

	1	2	3
Funding			
- Up front	10	9	80
- After commitment	2	4	8
Secrecy			
- Up front	7	10	70
- After commitment	1	1	1
(for CoF advantage)			
Stability of agreement	10	2	20
Appeal to GM			
Appeal to residents of area	1	1	1
Appeal to neighbors	1	1	1
Time to acquire property control	7	2	14
	204	213	188

Land use list

Real estate control & acquisition (RECA)

- + Negotiate land control agreement w/ M7
- + Annex M7 land
- + Negotiate easements
 - County drains
 - Storm sewer
 - Water line
 - Sanitary sewer
 - Gas
 - Power
 - Phone
- + Acquire RR ROW (Grand Trunk)
- + Negotiate ROW agreements
 - Genesee County Road Commission
 - State Highway Dept & FHWA (interchange)
- + Acquire land (1080 acres total - 709 acres agricultural)
 - 29 residential
 - 17 agricultural
 - 1 utility (easement 46K line)
 - 1 church (across road)
- + Possible acquisition methods
 - Purchase option
 - Condemnation
 - Stipulation agreement
 - Outright purchase
 - Right of first refusal
 - Tender
- + Rezone land after annexation
- + Determine SBT action in allowing tax sharing

Regulatory considerations

- + Agreements on need for environmental impact statement (EIS) deferment
- + Offsets to air quality condition
- + Clear all airport considerations
 - Impact on financing improvements
 - Impact of future airport improvement
 - Impact of future airport density of use
 - Height & clearance restrictions

Financing

- + Identify fund sources
 - UDAG - long term
 - EDA - public improvements
 - State Highway through FHWA
 - Private
 - General fund
 - Industrial bonding
 - TIFA
- + Identify revenue sources
 - Tax abatement
 - State of Michigan funds (?)
 - Quick start funds
 - Trust me funds
 - Deep pocket
- + Prepare expensiveness analysis for leveraging UDAG funds (?)
- + Prepare total financing plan of action to achieve single owner sale to owner
 - Land costs
 - On site improvements
 - Off site improvements
 - Building costs
 - Consumer's easement
 - Energy generation & use
 - Water pre treatment & use
 - Dedicated water source
 - Plant operation subsidies

Functional work elements

- + What condition must site be in for user to start construction?
 - Full site controlled or acquired
 - Relocate storm drains @ building site
 - Full grade building site
 - Make temporary power to R
 - Ensure property is zoned correctly
 - All storm drains operable
 - Site properly buffered
- + Management of project thru critical transition points User

	User	CoF
#1	- Exploratory & interest generating by CoF	CoF start prelim negotiations work for program
#2	- User expresses interest in further talks	CoF get commitments in place
#3	- User make preliminary commitment to CoF	CoF does prelim design of site & off site improvements
#4	- User make definite commitment to CoF	CoF comp design of site & off site improvements
#5	- User start design of facility	CoF start on & off site program improvements
#6	- User start construction	CoF comp on & off site program improvements
#7	- User occupy plant	-
#8	- User activate plant	-

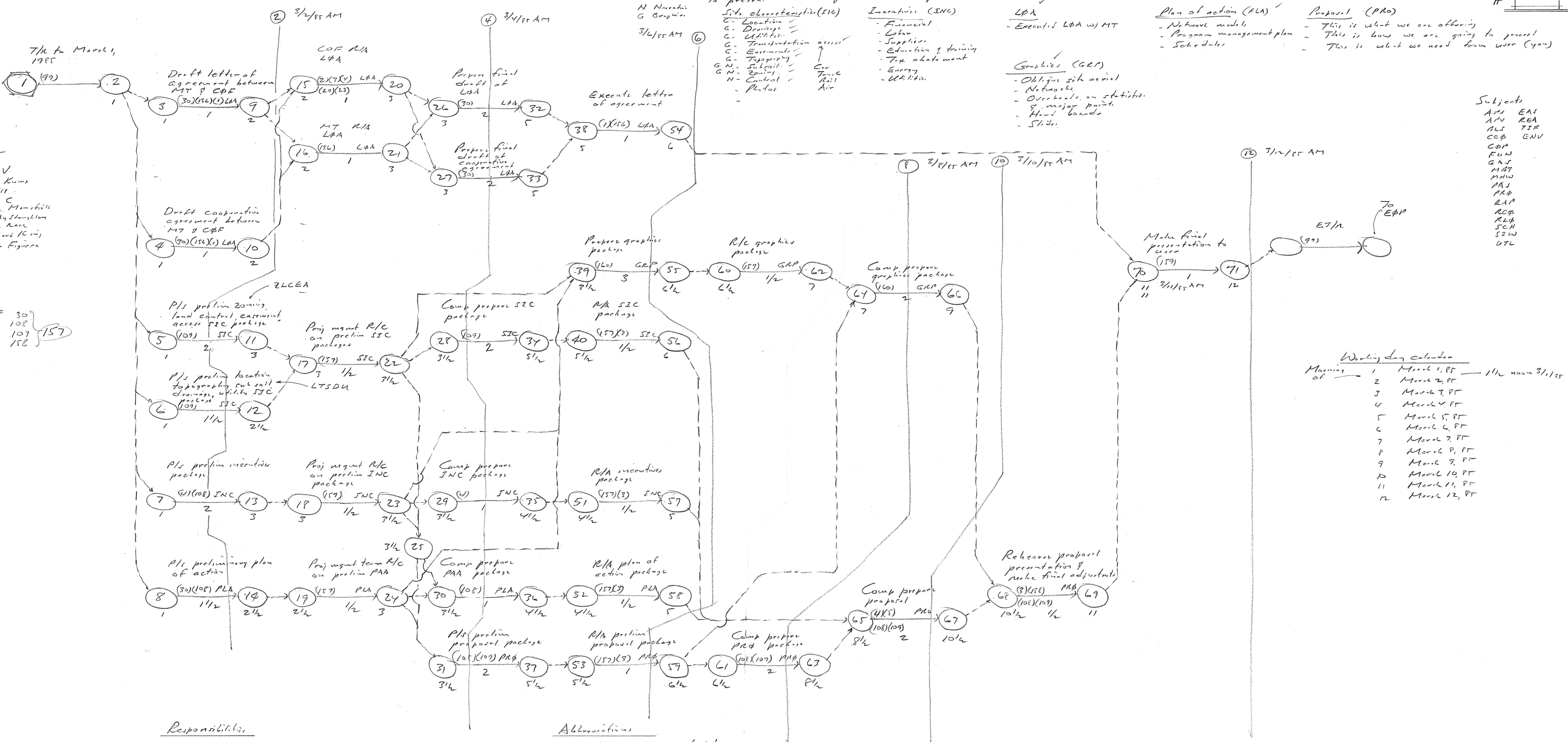
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MONITORING RECORD			ISSUE RECORD	
DATE	DATE	DATE	ISSUE No.	DATE
			1	Feb 20, 88

ITEMS TO WORK
WITH ON USER
PROGRAM EVALUATION
CoF

RALPH J. STEPHENSON, P.E.
 15064 WARWICK ROAD
 DETROIT, MICHIGAN 48223
 CONSULTANT PH 273-5026

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2/28/85
 Bill V.
 Fred Kums
 Russell
 Ken C.
 Mike Mansfield
 Kelly Staughton
 Jim Ross
 Robert King
 Dick Figgins

RF 30
 108
 109
 158

- To present
 Site characteristics (SIC)
 C. Location
 C. Draining
 C. Utilities
 C. Transportation access
 C. Easements
 C. Topography
 G.M. - Subsoils
 G.N. - Soils
 N - Control
 - Photos
- Incentives (INC)
 - Financial
 - Labor
 - Supplies
 - Education & training
 - Tax abatement
 - Energy
 - Utilities
- L&A
 - Executive L&A w/ MT
- Graphics (G&P)
 - Obligate site aerial
 - Networks
 - Overlays on statistics
 - Hand boards
 - Slides

Plan of action (PLA)
 - Network models
 - Program management plan
 - Schedule

Proposal (PRP)
 - This is what we are offering
 - This is how we are going to proceed
 - This is what we need from user (you)

- Subjects
 A&S E&I
 A&V R&A
 A&L T&F
 C&F E&V
 C&P
 C&S
 E&A
 E&I
 E&M
 E&N
 E&O
 E&P
 E&R
 E&S
 E&T
 E&U

Working day calendar

Morning of	1	2	3	4	5	6	7	8	9	10	11	12
	March 1, 85	March 2, 85	March 3, 85	March 4, 85	March 5, 85	March 6, 85	March 7, 85	March 8, 85	March 9, 85	March 10, 85	March 11, 85	March 12, 85

- Responsibilities
- 29 Time restraint
 - 30 Consultant (RF) (A&V)
 - 1 City of Flint
 - 156 MT
 - 2 Council
 - 3 Mayor of Flint
 - 29 C&F legal
 - 23 C&F finance
 - 157 Project management team (30, 108, 109, 158)
 - 109 Ken Colford
 - 108 Kelly Staughton
 - 158 Rob Collier
 - 159 User

- Abbreviations
- T/R Time restraint
 - S/C Site characteristics
 - C&F City of Flint
 - L&A Letter of agreement
 - R/A Review & approve
 - R/C Review & comment
 - SIC Site characteristics
 - INC Incentives
 - G&P Graphics
 - PLA Plan of action
 - PRP Proposal
 - ET/N End time restraint
 - EDP End of project

MONITORING RECORD			ISSUE RECORD	
DATE	DATE	DATE	ISSUE NO.	DATE
			1	FEB 28, 85

Revised Made How
 41 46
 42 47
 43 48
 44 49
 45 50

PLAN OF ACTION TO PRESENTATION

83:14

NETWORK MODEL FOR
 USER PROGRAM
 PRESENTATION
 FLINT, MICHIGAN

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