

Genesee County Land Bank Authority Blight Elimination Program

Invitation for Bids- LB 25-006 Environmental Abatement & Disposal of Asbestos and Hazardous Materials & Demolition and Disposal of Residential and Commercial Structures in Genesee County ADDENDUM #2 October 31, 2025

The following information is to be incorporated into the bidding and contract documents and acknowledged by all bidders for the above referenced project. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

1. Added 909 E Marengo Ave. to 25-006-1. Structure burned to foundation. No survey necessary per communication from EGLE (attachment 1). Demolish as asbestos containing.

2. Surveys added:

10	40-02-459-016	1602		LAVENDER AVE	FLINT	48504	LAND BANK 3M	Survey added
28	40-11-204-009	2505		CONCORD ST	FLINT	48504	LAND BANK 3M	Basement survey added

3. Important Dates: Important dates throughout the Bid Documents should be replaced with the dates as outlined below:

Questions Due	No later than Thursday, November 6, 2025, by 3:00 pm
Question Responses	GCLBA will post by Friday, November 7, 2025, by 6:00 pm
Bids Due	Tuesday, November 11, 2025, by 3:00 pm
Notice of Award	On or around Tuesday, November 25, 2025
Contract Signed	On or around Monday, December 1, 2025
Start Work	On or around Monday, December 8, 2025
Winter-grade work completed and paper work submitted	Not applicable
Final-grade, seed and straw work completed and paperwork due	On or before Friday, May 8, 2026

4. Questions and Answers: Please see below:

Q: The properties that will be surveyed post debris removal/pumping. Are you looking for a price from the abatement company on the debris removal?

A: Yes, we are looking for a price specially for debris removal in the column of the Bid Tab titled “Debris Disposal/Pumping for survey access”. If the survey contains hazardous materials and/or asbestos that was identified in accessible areas, add pricing to the corresponding columns.

Q: In list 1, #23 has no address for the garage listed on Concord St.

A: #23 on list 1 does not have a street address, only a parcel ID number. There is a map showing the location of the property in the 25-006-1 maps folder.

Each bidder must acknowledge receipt of this addendum on IFB SUBMITTAL REQUIREMENTS CHECKLIST.

****END OF ADDENDUM****

ATTACHMENT 1

From: [Dechy, Craig \(EGLE\)](#)
To: [Faith Finholm](#)
Subject: RE: Unfunded burnout in industrial impact planting area
Date: Monday, September 22, 2025 12:50:14 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Hi Faith,

Yes, the survey in this case would be the photos. For the Notice of Intent to Renovate/Demolish the contractor would indicate “visual inspection”. Demolish as containing.

Thanks,

Craig W. Dechy

Senior Environmental Quality Analyst
Air Quality Division/Asbestos Unit
Michigan Department of Environment, Great Lakes and Energy
Office:517-749-2891
Fax:517-335-3122

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From: Faith Finholm <ffinholm@thelandbank.org>
Sent: Monday, September 22, 2025 12:43 PM
To: Dechy, Craig (EGLE) <DechyC@michigan.gov>
Subject: RE: Unfunded burnout in industrial impact planting area

CAUTION: This is an External email. Please send suspicious emails to
abuse@michigan.gov

Meant to attach some additional photos.

From: Faith Finholm
Sent: Monday, September 22, 2025 12:42 PM
To: Dechy, Craig (EGLE) <dechyc@michigan.gov>
Subject: FW: Unfunded burnout in industrial impact planting area

Hi, Craig.

Would this structure qualify as being burned to the foundation? Would we be able to move forward

without a survey?

Thank you,

Be happy. Be well.

Faith C. Finholm

Associate Director: Demolition

Genesee County Land Bank Authority

810-257-3088 Ext. 539

From: Christina Kelly <ckelly@thelandbank.org>

Sent: Monday, September 22, 2025 12:03 PM

To: Faith Finholm <ffinholm@thelandbank.org>

Cc: Melissa Hertlein <mhertlein@thelandbank.org>

Subject: Fw: Unfunded burnout in industrial impact planting area

Hi Faith,

Can you please add 909 E. Marengo to the current bid with an addendum? Both the garage and house are burned to the foundation/basement.

Thank you!

Christina Kelly

Director of Planning and Neighborhood Revitalization

Genesee County Land Bank Authority

452 S. Saginaw St.

Flint, MI 48502

(810) 257-3088 ext. 527



From: Susan Stravato <sstravato@thelandbank.org>

Sent: Monday, September 22, 2025 11:41 AM

To: Robert Carroll <rcarroll@thelandbank.org>

Cc: Melissa Hertlein <mhertlein@thelandbank.org>; Christina Kelly <ckelly@thelandbank.org>

Subject: Re: Unfunded burnout in industrial impact planting area

Oops. Missed this.

Susan Stravato

Chief Financial Officer

Genesee County Land Bank Authority

[452 S. Saginaw Street, Suite #200](#)

[Flint, MI 48502](#)

Phone: [810.257.3088 Ext. 531](#)

Fax: [810.257.3090](#)

Web: www.thelandbank.org

Email: sstravato@thelandbank.org

On Sep 22, 2025, at 11:01 AM, Robert Carroll <rcarroll@thelandbank.org> wrote:

Please see attached.

From: Melissa Hertlein <mhertlein@thelandbank.org>

Sent: Monday, September 22, 2025 10:45 AM

To: Susan Stravato <sstravato@thelandbank.org>; Robert Carroll
<rcarroll@thelandbank.org>

Cc: Christina Kelly <ckelly@thelandbank.org>

Subject: RE: FW: Unfunded burnout in industrial impact planting area

Following up on this. The GCD has to close out the project soon and are hoping to get this invoice processed. Let me know if you have any questions and feel free to call.

Thank you!

<image001.png>

Melissa Hertlein

Associate Director of Planning & Community Programs

Genesee County Land Bank Authority

810.257.3088 Ext. 524

452 S. Saginaw Street 2nd Floor, Flint MI 48502

www.thelandbank.org

From: Melissa Hertlein

Sent: Thursday, September 11, 2025 9:37 AM

To: Susan Stravato <sstravato@thelandbank.org>; Robert Carroll
<rcarroll@thelandbank.org>

Cc: Christina Kelly <ckelly@thelandbank.org>

Subject: FW: FW: Unfunded burnout in industrial impact planting area

Hello Susan and Robert,

Can you please generate an invoice for the Genesee Conservation District for \$7,000 to commit towards the demolition of 909 E Marengo? It is a project supporting activity in the tree planting area. We will continue to fund maintenance in the area next year through Clean & Green. More details in the chain below.

Thank you!

<image001.png>

Melissa Hertlein
Associate Director of Planning & Community Programs
Genesee County Land Bank Authority
810.257.3088 Ext. 524
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From: Karri Tomich-Baylis <karri.tomich-baylis@macd.org>

Sent: Thursday, September 11, 2025 7:36 AM

To: Melissa Hertlein <mhertlein@thelandbank.org>

Subject: Re: FW: Unfunded burnout in industrial impact planting area

I agree!

Yes, it will be exactly \$7000.

Thank you again, Melissa.

Karri Tomich-Baylis
Planet Award / Industrial Environmental Impact
Genesee Conservation District
karri.tomich-baylis@macd.org
Pronouns: she/her
(989) 415-4147

On Wed, Sep 10, 2025 at 7:19 PM Melissa Hertlein <mhertlein@thelandbank.org> wrote:

Wonderful! It's a perfect win for community, safety, environment and aligns well with project goals!

I reached out to Christina about invoicing, folding this property into our demo program and updating agreements so I will reach back out with more of those details. For the invoice, is it exactly \$7000?

Thank you!

<image001.png>

Melissa Hertlein
Associate Director of Planning & Community Programs
Genesee County Land Bank Authority
810.257.3088 Ext. 524
452 S. Saginaw Street 2nd Floor, Flint MI 48502
www.thelandbank.org

From: Karri Tomich-Baylis <karri.tomich-baylis@macd.org>

Sent: Wednesday, September 10, 2025 6:45 PM

To: Melissa Hertlein <mhertlein@thelandbank.org>

Subject: Re: FW: Unfunded burnout in industrial impact planting area

Hi Melissa,

The emergency demo option sounds great to Angela and me. We think it is super well thought out (for the narrative) with it being within the project location and the removal of dead trees and invasives. And it's great that we can keep the maintenance going for another year. I really appreciate you finding options for us to make this work!

Please let me know what you need from me to move this forward.

Thank you!!

Karri Tomich-Baylis

Planet Award / Industrial Environmental Impact

Genesee Conservation District

karri.tomich-baylis@macd.org

Pronouns: she/her

(989) 415-4147

On Wed, Sep 10, 2025 at 2:27 PM Melissa Hertlein

<mhertlein@thelandbank.org> wrote:

Hello Karri,

Our team connected about spending down and were thinking it would be best to use the funds to demo an emergency property in the planting area to support the initiative. We would leverage funds and cover any additional cost of demo beyond \$7,000. This would also wipe out the invasives and dead/dying trees on the site when the soil is removed and replaced. We would in turn fund mowing maintenance in the planting area next year. It is a great wrap around activity. Pictures of the property are below – it is 909 E Marengo.

If that is not an approved activity, we could consider tree equipment needs for our crews instead.

What are your thoughts?

Thank you!

<image001.png>

Melissa Hertlein
Associate Director of Planning & Community Programs
Genesee County Land Bank Authority
810.257.3088 Ext. 524
452 S. Saginaw Street 2nd Floor, Flint MI 48502
www.thelandbank.org

From: Christina Kelly <ckelly@thelandbank.org>
Sent: Wednesday, September 10, 2025 1:43 PM
To: Melissa Hertlein <mhertlein@thelandbank.org>
Subject: Re: Unfunded burnout in industrial impact planting area

We could invoice Conservation District for it now with a commitment to demolish.

Get [Outlook for iOS](#)

From: Melissa Hertlein <mhertlein@thelandbank.org>
Sent: Wednesday, September 10, 2025 1:30:49 PM
To: Christina Kelly <ckelly@thelandbank.org>
Subject: RE: Unfunded burnout in industrial impact planting area

Yes but it is also burnt to the foundation/collapsed.

<image002.png>

Thank you!

<image001.png>

Melissa Hertlein
Associate Director of Planning & Community Programs
Genesee County Land Bank Authority
810.257.3088 Ext. 524
452 S. Saginaw Street 2nd Floor, Flint MI 48502
www.thelandbank.org

From: Christina Kelly <ckelly@thelandbank.org>
Sent: Wednesday, September 10, 2025 11:37 AM
To: Melissa Hertlein <mhertlein@thelandbank.org>
Subject: Re: Unfunded burnout in industrial impact planting area

Is there a garage with it?

Christina Kelly
Director of Planning and Neighborhood Revitalization
Genesee County Land Bank Authority
452 S. Saginaw St.
Flint, MI 48502
(810) 257-3088 ext. 527
<image003.png>

From: Melissa Hertlein <mhertlein@thelandbank.org>
Sent: Wednesday, September 10, 2025 11:06 AM
To: Christina Kelly <ckelly@thelandbank.org>
Subject: Unfunded burnout in industrial impact planting area

<image004.png>

Thank you!

<image001.png>

Melissa Hertlein
Associate Director of Planning & Community Programs
Genesee County Land Bank Authority
810.257.3088 Ext. 524
452 S. Saginaw Street 2nd Floor, Flint MI 48502
www.thelandbank.org

<Genesee Conservation District Invoice.pdf>