

**MICHIGAN STRATEGIC FUND  
APPROVED MEETING MINUTES  
JANUARY 24, 2023**

**Members Present**

Susan Corbin  
Michael B. Kapp (on behalf of Acting Director Wieferich)  
Paul Gentilozzi  
Quentin L. Messer, Jr.

**Members joined remotely**

Britany L. Affolter-Caine  
Ronald W. Beebe  
Rachael Eubanks  
Dimitrius Hutcherson  
Charles P. Rothstein  
Cindy Warner

**Member Absent**

Susan Tellier

**I. CALL TO ORDER & ROLL CALL**

Mr. Messer called the meeting to order at 10:01 a.m. The meeting was held in person in the Lake Michigan Conference Room at the MEDC headquarters building in Lansing with optional participation remotely. He thanked members for their service and sacrifices during an incredibly busy year in 2022.

Mr. Messer introduced Katelyn Wilcox Surmann, MSF Board Liaison, who conducted the attendance roll call.

**II. PUBLIC COMMENT**

Ms. Wilcox Surmann explained the process for members of the public to participate. Cori Feldpausch, an Eagle Township resident in Clinton County, expressed concern about the Lansing mega site. She believes citizens impacted by the site have not had sufficient input in what is going on in the community and they need more opportunity to offer public comments.

Kristina Dawkins also expressed concern about the Lansing mega site. She bought a farmhouse in the area about two years ago and her house is surrounded by some of the parcels that are part of the site. She is worried about the access to the Grand River, the clay bed, and water quality.

Bob Trezise, President & CEO of the Lansing Economic Area Partnership (LEAP), spoke in support of the Lansing mega site, which has been named the Michigan Manufacturing Innovation Campus that consists of approximately 1,400 acres. Michigan's lack of build-ready sites for developers shopping now for large industrial deals hurts the state's ability to land projects like electric vehicle battery and chip factories. The Lansing mega site is ideally located for these types of facilities. He feels property owners have been treated with great respect. Public hearings will be held, and citizens also will have a voice in community master planning meetings. Michigan has a unique opportunity right now to secure large projects and it is important to find the right balance between community concerns and the goal of boosting the state's competitiveness for large industrial deals.

**III. COMMUNICATIONS**

Ms. Wilcox Surmann advised Board members that the Quarterly Report of the Chief Compliance Officer was provided to them in the briefing packet.

### **MSF Subcommittee Reports**

Ronald W. Beebe, chair of the MSF Finance and Investment Subcommittee, reported members met with MEDC staff to discuss the 411 Piquette, LLC in Detroit that is on the agenda, and the Uptown Reinvestment Corporation, Inc. project in Flint that will be considered at a future meeting. Subcommittee members recommended support for both projects. They also received an update on SOAR-related projects. He expressed appreciation for MEDC staff's quest to improve the due diligence process and ongoing review of projects.

Cindy Warner, chair of the MSF Policy and Planning Subcommittee, reported members met to receive an update on SOAR-related and other impending large projects, and asked for additional meetings before the projects are in a public forum so board members can make informed decisions. They also discussed how to work better in 2023 with DDAs and other local authorities and expanding entrepreneurship in the state.

## **IV. CONSENT AGENDA**

### **Resolution 2023-001 Approval of Consent Agenda Items**

Mr. Messer asked if there were any questions from Board members regarding items under the Consent Agenda. There being none, Michael B. Kapp motioned for the approval of the following:

- a. Proposed Meeting Minutes: December 13, 2022
- b. LG Energy Solution Michigan, Inc.: MBDP and JRMP Reauthorization and Renewable Energy Renaissance Zone Amendment – **2023-002, 2023-003 & 2023-004**

Paul Gentilozzi seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Acting Director Wieferich, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Cindy Warner; Nays: None; Recused: None

## **V. DEVELOP ATTRACTIVE PLACES**

### **a. Resolution 2023-005 AWJ Holdings, LLC: Michigan Community Revitalization Program Other Economic Assistance Loan Participation Award**

*Rachel Elsinga, Community Development Manager, provided the Board with information regarding this action item. The action involves approval of a \$2,270,000 Michigan Community Revitalization Program performance-based loan participation award to support a community development project in the City of DeWitt, Clinton County. The project is expected to result in total capital investment of \$4,871,789.* Following discussion, Quentin L. Messer, Jr. motioned for the approval of Resolution 2023-005. Dimitrius Hutcherson seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Acting Director Wieferich, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Cindy Warner; Nays: None; Recused: None

### **b. Resolution 2023-006 411 Piquette, LLC: Michigan Community Revitalization Program Other Economic Assistance Loan Participation Agreement Amendment**

*Julius Edwards, Director of Commercial Real Estate Investment, provided the Board with information regarding this action item. The action involves approval of an amendment to the Michigan Community Revitalization Program loan participation agreement to increase the award amount by \$2,045,000 to \$7,045,000 to support a community development project in the City of Detroit, Wayne County.* Following discussion, Dimitrius Hutcherson motioned for the approval of Resolution 2023-006. Paul Gentilozzi seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.**

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Acting Director Wieferich, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Cindy Warner; Nays: None; Recused: None

## VI. SUPPORT SMALL BUSINESS

### a. **Resolution 2023-007 William Davidson Foundation: Private Activity Bond Authorization**

*Chris Cook, Managing Director of Capital Access, provided the Board with information regarding this action item. The action involves adoption of a resolution to authorize the issuance of private activity bond financing not to exceed \$60,000,000 for construction of a new headquarters building in the City of Bloomfield Hills, Oakland County. Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2023-007. Susan Corbin seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Acting Director Wieferich, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Cindy Warner; Nays: None; Recused: None

## VII. ADMINISTRATIVE

### a. **Resolution 2023-008 Strategic Site Readiness Program: Amended Guidelines**

*Terri Fitzpatrick, EVP, Chief Real Estate & Global Attraction Officer, provided the Board with information regarding this action item. The action involves approval of amendments to the Strategic Site Readiness Program Guidelines to reflect program amendments included in Public Act 194 of 2022, to: 1) add a category to redevelop or remediate landfill facilities for future economic development purposes; 2) add requirements and certain criteria for consideration in the awarding of grants; 3) direct funding for specific purposes; 4) permit eligible applicants to enter into subgrant agreements to expedite site readiness; and 5) require the completion of a mega-strategic site strategic plan by a national site selection consultant. The MSF Board approved an RFP for the mega site plan on November 9, 2022, that is in process and must be completed and delivered to the Governor, Speaker of the House of Representatives, and Senate Majority Leader by April 1, 2023. The amended guidelines reflect these amendments. Following discussion, Paul Gentilozzi motioned for the approval of Resolution 2023-008. Michael B. Kapp seconded the motion. **The motion carried: 10 ayes; 0 nays; 0 recused.***

**ROLL CALL VOTE:** Ayes: Britany L. Affolter-Caine, Ronald W. Beebe, Susan Corbin, Rachael Eubanks, Paul Gentilozzi, Dimitrius Hutcherson, Michael B. Kapp (on behalf of Acting Director Wieferich, designation attached), Quentin L. Messer, Jr., Charles P. Rothstein, Cindy Warner; Nays: None; Recused: None

## VIII. INFORMATIONAL

Mr. Messer noted the MSF delegated authority report for the period December 1 to December 31, 2022, was included in the meeting packet. He asked if there were any questions from Board members regarding the information; there were none.

Mr. Messer adjourned the meeting at 10:39 a.m.



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

BRADLEY C. WIEFERICH, P.E.  
ACTING DIRECTOR

January 3, 2023

Ms. Rhonda Bishop  
Board Relations Liaison  
Michigan Strategic Fund Office  
300 N. Washington Square  
Lansing, Michigan 48913

Dear Ms. Bishop:

I hereby confirm and ratify my designation of Michael B. Kapp, Administrator, Michigan Department of Transportation, as the person authorized and empowered to act in my stead for Michigan Strategic Fund meetings that I am unable to attend.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley C. Wieferich".

Bradley C. Wieferich, P.E.  
Acting Director

cc: M. Kapp  
Executive File