

County bill for up to submission
- Complete narrative
real estate control

Real estate control & acquisition (RECA)

- ✓ - Negotiate land control agreement w/ G.T. (city/pl)
- ✓ - Annex G.T. land
- ✓ - Modify Thruway Section Motor District utility service area
- ✓ - Acquire RR ROW
- ✓ - Negotiate land control agreement w/ GC
- Negotiate easements
 - ✓ - Buelage Pipeline - gas line
 - ✓ - C&E - retention pond
 - ✓ - Storm sewers
 - ✓ - Sanitary sewers
 - ✓ - Steam
 - ✓ - Gas
 - ✓ - Power hi line

- ✓ - Negotiate ROW agreement
- ✓ - Grantee Road Commission
- ✓ - State Hwy Dept.

- ✓ - 17 residential
 - 1 church
 - 1 industrial
 - commercial
 - Remnants - agricultural
 - ↳ ZFOA? (3 parcels)
 - Parcel 1 split
 - Condominium
 - Stipulation agreement
 - Outright purchase
 - Right of first refusal
 - Trucks

- ✓ - Reason land
 - SBM action in allowing tax sharing

- Draft agreement for initial city & county request for definition of EIS properties
- Obtain air quality conditions

Financing (F)

- Identify fund sources
 - ✓ - UDAG - public grant - private loan
 - ✓ - EDA - public improvements
 - ✓ - State Hwy thru FHWA
 - ✓ - Sect 109 HUD source (barron against block grant)

- Privileg
 - General fund
 - ✓ - Industrial bonding

- Identify revenue sources
 - ✓ - Tax abatement

- ✓ - Prepare expense/revenue analysis for reviewing UDAG funds
- ✓ - Prepare final financing plan of action to obtain single owner's role to user

- Land costs
 - On site improvements
 - Off site improvements
 - SD, street cost
 - Asphalt plant
 - Reservoir reservoir plant
 - Hi pressure gas line
 - Building cost

Land planning (LP)
On site improvements (OSI)
Off site improvements (OSI)

- ✓ - Obtain power/gas availability
- ✓ - Obtain RR comment on site
- ✓ - Obtain DMX blessing

What condition must site be in for user to start construction?

- ✓ - Full site control/land acquired
- ✓ - Relocate storm drains @ 4th st (EU)
- ✓ - Register settling pond (EE)
- ✓ - Building site with graded (EE)
- ✓ - Have executed agreement w/ Buelage for distribution of 8" gas line
- ✓ - Temp power available to R
- ✓ - Clear hi line for work
- ✓ - Site properly zoned
- ✓ - Storm drains opened (EU)

Design of on site improvements

- gc { Striping
- gc { Balancing
- gc { Bulk grading
- draw EEB storm sewers
- draw EEB water lines
- draw EEB sanitary lines
- draw Demolish as req'd
- gc Surveying

Boundary & topography (BTS)
E1 thru E7

Early earthwork (EE) phases

- A1
- A3
- A5
- A7
- F7

Early utility phases (EU)

- C6
- C7

Late earthwork (LE)

- A2
- A4
- A6

Late utility (LU)

- B3
- D3
- B6
- D6

Responsibility Codes

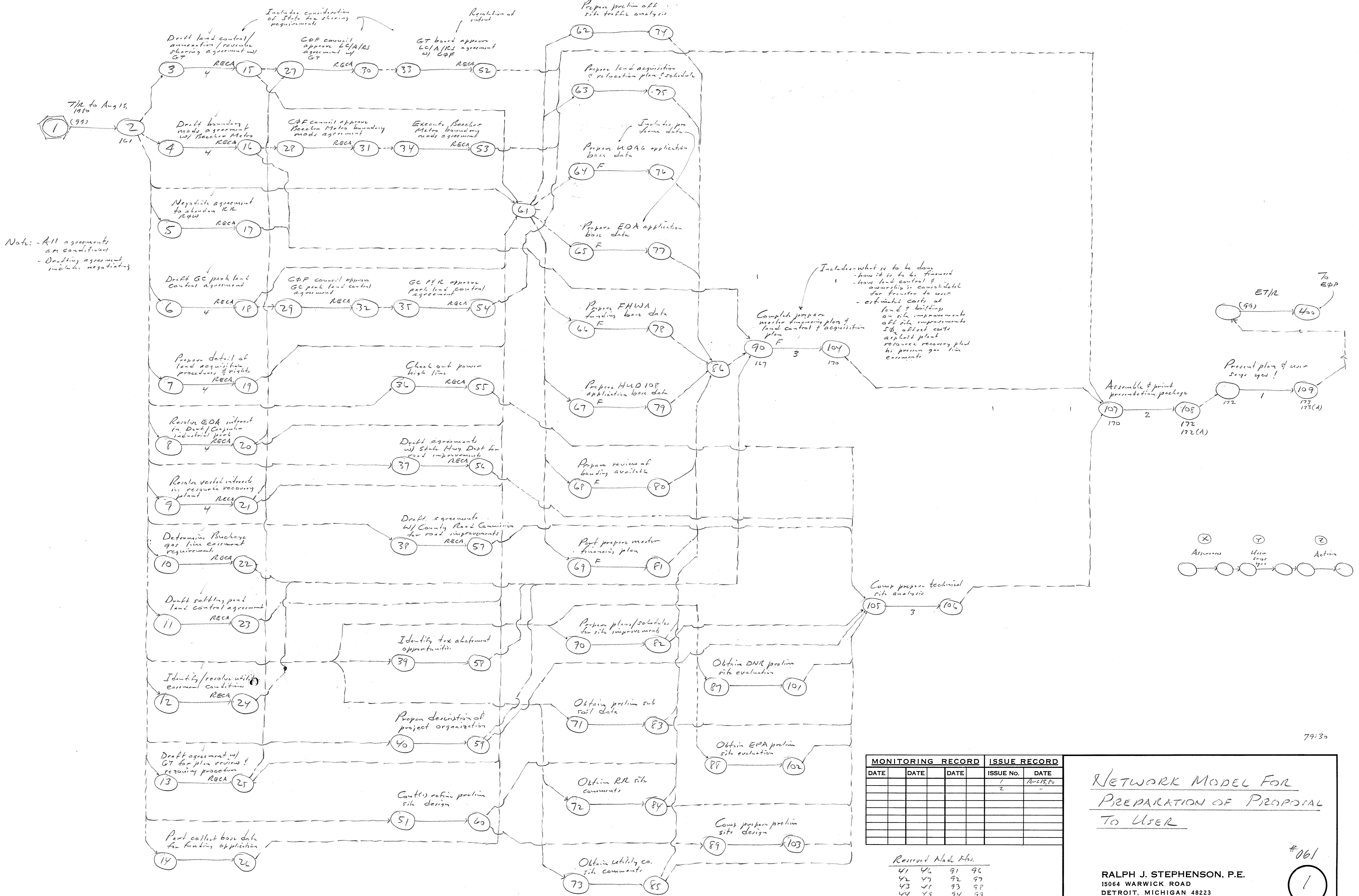
- 1 City of Erial Council
- 2 Genesee Township Board
- 3 Genesee County

MONITORING RECORD			ISSUE RECORD	
DATE	DATE	DATE	ISSUE No.	DATE
			1	Aug 15, 80
			2	Aug 28, 80

NETWORK MODEL FOR
User Work

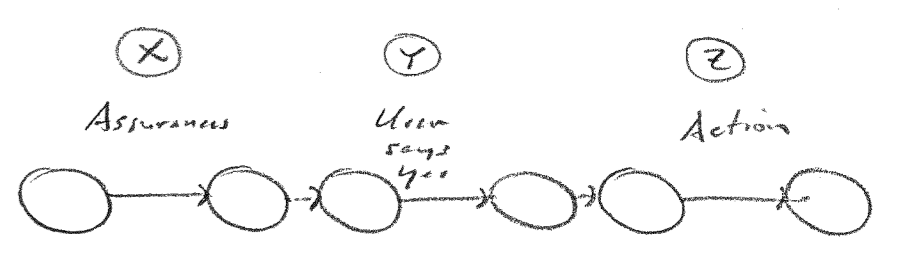
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#060
DS-1



Note: - All agreements are conditional
 - Drafting agreement includes negotiating

Includes - what is to be done
 - how it is to be financed
 - how land control & ownership is consolidated for transfer to user
 - estimate costs of land & buildings on site, improvements off site, improvements of site, related costs, applicant plant resource recovery plant, bi process gas line, comments



MONITORING RECORD			ISSUE RECORD	
DATE	DATE	DATE	ISSUE No.	DATE
			1	11-21-80
			2	

Removed Node Nos.

41	42	91	96
42	47	92	97
43	48	93	98
44	49	94	99
45	50	95	100

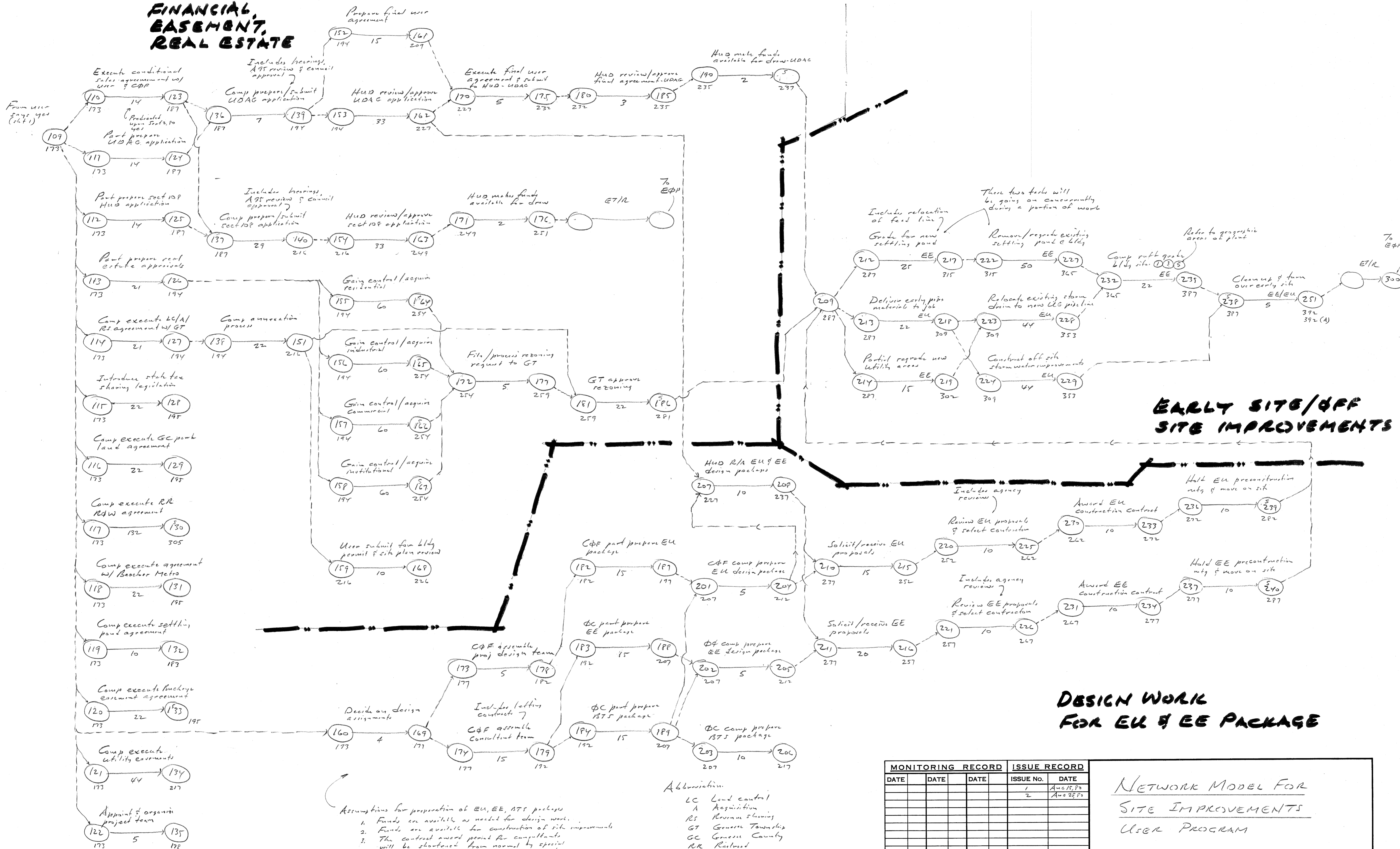
NETWORK MODEL FOR PREPARATION OF PROPOSAL TO USER

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#061
 1

LN 1
 HN 109
 EPP 400

FRONT END FINANCIAL, EASEMENT, REAL ESTATE



Assumptions for preparation of EU, EE, ATIS packages

- Funds are available as needed for design work.
- Funds are available for construction of site improvements.
- The contract award period for consultants will be shortened from normal by special procedures to be used by DPW Council & the consultants.

- Abbreviation:
- LC Land control
 - A Acquisition
 - RS Reurban planning
 - GT Genesee Township
 - GC Genesee County
 - RR Railroad
 - R/W Right of way
 - PC Outside consultant
 - EU Early utility
 - EE Early earthwork
 - BTS Boundary & topog survey
 - CFP City of Flint
 - ET/R Eul time restraint
 - EDP End of project

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			1	Aug 15, 90
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Revised Node Nos

141	142	143	144	241	242	243	250
145	146	147	148	244	245	246	249
149	150	151	152	247	LN	110	
153	154	155	156	248	HN	251	
157	158	159	200	249	EDP		

NETWORK MODEL FOR SITE IMPROVEMENTS USGA PROGRAM

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