



**GENESEE COUNTY**  
**METROPOLITAN PLANNING COMMISSION**

**GCMPC MEETING**

**Tuesday, December 5, 2023**  
**8:00 A.M.**

**Commissioners**

Alan Himelhoch  
Chairperson

Mike LaPointe  
Vice-Chairperson

Gloria J. Nealy  
Secretary

Dr. Beverly Brown

Cheryl Sclater

Jeffrey M. Peake

Lauren Coney

Martin L. Cousineau

Reggie Smith

Tyler Rossmassler

William Brandon

Genesee County Administration Building  
1101 Beach Street  
3<sup>rd</sup> Floor - Harris Auditorium  
Flint, MI 48502

**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Minutes
  - \*\*\*A. Minutes of the November 7, 2023 Regular Meeting (attached)
- IV. Opportunity for Individuals to Address the Commission
- V. Communications
- VI. Committee Reports
- VII. New Business
  - \*\*\*A. FOS-10-23-12; Thetford Township – Gary and Laura Tilson – Application for Farmland Agreement (attached)
  - \*\*\*B. FOS-11-23-13; Thetford Township – Thomas O’Hearn – Application for Farmland Agreement (attached)
- VIII. Finances

\*\*\*A. Contract, Vouchers and Bills (attached)

\*\*\*B. Commission Expenses and Per Diems (to be distributed)

IX. Old Business

A. Project Status

\*\*\*1. 3-C Transportation Planning – November 2023 Status Report (attached)

\*\*\*2. Environmental Program – November 2023 Status Report (attached)

\*\*\*3. Community Development Program – November 2023 Status Report (attached)

\*\*\*4. Housing Program Update – November 2023 Status Report (attached)

\*\*\*5. American Rescue Plan Act – November 2023 Status Report (attached)

\*\*\*6. Report of the Director – November 2023 Status Report (attached)

B. Commissioner Comments

X. Adjournment

\*\*\*Indicates Action Item

**NEXT MEETING: Tuesday, January 9, 2024**

**GENESEE COUNTY METROPOLITAN PLANNING COMMISSION**  
**Tuesday, November 7, 2023, 8:00 a.m.**

**MINUTES**

The Genesee County Metropolitan Planning Commission met at 8:00 a.m. on Tuesday, November 7, 2023, in the Harris Auditorium of the Genesee County Administration Building, 3<sup>rd</sup> Floor, 1101 Beach Street, Flint, Michigan.

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Present:** Alan Himelhoch, Dr. Beverly Brown, Gloria Nealy, Jeffrey M. Peake, Martin L. Cousineau, Mike LaPointe, Reggie Smith, Tyler Rossmassler, and William Brandon.

**Absent:** Cheryl Sclater and Lauren Coney.

**Others Present:** Derek Bradshaw, Christine Durgan, Sheila Taylor, Jacob Maurer, Kristofor Garris, and Nichole Odette.

**III. MINUTES**

**A. Minutes of the October 3, 2023 Regular Meeting**

**Motion: Action:** Approve, **Moved by** William Brandon, **Seconded by** Reggie Smith, to approve the October 3, 2023 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**

No one spoke at this time.

**V. COMMUNICATIONS**

There were no Communications.

**VI. COMMITTEE REPORTS**

**A. Personnel Committee**

Tyler Rossmassler stated that the Personnel Committee met this morning to discuss the creation of a new position and recommend moving forward. Christine Durgan explained that staff are requesting to create, post and fill a Housing Rehabilitation Specialist II position. We have a Housing Rehabilitation Specialist I that started over a year ago who has met all required certifications that we would like to retain and promote. Funds are in the budget for this grant funded position. Discussion ensued.

**Motion: Action:** Approve, **Moved by** William Brandon, **Seconded by** Mike LaPointe, to approve the report of the Personnel Committee and the recommendation to create, post and fill a Housing Rehabilitation Specialist II position within the Planning Commission. Motion passed unanimously.  
(Documents on file with minutes)

### **B. Consultant Selection Committee**

Mike LaPointe stated that the Consultant Selection Committee met this morning to discuss household hazardous waste (HHW) and electronics collection for 2024. Four proposals were received and reviewed. The Committee recommends hiring ERG Environmental Services (ERG) at \$128,000 for four collection events in 2024. Sheila Taylor explained that three staff scored the proposals, contacted the references, and compared the pricing. Discussion ensued.

**Motion: Action:** Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Martin L. Cousineau, to approve the report of the Consultant Selection Committee and to approve hiring ERG Environmental Services to collect HHW and electronics at four events in 2024 for a total cost of \$128,000.

Motion passed unanimously.  
(Documents on file with minutes)

## **VII. NEW BUSINESS**

### **A. FOS-09-23-08; Forest Township – Gary and Laura Tilson – Application for Farmland Agreement**

Kristofor Garris provided an overview of FOS-09-23-08; Forest Township – Gary and Laura Tilson – Application for Farmland Agreement. The parcel meets the criteria for enrollment in P.A. 116., as it is larger than 40 acres and at least 51% agriculturally active. The proposed length of protection under P.A. 116 is 30 years. Discussion ensued.

**Motion: Action:** Approve, **Moved by** Reggie Smith, **Seconded by** Jeffrey M. Peake, to approve staff recommendations regarding FOS-09-23-08; Forest Township – Gary and Laura Tilson – Application for Farmland Agreement.

Motion passed unanimously.  
(Documents on file with minutes)

### **B. FOS-10-23-09; Argentine Township – Nicholas Satkowiak – Application for Farmland Agreement**

Kristofor Garris provided an overview of FOS-10-23-09 and FOS-10-23-10; Argentine Township – Nicholas Satkowiak – Applications for Farmland Agreement. The parcels meet the criteria for enrollment in P.A. 116., as they are each larger than 40 acres and at least 51% agriculturally active. The proposed length of protection under P.A. 116 is 10 years for both parcels. Discussion ensued.

**Motion: Action:** Approve, **Moved** Martin L. Cousineau, **Seconded by** Jeffrey M. Peake, to approve staff recommendations regarding FOS-10-23-09 and FOS-10-23-10; Argentine Township – Nicholas Satkowiak – Applications for Farmland Agreement.

Motion passed unanimously.  
(Documents on file with minutes)

### **C. FOS-10-23-10; Argentine Township – Nicholas Satkowiak – Application for Farmland Agreement**

Discussion and action for this agenda item took place under VII.B.

#### **D. 2024 GCMPC Meeting Dates**

Derek Bradshaw reviewed the proposed 2024 GCMPC Meeting Dates. Mike LaPointe proposed moving the September meeting to the second Tuesday of the month.

**Motion: Action:** Approve, **Moved by** Gloria Nealy, **Seconded by** Martin L. Cousineau, to approve amending the 2024 GCMPC Meeting Dates to move the September meeting to the second Tuesday of the month.

Motion passed unanimously.

(Document on file with minutes)

**Motion: Action:** Approve, **Moved by** Gloria Nealy, **Seconded by** Martin L. Cousineau, to approve the 2024 GCMPC Meeting Dates as amended.

Motion passed unanimously.

(Document on file with minutes)

### **VIII. FINANCES**

#### **A. Contract, Vouchers and Bills**

Derek Bradshaw reviewed the Contract, Vouchers and Bills.

**Motion: Action:** Approve, **Moved by** Reggie Smith, **Seconded by** Gloria Nealy, to approve the November Contract, Vouchers and Bills for a total \$3,883.42 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** Jeffrey M. Peake, **Seconded by** Martin L. Cousineau, to approve the Commission Expenses and Per Diems.

Motion passed unanimously.

(Documents on file with minutes)

#### **C. Fund Balance Assignment Adjustment**

Derek Bradshaw explained that compensated absences for the year were lower than estimated. The adjustment is necessary to decrease the compensated absences line item and increase the restricted fund balance.

**Motion: Action:** Approve, **Moved by** Martin L. Cousineau, **Seconded by** Dr. Beverly Brown, to approve the Fund Balance Assignment Adjustment as presented.

Motion passed unanimously.

(Documents on file with minutes)

### **IX. OLD BUSINESS**

#### **A. Project Status**

##### **1. 3-C Transportation Planning – October 2023 Status Report**

Jacob Maurer stated that staff has been working with local road and transit agencies to adjust and move projects within the upcoming three-year Transportation Improvement Program (TIP) due to a nearly \$4 million cut in federal funding. The funding reduction is a result of 2020 Census Urban Boundary changes. The US-23 Corridor Traffic Study contract with Rowe Professional Services has been approved by the Board of Commissioners.

Virtual and in-person outreach meetings will take place over the next several months. The project's estimated completion date is September 2024.

**Motion: Action:** Approve, **Moved by** Martin L. Cousineau, **Seconded** Jeffrey M. Peake, to approve the 3-C Transportation Planning report as presented.

Motion passed unanimously.

(Original on file with minutes)

## **2. Environmental Program Update – October 2023 Status Report**

Sheila Taylor stated that over 1,700 tires were collected during the tire recycling event held in October, which exhausted the remaining 2023 EGLE grant funding. Staff are currently in the process of applying for a 2024 Scrap Tire Recycling Grant. A contract has been signed with the consultant hired to oversee the demolition of the former McDonald Dairy property. The demo project should be out to bid early next year. Discussion ensued.

**Motion: Action:** Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Reggie Smith, to approve the Community Development Program report as presented.

Motion passed unanimously.

(Original on file with minutes)

## **3. Community Development Program – October 2023 Status Report**

Sheila Taylor stated that staff are currently meeting with the local units of government and local agencies regarding their CDBG and ESG applications that are due in early December. Staff will finalize the draft 2024 Action Plan once all project applications are approved. The Action Plan is our annual application to HUD to receive Community Development Program funding.

**Motion: Action:** Approve, **Moved by** Jeffrey M. Peake, **Seconded by** Martin L. Cousineau, to approve the Community Development Program report as presented.

Motion passed unanimously.

(Original on file with minutes)

## **4. American Rescue Plan Act – October 2023 Status Report**

Christine Durgan stated that the Planning Commission administers \$43 million of the County's \$79 million ARPA allocation. Staff is overseeing 30 projects, 28 with the local units of government, as well as the Land Bank and Ashley Capital projects. To date, \$12 million in funding has been spent. The Land Bank received \$8 million to demo properties throughout the County; so far, 128 of the 382 properties under contract have been demolished.

**Motion: Action:** Approve, **Moved by** Reggie Smith, **Seconded by** Mike LaPointe, to approve the American Rescue Plan Act Report as presented.

Motion passed unanimously.

(Original on file with minutes)

## **5. Report of the Director – October 2023 Status Report**

Derek Bradshaw stated that the Home Improvement Program staff are holding a Contractor Open House tomorrow in Mt. Morris at the District Library. Outreach for the event targeted minority businesses and local contractors from all trades. More contractors are needed to meet the number of homeowners seeking assistance. Discussion ensued.

**Motion: Action:** Approve, **Moved by** Reggie Smith, **Seconded by** Mike LaPointe, to approve the Report of the Director 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 Genesee County Parks and Recreation Commission's meetings and events.

**X. ADJOURNMENT**

Chairperson Himelhoch adjourned the meeting at 8:59 a.m.

Respectfully submitted,  
Nichole Odette, Program Services Specialist  
Genesee County Metropolitan Planning Commission

Draft



**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Anthony Kelly, Planner

**DATE:** December 5, 2023

**SUBJECT: FOS-10-23-12; Thetford Township – Gary and Laura Tilson – Application For Farmland Agreement**

I. LEGISLATIVE BASIS FOR GCMPC REVIEW

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as P.A. 116, enacted in 1974, establishes the right of a landowner, if all qualifications are met, to enter into a temporary restrictive agreement where the owner and the state agree to jointly hold the right to develop a parcel of farmland. This covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years).

II. STAFF ANALYSIS

The parcel listed in Thetford Township is T-9N, R-7E, Section 27, 17-27-200-016. The parcel measures 14 acres according to the assessor's description, of which 71% is used for agriculture. The parcel under review produces a gross annual income in excess of \$200 per tillable acre. The parcel is located between East Wilson Road to the north, East Dodge Road to the south, North Genesee Road to the east, and Center Road to the west. The P.A. 116 agreement is designed to ensure that this parcel remains in an agricultural livestock enterprise for 30 years to ensure that the land is not developed for non-agricultural use.

The Thetford Township Existing Land Use Map, established in 1986, designates the parcel for Rights-of-Way, Open Space, and Other. The surrounding parcels are Rights-of-Way, Open Space, and Utilities. According to the Thetford Township Land Use Plan, in regard to farmland, "Thetford Township should recognize such property as a valuable natural resource and encourage its continued utilization as farm property."

The existing Thetford Township Zoning Map, updated in 2011, dictates the parcel as being under the Agricultural district with the same designation as the parcels north, east, and south. One of the Agricultural policies of the Master Plan for Thetford Township is "To maintain agriculture as an environmental asset as well as

an important economic resource of the Township through the endorsement of existing legislative tools and techniques such as the Farmland and Open Space Preservation Act."

The Future Land Use Map of Thetford Township intends for this parcel to remain agricultural. The surrounding parcels are all intended for agricultural use. South of the parcel near East Dodge Road has a future land use intended for Recreation Conservation.

III. STAFF RECOMMENDATION

Pursuant to the provisions of Public Act 116, staff recommends that the Genesee County Metropolitan Planning Commission submit the following comments to Thetford Township in regard to FOS-10-23-12:

1. Based on the initial review, this application for Farmland Agreement is eligible for the Farmland and Open Space Preservation Program. The parcel is between 5 and 40 acres in size, 51% of the land is agriculturally active and the agricultural land produces a gross annual income in excess of \$200 per tillable acre.
2. The enrollment of this parcel in P.A. 116 is consistent with the current future land use plan for Thetford Township. The parcel under consideration is designated as Agricultural on the Thetford Township Master Plan Future Land Use map. This aligns with the policies listed in the Thetford Township Master Plan which encourages the maintenance of agriculture as an environmental asset as well as an important economic resource of the Township.
3. Thetford Township should consider updating its Future Land Use Map and Master Plan.

IV. MAP OF PARCEL

Please see the following page for a map of parcel #17-27-200-016.

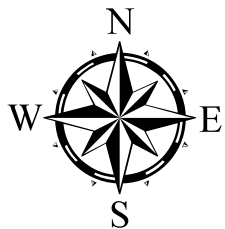


Wilson Rd

Genesee Rd


Maxar

## FOS REVIEW FOR CASE NO. FOS 17-27-200-016



0 55 110 220  
Feet

PARCELS TO BE PROTECTED UNDER P.A. 116  
FARMLAND AND OPEN SPACE PRESERVATION

 Parcel 17-27-200-016

14 Acres



GENESEE COUNTY  
METROPOLITAN PLANNING  
COMMISSION

Thetford TWP.

*Unit of Government*

Section 27

*Section Number*

November 20, 2023

*Date*

1 of 1

*Map Number*



**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission  
**FROM:** Gwynneth Coselman, Planner  
**DATE:** December 5, 2023  
**SUBJECT: FOS-11-23-13; Thefford Township – Thomas O’Hearn – Application For Farmland Agreement**

I. LEGISLATIVE BASIS FOR GCMPC REVIEW

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as P.A. 116, enacted in 1974, establishes the right of a landowner, if all qualifications are met, to enter into a temporary restrictive agreement where the owner and the state agree to jointly hold the right to develop a parcel of farmland. This covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). Upon receipt of an application, the local governing body has 45 days to approve or reject the application. Within this 45-day period, the local governing body must seek comment from a number of bodies including “the county or regional planning commission”. Any comment received is strictly advisory as “these reviewing agencies do not have an approval or rejection power over the application”.

II. STAFF ANALYSIS

The request for comment from the Genesee County Metropolitan Planning Commission was received within the required 45-day period starting at the onset of application.

This parcel is located in Thefford Township, T-9N, R-7E, Section 33, 17-33-200-013. This parcel measures 39 acres in size, of which 22 are used for growing cash crops. The 17 acres not being used for farming are woodlands or have buildings on them. This parcel is located between Dodge Road to the north and Frances Road to the south, Center Road to the east and Bray Road to the west. The P.A. 116 agreement is designed to ensure that the land is not developed for non-agricultural use. The farmland agreement will run for 15 years.

The Thefford Township Existing Land Use Map designates the parcel as Residential Urban and the surrounding parcels as Agricultural. In regard to agriculture in the

Master Plan, Thetford Township states that prime farmland within the Township should be recognized "as a valuable natural resource and encourage its continued utilization". This parcel is identified in the Master Plan as prime farmland.

Preserving this parcel is also consistent with the goals of county-wide planning guidance, like GCMPC's *A Changing Landscape: 2006 Land Use Analysis and Trends* and the County long range plan, *Genesee: Our County, Our Future*. Both of which identify agricultural land as a resource that should be carefully preserved in current and future land use plans.

Parcel 17-33-300-018 to the West of parcel 17-33-200-013 and parcels 17-28-400-022 and 17-28-300-006 to the Northwest are currently protected under P.A. 116.

III. STAFF RECOMMENDATION

Pursuant to the provisions of Public Act 116, staff recommends that the Genesee County Metropolitan Planning Commission submit the following comments to Thetford Township in regards to FOS-11-23-13:

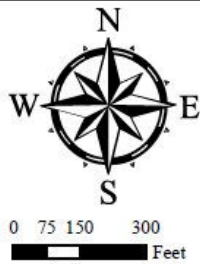
1. This parcel is eligible for Farmland and Open space preservation. This parcel meets the criteria of being 5 to 40 acres in size and a minimum of 51% of the land is agriculturally active.
2. Preservation of this parcel aligns with local planning guidance. County and Local plans mention the importance of maintaining our rich agricultural lands. This parcel is identified by the Thetford Township Master Plan as prime farmland that should be preserved.
3. The Thetford Township Master Plan should be evaluated for accuracy and updated accordingly, keeping in mind the current and future land use of its parcels. Currently, the Master Plan identifies the future land use of this parcel as single family residential.

IV. MAP OF PARCEL


Please see the following page for a map of parcel #17-33-200-013.



FOS REVIEW FOR CASE NO. FOS-11-23-13



PARCELS TO BE PROTECTED UNDER P.A. 116  
FARMLAND AND OPEN SPACE PRESERVATION

 Parcel 17-33-200-013  
39 Acres



Thetford TWP.

*Unit of Government*

Section 33

*Section Number*

November 8, 2023

*Date*

1 of 1

*Map Number*

**GENESEE COUNTY METROPOLITAN PLANNING COMMISSION  
CHECK DISBURSEMENT VOUCHER  
December 5, 2023**

AT&T Mobility	Director's County Phone - October	48.82	10349474
JP Morgan Chase Bank	Solid Waste Facebook Boost / Carpool World Annual Fee / Standing Desk / Grand Traverse Resort Credit	1,045.30	10350201
Mass Transportation Authority	Ridership Survey-Transit Study Project & Contactless Fare Mediums Implementation Plan Reimbursements	75,436.84	ACH #46756
Michigan Association of Planning	Planner Position Advertisement	75.00	ACH #46638
Michigan Technological University	Microsoft Word Workshop	20.00	ACH #46458
Staples, Inc.	Office Supplies	189.22	ACH #46663
Staples, Inc.	Office Supplies	13.89	ACH# 46785
		<u>\$76,829.07</u>	



**GENESEE COUNTY**  
**METROPOLITAN PLANNING**  
**COMMISSION**

**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Jacob Maurer, Division Manager  
Transportation Program

**DATE:** December 5, 2023

**SUBJECT:** **3-C Transportation Planning – November 2023 Status Report**

**Transportation Update**

The Genesee County Metropolitan Planning Commission (GCMPC) was recognized on November 16<sup>th</sup> by the City of Montrose with the "Citizen of the Month Award". The City would like to acknowledge how GCMPC staff, in coordination with the Metropolitan Alliance, was instrumental in assisting with the City's rehabilitation of Feher Drive through Genesee County's Transportation Improvement Program (TIP). This project was awarded over \$500,000 in federal funding through the Genesee County TIP.

Staff have been meeting with our local road and transit agencies that have projects in FY 2024 to make sure the projects are moving forward as scheduled and to see if any TIP amendments or modifications are required. The in-person meetings have been well received by local agencies as it provides their staff an opportunity to learn more about Genesee County's Transportation Improvement Program and more efficiently advance their road projects through MDOT's review process.

Derek Bradshaw, Director    Christine Durgan, Assistant Director



**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Sheila Taylor, Division Manager  
Environmental Program

**DATE:** December 5, 2023

**SUBJECT:** **Environmental Program Update – November 2023 Status Report**

**Solid Waste Program**

Staff is in the process of finalizing FY 2023 4<sup>th</sup> quarter reports from waste haulers, landfills, and transfer stations operating in Genesee County. These reports are required to be filled out per the Genesee County Solid Waste Ordinance and were due October 30<sup>th</sup>. Staff anticipates receiving a total of \$319,867 in fees for the 4<sup>th</sup> quarter reports pending a check that is being sent by Brent Run Landfill. The average amount of quarterly fees collected for the four quarters in FY 2023 is \$266,694. The total amount of fees collected in FY 2023 is \$1,066,777. For comparison, \$942,132 in fees were collected in FY 2022.

Staff concluded working with 17 local municipalities on the Michigan Small Community Education Grant provided through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and The Recycling Partnership. Communities eligible for this grant include those that have less than 10,000 single-family households. Each single-family household was provided with a mailed flyer that explains what can and cannot be recycled curbside in their community. Staff are now conducting a recycling windshield survey to determine if this recycling outreach contributed to increased recycling participation rates in the 17 communities. The survey consists of visually determining whether randomly selected households have a recycle bin at the curb on their pickup day. Results from this survey are expected in December.

On November 9<sup>th</sup>, staff attended the Michigan Recycling Coalition's Fall into Recycling Conference. During the conference, staff heard from presenters about Extended Producer Responsibility (EPR) and potentially implementing additional EPR laws statewide for items like batteries and packaging materials. EPR is a policy approach that assigns producers responsibility for the end-of-life of products. Mainly, producers are required to provide funding and/or services that assist in managing disposal of products after use. An example of an existing EPR law in Michigan is the Bottle Bill that facilitates the recycling of beverage containers.

Derek Bradshaw, Director    Christine Durgan, Assistant Director



**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Sheila Taylor, Division Manager  
Community Development Program

**DATE:** December 5, 2023

**SUBJECT:** **Community Development Program – November 2023 Status Report**

**Community Development Block Grant Program (CDBG)**

In November, staff continued to work with local units of government to assist with the 2025-2027 CDBG Call for Projects. Staff met with each local unit to discuss project ideas. Local units held public hearings for their residents to provide input on projects. Genesee County will hold its own public needs hearing on December 14th. CDBG Pre-Applications are due by December 15th, which are used to determine project eligibility. Once a project is deemed eligible, local units will submit additional details through the Full Application, which is due by January 10th.

During November, staff met with local homeless shelters and non-profit agencies to discuss the Emergency Solutions Grant (ESG) Call for Projects for 2024. Applications for ESG are also accepted through Neighborly and will be due by December 6<sup>th</sup>. Local non-profit agencies are eligible to apply for programs in several categories including emergency shelter, homelessness prevention, rapid rehousing, and homeless management information systems (HMIS).

**HOME Investment Partnerships Program (HOME)**

In November, Habitat for Humanity dedicated a home in Mt. Morris to a well-deserving family. The home is equipped with Energy Star-rated appliances and water-saving fixtures. Staff also had the opportunity to participate in the Ballenger Eminent Persons Lecture Series: A Summit on the Housing Crisis in Flint & Genesee County. Staff conducted two breakout sessions where resources were provided for those in attendance.



**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Andy Trudeau, Division Manager  
Housing Program

**DATE:** December 5, 2023

**SUBJECT:** **Housing Program Update – November 2023 Status Report**

**Home Improvement / Urgent Repair Program 2023 Summary**

Projects Under Construction - 4  
Projects Completed - 39 (12 HIP + 27 Urgent Repair)  
Helping Neighbors - 55 (HVAC/water heater replacement)  
Funding Spent - \$653,172

Weslee Vollweiler, a new Housing Rehabilitation Inspector I, started with the Planning Commission in the Home Improvement Program on November 27<sup>th</sup>. Weslee brings with him experience completing inspections and hands on housing rehabilitation projects for multiple companies.

Staff held an Open House on November 8<sup>th</sup> for local general contractors, HVAC installers, plumbers, well drillers, and excavators. Attendees were able to learn about the Home Improvement Program and how to apply to become a participating contractor. Fourteen contractors attended the event, and all expressed an interest in joining the program.

**Neighborhood Stabilization Program/Neighborhood Purchase/Rehab/Resale**

The contract with Fitch Builders to rehabilitate the NSP home located at 4315 Dixel Drive has been signed by all parties and a Notice to Proceed has been issued. Fitch Builders received an initial installment of \$35,215.50 to purchase building materials for the project. The Contractor has reviewed measurements and ordered windows, along with other materials.



**GENESEE COUNTY**  
**METROPOLITAN PLANNING**  
**COMMISSION**

**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Christine A. Durgan, Assistant Director

**DATE:** December 5, 2023

**SUBJECT:** **American Rescue Plan Act – November 2023 Status Report**

**American Rescue Plan Act Local Unit Projects**

Ashley Capital has been preparing to bid out the work at the Buick City site which will include the removal of old waterlines and concrete. Staff has been working with Ashley Capital to ensure the County's bid process, prevailing wage, and minority and women owned business outreach requirements are included in the bid packet and followed throughout the process. Work on this phase of the projects will begin in the Spring of 2024.

Contract extensions were approved for four infrastructure projects that experienced delays due to material supplies or cost increases. These projects are in the City of Grand Blanc, City of Burton, and Genesee Township and include watermain and sewer pump station improvements.

The first two payment requests for ARPA-eligible expenses at the new Genesee County Administration Building were approved and paid in November. ARPA funds are paying for costs related to HVAC and health/safety items.

Derek Bradshaw, Director    Christine Durgan, Assistant Director



**GENESEE COUNTY**  
**METROPOLITAN PLANNING**  
**COMMISSION**

**MEMORANDUM**

**TO:** Members of the Genesee County Metropolitan Planning Commission

**FROM:** Derek Bradshaw, Director

**DATE:** December 5, 2023

**SUBJECT:** **Report of the Director – November 2023 Status Report**

**Staffing**

Interviews for Planning Specialist were held with two internal candidates. Anthony Kelly was offered the promotional opportunity. The open Planner position has six eligible external candidates. Interviews will be held on December 6th. These positions will assist both the Transportation and Community Development Divisions. The new Housing Rehabilitation Specialist I started work on November 27<sup>th</sup> in the Home Improvement Program.

**GLS Region V**

During the month of November, Regional Housing Partnership leads attended a Celebration and Support event held by the Michigan State Housing Development Authority (MSHDA) and the Community Economic Development Association of Michigan (CEDAM). One of the overall themes identified in the State's action plan was the importance and benefit of affordable housing. Region H is expected to receive \$8.1 million to help implement the action plan's goals and strategies. The application for funding will be available during the spring and fall of 2024.

There are two new Small Urban Areas that have been added to GLS Region V. Based on the changes to the Adjusted Census Urban Boundary (ACUB), the Durand Urban Area and Fenton Urban Area will now each receive up to \$380,000 in federal funding every two years. MDOT has yet to determine if the funds will be made available in FY 2025 or FY 2026. Staff will be contacting the appropriate local road and transit agencies in the next couple months to discuss the Small Urban program.

Derek Bradshaw, Director    Christine Durgan, Assistant Director