



December 22, 2016

Matthew Didier
 EPA Region 5
 77 West Jackson Boulevard
 Chicago, IL 60604-3507
 Phone: 312-353-2112

Subject: EPA-OLEM-OBLR-16-09 FY 2017 Petroleum Substance Brownfield Cleanup Grant –
 Former Ross Oil Building Genesee County Land Bank Authority

Dear Mr. Didier:

The Genesee County Land Bank Authority (GCLBA) is providing this proposal for a Petroleum Substance Brownfield Cleanup Grant to perform environmental cleanup activities at the former Ross Oil, located at 2360 West Pierson Road, Flint, Genesee County, Michigan. Proposed grant funding will help to clean up a contaminated property in a predominantly residential area and will also support approximately \$8M in investments and redevelopment of the site -- in conjunction with the proposed cleanup of 2320 W Pierson Rd. -- into a widely supported and locally controlled grocery store that will improve physical, fiscal, and emotional health of the community.

The property is located at the intersection of two main commercial corridors that span the City of Flint and continue into neighboring communities. This structure is contaminated with petroleum and asbestos with no viable responsible party. This property and its neighbor are a threat to the surrounding community. Both stand in stark contrast to the investments happening around them.

The EPA cleanup grant will be one piece of the full project, and the local community will also continue to invest directly into the project. Beyond promoting economic, social, and financial benefits to the community, cleanup and planned redevelopment for this site will promote community health with access to fresh fruits and vegetables that help to absorb lead in young bodies. The GCLBA is pleased to provide the following applicant information for this grant:

a. **Applicant Information**

Genesee County Land Bank Authority
 452 South Saginaw Street, Suite 200
 Flint, Michigan 48502
 810-257-3088
 DUNS Number 003805105

Genesee County Land Bank Authority
 USEPA FY 2017 Cleanup Grant Application – Former Ross Oil

b. **Funding Requested**

- i. Grant Type: Cleanup
- ii. Federal Funds Requested: \$52,000 (not requesting a cost-share waiver)
- iii. Contamination: Petroleum

c. **Location**

Flint, Genesee County, Michigan, Census Tract 3

d. **Property Information**

Former Ross Oil
2360 West Pierson Road, Flint, MI 48504

e. **Contacts**

- i. Project Director: Ms. Christina Kelly, Dir. of Planning and Neighborhood Revitalization
Genesee County Land Bank Authority
452 South Saginaw Street, 2nd Floor, Flint, Michigan 48502
Ph: 810-257-3088 x. 527 Fax: 810-257-3090 Email: ckelly@thelandbank.org
- ii. Highest Ranking Elected Official: Ms. Deborah Cherry
Genesee County Treasurer, Genesee County Land Bank Authority Chair
1101 Beach Street, Suite 144, Flint, Michigan 48502
Ph: 810-257-3054 Fax: 810-257-3885 Email: debcherry@co.genesee.mi.us

f. **Population**

- i. Genesee County Population: 418,654
- ii. City of Flint Population: 100,569
- iii. Current Poverty Rate City of Flint: 41.6%
Genesee County is experiencing "persistent poverty."

g. **Other Factors Checklist**

Please refer to Attachment A.

h. **Letter from State or Tribal Environmental Authority**

Please refer to Attachment B.

The GCLBA welcomes the opportunity to work with the EPA on this brownfield initiative. Thank you for your time and consideration.

Sincerely,



Michele M. Wildman
Executive Director, Genesee County Land Bank Authority

FY2017 APPLICATION FOR USEPA BROWNFIELD GRANT
Genesee County Land Bank Authority, Genesee County Michigan
Brownfield Cleanup Grant Program

Ranking Criteria for Cleanup Grant

1. Community Need

a. Targeted Community and Brownfields

Community and Target Area Descriptions

The City of Flint encompasses 34 square miles at the crossroads of I-75 and I-69 in Genesee County, Michigan. It is the State's fourth most populated metropolitan area and is the county seat. Flint has experienced more than its fair share of social, economic, and environmental injustices and has been disproportionately affected by disinvestment in the area. The "Vehicle City," once known as the birthplace of General Motors and the American auto industry, is now synonymous with disinvestment and distress. Due to the decline in the auto industry, the Flint MSA is now home to approximately 9,000 brownfield sites. Many of these sites are abandoned, blighted, and contaminated with no discernible responsible party and insufficient municipal resources to address the rampant blight and contamination. The City's resources have been further strained by the Water Crisis, leaving relatively no resources available to address the social, economic and environmental injustice of decaying and contaminated commercial and industrial sites in the midst of neighborhoods and communities that progressively consist of primarily disadvantaged and sensitive populations.

One such site is the subject of this project, the Former Ross Oil at 2360 W Pierson Rd. Located in the City of Flint's census tract 3, the property is at the intersection of two main commercial corridors that span the City of Flint and continue into neighboring communities. The property was abandoned prior to 2008 leaving no viable or responsible party to address the contamination left behind. In conjunction with the remediation of an adjacent brownfield, the remediation of this abandoned and blighted building that is known to contain asbestos and petroleum contamination, will support an estimated \$8M in investment.

Demographic Information and Indicators of Need

A review of census data shows that as median income, employment rates, and education attainment levels have decreased, at-risk populations have progressively represented a larger percentage of the remaining population, and poverty, disability, infant mortality, and crime rates increased. In 1960, Flint's white residents accounted for 82% of the total population, while African Americans represented 18%. African Americans now account for 54.9% of the population. According to 2014 American Census Survey data, two out of every five Flint residents (41.6%) live below the poverty line. The number is more astounding for children -- 62.4% living below the poverty line. Furthermore, approximately 30% of the households in the City of Flint are owned by single women, 55% of which have children in the home (more than double the number of households with both parents present).

	Census Tract 3	City of Flint	Genesee County	Michigan	National
Population ¹	3,257	100,569	418,654	9,889,024	314,107,084
Unemployment ²	36.5%	26.3%	15.5%	11.4%	9.2%
Poverty Rate ³	45.9%	41.6%	21.2%	16.9%	15.6%
Percent Minority ¹	94.4%	63.1%	27.4%	23.9%	37.2%
Per Capita Income ³	\$11,971	\$14,527	\$22,536	\$26,143	\$28,555
Other Vacant Housing ⁴	14.6%	24.0%	13.3%	15.6%	12.5%
Median Household Income ³	\$22,011	\$24,679	\$41,879	\$49,087	\$53,482
Population Change 2010-2015 ⁵	7.3%	-4%	-3.5%	0.4%	4.1%

1 Data are from the 2014 American Community Survey data profile and are available at American FactFinder at http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP05/1600000US2629000

2 Data are from the 2014 American Community Survey data profile and are available at https://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/1600000US2629000

3 Data are from the 2014 American Community Survey data profile and are available on American FactFinder at http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/1600000US2629000

4 Data are from the 2014 American Community Survey data profile and are available on American FactFinder at http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP04/1600000US2629000

5 Data are from the U.S. Census Bureau, Population Estimates Program (PEP), Updated annually. <http://www.census.gov/popest/>

Brownfields and Their Impacts

The former Ross Oil Change structure located in north Flint at 2360 W Pierson Rd. was abandoned prior to 2008 and has remained vacant and become increasingly blighted. The City of Flint requested EPA assistance in 2011, and in 2012 the EPA spent about \$60,000.00 on an emergency response at the property. 1 Recent environmental investigations show that the structure is still contaminated with oil and is additionally contaminated with asbestos containing materials. The Genesee County Land Bank (GCLBA) received the property through tax reversion in December of 2013. More than nine years after the structure was abandoned and four years since the EPA response, the structure is still standing and is still contaminated. Additionally, the structure shares a large parking lot area with viable businesses and organizations, and a large, collapsed former State office, 2320 W Pierson Rd, the object of a related cleanup proposal.

The area is so highly visible and accessible that, in 2015, the State acquired permission from the GCLBA to use the parking lot as a Water Distribution Center during the Water Crisis in lieu of continuing to use the fire station located at 716 W Pierson Rd. The property is adjacent to existing and viable neighborhoods, a 159-unit Flint Housing Commission Development, operational consumer-based businesses, and sits across the street from a successful charter school that has been the focus of significant investment.

¹ http://www.mlive.com/business/mid-michigan/index.ssf/2012/06/owner_to_be_billed_after_epa_c.html

The property is situated along a once a successful business corridor nested in thriving neighborhoods. Prior to 2008, the area boasted grocery stores, department stores, a strip mall, and abundant residential realty options. However, economic hardships resulted in the closure of many of areas' successful businesses and abandonment of some of the main residential developments. Ross Oil was the first contaminated brownfield in the corridor to be abandoned, leaving a hole in the community. The nearby strip mall began to lose tenants, with Kroger, an anchor grocery store, closing its doors in 2015. Soon after, an anchor of the Pierson Rd. corridor itself, Meijer, closed its doors, further reducing access to healthy food choices in north Flint.

As additional businesses along the corridor have closed, not only are more abandoned brownfields created, but tax revenues otherwise used to address blight, abandonment and contamination, decrease. However, this area has been the focus of local, state, and federal investments in the past few years. The GCLBA is in the process of demolishing a neighboring brownfield in partnership with the City of Flint. Significant dollars have been invested in the removal of residential blight through the use of Hardest Hit Funds. Project partner, North Flint Reinvestment Corporation, has invested heavily in the Eagles Nest Academy hosting grades K through 5th, located across the street. Residents from a sizeable geography including Flint's 1st, 2nd, and 3rd wards visit this site every day to pick up bottled water, while students from the surrounding neighborhoods walk through or past this site every day to walk to school.

b. Welfare, Environmental, and Public Health Impacts

Welfare Impacts

According to a report from Advancement of the Practice, brownfield laden communities like Flint, face multiple threats including "reduced property values, increased potential for exposures to harmful chemicals, increased crime rates, substance abuse, lack of green space or areas for recreation, decreased access to healthy foods, poor air quality, contaminated soil or water, and elevated blood lead levels or asthma prevalence, among others." Furthermore, a survey prepared by Market Opinion Research, "Survey of Attitudes and Opinions of Residents of Genesee County, Michigan," minority populations identified pollution issues such as toxic waste disposal, water pollution, and air pollution as serious problems. This survey was conducted prior to the wide publicity of the Water Crisis that Flint has been struggling to address since 2014.

These issues characterize the area around the proposed site. In addition, 2015 saw the closing of two grocery stores in the corridor, severely limiting access of area residents to affordable and healthy foods that help to mitigate the effects of lead in the body.

Cumulative Environmental Issues

Thirty years of deindustrialization, suburbanization and sprawl combined with local, state, and federal disinvestment have created the perfect storm of blight, poverty, and crime. In addition, residents of the City of Flint, especially the North end of Flint, have had to deal with exceptional environmental injustices that range from abandoned buildings and polluted brownfields to the ramifications of decisions made by third parties that significantly impact the health of the area's most vulnerable residents. Some examples of such decisions include the approval and construction of an incinerator in a neighboring municipality that negatively impacted air quality

for many north Flint residents², and the decision of an Emergency Manager to move the City from the Detroit Water System to the Flint River as a water source. Inadequate controls resulted in the poisoning of the City's water supply with lead and other chemical and biological threats.

All of these factors combine to create a negative reinforcement cycle of economic disinvestment, public disinvestment, and inability to address the products of either. As industry and businesses left/leave, so did/does much of the population that could/can afford to follow the jobs. A review of census data shows that as median income, employment rates, and education attainment levels have decreased, at-risk populations have progressively represented a larger percentage of the remaining population, and poverty, disability, infant mortality, and crime rates increased.

Cumulative Public Health Impacts

It is well documented that exposure to asbestos increases the risk of lung cancer, mesothelioma, and non-malignant lung conditions like asbestosis and pleural disorders.³ Beyond the hazards of prolonged exposure, asbestos has other risks and costs. The potential for future arson at the site can release additional toxins, like asbestos fibers in the smoke, endangering nearby citizens and firefighters.⁴ Additionally, abandoned brownfields do not produce revenue and often, these sites are drains on existing infrastructure. As abandoned and contaminated brownfields suppress area property values, local tax revenues decrease and the municipality struggles to maintain vital infrastructure. In this manner, the aberrant number of brownfield sites in Flint contributed significantly and insidiously to the Water Crisis as the City struggled to address superficial issues for the residents that have remained.

Further, the largest age groups in the 48504 zip code are 10 to 14 (8.3% of the population); 15 to 19 (10% of the population); and 20 to 24 (7.0% of the population).⁵ These age groups are also the most likely to engage in, and be victims of crime. The 2013 FBI Uniform Crime Report showed that over 50% of all arrests involved individuals in the 15 to 29 age range.⁶

The 48504 zip code has multiple symptoms of poor health. In 2004, the zip code was designated a "high-risk" area for children with lead poisoning.⁷ In 2010, approximately 5.1% of children had persistent asthma in Genesee County.⁸ A small scale assessment in the 48504 and 48505 neighborhoods, conducted by a community and project partner, Edible Flint, indicated that only 21% of convenience stores offered healthy food options and 67% of those carried fewer than five varieties of produce, 84% of stores accepted SNAP food assistance benefits, but only 37% offered fresh fruits and vegetables.⁹ These numbers demonstrate that some of the most vulnerable populations live in the vicinity of the former Ross Oil site, making it a priority in the community's effort to improve the quality of life for residents.

² Michigan A State of Environmental Injustice?, pg 103-113, 2011 Bunyan Bryant and Elaine Hockman, Morgan James Publishing, New York New York

³ http://www.atsdr.cdc.gov/asbestos/asbestos/health_effects/

⁴ <http://www.asbestos.com/asbestos/natural-disasters/>

⁵ source: 2010 Census

⁶ <http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s./2013/crime-in-the-u.s.-2013/persons-arrested/persons-arrested>

⁷ <http://gchd.net/ReportsAndData/HealthOfGeneseeCounty/2005/Chapter%206%20Environmental%20Health.pdf>

⁸ http://www.michigan.gov/documents/mdhhs/CountyMaps-AsthmalnChildrenInMichiganMedicaid_516686_7.pdf

⁹ http://www.edibleflint.org/uploads/9/3/8/1/9381222/edibleflint_accessandeducation_assement_2_pager_c.pdf

c. Financial Need

i. Economic Conditions

The former Ross Oil site is a blatant eyesore that has discouraged investment in the surrounding properties and decreased the value of other community assets making it difficult to attract jobs, residents, and visitors to the area. The GCLBA owns over 14,000 properties, including 564 commercial and 24 industrial properties, as well as over 20% of the taxable parcels in Flint (>12,000 lots). The need for cleanup is far beyond GCLBA's financial capabilities. Additionally, population loss and abandonment left the City of Flint struggling to meet the need for basic services prior to the Water Crisis. Addressing lead pipe lines is currently a priority for the City and they are unable to offer resources and incentives to promote brownfield redevelopment.

Due to limited resources, the City does not possess capacity to address this collapsed and asbestos contaminated site. The GCLBA is pursuing additional funding to commit to this cleanup as cleanup costs alone are projected to exceed \$130,000. The cleanup and subsequent redevelopment of this site into a community owned grocery store will go a long way in addressing multiple injustices area residents have endured.

ii. Economic Effects of Brownfields

The severely blighted large structure has contributed to additional vacancy, depressed property values, and lead to tax revenue reductions on the surrounding properties. This property is a threat to the surrounding community. It stands in stark contrast to the investment occurring on properties around it. In partnership with City of Flint, CS Mott Foundation, Flint & Genesee County Chamber of Commerce (FGCC), North Flint Reinvestment Corporation, Local Initiatives Support Corporation (LISC), Ruth Mott Foundation, and the Michigan Department of Environmental Quality (MDEQ), the GCLBA is tackling the monumental task of demolishing the buildings on the site and preparing it for redevelopment. The planned redevelopment of this property (and neighboring 2320 Pierson Rd.) into a grocery store utilizing placemaking concepts, will not only help to address vacancies, property values, and revenue, but will also create jobs for residents and improve access to affordable fresh fruits and vegetables. The new grocery store will help mitigate the effects of lead poisoning resulting from the contamination of Flint's water supply. As this application will demonstrate, the EPA cleanup grant will be one piece of the overall project, and the local community will also continue to invest directly into the project.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The property was developed in 1985 at the intersection of two main commercial corridors. Both corridors span the City of Flint and continue into neighboring communities, supporting commercial corridors in Mt. Morris Twp., Flushing, and Flint Township. The building shares a large parking lot area with viable businesses and organizations, and a large, collapsed former retail and State office. The building was abandoned prior to 2008 and has remained vacant and become increasingly blighted. The City of Flint requested EPA assistance in 2011, and in 2012 the EPA spent about \$60,000.00 on an emergency response at the property. 10 Recent environmental investigations show that the structure is still contaminated with oil and is

¹⁰ http://www.mlive.com/business/mid-michigan/index.ssf/2012/06/owner_to_be_billed_after_epa_c.html

additionally contaminated with asbestos containing materials. The property poses health, safety, and environmental threats to the community, compounding burdens the community is already struggling to deal with, such as the widely publicized lead-in-the-water crisis. The monies awarded from this grant will not only work to address the hazard posed by the structure, but support a planned redevelopment of this and an adjacent property into a grocery store that will help the community fight the effects of lead poisoning by providing access to and education about preparation of affordable fresh fruits and vegetables.

ii. Proposed Cleanup Plan

The timing of this proposed cleanup could not be more significant. Once clean-up tasks are completed, project partners are ready to take over the future development of the site into a grocery store and community space designed with place-making principles. Please refer to 2.c for further discussion of leveraged funds and investments. The business and site plan for the North Flint Food Market Development project can also be supplied upon request.

The proposed cleanup plan has already been initiated with the assistance of EPA Site Assessment funding to complete Phase I and II ESAs and a pre-demolition hazardous survey. The pre-demolition survey identified substantive quantities of asbestos containing materials, including friables and the Phase II ESA investigation identified concentrations of metals and petroleum contaminants in soil and/or groundwater on site exceeding MDEQ Cleanup Criteria. The purpose of this grant request is to assist with cleanup activities associated with asbestos abatement, soil management, and certain due care activities. Activities to be funded include the abatement of asbestos-containing materials (ACMs) located on/within the building and remediation of contaminated water flooding the former “pits” of the structure. To manage these concerns, a draft analysis of brownfield cleanup alternatives (ABCA) has been completed and an appropriate remedy was selected, please refer to Attachment F.

ACMs within the building include: approximately 2,400 square feet of non-friable stucco and 20 cubic feet of friable fire brick. ACMs identified in the building are in poor condition, present a threat to human health and the surrounding area, and most be properly abated prior to building demolition. Furthermore, these materials continue to deteriorate, increasing the risk that they may be made airborne impacting the surrounding organizations, schools, businesses and community.

The GCLBA intends to remediate and/or reduce exposure to these building materials and to minimize potential exposure to human health and the surrounding area. To accomplish these goals, the GCLBA will be implementing the following plan for cleanup performed under the state’s voluntary cleanup program:

1. Prepare a site specific community relations plan (CRP)
2. Prepare an ABCA – Draft Completed
3. Provide Public Notice and Comment Period
4. Document final record of decision and create a repository of information.
5. Implement proposed cleanup plan

The GCLBA shall ensure that the above program is implemented under Federal and State environmental cleanup laws. Regarding occupational safety and health, the brownfields cleanups will comply with either all applicable General Industry standards (29 CFR Part 1910) or all

applicable Construction standards (29 CFR Part 1926), depending on work operations at the site. In addition, if a site is determined to be a “hazardous waste site,” the site will comply with the Hazardous Waste Operations and Emergency Response (HAZWOPER) standard 29 CFR. §1910.120. In the event of an incomplete cleanup, the recipient shall ensure that the site is secure and notify the MDEQ and EPA to ensure an orderly transition should additional activities be necessary.

The GCLBA shall ensure that the successful completion of the cleanup is properly documented. This will be done through a final report from a qualified environmental professional or other documentation provided by the state that shows the cleanup is complete. This documentation will be included as part of the administrative record.

iii. Alignment with Revitalization Plan

Cleaning up abandoned blighted brownfield sites, like the former Ross Oil building in Flint, specifically advance the EPA’s goal of ensuring that site assessment and cleanup funds benefit residents living in communities historically affected by economic disinvestment, health disparities, and environmental contamination. This proposal aligns with EPA’s 2014-2018 Strategic Planning Goal 3 (Cleaning Up Communities and Advancing Sustainable Development), Objective 3.1 (Promote Sustainable and Liveable Communities) by not only addressing a longstanding hazard to the community, but by further addressing additional adverse effects on the community of the Water Crisis through the development of jobs and access to fresh fruits and vegetables.

This proposal further aligns with the City of Flint’s Master Plan, completed through a FY2010 HUD/DOT Partnership for Sustainable Communities Grant of \$1.57M. The Flint Master Plan envisions this property as a strategic contribution to a City Corridor. A City Corridor is envisioned to “accommodate a wide range of commercial and institutional uses strung along Flint’s major roadways [...] City Corridors are auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping that make it easy for residents and visitors to walk along the corridor.”

This proposal also aligns with strategies and goals laid out in the Flint & Genesee County Comprehensive Economic Development Strategy (CEDS). Pursuit of specific strategies identified in the CEDS through the remediation of this hazard and its redevelopment into a grocery store and community space include: short-term strategies to retain jobs, along with mid-term and long-term strategies to re-ignite job creation and focus strategic thinking on economic development, to start moving the County forward again. Additionally, the outcomes of the proposed project, including redevelopment, aligns with the goal of small business support and incubation.

Additionally, the City of Flint is one of 24 designated “manufacturing communities.” Project partners, Flint and Genesee Chamber of Commerce and the City of Flint are core partners in the Economic Development Administration’s Investing in Manufacturing Communities Partnership Program. This project supports identified gaps in Advance Michigan’s Infrastructure and Site Development Strategy, namely it addresses blight in a fashion that will assist in attracting both talent and new investment and jobs, creating new opportunity for IMCP-related development.

Environmental justice is addressed repeatedly in the above plans. Each of the above plans provides key measurable benchmark performance **goals** for the next 3 to 5 years, which guides the proposed outputs for the cleanup grant implementation. Refer to Section 4 for performance goals.

b. Task Description and Budget Table

i. Task Descriptions

Cleanup Planning: This task will prepare the work plans for cleanup activities that are needed, including the final ABCA, action memorandums and equivalency document, bid solicitation and review, as well as contractor selection. This may also include implementation of institutional controls. The GCLBA and a consultant will conduct the above activities and provide oversight of the cleanup process. The GCLBA plans to fund this activity directly through the cost share and will meet Federal procurement requirements. In the grant period, this task will involve an estimated 80 hours at an average rate of \$90/hr by GCLBA staff and consultants.

Site Cleanup: This task involves implementation of the cleanup activities by a cleanup contractor who will be hired according to the requirements of 2 CFR 200.317 through 200.326. Cleanup will be completed in accordance with NREPA Part 201, OSHA and NESHAP, and the National Contingency Plan requirements. The Grant will fund the asbestos and hazardous material abatement activities necessary for demolition.

Public Outreach: A community relations plan, including public notice, comment periods, and final record of decision will be completed under this task. Public outreach activities will be completed by GCLBA staff: estimated 300 hours at \$34/hr.

Programmatic Activities: This task will include activities necessary to perform contract development and bidding, as well as grant reporting efforts. Staff time will be spent only on eligible programmatic activities. During the life of the grant this task will involve an estimated 300 hours at \$34/hr by GCLBA staff.

ii. Budget Table

Budget Categories (programmatic costs only)	Task # 1 Cleanup Planning	Task # 2 Site Cleanup	Task # 3 Public Outreach	Task # 4 Programmatic Activities	Total
Personnel			\$10,200	\$10,200	\$20,400
Fringe Benefits					
Travel					
Equipment					
Supplies					
Contractual		\$31,600			\$31,600
Other					
Total Federal Funding		\$31,600	\$10,200	\$10,200	\$52,000
Cost Share	\$7,200	\$1,000	\$1,000	\$1,200	\$10,400
Total Budget	\$7,200	\$32,600	\$11,200	\$11,400	\$62,400

c. Ability to Leverage

The GCLBA is the leader in Genesee County brownfield redevelopment projects and works in conjunction with recent community/economic development plans. The GCLBA has a proven track record leveraging limited public, private, and foundation resources to help position the region for regeneration. The GCLBA has secured or is in the process of securing all funding needed to complete the demolition and remediation of the Ross Oil and adjacent FIA.

A GCLBA EPA Brownfield Assessment grant funding facilitated an asbestos survey (\$1,350.00), a Phase I (\$2,100.00), and a Phase II (\$5,040.00). The proposed EPA cleanup grant is only one piece of the overall project, the GCLBA and community will also invest funds directly into the project. Refer to the leveraging support letters in Attachment A.

Additional funding sources for the demolition/remediation include:

- Genesee County Land Bank - \$5,000
- \$75,000 committed by Genesee County Treasurer
- ~\$300,000 committed by the City of Flint Community Development Block Grant
- Capital Investment made by a developer in the property (the GCLBA is working with partners to help North Flint Reinvestment Corp. obtain the property at a discount for redevelopment immediately following cleanup completion)
- \$75,000 committed by the C.S. Mott Foundation
- \$70,000 grant application under review by Michigan Department of Environmental Quality
- Applying for \$200,000 in EPA cleanup funds for the adjacent parcel (2320 Pierson Rd.) contaminated with petroleum that will be part of the redevelopment

3. Community Engagement and Partnerships

a. Engaging the Community

The GCLBA has and will continue to inform and involve the community during the planning and implementation of the project by tapping into existing relationships, including those cultivated by North Flint Reinvestment Corp. Attachment G details outreach conducted to date to meet grant application requirements. GCLBA will further use existing programs, as well as ongoing outreach and engagement efforts. Grant outreach and input will be communicated through the GCLBA's Community Outreach Coordinator, who attends more than **350 meetings of community based organizations (CBOs)**, including neighborhood associations, block clubs, and neighborhood network groups to share information about GCLBA programs. The GCLBA will also solicit grant input during the regular public meetings hosted by the GCLBA, the City of Flint City Council, Downtown Development Authorities, City and County EDCs, and FGCC.

The GCLBA works diligently to remain connected to the community and to protect the its residents, including sensitive populations, during implementation of projects.

b. Partnerships with Government Agencies

The GCLBA has close partnerships with the MDEQ, MIOSHA, and the Genesee County Health Department (GCHD), who will play vital roles in the project. The GCLBA regularly communicates and meets with these agencies to ensure local public health and safety is a priority on brownfield projects. The Health Department ensures local ordinances are met, approves

Genesee County Land Bank Authority

USEPA FY 2017 Cleanup Grant Application – Former Ross Oil

closure of abandoned wells or septic systems identified, and provides local environmental health information for Phase I ESAs. The MDEQ and MIOASHA regularly attend meetings at the invitation of the GCLBA and provide technical assistance and work plan approval. The MDEQ will review and provide a written response of due care and corrective action plans prepared with grant funds.

The GCLBA acts as the regional expert on brownfield redevelopment, providing technical assistance and information for individuals, government units, and businesses. This position has allowed the GCLBA to develop an extensive partnership network extending from neighborhood non-profit groups to Washington D.C. Agencies such as the Michigan Economic Development Corporation (MEDC), HUD, the City of Flint and the Genesee County Treasurer will play vital roles in the project as they commit funding to the project and will be deeply involved in seeing this project succeed. Letters of support from governmental agencies including the City of Flint, Genesee County Treasurer, GCHD and MEDC can be found in Attachment B.

c. Partnerships with Community Organizations

The GCLBA will build upon its ongoing engagement and partnerships with community organizations to plan and implement grant activities. With an extensive network that includes nearly every community-based organization, non-profit, philanthropic foundation, college/university, and faith-based organization involved in revitalization efforts in the Flint area, the GCLBA is well-positioned to implement a community wide project. Contacts and description of *some* of the organizations who have pledged their support for this grant are listed below. (Refer to Attachments A and B for all letters of commitment/ support):

Organization	Contact	Description of Organization & Role in Project
Charles Stewart Mott Foundation	Alicia Kitsuse 810-238-5651	Provides on-going philanthropic funding to GCLBA, FGCC and brownfield redevelopment projects in Genesee County. Providing \$75K in supporting funds for this project.
North Flint Reinvestment Corporation	Dr. Reginald Flynn 810-787-9019	Lead org. for Pierson Road Corridor Revitalization Project: overseeing multi-phase, community transformation project to create a centralized neighborhood hub
Flint/Genesee Chamber of Commerce	Tim Herman 810-600-1404	Partner with stakeholders to pursue resources. Promote investment opportunities for private-sector developers.
LISC Michigan	Cheryl McHallam 810-233-4299	Support GCLB with redevelopment by technical and management assistance. Placement of AmeriCorps members.
Ruth Mott Foundation	Handy Lindsey 810-233-0170	Support pre-development and development phases of Grocery Store Initiative. GCLBA partner providing significant funding for planning, outreach, and capacity building.
Flint Area Reinvestment Office	Jason Caya 810-962-8066	Providing staff time and expertise to leverage state, federal, and foundation resources for brownfield projects.

edible flint/ Michigan State University Extension	Terry McLean 810-244-8530	Mentor garden & hoophouse growers to grow produce for retail sales; schedule nutrition classes & cooking demonstrations for direct benefits to customers
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Subawards to Community Organizations: We do not intend to fund a community organization with a subaward.

d. Partnerships with Workforce Development Programs

The GCLBA will utilize its existing partnerships with the City of Flint, LISC, Genesee Shiawassee Thumb Michigan Works, and Mott Community College (MCC). The GCLBA was a key project partner for the 2013 Environmental Workforce Development and Job Training Grant awarded to MCC. The GCLBA continues to employ people through these partners to perform office work as well as weed and trash abatement throughout Flint and Genesee County. GCLBA often employs (paid or internships) students from local environmental job training and degree programs at the four colleges and universities in the County. Additionally, the Land Bank’s RFP process has a point based review that offers additional point for local and HUD Section 3 certified respondents.

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

The site poses a threat to human health and welfare in its current condition. By remediating the site, exposure to the environmental asbestos and petroleum contamination that contributes to the health problems outlined in Section 1 will be reduced. The cleanup will eliminate potential exposure to contaminants and negative health and environmental effects associated with this property.

Furthermore, site cleanup and future redevelopment of the former Ross Oil property will support remediation of other environmental and social injustices imposed upon area residents. The Grocery Store Initiative will provide access to fresh fruits and vegetables for area residents. Consuming fresh fruits and vegetables combats the effects of lead poisoning such as long-term learning disabilities. These threats are even more pronounced in a community that is 94% people of color, 46% in poverty, 27.3% of residents are under the age of 15, and 16.2% are over the age of 60.¹¹ Redevelopment of this site will provide new high-visibility businesses, create a more welcoming destination, and will benefit those businesses already located in the area.

b. Economic and Community Benefits

The proposed cleanup grant will: 1) cleanup up .76 acres of land; 2) return an abandoned, blighted, and foreclosed property to productive use where both real and perceived contamination negatively affect the entire region; 3) provide an equitable means to support disadvantaged/low income nearby residents; and 4) assist with planned neighborhood and area realignment by readying the site for planned redevelopment.

¹¹ Information collected from 2014 American Community Survey 5-yr estimates:
http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_S0101&prodType=table

The opportunity to create jobs, stimulate the local economy, and provide a more stable tax base is hinging on the remediation of asbestos and other contamination at this site. Once cleanup activities are completed, development activities may begin, which will greatly benefit the community. The project and planned redevelopment has community buy-in and respects and follows the performance goals developed through the Flint HUD/DOT PSC grant, of which GCLBA is a key partner. These performance goals include promoting social equity and sustainability and increasing local quality of life.

The following are identified 3-5 year cleanup project goals:

- Document the reuse of the .76 acres of brownfield
- Stabilize and add 5-10% in value to surrounding properties
- Reduce the total number of nearby unoccupied properties by 10%
- Measure the amount of private/TIF/other funds leveraged to complete the cleanup project
- Quantify the amount of tax dollars generated by redevelopment on-site and nearby
- Measure the number of short and long term jobs created through cleanup and redevelopment

5. Programmatic Capability and Past Performance

a. Audit Findings

Two findings were cited under GCLBA's 2015 A-133 Audit. These findings and the Corrective Action Plans implemented immediately following their disclosure are as follows:

Condition: Minority and Women's Business Enterprise (MBE/WBE) report was not filed by the due date October 30, 2015, it was filed after the specified date on December 3, 2015.

Corrective Action Plan: The Authority prepared and filed the report on December 3, 2015.

Given the nature of the reporting requirements of the EPA, the GCLBA will implement a system to track the reports that must be filed under grant requirements and the due dates of those required reports to ensure that they are filed and timely if applicable.

Condition: The Authority administered NSP and CDBG awards under Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, and Circular A-102, Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments rather than applying the provisions of 2 CFR Part 200 subsequent to December 26, 2014.

Corrective Action Plan: The GCLBA will implement all requirements noted in 2 CFR Part 200 subsequent to 12/26/2014. In addition, the GCLBA will continue to adhere to all administrative requirements referenced in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (known to many as the "Super Circular") as part of the Community Development Block Grant and the NSP2 Program.

The GCLBA is not required to comply with special "high-risk" terms and conditions.

b. Programmatic Capability

The GCLBA staff is focused on brownfield redevelopment and the revitalization of Genesee County. The GCLBA works tirelessly with public, private and non-profit organizations to position thousands of blighted, abandoned and contaminated properties throughout the county for

re-use. The GCLBA has an existing RFP package and bidding website which allows for the quick release of competitive bids and contractor procurement.

The GCLBA's Director of Planning and Revitalization, Christina Kelly and Grants Manager, Faith Finholm will implement this grant with support from other experienced staff including Lucille James, Demolition Program Manager. This team has managed nearly \$100M in grant and loan funds including more than \$5.5M in EPA grants/loans. Ms. Finholm graduated from the University of Michigan- Flint with a MS in Non-profit Administration. Since 2013, Ms. Finholm has overseen and assisted in the expenditure of more than \$64M in various demolition grants. She quickly became a point of reference for contractors and peers in the field, while building strong relationships with area regulators. Ms. James graduated from the University of Michigan (UM) with a BA in Business and a MS in Nonprofit Administration. Since 2006, Ms. James has successfully managed the process of demolishing more than 2,000 blighted structures. She is currently managing Hardest Hit Fund demolition grants totaling nearly \$67M. Ms. Kelly has worked since 2003 as the Director of Planning and Neighborhood Revitalization, where she has partners with organizations and secures foundation and government grants to clean up, green, and return abandoned and tax foreclosed property to productive use. Ms. Kelly has a MS in Environmental Policy and a MS in Urban Planning from UM, speaks fluent Spanish. Ms. Michele Wildman, Executive Director of the GCLBA, will oversee and support the team by assigning or recruiting qualified staff personnel as needed. The GCLBA employs a full time accountant with over 20-years of experience with accounting practices consistent with federal grant performance requirements.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The cleanup will be documented thoroughly and an administrative file shall be maintained and made available for public review upon request. Community partners NFRC and FGCC will help to track monetary benefits and private dollars leveraged beyond the demolition and into the redevelopment phase. GCLBA will track and identify all funds leveraged for the demolition/cleanup portion of the project. Additionally, the GCLBA tracks market trends and other relevant trends in the community such as property interest (in GCLBA-owned lots), vacancy, and foreclosure rates. This will help to report on the measures listed under Section 4.b. Prior to the Water Crisis, some of these measures had been improving in the area, and can continue to improve with the proper investments. Using the rates in this application as the base rates, these proposed measurements will be reviewed once more at the end of the cleanup, once within 3 years, and once within five years of cleanup. Property value measurements will be based on SEVs and actual sales, vacancy rates measured by the United States Census Bureau, and private investment measured by GCLBA and project partners.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments

With the EPA's support, the GCLBA has completed two phases of capping and storm water management at Chevy Commons, has inventoried over 4,000 brownfields, completed over 70 environmental site assessments and cleanup plans, and hosted at least eight brownfield-specific

public outreach forums, all of which have, in turn, resulted in the investment of over \$70M and the creation of at least 500 jobs across the County. All assessment projects, outputs, and outcomes are accurately reflected in ACRES. The most recent and current EPA brownfields grants are listed below.

Funding Source	Award Amount	Expended to Date	Activities Funded	Status
2005 EPA Brownfield RLF Sub-Grant and Supplements	\$2,650,000	\$1,742,114	Capping Chevy Commons	In Progress; All Reporting Up To Date
2014 Superfund Site-Specific Cleanup	\$1,933,700	\$1,933,700	Capping Chevy Commons	Closeout in Progress
2014 EPA Assessment	\$400,000	\$106,309	Assessments for 15 different brownfield sites in the City	In Progress; All Reporting Up To Date
2015 EPA Cleanup	\$200,000	\$200,000	Demolition and cleanup	Closed out

Past successful projects include the redevelopment and transformation of the Durant Hotel, Berridge Place Hotel, and the Land Bank Center in downtown Flint into vibrant spaces that contribute to the revival of the community. In addition to these projects, the GCLBA’s development projects have included partnerships with other community groups and non-profit partnerships in the area to redevelop multifamily housing projects and several mixed use commercial properties. One of the most successful EPA supported projects is the redevelopment of a 700,000 sq. ft. building that was on the site of the former GM Fisher Body Plant into a \$12M medical complex. More than 550 people now work at the site with plans to employ as many as 5,000.

GCLBA is currently managing a 2014 EPA Assessment Grant and 2005 EPA Revolving Loan Fund Grant. The GCLBA is current with all reporting requirements and is on-schedule to expend all funding by the end of the grant periods.

2. Compliance with Grant Requirements

The GCLBA successfully managed, implemented and fully expended all funds under the EPA 2005, 2006, and 2008 Hazardous/Petroleum Substance Site Assessment Grants, 2006 Cleanup Grant, 2015 Clean-up Grant, and an additional \$1.9M in site-specific cleanup CERCLA funding. Work was completed as described in the work plans and all reports were submitted quarterly and annually as required. All assessed properties and project benefits have been entered into ACRES or submitted via property profile sheets.

ATTACHMENT A
Other Factors Checklist

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Genesee County Land Bank

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
x Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	PG 15 Narrative Att. A
x Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	PG 7,8 Narrative Att. B
x Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	PG 13 Narrative Att. H
x Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	PG 13 Narrative Att. H
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	2016 Applicant

ATTACHMENT B

Letter from State Environmental Agency



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



C. HEIDI GREYHER
DIRECTOR

November 21, 2016

Ms. Christina Kelly, Director
Department of Planning and Neighborhood Revitalization
Genesee County
452 South Saginaw Street, 2nd Floor
Flint, Michigan 48502

Dear Ms. Kelly:

SUBJECT: Michigan Department of Environmental Quality (MDEQ) Acknowledgment
of a United States Environmental Protection Agency (U.S. EPA)
Brownfield Grant Proposal for 2017

Thank you for your notice and request for a letter of acknowledgment for the Genesee County Land Bank Authority (GCLBA) proposal to the U.S. EPA Brownfield Grant Program. The MDEQ, Remediation and Redevelopment Division (RRD), encourages and supports cleanup and redevelopment efforts at specific sites of environmental contamination. The RRD recognizes the GCLBA's success in utilizing their previous brownfield grants. Our review of your proposed project meets the U.S. EPA requirements under the proposal guidelines.

The GCLBA is applying for a \$52,000 petroleum cleanup grant which would be used to conduct cleanup an eligible brownfield site, the former Ross Oil/Johns International Oil Change property at 2360 West Pierson Road in Flint. The GCLBA is an eligible grant applicant as an economic development agent of a general purpose unit of county government.

Should the U.S. EPA award this brownfield grant to the GCLBA, it would allow for cleanup and redevelopment of this site, vastly improving the neighborhood and promoting economic development in the county. If you need further information or assistance regarding the site, please feel free to contact me at the number below or by email at smedley@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Remediation and Redevelopment Division
517-284-5153

cc: U.S. EPA Region 5
Mr. Timothy McGahey, AKT

Open grants (the 2014 Assessment Grant and the 2005 RLF) are on track to be expended by their deadlines: August 31, 2017 and September 30, 2021, respectively.

ATTACHMENT A

Documentation of Leveraged Resources



CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Division of Community and Economic Development



Dr. Karen W. Weaver
Mayor

Sylvester Jones
City Administrator

December 16, 2016
Christina Kelly
Director of Planning & Neighborhood Revitalization
Genesee County Land Bank Authority
452 S. Saginaw Street, #200
Flint, Michigan 48502

Dear Ms. Kelly,

The City of Flint has agreed to your proposal to use an estimated \$300,000 of Genesee County Land Bank Authority's fiscal year 2017 Community Development Block Grant (CDBG) allocation on the demolition of the former Family Independence Agency and Ross Oil Change buildings on Pierson Road. The demolition of these blighted structures will help to stabilize the surrounding area and will serve as a catalyst for additional economic development endeavors along this key corridor.

The successful completion of this demolition project would directly support the City of Flint's economic development initiatives as outlined within Flint's Master Plan, as well as serve as a reminder of the collaborative commitment by both the City of Flint and the Genesee County Land Bank to help mitigate blight and create safe and prosperous neighborhoods for the residents of Flint.

We hope that the EPA will give strong consideration to this request for funding.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suzanne Wilcox".

Suzanne Wilcox
Interim Director
Department of Planning and Development
City of Flint, Michigan
1101 S. Saginaw St.
Flint, MI 48502
(810) 766-7426 x3011



CHARLES STEWART
MOTT FOUNDATION

RIDGWAY H. WHITE
PRESIDENT

December 16, 2016

Ms. Michele Wildman, Executive Director
Genesee County Land Bank Authority
452 South Saginaw Street, 2nd Floor
Flint, Michigan 48502

Re: Genesee County Land Bank Authority's Former Family Independence
Agency Building & Ross Oil Cleanup Project

Dear Ms. Wildman:

I am pleased to provide this letter of support to the Genesee County Land Bank Authority's (Land Bank) applications for grant funding through the U.S. Environmental Protection Agency's (EPA) Hazardous and Petroleum Substance Brownfields Cleanup Grant Program. Funding will permit the Land Bank to perform environmental cleanup activities at the former Family Independence Agency building and Ross Oil on West Pierson Road in Flint, Michigan.

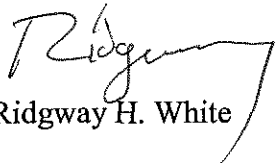
The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint water crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

If the Land Bank is successful with its application, it is the intent of the C. S. Mott Foundation to consider a grant of up to \$75,000 toward completion of this initiative, which would allow for the potential development of a grocery store in north Flint. Through this work, low-income residents of Flint will have improved access to nutritious and affordable foods that mitigate lead absorption and will catalyze economic growth near the proposed site.

Ms. Michele Wildman
December 16, 2016
Page 2

The Mott Foundation is committed to the vitality and success of Flint and its residents, and we hope that full consideration will be given to the Land Bank's Brownfields Cleanup Grant Program application. You are authorized to include a copy of this letter with your application to the EPA. This letter is an expression of intent and not a formal commitment.

Sincerely,



Ridgway H. White

RHW:lm





**GENESEE COUNTY
OFFICE OF THE TREASURER**

1101 Beach Street, Suite 144
Flint, Michigan 48502-1475
Telephone (810) 257-3054
Fax (810) 257-3885

Deborah L. Cherry

December 14, 2016

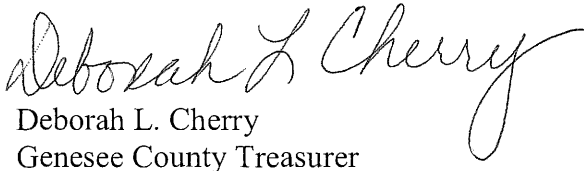
Christina Kelly
Director of Planning & Neighborhood Revitalization
Genesee County Land Bank Authority
452 S. Saginaw Street, #200
Flint, Michigan 48502

Dear Ms. Kelly,

On November 28, 2016 the Genesee County Board of Commissioners took action to commit \$75,000 to support the demolition of the former Family Independence Agency Building and Ross Oil Change located at 2320 and 2360 W Pierson Rd. Demolishing the blighted buildings on this key commercial corridor will help to stabilize the surrounding area and create economic development opportunities in this corridor.

We hope that EPA will give strong consideration to this request for funding.

Sincerely,


Deborah L. Cherry
Genesee County Treasurer



December 20, 2016

Matthew Didier
Environmental Protection Agency
77 West Jackson Boulevard
Chicago, IL 60604-3507

Dear Mr. Didier,

The Genesee County Land Bank has committed an estimated \$5,000 in funds to cover demolition management, grant administration and staff time expenses associated with the demolition of the former Family Independence Agency Building and Ross Oil change on Pierson Road. Demolishing the blighted buildings on this key commercial corridor will help to stabilize the surrounding area and create economic development opportunities in this corridor.

We hope that the Environmental Protection Agency will give strong consideration to this request for funding.

Sincerely,

Michele M. Wildman
Executive Director
Genesee County Land Bank

ATTACHMENT B
Letters of Commitment



Dr. Karen Weaver
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Suzanne Wilcox, Interim Director



Sylvester L. Jones
City Administrator

December 15, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Wildman,

I am writing on behalf of the City of Flint Planning & Development Department to offer my support to the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

The Genesee County Land Bank has been a strong partner and key supporter of the *Imagine Flint* Master Plan for a Sustainable Flint throughout the planning and implementation phases. The City of Flint and the Genesee County Land Bank have dedicated and ongoing partnerships in implementing the directions, policies, and core themes of the Master Plan. This Brownfield Cleanup Grant will be a large step towards implementing the Master Plan.

This project is of significant interest to Planning staff. Identified in the City's master plan as a future "City Corridor", this area is ripe for redevelopment. Bordered on two sides by two stable traditional neighborhoods, a significant amount of community development and neighborhood stabilization funds have been invested in this community over the past three years. The City

EPA-OLEM-OBLR-16-09 Support Letter

December 15, 2016

Page Two

recently invested over \$1 million dollars of CDBG funding to demolish a vacant and abandoned multi-family residential complex that was the location of much crime and vandalism. This investment along with millions of Hardest Hit Funds being targeted in the areas adjacent to the FIA and Ross building site, signify the City's commitment to revitalization in north Flint.

As the City works to improve the quality of life for all Flint residents while also responding to the Flint Water Crisis, collaboration from many entities is required to demonstrate progress. Funds from the EPA to conduct the required due-diligence activities on this site will further advance our mission to improve quality of life through the remediation of blight and repurposing to active spaces. Furthermore, ongoing efforts to repurpose this brownfield into a new grocery store have already begun in earnest and will continue to move forward. Momentum exists and funding from the EPA will continue to build and sustain that momentum.

We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank. Please contact me if you have any questions regarding this letter of support.

Sincerely,



Suzanne Wilcox

Interim Director

Department of Planning & Development

City of Flint



December 9, 2016

Ms. Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Wildman:

I am writing on behalf of the North Flint Reinvestment Corporation (NFRC) in support of the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

NFRC is a non-profit, 501 (c)(3), community and economic development corporation organized to implement a holistic approach to community revitalization in North Flint. The corporation is comprised of a grass-roots network of public and private sector partners committed to rebuilding and revitalizing economically distressed neighborhoods in North Flint.

The planned construction of the North Flint Food Market, more specifically, is Phase 2 in NFRC's Pierson Road Corridor Revitalization Project, NFRC's long-term, multi-phase, community transformation project to create a centralized neighborhood hub that provides access to healthy food; creates commercial opportunity, jobs, and job training; provides high quality K-12 education; develops affordable housing while eliminating blight; and in sum, serves as the focal point for holistic empowerment, supporting youth and families living along and around the Pierson Road corridor.

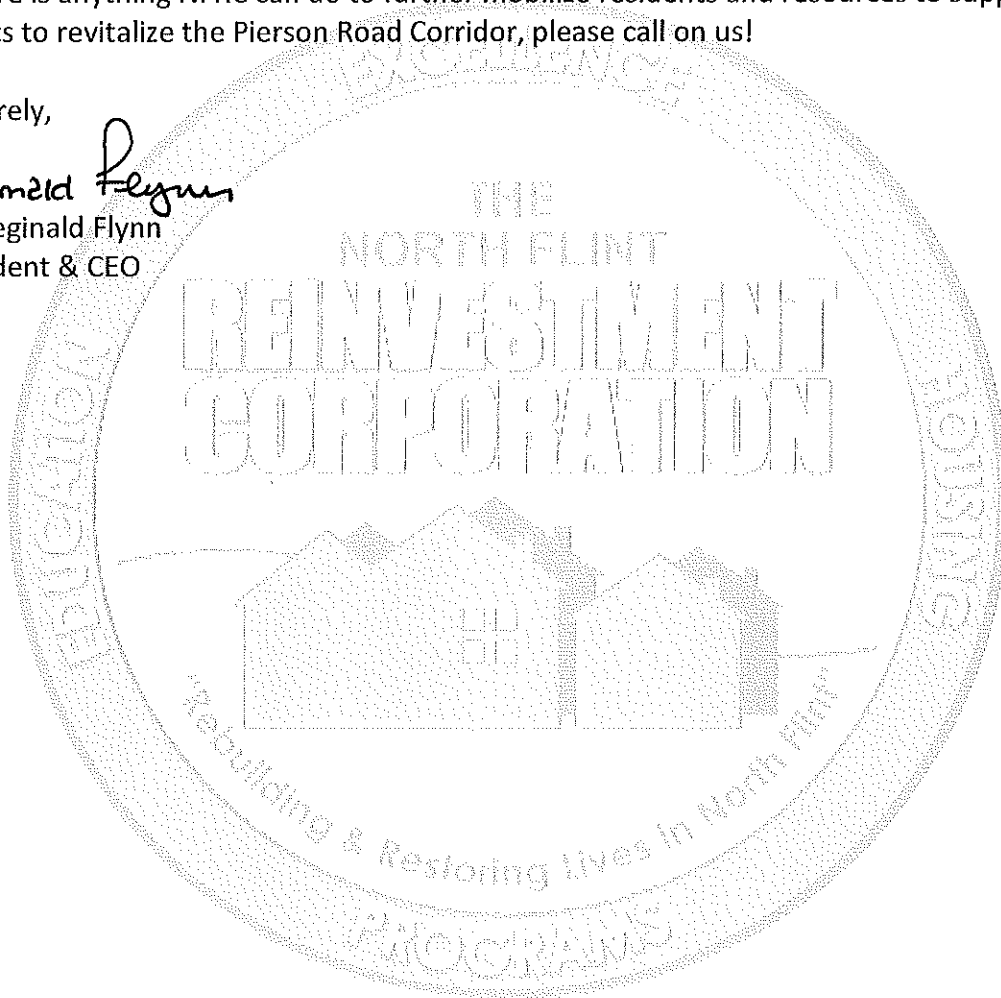


This grant opportunity will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

If there is anything NFRC can do to further mobilize residents and resources to support your efforts to revitalize the Pierson Road Corridor, please call on us!

Sincerely,

Reginald Flynn
Dr. Reginald Flynn
President & CEO





**Flint & Genesee
Chamber of Commerce**
519 S. Saginaw Street, Suite 200
Flint, MI 48502
Office | 810.600.1404
Fax | 810.600.1461
flintandgenesee.org

December 6, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

The Flint & Genesee Chamber of Commerce is pleased to support the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

As the primary economic development agency in Genesee County, the Chamber pledges to provide support to this project and working as a partner to eliminate blighted areas that pose environmental and safety hazards to the community. In doing so, we can improve public safety and prepare those areas for future development that will catalyze job creation, attract additional investments nearby, and increase tax revenue in an effort to maximize economic and community growth.

The Flint & Genesee Chamber of Commerce is providing support as a key partner through the planning and development of this project as it directly relates to the grocery store initiative the Chamber is leading. We strongly encourage the EPA to consider the Genesee County Land Bank's proposal for approval as it will improve the quality of life for Flint residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Herman".

Tim Herman
CEO



**GENESEE COUNTY
OFFICE OF THE TREASURER**

1101 Beach Street, Suite 144
Flint, Michigan 48502-1475
Telephone (810) 257-3054
Fax (810) 257-3885

Deborah L. Cherry

December 6, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil
Cleanup Project

Dear Ms. Michele Wildman,

The Genesee County Treasurer is pleased to support the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.


The Treasurer is responsible for the foreclosure of property that has been delinquent in taxes and blighted property is transferred to the County Land Bank. The Treasurer serves as the Chairperson of the Land Bank. We are partners in efforts to clean blight.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

If the grant is awarded to the Genesee County Land Bank, the Genesee County Treasurer will continue to be a partner with the Land Bank. The Treasurer will continue our current work with the Genesee County Land Bank which will assist in making grants successful. The Treasurer is focused on the restoration or redevelopment of blighted areas in Flint and Genesee County. We will assist the Land Bank with public outreach activities, contacting various stakeholder and citizen's groups, providing information materials, and/or hosting/facilitating outreach events.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,

A handwritten signature in cursive script that reads "Deborah L. Cherry". The signature is fluid and extends to the right with a long, sweeping tail.

Deborah L. Cherry
Genesee County Treasurer



November 30, 2016

Michele Wildman, Executive Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

On behalf of the Flint Office of Michigan Statewide LISC (LISC), I am pleased to provide this letter of support for the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

LISC is dedicated to helping nonprofit community development organization's (CDC's) transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity – good places to work, do business, and raise children. In Flint, through its Sustainable Communities Initiatives (SCI), LISC supports the redevelopment through the creation of affordable housing, commercial, recreational and community facilities, businesses and jobs. To accomplish this, LISC mobilizes corporate, government, and philanthropic support and partnerships to provide local community development organizations with:

LOCAL INITIATIVES SUPPORT CORPORATION
111 E. Court Street ▪ Lower Level B-1 ▪ Flint, MI 48502-2010
Phone 810-233-4299 ▪ WWW.LISC.ORG

- Loans, grants, and equity investments
- Local, statewide, and national policy support
- Technical and management assistance, and
- Placement of AmeriCorps members

An EPA Brownfield Cleanup grant would help to advance LISC's redevelopment efforts. If the grant is awarded to the Genesee County Land Bank, LISC will provide the resources listed above to the Land Bank, local CDC's, and other partners to realize community development projects.

Also, the Flint Office of the Michigan Statewide LISC is committed to continue to provide technical assistance support to the local Community Development Corporation for the redevelopment of the proposed grocery store located on these parcels. This grocery store initiative will be filling a void of a food desert found in the North Flint neighborhoods. LISC can also offer our healthy food initiatives to help neighborhoods develop and expand sources of wholesome, affordable foods. The programs we support also educate community members about nutrition and empower residents to advocate for healthy eating in their own families and neighborhoods.

This grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,



Cheryl McHallam
Senior Program Officer

December 19, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

I am writing on behalf of the Michigan Economic Development Corporation (MEDC) in support of the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. We hope this project will help expand quality food options for the people of north Flint, and spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

The Michigan Economic Development Corporation is a committed partner in this project as we previously supported the market study that has identified this site as a priority, continue to provide valuable staff assets to support the project, and anticipate some level of future funding support for the construction of a new grocery store in Flint.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,



Steve Arwood
Chief Executive Officer



November 30, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Wildman,

The Ruth Mott Foundation strongly supports the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Ruth Mott Foundation (RMF) is a family foundation committed to funding organizations and programs that contribute to the health and vitality of our home community of Flint. This initiative, which positions land for reuse, will support our ongoing efforts to eliminate blight, revitalize neighborhoods, and promote economic opportunity in north Flint.

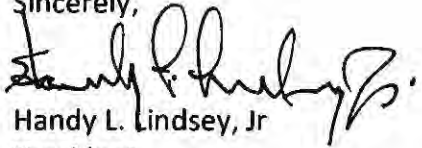
The Genesee County Land Bank has been a productive and strategic partner and grantee in the Foundation's blight elimination, land use, and neighborhood engagement work for several years. As a place-based funder, RMF is keenly interested in working with the Land Bank, Genesee County, and community development organizations that support a broader vision for land revitalization in north Flint neighborhoods.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. A market study conducted earlier this year determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable, and lead-mitigating food.

The grocery store project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods. As such, the Foundation has signaled its willingness to accept a proposal for the pre-development and development phases of the grocery store initiative.

The EPA grant is critical to addressing a significant blighting influence in the county and will enable the GCLBA to leverage ongoing efforts to strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,

A handwritten signature in black ink, appearing to read "Handy L. Lindsey, Jr.", written in a cursive style.

Handy L. Lindsey, Jr
President



community foundation

Greater Flint

For good. For ever.™

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Lori A. Tallman, P.L.C.

Rafael C. Turner
Ruth Mott Foundation

Emmerson Unger, Student
Davison High School

Douglas B. Vance
Community Volunteer &
Retired Educator

December 6, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Wildman,

I am writing on behalf of the Community Foundation of Greater Flint (CFGF) in support of the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil site on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. Developing a new grocery will not only help to alleviate the health-related consequences of the Flint Water Crisis by increasing access to healthy food, but will also spur the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

CFGF continues to help individuals, families, businesses and nonprofit organizations achieve their charitable giving goals by providing tools and resources that make giving easy, flexible and effective. In 2013, in order to address significant health challenges and disparities among Genesee County residents, CFGF committed to improving access to high-quality, affordable food for all residents. To accomplish this, the organization hired a Food Resource Navigator, whose primary role is promoting collaboration in the Flint community around health issues, especially nutrition. Very early on, it became apparent that to achieve the goal of improving access to and consumption of healthy food, CFGF would have to commit to a systems approach.

MICS6718

In 2015, the need for increased access to healthy, lead mitigating foods took on a new level of significance because of the Flint Water Crisis. In this new environment, CFGF's Food Resource Navigator continues to work with diverse stakeholders, forming and supporting partnerships that creatively and collectively work to address gaps in the food system that will increase access to healthy, lead mitigating foods to those who need it most.

CFGF believes that developing a new grocery at the former FIA Building and Ross Oil site on West Pierson Road in Flint, Michigan is critical to ensuring this and is committed to continuing to provide the Food Resource Navigator's support to the project.

An EPA Brownfield Cleanup Grant will also be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and rebuild a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to GCLBA.

Sincerely,



Kathi Horton
President

December 5, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

I am writing on behalf of *edible flint* and in my role as MSU Extension Community Food Systems educator to support the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.



MSU EXTENSION

Terry McLean

Community Food Systems

Educator

edible flint point of contact

FoodCorps MI Supervisor

605 N. Saginaw Street

Suite 1A

Flint, MI 48502

810-244-8530

Cell: 810-938-8818

Fax: 810-341-1729

mcleant@anr.msu.edu

www.msue.msu.edu/Genesee

Edible Flint* began in 2009 and is the local nonprofit organization** of residents, government representatives, health institutions, educators, other nonprofit organizations and advocates for social change working together in the interest of a common mission, to improve access to healthy food. The mission of ***edible flint is to support Flint residents in growing and accessing healthy food in order to reconnect with the land and each other. *Edible Flint* collaborates with other local and statewide organizations through education and advocacy to support economic opportunities for low-income individuals, access to healthy foods, and innovative ideas around land use to combat blight and inspire community/neighborhood vitality. Following years of economic decline, the City of Flint is considered underserved by the conventional food system and the closure of the remaining chain grocery stores in the city has further reduced healthy food access for those most vulnerable to lead exposure and diet related diseases. Our focus is educational training in urban gardening, and providing low cost resources to support food gardens, empowering residents to grow healthy food and supporting those who want to grow it for sales.

My role is point of contact for *edible flint*, I serve as Secretary on the *edible flint* Leadership Board, staff supervisor for our grant funded staff, and co-convenor for the administrative workgroup of the organization. MSU Extension supports this food access work in the Greater Flint area through *edible flint* and in collaboration with the Community Foundation's Regional Food Systems navigator, the FoodCorps national service program, and other area organizations working on healthy food access. Through MSU Extension, nutrition, food safety and food business planning training is available.

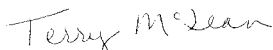
Edible Flint has four community work groups and a Leadership Board who are responsible for carrying out the work of the organization by addressing specific issues and opportunities in our local food system. *Edible Flint's* Garden Starters programming has supported 1,068 food gardens in the City of Flint, (11 of which are community gardens), and 140 participants have been trained through our Garden Starters Training class series over the past 6 years. Our Access & Education workgroup conducted 2 community assessments of fresh fruit and vegetables at cor-

ner and grocery stores in Flint, which revealed great need for improved healthy food access. This project would replace the two major chain grocery stores that closed in the City of Flint in 2015, giving residents of the north end nearby healthy food access. This project area is located in the center of multiple former elementary school neighborhoods and is yet heavily populated with residents. A grocery store in this location will truly improve healthy food access for Flint's residents, contribute to the local economy through job creation, and combat blight in the area.

Edible Flint is committed to providing support to this initiative through its programmatic outreach – by working with *edible flint's* Grower Network and Neighborhood Ambassadors programs to mentor garden and hoop house growers for the opportunity to grow produce for retail sales. Partnering with the MSU Extension's health and nutrition team, it is possible to schedule nutrition classes and cooking demonstrations for direct benefits to customers as well.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,



Terry McLean
edible flint point of contact
MSU Extension Community Food Systems educator
Michigan State University Extension
605 N. Saginaw St., Ste 1A
Flint, MI 48502



November 29, 2016
Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

The Center for Community Progress is pleased to support the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

If awarded, FARO will help to ensure the successful implementation of the grant by helping to leverage state, federal and foundation resources for this and other key brownfield redevelopment projects.

The grant will be valuable to achieve the vision for revitalization for the Flint area. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank. I look forward to a strong, inspiring and productive partnership. Thank you for this opportunity.

Sincerely,

Jason B. Caya
Director



December 12, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Wildman,

I am writing on behalf of the Greater Flint Health Coalition (GFHC) in support of the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

The Greater Flint Health Coalition (GFHC), a 501(c)3 nonprofit, is an established collective impact organization created by community, health care, public health, and business leaders to serve as the neutral backbone and convening entity to lead and coordinate collaborative efforts to improve population health status, reduce and prevent disease, improve the quality and cost effectiveness of the healthcare system, and reduce health disparities in Flint and Genesee County. Since its inception in 1992, the Greater Flint Health Coalition has served the community by reaching out to those with diverse experiences and perspectives, to address common health issues, in order to find solutions to our area's most pressing and complex health challenges. Food insecurity has been identified as one of the challenges facing Flint residents.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank, recognizing its benefit to the health of our community.

Sincerely,

Kirk D. Smith
President & CEO

Board of Directors

Jim Ananich – Chair
Michigan State Senator

Kirk Smith – President & CEO
Greater Flint Health Coalition

Executive Committee
Thomas Svitkovich, Ed.D. – Vice Chair

Peter Levine - Secretary
Genesee County Medical Society

Donald Kooy - Treasurer
McLaren Flint

Scott Kincaid
UAW/GM Community Health Initiative

Directors
Susan Borrego, Ph.D.
University of Michigan-Flint

Deborah Cherry
Genesee County Treasurer

Brenda Clack
Genesee County Board of Commissioners

Jamie Gaskin
United Way of Genesee County

Melany Gavulic
Hurley Medical Center

Michael Genord, M.D.
Health Alliance Plan

Lisa Hagel, Ed.D.
Genesee Intermediate School District

Scott Henry
UAW Region 1-D

Terry Katzur
ELGA Credit Union

Robert McMahan, Jr., Ph.D.
Kettering University

Sandi Mose
Department of Health and Human Services

Sam Muma
AFL-CIO

Elizabeth Murphy
Flint & Genesee Chamber of Commerce

Deacon Omar Odette
Our Lady of Guadalupe

Miles Owens
UAW Retirees

Chris Palazzolo
Genesys Health System

Clarence Pierce
Hamilton Community Health Network

Lawrence Reynolds, M.D.
Mott Children's Health Center

Danis Russell
Genesee Health System

Lori Shannon
Blue Cross Blue Shield of Michigan

Steven Shapiro, D.O.
Genesee County Osteopathic Society

Christine Surdock
Molina Healthcare

Mark Valacak
Genesee County Health Department

Beverly Walker-Griffa, Ph.D.
Mott Community College

John Waters, M.D.
Genesee County Medical Society

Karen Weaver, Ph.D.
City of Flint

Michigan State University

FLINTAR.LOS.1212161k

Mark Valacak, MPH
Health Officer



Gary K. Johnson, MD, MPH
Medical Director

December 7, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Former FIA Building & Ross Oil Cleanup Project

Dear Ms. Michele Wildman,

I am writing on behalf of the Genesee County Health Department (GCHD) in support of the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. EPA's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. A market study conducted earlier this year determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint Water Crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

The goal of the Genesee County Health Department is to improve the health status of Genesee County residents, with particular attention to eliminating racial, social, and economic inequities and using prevention and intervention strategies that target underlying causes. We are committed to delivering excellence in all our programs and services while striving to meet the needs of Genesee County's diverse communities with a strong commitment to health equity and to improving health throughout Genesee County. Our strategic plan includes a focus on healthy neighborhoods - "Health Happens Here". We must encourage public conversation and responsible decision making regarding land use, healthy food access, community safety, and economic opportunity in order to build neighborhoods with health in mind. The goal is to contribute to the rise of neighborhoods with parks, grocery stores, farmers markets, neighborhood gardens, bike paths and more safe places to walk, run, work and play.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,

Mark Valacak, MPH
Health Officer

R:\Groups\Admin\Medical Director & Coord\Mark\Letters\los-land bank 12-7-16.doc

Floyd J. McCree Courts & Human Services Building ♦ 630 S. Saginaw Street, Ste. 4 ♦ Flint, Michigan 48502-1540

Burton Branch ♦ G-3373 S. Saginaw Street ♦ Burton, Michigan 48529

Main Phone 810-257-3612 ♦ Visit us at: www.gchd.us



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111 E. Court St.
Suite 2C-1
Flint, MI 48502

National Office:

1001 Connecticut Ave. NW
Suite 1235
Washington, DC 20036

877.542.4842
communityprogress.net

December 2, 2016

Michele Wildman, Director
Genesee County Land Bank Authority
452 S. Saginaw St., 2nd Floor
Flint, MI 48502

RE: Genesee County Land Bank Authority's Former FIA Building & Ross Oil
Cleanup Project

Dear Ms. Michele Wildman,

The Center for Community Progress is pleased to support the Genesee County Land Bank Authority's (GCLBA) application for grant funding through the U.S. Environmental Protection Agency's Hazardous and Petroleum Substance Brownfields Cleanup Grant Program EPA-OLEM-OBLR-16-09. Funding will permit the GCLBA to perform critical environmental cleanup activities at the former FIA Building and Ross Oil on West Pierson Road in Flint, Michigan.

The Brownfields Cleanup Grant dollars will provide the necessary funding to conduct cleanup activities and ready the site for future redevelopment. Through a market study conducted earlier this year, it has been determined that this site is ideal for the development of a new grocery store as part of a broader initiative to improve residents' access to healthy, affordable food. This project not only helps to alleviate the health-related consequences of the Flint water crisis, but also spurs the potential for further redevelopment and the creation of jobs in the surrounding neighborhoods.

The Center for Community Progress was born in 2010 out of the merger of two organizational thought leaders – the Genesee Institute and the National Vacant Properties Campaign – united by the shared mission to help communities address the rising stock of vacant and abandoned properties that undermine neighborhoods' social, physical and economic viability. Today, the Center for Community Progress is the nation's preeminent organization addressing issues of vacant properties – both the prevention of abandonment and adaptive reuse. With our headquarters located in Flint, Michigan, we have a special interest in helping to spur the revitalization of vacant and deteriorated properties in the city. Over the course of the past few years, Community Progress has been working with local Flint stakeholders to develop strategies that would enable them to more effectively and efficiently address the destructive blight and vacancy in the city.

The former FIA building and Ross Oil on West Pierson Road is a lingering and highly visible impediment to the community's success in reducing the health, safety, and environmental threats associated with blighted properties. As we see

in communities across the country, quality redevelopment can be made possible and expedited in distressed cities when the site has been properly remediated and readied for a developer. These Brownfield Cleanup Grant dollars are imperative for the future redevelopment of the site and improvement of quality of life for surrounding Flint residents.

If this grant is awarded to the Genesee County Land Bank Authority, Community Progress will continue to support stakeholders in and around Flint, including Genesee County Land Bank Authority, with development and implementation of policies and strategies that address both immediate vacant property challenges and systemic changes to better manage problem properties over the long term and build stable, prosperous neighborhoods. We will also use our state and national networks to bring increased attention to vacant property reclamation projects and opportunities in Flint, e.g. by spreading the word about the availability of EPA Site Assessment funds.

The grant will be valuable to address a significant blighting influence in the county and will enable GCLBA to leverage the momentum that has developed over the past years to more strategically address blight and build back a strong residential and economic infrastructure. We strongly encourage the award of an EPA Brownfield Cleanup Grant to the Genesee County Land Bank.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danielle Lewinski', with a stylized, cursive script.

Danielle Lewinski
Vice President and Director of Michigan Initiatives

ATTACHMENT C

Threshold Criteria

Attachment C

Former Ross Oil, Genesee County Land Bank Authority, Genesee County, Michigan

THRESHOLD CRITERIA FOR CLEANUP GRANT

1. Applicant Eligibility

The GCLBA is an eligible applicant as it is a Michigan general purpose local unit of government as described in 2 CFR 200.64, and is eligible to receive funding through the U.S. EPA Brownfield Cleanup grant program.

2. Site Ownership

The site was acquired involuntarily through tax reversion on December 24, 2013. The GCLBA is the sole owner and will maintain ownership until the grant is closed out. The Quitclaim deed is attached as Attachment E.

3. Basic Site Information

- a. Site Name: Ross Oil
- b. Site Address: 2360 West Pierson Road, Flint, Michigan 48504
- c. Current Site Owner: Genesee County Land Bank Authority
- d. Anticipated Acquisition Date: not applicable

4. Status and History of Contamination at the Site

- a. Type of Contamination: metals and volatile organic compounds (VOCs)
- b. Operational History: The site was previously operated as a car wash and oil change center. The site has been vacant since 2009.
- c. Environmental Concerns: Asbestos-containing materials were identified in an October 2016 Pre-Demolition Hazardous Materials Survey of the building. The basement/pit area of the building contains approximately 19,000 gallons of flood water which prevented further inspection and investigation of ACMs or hazardous materials in the basement and prevented sub-surface sampling below the slab.
- d. Nature & Extent of Contamination: Approximately 2,400 square feet of non-friable stucco and 20 cubic feet of friable fire brick were identified on/within the subject property during the October 2016 survey. Additional petroleum contamination may be present beneath the subject building.

5. Brownfields Site Definition

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

6. Environmental Assessment Required for Cleanup Proposals

A Pre-Demolition Hazardous Materials Survey was completed for the property on October 14, 2016. A Phase I Environmental Site Assessment was completed for the property on

September 20, 2016. A Phase II Environmental Site Assessment was completed for the property on November 7, 2016.

7. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site. The applicant is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the applicant) for the contamination or hazardous substances at the site.

8. Sites Requiring a Property-Specific Determination

The Genesee County Land Bank Authority has not identified any of the following in connection with the Subject Property and, therefore, determined a Property-Specific Determination is not required:

- Properties subject to planned or ongoing removal actions under CERCLA.
- Properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA.
- Properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
- Properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit.
- Properties where there has been a release of PCBs and all or part of the property is subject to TSCA remediation.
- Properties that include facilities receiving monies for cleanup from the LUST trust fund.

9. Site Eligibility and Property Ownership Eligibility

a. Property Ownership Eligibility – Hazardous Substance Sites:

1. CERCLA §107 Liability

According to Section 107(a) of CERCLA, 42 U.S.C. § 9607(a), the Genesee County Land Bank Authority is not a potentially responsible party, under which include: an owner or operator of a facility at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site. Further, the Genesee County Land Bank Authority meets the statutory requirements for the Innocent Landowner defense and Bona-fide Prospective Purchaser defense to CERCLA liability.

2. Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

- i. The applicant acquired the site through tax delinquency on December 24, 2013.
- ii. The applicant has sole ownership of the site.

- iii. The applicant acquired the site from Genesee County Treasurer.
 - iv. The applicant has no familial, contractual, corporate or financial relationships or affiliations with prior owners or operators of the site.
- b. Timing and/or Contribution Toward Hazardous Substances Disposal
All disposal of hazardous substances at the site occurred prior to acquisition by the applicant. The applicant did not cause or contribute to any release of hazardous substances at the site. The applicant has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- c. Pre-Purchase Inquiry
- i. An ASTM Phase I Environmental Site Assessment was completed on behalf of the applicant on September 20, 2016.
 - ii. The Phase I Environmental Site Assessment was performed by qualified environmental professionals employed at AKT Peerless Environmental Services.
 - iii. A Pre-Demolition Hazardous Materials Survey was completed by AKT Peerless on behalf of the GCLBA in October 2016.
 - iv. AKT Peerless completed a Limited Phase II ESA at the subject property on behalf of the GCLBA in November 2016.
- d. Post-Acquisition Uses
Since the Genesee County Land Bank Authority acquired the Subject Property, the property has been secured with no current use.
- e. Continuing Obligations
If hazardous substances are found at the site, the Genesee County Land Bank Authority will complete a Section 20107a Due Care Plan, under Michigan's Natural Resource and Environmental Protection Act (NREPA), to assure compliance with Due Care obligations. Due Care obligations include:
- Undertaking measures to prevent exacerbation of existing contamination.
 - Exercising due care by undertaking response activities to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the subject property in a manner that protects health and safety.
 - Taking reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that could result from those acts or omissions.
 - Providing reasonable cooperation, assistance, and access to the persons that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility.
 - Complying with any land use or resource use restrictions established or relied on in connection with the response activities at the facility.
 - Not impeding the effectiveness or integrity of any land use or resource use restriction employed at the facility in connection with response activities.

In addition, the GCLBA will:

- Comply with all land-use restrictions and institutional controls;
- Assist and cooperate with those performing the assessment and provide access to the property;
- Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and Provide all legally required notices.

10. Cleanup Authority and Oversight Structure

- a. The GCLBA will select, through a competitive bidding process, a qualified environmental consultant to plan and oversee cleanup activities at the site. All cleanup activities will be conducted under the laws of the State of Michigan, specifically the NREPA, Part 201. Expertise to oversee the cleanup will be contracted in accordance with 2 CFR 200.317 through 200.326 and will ensure technical expertise is in place before the start of cleanup activities. The GCLBA has experience with awarding contracts with EPA Brownfields and other federal funds. Further, the GCLBA is experienced with Federal Procurement Procedures and will maintain compliance.

The GCLBA has the legal authority granted by Michigan law to identify, assess and remediate brownfields. The GCLBA will submit environmental due diligence reports to the MDEQ voluntary action program for review. The GCLBA will also document compliance with continuing obligations as required by MDEQ. The proposed cleanup will be conducted in conjunction with MDEQ grant/loan funding, which includes an established process for work plan submittal, review, and approval. Furthermore, the GCLBA demolition contractor is required by law to prepare and submit the asbestos abatement and demolition notifications to the State of Michigan. MDEQ district staff and EPA will also be invited to inspect the project as it progresses and ensure the cleanup is protective of human health and the environment. The relationship between the USEPA Cleanup Program and the MDEQ Cleanup Program is outlined in an USEPA Superfund Memorandum of Agreement Addendum I, Brownfields Redevelopment. The objective of this memo formally proposes that the MDEQ Cleanup Program requirements and technical oversight process serve as a sufficient programmatic equivalent for the property specific Non-time Critical Removal Action required by USEPA for properties funded in part or whole by USEPA grant funds.

- b. The GCLBA does not anticipate the need to access adjoining properties for remediation. However, if off-site access is required for properties not owned by the GCLBA, the GCLBA will notify adjacent property owners of the potential for contaminant migration and request off-site access. The GCLBA will prepare an access agreement and work with the property owner for approval. If necessary, the GCLBA will work with the MDEQ to gain site access for adjacent properties that may be potentially impacted by contaminants migrating off-site. In certain circumstances where contaminant migration presents an imminent threat to human health, the MDEQ can gain site access through the use of a warrant, if necessary.

11. Statutory Cost Share

- a. The GCLBA will meet the required 20 percent cost share through a combination of eligible direct funding, labor, materials, and services. Cost share will be provided from one or more of the following sources: (a) the use of direct land bank demolition funding (>\$1,000,000 annually), (b) the use of Genesee County demolition funds (\$600,000 annually), (c) through non-federal source of project funding, (d) in-kind services including GCLBA staff time and community partners, (e) capital investment made by a developer in the property (the GCLBA is pursuing this funding as part of a planned redevelopment project that will result in a development agreements with proposed developers for the Grocery Store Initiative). The GCLBA will ensure that the 20% cost share meets the EPA definition of an eligible and allowable expense.
- b. Despite the conditions qualifying the community for requesting a hardship waiver, the applicant is not requesting a hardship waiver of the cost share.

12. Community Notification

The applicant has provided the community with notice of its intent to apply for an EPA Brownfields Grant and has allowed the community an opportunity to comment on the draft proposal.

- a) A copy of the draft ABCA is herein included as Attachment F.
- b) A copy of the ad (or equivalent) that demonstrates notification the public and solicitation for comments on the proposal is herein included as Attachment G.
- c) No Public Comments on the draft ABCA were received.
- d) No Public Comments on the draft ABCA were received.
- e) Meeting notes from the public meetings are herein included as Attachment G.

ATTACHMENT D

Documentation of Applicant Eligibility

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE

MICHIGAN LAND BANK FAST TRACK AUTHORITY
(a Michigan public body corporate and politic)

AND THE

TREASURER OF THE COUNTY OF GENESEE, MICHIGAN

CREATING THE

GENESEE COUNTY LAND BANK AUTHORITY
(a Michigan public body corporate)

This Agreement is entered into under Section 5 of Article 3 and Section 28 of Article 7 of the Michigan Constitution of 1963 and the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, between the **MICHIGAN LAND BANK FAST TRACK AUTHORITY**, a Michigan public body corporate and politic, and the **TREASURER OF THE COUNTY OF GENESEE, MICHIGAN**, for the purpose of establishing and creating the **GENESEE COUNTY LAND BANK AUTHORITY**, a separate legal entity and public body corporate to administer and execute the purposes and objectives of this Agreement.

RECITALS

A. In enacting the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, the 92nd Michigan Legislature found that there exists in the State of Michigan a continuing need to strengthen and revitalize the economy of the State of Michigan and local units of government in this state and that it is in the best interests of the State of Michigan and local units of government in this state to assemble or dispose of public property, including tax reverted property, in a coordinated manner to foster the development of that property and to promote economic growth in the State of Michigan and local units of government in this state.

B. The Michigan Land Bank Fast Track Authority is created as a public body corporate and politic within the Michigan Department of Labor and Economic Growth, a principal department of the executive branch of state government, under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and is authorized to enter into an intergovernmental agreement with a county foreclosing governmental unit providing for the creation of a county authority to exercise the powers, duties, functions, and responsibilities of an authority under that act.

C. The Treasurer of the County of Genesee, Michigan is a foreclosing governmental unit under the Land Bank Fast Tract Act, 2003 PA 258, MCL 124.751 to 124.774, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

D. It is the intent of the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Genesee, Michigan to establish a county authority as a separate legal entity and as a public body corporate under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, to exercise within Genesee County, Michigan the powers, duties, functions, and responsibilities of an authority under the Land Bank Fast Track Act, consistent with this agreement.

Accordingly, the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Genesee, Michigan agree to the following:

ARTICLE I
DEFINITIONS

As used in this Agreement:

Section 1.01. "Act 7" means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

Section 1.02. "Agreement" means this intergovernmental agreement between the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic, and the Treasurer of the County of Genesee, Michigan.

Section 1.03. "Budget Act" means the Uniform Budgeting and Accounting Act, 1968 PA 2, MCL 141.421 to 141.440a.

Section 1.04. "City of Flint" means the City of Flint, County of Genesee, Michigan, a Michigan municipal corporation.

Section 1.05. "County Authority" means the Genesee County Land Bank Authority, the public body corporate created under this Agreement pursuant to the Land Bank Act.

Section 1.06. "County Authority Board" means the board of directors of the county authority created under Article IV.

Section 1.07. "County Board" means the Board of Commissioners for the County of Genesee, Michigan.

Section 1.08. "Executive Director" means an executive director of the County Authority selected under Section 4.12.

Section 1.09. "Effective Date" means the date upon which all of the following are satisfied, as provided under Section 23 of the Land Bank Act:

- (a). The Agreement is filed with the County Clerk for the County of Genesee, Michigan.
- (b). The Agreement is filed with the County Clerk for the County of Ingham.
- (c). The Agreement is filed with the Secretary of State.

Section 1.10. "Fiscal Year" means the fiscal year of the County Authority, which shall begin on October 1 of each year and end on the following September 30.

Section 1.11. "FOIA" means the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

Section 1.12. "Foreclosing Governmental Unit" means that term as defined under Section 3(f) of the Land Bank Act, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

Section 1.13. “**GCLRC**” means the Genesee County Land Reutilization Council, a Michigan public body corporate created under Act 7 by an interlocal agreement dated August 29, 2002, and entered into between Genesee County and the Charter Township of Flint, Michigan.

Section 1.14. “**Genesee County**” means the County of Genesee, Michigan.

Section 1.15. “**Land Bank Act**” means the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774.

Section 1.16. “**OMA**” means the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.

Section 1.17. “**Party**” or “**Parties**” means either individually or collectively as applicable, the State Authority or the Treasurer as each is a signatory to this Agreement.

Section 1.18. “**Person**” means an individual, authority, limited liability company, partnership, firm, corporation, organization, association, joint venture, trust, governmental entity, or other legal entity.

Section 1.19. “**State**” means the State of Michigan.

Section 1.20. “**State Authority**” means the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic created under the Land Bank Act.

Section 1.21. “**Tax Reverted Property**” means that term as defined under Section 3(q) of the Land Bank Fast Track Act, 2003 PA 258, MCL 124.753(3)(q).

ARTICLE II
PURPOSE

Section 2.01. Purpose. The purpose of this Agreement is to create and empower the County Authority to exercise the powers, duties, functions and responsibilities of an authority under the Land Bank Act.

Section 2.02. Programs and Functions. The County Authority shall endeavor to carry out the powers, duties, and functions, and responsibilities of an authority under the Land Bank Act consistent with this Agreement, including, but not limited to, the power, privilege, and authority to acquire, manage, and dispose of interests in property, and doing all other things necessary or convenient to implement the purposes, objectives, and provisions of the Land Bank Act and the purposes, objectives, and powers delegated to a County Authority under other laws or executive orders.

ARTICLE III
CREATION OF COUNTY AUTHORITY

Section 3.01. Creation and Legal Status of County Authority. The County Authority is established as a separate legal entity and public body corporate to be known as the "Genesee County Land Bank Authority" for the purposes of acting as an authority under the Land Bank Act and administering and executing this Agreement.

Section 3.02. Articles of Incorporation. The County Authority Board shall adopt articles of incorporation consistent with the provisions of this Agreement and the Land Bank Act at its initial meeting.

Section 3.03. Principal Office. The principal office of the County Authority is at the location or locations within the City of Flint, as determined by the County Authority Board.

Section 3.04. Title to County Authority Assets. Except as otherwise provided in this Agreement, the County Authority shall have exclusive title to all of its property and no Party shall have an ownership interest in County Authority property.

Section 3.05. Tax-exempt Status. The Parties intend the activities of the County Authority to be governmental functions carried out by an instrumentality or political subdivision of government as described in Section 115 of Internal Revenue Code of 1986, 26 USC 115, or any corresponding provisions of any future tax code. The Parties also intend the activities of the County Authority to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Michigan law from taxation by this State, including, but not limited to, the single business tax under the Single Business Tax Act, 1975 PA 228, MCL 208.1 to 208.145, and property taxes under the General Property Tax Act, 1893 PA 206, MCL 211.1 to 211.157 or corresponding provisions of future State tax laws. The property of the County Authority and its income and operations are exempt from all taxation by the State or its political subdivisions under Section 4(5) of the Land Bank Act.

Section 3.06. Compliance with Law. The County Authority shall comply with all federal and State laws, rules, regulations, and orders applicable to this Agreement.

Section 3.07. Relationship of Parties. The Parties agree that no Party shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other Party, whether acting separately or in conjunction with the implementation of this Agreement. The Parties shall only be bound and obligated under this Agreement as expressly agreed to by each Party. No Party may obligate any other Party. No employee, agent, or servant of the County Authority shall be or shall be deemed to be an employee, agent, or servant of the State for any reason.

Section 3.08. Successor to GCLRC. The Parties acknowledge and agree that the County Authority may accept property held by GCLRC and that the County Authority may become the successor in interest of all rights, duties, powers, functions, and obligations of the GCLRC pursuant to an agreement between the County Authority and the GCLRC, to the extent permitted by applicable law.

Section 3.09. No Third-Party Beneficiaries. Except as otherwise specifically provided, this Agreement does not create in any Person, other than a Party, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any Party's rights under this Agreement, and/or any other right or benefit.

ARTICLE IV
COUNTY AUTHORITY BOARD AND EXECUTIVE DIRECTOR

Section 4.01. County Authority Board Composition. The County Authority shall be governed by the County Authority Board, a board of directors that shall be appointed within thirty (30) calendar days of the Effective Date. Elected officials and other public officers are eligible to serve as members of the County Authority Board to the extent permitted under Michigan law. The County Authority Board shall consist of the following members, except as provided in Section 4.02:

- (a). The Treasurer.
- (b). One (1) resident of the City of Flint, appointed by the County Board.
- (c). One (1) resident of Genesee County not a resident of the City of Flint, appointed by the County Board.
- (d). Four (4) residents of Genesee County, irrespective of municipality of residence, appointed by the County Board.

Section 4.02. Appointments by Elected County Executive. If Genesee County adopts a unified form of county government providing for an elected county executive under 1973 PA 139, MCL 45.551 to 45.573, or if Genesee County adopts a county charter providing for an elected county executive under 1966 PA 293, MCL 45.501 to 45.521, the appointments under Sections 4.01(b) to 4.01(d) shall be made by the elected county executive.

Section 4.03. Term of Office. Except as otherwise provided under this section, the members of the County Authority Board appointed under Sections 4.01(b) to 4.01(d) shall be appointed for a term of four (4) years. To provide for staggered terms, of the members initially appointed under Sections 4.01(b) to 4.01(d), one (1) member shall be appointed for a term of four (4) years, one (1) member shall be appointed for a term of three (3) years, one (1) member shall be appointed for a term of two (2) years, one (1) member shall be appointed for a term of one (1) year, and the remaining two (2) members shall be appointed for a term of up to four (4) years, as determined by the County Board. After the expiration of the initial terms, members appointed under Sections 4.01(b) to 4.01(d) shall be appointed for terms of four (4) years.

Section 4.04. Removal. A member of the County Authority Board appointed under Sections 4.01(b) to 4.01(d) may be removed for cause by the County Board.

Section 4.05. Vacancies. A vacancy among the appointed members of the County Authority Board appointed under Sections 4.01(b) to 4.01(d), caused by the death, resignation, or removal of a County Authority Board member shall be filled in the same manner as the original appointment for the balance of the unexpired term.

Section 4.06. Meetings. The County Authority Board shall conduct its first meeting no later than forty-five (45) calendar days after the Effective Date, provided that a quorum of the County Authority Board has been appointed. The County Authority Board shall meet at least annually and hold such other meetings at the place, date, and time as the County Authority Board

shall determine. All meetings of the County Authority Board shall comply with the OMA. Public notice of the time, date, and place of the meetings shall be given in the manner required by the OMA.

Section 4.07. Quorum and Voting. A majority of the County Authority Board shall be required to constitute a quorum for the transaction of business. The County Authority Board shall act by a majority vote at a meeting at which a quorum is present. A quorum shall be necessary for the transaction of business by the County Authority Board. Presence in person for both quorum and voting at a meeting may include electronic communication by which such member of the County Authority Board is both seen and heard by the members of the County Authority Board and any members of the public at the meeting.

Section 4.08. County Authority Board Responsibilities. The County Authority Board shall do all of the following by a majority vote of its members appointed and serving:

- (a). Consistent with this Agreement and the Land Bank Act, adopt amendments to the initial articles of incorporation adopted under Section 3.02 and adopt subsequent amendments to the articles of incorporation as deemed necessary by the County Authority Board.
- (b). Adopt bylaws, rules, and procedures governing the County Authority Board and its actions and meetings. Initial bylaws shall be adopted within six (6) months of the first meeting of the County Authority Board.
- (c). Elect officers. Initial officers shall be elected within thirty (30) days of the first meeting of the County Authority Board.
- (d). Approve policies to implement day-to-day operation of the County Authority, including policies governing any staff of the County Authority.
- (e). Provide for a system of accounts to conform to a uniform system required by law, and review and approve the County Authority's budget to assure that the budgets are approved and administered in accordance with the Budget Act.
- (f). Provide for an annual audit in accordance with the Budget Act.
- (g). Adopt personnel policies and procedures.
- (h). Adopt policies and procedures for contracting and procurement.
- (i). Adopt an investment policy in accordance with 1943 PA 20, MCL 129.91 to 129.96, and establish banking arrangements for the County Authority.
- (j). Take such other actions and steps as shall be necessary or advisable to accomplish the purposes of this Agreement.

Section 4.09. Fiduciary Duty. The members of the County Authority Board are under a fiduciary duty to conduct the activities and affairs of the County Authority in the best interests of the County Authority, including the safekeeping and use of all County Authority monies and

assets. The members of the County Authority Board shall discharge their duties in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

Section 4.10. Chairman. The Treasurer shall be the Chairman of the County Authority Board.

Section 4.11. Compensation. The members of the County Authority Board shall receive no compensation for the performance of their duties. A County Authority Board member may engage in private or public employment, or in a profession or business, except to the extent prohibited by law. The County Authority may reimburse members of the County Authority Board for actual and necessary expenses incurred in the discharge of their official duties as provided by the County Authority Board.

Section 4.12. Executive Director. The County Authority Board may select and retain an Executive Director. An Executive Director selected and retained by the County Authority Board shall administer the County Authority in accordance with the operating budget adopted by the County Authority Board, general policy guidelines established by the County Authority Board, other applicable governmental procedures and policies, and this Agreement. The Executive Director shall be responsible for the day-to-day operations of the County Authority, the control, management, and oversight of the County Authority's functions, and supervision of all County Authority employees. All terms and conditions of the Executive Director's length of service shall be specified in a written contract between the Executive Director and the County Authority Board, provided that the Executive Director shall serve at the pleasure of the County Authority Board.

Section 4.13. Ethics. The County Authority Board shall adopt ethics policies governing the conduct of County Authority Board members, officers, appointees, and employees as required under Section 4(9) of the Land Bank Act. The policies shall be no less stringent than those provided for public officers and employees under 1973 PA 196, MCL 15.341 to 15.348.

Section 4.14. Conflicts of Interest. Members of the County Authority Board and officers, appointees, and employees of the County Authority shall be deemed to be public servants for the purposes of 1968 PA 317, MCL 15.321 to 15.330, and are subject to any other applicable law with respect to conflicts of interest. As required under Section 4(10) of the Land Bank Act, the County Authority shall establish policies and procedures requiring the disclosure of relationships that may give rise to a conflict of interest. The County Authority Board shall require that any member of the County Authority Board with a direct or indirect interest in any matter before the County Authority Board disclose the member's interest to the governing body before the board takes any action on the matter.

ARTICLE V
GENERAL POWERS OF COUNTY AUTHORITY

Section 5.01. General Powers Under Land Bank Act. The County Authority may exercise all of the powers, duties, functions, and responsibilities of an authority under the Land Bank Act, including, but not limited to, each of the following:

(a). Adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business.

(b). Sue and be sued in its own name and plead and be impleaded, including, but not limited to, defending the County Authority in an action to clear title to property conveyed by the County Authority.

(c). Borrow money and issue bonds and notes according to the provisions of the Land Bank Act.

(d). Enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, interlocal agreements under Act 7, for the joint exercise of powers under the Land Bank Act.

(e). Solicit and accept gifts, grants, labor, loans, and other aid from any person, or the federal government, the State, or a political subdivision of the State or any agency of the federal government, the State, a political subdivision of the State, or an intergovernmental entity created under the laws of the State or participate in any other way in a program of the federal government, the State, a political subdivision of the State, or an intergovernmental entity created under the laws of the State.

(f). Procure insurance against loss in connection with the property, assets, or activities of the County Authority.

(g). Invest money of the County Authority, at the discretion of the County Authority Board, in instruments, obligations, securities, or property determined proper by the County Authority Board and name and use depositories for County Authority money.

(h). Employ legal and technical experts, other officers, agents, or employees, permanent or temporary, paid from the funds of the County Authority. The County Authority shall determine the qualifications, duties, and compensation of those it employs. The County Authority Board may delegate to 1 or more members, officers, agents, or employees any powers or duties it considers proper. Members of the County Authority Board shall serve without compensation but shall be reimbursed for actual and necessary expenses, subject to available appropriations.

(i). Contract for goods and services and engage personnel as necessary and engage the services of private consultants, managers, legal counsel, engineers, accountants, and auditors for rendering professional financial assistance and advice payable out of any money of the County Authority.

(j). Study, develop, and prepare the reports or plans the County Authority considers necessary to assist it in the exercise of its powers under the Land Bank Act and to monitor and evaluate progress under the Land Bank Act.

(k). Enter into contracts for the management of, the collection of rent from, or the sale of real property held by an authority.

(l). Do all other things necessary or convenient to achieve the objectives and purposes of the County Authority under the Land Bank Act or other laws that relate to the purposes and responsibility of the County Authority.

Section 5.02. Bonds or Notes. The County Authority shall not issue any type of bond in its own name except as authorized by the Land Bank Act. The County Authority shall not possess the power to in any way indebted a Party. Bonds or notes issued by the County Authority are the debt of the County Authority and not of the Parties. Bonds or notes issued by the County Authority are for an essential public and governmental purpose. Pursuant to Section 24(7) of the Land Bank Act, bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes by the State or any political subdivision of the State.

Section 5.03. Casino Development Prohibited. Pursuant to Section 4(6) of the Land Bank Act, the County Authority shall not assist or expend any funds for, or related to, the development of a casino.

Section 5.04. Tax Limitation. Pursuant to Section 4(7) of the Land Bank Act, the County Authority shall not levy any type of tax or special assessment.

Section 5.05. Condemnation Prohibited. The County Authority is prohibited from exercising the power of eminent domain or condemning property under Section 4(8) of the Land Bank Act.

Section 5.06. Limitation on Political Activities. The County Authority shall not spend any public funds on political activities. Subject to the foregoing, this section is not intended to prohibit the County Authority from engaging in activities authorized by applicable law.

Section 5.07. No Waiver of Governmental Immunity. The Parties agree that no provision of the Agreement is intended, nor shall it be construed, as a waiver by any Party of any governmental immunity provided under any applicable law.

Section 5.08. Non-Discrimination. The County Authority shall comply with all applicable law prohibiting discrimination. The County Authority shall not fail or refuse to hire recruit, or promote; demote; discharge; or otherwise discriminate against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The County Authority shall not limit, segregate, or classify an employee or applicant for employment in a way that deprives or tends to deprive the employee or applicant of an employment opportunity or otherwise adversely affects

the status of an employee or applicant because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The County Authority shall not provide services in a manner that discriminates against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to receive services from the County Authority.

ARTICLE VI
SPECIFIC POWERS OF THE COUNTY AUTHORITY

Section 6.01. Acquisition of Property. Except as otherwise provided in this Agreement or under the Land Bank Act, the County Authority may acquire by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise real or personal property, or rights or interests in real or personal property, on terms and conditions and in a manner the County Authority considers proper. Real property acquired by the County Authority by purchase may be by purchase contract, lease purchase agreement, installment sales contract, land contract, or otherwise. The County Authority may acquire real property or rights or interests in real property for any purpose the County Authority considers necessary to carry out the purposes of the Land Bank Act.

Section 6.02. Deeds In Lieu of Foreclosure. The County Authority may accept from a Person with an interest in a tax delinquent property or Tax Reverted Property a deed conveying that Person's interest in the property in lieu of the foreclosure or sale of the property as provided under Section 6 of the Land Bank Act.

Section 6.03. Expedited Quiet Title and Foreclosure Actions. The County Authority may initiate an expedited quiet title and foreclosure action to quiet title to interests in real property held by the County Authority as provided under Section 9 of the Land Bank Act.

Section 6.04. Execution of Legal Documents Relating to Property. All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the County Authority, including agreements to acquire or dispose of real property, shall be approved by and executed in the name of the County Authority.

Section 6.05. Holding and Managing Property. The County Authority may hold and own in its name any property acquired by the County Authority or conveyed to the County Authority by the State, a Foreclosing Governmental Unit, a local unit of government, an intergovernmental entity created under the laws of the State, or any other public or private person, including, but not limited to, Tax Reverted Property and property with or without clear title. The County Authority may, without the approval of a local unit of government in which property held by the County Authority is located, control, hold, manage, maintain, operate, repair, lease as lessor, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the property it holds or owns. All real property held by the County Authority shall be inventoried and classified by the County Authority according to title status of the property and suitability for use. The County Authority may take or perform the following with respect to property held or owned by the County Authority:

(a). Grant or acquire a license, easement, or option with respect to property as the County Authority determines is reasonably necessary to achieve the purposes of this Agreement and the Land Bank Act.

(b). Fix, charge, and collect rents, fees, and charges for use of property under the control of the County Authority or for services provided by the County Authority.

(c). Pay any tax or special assessment due on property acquired or owned by the County Authority.

(d). Take any action, provide any notice, or institute any proceeding required to clear or quiet title to property held by the County Authority in order to establish ownership by and vest title to property in the County Authority, including, but not limited to, an expedited quiet title and foreclosure action under Section 9 of the Land Bank Act.

(e). Remediate environmental contamination on any property held by the County Authority.

Section 6.06. Civil Action to Protect County Authority Property. The County Authority may institute a civil action to prevent, restrain, or enjoin the waste of or unlawful removal of any property from Tax Reverted Property or other real property held by the County Authority, as provided under Section 11 of the Land Bank Act.

Section 6.07. Environmental Contamination. If the County Authority has reason to believe that property held by the County Authority may be the site of environmental contamination, the County Authority shall provide the Michigan Department of Environmental Quality with any information in the possession of the County Authority that suggests that the property may be the site of environmental contamination, as required under Section 10 of the Land Bank Act. The County Authority shall cooperate with the Michigan Department of Environmental Quality with regard to any request made or action taken by the Department under Section 10 of the Land Bank Act.

Section 6.08. Transfer of Interests in Property by County Authority. Pursuant to Section 7 of the Land Bank Act, on terms and conditions, and in a manner and for an amount of consideration the County Authority considers proper, fair, and valuable, including for no monetary consideration, the County Authority may convey, sell, transfer, exchange, lease as lessor, or otherwise dispose of property or rights or interests in property in which the County Authority holds a legal interest to any public or private person for value determined by the County Authority.

Section 6.09. Disposition of Proceeds. Any proceeds from the sale or transfer of property by the County Authority shall be retained by the County Authority, or expended or transferred by the County Authority consistent with the provisions of the Land Bank Act and pursuant to a plan adopted by the County Authority Board.

Section 6.10. Collective Bargaining. The County Authority shall have the right to bargain collectively and enter into agreements with labor organizations. The County Authority shall fulfill its responsibilities as a public employer subject to 1947 PA 336, MCL 423.201 to 423.217 with respect to all its employees.

Section 6.11. Municipal Employee Retirement System. To the extent permitted under Michigan law, the County Authority Board may elect to become a participating municipality on behalf of County Authority employees but only pursuant to Section 2c(2) of the Municipal Employees Retirement Act of 1984, 1984 PA 427, MCL 38.1501 to 38.1558.

ARTICLE VII
BOOKS, RECORDS, AND FINANCES

Section 7.01. County Authority Records. The County Authority shall keep and maintain at the principal office of the County Authority, all documents and records of the County Authority. The records of the County Authority, which shall be available to the Parties, shall include, but not be limited to, a copy of this Agreement along with any amendments to the Agreement. The records and documents shall be maintained until the termination of this Agreement and shall be delivered to any successor entity or, if none, to the Treasurer or any successor agency of the Treasurer.

Section 7.02. Financial Statements and Reports. The County Authority shall cause to be prepared, at County Authority expense, audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm. A copy of the annual financial statement and report shall be filed with the Michigan Department of Treasury, or any successor agency, and shall be made available to each of the Parties.

Section 7.03. Audits. The County Authority shall provide for the conduct of audits in accordance with Sections 6 to 13 of the Budget Act, which shall be made available at the request of any Party. The County Authority Board shall establish a dedicated audit committee of the County Authority Board for the purpose of overseeing the accounting and financial reporting processes of the County Authority and audits of its financial statements. The County Authority shall establish specific duties and obligations of the audit committee and standards and qualifications for membership on the audit committee. The County Authority may require at least one member to be specifically knowledgeable about financial reports.

Section 7.04. Freedom of Information Act. The County Authority shall be subject to and comply with the FOIA.

Section 7.05. Uniform Budgeting and Accounting Act. The County Authority shall be subject to and comply with the Budget Act. The Executive Director annually shall prepare and the County Authority Board shall approve a budget for the County Authority for each Fiscal Year. Each budget shall be approved by the September 1st immediately preceding the beginning of the Fiscal Year of the County Authority.

Section 7.06. Deposits and Investments. The County Authority shall deposit and invest funds of the County Authority, not otherwise employed in carrying out the purposes of the County Authority, in accordance with an investment policy established by the County Authority Board consistent with laws and regulations regarding investment of public funds.

Section 7.07. Disbursements. Disbursements of funds shall be in accordance with guidelines established by the County Authority Board.

Section 7.08. Performance Objectives. Each Fiscal Year, the Executive Director shall prepare objectives for the County Authority's performance for review and approval by the County Authority Board.

Section 7.09. Annual Reports. Not less than annually, the County Authority shall file with the Treasurer, the County Board, and with the State Authority a report detailing the activities of the County Authority, and any additional information as requested by the Treasurer, the County Board, or the State Authority.

ARTICLE VIII
DURATION OF AGREEMENT

Section 8.01. Duration. This Agreement and the County Authority shall commence on the Effective Date and shall continue in effect for an initial term of 5 years and after that until terminated by joint action of the Parties and the County Board or withdrawal by a Party under Section 8.02.

Section 8.02. Withdrawal by Either Party. Either Party may withdraw from this Agreement after the initial term, upon six (6) months notice in writing to the County Authority as provided under Section 9.01. The Treasurer shall withdraw from this Agreement under this section if required to withdraw under the terms a resolution adopted by the County Board.

Section 8.03. Disposition upon Termination. As soon as possible after termination of this Agreement, the County Authority shall finish its affairs as follows:

(a) All of the County Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the County Authority and distribution of its assets shall be paid first.

(b) The remaining assets, if any, shall be distributed to any successor entity, subject to approval by the Parties. In the event that no successor entity exists, the remaining assets shall be distributed to Genesee County or as otherwise agreed by the Parties.

ARTICLE IX
MISCELLANEOUS

Section 9.01. Notices. Any and all correspondence or notices required, permitted, or provided for under this Agreement to be delivered to any Party shall be sent to that Party by first-class mail. All such written notices, including any notice of withdrawal under Article VIII, shall be sent to each other Party's signatory to this Agreement, or that signatory's successor. All correspondence shall be considered delivered to a Party as of the date that such notice is deposited with sufficient postage with the United States Postal Service. Any notice of withdrawal shall be sent via certified mail.

Section 9.02. Entire Agreement. This Agreement sets forth the entire agreement between the Parties and supersedes any and all prior agreements or understandings between them in any way related to the subject matter of this Agreement. It is further understood and agreed that the terms and conditions of this Agreement are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations between the Parties in any way related to the subject matter of this Agreement, except as expressly stated in this Agreement.

Section 9.03. Interpretation of Agreement. The Parties intend that this Agreement shall be construed liberally to effectuate the intent and purposes of this Agreement and the legislative intent and purposes of the Land Bank Act as complete and independent authorization for the performance of each and every act and thing authorized by this Agreement and the Land Bank Act. All powers granted to the County Authority under this Agreement and the Land Bank Act shall be broadly interpreted to effectuate the intent and purposes and not as a limitation of powers.

Section 9.04. Severability of Provisions. If any provision of this Agreement, or its application to any Person, Party, or circumstance, is invalid or unenforceable, the remainder of this Agreement and the application of that provision to other Persons, Party, or circumstances is not affected but will be enforced to the extent permitted by law.

Section 9.05. Governing Law. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced, and governed under the laws of the State of Michigan without regard to the doctrines of conflict of laws. The language of all parts of this Agreement shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Section 9.06. Captions and Headings. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning and or to be interpreted as part of this Agreement.

Section 9.07. Terminology. All terms and words used in this Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 9.08. Cross-References. References in this Agreement to any Article include all sections, subsections, and paragraphs in the Article, unless specifically noted otherwise.

References in this Agreement to any Section include all subsections and paragraphs in the Section.

Section 9.09. Jurisdiction and Venue. In the event of any disputes between the Parties over the meaning, interpretation, or implementation of the terms, covenants, or conditions of this Agreement, the matter under dispute, unless resolved between the Parties, shall be submitted to the courts of the State of Michigan. Subject to Sections 6419 and 6419a of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.6419 and 600.6419a, any and all claims against the State Authority must be brought and maintained in the Court of Claims in Ingham County notwithstanding Section 6421 of the Revised Judicature Act of 1961, MCL 600.6421.

Section 9.10. Amendment. This Agreement may be amended or an alternative form of this Agreement adopted only upon written agreement of all Parties.

Section 9.11. Effective Date. This Agreement shall become effective as of the Effective Date.

This Agreement is executed by the authorized representatives of the Parties on the date(s) indicated below:

**MICHIGAN LAND BANK FAST TRACK
AUTHORITY,**
a Michigan public body corporate

By: Stacy L. Fox

Its: Chairperson

Date: Dec. 7, 2004

By: _____
Daniel T. Kildee
TREASURER, COUNTY OF GENESEE

Date: _____, 2004

This Agreement is executed by the authorized representatives of the Parties on the date(s) indicated below:

**MICHIGAN LAND BANK FAST TRACK
AUTHORITY,**
a Michigan public body corporate

By: _____

Its: Chairperson

Date: _____, 2004

By: *Daniel T. Kildee*

Daniel T. Kildee
TREASURER, COUNTY OF GENESEE

Date: Dec. 7, 2004

ATTACHMENT E

Quitclaim Deed

201312240123733
12/24/2013
P:1 of 2
\$0.00

John J. Gleason
Genesee County Register of Deeds

QUIT CLAIM DEED

Deborah L. Cherry, acting in her official capacity as the Genesee County Treasurer, whose address is
1101 Beach Street, Room 144, Flint, MI 48502

QUIT CLAIMS to **GENESEE COUNTY LAND BANK**
452 SOUTH SAGINAW ST.
FLINT 48502

the following lands situated in the **CITY** of **FLINT**,
County of Genesee, and State of Michigan, to wit:

**UNPLATTED. PART OF SW 1/4 OF SEC 26, T8N, R6E DESC AS BEG AT A PT ON S LINE
OF SD SEC N 89 DEG 41 MIN 30 SEC E 290 FT FROM SW COR OF SD SEC; TH N 89
DEG 41 MIN 30 SEC E 139 FT; TH N 0 DEG 09 MIN 30 SEC W 289 FT; TH S 89 DEG 41
MIN 30 SEC W 139 FT; TH S**

Further identified as permanent parcel ID number(s): **46-26-351-044**
And commonly known as: **2360 W PIERSON RD FLINT MI 48504**

For the sum of: **0.00** DOLLARS AND NO OTHER CONSIDERATION.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

This conveyance is made pursuant to Public Act 123 (as amended), Section 78m.

This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.505(h)(i)
This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.526(h)(i)

Dated this: **DECEMBER 20, 2013**



Deborah L. Cherry
Genesee County Treasurer

Drafted By: Deborah L. Cherry
Genesee County Treasurer
1101 Beach St.
Flint, Mi 48502

For County Treasurer's certification for electronic instrument transfer, see instrument 201011230078715

201312240123733

12/24/2013

P:2 of 2

\$0.00

John J. Gleason

Genesee County Register of Deeds

QUIT CLAIM DEED CONTINUING SHEET

GENESEE COUNTY QUIT CLAIM DEED

Parcel ID No. 46-26-351-044

0 DEG 09 MIN 30 SEC E 289 FT TO POB. EXC THAT
PART USED FOR PIERSON ROAD.

ATTACHMENT F

Draft Analysis of Brownfield Cleanup Alternatives

***DRAFT* ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
FORMER ROSS OIL FACILITY
2360 WEST PIERSON ROAD
FLINT, MICHIGAN 48504**

Prepared by AKT Peerless for
**GENESEE COUNTY LAND BANK AUTHORITY
452 SOUTH SAGINAW STREET, 2ND FLOOR
FLINT, MICHIGAN 48502**

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

1.0 INTRODUCTION

This DRAFT Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared by the Genesee County Land Bank Authority (GCLBA). The ABCA is a required element of the application for a Hazardous Substances Brownfield Cleanup (Cleanup Grant) submitted by the GCLBA to the United States Environmental Protection Agency (USEPA). This ABCA will be re-evaluated and revised to reflect any updated information should the grant be awarded.

If awarded, the Cleanup Grant will fund the cleanup of 2360 West Pierson Road, Flint, Genesee County, Michigan (subject property).

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The subject property is located in the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 26 in the City of Flint (T.8N. /R.6E.), Genesee County, Michigan. The subject property is located north of West Pierson Road, east of Clio Road, and west of Cloverlawn Drive.

It consists of a rectangular parcel that contains approximately 0.76 acres. The current owner of the subject property is the GCLBA. The subject property is unoccupied. The subject property's parcel identification number is 46-26-351-044 and is zoned D-3, Community Business District.

The subject property is currently improved with a blighted, unoccupied, commercial building, most recently utilized as an automotive repair shop and car wash. The subject property is located in an area of the City of Flint that is characterized by commercial and residential properties.

General information regarding the on-site building (the subject building) is presented in the following table:

General Construction	One-story, flat roof, concrete block and wood construction, concrete slab on grade foundation, partial basement/sub-floor pits
Predominant Interior Finish	Concrete, drywall, paint, wood, metal, glass
Square Footage (total)	4,496
Construction and Other Improvement Dates	Constructed in 1985 Addition in 1986 Remodel in 1993
Interior Areas	Interior areas include five automobile oil change bays, five car wash bays, offices,

	and a bathroom
--	----------------

Non-structural improvements at the subject property are limited to an asphalt parking lot and limited greenbelts.

2.2 SITE HISTORY

From at least 1937 to 1960, the subject property was utilized for agricultural purposes. In 1961, the subject property was developed with an asphalt parking lot, used in association with the eastern adjoining property for use as a furniture store. The subject building was constructed in 1985 as an oil change/car wash shop. Since 2009, the subject property has been unoccupied.

2.3 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

Following is a list of environmental investigations that have been conducted at the subject property:

- September 2016 - Phase I ESA prepared by AKT Peerless on behalf of the GCLBA;
- October 2016 – Pre-Demolition Hazardous Materials Survey conducted by AKT Peerless on behalf of the GCLBA; and
- November 2016 - Phase II ESA conducted on the subject property by AKT Peerless on behalf of the GCLBA.

Copies of all reports are on file with the GCLBA, 452 South Saginaw Street, 2nd Floor, Flint, Michigan 48502, and will be made available for public review with the final ABCA.

2.4 CURRENT ENVIRONMENTAL CONCERNS

In October 2016, AKT Peerless conducted a pre-demolition hazardous materials survey of the building at the subject property to identify asbestos-containing materials (ACMs) and other hazardous materials located on the subject property. The following ACMs were identified at the subject property:

- Stucco
- Boiler Fire Brick

Approximately 2,400 square feet of non-friable stucco and 20 cubic feet of friable fire brick were identified on/within the subject property. The basement/pit area of the building contains approximately 19,000-gallons of flood water. The water is the result of groundwater intrusion from the interior floor drain system and/or foundation deterioration due to structural vacancy and failure to maintain working electricity and plumbing. Due to the presence of the water, an

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

inspection of the basement/pit area could not be conducted. Therefore, additional ACM and/or hazardous materials may be present within the building basement.

In September 2016, AKT Peerless conducted a Phase I ESA of the subject property and identified former site operations as an automotive repair /car wash as a recognized environmental condition (REC).

In October 2016, AKT Peerless conducted a Phase II ESA of the subject property to evaluate former automotive repair and car wash operations. The investigation included the collection of soil and groundwater samples from locations most likely to have been impacted by this former site use. Based upon laboratory analysis, concentrations of select volatile organic compounds (VOCs) including 1,2,3-Trimethylbenzene and 1,2,4-trimethylbenzene were identified within on-site soil in excess of the MDEQ Part 201 Generic Residential Cleanup Criteria (RCC); specifically, the Residential Drinking Water Protection Criteria and/or Groundwater Surface Water Interface Protection Criteria. Concentrations of lead, cadmium, and chromium were detected within on-site groundwater in excess of the MDEQ Part 201 Generic RCC; specifically, the Residential Drinking Water Criteria and/or Groundwater Surface Water Interface Criteria. Concentrations of additional VOCs including n-butylbenzene, sec-butylbenzene, 2-methylnaphthalene, n-propylbenzene, and xylenes were detected within soil samples collected above the laboratory method detection limit; however, were below the MDEQ Part 201 Generic RCC.

Furthermore, due to the presence of water within the basement/pit area of the subject building, AKT Peerless was unable to inspect or collect subsurface samples (i.e. soil or groundwater) beneath the slab of the building. Therefore, additional petroleum contamination may be present beneath the subject building.

3.0 PROPOSED CLEANUP OBJECTIVES

The GCLBA intends to use the USEPA Cleanup Grant to fund the abatement, demolition, site assessment, soil management, determine due care obligations, and site prep for future development. The proposed cleanup will allow for demolition of the subject building and prepare the subject property for future redevelopment of a grocery store.

3.1 POTENTIAL CLEANUP ALTERNATIVES

Option No. 1 – No Action

Effectiveness: A no-action alternative will not mitigate the threat to human health and the environment that is known to exist on the subject property and will not facilitate demolition of the subject building for redevelopment of the subject property. Continued, unchecked deterioration of the building could potentially result in an increased threat to human health and the environment. As breaches in the building envelope become more severe, damaged/deteriorated asbestos could become airborne and be liberated into the air and environment.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

The no-action alternative is not recommended as it is not compatible with regulatory requirements or the goals of reducing the threat to human health and the environment, and will impede future redevelopment of the subject property.

Implementation: The no-action option is not feasible because, according to regulatory requirements, regulated asbestos-containing materials are required to be removed from a structure before demolition can be performed.

Cost: A no-action alternative would represent the lowest cost initially, but continued, unchecked deterioration of the building could result in fugitive releases to the surrounding community and a higher cost for abatement if the entire building would need to be demolished and disposed of as asbestos waste.

Option No. 2 – Asbestos Abatement and Soil Management

Asbestos Abatement

Effectiveness: An asbestos abatement alternative will mitigate the threat to human health and the environment that is known to exist on the subject property and will facilitate demolition of the subject building for redevelopment of the subject property. In addition, this option is required by regulation in advance of building demolition.

As petroleum impacted soil and groundwater is present on the subject property, appropriate soil handling methods will be implemented during demolition activities. Due to the presence of water within the basement/pit area of the subject building, AKT Peerless was unable to inspect or collect subsurface samples (i.e. soil or groundwater) beneath the slab of the building. Therefore, additional petroleum contamination may be present beneath the subject building at concentrations higher than those previously discovered. Soil management activities will include further characterizing, delineation, and assessment in order to determine disposal methods and provide guidance for future site use with respect to due care obligations.

Implementation: This option is technically feasible. Before planned demolition, an approved, state-licensed asbestos abatement contractor will remove and properly dispose the ACMs listed in AKT Peerless' Pre-Demolition Hazardous Materials Survey, dated October 2016 as well as determine appropriate disposal methods for known petroleum contamination.

Asbestos abatement work will be performed according to the Occupational Safety and Health Administration (OSHA) requirements of Code of Federal Regulation 29 CFR 1926.1101, the Asbestos Construction Standard, adopted by reference in Michigan as Rule 325.51302. Work activities will also meet the criteria of the Michigan Department of Energy, Labor, and Economic Growth Public Act 135, of 1986 (MDELEG) and the National Emission Standard for Hazardous Air Pollutants 40 CFR Part 61 (NESHAP) for regulatory notification of intent to renovate or demolish. The NESHAP requirements for asbestos identification, adequate wetting, no visible

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

emissions, and proper waste packaging for disposal will also be followed. Abatement contractors will be licensed (ACT 135 of 1986) and contractor personnel will be accredited (Public Act 440 of 1988) through the MDELEG Asbestos Program.

A biddable specification package will be prepared to include all necessary design drawings, technical specifications, and general requirements. The package will be suitable for bidding purposes to secure a contractor to implement the corrective action, as applicable.

The approved contractor will submit a joint Notification of Intent to Renovate/Demolish (Notification) form to the Michigan Department of Environmental Quality (MDEQ), Air Quality Division and the MDELEG Asbestos Program in advance of asbestos abatement. The Notification will be submitted ten working days prior to on-site activities. The Notification summarizes the project description, schedule, approved contractor, facility owner, disposal location, and engineering controls, etc. Refer to Attachment B for a blank copy of this form.

After asbestos abatement activities are completed, final air clearance samples will be collected to verify adequate abatement activities. The final air clearance criterion established by specification for this project is the level referenced in 40 CFR Part 763, Subpart E, of the EPA Asbestos in Schools Rule of 0.01 fibers per cubic centimeter of air or the background level as measured before the start of abatement. Clearance samples will be analyzed by phase contrast optical microscopy. Properly trained and equipped personnel shall perform all work.

3.2 RECOMMENDED CLEANUP ALTERNATIVE

Option No. 2 is recommended for the subject property, as it is feasible to implement, will mitigate risks to human health and the environment, and will provide a long term cleanup response. In addition, this alternative is necessary to support demolition of the structure and the intended future use of the subject property. It has been determined that Option No. 1 will not mitigate, but may actually increase, the threat to human health and the environment that is known to exist on the subject property, will not facilitate/meet project goals, and will not meet regulatory requirements.

4.0 CONCLUSION

Remedial alternatives were evaluated based on effectiveness, ease of implementation, cost, and the potential future use of the property.

The no-action alternative (Option No.1) will not mitigate, but may increase, the threat to human health and the environment that is known to exist on the subject property, will not facilitate/meet project goals and will not meet regulatory requirements. The GCLBA has recommended not proceeding with Option No.1.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

The asbestos abatement alternative is technically feasible and implementable, will mitigate risks to human health and the environment, and will provide a long term cleanup response in the most cost-effective manner. In addition, this alternative is necessary to support the intended future use of the property. The GCLBA has recommended proceeding with Option No. 2 regarding asbestos-containing materials.

ATTACHMENT A

FIGURE

ATTACHMENT B

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH FORM (BLANK)

ATTACHMENT G

Documentation of Community Notification

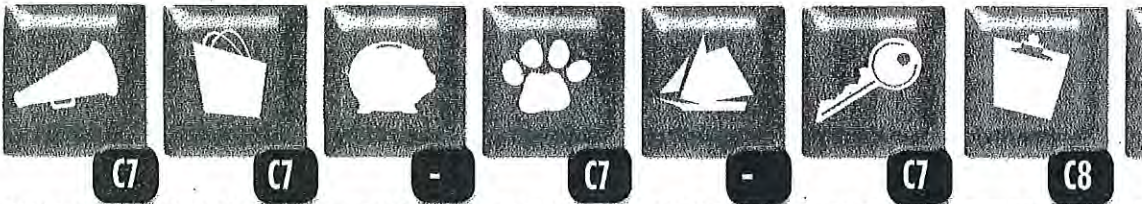


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PAGE C7 / THE FLINT JOURNAL / TUESDAY, DECEMBER 6, 2016

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ANNOUNCEMENTS Bands/Music Lost & Found Personals	MERCHANDISE Antiques Appliances Garage Sales	FINANCIAL Investments Stocks Money to Loan	PETS & FARMS Dirt & Gravel Farm Equipment Livestock & Feed	RECREATION Boats Campers Snowmobiles	TRANSPORTATION Cars Trucks Vans	EMPLOYMENT Jobs General Help Services	REAL ESTATE Homes Apts Condos
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ANNOUNCEMENTS

About Foster Care
CARE GIVER: Mature woman with 7 yrs. experience. No heavy lifting. Available 24/7. Call (810) 653-3441 after 5pm.

FLINT MEMORIAL PARK
Two lots, 51000/both. Call (810) 736-8164

Genesee County Land Bank Authority
452 S. Saginaw Street
2nd Floor
Flint, Michigan 48902
Public Notification for intent to apply for United States Environmental Protection Agency (EPA) Brownfield Cleanup Grant Funds for use at 2300 & 2360 W. Pierson Road.

To all interested persons: PLEASE TAKE NOTICE that the Genesee County Land Bank Authority is accepting comments and review of Draft Analyses, Brownfield Cleanup Alternatives (ABCA) prepared for the use of EPA Brownfield Cleanup Grant Funds to support asbestos and petroleum cleanup activities at the 2300 and 2360 W. Pierson Road, Flint, MI 48904, respectively.

The Genesee County Land Bank Authority encourages citizen participation. A draft ABCA will be available for review on December 9, 2016 and comments will be accepted until December 16, 2016. The draft ABCA will be available for public review and comment at the Genesee County Land Bank Authority office located at 452 South Saginaw Street, 2nd Floor, Flint, MI 48902 and on the web at www.landbank.org. All interested persons desiring to comment are invited to submit written testimony or materials concerning the proposed project to this address by no later than 3:00 pm Friday, December 16, 2016.

Further information may be obtained by calling the Genesee County Land Bank Authority, Faith Finholm at (810) 257-3088 x539 or by visiting the above website.

NOTICE OF PUBLIC HEARING: A hearing will be held before the Flint Zoning Board of Appeals on Tuesday, December 20, 2016, at 6:00 p.m. or as soon thereafter as the agenda will permit at Flint City Hall, Committee of the Whole Room, 3rd Floor, 1101 S. Saginaw St., Flint, Michigan 48902 to consider an appeal concerning the enforcement of Chapter 50 of the Code of the City of Flint, as provided under Sec. 50-89, ZBA 16-2206: Communities First, Inc. 415 W. Court St., Flint MI 48903, requests height variance of 12' 5" at 1207 N. Ballenger Highway, Flint, MI 48904, parcel ID: 840-11-155-014.



Public Notices

STATE OF MICHIGAN COUNTY OF KENT FAMILY DIVISION ORDER FOR PUBLICATION ON HEARING

TO: PUTATIVE/UNKNOWN FATHER
Child's Name: JARMAYA COLEMAN
Child's Date and Place of Birth: 11/25/03, LOUISIANA
Child's Name: CHAISTY JONES
Child's Date and Place of Birth: 05/19/05, LOUISIANA
Mother's Name: RACHEL MELTON
Case No.: 16-93466-NA-104014603
16-93467-NA-104014603
Hearing: DECEMBER 28, 2016 AT 3:00 P.M.
JUDITH ZEMAITIS, 6TH FLOOR, COURTROOM 6-C

A petition has been filed with this court regarding the above-named child(ren). If you are, or may be, the natural father you should personally appear before the court at the time and place stated above to express your interest, if any, in the child(ren).

Failure to appear at this hearing will constitute a denial of interest in the child(ren), waiver of notice for all subsequent hearings, and a waiver of a right to appointment of an attorney. Failure to appear at this hearing WILL RESULT IN PERMANENT TERMINATION OF ANY PARENTAL RIGHTS.

Dated: December 2, 2016
KATHLEEN A. FEENEY
CIRCUIT COURT JUDGE

NOTICE TO CREDITORS STATE OF MICHIGAN
In the matter of: Nancy C. Swanebeck
TO ALL INTERESTED PERSONS: Your interest in the Estate or Trust of Nancy C. Swanebeck, the decedent, may be barred or affected by the following:

The decedent, whose last known address was 10424 Torrey Rd. Michigan, 48430, died on November 9, 2016. The decedent is notified that all claims against the decedent will be forever barred unless presented to Kathleen A. Dimich, Trustee of the Nancy C. Swanebeck Trust, within four (4) months of the date of the publication of this notice.

Notice is further given that the assets of the Nancy C. Swanebeck Trust will be therefor assigned and distributed to persons entitled to such Trust assets. The Trust is not being supervised or administered under the jurisdiction of any probate court.

Date: December 6, 2016
Kathleen A. Dimich
10424 Torrey Rd.
Fenton, MI 48420
Public Notice
Michigan Department of Health and Human Services Medical Services Administration
Cost Reporting Requirements State Plan Amendment Request
The Michigan Department of



Public Notices

Public Notice Michigan Department of Health and Human Services Medical Services Administration
Coverage Parameters for Preventive Care Services State Plan Amendment Request

The Michigan Department of Health and Human Services (MDHHS) plans to submit a State Plan Amendment (SPA) request to the Centers for Medicare & Medicaid Services (CMS) to establish the Michigan Medicaid program coverage parameters for preventive care services.

The anticipated effective date for the Coverage Parameters for Preventive Care Services SPA is April 1, 2017.

Proposed Medicaid covered preventive services include those assigned a grade of A or B by the United States Preventive Task Force (USPSTF), all approved adult vaccines and their administration as recommended by the Advisory Committee on Immunization Practices (ACIP), and limited preventive screening services. In addition to these services, Healthcare Common Procedure Coding System (HCPCS) Level I codes used to report the preventive medicine evaluation and management of adults will no longer be subject to beneficiary cost sharing liability.

The estimated gross cost to the State of Michigan for the State Plan Amendment is \$29,364 per year.

There is no public meeting scheduled regarding this notice. Any interested party wishing to request a written copy of the SPA or wishing to submit comments may do so by submitting a request in writing to: MDHHS/Medical Services Administration, Program Policy Division, PO Box 30479, Lansing, MI 48909-7979 or e-mail MSA@mi.gov by January 1, 2017.



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LAB PUPS - AKC, black, blocky & stocky, 2 females, vet checked, dewormed, family raised but kennel trained. Great Christmas gift! \$500. 989-284-0245

MINIATURE PINSCHER PUPPIES - AKC shots, tails, dew claws done. Pups are ready to go! Call (616) 402-2661. www.oakviewkennels.com

SHIH TZU - males, AKC, blue and white, 9 mo., liver and white, 3 years, proven stud, more info. Call (989) 777-3676. gloriasshihzupolice.com

TOY POODLE - Adorable price. Ready to go. Various parts. 3 females, 1 male. (Fluene). (810) 667-6130 (Lapeer).

WEST HIGHLAND TERRIER PUPPIES - Beautiful, 2 females, very socialized, good with children, family raised, parents on site. 989-846-0929 or 989-387-0772

WESTIES - ARE FOR THE LIFE! NOT JUST THE HOLIDAYS! WestieEduMi.com for handout click on "Westies 101". www.akc.org/classified/pickappuppy.pdf

NEED HELP to identify the original owner or previous owner of a 1971 LT-1 War Bonnet Yellow Corvette with dark green interior sold new at Applegate Chevrolet around February/March 1971. Also looking for anyone that worked at the dealership around this time that might have information. Probably the only LT-1 sold new in 1971 with this color combination. Please email c78taps@yahoo.com. This car is not for sale.

WANTED dead or alive - Vintage 60-70's road bikes Kawasaki H2, H1, Z1, KZ, Honda CG 5L, Suzuki GT 750. Put cash in your hand. Call Russ 517-490-9676.



Classic/Antique

CHEVY 1985 CORVETTE - (CA), black ext., red int., tuned port fuel injection, 5.7L/V8 engine, dual exhaust, automatic transmission, removable glass roof, only 48,200 original miles, drives like a dream! Only \$10,500! Call (248) 705-7677



FORD 1975 GRANADA great condition, great interior, has 4.1 6 cylinder engine, reliable. Brakes are great. \$1,900. Call 810-599-6766

NEED HELP to identify the original owner or previous owner of a 1971 LT-1 War Bonnet Yellow Corvette with dark green interior sold new at Applegate Chevrolet around February/March 1971. Also looking for anyone that worked at the dealership around this time that might have information. Probably the only LT-1 sold new in 1971 with this color combination. Please email c78taps@yahoo.com. This car is not for sale.

CROSSOVERS
PONTIAC 2003 VIBE - 150,000 miles, moon & tune package, in good running condition. 5-speed manual. \$2200 obo. Call (810) 516-9229

MOTORCYCLES & SERVICE
VINTAGE Motorcycles Wanted - Cash Paid. 1900-1980. All makes. Any condition. No title? No Problem! 920-202-2201

Wanted dead or alive - Vintage 60-70's road bikes Kawasaki H2, H1, Z1, KZ, Honda CG 5L, Suzuki GT 750. Put cash in your hand. Call Russ 517-490-9676.

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Find more stories on mlive.com

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SLUVS

Chevy 2012 Traverse, AWD, 2012-4 bucket seats w/ 3rd row seating/trailer package, AWD 58,100 miles, 20" tires, heated seats, Tri Coat Red can be seen at Pro-Style auto center, Center rd, Burton 810-287-7574, \$17,000

FORD 2000 EXCURSION - 124k mi., 2WD, V8, needs transmission work but is still drivable, otherwise good cond. Newer tires, brakes. \$1,800 OBO. 989-895-8966.

GMC 2009 ACADIA SLT-Black, 1 owner, leather, heated seats, remote start, aluminum premium wheels, 99k mi. Sharp, like new! \$12,800. Dealer 810-252-4773

JEEP 2007 LIBERTY - 4x4, 126,000 miles, \$6000 obo. Call (810) 658-2515

CHEVROLET 1995 Pickup - Custom paint, 4x4, rebuilt manual transmission, exc. cond, heavy duty towing pkg, lot of chrome. \$2250. Call 810-694-3313/810-515-6328

CHEVY 2008 SILVERADO LT - Extended cab, power locks and windows, tilt, cruise, aluminum wheels, bedliner, V-8, \$7995. Dealer, 810-252-4773.

CHEVY 2005 COLORADO Crew cab, 3.5 L engine, 2wd, TC, loaded, 184k mi, well maintained, good condition, \$8700 obo. Please call (810) 239-2510.

CHEVY 2004 AVALANCHE 271 - leather, Kenwood stereo, air, lift, 20in. wheels, LED lights & much more, 184k mi, runs and looks great, \$12,500 obo. Call 810-297-2920.

Local sports news on mlive.com/sports

For All Your Small Rep: Specialty Senior Services, MIDWEST SERVICES.

SHEET M Service, heaters in L (810)

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Genesee County Land Bank Authority
452 S. Saginaw Street, 2nd Floor
Flint, Michigan 48502

12-2-16

Public Notification for intent to apply for United States Environmental Protection Agency (EPA) Brownfield Cleanup Grant Funds for use at 2320 & 2360 W Pierson Rd.

To all interested persons: PLEASE TAKE NOTICE that the Genesee County Land Bank Authority is accepting comments and review of Draft Analyses of Brownfield Cleanup Alternatives (ABCA) prepared for the use of EPA Brownfield Cleanup Grant Funds to support asbestos and petroleum cleanup activities at the 2320 and 2360 W Pierson Rd, Flint, MI 48504, respectively.

The Genesee County Land Bank Authority encourages citizen participation. A draft ABCA will be available for review on December 9, 2016 and comments will be accepted until December 16, 2016. The draft ABCA will be available for public review and comment at the Genesee County Land Bank Authority office located at 452 South Saginaw Street, 2nd Floor, Flint, MI 48502 and on the web at www.thelandbank.org. All interested persons desiring to comment are invited to submit written testimony or materials concerning the proposed project to this address by no later than 3:00pm Friday, December 16, 2016.

Further information may be obtained by calling the Genesee County Land Bank Authority, Faith Finholm at (810) 257-3088 x539 or by visiting the above website.



Grocery Store Planning & Resident Engagement Monday, November 28th, 6:00pm @ Eagle's Nest Academy

Agenda

Grocery Store Development Updates

- 1) Store Operator/General Mgr. Recruitment: Store operations and consultation will be provided by the Food Coop Initiative, Nat'l Coop Grocers, and Uplift Solutions
- 2) Food Coop Organizing Work Group Members
- 3) Uplift Solutions will finalize pro forma – 11/30/16
- 4) MI Small Business Development Center will finalize business plan – 12/5/16
- 5) MI Good Food Fund awarded NFRC \$40,000 predevelopment grant
- 6) 2017 EPA Clean-up Grant - Pierson Road Site – Genesee County Land Bank
 - a. Faith Finholm, Grants Manager, GCLB
 - b. Christina Kelly, Director of Planning & Neighborhood Revitalization, GCLB
- 7) Demolition & Funding Support – Cheryl McHallam, Senior Program Officer, MI LISC
- 8) Resource Development Planning (Grant Timeline Chart) - Kristina Johnson, Grants Director, Flint & Genesee Chamber of Commerce
- 9) *A Food Coop In Your Community* (10 minute video clip)
- 10) Resident Engagement/Ownership Goal: Recruitment of 1,000 food coop members!
 - a. \$250 per member
 - b. \$500 per church, organization and/or group
 - c. Option to pay in installments
 - d. Make checks payable to NFRC or North Flint Reinvestment Corporation
 - e. Financial report/bank balance will be mailed to current members



MICHIGAN STATE UNIVERSITY University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Fredie Fisher	fredief311@gmail	810-259-3570
GARY BYAS	123garybyas@gmail.com	810602-9461
Aaron Watkins	acejw@msu.edu	810 553 6073
Phuong Myavis		810 238 6423
Lamy Ferguson	henderson0791@gmail.com	810 695 3364
Janet Michalek	michalek@msu.edu	517-643-0314
Charles Walker	OWALKER@FIRSTFOODNETWORK.ORG	313-605-9104
Debbie Carter	terese.carter@shoglobal.net	810-730-7844
Daniel Han	dhan11265@msu.edu	810 9082396 (1)
Becky Foster	bfoster@thehagemanfoundation.org	810-285-9223



MICHIGAN STATE UNIVERSITY | University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Debra	rspezo@thebaybank.org	810.287.3088 x536
Vickie Watkins	oldflint193@gmail.com	404 453-7810
Juanita Wells	juanita.wells@att.net	(810) 444-3833
LeRoy Cole	leeroycole@comcast.com	810-577-1083
Robin Edwards	robyngsway@comcast.com	810-309-6539
Brenda Harris	408 W. 7th St Flint MI 48505	
John T. Holmes	6621 Colburn Dr	810-789-2217
Duenna Love	Grove & REINVEST FLINT, ORG	734.260.2664
Edith Finkholm	finkholm@thebank.org	257-3088 ext 543
Patricia Havel	phavel@retroflint.org	



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Freddie Williams	1809 W Home Ave Flint	(810) 781-3200
Cheryl McFallon HSE	111 Court Street	517 881-7726
Adrian Ventouse	amontague@renewflint.org	810-288-7094
Tryphena Clarke	tclarke@rathmott.org	(810) 293-7752
Yvette C. Deater	5618 Oyley DR.	(810) 746-1724
Brian Berlin	blancin@mott.org	(810) 785-1436
Allyna Peterson	4509 TRUMBULL DR	



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
HURMAN FRY ANDY TYLER	Fry, HurmanDezell@flint.unicom.edu@atkinet	810-767-1683 810-407-0326



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Mark Baldwin	gerlinks@gmail.com	858-480-9506
St. Roberts		810-789-2212
Nola Jimison	Molajimison@yahoo.com	810-789-5516
Shawn Kouslan	Shawntater571@gmail.com	810-449-7186
JESSIE FOREMAN	USA	810-701-9407
JW FERNAN	4509 Trumbull DR.	810-610-9573



PUBLIC NOTICE COMMENT FORM
GENESEE COUNTY LAND BANK 2017 EPA GRANT APPLICATIONS

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Further information may be obtained by calling the Genesee County Land Bank Authority, Attn: Faith Finholm at (810) 257-3088 x 539 or by visiting the above website.

EPA Cleanup Grant- Cleanup Grants provide up to \$200,000.00 in funding to carry out cleanup activities at specific brownfield sites owned by the applicant. This means that the money will be for a specific property that must be owned by the Land Bank, and be contaminated with specific materials of concern as described in the Request for Proposals.

The Land Bank is applying for two (2) cleanup grants in support of the same project. The draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for review at the Land Bank office early December and on the Land Bank Website at www.thelandbank.org/

- 1) 2320 W Pierson Rd (former Family Independence Agency)- The Land Bank will request \$200,000.00 to cover a portion of the demolition and environmental abatement/disposal costs.
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The Land Bank will apply for a Site Assessment Grant in the amount of \$300,000.00 that will assist the Land Bank and community partners in Genesee County to return former brownfields to productive use.

Name/ Representing: Tryphena Clarke, RMF

Date: 11/28/16 E-mail: tclarke@ruthmott.org Phone: (810) 293-7752

Comments (please use back of this sheet/additional sheets of paper as necessary):



452 S. Saginaw, 2nd. Floor
Flint, MI 48502
810.257.3088

**PUBLIC NOTICE COMMENT FORM
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Name/ Representing: JESSIE FOREMAN

Date: 11/28/14 E-mail: TURSAU 8749 @ YAHOO.COM Phone: (810) 701-9407

Comments (please use back of this sheet/additional sheets of paper as necessary):



452 S. Saginaw, 2nd. Floor
Flint, MI 48502
810.257.3088

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Name/ Representing: Carolyn Tyler

Date: 11-28-16 E-mail: unicom-48507@aol.net Phone: (810) 407-0376

Comments (please use back of this sheet/additional sheets of paper as necessary):



**PUBLIC NOTICE COMMENT FORM
GENESEE COUNTY LAND BANK 2017 EPA GRANT APPLICATIONS**

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Further information may be obtained by calling the Genesee County Land Bank Authority, Attn: Faith Finholm at (810) 257-3088 x 539 or by visiting the above website.

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Name/ Representing: DALE MCGHEE

Date: 11/28/16 E-mail: DEMS_1@MSN.COM Phone: (810) 919-2814

Comments (please use back of this sheet/additional sheets of paper as necessary):

From: Faith Finholm
To: Faith Finholm
Bcc: "tursau8749@yahoo.com"; "unicorn_48507@att.net"; "dems_1@msn.com"
Subject: RE: Genesee County Land Bank EPA Application DRAFT ABCA available for review
Date: Friday, December 09, 2016 5:27:00 PM
Attachments: [ABCA 2320 West Pierson Road Flint MI- DRAFT.pdf](#)
[ABCA 2360 West Pierson Road Flint MI- DRAFT.pdf](#)

I apologize, I did not attach the draft Analyses of Brownfield Cleanup Alternatives. They are attached now and are also available here: <http://thelandbank.org/brownfield.asp>

Thank you.

Be happy. Be well.

Faith C. Finholm

Grants Manager
Genesee County Land Bank Authority
810-257-3088 Ext. 539

WATCH Reclaiming, Restoring, Rebuilding THE MOVIE about the Land Bank's first ten years!

Website: www.thelandbank.org

From: Faith Finholm
Sent: Friday, December 09, 2016 4:25 PM
To: Faith Finholm
Subject: Genesee County Land Bank EPA Application DRAFT ABCA available for review

Hello,

My name is Faith and we met at the North Flint Food Market Planning meeting on Monday, November 28, 2016. At that time, you provided me with your email so that I could supply you further information about our application for EPA funding to support the Grocery Store initiative.

Attached you will find a draft of what is referred to as an "Analysis of Brownfield Cleanup Alternatives." It outlines the different options that were considered regarding the demolition and cleanup of the sites at 2320 and 2360 W Pierson Rd. These will also be available for review on our website at: <http://thelandbank.org> and at our offices located at 452 S. Saginaw St. 2nd Floor, Flint MI 48502.

Please review the attached documents and submit any comments to me by no later than 3:00pm Friday, December 16, 2016. Feel free to contact me with questions.

Thank you.

Be happy. Be well.

Faith C. Finholm

Grants Manager

Genesee County Land Bank Authority

810-257-3088 Ext. 539

WATCH *Reclaiming, Restoring, Rebuilding* THE MOVIE about the Land Bank's first ten years!

Website: www.thelandbank.org



810.257.3088

Brownfield Redevelopment

Civic Park
Brownfield
Redevelopment
Partnerships

Home > What We Do > Neighborhood Revitalization > Brownfield Redevelopment

The Land Bank works to assess, cleanup and encourage redevelopment of Brownfield sites.

The Land Bank and the Genesee County Brownfield Redevelopment Authority (GCBRA), together, have secured millions of dollars in Brownfield funds to eliminate blight and improve abandoned and tax foreclosed properties in Genesee County. Demolishing blighted structures and cleaning up Brownfield sites helps to restore value to urban land and speed up the process of returning tax foreclosed, contaminated and abandoned properties to productive use. Click here for more information on the Genesee County Brownfield Redevelopment Authority.

Request for Public Comments:

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Comments may be directed to Faith Finholm via e-mail at finholm@thelandbank.org, or by phone at (810) 257-3088 ext 539. Please provide all comments by no later than 3:00pm Friday, December 16, 2016.

EPA Cleanup Grant. Cleanup Grants provide up to \$200,000.00 in funding to carry out cleanup activities at specific brownfield sites owned by the applicant. This means that the money will be for a specific property that must be owned by the Land Bank, and be contaminated with specific materials of concern as described in the Request for Proposals.

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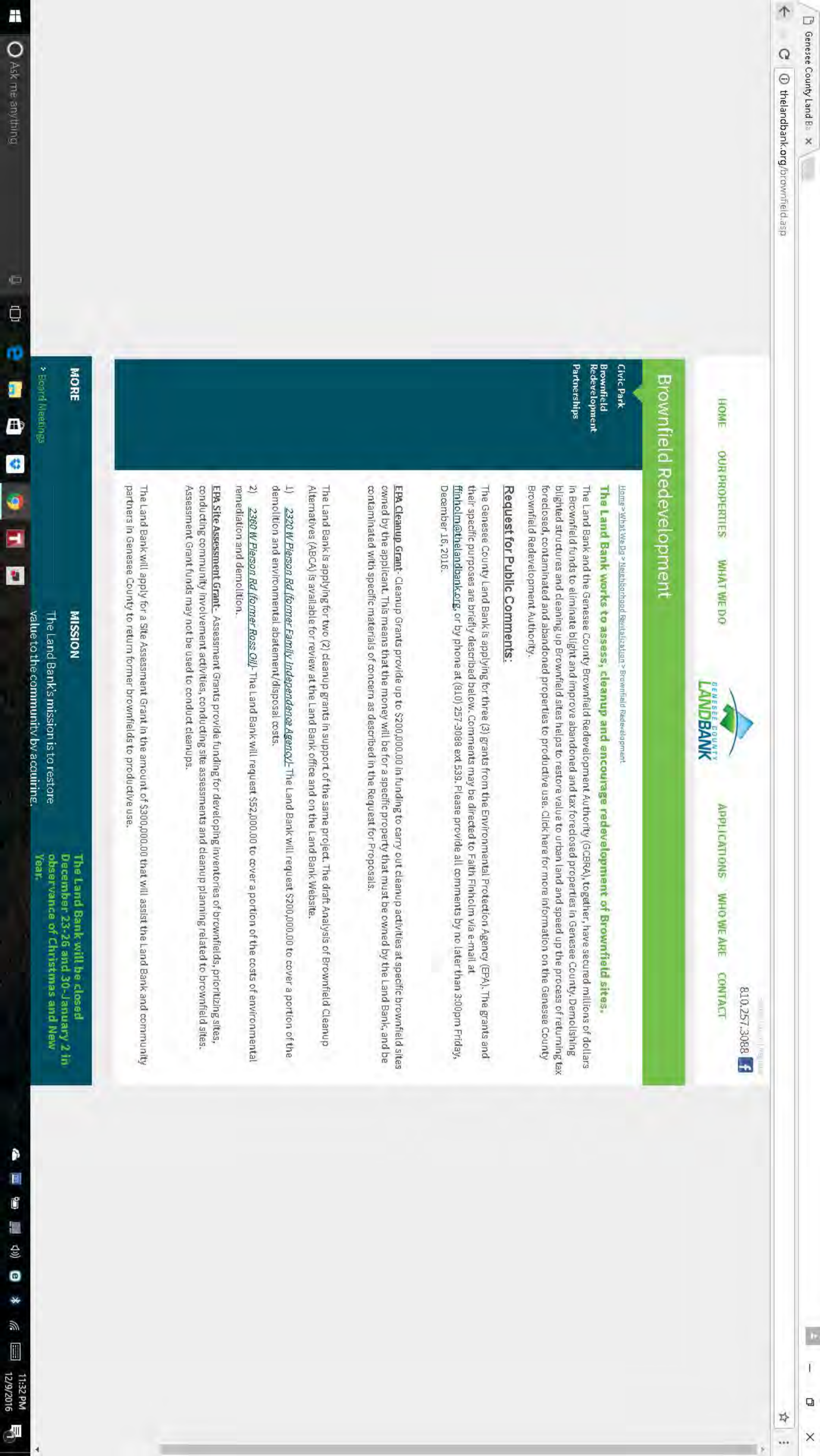
MORE

> Record Meetings

MISSION

The Land Bank's mission is to restore value to the community by acquiring.

The Land Bank will be closed December 23-26 and 30-January 2 in observance of Christmas and New Year.



ATTACHMENT H

Other Factors Supporting Documentation

Investing in Manufacturing Communities Partnership

Advance Michigan Manufacturing Community



Special Considerations -
Attachment F
IMCP Documentation



The Community

The heart of the nation's automotive industry rests in the 13-county southeast Michigan region. The Advance Michigan region currently produces 22% of the vehicles made in America, and, at \$14 billion a year, over 70% of the U.S. total auto R&D spending is invested in the region. Through the *Advance Michigan* initiative over thirty partner organizations are banding together to build the region's capabilities to master the next frontier of automotive technology and manufacturing – vehicles that communicate with each other and with the open road to carry their passengers more safely and efficiently to their destinations.

The Vision

Advance Michigan will position its 13-county region in southeastern Michigan at the forefront of the automotive and digital technologies behind connected cars and infrastructure, technologies that will lead to a step-change in driving safety and efficiency. The initiative's partners will deepen already significant workforce partnerships through \$177 million in training, while connecting these efforts across all stages of skills development from high school on up. And the initiative will leverage over 50 labs and research facilities across the region to develop and deploy across its supply chains these new connected-vehicle technologies.

The Strategy

Workforce Development - *Advance Michigan* and its partners will invest \$177 million in training and workforce development activities to upgrade the region's talent infrastructure, attract a pipeline of younger workers, and develop curriculum and training in the latest manufacturing technologies, including training to upgrade the skills of incumbent workers. *Advance Michigan* will also invest in longitudinal workforce data tracking systems to help target its training efforts.

Supplier Networks – To ensure that the automotive industry remains at the vanguard of advanced manufacturing, *Advance Michigan* will make connected-vehicle technologies a core focus of the Pure Michigan Business Connect (PMBC) partnership and within other regional economic development and other non-profit partner groups. As new connected-vehicle technologies and advances in lightweight metals are developed in the region, *Advance Michigan* will map the availability of capabilities related to these technologies in its supply chains and further their deployment through new capabilities at regional colleges and universities and the development of an incubator to connect entrepreneurs to these new technologies.

Research and Innovation – The *Advance Michigan* region has over 50 labs and has received over \$300 million in automotive research projects at its universities in the last five years. To make sure Michigan remains the nation's automotive R&D hub, *Advance Michigan* will align university and/industry R&D including through the development of a research capabilities translator for industry seeking to navigate the university research landscape, the launch of R&D competitions requiring multi-partner collaborations, and the creation of internships, co-ops, and apprenticeships in company research.

Infrastructure – Increased collaboration between the state, *Advance Michigan*, and private enterprise will support further infrastructure and site development by working to eliminate blight and to speed the redevelopment of vacant manufacturing sites, to upgrade the region's transportation infrastructure to allow for connected vehicles and to close infrastructure maintenance gaps. *Advance Michigan's* plan calls for laying 2,287 miles of fiber-optic infrastructure to the deployment of connected-vehicles.

Trade and International Investment – To increase trade and international investment opportunities *Advance Michigan* will work to attract skilled immigrants; increase the number and frequency of international trade missions, increase cross border trade with Canada; and market the region to increase foreign direct investment.

Operational Access and Capital Improvement – Michigan ranks 15th in the nation for venture capital investment, a position that *Advance Michigan* proposes to improve through securing additional capital for existing State Small Business Credit Initiative and the creation of a new \$50 million venture capital fund focused on automotive technologies. In addition, *Advance Michigan* will expand services that reduce the cost of doing business for small manufacturers and efforts to capitalize manufacturing energy efficiency upgrades in the region, lowering energy costs.

The Partnership

Education: Lawrence Technological University, Macomb Community College, Michigan's University Research Corridor, Mott Community College, OU INC - Oakland University, University Research Corridor (URC); Washtenaw Community College; **Industry:** Ann Arbor SPARK, Automation Alley, Capital Area Manufacturing Council, Center for Automotive Research (CAR), EDSI Consulting, Flint & Genesee Chamber of Commerce, Michigan Manufacturing Technology Council, National Center for Manufacturing Sciences, New Perspectives Group, Research to Practice Consulting; **Government/Economic Development Authorities:** City of Flint, Detroit Economic Growth Corporation, Economic Development Alliance of St. Clair County, I-69 International Trade Corridor Next Michigan Development Corporation, Lansing Economic Area Partnership, Michigan Economic Development Corporation, Macomb County Department of Planning and Economic Development, Michigan Department of Transportation, Monroe County Business Development Corp, Oakland County Government, Southeast Michigan Community Alliance (SEMCA), Shiawassee Economic Development Partnership, Washtenaw County, Wayne County EDGE (lead submitter); **Workforce:** Workforce Intelligence Network (WIN)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 20, 2010

SENT BY EMAIL TO: tatkinson@cityofflint.com

Tracy Atkinson
Superintendent
City of Flint
1101 S. Saginaw St
Flint, MI 48502-5112

Special Considerations -
Attachment F
Documentation of HUD-
DOT-EPA Partnership for
Sustainable Communities
grant.

Dear Community Challenge Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Notice of Funding Availability for the Department of Housing and Urban Development's Community Challenge Planning Grants and the Department of Transportation's TIGER II Planning Grants*," has been selected for a grant award. The amount you are eligible to receive is \$1,570,233.

This new grant program was quite competitive. A multidisciplinary review team, drawn from four federal agencies reviewed 583 eligible grants. Ultimately, HUD is funding 42 state and local governments in innovative planning efforts in 33 different states, with 14 of those grants funded in partnership with DOT.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

A handwritten signature in cursive script that reads "Shelley Poticha". The signature is written in black ink and is positioned above the printed name.

Shelley R. Poticha
Director
Office of Sustainable Housing and Communities

Special Considerations - Attachment F Documentation of HUD-DOT-EPA Partnership for Sustainable Communities grant directly tied to the project area and grant objectives/outcomes.

Fur
Co
HU

ES: Project will foster transit-oriented existing transit stations.
 or planning to attract federal and related transit stations.
 ent of Public Works and Transportation,
 on

Michigan

The **City of Flint** will be awarded **\$1,570,233**. Flint will use these funds to replace the existing city master plan with an integrated plan for sustainable development. Flint will collect and analyze existing conditions and plans and develop a communications strategy to engage a variety of audiences. The outreach process will inform and frame neighborhood-level discussion about residents’ vision for the plan and lead to the development of Guiding Principles and a city-wide strategic planning framework for sub-area plans. Planning teams will create area plans that include affordable housing, economic competitiveness, land recycling, and neighborhood revitalization. Flint will use these plans to create a Master Plan and zoning ordinances that are consistent with livability principles and promote/remove barriers to sustainable and mixed-used development.

Anticipated Project Benefits:

- Implement two area plans per year in existing neighborhoods that align public and private investments around mixed use and mixed income development.
- Locate 100 new affordable housing units convenient to job centers and public transportation.
- Increase the number of recycled parcels of land for redevelopment by 10% over the 3 year period.

Project Highlights:

- **REDUCE REGULATORY BARRIERS:** Project will create new zoning ordinance that removes barriers to and promotes sustainable and mixed-use development.
- **INCREASE PUBLIC ENGAGEMENT:** Community Vision Sessions will seek consensus around a set of Guiding Principles and city-wide Strategic Planning Framework for future planning.

Funding Amount: \$1,570,233

Core Partners: Center for Community Progress, Local Initiative Support Corporation, Genesee County Chamber of Commerce, Ruth Mott Foundation, University of Michigan-Flint, Flint Area Reinvestment Office, American Institute of Architects - Flint Chapter, Hurley Medical Center, Community Foundation of Greater Flint

HUD Region: V

ATTACHMENT C

Threshold Criteria

Attachment C

Former Ross Oil, Genesee County Land Bank Authority, Genesee County, Michigan

THRESHOLD CRITERIA FOR CLEANUP GRANT

1. Applicant Eligibility

The GCLBA is an eligible applicant as it is a Michigan general purpose local unit of government as described in 2 CFR 200.64, and is eligible to receive funding through the U.S. EPA Brownfield Cleanup grant program.

2. Site Ownership

The site was acquired involuntarily through tax reversion on December 24, 2013. The GCLBA is the sole owner and will maintain ownership until the grant is closed out. The Quitclaim deed is attached as Attachment E.

3. Basic Site Information

- a. Site Name: Ross Oil
- b. Site Address: 2360 West Pierson Road, Flint, Michigan 48504
- c. Current Site Owner: Genesee County Land Bank Authority
- d. Anticipated Acquisition Date: not applicable

4. Status and History of Contamination at the Site

- a. Type of Contamination: metals and volatile organic compounds (VOCs)
- b. Operational History: The site was previously operated as a car wash and oil change center. The site has been vacant since 2009.
- c. Environmental Concerns: Asbestos-containing materials were identified in an October 2016 Pre-Demolition Hazardous Materials Survey of the building. The basement/pit area of the building contains approximately 19,000 gallons of flood water which prevented further inspection and investigation of ACMs or hazardous materials in the basement and prevented sub-surface sampling below the slab.
- d. Nature & Extent of Contamination: Approximately 2,400 square feet of non-friable stucco and 20 cubic feet of friable fire brick were identified on/within the subject property during the October 2016 survey. Additional petroleum contamination may be present beneath the subject building.

5. Brownfields Site Definition

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

6. Environmental Assessment Required for Cleanup Proposals

A Pre-Demolition Hazardous Materials Survey was completed for the property on October 14, 2016. A Phase I Environmental Site Assessment was completed for the property on

September 20, 2016. A Phase II Environmental Site Assessment was completed for the property on November 7, 2016.

7. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site. The applicant is not aware of any inquiries, or orders from federal, state, or local government entities regarding the responsibility of any party (including the applicant) for the contamination or hazardous substances at the site.

8. Sites Requiring a Property-Specific Determination

The Genesee County Land Bank Authority has not identified any of the following in connection with the Subject Property and, therefore, determined a Property-Specific Determination is not required:

- Properties subject to planned or ongoing removal actions under CERCLA.
- Properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA.
- Properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
- Properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit.
- Properties where there has been a release of PCBs and all or part of the property is subject to TSCA remediation.
- Properties that include facilities receiving monies for cleanup from the LUST trust fund.

9. Site Eligibility and Property Ownership Eligibility

a. Property Ownership Eligibility – Hazardous Substance Sites:

1. CERCLA §107 Liability

According to Section 107(a) of CERCLA, 42 U.S.C. § 9607(a), the Genesee County Land Bank Authority is not a potentially responsible party, under which include: an owner or operator of a facility at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site. Further, the Genesee County Land Bank Authority meets the statutory requirements for the Innocent Landowner defense and Bona-fide Prospective Purchaser defense to CERCLA liability.

2. Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

- i. The applicant acquired the site through tax delinquency on December 24, 2013.
- ii. The applicant has sole ownership of the site.

- iii. The applicant acquired the site from Genesee County Treasurer.
 - iv. The applicant has no familial, contractual, corporate or financial relationships or affiliations with prior owners or operators of the site.
- b. Timing and/or Contribution Toward Hazardous Substances Disposal
All disposal of hazardous substances at the site occurred prior to acquisition by the applicant. The applicant did not cause or contribute to any release of hazardous substances at the site. The applicant has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- c. Pre-Purchase Inquiry
- i. An ASTM Phase I Environmental Site Assessment was completed on behalf of the applicant on September 20, 2016.
 - ii. The Phase I Environmental Site Assessment was performed by qualified environmental professionals employed at AKT Peerless Environmental Services.
 - iii. A Pre-Demolition Hazardous Materials Survey was completed by AKT Peerless on behalf of the GCLBA in October 2016.
 - iv. AKT Peerless completed a Limited Phase II ESA at the subject property on behalf of the GCLBA in November 2016.
- d. Post-Acquisition Uses
Since the Genesee County Land Bank Authority acquired the Subject Property, the property has been secured with no current use.
- e. Continuing Obligations
If hazardous substances are found at the site, the Genesee County Land Bank Authority will complete a Section 20107a Due Care Plan, under Michigan's Natural Resource and Environmental Protection Act (NREPA), to assure compliance with Due Care obligations. Due Care obligations include:
- Undertaking measures to prevent exacerbation of existing contamination.
 - Exercising due care by undertaking response activities to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the subject property in a manner that protects health and safety.
 - Taking reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that could result from those acts or omissions.
 - Providing reasonable cooperation, assistance, and access to the persons that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility.
 - Complying with any land use or resource use restrictions established or relied on in connection with the response activities at the facility.
 - Not impeding the effectiveness or integrity of any land use or resource use restriction employed at the facility in connection with response activities.

In addition, the GCLBA will:

- Comply with all land-use restrictions and institutional controls;
- Assist and cooperate with those performing the assessment and provide access to the property;
- Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and Provide all legally required notices.

10. Cleanup Authority and Oversight Structure

- a. The GCLBA will select, through a competitive bidding process, a qualified environmental consultant to plan and oversee cleanup activities at the site. All cleanup activities will be conducted under the laws of the State of Michigan, specifically the NREPA, Part 201. Expertise to oversee the cleanup will be contracted in accordance with 2 CFR 200.317 through 200.326 and will ensure technical expertise is in place before the start of cleanup activities. The GCLBA has experience with awarding contracts with EPA Brownfields and other federal funds. Further, the GCLBA is experienced with Federal Procurement Procedures and will maintain compliance.

The GCLBA has the legal authority granted by Michigan law to identify, assess and remediate brownfields. The GCLBA will submit environmental due diligence reports to the MDEQ voluntary action program for review. The GCLBA will also document compliance with continuing obligations as required by MDEQ. The proposed cleanup will be conducted in conjunction with MDEQ grant/loan funding, which includes an established process for work plan submittal, review, and approval. Furthermore, the GCLBA demolition contractor is required by law to prepare and submit the asbestos abatement and demolition notifications to the State of Michigan. MDEQ district staff and EPA will also be invited to inspect the project as it progresses and ensure the cleanup is protective of human health and the environment. The relationship between the USEPA Cleanup Program and the MDEQ Cleanup Program is outlined in an USEPA Superfund Memorandum of Agreement Addendum I, Brownfields Redevelopment. The objective of this memo formally proposes that the MDEQ Cleanup Program requirements and technical oversight process serve as a sufficient programmatic equivalent for the property specific Non-time Critical Removal Action required by USEPA for properties funded in part or whole by USEPA grant funds.

- b. The GCLBA does not anticipate the need to access adjoining properties for remediation. However, if off-site access is required for properties not owned by the GCLBA, the GCLBA will notify adjacent property owners of the potential for contaminant migration and request off-site access. The GCLBA will prepare an access agreement and work with the property owner for approval. If necessary, the GCLBA will work with the MDEQ to gain site access for adjacent properties that may be potentially impacted by contaminants migrating off-site. In certain circumstances where contaminant migration presents an imminent threat to human health, the MDEQ can gain site access through the use of a warrant, if necessary.

11. Statutory Cost Share

- a. The GCLBA will meet the required 20 percent cost share through a combination of eligible direct funding, labor, materials, and services. Cost share will be provided from one or more of the following sources: (a) the use of direct land bank demolition funding (>\$1,000,000 annually), (b) the use of Genesee County demolition funds (\$600,000 annually), (c) through non-federal source of project funding, (d) in-kind services including GCLBA staff time and community partners, (e) capital investment made by a developer in the property (the GCLBA is pursuing this funding as part of a planned redevelopment project that will result in a development agreements with proposed developers for the Grocery Store Initiative). The GCLBA will ensure that the 20% cost share meets the EPA definition of an eligible and allowable expense.
- b. Despite the conditions qualifying the community for requesting a hardship waiver, the applicant is not requesting a hardship waiver of the cost share.

12. Community Notification

The applicant has provided the community with notice of its intent to apply for an EPA Brownfields Grant and has allowed the community an opportunity to comment on the draft proposal.

- a) A copy of the draft ABCA is herein included as Attachment F.
- b) A copy of the ad (or equivalent) that demonstrates notification the public and solicitation for comments on the proposal is herein included as Attachment G.
- c) No Public Comments on the draft ABCA were received.
- d) No Public Comments on the draft ABCA were received.
- e) Meeting notes from the public meetings are herein included as Attachment G.

ATTACHMENT D

Documentation of Applicant Eligibility

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE

MICHIGAN LAND BANK FAST TRACK AUTHORITY
(a Michigan public body corporate and politic)

AND THE

TREASURER OF THE COUNTY OF GENESEE, MICHIGAN

CREATING THE

GENESEE COUNTY LAND BANK AUTHORITY
(a Michigan public body corporate)

This Agreement is entered into under Section 5 of Article 3 and Section 28 of Article 7 of the Michigan Constitution of 1963 and the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, between the **MICHIGAN LAND BANK FAST TRACK AUTHORITY**, a Michigan public body corporate and politic, and the **TREASURER OF THE COUNTY OF GENESEE, MICHIGAN**, for the purpose of establishing and creating the **GENESEE COUNTY LAND BANK AUTHORITY**, a separate legal entity and public body corporate to administer and execute the purposes and objectives of this Agreement.

RECITALS

A. In enacting the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, the 92nd Michigan Legislature found that there exists in the State of Michigan a continuing need to strengthen and revitalize the economy of the State of Michigan and local units of government in this state and that it is in the best interests of the State of Michigan and local units of government in this state to assemble or dispose of public property, including tax reverted property, in a coordinated manner to foster the development of that property and to promote economic growth in the State of Michigan and local units of government in this state.

B. The Michigan Land Bank Fast Track Authority is created as a public body corporate and politic within the Michigan Department of Labor and Economic Growth, a principal department of the executive branch of state government, under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, and is authorized to enter into an intergovernmental agreement with a county foreclosing governmental unit providing for the creation of a county authority to exercise the powers, duties, functions, and responsibilities of an authority under that act.

C. The Treasurer of the County of Genesee, Michigan is a foreclosing governmental unit under the Land Bank Fast Tract Act, 2003 PA 258, MCL 124.751 to 124.774, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

D. It is the intent of the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Genesee, Michigan to establish a county authority as a separate legal entity and as a public body corporate under the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774, to exercise within Genesee County, Michigan the powers, duties, functions, and responsibilities of an authority under the Land Bank Fast Track Act, consistent with this agreement.

Accordingly, the Michigan Land Bank Fast Track Authority and the Treasurer of the County of Genesee, Michigan agree to the following:

ARTICLE I
DEFINITIONS

As used in this Agreement:

Section 1.01. "Act 7" means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

Section 1.02. "Agreement" means this intergovernmental agreement between the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic, and the Treasurer of the County of Genesee, Michigan.

Section 1.03. "Budget Act" means the Uniform Budgeting and Accounting Act, 1968 PA 2, MCL 141.421 to 141.440a.

Section 1.04. "City of Flint" means the City of Flint, County of Genesee, Michigan, a Michigan municipal corporation.

Section 1.05. "County Authority" means the Genesee County Land Bank Authority, the public body corporate created under this Agreement pursuant to the Land Bank Act.

Section 1.06. "County Authority Board" means the board of directors of the county authority created under Article IV.

Section 1.07. "County Board" means the Board of Commissioners for the County of Genesee, Michigan.

Section 1.08. "Executive Director" means an executive director of the County Authority selected under Section 4.12.

Section 1.09. "Effective Date" means the date upon which all of the following are satisfied, as provided under Section 23 of the Land Bank Act:

- (a). The Agreement is filed with the County Clerk for the County of Genesee, Michigan.
- (b). The Agreement is filed with the County Clerk for the County of Ingham.
- (c). The Agreement is filed with the Secretary of State.

Section 1.10. "Fiscal Year" means the fiscal year of the County Authority, which shall begin on October 1 of each year and end on the following September 30.

Section 1.11. "FOIA" means the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.

Section 1.12. "Foreclosing Governmental Unit" means that term as defined under Section 3(f) of the Land Bank Act, and Section 78 of The General Property Tax Act, 1893 PA 206, MCL 211.78.

Section 1.13. “**GCLRC**” means the Genesee County Land Reutilization Council, a Michigan public body corporate created under Act 7 by an interlocal agreement dated August 29, 2002, and entered into between Genesee County and the Charter Township of Flint, Michigan.

Section 1.14. “**Genesee County**” means the County of Genesee, Michigan.

Section 1.15. “**Land Bank Act**” means the Land Bank Fast Track Act, 2003 PA 258, MCL 124.751 to 124.774.

Section 1.16. “**OMA**” means the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.

Section 1.17. “**Party**” or “**Parties**” means either individually or collectively as applicable, the State Authority or the Treasurer as each is a signatory to this Agreement.

Section 1.18. “**Person**” means an individual, authority, limited liability company, partnership, firm, corporation, organization, association, joint venture, trust, governmental entity, or other legal entity.

Section 1.19. “**State**” means the State of Michigan.

Section 1.20. “**State Authority**” means the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic created under the Land Bank Act.

Section 1.21. “**Tax Reverted Property**” means that term as defined under Section 3(q) of the Land Bank Fast Track Act, 2003 PA 258, MCL 124.753(3)(q).

ARTICLE II
PURPOSE

Section 2.01. Purpose. The purpose of this Agreement is to create and empower the County Authority to exercise the powers, duties, functions and responsibilities of an authority under the Land Bank Act.

Section 2.02. Programs and Functions. The County Authority shall endeavor to carry out the powers, duties, and functions, and responsibilities of an authority under the Land Bank Act consistent with this Agreement, including, but not limited to, the power, privilege, and authority to acquire, manage, and dispose of interests in property, and doing all other things necessary or convenient to implement the purposes, objectives, and provisions of the Land Bank Act and the purposes, objectives, and powers delegated to a County Authority under other laws or executive orders.

ARTICLE III
CREATION OF COUNTY AUTHORITY

Section 3.01. Creation and Legal Status of County Authority. The County Authority is established as a separate legal entity and public body corporate to be known as the "Genesee County Land Bank Authority" for the purposes of acting as an authority under the Land Bank Act and administering and executing this Agreement.

Section 3.02. Articles of Incorporation. The County Authority Board shall adopt articles of incorporation consistent with the provisions of this Agreement and the Land Bank Act at its initial meeting.

Section 3.03. Principal Office. The principal office of the County Authority is at the location or locations within the City of Flint, as determined by the County Authority Board.

Section 3.04. Title to County Authority Assets. Except as otherwise provided in this Agreement, the County Authority shall have exclusive title to all of its property and no Party shall have an ownership interest in County Authority property.

Section 3.05. Tax-exempt Status. The Parties intend the activities of the County Authority to be governmental functions carried out by an instrumentality or political subdivision of government as described in Section 115 of Internal Revenue Code of 1986, 26 USC 115, or any corresponding provisions of any future tax code. The Parties also intend the activities of the County Authority to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Michigan law from taxation by this State, including, but not limited to, the single business tax under the Single Business Tax Act, 1975 PA 228, MCL 208.1 to 208.145, and property taxes under the General Property Tax Act, 1893 PA 206, MCL 211.1 to 211.157 or corresponding provisions of future State tax laws. The property of the County Authority and its income and operations are exempt from all taxation by the State or its political subdivisions under Section 4(5) of the Land Bank Act.

Section 3.06. Compliance with Law. The County Authority shall comply with all federal and State laws, rules, regulations, and orders applicable to this Agreement.

Section 3.07. Relationship of Parties. The Parties agree that no Party shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other Party, whether acting separately or in conjunction with the implementation of this Agreement. The Parties shall only be bound and obligated under this Agreement as expressly agreed to by each Party. No Party may obligate any other Party. No employee, agent, or servant of the County Authority shall be or shall be deemed to be an employee, agent, or servant of the State for any reason.

Section 3.08. Successor to GCLRC. The Parties acknowledge and agree that the County Authority may accept property held by GCLRC and that the County Authority may become the successor in interest of all rights, duties, powers, functions, and obligations of the GCLRC pursuant to an agreement between the County Authority and the GCLRC, to the extent permitted by applicable law.

Section 3.09. No Third-Party Beneficiaries. Except as otherwise specifically provided, this Agreement does not create in any Person, other than a Party, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any Party's rights under this Agreement, and/or any other right or benefit.

ARTICLE IV
COUNTY AUTHORITY BOARD AND EXECUTIVE DIRECTOR

Section 4.01. County Authority Board Composition. The County Authority shall be governed by the County Authority Board, a board of directors that shall be appointed within thirty (30) calendar days of the Effective Date. Elected officials and other public officers are eligible to serve as members of the County Authority Board to the extent permitted under Michigan law. The County Authority Board shall consist of the following members, except as provided in Section 4.02:

- (a). The Treasurer.
- (b). One (1) resident of the City of Flint, appointed by the County Board.
- (c). One (1) resident of Genesee County not a resident of the City of Flint, appointed by the County Board.
- (d). Four (4) residents of Genesee County, irrespective of municipality of residence, appointed by the County Board.

Section 4.02. Appointments by Elected County Executive. If Genesee County adopts a unified form of county government providing for an elected county executive under 1973 PA 139, MCL 45.551 to 45.573, or if Genesee County adopts a county charter providing for an elected county executive under 1966 PA 293, MCL 45.501 to 45.521, the appointments under Sections 4.01(b) to 4.01(d) shall be made by the elected county executive.

Section 4.03. Term of Office. Except as otherwise provided under this section, the members of the County Authority Board appointed under Sections 4.01(b) to 4.01(d) shall be appointed for a term of four (4) years. To provide for staggered terms, of the members initially appointed under Sections 4.01(b) to 4.01(d), one (1) member shall be appointed for a term of four (4) years, one (1) member shall be appointed for a term of three (3) years, one (1) member shall be appointed for a term of two (2) years, one (1) member shall be appointed for a term of one (1) year, and the remaining two (2) members shall be appointed for a term of up to four (4) years, as determined by the County Board. After the expiration of the initial terms, members appointed under Sections 4.01(b) to 4.01(d) shall be appointed for terms of four (4) years.

Section 4.04. Removal. A member of the County Authority Board appointed under Sections 4.01(b) to 4.01(d) may be removed for cause by the County Board.

Section 4.05. Vacancies. A vacancy among the appointed members of the County Authority Board appointed under Sections 4.01(b) to 4.01(d), caused by the death, resignation, or removal of a County Authority Board member shall be filled in the same manner as the original appointment for the balance of the unexpired term.

Section 4.06. Meetings. The County Authority Board shall conduct its first meeting no later than forty-five (45) calendar days after the Effective Date, provided that a quorum of the County Authority Board has been appointed. The County Authority Board shall meet at least annually and hold such other meetings at the place, date, and time as the County Authority Board

shall determine. All meetings of the County Authority Board shall comply with the OMA. Public notice of the time, date, and place of the meetings shall be given in the manner required by the OMA.

Section 4.07. Quorum and Voting. A majority of the County Authority Board shall be required to constitute a quorum for the transaction of business. The County Authority Board shall act by a majority vote at a meeting at which a quorum is present. A quorum shall be necessary for the transaction of business by the County Authority Board. Presence in person for both quorum and voting at a meeting may include electronic communication by which such member of the County Authority Board is both seen and heard by the members of the County Authority Board and any members of the public at the meeting.

Section 4.08. County Authority Board Responsibilities. The County Authority Board shall do all of the following by a majority vote of its members appointed and serving:

- (a). Consistent with this Agreement and the Land Bank Act, adopt amendments to the initial articles of incorporation adopted under Section 3.02 and adopt subsequent amendments to the articles of incorporation as deemed necessary by the County Authority Board.
- (b). Adopt bylaws, rules, and procedures governing the County Authority Board and its actions and meetings. Initial bylaws shall be adopted within six (6) months of the first meeting of the County Authority Board.
- (c). Elect officers. Initial officers shall be elected within thirty (30) days of the first meeting of the County Authority Board.
- (d). Approve policies to implement day-to-day operation of the County Authority, including policies governing any staff of the County Authority.
- (e). Provide for a system of accounts to conform to a uniform system required by law, and review and approve the County Authority's budget to assure that the budgets are approved and administered in accordance with the Budget Act.
- (f). Provide for an annual audit in accordance with the Budget Act.
- (g). Adopt personnel policies and procedures.
- (h). Adopt policies and procedures for contracting and procurement.
- (i). Adopt an investment policy in accordance with 1943 PA 20, MCL 129.91 to 129.96, and establish banking arrangements for the County Authority.
- (j). Take such other actions and steps as shall be necessary or advisable to accomplish the purposes of this Agreement.

Section 4.09. Fiduciary Duty. The members of the County Authority Board are under a fiduciary duty to conduct the activities and affairs of the County Authority in the best interests of the County Authority, including the safekeeping and use of all County Authority monies and

assets. The members of the County Authority Board shall discharge their duties in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

Section 4.10. Chairman. The Treasurer shall be the Chairman of the County Authority Board.

Section 4.11. Compensation. The members of the County Authority Board shall receive no compensation for the performance of their duties. A County Authority Board member may engage in private or public employment, or in a profession or business, except to the extent prohibited by law. The County Authority may reimburse members of the County Authority Board for actual and necessary expenses incurred in the discharge of their official duties as provided by the County Authority Board.

Section 4.12. Executive Director. The County Authority Board may select and retain an Executive Director. An Executive Director selected and retained by the County Authority Board shall administer the County Authority in accordance with the operating budget adopted by the County Authority Board, general policy guidelines established by the County Authority Board, other applicable governmental procedures and policies, and this Agreement. The Executive Director shall be responsible for the day-to-day operations of the County Authority, the control, management, and oversight of the County Authority's functions, and supervision of all County Authority employees. All terms and conditions of the Executive Director's length of service shall be specified in a written contract between the Executive Director and the County Authority Board, provided that the Executive Director shall serve at the pleasure of the County Authority Board.

Section 4.13. Ethics. The County Authority Board shall adopt ethics policies governing the conduct of County Authority Board members, officers, appointees, and employees as required under Section 4(9) of the Land Bank Act. The policies shall be no less stringent than those provided for public officers and employees under 1973 PA 196, MCL 15.341 to 15.348.

Section 4.14. Conflicts of Interest. Members of the County Authority Board and officers, appointees, and employees of the County Authority shall be deemed to be public servants for the purposes of 1968 PA 317, MCL 15.321 to 15.330, and are subject to any other applicable law with respect to conflicts of interest. As required under Section 4(10) of the Land Bank Act, the County Authority shall establish policies and procedures requiring the disclosure of relationships that may give rise to a conflict of interest. The County Authority Board shall require that any member of the County Authority Board with a direct or indirect interest in any matter before the County Authority Board disclose the member's interest to the governing body before the board takes any action on the matter.

ARTICLE V
GENERAL POWERS OF COUNTY AUTHORITY

Section 5.01. General Powers Under Land Bank Act. The County Authority may exercise all of the powers, duties, functions, and responsibilities of an authority under the Land Bank Act, including, but not limited to, each of the following:

- (a). Adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business.
- (b). Sue and be sued in its own name and plead and be impleaded, including, but not limited to, defending the County Authority in an action to clear title to property conveyed by the County Authority.
- (c). Borrow money and issue bonds and notes according to the provisions of the Land Bank Act.
- (d). Enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, interlocal agreements under Act 7, for the joint exercise of powers under the Land Bank Act.
- (e). Solicit and accept gifts, grants, labor, loans, and other aid from any person, or the federal government, the State, or a political subdivision of the State or any agency of the federal government, the State, a political subdivision of the State, or an intergovernmental entity created under the laws of the State or participate in any other way in a program of the federal government, the State, a political subdivision of the State, or an intergovernmental entity created under the laws of the State.
- (f). Procure insurance against loss in connection with the property, assets, or activities of the County Authority.
- (g). Invest money of the County Authority, at the discretion of the County Authority Board, in instruments, obligations, securities, or property determined proper by the County Authority Board and name and use depositories for County Authority money.
- (h). Employ legal and technical experts, other officers, agents, or employees, permanent or temporary, paid from the funds of the County Authority. The County Authority shall determine the qualifications, duties, and compensation of those it employs. The County Authority Board may delegate to 1 or more members, officers, agents, or employees any powers or duties it considers proper. Members of the County Authority Board shall serve without compensation but shall be reimbursed for actual and necessary expenses, subject to available appropriations.
- (i). Contract for goods and services and engage personnel as necessary and engage the services of private consultants, managers, legal counsel, engineers, accountants, and auditors for rendering professional financial assistance and advice payable out of any money of the County Authority.

(j). Study, develop, and prepare the reports or plans the County Authority considers necessary to assist it in the exercise of its powers under the Land Bank Act and to monitor and evaluate progress under the Land Bank Act.

(k). Enter into contracts for the management of, the collection of rent from, or the sale of real property held by an authority.

(l). Do all other things necessary or convenient to achieve the objectives and purposes of the County Authority under the Land Bank Act or other laws that relate to the purposes and responsibility of the County Authority.

Section 5.02. Bonds or Notes. The County Authority shall not issue any type of bond in its own name except as authorized by the Land Bank Act. The County Authority shall not possess the power to in any way indebted a Party. Bonds or notes issued by the County Authority are the debt of the County Authority and not of the Parties. Bonds or notes issued by the County Authority are for an essential public and governmental purpose. Pursuant to Section 24(7) of the Land Bank Act, bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes by the State or any political subdivision of the State.

Section 5.03. Casino Development Prohibited. Pursuant to Section 4(6) of the Land Bank Act, the County Authority shall not assist or expend any funds for, or related to, the development of a casino.

Section 5.04. Tax Limitation. Pursuant to Section 4(7) of the Land Bank Act, the County Authority shall not levy any type of tax or special assessment.

Section 5.05. Condemnation Prohibited. The County Authority is prohibited from exercising the power of eminent domain or condemning property under Section 4(8) of the Land Bank Act.

Section 5.06. Limitation on Political Activities. The County Authority shall not spend any public funds on political activities. Subject to the foregoing, this section is not intended to prohibit the County Authority from engaging in activities authorized by applicable law.

Section 5.07. No Waiver of Governmental Immunity. The Parties agree that no provision of the Agreement is intended, nor shall it be construed, as a waiver by any Party of any governmental immunity provided under any applicable law.

Section 5.08. Non-Discrimination. The County Authority shall comply with all applicable law prohibiting discrimination. The County Authority shall not fail or refuse to hire recruit, or promote; demote; discharge; or otherwise discriminate against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The County Authority shall not limit, segregate, or classify an employee or applicant for employment in a way that deprives or tends to deprive the employee or applicant of an employment opportunity or otherwise adversely affects

the status of an employee or applicant because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The County Authority shall not provide services in a manner that discriminates against a person with respect to employment, compensation, or a term, condition, or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to receive services from the County Authority.

ARTICLE VI
SPECIFIC POWERS OF THE COUNTY AUTHORITY

Section 6.01. Acquisition of Property. Except as otherwise provided in this Agreement or under the Land Bank Act, the County Authority may acquire by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise real or personal property, or rights or interests in real or personal property, on terms and conditions and in a manner the County Authority considers proper. Real property acquired by the County Authority by purchase may be by purchase contract, lease purchase agreement, installment sales contract, land contract, or otherwise. The County Authority may acquire real property or rights or interests in real property for any purpose the County Authority considers necessary to carry out the purposes of the Land Bank Act.

Section 6.02. Deeds In Lieu of Foreclosure. The County Authority may accept from a Person with an interest in a tax delinquent property or Tax Reverted Property a deed conveying that Person's interest in the property in lieu of the foreclosure or sale of the property as provided under Section 6 of the Land Bank Act.

Section 6.03. Expedited Quiet Title and Foreclosure Actions. The County Authority may initiate an expedited quiet title and foreclosure action to quiet title to interests in real property held by the County Authority as provided under Section 9 of the Land Bank Act.

Section 6.04. Execution of Legal Documents Relating to Property. All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the County Authority, including agreements to acquire or dispose of real property, shall be approved by and executed in the name of the County Authority.

Section 6.05. Holding and Managing Property. The County Authority may hold and own in its name any property acquired by the County Authority or conveyed to the County Authority by the State, a Foreclosing Governmental Unit, a local unit of government, an intergovernmental entity created under the laws of the State, or any other public or private person, including, but not limited to, Tax Reverted Property and property with or without clear title. The County Authority may, without the approval of a local unit of government in which property held by the County Authority is located, control, hold, manage, maintain, operate, repair, lease as lessor, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the property it holds or owns. All real property held by the County Authority shall be inventoried and classified by the County Authority according to title status of the property and suitability for use. The County Authority may take or perform the following with respect to property held or owned by the County Authority:

(a). Grant or acquire a license, easement, or option with respect to property as the County Authority determines is reasonably necessary to achieve the purposes of this Agreement and the Land Bank Act.

(b). Fix, charge, and collect rents, fees, and charges for use of property under the control of the County Authority or for services provided by the County Authority.

(c). Pay any tax or special assessment due on property acquired or owned by the County Authority.

(d). Take any action, provide any notice, or institute any proceeding required to clear or quiet title to property held by the County Authority in order to establish ownership by and vest title to property in the County Authority, including, but not limited to, an expedited quiet title and foreclosure action under Section 9 of the Land Bank Act.

(e). Remediate environmental contamination on any property held by the County Authority.

Section 6.06. Civil Action to Protect County Authority Property. The County Authority may institute a civil action to prevent, restrain, or enjoin the waste of or unlawful removal of any property from Tax Reverted Property or other real property held by the County Authority, as provided under Section 11 of the Land Bank Act.

Section 6.07. Environmental Contamination. If the County Authority has reason to believe that property held by the County Authority may be the site of environmental contamination, the County Authority shall provide the Michigan Department of Environmental Quality with any information in the possession of the County Authority that suggests that the property may be the site of environmental contamination, as required under Section 10 of the Land Bank Act. The County Authority shall cooperate with the Michigan Department of Environmental Quality with regard to any request made or action taken by the Department under Section 10 of the Land Bank Act.

Section 6.08. Transfer of Interests in Property by County Authority. Pursuant to Section 7 of the Land Bank Act, on terms and conditions, and in a manner and for an amount of consideration the County Authority considers proper, fair, and valuable, including for no monetary consideration, the County Authority may convey, sell, transfer, exchange, lease as lessor, or otherwise dispose of property or rights or interests in property in which the County Authority holds a legal interest to any public or private person for value determined by the County Authority.

Section 6.09. Disposition of Proceeds. Any proceeds from the sale or transfer of property by the County Authority shall be retained by the County Authority, or expended or transferred by the County Authority consistent with the provisions of the Land Bank Act and pursuant to a plan adopted by the County Authority Board.

Section 6.10. Collective Bargaining. The County Authority shall have the right to bargain collectively and enter into agreements with labor organizations. The County Authority shall fulfill its responsibilities as a public employer subject to 1947 PA 336, MCL 423.201 to 423.217 with respect to all its employees.

Section 6.11. Municipal Employee Retirement System. To the extent permitted under Michigan law, the County Authority Board may elect to become a participating municipality on behalf of County Authority employees but only pursuant to Section 2c(2) of the Municipal Employees Retirement Act of 1984, 1984 PA 427, MCL 38.1501 to 38.1558.

ARTICLE VII
BOOKS, RECORDS, AND FINANCES

Section 7.01. County Authority Records. The County Authority shall keep and maintain at the principal office of the County Authority, all documents and records of the County Authority. The records of the County Authority, which shall be available to the Parties, shall include, but not be limited to, a copy of this Agreement along with any amendments to the Agreement. The records and documents shall be maintained until the termination of this Agreement and shall be delivered to any successor entity or, if none, to the Treasurer or any successor agency of the Treasurer.

Section 7.02. Financial Statements and Reports. The County Authority shall cause to be prepared, at County Authority expense, audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm. A copy of the annual financial statement and report shall be filed with the Michigan Department of Treasury, or any successor agency, and shall be made available to each of the Parties.

Section 7.03. Audits. The County Authority shall provide for the conduct of audits in accordance with Sections 6 to 13 of the Budget Act, which shall be made available at the request of any Party. The County Authority Board shall establish a dedicated audit committee of the County Authority Board for the purpose of overseeing the accounting and financial reporting processes of the County Authority and audits of its financial statements. The County Authority shall establish specific duties and obligations of the audit committee and standards and qualifications for membership on the audit committee. The County Authority may require at least one member to be specifically knowledgeable about financial reports.

Section 7.04. Freedom of Information Act. The County Authority shall be subject to and comply with the FOIA.

Section 7.05. Uniform Budgeting and Accounting Act. The County Authority shall be subject to and comply with the Budget Act. The Executive Director annually shall prepare and the County Authority Board shall approve a budget for the County Authority for each Fiscal Year. Each budget shall be approved by the September 1st immediately preceding the beginning of the Fiscal Year of the County Authority.

Section 7.06. Deposits and Investments. The County Authority shall deposit and invest funds of the County Authority, not otherwise employed in carrying out the purposes of the County Authority, in accordance with an investment policy established by the County Authority Board consistent with laws and regulations regarding investment of public funds.

Section 7.07. Disbursements. Disbursements of funds shall be in accordance with guidelines established by the County Authority Board.

Section 7.08. Performance Objectives. Each Fiscal Year, the Executive Director shall prepare objectives for the County Authority's performance for review and approval by the County Authority Board.

Section 7.09. Annual Reports. Not less than annually, the County Authority shall file with the Treasurer, the County Board, and with the State Authority a report detailing the activities of the County Authority, and any additional information as requested by the Treasurer, the County Board, or the State Authority.

ARTICLE VIII
DURATION OF AGREEMENT

Section 8.01. Duration. This Agreement and the County Authority shall commence on the Effective Date and shall continue in effect for an initial term of 5 years and after that until terminated by joint action of the Parties and the County Board or withdrawal by a Party under Section 8.02.

Section 8.02. Withdrawal by Either Party. Either Party may withdraw from this Agreement after the initial term, upon six (6) months notice in writing to the County Authority as provided under Section 9.01. The Treasurer shall withdraw from this Agreement under this section if required to withdraw under the terms a resolution adopted by the County Board.

Section 8.03. Disposition upon Termination. As soon as possible after termination of this Agreement, the County Authority shall finish its affairs as follows:

(a) All of the County Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the County Authority and distribution of its assets shall be paid first.

(b) The remaining assets, if any, shall be distributed to any successor entity, subject to approval by the Parties. In the event that no successor entity exists, the remaining assets shall be distributed to Genesee County or as otherwise agreed by the Parties.

ARTICLE IX **MISCELLANEOUS**

Section 9.01. Notices. Any and all correspondence or notices required, permitted, or provided for under this Agreement to be delivered to any Party shall be sent to that Party by first-class mail. All such written notices, including any notice of withdrawal under Article VIII, shall be sent to each other Party's signatory to this Agreement, or that signatory's successor. All correspondence shall be considered delivered to a Party as of the date that such notice is deposited with sufficient postage with the United States Postal Service. Any notice of withdrawal shall be sent via certified mail.

Section 9.02. Entire Agreement. This Agreement sets forth the entire agreement between the Parties and supersedes any and all prior agreements or understandings between them in any way related to the subject matter of this Agreement. It is further understood and agreed that the terms and conditions of this Agreement are contractual and are not a mere recital and that there are no other agreements, understandings, contracts, or representations between the Parties in any way related to the subject matter of this Agreement, except as expressly stated in this Agreement.

Section 9.03. Interpretation of Agreement. The Parties intend that this Agreement shall be construed liberally to effectuate the intent and purposes of this Agreement and the legislative intent and purposes of the Land Bank Act as complete and independent authorization for the performance of each and every act and thing authorized by this Agreement and the Land Bank Act. All powers granted to the County Authority under this Agreement and the Land Bank Act shall be broadly interpreted to effectuate the intent and purposes and not as a limitation of powers.

Section 9.04. Severability of Provisions. If any provision of this Agreement, or its application to any Person, Party, or circumstance, is invalid or unenforceable, the remainder of this Agreement and the application of that provision to other Persons, Party, or circumstances is not affected but will be enforced to the extent permitted by law.

Section 9.05. Governing Law. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced, and governed under the laws of the State of Michigan without regard to the doctrines of conflict of laws. The language of all parts of this Agreement shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Section 9.06. Captions and Headings. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning and or to be interpreted as part of this Agreement.

Section 9.07. Terminology. All terms and words used in this Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 9.08. Cross-References. References in this Agreement to any Article include all sections, subsections, and paragraphs in the Article, unless specifically noted otherwise.

References in this Agreement to any Section include all subsections and paragraphs in the Section.

Section 9.09. Jurisdiction and Venue. In the event of any disputes between the Parties over the meaning, interpretation, or implementation of the terms, covenants, or conditions of this Agreement, the matter under dispute, unless resolved between the Parties, shall be submitted to the courts of the State of Michigan. Subject to Sections 6419 and 6419a of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.6419 and 600.6419a, any and all claims against the State Authority must be brought and maintained in the Court of Claims in Ingham County notwithstanding Section 6421 of the Revised Judicature Act of 1961, MCL 600.6421.

Section 9.10. Amendment. This Agreement may be amended or an alternative form of this Agreement adopted only upon written agreement of all Parties.

Section 9.11. Effective Date. This Agreement shall become effective as of the Effective Date.

This Agreement is executed by the authorized representatives of the Parties on the date(s) indicated below:

**MICHIGAN LAND BANK FAST TRACK
AUTHORITY,**
a Michigan public body corporate

By: Stacy L. Fox

Its: Chairperson

Date: Dec. 7, 2004

By: _____
Daniel T. Kildee
TREASURER, COUNTY OF GENESEE

Date: _____, 2004

This Agreement is executed by the authorized representatives of the Parties on the date(s) indicated below:

**MICHIGAN LAND BANK FAST TRACK
AUTHORITY,**
a Michigan public body corporate

By: _____

Its: Chairperson

Date: _____, 2004

By: *Daniel T. Kildee*

Daniel T. Kildee
TREASURER, COUNTY OF GENESEE

Date: Dec. 7, 2004

ATTACHMENT E

Quitclaim Deed

201312240123733
12/24/2013
P:1 of 2
\$0.00

John J. Gleason
Genesee County Register of Deeds

QUIT CLAIM DEED

Deborah L. Cherry, acting in her official capacity as the Genesee County Treasurer, whose address is
1101 Beach Street, Room 144, Flint, MI 48502

QUIT CLAIMS to **GENESEE COUNTY LAND BANK**
452 SOUTH SAGINAW ST.
FLINT 48502

the following lands situated in the **CITY** of **FLINT**,
County of Genesee, and State of Michigan, to wit:

**UNPLATTED. PART OF SW 1/4 OF SEC 26, T8N, R6E DESC AS BEG AT A PT ON S LINE
OF SD SEC N 89 DEG 41 MIN 30 SEC E 290 FT FROM SW COR OF SD SEC; TH N 89
DEG 41 MIN 30 SEC E 139 FT; TH N 0 DEG 09 MIN 30 SEC W 289 FT; TH S 89 DEG 41
MIN 30 SEC W 139 FT; TH S**

Further identified as permanent parcel ID number(s): **46-26-351-044**
And commonly known as: **2360 W PIERSON RD FLINT MI 48504**

For the sum of: **0.00** DOLLARS AND NO OTHER CONSIDERATION.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted
agricultural and management practices which may generate noise, dust, odors, and other associated
conditions may be used and are protected by the Michigan right to farm act.

This conveyance is made pursuant to Public Act 123 (as amended), Section 78m.

This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.505(h)(i)
This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.526(h)(i)

Dated this: **DECEMBER 20, 2013**



Deborah L. Cherry
Genesee County Treasurer

Drafted By: Deborah L. Cherry
Genesee County Treasurer
1101 Beach St.
Flint, Mi 48502

For County Treasurer's certification for electronic instrument transfer, see instrument 201011230078715

201312240123733

12/24/2013

P:2 of 2

\$0.00

John J. Gleason

Genesee County Register of Deeds

QUIT CLAIM DEED CONTINUING SHEET

GENESEE COUNTY QUIT CLAIM DEED

Parcel ID No. 46-26-351-044

0 DEG 09 MIN 30 SEC E 289 FT TO POB. EXC THAT
PART USED FOR PIERSON ROAD.

ATTACHMENT F

Draft Analysis of Brownfield Cleanup Alternatives

***DRAFT* ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
FORMER ROSS OIL FACILITY
2360 WEST PIERSON ROAD
FLINT, MICHIGAN 48504**

Prepared by AKT Peerless for
**GENESEE COUNTY LAND BANK AUTHORITY
452 SOUTH SAGINAW STREET, 2ND FLOOR
FLINT, MICHIGAN 48502**

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ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

1.0 INTRODUCTION

This DRAFT Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared by the Genesee County Land Bank Authority (GCLBA). The ABCA is a required element of the application for a Hazardous Substances Brownfield Cleanup (Cleanup Grant) submitted by the GCLBA to the United States Environmental Protection Agency (USEPA). This ABCA will be re-evaluated and revised to reflect any updated information should the grant be awarded.

If awarded, the Cleanup Grant will fund the cleanup of 2360 West Pierson Road, Flint, Genesee County, Michigan (subject property).

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The subject property is located in the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 26 in the City of Flint (T.8N. /R.6E.), Genesee County, Michigan. The subject property is located north of West Pierson Road, east of Clio Road, and west of Cloverlawn Drive.

It consists of a rectangular parcel that contains approximately 0.76 acres. The current owner of the subject property is the GCLBA. The subject property is unoccupied. The subject property's parcel identification number is 46-26-351-044 and is zoned D-3, Community Business District.

The subject property is currently improved with a blighted, unoccupied, commercial building, most recently utilized as an automotive repair shop and car wash. The subject property is located in an area of the City of Flint that is characterized by commercial and residential properties.

General information regarding the on-site building (the subject building) is presented in the following table:

General Construction	One-story, flat roof, concrete block and wood construction, concrete slab on grade foundation, partial basement/sub-floor pits
Predominant Interior Finish	Concrete, drywall, paint, wood, metal, glass
Square Footage (total)	4,496
Construction and Other Improvement Dates	Constructed in 1985 Addition in 1986 Remodel in 1993
Interior Areas	Interior areas include five automobile oil change bays, five car wash bays, offices,

	and a bathroom
--	----------------

Non-structural improvements at the subject property are limited to an asphalt parking lot and limited greenbelts.

2.2 SITE HISTORY

From at least 1937 to 1960, the subject property was utilized for agricultural purposes. In 1961, the subject property was developed with an asphalt parking lot, used in association with the eastern adjoining property for use as a furniture store. The subject building was constructed in 1985 as an oil change/car wash shop. Since 2009, the subject property has been unoccupied.

2.3 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

Following is a list of environmental investigations that have been conducted at the subject property:

- September 2016 - Phase I ESA prepared by AKT Peerless on behalf of the GCLBA;
- October 2016 – Pre-Demolition Hazardous Materials Survey conducted by AKT Peerless on behalf of the GCLBA; and
- November 2016 - Phase II ESA conducted on the subject property by AKT Peerless on behalf of the GCLBA.

Copies of all reports are on file with the GCLBA, 452 South Saginaw Street, 2nd Floor, Flint, Michigan 48502, and will be made available for public review with the final ABCA.

2.4 CURRENT ENVIRONMENTAL CONCERNS

In October 2016, AKT Peerless conducted a pre-demolition hazardous materials survey of the building at the subject property to identify asbestos-containing materials (ACMs) and other hazardous materials located on the subject property. The following ACMs were identified at the subject property:

- Stucco
- Boiler Fire Brick

Approximately 2,400 square feet of non-friable stucco and 20 cubic feet of friable fire brick were identified on/within the subject property. The basement/pit area of the building contains approximately 19,000-gallons of flood water. The water is the result of groundwater intrusion from the interior floor drain system and/or foundation deterioration due to structural vacancy and failure to maintain working electricity and plumbing. Due to the presence of the water, an

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

inspection of the basement/pit area could not be conducted. Therefore, additional ACM and/or hazardous materials may be present within the building basement.

In September 2016, AKT Peerless conducted a Phase I ESA of the subject property and identified former site operations as an automotive repair /car wash as a recognized environmental condition (REC).

In October 2016, AKT Peerless conducted a Phase II ESA of the subject property to evaluate former automotive repair and car wash operations. The investigation included the collection of soil and groundwater samples from locations most likely to have been impacted by this former site use. Based upon laboratory analysis, concentrations of select volatile organic compounds (VOCs) including 1,2,3-Trimethylbenzene and 1,2,4-trimethylbenzene were identified within on-site soil in excess of the MDEQ Part 201 Generic Residential Cleanup Criteria (RCC); specifically, the Residential Drinking Water Protection Criteria and/or Groundwater Surface Water Interface Protection Criteria. Concentrations of lead, cadmium, and chromium were detected within on-site groundwater in excess of the MDEQ Part 201 Generic RCC; specifically, the Residential Drinking Water Criteria and/or Groundwater Surface Water Interface Criteria. Concentrations of additional VOCs including n-butylbenzene, sec-butylbenzene, 2-methylnaphthalene, n-propylbenzene, and xylenes were detected within soil samples collected above the laboratory method detection limit; however, were below the MDEQ Part 201 Generic RCC.

Furthermore, due to the presence of water within the basement/pit area of the subject building, AKT Peerless was unable to inspect or collect subsurface samples (i.e. soil or groundwater) beneath the slab of the building. Therefore, additional petroleum contamination may be present beneath the subject building.

3.0 PROPOSED CLEANUP OBJECTIVES

The GCLBA intends to use the USEPA Cleanup Grant to fund the abatement, demolition, site assessment, soil management, determine due care obligations, and site prep for future development. The proposed cleanup will allow for demolition of the subject building and prepare the subject property for future redevelopment of a grocery store.

3.1 POTENTIAL CLEANUP ALTERNATIVES

Option No. 1 – No Action

Effectiveness: A no-action alternative will not mitigate the threat to human health and the environment that is known to exist on the subject property and will not facilitate demolition of the subject building for redevelopment of the subject property. Continued, unchecked deterioration of the building could potentially result in an increased threat to human health and the environment. As breaches in the building envelope become more severe, damaged/deteriorated asbestos could become airborne and be liberated into the air and environment.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

The no-action alternative is not recommended as it is not compatible with regulatory requirements or the goals of reducing the threat to human health and the environment, and will impede future redevelopment of the subject property.

Implementation: The no-action option is not feasible because, according to regulatory requirements, regulated asbestos-containing materials are required to be removed from a structure before demolition can be performed.

Cost: A no-action alternative would represent the lowest cost initially, but continued, unchecked deterioration of the building could result in fugitive releases to the surrounding community and a higher cost for abatement if the entire building would need to be demolished and disposed of as asbestos waste.

Option No. 2 – Asbestos Abatement and Soil Management

Asbestos Abatement

Effectiveness: An asbestos abatement alternative will mitigate the threat to human health and the environment that is known to exist on the subject property and will facilitate demolition of the subject building for redevelopment of the subject property. In addition, this option is required by regulation in advance of building demolition.

As petroleum impacted soil and groundwater is present on the subject property, appropriate soil handling methods will be implemented during demolition activities. Due to the presence of water within the basement/pit area of the subject building, AKT Peerless was unable to inspect or collect subsurface samples (i.e. soil or groundwater) beneath the slab of the building. Therefore, additional petroleum contamination may be present beneath the subject building at concentrations higher than those previously discovered. Soil management activities will include further characterizing, delineation, and assessment in order to determine disposal methods and provide guidance for future site use with respect to due care obligations.

Implementation: This option is technically feasible. Before planned demolition, an approved, state-licensed asbestos abatement contractor will remove and properly dispose the ACMs listed in AKT Peerless' Pre-Demolition Hazardous Materials Survey, dated October 2016 as well as determine appropriate disposal methods for known petroleum contamination.

Asbestos abatement work will be performed according to the Occupational Safety and Health Administration (OSHA) requirements of Code of Federal Regulation 29 CFR 1926.1101, the Asbestos Construction Standard, adopted by reference in Michigan as Rule 325.51302. Work activities will also meet the criteria of the Michigan Department of Energy, Labor, and Economic Growth Public Act 135, of 1986 (MDELEG) and the National Emission Standard for Hazardous Air Pollutants 40 CFR Part 61 (NESHAP) for regulatory notification of intent to renovate or demolish. The NESHAP requirements for asbestos identification, adequate wetting, no visible

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

emissions, and proper waste packaging for disposal will also be followed. Abatement contractors will be licensed (ACT 135 of 1986) and contractor personnel will be accredited (Public Act 440 of 1988) through the MDELEG Asbestos Program.

A biddable specification package will be prepared to include all necessary design drawings, technical specifications, and general requirements. The package will be suitable for bidding purposes to secure a contractor to implement the corrective action, as applicable.

The approved contractor will submit a joint Notification of Intent to Renovate/Demolish (Notification) form to the Michigan Department of Environmental Quality (MDEQ), Air Quality Division and the MDELEG Asbestos Program in advance of asbestos abatement. The Notification will be submitted ten working days prior to on-site activities. The Notification summarizes the project description, schedule, approved contractor, facility owner, disposal location, and engineering controls, etc. Refer to Attachment B for a blank copy of this form.

After asbestos abatement activities are completed, final air clearance samples will be collected to verify adequate abatement activities. The final air clearance criterion established by specification for this project is the level referenced in 40 CFR Part 763, Subpart E, of the EPA Asbestos in Schools Rule of 0.01 fibers per cubic centimeter of air or the background level as measured before the start of abatement. Clearance samples will be analyzed by phase contrast optical microscopy. Properly trained and equipped personnel shall perform all work.

3.2 RECOMMENDED CLEANUP ALTERNATIVE

Option No. 2 is recommended for the subject property, as it is feasible to implement, will mitigate risks to human health and the environment, and will provide a long term cleanup response. In addition, this alternative is necessary to support demolition of the structure and the intended future use of the subject property. It has been determined that Option No. 1 will not mitigate, but may actually increase, the threat to human health and the environment that is known to exist on the subject property, will not facilitate/meet project goals, and will not meet regulatory requirements.

4.0 CONCLUSION

Remedial alternatives were evaluated based on effectiveness, ease of implementation, cost, and the potential future use of the property.

The no-action alternative (Option No.1) will not mitigate, but may increase, the threat to human health and the environment that is known to exist on the subject property, will not facilitate/meet project goals and will not meet regulatory requirements. The GCLBA has recommended not proceeding with Option No.1.

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES - DRAFT

The asbestos abatement alternative is technically feasible and implementable, will mitigate risks to human health and the environment, and will provide a long term cleanup response in the most cost-effective manner. In addition, this alternative is necessary to support the intended future use of the property. The GCLBA has recommended proceeding with Option No. 2 regarding asbestos-containing materials.

ATTACHMENT A

FIGURE

ATTACHMENT B

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH FORM (BLANK)

ATTACHMENT G

Documentation of Community Notification

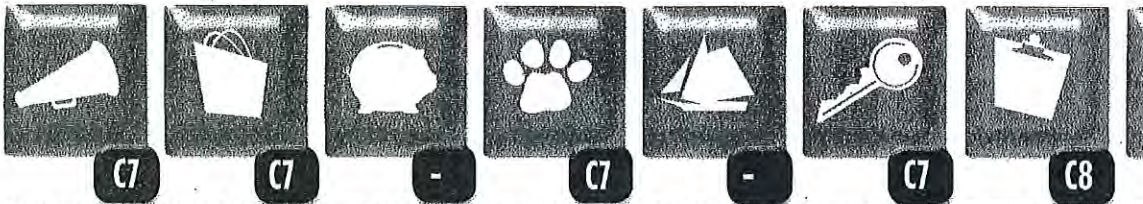


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ANNOUNCEMENTS

ABOUT FOSTER CARE

CARE GIVER - Mature woman with 7 yrs. experience. No heavy lifting. Available 24/7. Call (810) 653-3441 after 5pm.

ANNOUNCEMENTS

MEMORIAL SERVICES

FLINT MEMORIAL PARK
Two lots, 51000/both. Call (810) 736-8164

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Public Notices

STATE OF MICHIGAN COUNTY OF KENT FAMILY DIVISION ORDER FOR PUBLICATION ON HEARING

TO: PUTATIVE/UNKNOWN FATHER
Child's Name: JARMAYA COLEMAN
Child's Date and Place of Birth: 11/25/03, LOUISIANA
Child's Name: CHAISTRY JONES
Child's Date and Place of Birth: 05/19/05, LOUISIANA
Mother's Name: RACHEL MELTON
Case No.: 16-53466-NA-104014603
16-53467-NA-104014603
Hearing: DECEMBER 28, 2016 AT 3:00 P.M.
JUDITH ZEMAITIS, 6TH FLOOR, COURTROOM 6-C

Public Notices

Coverage Parameters for Preventive Care Services State Plan Amendment Request

The Michigan Department of Health and Human Services (MDHHS) plans to submit a State Plan Amendment (SPA) request to the Centers for Medicare & Medicaid Services (CMS) to establish the Michigan Medicaid program coverage parameters for preventive care services.

The anticipated effective date for the Coverage Parameters for Preventive Care Services SPA is April 1, 2017.

Proposed Medicaid covered preventive services include those assigned a grade of A or B by the United States Preventive Task Force (USPSTF), all approved adult vaccines and their administration as recommended by the Advisory Committee on Immunization Practices (ACIP), and limited preventive screening services. In addition to these services, Healthcare Common Procedure Coding System (HCPCS) Level I codes used to report the preventive medicine evaluation and management of adults will no longer be subject to beneficiary cost sharing liability.

The estimated gross cost to the State of Michigan for the State Plan Amendment is \$29,364 per year.

There is no public meeting scheduled regarding this notice. Any interested party wishing to request a written copy of the SPA or wishing to submit comments may do so by submitting a request in writing to: MDHHS/Medicaid, Program Policy Division, PO Box 30479, Lansing, MI 48909-7979 or e-mail fas@mdhhs.gov by January 1, 2017.

Dated: December 2, 2016
KATHLEEN A. FEENEY
CIRCUIT COURT JUDGE

Public Notices

STATE OF MICHIGAN

NOTICE TO CREDITORS

In the matter of: Nancy C. Swanebeck

TO ALL INTERESTED PERSONS: Your interest in the Estate or Trust of Nancy C. Swanebeck, the decedent, may be barred or affected by the following:

The decedent, whose last known address was 10424 Torrey Rd. Michigan, 48430, died on November 9, 2016. The decedent is notified that all claims against the decedent will be forever barred unless presented to Kathleen A. Dimich, Trustee of the Nancy C. Swanebeck Trust, within four (4) months of the date of the publication of this notice.

Notice is further given that the assets of the Nancy C. Swanebeck Trust will be therefor assigned and distributed to persons entitled to such Trust assets. The Trust is not being supervised or administered under the jurisdiction of any probate court.

Date: December 6, 2016
Kathleen A. Dimich
10424 Torrey Rd.
Fenton, MI 48420

Public Notice

Michigan Department of Health and Human Services Medical Services Administration

Cost Reporting Requirements State Plan Amendment Request

The Michigan Department of

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The Michigan Department of

Pets & Supplies

GERMAN SHEPHERD PUPPIES - AKC OFA. Born Sept. 30. Solid Black and Black & Tan. \$1000. Contact Angie, 616-308-0462. Facebook: Little bit of Shepherd

SHEPHERD PUPPIES - AKC. Born 10/1/16. Black & red, black & tan, father imported, Sch-1, mother imported bloodlines, show protection, pet, & 1/9 working dogs. Excellent temperament. Call (517) 542-0151

Pets & Supplies

GOLDEN RETRIEVER - AKC
Golden Retriever Puppies. \$700 with limited registration. 4 boys and 3 girls. Call 810-893-0494

LAB PUPPIES - AKC. black and yellow, English build, champion blood lines, excellent pets & hunters, good temperament, ready to go, \$500-\$600 obo. 616-218-3135

Pets & Supplies

LAB PUPS - AKC. big and blocky. Ideal family pets/ show. Shots, dew claws removed, dewormed, vet cert. Patents OFA & health clearances. \$1200. Call 810-348-1309

MINIATURE PINSCHER PUPPIES - AKC. shots, tails, dew claws done. Pups are ready to go! Call (616) 402-2661. www.oakviewkennels.com

Pets & Supplies

SHIH TZU - males. AKC, blue and white, 9 mo., liver and white, 3 years, proven stud, more info. Call (989) 777-3676. glorianshitzupolice.com

TOY POODLE - Adorable price. Ready to go. Various parts. 3 females, 1 male. (Fluene). (810) 667-6130 (Lapeer).

Pets & Supplies

WEST HIGHLAND TERRIER PUPPIES - Beautiful, 2 females, very socialized, good with children, family raised, parents on site. 989-846-0929 or 989-387-0772

Pets & Supplies

WESTIES - ARE FOR THE LIFE! NOT JUST THE HOLIDAYS! WestieEduMi.com for handout click on "Westies101". www.akc.org/classified/pickappuppy.pdf

Classic/Antique

CHEVY 1985 CORVETTE - (CA), black ext., red int., tuned port fuel injection, 5.7L/V8 engine, dual exhaust, automatic transmission, removable glass roof, only 48,200 original miles, drives like a dream! Only \$10,500! Call (248) 705-7677

Classic/Antique

FORD 1975 GRANADA
great condition, great interior, has 4.1 6 cylinder engine, reliable. Brakes are great. \$1,900. Call 810-599-6766

Classic/Antique

NEED HELP to identify the original owner or previous owner of a 1971 LT-1 War Bonnet Yellow Corvette with dark green interior sold new at Applegate Chevrolet around February/March 1971. Also looking for anyone that worked at the dealership around this time that might have information. Probably the only LT-1 sold new in 1971 with this color combination. Please email c78tags@yahoo.com. This car is not for sale.

Crossovers

PONTIAC 2003 VIBE - 150,000 miles, moon & tune package, in good running condition. 5-speed manual. \$2200 obo. Call (810) 516-9229

Motorcycles & Service

VINTAGE Motorcycles
Wanted - Cash Paid - 1900-1980. All makes. Any condition. No title? No Problem! 920-202-2201

Motorcycles & Service

Wanted dead or alive - Vintage 60-70's road bikes Kawasaki H2, H1, Z1, KZ, Honda CG 5L, Suzuki GT 750. Put cash in your hand. Call Russ 517-490-9676.

SLVS

Chevy 2012 Traverse, AWD. 2012 - 4 bucket seats w/ 3rd row seating/trailer package, AWD 58,100 miles, 20" tires, heated seats, Tri Coat Red can be seen at Pro-Style auto center, Center rd, Burton 810-287-7574, \$17,000

Photo Coming Soon

FORD 2000 EXCURSION - 124k mi., 2WD, V8, needs transmission work but is still drivable, otherwise good cond. Newer tires, brakes. \$1,800 OBO. 989-895-8966.

Photo Coming Soon

GMC 2009 ACADIA SLT-Black, 1 owner, leather, heated seats, remote start, aluminum premium wheels, 99k mi. Sharp, like new! \$12,800. Dealer 810-252-4773

Photo Coming Soon

CHEVROLET 1995 Pickup - Custom paint, 4x4, rebuilt manual transmission, exc. cond, heavy duty towing pkg, lot of chrome. \$2250. Call 810-694-3313/810-515-6328

Photo Coming Soon

CHEVY 2008 SILVERADO LT - Extended cab, power locks and windows, tilt, cruise, aluminum wheels, bedliner, V-8, \$7995. Dealer, 810-252-4773.

Photo Coming Soon

CHEVY 2005 COLORADO
Crew cab, 3.5 L engine, 2wd, TC, loaded. 184k mi. well maintained, good condition, \$8700 obo. Please call (810) 239-2510.

Photo Coming Soon

CHEVY 2004 AVALANCHE 271 - leather, Kenwood stereo, air, lift, 20in. wheels, LED lights & much more, 184k mi. runs and looks great, \$12,500 obo. Call 810-297-2920.

Photo Coming Soon

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Holiday Tree And Gift Guide

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Genesee County Land Bank Authority
452 S. Saginaw Street, 2nd Floor
Flint, Michigan 48502

12-2-16

Public Notification for intent to apply for United States Environmental Protection Agency (EPA) Brownfield Cleanup Grant Funds for use at 2320 & 2360 W Pierson Rd.

To all interested persons: PLEASE TAKE NOTICE that the Genesee County Land Bank Authority is accepting comments and review of Draft Analyses of Brownfield Cleanup Alternatives (ABCA) prepared for the use of EPA Brownfield Cleanup Grant Funds to support asbestos and petroleum cleanup activities at the 2320 and 2360 W Pierson Rd, Flint, MI 48504, respectively.

The Genesee County Land Bank Authority encourages citizen participation. A draft ABCA will be available for review on December 9, 2016 and comments will be accepted until December 16, 2016. The draft ABCA will be available for public review and comment at the Genesee County Land Bank Authority office located at 452 South Saginaw Street, 2nd Floor, Flint, MI 48502 and on the web at www.thelandbank.org. All interested persons desiring to comment are invited to submit written testimony or materials concerning the proposed project to this address by no later than 3:00pm Friday, December 16, 2016.

Further information may be obtained by calling the Genesee County Land Bank Authority, Faith Finholm at (810) 257-3088 x539 or by visiting the above website.



Grocery Store Planning & Resident Engagement Monday, November 28th, 6:00pm @ Eagle's Nest Academy

Agenda

Grocery Store Development Updates

- 1) Store Operator/General Mgr. Recruitment: Store operations and consultation will be provided by the Food Coop Initiative, Nat'l Coop Grocers, and Uplift Solutions
- 2) Food Coop Organizing Work Group Members
- 3) Uplift Solutions will finalize pro forma – 11/30/16
- 4) MI Small Business Development Center will finalize business plan – 12/5/16
- 5) MI Good Food Fund awarded NFRC \$40,000 predevelopment grant
- 6) 2017 EPA Clean-up Grant - Pierson Road Site – Genesee County Land Bank
 - a. Faith Finholm, Grants Manager, GCLB
 - b. Christina Kelly, Director of Planning & Neighborhood Revitalization, GCLB
- 7) Demolition & Funding Support – Cheryl McHallam, Senior Program Officer, MI LISC
- 8) Resource Development Planning (Grant Timeline Chart) - Kristina Johnson, Grants Director, Flint & Genesee Chamber of Commerce
- 9) *A Food Coop In Your Community* (10 minute video clip)
- 10) Resident Engagement/Ownership Goal: Recruitment of 1,000 food coop members!
 - a. \$250 per member
 - b. \$500 per church, organization and/or group
 - c. Option to pay in installments
 - d. Make checks payable to NFRC or North Flint Reinvestment Corporation
 - e. Financial report/bank balance will be mailed to current members



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Fredie Fisher	fredief311@gmail	810-259-3570
GARY BYAS	123garybyas@gmail.com	810602-9461
Aaron Watkins	acejwatkins@aol.com	810 553 6073
Phuong Myavis		810 238 6423
Larry Ferguson	Nerderson0791@gmail.com	810 695 3364
Janet Michalek	michalek@nichigan.gov	517-643-0314
Charles W. Allen	OWALKER@FIRSTFOODNETWORK.ORG	313-605-9104
Debbie Carter	terese.carter@shoglobal.net	810-730-7844
Daniel Han	dhan11265@KQAD.com	810 9082396 (1)
Becky Foster	bfoster@thehagermanfoundation.org	810-285-9223



MICHIGAN STATE UNIVERSITY | University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Debra	rspezo@thebaybank.org	810.287.3088 x536
Vickie Watkins	oldflint193@gmail.com	404 453-7810
Juanita Wells	juanita.wells151073@att.net	(810) 444-3833
LeRoy Cole	leeroycole@att.com	810-577-1083
Robin Edwards	roby robyway@aol.com	810-309-6539
Brenda Harris	408 W. 9th St Flint MI 48505	
John T. Holmes	6621 Colburn Dr	810-789-2217
Duenna Love	Grove & Reinvest Flint, ORG	734.260.2664
Edith Finkholm	finkholm@thebank.org	257-3088 ext 543
Patricia Havel	phavel@retroflint.org	



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Freddie Williams	1809 W Home Ave Flint	(810) 781-3200
Cheryl McFallon HSE	111 Court Street	517 881-7726
Adrian Ventouse	amontague@renewflint.org	810-288-7094
Tryphena Clarke	tclarke@rathmott.org	(810) 293-7752
Yvette C. Deater	5618 Oyley DR.	(810) 746-1724
Brian Berlin	blancin@mott.org	(810) 785-1436
Allyna Peterson	4509 TRUMBULL DR	



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
HURMAD FRY ANDY TYLER	Fry, HurmadEzell@flint.unicom.edu@atkinet	810-767-1683 810-407-0326



MICHIGAN STATE UNIVERSITY
University Outreach and Engagement

North Flint Grocery Store Planning & Organizing Meeting

November 28, 2016 at 6:00pm

NAME	EMAIL or ADDRESS	PHONE
Mark Baldwin	gerlinks@gmail.com	858-480-9506
W. Roberts		810-789-2212
Nola Jimison	Molajimison@yahoo.com	810-789-5516
Shawn Kouslan	Shawntater571@gmail.com	810-449-7186
JESSIE FOREMAN	USA	810-701-9407
JW FERNAN	4509 Trumbull DR.	810-610-9573



**PUBLIC NOTICE COMMENT FORM
GENESEE COUNTY LAND BANK 2017 EPA GRANT APPLICATIONS**

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Further information may be obtained by calling the Genesee County Land Bank Authority, Attn: Faith Finholm at (810) 257-3088 x 539 or by visiting the above website.

EPA Cleanup Grant- Cleanup Grants provide up to \$200,000.00 in funding to carry out cleanup activities at specific brownfield sites owned by the applicant. This means that the money will be for a specific property that must be owned by the Land Bank, and be contaminated with specific materials of concern as described in the Request for Proposals.

The Land Bank is applying for two (2) cleanup grants in support of the same project. The draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for review at the Land Bank office early December and on the Land Bank Website at www.thelandbank.org/

- 1) 2320 W Pierson Rd (former Family Independence Agency)- The Land Bank will request \$200,000.00 to cover a portion of the demolition and environmental abatement/disposal costs.
- 2) 2360 W Pierson Rd (former Ross Oil)- The Land Bank will request \$52,000.00 to cover a portion of the costs of environmental remediation and demolition.

EPA Site Assessment Grant- Assessment Grants provide funding for developing inventories of brownfields, prioritizing sites, conducting community involvement activities, conducting site assessments and cleanup planning related to brownfield sites. Assessment Grant funds may not be used to conduct cleanups.

The Land Bank will apply for a Site Assessment Grant in the amount of \$300,000.00 that will assist the Land Bank and community partners in Genesee County to return former brownfields to productive use.

Name/ Representing: Tryphena Clarke, RMF

Date: 11/28/16 E-mail: tclarke@ruthmott.org Phone: (810) 293-7752

Comments (please use back of this sheet/additional sheets of paper as necessary):



452 S. Saginaw, 2nd. Floor
Flint, MI 48502
810.257.3088

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Name/ Representing: JESSIE FOREMAN

Date: 11/28/14 E-mail: TURSAU 8749 @ YAHOO.COM Phone: (810) 701-9407

Comments (please use back of this sheet/additional sheets of paper as necessary):



452 S. Saginaw, 2nd. Floor
Flint, MI 48502
810.257.3088

**PUBLIC NOTICE COMMENT FORM
GENESEE COUNTY LAND BANK 2017 EPA GRANT APPLICATIONS**

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Name/ Representing: Carolyn Tyler

Date: 11-28-16 E-mail: unicom-48507@aol.net Phone: (810) 407-0376

Comments (please use back of this sheet/additional sheets of paper as necessary):



**PUBLIC NOTICE COMMENT FORM
GENESEE COUNTY LAND BANK 2017 EPA GRANT APPLICATIONS**

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Further information may be obtained by calling the Genesee County Land Bank Authority, Attn: Faith Finholm at (810) 257-3088 x 539 or by visiting the above website.

EPA Cleanup Grant- Cleanup Grants provide up to \$200,000.00 in funding to carry out cleanup activities at specific brownfield sites owned by the applicant. This means that the money will be for a specific property that must be owned by the Land Bank, and be contaminated with specific materials of concern as described in the Request for Proposals.

The Land Bank is applying for two (2) cleanup grants in support of the same project. The draft Analysis of Brownfield Cleanup Alternatives (ABCA) will be available for review at the Land Bank office early December and on the Land Bank Website at www.thelandbank.org/

- 1) 2320 W Pierson Rd (former Family Independence Agency)- The Land Bank will request \$200,000.00 to cover a portion of the demolition and environmental abatement/disposal costs.
- 2) 2360 W Pierson Rd (former Ross Oil)- The Land Bank will request \$52,000.00 to cover a portion of the costs of environmental remediation and demolition.

EPA Site Assessment Grant- Assessment Grants provide funding for developing inventories of brownfields, prioritizing sites, conducting community involvement activities, conducting site assessments and cleanup planning related to brownfield sites. Assessment Grant funds may not be used to conduct cleanups.

The Land Bank will apply for a Site Assessment Grant in the amount of \$300,000.00 that will assist the Land Bank and community partners in Genesee County to return former brownfields to productive use.

Name/ Representing: DALE MCGHEE

Date: 11/28/16 E-mail: DEMS_1@MSN.COM Phone: (810) 919-2814

Comments (please use back of this sheet/additional sheets of paper as necessary):

From: Faith Finholm
To: Faith Finholm
Bcc: "tursau8749@yahoo.com"; "unicorn_48507@att.net"; "dems_1@msn.com"
Subject: RE: Genesee County Land Bank EPA Application DRAFT ABCA available for review
Date: Friday, December 09, 2016 5:27:00 PM
Attachments: [ABCA 2320 West Pierson Road Flint MI- DRAFT.pdf](#)
[ABCA 2360 West Pierson Road Flint MI- DRAFT.pdf](#)

I apologize, I did not attach the draft Analyses of Brownfield Cleanup Alternatives. They are attached now and are also available here: <http://thelandbank.org/brownfield.asp>

Thank you.

Be happy. Be well.

Faith C. Finholm

Grants Manager

Genesee County Land Bank Authority

810-257-3088 Ext. 539

WATCH Reclaiming, Restoring, Rebuilding THE MOVIE about the Land Bank's first ten years!

Website: www.thelandbank.org

From: Faith Finholm
Sent: Friday, December 09, 2016 4:25 PM
To: Faith Finholm
Subject: Genesee County Land Bank EPA Application DRAFT ABCA available for review

Hello,

My name is Faith and we met at the North Flint Food Market Planning meeting on Monday, November 28, 2016. At that time, you provided me with your email so that I could supply you further information about our application for EPA funding to support the Grocery Store initiative.

Attached you will find a draft of what is referred to as an "Analysis of Brownfield Cleanup Alternatives." It outlines the different options that were considered regarding the demolition and cleanup of the sites at 2320 and 2360 W Pierson Rd. These will also be available for review on our website at: <http://thelandbank.org> and at our offices located at 452 S. Saginaw St. 2nd Floor, Flint MI 48502.

Please review the attached documents and submit any comments to me by no later than 3:00pm Friday, December 16, 2016. Feel free to contact me with questions.

Thank you.

Be happy. Be well.

Faith C. Finholm

Grants Manager

Genesee County Land Bank Authority

810-257-3088 Ext. 539

WATCH *Reclaiming, Restoring, Rebuilding* THE MOVIE about the Land Bank's first ten years!

Website: www.thelandbank.org



810.257.3088

Brownfield Redevelopment

Civic Park
Brownfield
Redevelopment
Partnerships

Home > What We Do > Neighborhood Revitalization > Brownfield Redevelopment

The Land Bank works to assess, cleanup and encourage redevelopment of Brownfield sites.

The Land Bank and the Genesee County Brownfield Redevelopment Authority (GCBRA), together, have secured millions of dollars in Brownfield funds to eliminate blight and improve abandoned and tax foreclosed properties in Genesee County. Demolishing blighted structures and cleaning up Brownfield sites helps to restore value to urban land and speed up the process of returning tax foreclosed, contaminated and abandoned properties to productive use. Click here for more information on the Genesee County Brownfield Redevelopment Authority.

Request for Public Comments:

The Genesee County Land Bank is applying for three (3) grants from the Environmental Protection Agency (EPA). The grants and their specific purposes are briefly described below. Comments may be directed to Faith Finholm via e-mail at finholm@thelandbank.org, or by phone at (810) 257-3088 ext 539. Please provide all comments by no later than 3:00pm Friday, December 16, 2016.

EPA Cleanup Grant. Cleanup Grants provide up to \$200,000.00 in funding to carry out cleanup activities at specific brownfield sites owned by the applicant. This means that the money will be for a specific property that must be owned by the Land Bank, and be contaminated with specific materials of concern as described in the Request for Proposals.

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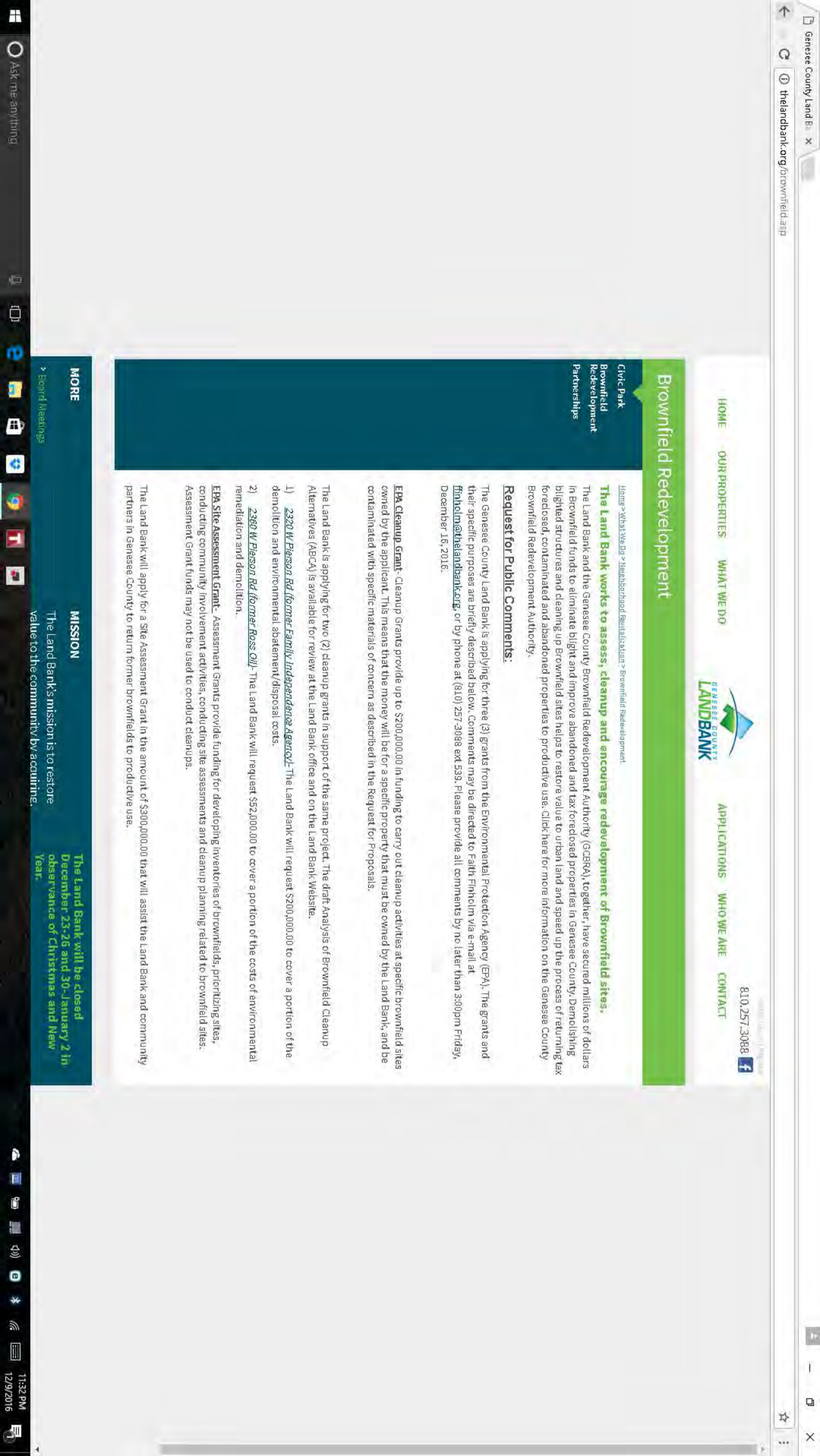
MORE

[Record Meetings](#)

MISSION

The Land Bank's mission is to restore value to the community by acquiring.

The Land Bank will be closed December 23-26 and 30-January 2 in observance of Christmas and New Year.



ATTACHMENT H

Other Factors Supporting Documentation

Investing in Manufacturing Communities Partnership

Advance Michigan Manufacturing Community



Special Considerations -
Attachment F
IMCP Documentation



The Community

The heart of the nation's automotive industry rests in the 13-county southeast Michigan region. The Advance Michigan region currently produces 22% of the vehicles made in America, and, at \$14 billion a year, over 70% of the U.S. total auto R&D spending is invested in the region. Through the *Advance Michigan* initiative over thirty partner organizations are banding together to build the region's capabilities to master the next frontier of automotive technology and manufacturing – vehicles that communicate with each other and with the open road to carry their passengers more safely and efficiently to their destinations.

The Vision

Advance Michigan will position its 13-county region in southeastern Michigan at the forefront of the automotive and digital technologies behind connected cars and infrastructure, technologies that will lead to a step-change in driving safety and efficiency. The initiative's partners will deepen already significant workforce partnerships through \$177 million in training, while connecting these efforts across all stages of skills development from high school on up. And the initiative will leverage over 50 labs and research facilities across the region to develop and deploy across its supply chains these new connected-vehicle technologies.

The Strategy

Workforce Development - *Advance Michigan* and its partners will invest \$177 million in training and workforce development activities to upgrade the region's talent infrastructure, attract a pipeline of younger workers, and develop curriculum and training in the latest manufacturing technologies, including training to upgrade the skills of incumbent workers. *Advance Michigan* will also invest in longitudinal workforce data tracking systems to help target its training efforts.

Supplier Networks – To ensure that the automotive industry remains at the vanguard of advanced manufacturing, *Advance Michigan* will make connected-vehicle technologies a core focus of the Pure Michigan Business Connect (PMBC) partnership and within other regional economic development and other non-profit partner groups. As new connected-vehicle technologies and advances in lightweight metals are developed in the region, *Advance Michigan* will map the availability of capabilities related to these technologies in its supply chains and further their deployment through new capabilities at regional colleges and universities and the development of an incubator to connect entrepreneurs to these new technologies.

Research and Innovation – The *Advance Michigan* region has over 50 labs and has received over \$300 million in automotive research projects at its universities in the last five years. To make sure Michigan remains the nation's automotive R&D hub, *Advance Michigan* will align university and/industry R&D including through the development of a research capabilities translator for industry seeking to navigate the university research landscape, the launch of R&D competitions requiring multi-partner collaborations, and the creation of internships, co-ops, and apprenticeships in company research.

Infrastructure – Increased collaboration between the state, *Advance Michigan*, and private enterprise will support further infrastructure and site development by working to eliminate blight and to speed the redevelopment of vacant manufacturing sites, to upgrade the region's transportation infrastructure to allow for connected vehicles and to close infrastructure maintenance gaps. *Advance Michigan's* plan calls for laying 2,287 miles of fiber-optic infrastructure to the deployment of connected-vehicles.

Trade and International Investment – To increase trade and international investment opportunities *Advance Michigan* will work to attract skilled immigrants; increase the number and frequency of international trade missions, increase cross border trade with Canada; and market the region to increase foreign direct investment.

Operational Access and Capital Improvement – Michigan ranks 15th in the nation for venture capital investment, a position that *Advance Michigan* proposes to improve through securing additional capital for existing State Small Business Credit Initiative and the creation of a new \$50 million venture capital fund focused on automotive technologies. In addition, *Advance Michigan* will expand services that reduce the cost of doing business for small manufacturers and efforts to capitalize manufacturing energy efficiency upgrades in the region, lowering energy costs.

The Partnership

Education: Lawrence Technological University, Macomb Community College, Michigan's University Research Corridor, Mott Community College, OU INC - Oakland University, University Research Corridor (URC); Washtenaw Community College; **Industry:** Ann Arbor SPARK, Automation Alley, Capital Area Manufacturing Council, Center for Automotive Research (CAR), EDSI Consulting, Flint & Genesee Chamber of Commerce, Michigan Manufacturing Technology Council, National Center for Manufacturing Sciences, New Perspectives Group, Research to Practice Consulting; **Government/Economic Development Authorities:** City of Flint, Detroit Economic Growth Corporation, Economic Development Alliance of St. Clair County, I-69 International Trade Corridor Next Michigan Development Corporation, Lansing Economic Area Partnership, Michigan Economic Development Corporation, Macomb County Department of Planning and Economic Development, Michigan Department of Transportation, Monroe County Business Development Corp, Oakland County Government, Southeast Michigan Community Alliance (SEMCA), Shiawassee Economic Development Partnership, Washtenaw County, Wayne County EDGE (lead submitter); **Workforce:** Workforce Intelligence Network (WIN)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 20, 2010

SENT BY EMAIL TO: tatkinson@cityofflint.com

Tracy Atkinson
Superintendent
City of Flint
1101 S. Saginaw St
Flint, MI 48502-5112

Special Considerations -
Attachment F
Documentation of HUD-
DOT-EPA Partnership for
Sustainable Communities
grant.

Dear Community Challenge Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Notice of Funding Availability for the Department of Housing and Urban Development's Community Challenge Planning Grants and the Department of Transportation's TIGER II Planning Grants*," has been selected for a grant award. The amount you are eligible to receive is \$1,570,233.

This new grant program was quite competitive. A multidisciplinary review team, drawn from four federal agencies reviewed 583 eligible grants. Ultimately, HUD is funding 42 state and local governments in innovative planning efforts in 33 different states, with 14 of those grants funded in partnership with DOT.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

A handwritten signature in cursive script that reads "Shelley Poticha". The signature is written in black ink and is positioned above the printed name and title.

Shelley R. Poticha
Director
Office of Sustainable Housing and Communities

Special Considerations - Attachment F Documentation of HUD-DOT-EPA Partnership for Sustainable Communities grant directly tied to the project area and grant objectives/outcomes.

Fur
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ES: Project will foster transit-oriented existing transit stations.
 or planning to attract federal and related transit stations.
 ent of Public Works and Transportation,
 on

Michigan

The **City of Flint** will be awarded **\$1,570,233**. Flint will use these funds to replace the existing city master plan with an integrated plan for sustainable development. Flint will collect and analyze existing conditions and plans and develop a communications strategy to engage a variety of audiences. The outreach process will inform and frame neighborhood-level discussion about residents’ vision for the plan and lead to the development of Guiding Principles and a city-wide strategic planning framework for sub-area plans. Planning teams will create area plans that include affordable housing, economic competitiveness, land recycling, and neighborhood revitalization. Flint will use these plans to create a Master Plan and zoning ordinances that are consistent with livability principles and promote/remove barriers to sustainable and mixed-used development.

Anticipated Project Benefits:

- Implement two area plans per year in existing neighborhoods that align public and private investments around mixed use and mixed income development.
- Locate 100 new affordable housing units convenient to job centers and public transportation.
- Increase the number of recycled parcels of land for redevelopment by 10% over the 3 year period.

Project Highlights:

- **REDUCE REGULATORY BARRIERS:** Project will create new zoning ordinance that removes barriers to and promotes sustainable and mixed-use development.
- **INCREASE PUBLIC ENGAGEMENT:** Community Vision Sessions will seek consensus around a set of Guiding Principles and city-wide Strategic Planning Framework for future planning.

Funding Amount: \$1,570,233

Core Partners: Center for Community Progress, Local Initiative Support Corporation, Genesee County Chamber of Commerce, Ruth Mott Foundation, University of Michigan-Flint, Flint Area Reinvestment Office, American Institute of Architects - Flint Chapter, Hurley Medical Center, Community Foundation of Greater Flint

HUD Region: V