



**BOARD COORDINATOR  
GENESEE COUNTY BOARD OF COMMISSIONERS**

1101 BEACH STREET, ROOM 312  
FLINT, MICHIGAN 48502

TELEPHONE: (810) 257-3020  
FAX: (810) 257-3008

JOSHUA M. FREEMAN  
COORDINATOR

**PUBLIC WORKS COMMITTEE  
Monday, July 17, 2017, 9:15 a.m.  
AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. MINUTES – June 12, 2017**

**IV. PUBLIC COMMENT TO COMMITTEE**

**V. COMMUNICATIONS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

A. P071717VIIA: Friend of the Court: Request approval to assign second floor McCree space to Friend of the Court and authorize Requests for Proposals for architects to renovate space – Attached **(ROLL CALL VOTE REQUESTED)**

B. P071717VIIB: Parks Commission: Request approval to accept the Agreement of Sale offer regarding parcels located on Mt. Morris Rd., Oregon Twp., MI – Attached **(ROLL CALL VOTE REQUESTED)**

C. P071717VIIC: Medical Examiner's Office: Request approval of an amendment of the contract with IINN to reflect the lease of additional space adjacent to the new Genesee County Morgue – Attached **(ROLL CALL VOTE REQUESTED)**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

Seventh Judicial Circuit of Michigan  
**Genesee County Friend of the Court**

**John G. Battles**  
Friend of the Court

**Anthony McDowell**  
Deputy Friend of the Court

Genesee County Adm. Bldg.  
1101 Beach St., Suite 111  
Flint, Michigan 48502-1474  
Telephone: (810) 257-3300

**MEMORANDUM**

**DATE:** June 6, 2017

**TO:** Honorable Ted Henry, Chairman  
Public Works Committee

**FROM:** John G. Battles, Friend of the Court

**RE:** Agenda Item for July 17, 2017 Public Works Committee  
Request to Assign Vacant Second Floor McCree Space to Friend of the Court and  
Authorize Requests for Proposals for Architects to Renovate Space (ROLL CALL  
VOTE REQUESTED)

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The Friend of the Court is seeking Board approval to allocate the vacant roughly 40,425 square feet on the second floor space of the McCree Building to the Friend of the Court. Additionally, the Friend of the Court is requesting Board authorization to submit architectural quotes relative to the renovation of the assigned office space in the McCree building or in the alternative to contract with approved vendors to renovate the assigned space.

The Friend of the Court current fiscal year funding includes a budgeted amount of for building renovations and the Friend of the Court also has a fund balance that can be used for the renovation. No additional county appropriations are being requested at this time.

A roll call vote is requested.

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**INTEROFFICE MEMORANDUM**

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**TO:** TED HENRY PUBLIC WORKS CHAIR, MARK BOARD OF COMMISSIONER CHAIR  
**FROM:** AMY M. MCMILLAN, DIRECTOR  
**SUBJECT:** SALE OF PARCELS LOCATED ON MT. MORRIS RD, OREGON TWP  
**DATE:** JULY 12, 2017  
**CC:** CORPORATION COUNSEL, FILE

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**Background**

On November 15, 2016 the Parks Commission formally requested approval by the Board of Commissioners to place two parcels of property on the market through the County Purchasing Department's bid process. The Board of Commissioners approved the request and the property was placed up for bid in March of 2017. This process did not yield a satisfactory bid and the property was recently listed with the County's recommended real estate agent.

An offer has been received and the Parks Commission will take action at its July 13 meeting to accept the terms of the Agreement of Sale and recommend to Public Works Committee and Board of Commissioners that the sale move forward. The proceeds of this sale is intended to be used as a match for a grant from the MI Department of Natural Resources Trust Fund to purchase 155 acres of property on Hegel Road for a park to be known as Atlas County Park.

**Action Requested**

The Parks Commission requests approval to accept the Agreement of Sale offer subject to final review and approval by the Genesee County Board of Commissioners and Genesee County Corporation Counsel.

**Because this is a time sensitive agreement, the Parks Commission requests a roll call vote.**

**Attachments**

Agreement of Sale  
November, 2016 Memo to Public Works



**Campbell Realty, Inc.**  
 1186 E. 12 Mile Road  
 Madison Heights, MI 48071  
 (248) 398-0100 Fax (248) 398-0616  
 www.century21campbell.com

# AGREEMENT OF SALE

(Page 1 of 4)



1. The undersigned hereby offers and agrees to purchase the following land situated in the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Columbiaville \_\_\_\_\_  
City, Township, Village  
 \_\_\_\_\_ Lapeer \_\_\_\_\_ County, Michigan, legally described as follows: Long Legal Property ID#0170080100 & 01700801300

commonly known as 5351 Mount Morris Rd. together with all fixtures, improvements and appurtenances, including all built-in equipment, shelving, cabinets, all lighting fixtures, ceiling fans, attached carpeting, window treatments and hardware, attached mirrors, television antennas, rotor controls, satellite dish and accessories (rental units excluded), storm doors, storm windows, screens, awnings, garage door opener(s) and transmitters, water softener (rental units excluded), mailbox, fireplace enclosure and screen, gas logs, grate, fuel in tanks, central vacuum and attachments, gas, oil, and mineral rights owned by Sellers (if any), now in or on the property, and as seen

and to pay therefore the sum of Two Hundred Sixty Thousand Dollars, (\$ 260,000.00 )

subject to the existing building and use restrictions, easements and zoning ordinances, if any, upon the following conditions:

**THIS SALE TO BE CONSUMMATED BY (PARAGRAPH A, B, or C, CHECK BOX WHICH APPLIES):**

- A. CASH SALE:** Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made by cashier's check.
- B. CASH SALE WITH NEW MORTGAGE:** Delivery of the usual Warranty Deed conveying a marketable title. Payment of the purchase money is to be made by cashier's check. This Agreement is contingent upon the Purchaser being able to secure a \_\_\_\_\_ mortgage in the amount of \$ \_\_\_\_\_ and pay \$ \_\_\_\_\_ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to apply for such mortgage at his/her own expense within \_\_\_\_\_ calendar days from Seller's acceptance of this Agreement. Purchaser agrees to promptly comply with lender's request for information required to process the loan application. If a firm unconditional mortgage commitment cannot be obtained within \_\_\_\_\_ calendar days from date of Seller's acceptance, the Seller may, upon written request of the Purchaser, agree to extend the time limit to obtain a mortgage commitment or may declare this agreement null & void and the deposit shall be returned to Purchaser. In the event Purchaser is denied a mortgage commitment, within the specified time frame, Purchaser shall furnish Seller with the lender's written verification of mortgage denial. Upon Seller's receipt of such denial, this agreement shall become null & void, and the deposit returned to Purchaser.

**APPLICABLE TO FHA OR VA SALES ONLY:** See attached FHA/VA Addendum.

- C. SALE ON LAND CONTRACT:** See attached Land Contract Sale Addendum.

2. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to the rights of present tenants, if any. If the Seller occupies the property, it shall be vacated on or before \_\_\_\_\_ days after closing. From the date of closing to the date of vacating the property as agreed,

SELLER SHALL PAY the sum of \$ \_\_\_\_\_ per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ \_\_\_\_\_ as security for said occupancy charge, paying to the Purchaser the amount due and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker. Broker has no obligation implied or otherwise for seeing that the premises are vacated on the date specified or for the condition of the premises. Broker is only acting as an escrow agent for holding of the occupancy deposit.

3. The Broker is hereby authorized to present this offer. The deposit of Five Thousand Dollars (\$ 5,000.00 ) in the form of a Check shall be held by CENTURY 21 Campbell Realty, Inc. in accordance with the rules and regulations of the Michigan Department of Consumer and Industry Services and applied to the purchase price upon consummation of sale or will be returned to Purchaser if offer is declined by Seller.

**BROKER'S ACKNOWLEDGMENT OF DEPOSIT:** Received by CENTURY 21 Campbell Realty, Inc.:

*[Signature]*  
 SALES ASSOCIATE SIGNATURE

4. Upon acceptance of this agreement by the Seller and conveyance of title in the condition required herein, the Seller and Purchaser agree to consummate the sale on or before July 31st 2017  
MONTH DAY YEAR

5. **AGENCY:** Purchaser and Seller hereby acknowledge that the selling broker/sales associate are acting in the capacity of: (CHECK ONE ONLY)  
 Seller's Agent  Buyer's Agent  Dual Agent

6. **LEAD-BASED PAINT:** Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed

A) Purchaser | Seller After 12/31/77 and is exempt

B) Purchaser | Seller On or before 12/31/77 and MUST comply with the Residential Lead-Based Hazard Reduction Act of 1992

Purchaser acknowledges that prior to signing this Agreement of Sale, Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form completed by the Seller on \_\_\_\_\_, 20\_\_\_\_\_, the terms of which are incorporated herein by reference.

*[Signature]* Purchasers Initials (Page 1 of 4)

\_\_\_\_\_  
 Sellers Initials (Page 1 of 4)

This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.







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**AGREEMENT OF SALE**

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**CONDITIONAL OFFER:** If Purchaser is making this offer, prior to reviewing a "Lead-Based Paint and Lead-Based Paint Hazards Disclosure Form" completed by Seller, Purchaser shall not be obligated under this Agreement until Purchaser receives said Disclosure Form and provides written notice to Seller acknowledging receipt thereof.

7. **ADDITIONAL DOCUMENTS ATTACHED:** The following are attached hereto and are made a part hereof (CHECK ALL WHICH APPLY)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Seller's Disclosure Statement        | <input type="checkbox"/> Condominium Addendum   | <input type="checkbox"/> Addendum Regarding Vacant Land |
| <input type="checkbox"/> Lead-Based Paint Seller's Disclosure | <input type="checkbox"/> Notice of Buyer Agency | <input type="checkbox"/> Builder Addendum               |
| <input type="checkbox"/> Addendum to Agreement of Sale        | <input type="checkbox"/> Dual Agency Agreement  | <input type="checkbox"/> Addendum for (FIRPTA)          |
| <input type="checkbox"/> Addendum to Seller's Disclosure      | <input type="checkbox"/> Swimming Pool Addendum | <input type="checkbox"/> Land Contract Sale Addendum    |
| <input type="checkbox"/> 72 Hour Contingency Agreement        | <input type="checkbox"/> Private Road Addendum  | <input type="checkbox"/> FHA-VA Addendum                |

ADDITIONAL CONDITIONS, if any

**Subject to Purchasers satisfaction of survey completed within 14 days of acceptance (paid by Purchaser) .**

**Sale includes: Property ID#01700801000 (West Parcel 5 acres) and Property ID#01700801300 (East Parcel 5.85 acres)**

*AWW*

8. **INSPECTION OF PROPERTY / SQUARE FOOTAGE:** Broker recommends Purchaser to obtain an independent private inspection of the property at their expense. If Purchaser does not notify selling broker, in writing, within ~~seven (7)~~ <sup>FOURTEEN (14)</sup> calendar days from the date of acceptance of this Agreement by Seller that Purchaser is dissatisfied with the inspection, this Agreement shall be binding without regard to said inspection. If Purchaser notifies selling broker, in writing, that in their sole judgment they are dissatisfied with the condition of the property within the above specified time, the Purchaser or Seller may give written notice that this Agreement is null and void and any deposit shall be refunded to Purchaser upon receipt of written notice. Purchaser is aware that any reference to the square footage of the real property is approximate. If square footage is a material matter to the Purchaser, it must be verified to Purchaser's satisfaction during the inspection period.

Purchaser Does *AWW* Does Not \_\_\_\_\_ desire to have a Property Inspection.  
**PURCHASER'S INITIALS** **PURCHASER'S INITIALS**

9. **AS IS CONDITION:** By the execution of this Agreement, the Purchasers acknowledge THAT THEY HAVE EXAMINED THE ABOVE described property and are satisfied with the physical condition of structures thereon and purchase said property in an "AS IS CONDITION," subject only to the right of a property inspection. It is further understood and agreed that CENTURY 21 Campbell Realty, Inc. does not warrant the condition of the property, nor assume any responsibility for the representations made by the Seller or any cooperating broker pertaining to the condition of the property. No promises have been made other than those that are in writing and signed by all parties involved. **(NO VERBAL AGREEMENTS WILL BE BINDING.)**

**PURCHASER'S INITIALS** *AWW*

10. **SELLER'S DISCLOSURE:** Purchaser has received and acknowledged the Seller's Disclosure Statement required by Michigan law. Purchaser has reviewed and accepts the condition of the property per the Seller's Disclosure Statement, subject to any additional inspections or contingencies set forth in this Agreement.

11. **RELEASE:** Purchaser recognizes that the Seller has provided the Purchaser a required Seller's Disclosure Statement. The Purchaser has been afforded the right to **independent inspections of the property** and the Purchaser affirms that the property is being purchased "AS IS" and hereby knowingly waives, releases and relinquishes any and all claims or causes of action against CENTURY 21 Campbell Realty, Inc., its officers, directors, employees and independent Sales Associates. Purchaser and Seller recognize and agree that the Broker and Sales Associates involved in this transaction are not parties to this Agreement. The Broker and Sales Associates specifically disclaim any responsibility for the condition of the property or for the performance of the Agreement by the parties. CENTURY 21 Campbell Realty, Inc. assumes no liability for performance of any inspection or statements on seller's disclosure form.

**PURCHASER'S INITIALS** *AWW*

*AWW* **Purchasers Initials (Page 2 of 4)**

\_\_\_\_\_  
**Sellers Initials (Page 2 of 4)**







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## AGREEMENT OF SALE

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### GENERAL CONDITIONS

12. **TITLE EVIDENCE AND SURVEY:** Seller agrees to furnish Purchaser as soon as possible, a Commitment of Title Insurance. After closing, Seller agrees to furnish a Policy of Title Insurance without standard exceptions in an amount not less than the Purchase Price, bearing date later than acceptance hereof and guaranteeing the title condition required for performance of this contract. Purchaser agrees to use Philip R. Seaver Title Company, Inc. for all of Purchaser's title work. Purchaser agrees to obtain a survey by a registered land surveyor, at their expense. If, for any reason, Purchaser does not obtain a survey, the Policy of Title Insurance will be issued with standard exceptions and Purchaser agrees to hold Broker harmless.
13. **TITLE OBJECTION:** If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 calendar days from the date notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund deposit in full termination of this Agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such title insurance within the time specified, the Purchaser agrees to complete the sale within 10 calendar days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement upon execution of a mutual release.
14. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA):** If the sales price of residence exceeds \$300,000, parties to this Agreement to be bound by (FIRPTA) requirements and must complete addendum for (FIRPTA).
15. **DEFAULT:** In the event of default by the Seller, the Purchaser may elect to enforce the terms hereof or demand, and be entitled to, a refund of the entire deposit in full termination of this Agreement. In the event of default by the Purchaser, the Seller may elect to enforce the terms hereof, or declare a forfeiture and be entitled to the deposit as liquidated damages.
16. **PRINCIPAL RESIDENCE EXEMPTION:** Purchaser and Seller are aware that they must rescind their Principal Residence Exemption on their present home (when applicable) and file for the exemption on their new home. Seller has not and will not rescind their exemption prior to closing. When purchasing a non-exempted or new construction home, Purchaser must own, occupy and file necessary forms with the local assessor's office prior to May 1st in order to claim the exemption for the following year. Purchaser understands that taxes without the Principal Residence Exemption are significantly higher. Broker recommends Purchaser and Seller obtain specific information from the Municipality's Assessor. Purchaser and Seller assume all responsibility and liability for filing of affidavits as to Principal Residence Exemptions and agree to release and hold Broker harmless from all such liability.
17. **PROPERTY TAXES, WATER, ASSESSMENTS:** All taxes which are due and payable on or before date of closing shall be paid by Seller. Special Assessments for public improvements which have been confirmed by public authority prior to the date of closing shall be paid by Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with the due date basis of the municipality taxing unit in which the property is located. Interest and rents shall be prorated and adjusted as of the date of closing. Purchaser acknowledges that future taxes could be significantly higher in accordance with Proposal A. Seller agrees to pay for all sewer and water usage to date of closing. Listing Broker shall retain from the amount due Seller at closing, a minimum of \$300.00 for water charges. When the final water bill, or reading, is received, the unused portion shall be returned to the Seller. Any assessments, recorded or not recorded, (Condominium and Home Owners Association, etc.) which have been confirmed by the proper authority prior to closing shall be paid by Seller at closing.
18. **FLOOD INSURANCE:** Purchaser agrees to obtain a policy of flood insurance if required by the mortgage lender.
19. **BINDING EFFECT:** This Agreement binds and inures to the benefit of the personal representatives, administrators, successors and assigns of the parties. This Agreement embodies and constitutes the entire understanding between the Seller and Buyer with respect to the purchase of the property described herein, and all prior agreements, understandings, representations, statements, oral or written, are merged into this Agreement.
20. **LOCATION OF THE CLOSING:** The closing of this sale shall take place at the office of the Listing Broker, Title Company or Lending Institution.
21. **MAINTENANCE OF THE PROPERTY UNTIL POSSESSION BY PURCHASER:** Until possession is delivered, Seller agrees to keep the property in substantially the same condition as of the date of this Agreement and agrees to maintain heating, sewer, well, septic, plumbing, electrical systems and any appliances and equipment in normal working order, to keep the roof and basement watertight and maintain the grounds. Seller further agrees to keep all utility services (electric, gas and water) operating until date of possession. In the event the property herein has been winterized, it shall be the obligation and expense of Seller to de-winterize the property prior to closing. Seller agrees to leave the premises broom-clean and free of debris.
22. **PURCHASER'S RIGHT TO VIEW:** Purchaser reserves the right to a walk through of the property within 48 hours prior to closing.
23. **REPRESENTATIONS OF SELLER:** Seller represents that the foundation, foundation walls and basement are watertight and free of any leakage, or seepage, as of the date of this Agreement or as disclosed. Seller further represents that the property is not in violation of any building and/or zoning restrictions and/or requirements, or in violation of any law or ordinance or as disclosed.
24. **HOME PROTECTION PLAN:** Purchaser and Seller are hereby notified of the benefits of having the premises covered by a Home Protection Plan. The plan may be purchased mutually by both parties or separately by either party.
25. **WELL AND SEPTIC SYSTEM INSPECTION:** If the property is serviced by a well and/or septic system, Seller shall comply with all requirements of the local governmental agency concerning the sale or transfer of real estate. Seller shall provide, at Seller's expense, and deliver to Purchaser prior to closing, any required governmental agency inspection report. In the event there are no local governmental agency requirements, Seller shall provide, at Seller's expense, and deliver to Purchaser prior to closing, a well and septic inspection report by the County Health Department or other qualified inspector. Seller represents that the well water is potable and the well and septic system, if any, are in good working order or as disclosed.
26. **TERMITE / PEST & ENVIRONMENTAL INSPECTIONS:** Broker recommends Purchaser obtain an Independent inspection to determine the presence of wood destroying insects and/or infestation, radon, mold, or any other environmental concerns.

*[Signature]*

Purchasers Initials (Page 3 of 4)

Sellers Initials (Page 3 of 4)

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## AGREEMENT OF SALE

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27. **CITY CERTIFICATION:** If the municipality where property is located requires an inspection prior to a sale, Seller will pay for necessary inspections and required repairs, if any, to obtain written approval of municipality.

28. ~~**PROCESSING FEE:** Buyer agrees to pay CENTURY 21 Campbell Realty, Inc. an administrative processing fee of One Hundred Ninety-Five Dollars (\$195.00) at the closing of this transaction.~~

29. **LEGAL COUNSEL: BROKER RECOMMENDS THAT ALL PARTIES RETAIN AN ATTORNEY TO PROTECT THEIR INTERESTS.**

Purchaser and Seller acknowledge that they have read this Agreement in its entirety.

**PURCHASER'S SIGNATURE AND ACKNOWLEDGMENT OF RECEIPT:** Purchaser acknowledges the receipt of a copy of this document.

WITNESS Curt Hufziger #243540

PURCHASER Michael W. Walker

DATE 7-10-2017

PURCHASER

**SELLER'S ACCEPTANCE OF AGREEMENT OF SALE:** The undersigned Seller accepts this offer and acknowledges receipt of a copy of this Agreement of Sale. Seller

further agrees that CENTURY 21 Campbell Realty, Inc. and McGuirk Realty, Inc. as authorized Broker(s) has/ have procured said Agreement and has/have brought about this sale and hereby directs that no further offers be presented after acceptance of this Agreement of Sale. Seller further agrees to pay Broker(s), for services rendered, a commission as set forth in the listing agreement, for the sale of the property. If sale is not consummated for any reason not attributable to Broker(s) and deposit is forfeited, Broker(s) may retain one-half thereof (not to exceed the full commission) in full payment for services rendered.

WITNESS \_\_\_\_\_

SELLER \_\_\_\_\_

DATE \_\_\_\_\_

SELLER \_\_\_\_\_

**PURCHASER'S ACKNOWLEDGMENT OF RECEIPT:** The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance.

DATE \_\_\_\_\_

PURCHASER Michael W. Walker

MW Purchasers Initials (Page 4 of 4)

\_\_\_\_ Sellers Initials (Page 4 of 4)

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MICHAEL W WALKER  
MICHAEL W WALKER  
1586 BEVERLY AVE  
MADISON HEIGHTS, MI 48071  
586341818

1371  
74-347724

7-6-17

Date

Pay to the Order of C-21 CAMPBELL REALTY \$ 5000.00  
FIVE THOUSAND 00/100 Dollars

Security  
Features  
See  
Back

THE HUNTINGTON NATIONAL BANK

For MT MORRIS Michael W Walker

⑆072403473⑆ 02388546022⑈ 1371



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**INTEROFFICE MEMORANDUM**

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**TO:** MIKE LYNCH, PUBLIC WORKS CHAIR, JAMIE CURTIS BOARD OF COMMISSIONER CHAIR  
**FROM:** AMY M. MCMILLAN, DIRECTOR  
**SUBJECT:** PROPOSED SALE OF PARCELS LOCATED ON MT MORRIS RD, OREGON TOWNSHIP  
**DATE:** NOVEMBER 15, 2016  
**CC:** CORPORATION COUNSEL, LEGAL COUNSEL, FILE

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Background Information

**Please be advised that the Genesee County Parks and Recreation Commission met in formal session on Thursday, May 26 and took the following action relative to the proposed sale of two parcels of property.**

Parcels Identified As:

**West Parcel** 17 05 900 000 00 Sec 8 T8N R9E COM 1480 FT E of NW COR of SEC AT NE COR OF PLAT OF LAKEVIEW TERRACE, TH E 150 FT, TH S 0 DEG 40' 15" E 1181.79 FT TH SWLY PARALLEL TO CONTOUR LINE TO SE COR OF SAID PLAT, TH N 0 DEG 14' 15" W 1258.33 FT TO BEG.

**East Parcel** 17 05 904 000 00 SEC 8 T8N R9E COM 1630 FT E OF NW COR OF SEC, TH S 0 DEG 40' 15" E 1181.79 FT, TH N 50 DEG 20' 45" E 257.27 FT, TH N 0 DEG 40' 15" W 1017.6 FT, TH W 200 FT O BEG. 5A

Action Taken: Motion by Commissioner Nolden, supported by Commissioner Lynch to concur with the director's recommendation to request to the Genesee County Board of Commissioners to sell the property.

Action Requested

Your consideration and approval of the sale of the above-referenced parcels, via roll call vote is respectfully requested.



# Genesee County Medical Examiner's Office

Brian C. Hunter, M.D.

Medical Examiner

630 South Saginaw Street

Flint, Michigan 48502

Phone: (810) 762-7777 Fax: (810) 762-7786

## MEMORANDUM

To: Commissioner Ted Henry  
Chairman, Public Works Committee

From: Brian Hunter, MD  
Genesee County Medical Examiner

Date: July 17, 2017

Re: Rental of additional space in the Great Lakes Tech Center

### Requested Actions:

**Approve** amendment of the contract with IINN to reflect the lease of additional space adjacent to the new Genesee County Morgue. This additional square footage would accommodate the current storage needs of the Genesee County Medical Examiner's office as well as those needs for the foreseeable future.

This amendment would allow for the rental of a 2352 square foot mezzanine for \$6.00 per square foot (\$1176.00 per month) and would include an additional 1550 square at no additional charge. The total dimension is 3910 square feet. The effective price per square foot is \$3.32. This would change the monthly rent payment from \$3162.00 per month to \$4338.50 per month.

Usage of this space would require some renovation. Discussions with IINN administration indicate that they would be able to do the necessary renovations prior to occupancy. The estimated cost of these renovations is attached to this memo and can be paid over a 2-year period, resulting in an increase in rent (see attached for the adjusted rent). After the 2-year period the rent payment will drop back to \$4338.50. This option would require no additional money allocations from the general fund. **Approval** of these renovation costs is also requested.

Renting this space now capitalizes on its availability at a very reasonable price.  
**A roll call vote is requested.**