

**GENESEE COUNTY METROPOLITAN PLANNING COMMISSION**  
**Tuesday, December 5, 2017, 8:00 a.m.**

**MINUTES**

The Genesee County Metropolitan Planning Commission met at 8:00 a.m. on Tuesday, December 5, 2017, in the Conference Room of the Genesee County Metropolitan Planning Commission (GCMPC), 1101 Beach Street, Room 223, Flint, Michigan.



**I. CALL TO ORDER**

Chairperson Himelhoch called the meeting to order at 8:00 a.m.



**II. ROLL CALL**

**Present:** Alan Himelhoch, Cheryl Sclater, David Martin, Gloria Nealy, Jeffrey M. Peake, John Mandelaris, Mark Young, Martin Cousineau, and Reggie Smith.

**Others Present:** Kristin Stevenson, Kevin Schronce, Charm Healy, Larry Green, Lee Purdy, Joshua Freeman, Derek Bradshaw, Christine Durgan, Sheila Taylor, Jason Nordberg, Jacob Maurer, David Yeoman, and Nichole Odette.

**Absent:** Alexander Isaac and Janice Karcher.

Chairperson Himelhoch stated that the Chairperson of the Region V Planning and Development Commission, Sid Grinnell, died on December 1<sup>st</sup>. Mr. Grinnell served on the Region V PDC for 11 years. He was an outstanding person who gave of himself so frequently and his life was essentially about helping those in his communities. He was sharp, kind, focused and his goal was to make sure the government was helping its citizens. Chairperson Himelhoch requested a moment of silence for Mr. Grinnell.

**III. MINUTES**



**A. Minutes of the November 8, 2017 Regular Meeting**

**Motion: Action:** Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Cheryl Sclater, to approve the November 8, 2017 regular meeting minutes as presented.

Motion passed unanimously.

(Approved minutes are on file in the GCMPC office)



**IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMISSION**

Larry Green thanked the Planning Commission and staff for all the things they have done this year to help the community and wished everyone a safe and happy holiday.



**V. COMMUNICATIONS**

Derek Bradshaw explained that he received a phone call from the applicant of FPR-10-17-11, who stated he was able to secure private funding and is no longer seeking the USDA Rural Development loan.

## **VI. COMMITTEE REPORTS**

There were no Committee Reports.

## **VII. NEW BUSINESS**

### **A. FPR-10-17-11; The RiverGlen's, LLC. Assisted Living Facility**

Item removed from agenda at the request of the applicant.

### **B. FPR-11-17-12; City of Flint, South Flint Community Plan**

Jacob Maurer gave an overview of FPR-11-17-12; City of Flint, South Flint Community Plan. Kevin Schronce and Kristen Stevenson from the City of Flint Planning and Zoning Department were present to answer questions and offer additional information. Discussion ensued.


 **Motion: Action:** Endorse, **Moved by** Mark Young, **Seconded by** Jeffrey M. Peake, to endorse FPR-11-17-12; City of Flint, South Flint Community Plan Implementation.

Motion passed unanimously.

(Documents on file with minutes)

### **C. MPR-11-17-03; Gaines Township Master Plan**

David Yeoman gave an overview of MPR-11-17-03; Gaines Township Master Plan. Lee Purdy, Gaines Township Trustee, was present to answer questions and offer additional information. Discussion took place regarding requirements for capital improvement and transportation plans within a Master Plan, and the Commission's role to either endorse or make recommendations on Master Plans.


 **Motion: Action:** Provide Recommendation, **Moved by** Mark Young, **Seconded by** Jeffrey M. Peake, to provide staff recommendations, contained in memo presented, to Gaines Township regarding their Master Plan update.

Motion passed unanimously.

(Documents on file with minutes)


### **D. MPR-11-17-04; Davison Township Master Plan**

Jacob Maurer gave an overview of MPR-11-17-04; Davison Township Master Plan. Charm Healy, Davison Township Planning/Zoning Administrator, was present to answer questions and offer additional information. Discussion ensued. Staff will review the requirements for County Planning Commissions to either endorse or provide recommendations on local Master Plans.


 **Motion: Action:** Provide Recommendation, **Moved by** John Mandelaris, **Seconded by** Martin Cousineau, to provide Davison Township with staff recommendations, including the need for a Transportation Plan, if one is not included in the Master Plan.

Motion passed unanimously.

(Documents on file with minutes)

 **E. Pass Through Agreement between the Genesee County Metropolitan Planning Commission (GCMPC) and the Genesee-Lapeer-Shiawassee Region V Planning and Development Commission (GLS Region V)**

Jason Nordberg stated that GCMPC provides staff services for GLS Region V and is reimbursed by GLS Region V for those costs. MDOT will provide \$102,000 to Region V for services this year, but is requiring a more formal agreement between GLS Region V and GCMPC. Chairperson Himelhoch stated that both he and Commissioner Mandelaris sit on the Region V Board and are also Attorneys, however, neither of them participated in the drafting or review of the Agreement as Counsel for either Region V or the County. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** David Martin, **Seconded by** Jeffrey M. Peake, to approve staff's recommendation on the Pass Through Agreement between the Genesee County Metropolitan Planning Commission (GCMPC) and the Genesee-Lapeer-Shiawassee Region V Planning and Development Commission (GLS Region V), and to give Derek Bradshaw, Director-Coordinator, the authority to sign the agreement upon final review and approval by MDOT, GLS Region V, and Genesee County Board of Commissioners.

Himelhoch – abstain


Mandelaris - abstain

Motion passed.

(Documents on file with minutes)

 **F. Pass Through Agreement between the Genesee County Metropolitan Planning Commission (GCMPC) and the Mass Transportation Authority (MTA)**

Jason Nordberg stated that GCMPC receives allocations from the Federal Highway Administration and the Federal Transit Administration for planning activities. GCMPC has agreements in place with the MTA and MDOT to act as a pass-through for those funds. This year, MDOT is requiring a more formal agreement between GCMPC and the MTA. Chairperson Himelhoch stated that neither he nor Commissioner Mandelaris participated in the drafting, negotiations, or review of the Agreement as Counsel.


 **Motion: Action:** Approve, **Moved by** John Mandelaris, **Seconded by** Jeffrey M. Peake, to approve the Pass Through Agreement between the Genesee County Metropolitan Planning Commission (GCMPC) and the Mass Transportation Authority (MTA), and to give Derek Bradshaw, Director-Coordinator, the authority to sign the agreement upon final review and approval by MDOT, MTA, and Genesee County Board of Commissioners.

Motion passed unanimously.

(Documents on file with minutes)

**VIII. FINANCES**

 **A. Contract, Vouchers and Bills**

 **Motion: Action:** Approve, **Moved by** Gloria Nealy, **Seconded by** Martin Cousineau, to approve the November Contract, Vouchers and Bills for a total of \$91,155.70 and to authorize the proper authorities to sign the checks.

Motion passed unanimously.

(Documents on file with minutes)



## **B. Commission Expenses and Per Diems**



**Motion: Action:** Approve, **Moved by** David Martin, **Seconded by** Martin Cousineau, to approve the Commission Expenses and Per Diems as submitted.

Motion passed unanimously.

(Documents on file with minutes)

## **IX. OLD BUSINESS**

### **A. Project Status**



#### **1. 3-C Transportation Planning – November 2017 Status Report**

Jason Nordberg reviewed the 3-C Transportation Planning Report.



**Motion: Action:** Receive & File, **Moved by** Reggie Smith, **Seconded by** Gloria Nealy, to receive and file the 3-C Transportation Planning report as presented.

Motion passed unanimously.

(Original on file with minutes)



#### **2. Environmental Program Update – November 2017 Status Report**

Sheila Taylor reviewed the Environmental Program Report.



**Motion: Action:** Receive & File, **Moved by** Gloria Nealy, **Seconded by** Martin Cousineau, to receive and file the Environmental Program report as presented.

Motion passed unanimously.

(Original on file with minutes)



#### **3. Community Development Program – November 2017 Status Report**

Sheila Taylor stated that staff is working to meet HUD's spending deadlines. HUD will check our account on March 1<sup>st</sup>, at which time the County cannot have more than 1.5 times its annual allocation. At present, \$250,000 of the \$2.5 million allocation needs to be spent. Although the Program Year began on May 1<sup>st</sup> and the County received its funding in October, HUD will not extend the spending deadlines. David Martin stated that he has not yet received a response regarding the funding delay from the Intergovernmental Affairs Liaison at the White House.



**Motion: Action:** Receive & File, **Moved by** Gloria Nealy, **Seconded by** John Mandelaris, to receive and file the Community Development Program report as presented.

Motion passed unanimously.

(Original on file with minutes)



#### **4. Director-Coordinator Report – November 2017 Status Report**

Derek Bradshaw stated that in 2006 GCMPC entered into a contract with Salem Housing to provide \$46,000 in funding to rehabilitate a home that would be sold to a low-income homebuyer. Salem could not sell the home and it became a rental property. Per HUD regulations, the home has to be rented to income qualified applicants for a period of 15 years and staff has monitored the project each year. In 2012, Salem quit claimed all of

their properties to the Land Bank to relieve them of the burden of paying taxes. Chairperson Himelhoch explained that GCMPC is behind another secured creditor, the property is in bankruptcy, and if not handled properly, GCMPC will owe HUD the remaining loan balance of \$42,000. Chairperson Himelhoch stated that Derek has a proposal to alleviate the situation, so a Local Unit Committee meeting may need to be called to discuss that proposal. Chairperson Himelhoch stated that the secured creditor is represented by his law firm, so it would be easy to achieve a win-win situation for both GCMPC and the lender; however, both he and his firm have conflict positions unless those conflict positions are waived. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** David Martin, **Seconded by** Gloria Nealy, to approve waivers of conflict of interest for Alan Himelhoch and his law firm.

Himelhoch - abstain

Motion passed.

 **Motion: Action:** Receive & File, **Moved by** John Mandelaris, **Seconded by** Gloria Nealy, to receive and file the Director-Coordinator report as presented.

Motion passed unanimously.

(Original on file with minutes)

### **B. Commissioner Comments**

Commissioners made comments at this time.

Gloria Nealy gave an update of the Parks and Recreation Commission meetings and events.

### **X. ADJOURNMENT**

Chairperson Himelhoch adjourned the meeting at 9:24 a.m.

Respectfully submitted,  
Nichole Odette, Secretary  
Genesee County Metropolitan Planning Commission