities (§50-111)

The existing buffer language for residential rehabilitation facilities was amended to add group child care homes to the list of uses requiring a buffer, and the option for Planning Commission waiver review was added as for residential child care and adult foster care. Additionally, an item listing which districts residential rehabilitation facilities are Special Land Uses in was removed as this is already specified in the use tables and was incorrect. The new text includes:

A. Any residential rehabilitation facility having more than seven (7) but not more than twenty (20) adults proposed within one thousand five hundred (1,500) feet from any other residential rehabilitation facility, transitional or emergency shelter, single room occupancy dwelling, group child care home, or small or large adult foster care facility, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall. The facility shall comply with all State of Michigan requirements, as applicable.



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Article 16: Definitions - Changes

1. Group Living Definitions (Article 16, Page 16)

The layout of "group living" items was altered to better reflect the uses and new language was added for consistency with other new additions.

Adult day care and child care center definitions were removed from the "Group living" group and added to a new "Group care" group just above. These two uses do not have residential occupancy as indicated in the group living definition. The group care definition is more accurate, reading:

***Group care** – non-residential occupancy of a structure where care is provided to individuals; typical uses include adult day care or day care services and child care centers.*

An additional line was added to the "Family child care home" definition to clearly note that a family child care home use which is approved to have an additional child for a maximum of seven (7) is still recognized as a state licensed residential facility:

...If a licensee of a family child care home is approved by the State to provide care for up to (7) minor children, the use is still recognized as a state licensed residential facility as defined in this Chapter.

The "Residential rehabilitation facility" definition was removed from the "health care facility" group and added to the "State regulated group living" group. These uses are residential in nature and do not belong under health care facilities.

Decision:

With the above noted changes and updated draft Zoning Ordinance pages, the Commission may make a motion to approve the proposed text amendments as presented in the staff update for the August 13th meeting. Any final revisions that may be desired can also be made in a motion to approve. Sample motions are provided on the next page.

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Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed text amendments to City Council for changes to Child Care and Adult Foster Care uses..."

Choose one of the following:

- "...as shown in the draft Ordinance pages provided for the August 13th meeting."
- "...as shown in the draft Ordinance pages provided for the August 13th meeting with the following changes..."

- _____
- _____
- _____
- _____
- _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for changes to Child Care and Adult Foster Care uses as shown in the draft Ordinance pages provided for the August 13th meeting."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for changes to Child Care and Adult Foster Care uses to the _____ meeting..."

Optional

- "...with further information requested regarding..."
- _____
- _____
- _____



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Planning Commission Action – Child Care Text Amendments – August 2024

The proposed text amendments addressing Child Care and Adult Foster Care uses are hereby recommended for approval by the City of Flint Planning Commission on this 13th day of August of 2024, per the motion as recorded and presented in the minutes to be forwarded to City Council for review and approval.

Robert Wesley
Planning Commission Chair

Max Lester
Zoning Coordinator