



GENESEE COUNTY

M I C H I G A N

Genesee County

Community & Economic Development Committee

Agenda

Wednesday, September 3, 2025

5:30 PM

324 S. Saginaw St., Auditorium

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[RES-2025-2223](#) Approval of Meeting Minutes – August 13, 2025

IV. PUBLIC COMMENT TO COMMITTEE

V. COMMUNICATIONS

[25-553](#) Genesee County Master Plan Update - Derek Bradshaw, Director of Planning

VI. OLD BUSINESS

VII. NEW BUSINESS

1. [RES-2025-2161](#) Approval of purchase orders to various vendors for fiscal year ending 2026, in an amount not to exceed \$2,108,786.40, to provide home improvement repairs for Genesee County's Home Improvement and Urgent Repair Program; the cost of this purchase order is fully grant funded and will be paid from the accounts listed

2. [RES-2025-2164](#) Approval of a purchase order to the Genesee County Land Bank for the fiscal year ending 2026 to provide for budgeted property acquisition costs for Genesee County's Neighborhood Stabilization Program and Neighborhood Rehab Resale Programs

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2025-2223

Agenda Date: 9/3/2025

Agenda #:

Approval of Meeting Minutes - August 13, 2025



Genesee County
Community & Economic Development Committee
Meeting Minutes

Wednesday, August 13, 2025

5:30 PM

324 S. Saginaw St, Auditorium

I. CALL TO ORDER

Commissioner Brown called the meeting to order at 6:35 PM.

II. ROLL CALL

Present: Beverly Brown, Dale K. Weighill, James Avery, Brian K. Flewelling
and Delrico J. Loyd

III. APPROVAL OF MINUTES

[RES-2025-2101](#) Approval of Meeting Minutes - July 16, 2025

RESULT: APPROVED

MOVER: Dale K. Weighill

SECONDER: James Avery

Aye: Chairperson Brown, Vice Chair Weighill,
Commissioner Avery, Commissioner Flewelling and
Commissioner Loyd

IV. PUBLIC COMMENT TO COMMITTEE

V. COMMUNICATIONS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **[RES-2025-2052](#)** Approval of a Pass Through Agreement between the Genesee County Metropolitan Planning Commission (GCMPC) and the Mass Transportation Authority (MTA)

RESULT: REFERRED

MOVER: Dale K. Weighill

SECONDER: James Avery

Aye: Chairperson Brown, Vice Chair Weighill,
Commissioner Avery, Commissioner Flewelling and
Commissioner Loyd

2. [RES-2025-2056](#) Approval of an agreement between the Genesee County and the GLS Region V Planning and Development Commission, in the amount of \$126,795.00, to provide for staff services for regional transportation planning activities; the funding for this agreement is grant funded

RESULT: REFERRED

MOVER: Dale K. Weighill

SECONDER: Brian K. Flewelling

Aye: Chairperson Brown, Vice Chair Weighill,
Commissioner Avery, Commissioner Flewelling and
Commissioner Loyd

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 6:38 PM.



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: 25-553

Agenda Date: 9/3/2025

Agenda #:

Genesee County Master Plan Update - Derek Bradshaw, Director of Planning



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2025-2161

Agenda Date: 9/3/2025

Agenda #: 1.

To: Dr. Beverly Brown, Community & Economic Development Committee Chairperson

From: Derek Bradshaw, Director

RE: Approval of purchase orders to various vendors for budgeted Genesee County Home Improvement and Urgent Repair Program contractor costs during FY 2026 and to reestablish the blanket purchase orders from FY 2025

BOARD ACTION REQUESTED:

Approval to authorize a purchase order for budgeted Genesee County Home Improvement and Urgent Repair Program contractor costs during FY 2026, and to reestablish the blanket purchase orders from FY 2025.

BACKGROUND:

The purchase order covers costs for the following approved contractors: Absolute Building & Cuellar, Inc.; Anytime Restoration Services, Boyle Constructors, Inc.; Bedrock Building, Inc.; CTI Contractor Services; Cymex, LLC; Faithful Pillars, LLC.; Fitch Builders, LLC.; Ashby Excavating, LLC; Don's Septic Tank Services; Lyon's Well Drilling; Maurer Heating & Cooling; Sterling Construction & Roofing; and Waldorf and Sons, Inc. The contractors will provide needed health and safety repairs to homeowners participating in the Genesee County Home Improvement and Urgent Repair Programs. The amounts are from funds that are in the proposed FY 2026 budget.

DISCUSSION:

The listed contractors are approved through a process in coordination with the Purchasing Department. Bids and project awards are only given to those who have been approved.

IMPACT ON HUMAN RESOURCES:

There will be no impact on Human Resources.

IMPACT ON BUDGET:

All costs will be covered by HUD grant funds (CDBG, HOME, NSP) and MSHDA MI Neighborhood grant funds.

IMPACT ON FACILITIES:

There will be no impact on Facilities.

IMPACT ON TECHNOLOGY:

There will be no impact on Technology.

CONFORMITY TO COUNTY PRIORITIES:

The Genesee County Home Improvement and Urgent Repair Programs conform with Genesee County's priority of creating healthy, livable, and safe communities by assisting homeowners with needed repairs to their homes, resulting in the homes being decent, safe and sanitary.

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

BE IT RESOLVED, by this Board of County Commissioners of Genesee County, Michigan, that the request by the Director of Planning to authorize a Purchase Order for budgeted Home Improvement and Urgent Repair Program costs during FY 25/26 from the following approved

contractors: Absolute Building & Cuellar, Inc.; Anytime Restoration Services; Boyle Constructors, Inc.; Bedrock Building, Inc.; CTI Contractor Services; Cymex, LLC; Faithful Pillars, LLC.; Fitch Builders, LLC.; Ashby Excavating, LLC; Don's Septic Tank Services; Lyon's Well Drilling; Maurer Heating & Cooling; Sterling Construction & Roofing; and Waldorf and Sons, Inc., to be paid from accounts 2340-731.00-866.239 (\$400,000.00), 2360-731.01-866.239 (\$300,000.00), 2336.731.00-866.239 (\$92,786.40), 2335-000.00-103.000 (\$190,000.00), 2335-000.00-103.000 (\$200,000.00), 2335-000.00-103.000 (\$250,000.00), and 2337-731.02-866.239 (\$676,000.00), is approved (a copy of the memorandum request being on file with the official records of the September 3, 2025 meeting of the Community and Economic Development Committee of this Board).



Genesee County

Staff Report

Genesee County
Administration Building
324 S. Saginaw St.
Flint, MI 48502

File #: RES-2025-2164

Agenda Date: 9/3/2025

Agenda #: 2.

To: Dr. Beverly Brown, Community & Economic Development Committee Chairperson

From: Derek Bradshaw, Director

RE: Approval of a purchase order for budgeted property acquisition costs during FY 2026

BOARD ACTION REQUESTED:

Approval to authorize a purchase order for budgeted property acquisition costs during FY 2026.

BACKGROUND:

The purchase order covers costs for the Genesee County Land Bank to acquire and hold properties for GCMPC under the Neighborhood Stabilization Program (NSP) and the Neighborhood Purchase Rehab Resale Program (NPRR). The funds will be utilized to reimburse the Land Bank for acquiring properties. The amounts are from funds that are in the proposed FY 2026 budget.

DISCUSSION:

The Land Bank acquires properties that GCMPC then rehabilitates using NSP and NPRR funds. Once complete, the homes are sold to eligible low to moderate income residents.

IMPACT ON HUMAN RESOURCES:

There will be no impact on Human Resources.

IMPACT ON BUDGET:

All costs will be covered by HUD grant funds (CDBG, HOME, NSP).

IMPACT ON FACILITIES:

There will be no impact on Facilities.

IMPACT ON TECHNOLOGY:

There will be no impact on Technology.

CONFORMITY TO COUNTY PRIORITIES:

The Neighborhood Stabilization Program (NSP) and the Neighborhood Purchase Rehab Resale Program (NPRR) conform with Genesee County's priority of creating healthy, livable, and safe communities by purchasing and then rehabilitating vacant and foreclosed properties throughout the County. The homes are then sold to low-to-moderate income households.

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

BE IT RESOLVED, by this Board of County Commissioners of Genesee County, Michigan, that the request by the Director of Planning to authorize an expenditure and Purchase Order to the

Genesee County Land Bank, in an amount not to exceed \$690,000.00, to acquire and hold properties for the Genesee County Metropolitan Planning Commission (GCMPC) under the Neighborhood Stabilization and Neighborhood Purchase Rehab Resale Programs, said expenditures to be allocated to accounts 2340-000.00-103.000 (NPRR), 2334-000.00-103.000 (NSP1), and 2335-000.00-103.000 (NSP3), is approved, (a copy of the memorandum request being on file with the official records of the September 3, 2025 meeting of the Community and Economic Development Committee of this Board).